CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, February 9, 2021 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the December 8, 2020 meeting

6. **HEARING OF THE LOCAL PLANNING AGENCY**

   a. Future Land Use Map Amendment - Walsh Kings Highway - 2564 S. Kings Highway

7. **NEW BUSINESS**

   a. Annexation - Project Hurricane - 2398 Peters Road (2 Parcels)

   b. Text Amendment - Chapters 4 and 125: Sale of Alcoholic Beverages

   c. Text Amendment - Chapter 125: Residential Construction & Nonconforming Lots

   d. Rezoning - Walsh Kings Highway - 2564 S. Kings Highway

e. Conditional Use - Gateway Plaza Arcade - 2051 S. US Highway 1

f. Conditional Use - ACOR Recycling - 1121 Digiorgio Road

g. Conditional Use - Palm Beach Career College (Nursing School) - 1901 S. 25th Street, Unit 103

h. Waiver of Distance - Triple Royal Arcade - 2061 S. US Highway 1

i. Conditional Use - Triple Royal Arcade - 2061 S. US Highway 1

j. Conditional Use - Baker Dwelling Rental - 1577 Thumb Point Drive

k. Conditional Use - Readler Dwelling Rental -1182 Binney Drive, Unit B

l. Site Plan - Crossroads Industrial - Parcel ID 2325-122-0002-000-3

m. Disposal of Surplus Property - 1207 Avenue L - 2404-801-0055-000-5

n. Disposal of Surplus Property - Cortez Boulevard - 2421-500-0060-000-2

o. Disposal of Surplus Property - S. 11th Street - 2409-826-0005-000-2

8. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

9. **DIRECTOR'S REPORT**

a. Proposed Meeting Date Change - 2nd Monday of the Month - 2:00 PM

10. **BOARD COMMENTS**

11. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board **5. a.**

Meeting Date: 02/09/2021

Information

REQUESTED ACTION

Minutes from the December 8, 2020 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 12/8/20

Form Review

Form Started By: Alicia Rosenthal Started On: 12/10/2020 10:54 AM

Final Approval Date: 02/03/2021

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, DECEMBER 8, 2020, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

After rolll call, Chairman Creyaufmiller introduced the new Planning Board member, Nichelle Clemons and Ms. Clemons told the Board a little bit about herself.

Present: **Solomon Lee**; **Marcia Baker**; **Bob Burdge**; **Michael Broderick**; **Nichelle Clemons**; **Frank Creyaufmiller**, **Chairman**

Absent: **Gloria Johnson-Scott**

Staff Present: **Jennifer Hofmeister**, **Planning Director**
Tanya Earley, **Assistant City Attorney**
Vennis Gilmore, **Planner**
Alicia Rosenthal, **Executive Assistant**

4. CONSIDERATION OF ABSENCES

Ms. Johnson Scott was excused.

5. APPROVAL OF MINUTES

a. Minutes from the November 10, 2020 meeting

Motion was made by Michael Broderick, and seconded by Bob Burdge to approve the minutes from the November 10, 2020 meeting.

AYE: **Bob Burdge**, **Michael Broderick**, **Solomon Lee**, **Marcia Baker**, **Chairman Frank Creyaufmiller**

Other: **Nichelle Clemons** (ABSTAIN)

Passed

6. NEW BUSINESS

a. Conditional Use - Skyline Childcare - 4812 South US Highway 1

Kennedy De Young, applicant representative, and Danay Navarro, applicant, joined the meeting via phone.

Mr. Gilmore gave an overview of the application and answered questions from the Board on outdoor recreation and alcohol being served in the shopping center.

Ms. Hofmeister elaborated on the Children and Family Services guidebook provision that allows for urban childcare by providing additional indoor recreation.

Kennedy De Young, applicant representative, answered questions from the Board on transportation to and from the childcare center and the food being served.

Motion was made by Marcia Baker, **and seconded by Solomon Lee to forward a recommendation of approval to the City Commission.**

AYE: **Michael Broderick**, **Solomon Lee**, **Marcia Baker**, **Nichelle Clemons**, **Bob Burdge**, **Chairman Frank Creyaufmiller**

Passed

b. Conditional Use - Dwelling Rental - 1122 South Ocean Drive

Ms. Hofmeister gave an overview of the application and answered questions from the Board regarding on-street parking. Ms. Hofmeister stated there is no on-street parking right in front of the home.

Board discussion ensued on whether or not to remove the condition that on-street parking is prohibited.

Ms. Baker suggested that the off street parking portion of the owner's rules be removed.

Jason Mankoff, applicant, provided additional information on the dwelling rental and answered questions from the Board. Mr. Mankoff stated there is plenty of parking so they do not need the on-street parking, which is north of the unit.

Motion was made by Marcia Baker, **and seconded by Nichelle Clemons to approve with the following five (5) conditions:**

1. **The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.**
2. **Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.**
3. **The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.**
4. **There shall be a limitation of no more than two (2) vehicles per unit. On-street parking is prohibited.**

5. **The City of Fort Pierce Business Tax License number shall be included on all advertising.**

AYE: **Solomon Lee**, **Marcia Baker**, **Nichelle Clemons**, **Bob Burdge**, **Michael Broderick**, **Chairman Frank Creyaufmiller**

Passed

c. **Conditional Use - Dwelling Rental - 2025 South Ocean Drive**

This application was withdrawn by the applicant.

d. **Conditional Use - Dwelling Rental - 1341 Binney Drive, Unit A & B**

Ms. Hofmeister gave an overview of the dwelling rental and answered questions from the Board on the driveway and sidewalks.

No one spoke for or against the application.

Motion was made by Michael Broderick, **and seconded by Nichelle Clemons to approve with the following five (5) conditions:**

1. **The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.**
2. **Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.**
3. **The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.**
4. **There shall be a limitation of no more than two (2) vehicles per unit. On-street parking is prohibited.**
5. **The City of Fort Pierce Business Tax License number shall be included on all advertising.**

AYE: **Marcia Baker**, **Nichelle Clemons**, **Bob Burdge**, **Michael Broderick**, **Solomon Lee**, **Chairman Frank Creyaufmiller**

Passed

7. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

8. **DIRECTOR'S REPORT**

9. BOARD COMMENTS

Chairman Creyaufmiller welcomed the new City Commissioner, Curtis Johnson, and he congratulated the mayor and Commissioner Johnson on their re-appointments.

Chairman Creyaufmiller said the process for approving dwelling rentals will be presented to the

City Commission at the Conference Agenda on Monday, December 14, 2020.
Mr. Broderick suggested adding the number of Conditional Use approvals for dwelling rentals in the past two months to the presentation. Mr. Broderick said he hopes to get a delineated understanding of how the process is going to proceed.

Ms. Baker noted that because of the pandemic there has been lots of applications submitted and the public should be able to be sworn in remotely for the City Commission meetings. Mr. Broderick highlighted that the business model for dwelling rentals has exploded because of the pandemic

Mr. Burdge asked if upgrading landscaping could be required because it is now a commercial use.

10. ADJOURNMENT

Planning Board **6. a.**

Meeting Date: 02/09/2021

Information

REQUESTED ACTION

Future Land Use Map Amendment - Walsh Kings Highway - 2564 S. Kings Highway

LOCATION

2564 South Kings Highway

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments & Applicants Response

Form Review

Form Started By: Brandon Creagan Started On: 02/02/2021 04:27 PM

Final Approval Date: 02/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Future Land Use Map Amendment** **Application for Zoning Atlas Map Amendment** **Walsh Kings Highway – 2564 South Kings Highway**
BOARD DATE:	February 9, 2021

STAFF REPORT

Property Owner	Patricia Farley 8602 SE Driftwood Street Hobe Sound, FL 33455
Representative:	Engineering, Design, & Construction Inc. 2980 South 25th Street Fort Pierce, Florida 34981
Requested Action:	Approval to change the Future Land Use of a parcel from Mixed Use (MXD) to General Commercial (GC) Approval to Rezone three (3) parcels from Single Family, 2 du/acre (E-2) to General Commercial (C-3)
Site Location:	2564 South Kings Highway
Parcel IDs:	2324-233-0000-000-7
Existing Use:	Vacant
Parcel Size:	8.90 acres
Current Future Land Use:	Mixed Use (MXD)
Current Zoning:	Single Family, 2 du/acre (RS-2)

Proposed Future Land Use: General Commercial (GC)

Proposed Zoning: General Commercial (C-3)

	North	East	South	West
Surrounding FLU:	GC	GC	GC/I	GC/RM
Surrounding Zoning:	C-3	C-3	C-3/I-1	C-3/R-4

Staff Analysis:

Request

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting review and approval of a Future Land Use Map Amendment from Mixed Use (MXD) to General Commercial (GC) with a compatible change to the Zoning Atlas (Rezoning) from Single Family, two (2) du/acre (E-2) to General Commercial (C-3) to develop the site for a future RV storage and personal storage development. The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for development of the site.

Future Land Use and Zoning Designation Comparison

The subject site currently has a Future Land Use of Mixed Use (MXD). The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two of the following general land uses:

- Residential (single-family and/or multifamily);
- Commercial—General and/or Neighborhood;
- Commercial—Town Center;
- Hotel (minimum 100 units);
- Office Uses—Professional and/or medical;
- Industrial;
- Institutional.

The applicant is seeking a Future Land Use of General Commercial (GC) to be consistent with the development that will be proposed on the site. Due to the proposed development not containing at least two (2) different uses as required in the Mixed-Use category described above, the parcel cannot maintain the Mixed-Use Future Land Use as it would not be compatible with the Comprehensive Plan. The GC designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include

multifamily residential, intensive/general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks/recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

As the area is surrounded by land use that is either General Commercial (GC), Medium Density Residential (RM), or Industrial (I), the requested General Commercial land use is compatible with its surrounding uses. Currently, there are no direct conflicts with the subject request. Staff has indicated that proper attention to future development in the proximity is necessary to properly plan for increased traffic and subsequent impacts to the level of service standard.

The traffic study concluded that the change in land use can be accommodated with the current funded long-range transportation network and the proposed daily trips will not have a significant impact on the transportation network. At the time of submittal of a development proposal for the subject site, the applicant will be required to submit for review and approval of a subsequent traffic study that analyzes the traffic impacts of the proposed development and layout of the site plan. Kings Highway from Orange Avenue to Okeechobee Road is currently undergoing a planned Department of Transportation reconstruction that includes road widening, intersection improvements, and drainage improvements.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the proposed applications:

(1) The amendment is consistent with the Comprehensive Plan.
(2) The amendment will not have an adverse effect on the ability of the City to:

    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services.

(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is not out of character for the area and is similar to surrounding land uses and zoning designations. The current zoning of Single Family, 2 du/acre (RS-2) is not compatible with the surrounding area as this zoning category is suitable for areas with single family estates or other residentially zoned areas and not for areas that are commercial or industrial centers.

The Fort Pierce Utilities Authority (FPUA) does not have an objection to the requested change, however, notes that at present, water and sewer services are not available to serve the property. The applicant will be required to coordinate with FPUA at the Development Review application stage to bring water and sewer services to the site.

Technical Review Committee

All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

Staff Recommendation Future Land Use Map Amendment

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Staff recommends that the Local Planning Agency (Planning Board) forward a recommendation of **APPROVAL** to the City Commission.

Staff Recommendation Zoning Atlas Map Amendment

The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

☑ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☑ Warranty Deed & Legal Description
- ☑ St. Lucie County Property Record Card
- ☑ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☑ Current Survey
- ☑ Environmental Study
- ☑ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- ☑ Drainage Analysis
- ☑ Historical Report
- ☑ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 2564 S. Kings Highway, Fort Pierce, FL
2. Property Tax ID(s): 2324-233-0000-000-7
3. Total Acreage: 8.90 ac.
4. Existing Future Land Use Designation: MXD (SLC)
5. Existing Zoning Classification: RS-2 (SLC)
6. Proposed Zoning Classification: C-3 (Fort Pierce)
7. Other applications being submitted concurrent with this application, if any:
   Annexation, Rezone, Conditional Use, Site Plan
8. Describe the existing uses, improvements and structures on the amendment lands:
   Undeveloped
9. Are there any identified or possible historical structures on the amendment lands? No (See Historical Report)
10. The reason for making this request:
    Assignment of City of Fort Pierce Future Land Use Designation upon annexation to "Commercial"

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	NE: FDOT ROW NW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)
South	ROW: Crossroads Parkway (SLC) SW: Developed (FA Precast) SE: Undeveloped Commercial	SW: Industrial (Fort Pierce) SE: GC (Fort Pierce)	SW: I-1 (Fort Pierce) SE: C-3 (Fort Pierce)
East	Developed Mobile Home Park	GC (Fort Pierce)	C-3 (Fort Pierce)
West	ROW: S. Kings Highway (FDOT) West of ROW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD (SLC)	RS-2 (SLC)	9 du / acre	8.90	X
Proposed	Commercial (Fort Pierce)	C-3 (Fort Pierce)	FAR 1.0	8.90	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	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	20,826 GPD
Proposed Zoning	Total gallons per day	387,684 GPD
Change in Demand	**Total gallons per day**	increase of 366,858 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	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	20,826 GPD
Proposed Zoning	Total gallons per day	387,684 GPD
Change in Demand	**Total gallons per day**	increase of 366,858 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	9,210.72	0	decrease of 9,210.72
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	Allapattah Flats K-8	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	10.7 miles	6.1 miles
Current Zoning Enrollment Demand	59.04	25.30
Proposed Zoning Enrollment Demand	0	0
Change in Demand	decrease of 59.04	decrease of 25.30

E. Solid Waste:
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	2,547.02 lbs per day
Proposed Zoning	5,039.89 lbs per day
Change in Demand	increase of 2,492.87 lbs per day

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)	
Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure into an existing FDOT ditch on Kings Highway.

G. Transportation Analysis:
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	756	61 / 80
Proposed Zoning	585	78 / 78
Change in Demand	Trips - 171	Trips - 17 / - 2
Impact to Capacity	Reduction in daily trips	

12. Name of Owner(s): Patricia Farley
Mailing Address: 8613 SE Banyan Tree Street
City Hobe Sound State FL Zip 33455
Phone # 772-546-5707
E-mail:

13. Name of Applicant: Michael Lee Walsh GC
Mailing Address: 15216 SW Palm Oak Avenue
City Indiantown State FL Zip 34956
Phone # 561-758-5619 Fax #
E-mail: michaelleewalsh@gmail.com

14. Name of Representative: Brad Currie, AICP, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature (Authorized Agent) Date 10/27/2020

8602 SE Driftwood Street, Hobe Sound, FL 33455
Address State FL 33455 Zip

772-546-5707
Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Patricia Farley 772-546-5707
Property Owner's Name (Please Print) Phone
8602 SE Driftwood Street Hobe Sound, FL 33455
Address State Zip

(Authorized Agent)
Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 27th day of October, 20 20, by Bradley J. Currie (Authorized Agent) who is personally known to me or has produced _____ as identification.

Patricia M. Sesta
Signature of Notary

(seal) Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

OFFICE USE:		
DATE RECEIVED:_____	Signed:_____	
File Number:_____	Check No: _____	Receipt No: _____
TRC Review:_____	Planning Board Review: _____	City Commission: _____
Ordinance No:_____	Date Approved: _____	

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☑ Warranty Deed & Legal Description
- ☑ St. Lucie County Property Record Card
- ☑ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☑ Current Survey
- ☑ Environmental Study
- ☑ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- ☑ Drainage Analysis
- ☑ Historical Report
- ☑ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 2564 S. Kings Highway, Fort Pierce, FL
2. Property Tax ID(s): 2324-233-0000-000-7
3. Total Acreage: 8.90 ac.
4. Existing Future Land Use Designation: MXD (SLC)
5. Existing Zoning Classification: RS-2 (SLC)
6. Proposed Zoning Classification: C-3 (Fort Pierce
7. Other applications being submitted concurrent with this application, if any: Annexation, FLU Amendment, Conditional Use and Site Plan

8. Describe the existing uses, improvements and structures on the amendment lands: Undeveloped

9. Are there any identified or possible historical structures on the amendment lands? No (See Historical Rpt

10. The reason for making this request: Assignment of City of Fort Pierce Zoning Designation upon annexation to Commercial (C-3).

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	NE: FDOT ROW NW: Undeveloped Commercial	CG (Fort Pierce)	C-3 (Fort Pierce)
South	ROW: Crosstown Pkwy (SLC) SW: Developed (FA Precast) SE: Undeveloped Commercial	SW: Industrial (Fort Pierce) SE: GC (Fort Pierce)	SW: I-1 (Fort Pierce) SE: C-3 (Fort Pierce
East	Developed Mobile Home Park	CG (Fort Pierce)	C-3 (Fort Pierce)
West	ROW: S. Kings Hwy (FDOT) West of ROW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD (SLC)	RS-2 (SLC)	9 du / acre	8.90	X
Proposed	Commercial (Fort Pierce)	C-3 (Fort Pierce)	FAR 1.0	8.90	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	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	20,826 GPD
Proposed Zoning	Total gallons per day	387,684 GPD
Change in Demand	**Total gallons per day**	increase of 366,858 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	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	20,826 GPD
Proposed Zoning	Total gallons per day	387,694 GPD
Change in Demand	**Total gallons per day**	increase of 366,868 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	9,210.72	0	decrease of 9,210.72
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	Allapattah Flats K-8	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	10.7 miles	6.1 miles
Current Zoning Enrollment Demand	59.04	25.30
Proposed Zoning Enrollment Demand	0	0
Change in Demand	decrease of 59.04	decrease of 25.30

E. Solid Waste:
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	2,547.02 lbs per day
Proposed Zoning	5,039.89 lbs per day
Change in Demand	increase of 2,492.87 lbs per day

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)

Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure into an existing FDOT ditch on Kings Highway.

III. Transportation Analysis

G. Traffic
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	756	61 / 80
Proposed Zoning	585	78 / 78
Change in Demand	Trips -171	Trips -17 / -2
Impact to Capacity		

12. Name of Owner(s): Patricia Farley
Mailing Address: 8613 SE Banyan Tree Street
City Hobe Sound State FL Zip 33455
Phone # 772-546-5707
E-mail:

13. Name of Applicant: Michael Lee Walsh GC
Mailing Address: 15216 SW Palm Oak Avenue
City Indiantown State FL Zip 34956
Phone # 561-758-5619 Fax #
E-mail: michaelleewalsh@gmail.com

14. Name of Representative: Brad Currie, AICP, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201,
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature Bradley J. Currie (Authorized Agent) 10/27/2020 Date

8602 SE Driftwood Street, Hobe Sound	FL	33455
Address	State	Zip

772-546-5707		
Phone	Fax	E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Patricia Farley	772-546-5707	
Property Owner's Name (Please Print)	Phone	

8602 SE Driftwood Street, Hobe Sound	FL	33455
Address	State	Zip

		10/27/2020
Property Owner's Signature	Bradley J. Currie (Authorized Agent)	Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 27th day of October, 20 20, by Bradley J. Currie (Authorized Agent) who is personally known to me or has produced _____ as ident

Patricia M. Sesta
Signature of Notary

(seal)

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	NE: FDOT ROW NW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)
South	ROW: Crossroads Parkway (SLC) SW: Developed (FA Precast) SE: Undeveloped Commercial	SW: Industrial (Fort Pierce) SE: GC (Fort Pierce)	SW: I-1 (Fort Pierce) SE: C-3 (Fort Pierce)
East	Developed Mobile Home Park	GC (Fort Pierce)	C-3 (Fort Pierce)
West	ROW: S. Kings Highway (FDOT) West of ROW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)

	Future Land Use	Zoning Classification	Maximum Intensity **Residential: Dwelling Units per Acre** **Other: Square Footage**	Total Acreage	Flood Zone
Current	MXD (SLC)	RS-2 (SLC)	9 du / acre	8.90	X
****Proposed**	Commercial (Fort Pierce)	C-3 (Fort Pierce)	FAR 1.0	8.90	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	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	20,826 GPD
**Proposed Zoning/FLU	Total gallons per day	387,684 GPD
**Change in Demand	Total gallons per day	increase of 366,858 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	
Demand Analysis	Maximum	
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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	9,210.72	0	decrease of 9,210.72
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	K-8	High
School Name	Allapattah Flats K-8	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	10.7 miles	6.1 miles
Current Zoning/FLU Enrollment Demand	59.04	25.30
****Proposed Zoning/FLU Enrollment Demand**	0	0
****Change in Demand**	decrease of 59.04	decrease of 25.30

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	2,547.02 lbs per day
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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)

Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure into an existing FDOT ditch on Kings Highway.

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	756	61 / 80
****Proposed Zoning/FLU**	585	78 / 78
***Change in Demand**	Trips - 171	Trips - 17 / - 2
Impact to Capacity	Reduction in daily trips	

IV. Project Description

PHASING					
Is this project (phase) part of a larger project? ☐ Yes ☑ No					
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential Units: N/A	Single Family: N/A		Multifamily: N/A		
Non-residential (square footage): 121,938 sf					
Mixed-use (describe use): N/A					
(If this is a single phase project, name it Phase I – Total)					

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	N/A				
Single-family, attached	N/A				
Multi-family	N/A				
Other (specify)	N/A				

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Storage Units	Phase 1	88,748 sf		08/01/2021	08/01/2023
RV Storage	Phase 1	33,190 sf		08/01/2021	08/01/2023

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

ENGINEERS SURVEYORS ENVIRONMENTAL

PROJECT NARRATIVE & COVER LETTER
Walsh Kings Highway Property
Future Land Use & Rezone Application
October 26, 2020

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of a Future Land Use and Rezone application for an 8.90 +/- acre parcel currently located in St. Lucie County, Florida for a proposed self-storage and RV storage development with associated site improvements. Application for annexation is currently under review by the City of Fort Pierce. The subject parcel is noted below and is located east of S. Kings Highway and north of Crossroads Parkway in Fort Pierce, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located east of S. Kings Highway and north of Crossroads Parkway in St. Lucie County. The parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:
2324-233-0000-000-7	2564 S. Kings Highway	8.90

This parcel is currently in the jurisdiction of St. Lucie County for which an annexation application is currently under review by the City of Fort Pierce. This parcel has an existing Future Land Use designation of Mixed Use (MXD) and is located in the Residential (RS-2) Zoning designation (St. Lucie County). The applicant is requesting approval to change the Future Land Use designation to Commercial and the underlying Zoning designation to Commercial (C-3).

There is 2.311-acre parcel to the northwest of the subject parcel for which there is no property information available. To the northeast is an undeveloped parcel which has a City of Fort Pierce Future Land Use designation of General Commercial (GC) and has a Commercial (C-3) Zoning designation.

To the west of the subject property lies the right-of-way of S Kings Highway, a State owned and maintained road. West of the right-of-way, lies an undeveloped commercial parcel. This parcel has a Fort Pierce Future Land Use designation of General Commercial (CG) and an underlying Zoning designation of Commercial (C-3).

South of the subject parcel is the right-of-way of Crossroads Parkway which is owned and maintained by St. Lucie County. Southwest of the right-of-way is a developed Industrial parcel with a Fort Pierce Future Land Use designation of Industrial and an underlying Zoning designation of Industrial (I-1). The parcel located to the southeast of the subject site, south of the Crossroads Parkway right-of-way has a General Commercial (GC) and an underlying Zoning designation of Commercial (C-3).

To the east of the subject is a developed RV park known as Treasure Coast RV Resort. This development has a Fort Pierce Future Land Use designation of General Commercial (GC) and an underlying Zoning Designation of Commercial (C-3).

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Engineering Design & Construction, Inc. 10250 SW Village Parkway, Suite 201, Port Saint Lucie, FL 34987 772-462-2455 www.EDC-Inc.com

Patricia Farley
2564 S. Kings Highway
Hobe Sound, FL 33455

AGENT CONSENT FORM

Project Name: Walsh Kings Highway

Parcel ID: 2324-233-0000-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED Patricia Farley, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 19th day of August, 2020, by Patricia Farley (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Notary Signature

Alexis Jan Day
Printed Name of Notary

ALEXIS JAN DAY
NOTARY PUBLIC
STATE OF FLORIDA
NO. GG 304039
MY COMMISSION EXPIRES FEB. 24, 2023
(Notary Seal)

Feb. 24, 2023
My commission expires

Owner's Signature

PATRICIA FARLEY
Owner's Name

8602 SE. DRIFTWOOD St
Street Address

HOBE SOUND, FL. 33455
City, State, Zip

772-546-5707
Telephone / Email

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3447660 OR BOOK 3176 PAGE 228, Recorded 03/05/2010 at 08:53 AM

Prepared by:

Boston National Title and Escrow, LLC
473 NW Prima Vista Blvd.
Port St. Lucie, Florida 34983

File Number: 09-1784

Corrective General Warranty Deed

Made this 16 day of February, 2010 A.D. By **Jack Corley,** whose address is: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455, hereinafter called the grantor, to **Patricia Farley**, whose post office address is: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

The Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Gantor(s)reside thereon.

This Deed is being re-recorded in order to correct the erroneous legal description in that certain Deed recorded 10/21/2009 in Official Record Book 3138, Page 1047, of the Public Records of St. Lucie County, Florida.

Parcel ID Number: **2324-233-0000-000-7**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2009.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Jennifer Vincelio

Witness Printed Name Debbie McCormick

Jack Corley (Seal)
Address: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455

(Seal)
Address:

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 16 day of February, 2010, by Jack Corley, who is/are personally known to me or who has produced FLDR2. as identification.

DEBBIE MCCORMICK
MY COMMISSION # DD 679380
EXPIRES: September 26, 2011
Bonded Thru Notary Public Underwriters

Notary Public
Print Name: Debbie McCormick
My Commission Expires: 9-26-11

Saint Lucie County Property Appraiser
Michelle Franklin CFA
Report generated: Tuesday, May 12, 2020
Parcel Report





Parcel

Parcel ID:	2324-233-0000-000-7
Property ID:	14258
Owner 1:	Patricia Farley
Site Address:	2564 S KINGS HWY

Owner

Owner 1:	Patricia Farley
Owner 2:	
Owner 3:	
Mailing Address:	8613 SE Banyan Tree St Hobe Sound, FL 33455-2908

Overview

Primary Land Use:	0100 - SF Res
District Group:	0002 - Saint Lucie County
Subdivision:	Metes and Bounds
Just/Market Value:	$593,000
Finished Area:	1,074
Acres:	8.9
Total Area:	387,684

Legal Description

Legal Description: 24 35 39 SW 1/4 OF SW 1/4 OF NW 1/4- LESS THAT PART FOR RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 07 03 W 14.82 FT, TH N 89 52 57 E 25 FT TO POB; TH N 00 07 03 W 69.82 FT TO CURVE CONC NE, R OF 25 FT, TH NELY ALG ARC 39.08 FT, TH S 89 41 24 E 368.29 FT, TH S 00 18 36 W 45 FT, TH N 89 41 24 W 392.76 FT TO POB (8.90 AC - 387,684 SF) (OR 3176-228: 3138-1047)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$593,000	$14,500	$578,500	$0	$593,000	$0	$593,000	$0	$0
2018	$592,300	$13,800	$578,500	$0	$592,300	$0	$592,300	$0	$0
2017	$895,400	$5,400	$890,000	$0	$739,640	$0	$739,640	$155,760	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

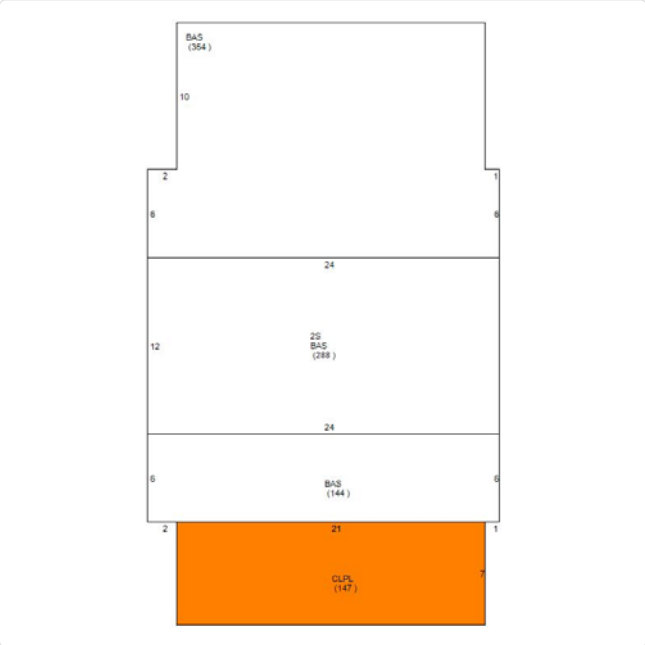
Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2016	8.9	$155.75
County Solid Waste	2009	12	$276.14

Improvements

Building Sequence:	1
Bedrooms:	2
Bathrooms:	1
Building Type:	HD- -
Story Height:	
No of Living Units:	1
Total Finished Area:	1,074
Gross Sketched Area:	1,221
Year Built:	1940
Effective Year:	1940
Primary Roof Cover:	Metal
Primary Roof Structure:	Gable
Primary Wall:	Frm Stucco
A/C %:	0

Building Sketches



Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
	B24	BASE AREA B24	0	600
	UTL	UTILITY ROOM	0	967
1	2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	288	288
1	BAS	BASE AREA	786	786
1	CLPL	Closed Porch Low	0	147

Land Lines

Line Number	Units	Unit Type
1	8.9	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/15/2010	$0	0111	WD	Corley Jack	3176-228	Clerk of Courts
09/01/2009	$100	0130	WD	Corley Jack	3138-1047	Clerk of Courts
06/10/2005	$1,300,000	XX00	WD	Archer John T	2271-1885	Clerk of Courts
02/29/1996	$100	XX01	QC	Archer John T	1002-306	Clerk of Courts
07/05/1995	$0	XX01	PB		964-1115	Clerk of Courts

Photos

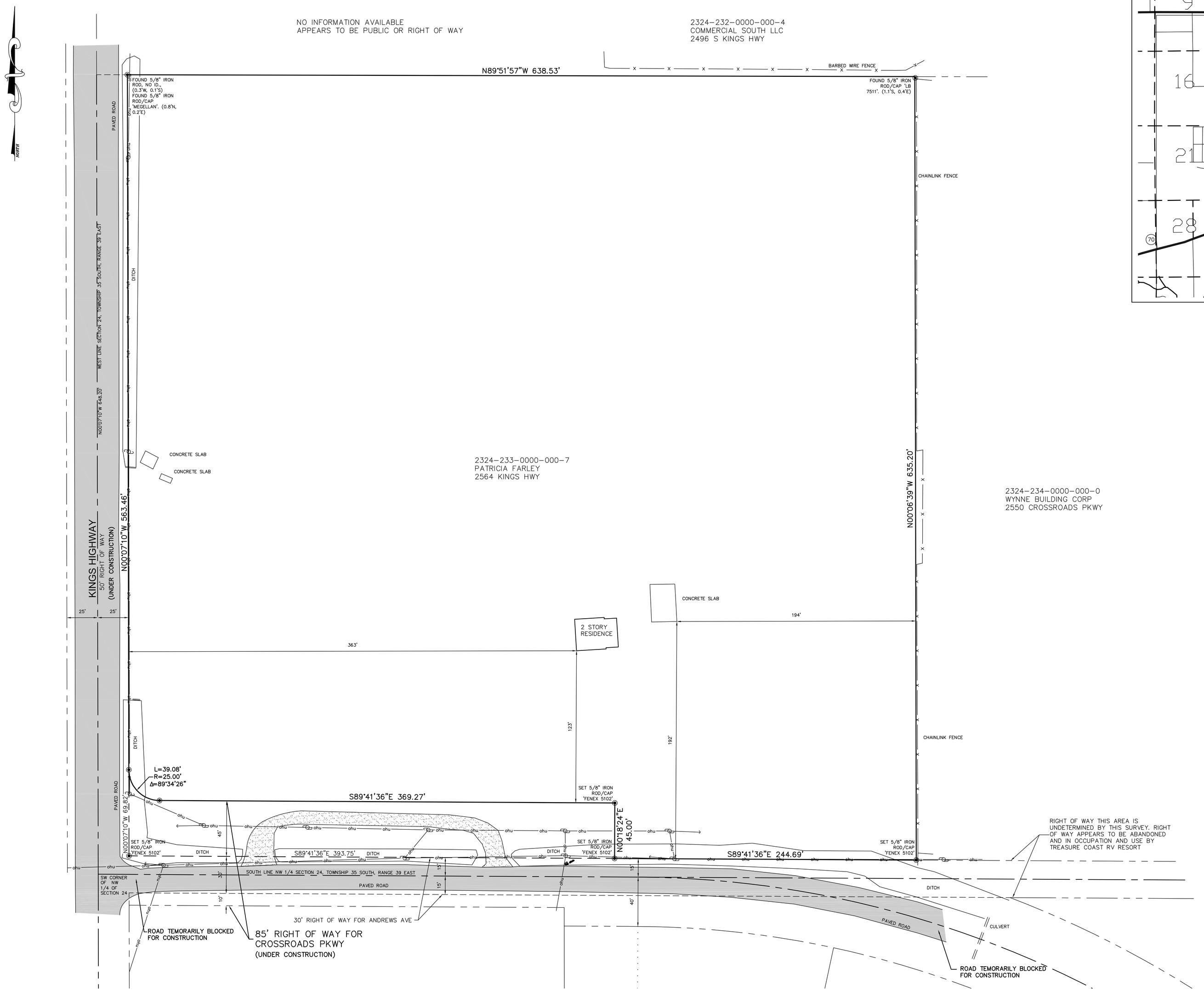


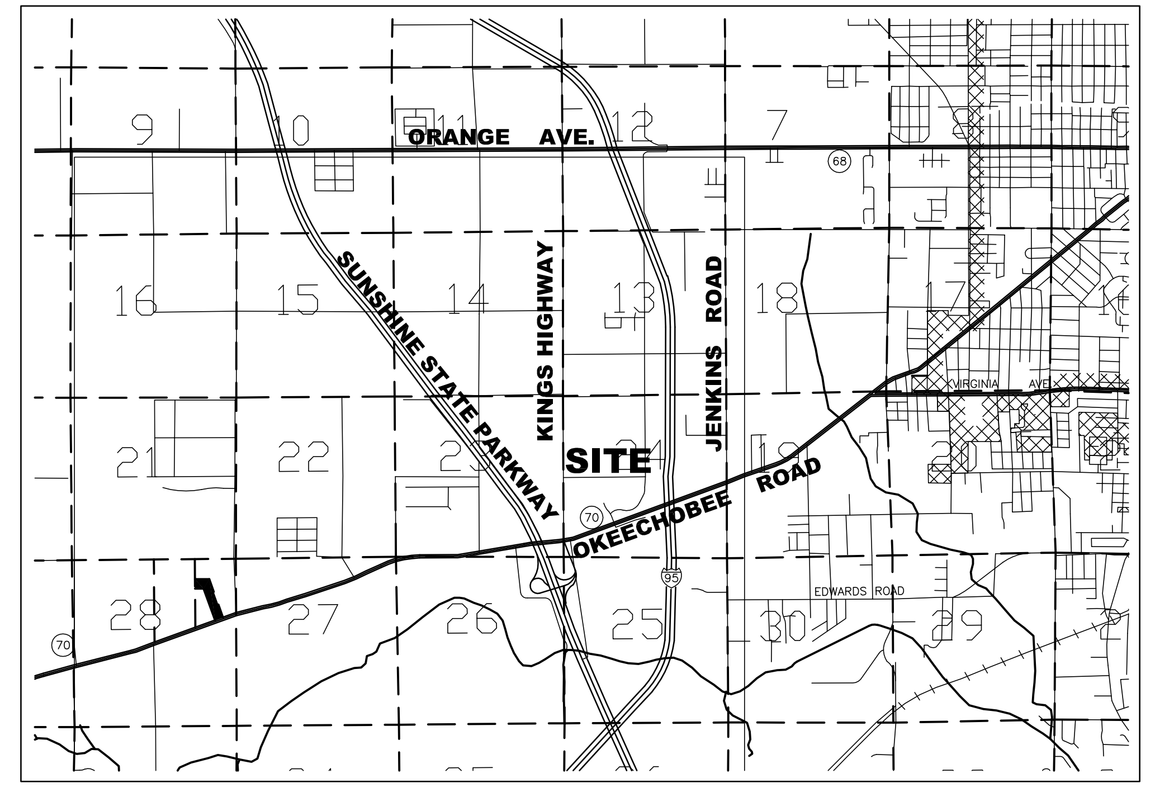


GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.





LOCATION MAP
(NOT OT SCALE)

SURVEYOR'S NOTES:

1. BEARINGS REFER TO STATE PLANE NAD83, FLORIDA EAST ZONE 901 AS REFERENCED ALONG THE WEST LINE OF SECTION 25-35-39.
2.. PROPERTY LIES IN FLOOD ZONE X, FEMA MAP #1211C0167J, 2-16-2012..
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM. THIS SURVEY PREPARED WITHOUT TITLE POLICY.
4. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
5. "○" = POWER POLE; "——>" = GUY WIRE; "-ohu-" = OVERHEAD UTILITIES

AREA NOTES:

GROSS AREA SUBJECT PARCEL:	430,726 SQ.FT.	(9.89 ACRES)
LESS RIGHT OF WAY KINGS/ANDREWS:	25,783 SQ.FT.	(0.59 ACRES)
LESS RIGHT OF WAY CROSSROADS:	17,858 SQ.FT.	(0.41 ACRES)
NET AREA SUBJECT PARCEL:	387,085 SQ.FT.	(8.89 ACRES)

BOUNDARY SURVEY

PARCEL IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 39 EAST

ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

(PER O.R. BOOK 3176, PAGE 228)
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

*NOTE TO LEGAL DESCRIPTION: THIS PARCEL IS ALSO SHOWN AS TRACT 13 ON THE MAP OF BOSTON FLORIDA ATLANTIC COAST LAND CO, PLAT OF SECTION 24, TOWNSHIP 35, RANGE 39, FILED IN PLAT BOOK 3, PAGE 32, ON OCT 6, 1914, ST. LUCIE COUNTY PUBLIC RECORDS

RIGHT OF WAY NOTE:

RIGHT OF WAYS SHOWN ARE TAKEN FROM ST. LUCIE COUNTY TAX MAPS, PLAT OF ST. LUCIE CROSSROADS (PLAT BOOK 30, PAGE 8), FDOT ROADWAY PLANS SLC PROJECT #94010 AND PROPERTY APPRAISER'S ON-LINE PARCELS.

DRAWING DATE: 2/2/2020
FIELD DATE: 1/30/2020
F.B. H5/53
SKETCH NO. 220008_WALSH.dwg

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 EMAIL FENEXCO@BELLSOUTH.NET
LICENSED BUSINESS # 6858

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Walsh - Kings Highway

Environmental Impact Report

Prepared For:

St Lucie County
Environmental Resource Department

Prepared By:

10250 Village Parkway
Port St. Lucie, FL 34987
772-223-5200

INTRODUCTION

The following environmental impact report has been prepared in accordance with Section 11.02.09(A) (5) of the St. Lucie County Land Development Code. The environmental impact report is required when the thresholds depicted in Section 11.02.09(A) (5) (a) are met. The property is located within Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida. The property is further identified by St. Lucie County Property Appraiser as property identification number 3228-111-0002-000-4. The parcel is located at 2564 South Kings Highway, Fort Pierce, Florida. The overall site acreage of the parcel is ±8.90 acres.

Currently, the site is being prepared with 30,000 square feet (sf) of RV storage and 100,000 sf of flex space upon approval of an annexation request to the City of Fort Pierce, but there is road access to the property via both South Kings Highway and Crossroad Parkway. As part of the building application and annexation process, this property will require and Environmental Impact Report (EIR). See enclosed site plan as prepared by EDC, Inc. as well.

Based on section 11.02.09(A) (5) of the St. Lucie County Land Development Code, the environmental impact report shall completely depict the following:

1. A vegetation and substrate survey including:

a) Extent and acreage of any areas in which vegetation typical of the primary dune extends landward of the Coastal Construction Control Line;

The parcel is located at 2564 South Kings Highway, Fort Pierce, Florida. The overall site acreage of the parcel is ±8.90 acres. No dune areas exist or Coastal Construction Control Lines.

b) Extent and acreage of all marsh and mangrove forest areas, including substrate conditions;

No marsh or mangrove forest areas exist on the parcel. The substrate consists of Riviera fine sand, Floridana sand, and Winder loamy sand; both of which consist of nearly level and poorly drained soil that will tolerate standing water. Water control structures are usually necessary.

c) Extent and acreage of all upland hammock forests; and,

No upland hammock forests or other native Florida uplands exist on the parcel. The upland areas on the property consist of hardwoods and Brazilian pepper in an Abandoned Grove (FLUCCS #224). The parcel also contains minimal cabbage palms and other oaks. The eastern perimeter of the parcel is dominated by Brazilian pepper. The parcel is reflective of the historic use as an agricultural site, apparent by remnant shallow furrows.

Protected trees within the upland area consist of Cabbage Palms and Live Oaks.

Identified uplands carry the following FLUCCS classification:

224 Abandoned Groves: ±8.90 acres total

The vegetation observed in the upland includes:

Live Oak *(Quercus virginiana*)
Cabbage Palm (*Sabal palmetto)*
Brazilian pepper (*Schinus terbinthifolius*)

d) Extent and acreage of all wetlands.

No wetlands exist on the parcel.

2. A statement of jurisdictional control over the environmental area.

The applicant has submitted environmental impact application to the St. Lucie County ERD, and City of Fort Pierce.

3. A statement on when the jurisdictional boundaries were delineated and who delineated the boundaries.

There are no State jurisdictional wetlands are present on the parcel.

4. Indicate the required first floor elevation, and whether all floor elevations will be above this level.

The proposed finished floor elevations will be set at or above the results of the 100-year 3-day storm analysis or predetermined flood elevations as published by FEMA. Whichever elevation is greater will be used to set the primary structure and any additional habitable structures. These elevations will be determined during the detailed design construction plan development process and submitted to all required permitting agencies for review and approval. We estimate finished floor elevations to be somewhere between 2-3 feet above existing property grades.

5. The identification of any area that has experienced overwash of the primary dune.

Not Applicable.

6. The identification of any area subject to breach during storm conditions.

Not Applicable.

7. An assessment of the impacts upon onsite vegetation and wildlife.

The upland areas on the property will be impacted by construction; as the intended use is RV Storage and Flex Space. However, they do not contain critical native habitat or vegetation. Additionally, exotic vegetation will be removed from the site or killed in placed.

No Wildlife was observed on the parcel during the site visit. Due to the nature of the site, impacts to native wildlife will be minimal.

8. An assessment of the impacts upon onsite and off-site natural resources.

There will be overall onsite impacts. The majority of the impacted vegetation will consist of Brazilian pepper and low grasses, native and exotic. Trees qualifying for protection, i.e. Cabbage Palms, Live Oaks, will be mitigated as described in section 123-66 of City of Fort Pierce regulations.

The off-site natural resources affected by the proposed activity are minimal and will not cause fragmentation of natural lands. The immediate area to the east of the property consists of a trailer park HOA, and other commercial buildings to the south. Further north and northeast lies remnant agriculture land.

9. A detailed description of the planned approach to minimize impacts.

The applicant has minimized overall impacts to Preserve Areas through a tree survey. This survey identified and marked off native trees not to be impacted. The remaining impacts on the parcel will mainly be to exotic vegetation and low grasses.

10. A detailed description of the proposed alterations or disturbances being proposed.

The applicant proposes to construct a commercial development, intended for use of RV Storage and Flex Space. This will impact the non-native habitat with typical clearing and grading processes to the property's soil.

11. A detailed description of the proposed mitigation plan to offset impacts.

The applicant will follow the regulation in Section 123-66.d and mitigate for any native tree removed that is greater than 14 inches in diameter at breast height (DBH). Mitigation will also occur for any Cabbage Palms removed that have a clear trunk of 10 feet. Mitigation will occur using replacement trees of the same species, or similar species that have been approved for mitigation. The secondary option is to contribute a fee, calculated per inch of DBH, which varies depending on the type of tree.

12. A plant and animal survey for onsite federal and state protected species.

A preliminary plant and animal survey was conducted by EDC, Inc. in August 2020. No resident listed animal species were observed on the property. No listed plants were observed on the property.

13. A surface water management plan and written assessment including a description of techniques to be used to prevent both the potential degradation of surface water resources and an increase in flood hazard damage.

Stormwater design calculations will be completed per current South Florida Water Management District (SFWMD) design standards as outlined under the SFWMD Basis of Review.

14. A sea turtle protection plan.

A sea turtle protection plan is not applicable to this property.

15. A shoreline stabilization plan.

A shoreline stabilization plan is not applicable for this property.

16. A gopher turtle protection plan.

A gopher tortoise protection plan is not applicable for this property as no burrows were found.

Appendix A
Site Maps

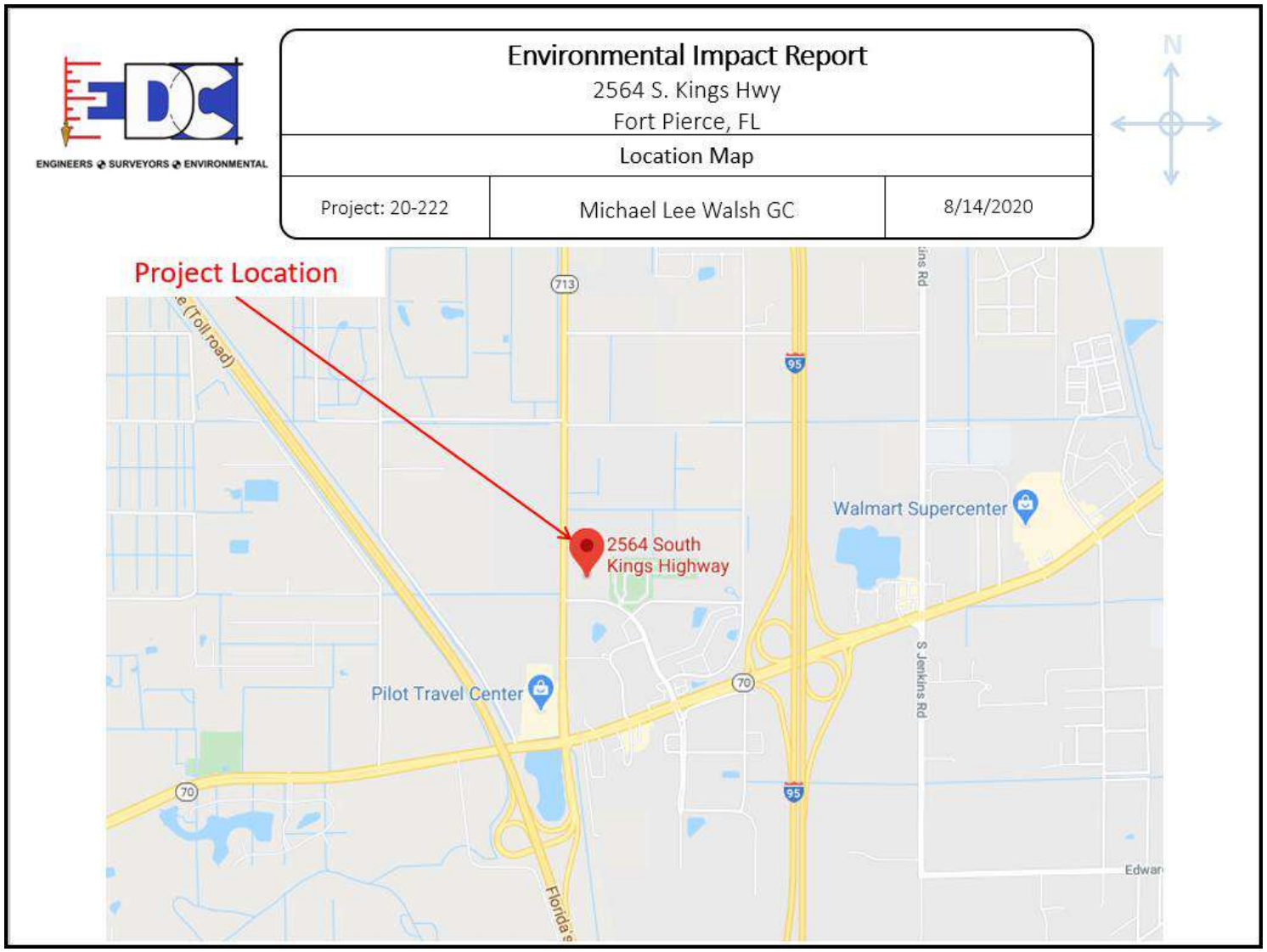


Figure 1. Location Map.

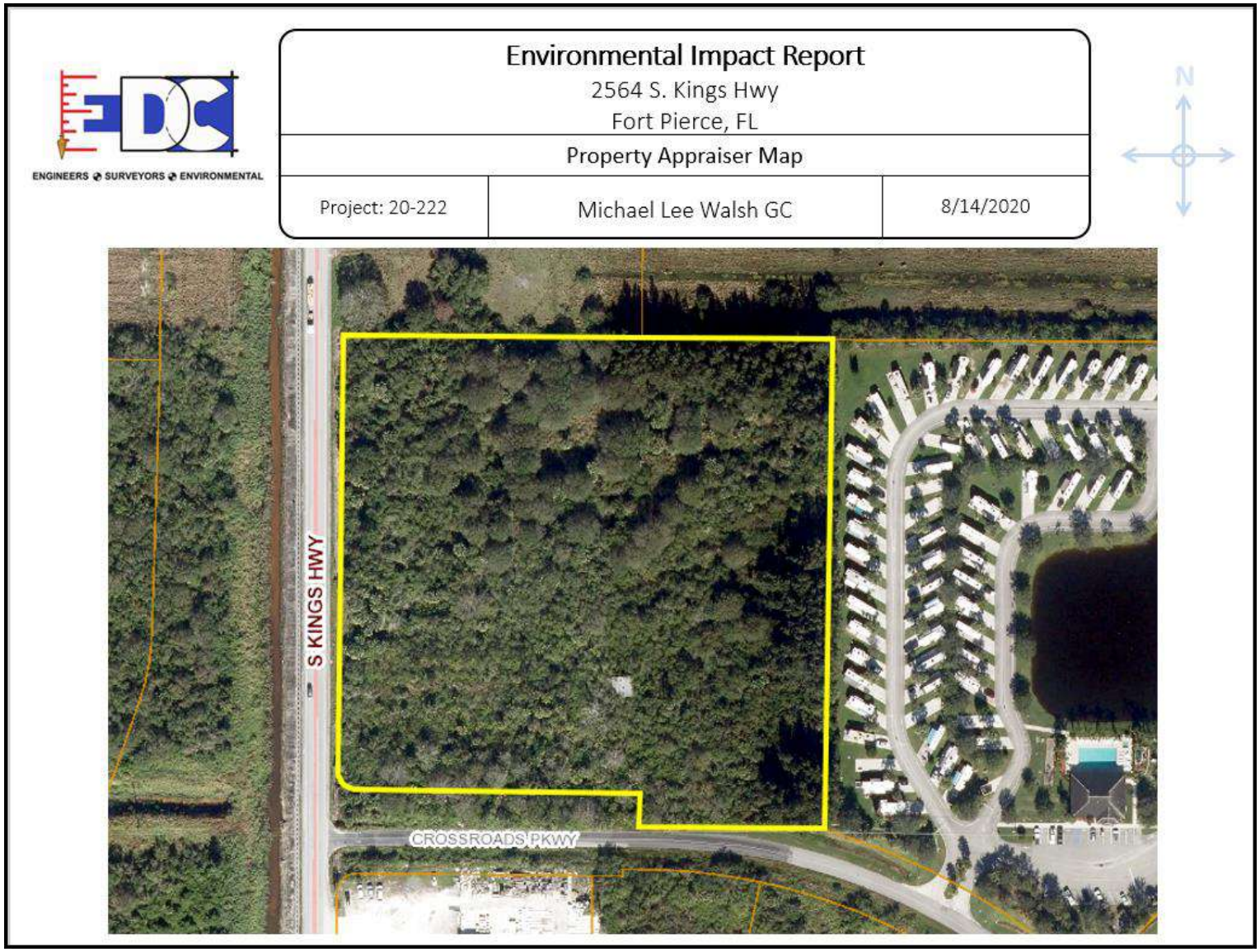


Figure 2. Site Map.

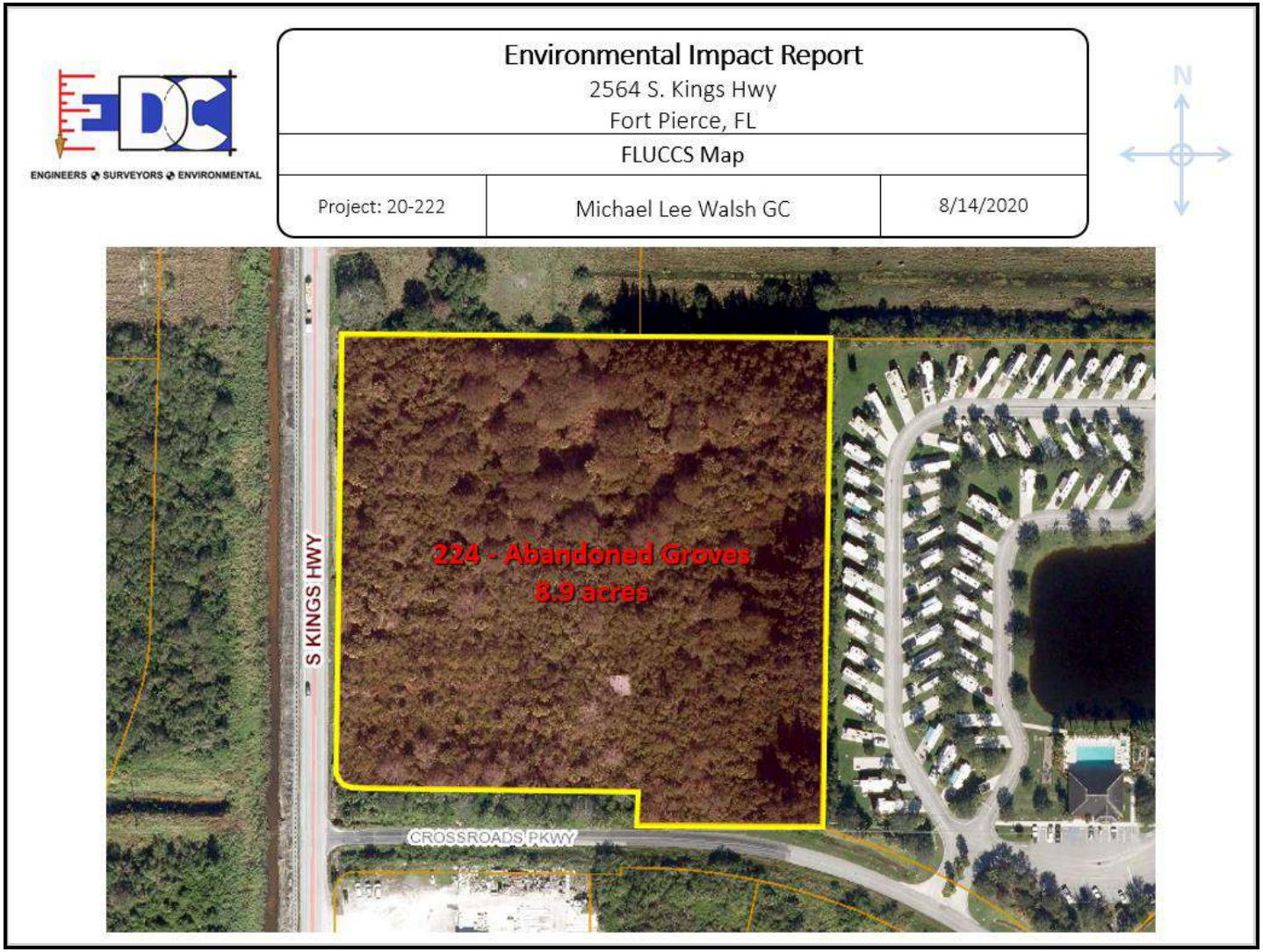


Figure 3. Existing Habitat/FLUCCS Map.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Impact Report

2564 S. Kings Hwy
Fort Pierce, FL

Soil Map

Project: 20-222	Michael Lee Walsh GC	8/14/2020

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38	Riviera fine sand, 0 to 2 percent slopes	2.6	31.5%
55	Winder loamy sand	5.8	68.5%
Totals for Area of Interest		**8.4**	**100.0%**



Figure 4. Soils Map.

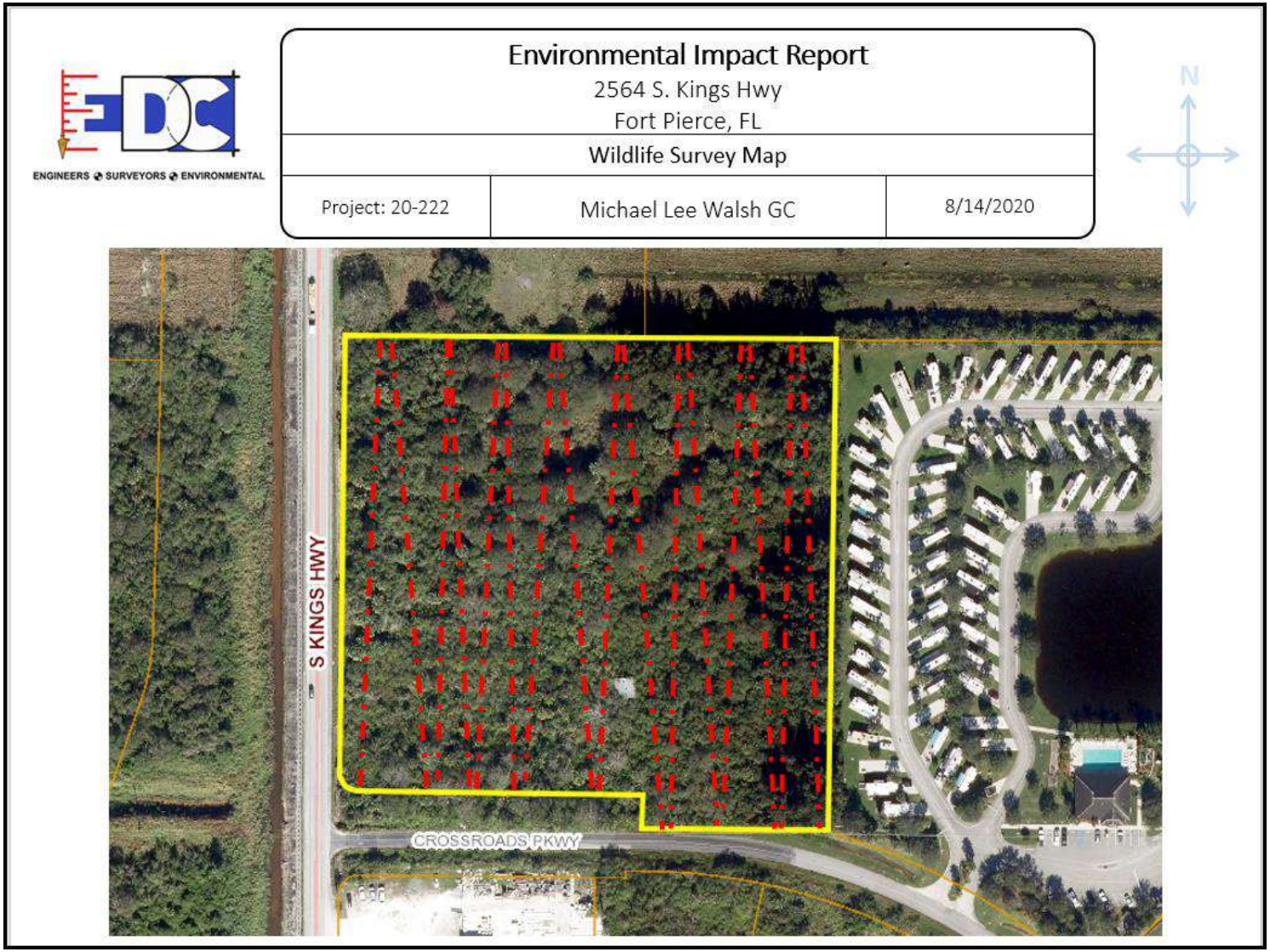


Figure 5. Wildlife Survey Map.

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Walsh Parcel

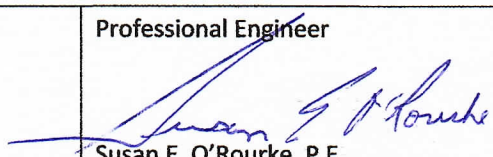
Prepared for:

Ms. Patricia Sesta
EDC, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Prepared by:

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

November 12, 2020

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 11/12/2020 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

November 12, 2020

Ms. Patricia Sesta
EDC, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Re: Walsh Parcel

Dear Ms. Sesta:

O'Rourke Engineering & Planning has completed the analysis of the proposed commercial development located east of Kings Highway and north of Crossroads Parkway in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

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APPENDICES

APPENDIX A: Site Plan

APPENDIX B: St. Lucie County 2019/2020 Level of Service Report and St. Lucie County 2014 Level of Service Report

APPENDIX C: Growth Rate

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed RV Storage commercial development located east of Kings Highway and north of Crossroads Parkway in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the project's impact on the surrounding roadway system.

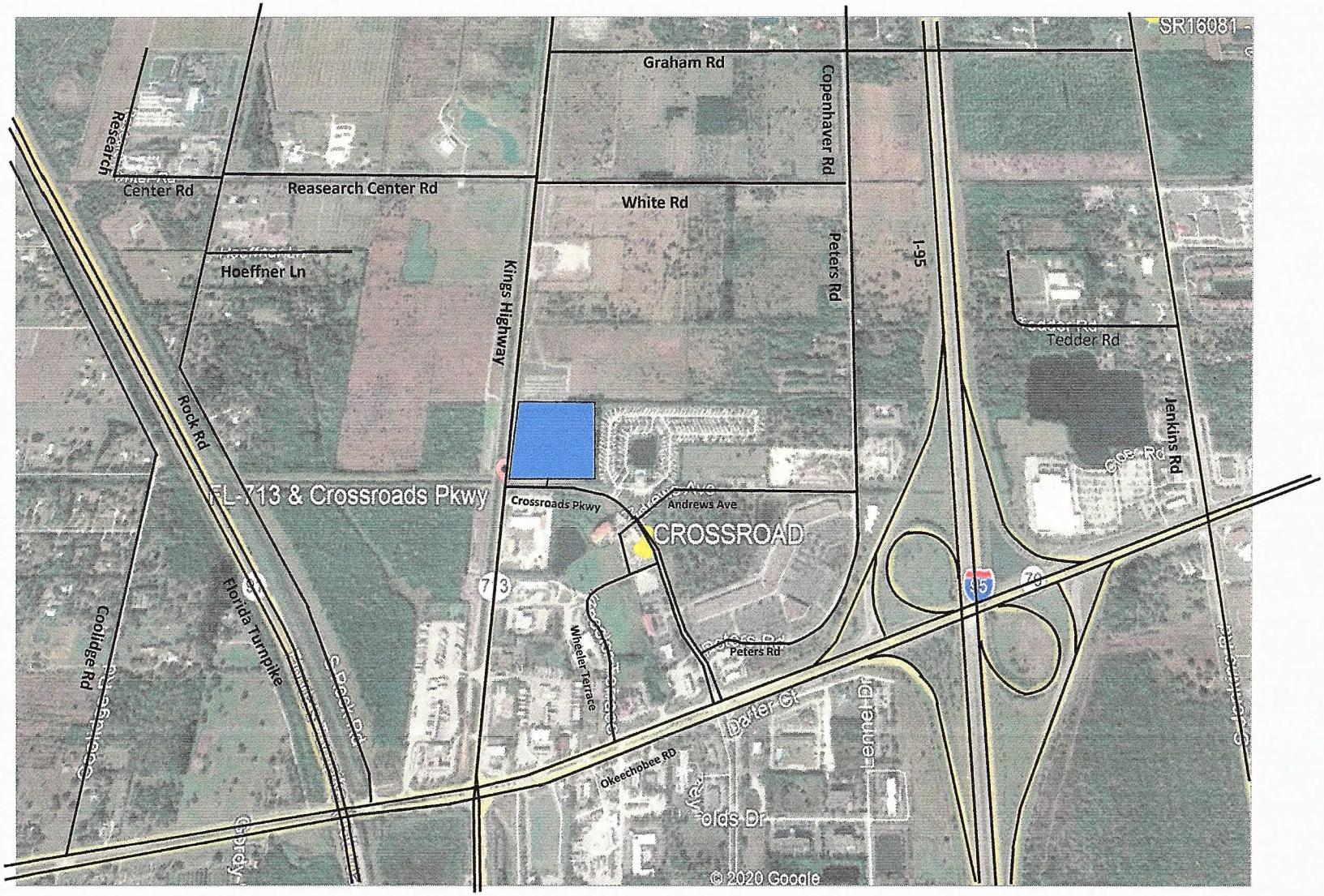
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of buildout cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located east of Kings Highway and north of Crossroads Parkway located in Ft. Pierce, St. Lucie County, Florida, will consist of a 121,938 square foot RV Storage /Mini Warehouse on approximately 8.8 acres. The site is currently vacant. The project location is shown in **Figure 1**.



NTS Job Number: SR20103.0	O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Date: 10-28-20	Legend = Project Location

Figure 1
Project Location
Walsh

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Crossroads Parkway is a two-lane divided collector road from Okeechobee Road to Andrews Avenue. From Andrews Avenue to Kings Highway it is two-lane undivided.
- Kings Highway is a two-lane principal arterial with a north/south alignment it is included in the St. Lucie County 5-year TIP to be widened to a four-lane divided roadway. The road is currently under construction.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO Traffic Counts and Level of Service Report Fall/Winter 2019/2020 and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The St. Lucie TPO 2019/2020 Level of Service Report was used to establish capacity. This document is included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 10th Edition trip rates were applied to Mini Warehouse. These calculations are shown in **Tables 1a, 1b, and 1c**.

Trip generation reference material are included in the latter half of Appendix B.

As shown, the project will generate 184 net new daily trips. There will be 12 net new AM peak hour trips with 7 entering the project and 5 trips exiting the project. There will be 21 net new PM peak hour trips with 10 trips entering the project and 11 trips exiting the project.

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown, the project is insignificant on the links.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Mini Warehousing	151	121,938	Sft	T = 1.51(X)	50%	50%	92	92	184
TOTALS							**92**	**92**	**184**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

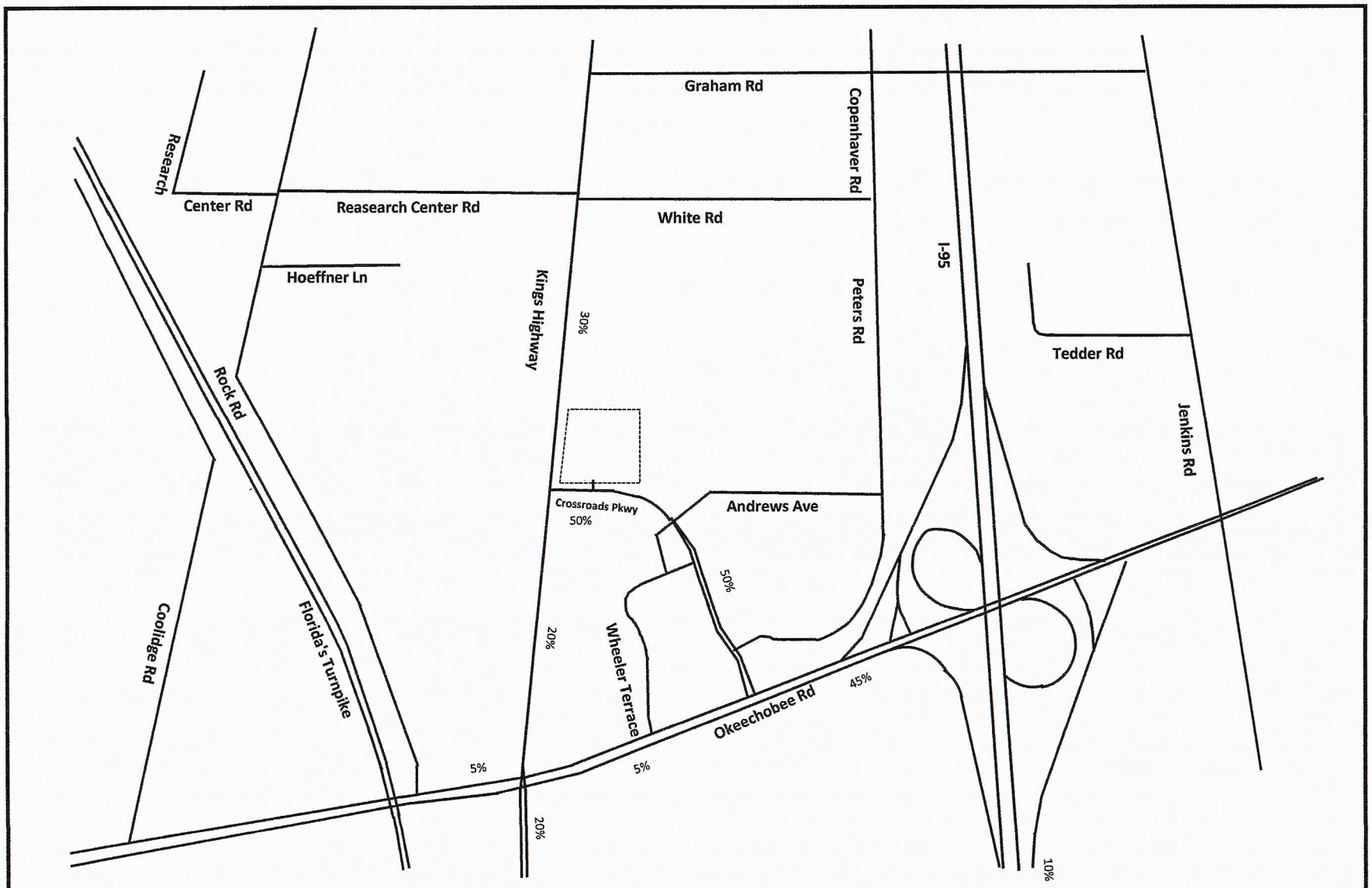
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Mini Warehousing	151	121,938	Sft	T = 0.10(X)	60%	40%	7	5	12
TOTALS							**7**	**5**	**12**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Mini Warehousing	151	121,938	Sft	T = 0.17(X)	47%	53%	10	11	21
TOTALS							**10**	**11**	**21**

Source: ITE 10th Edition Trip Generation Rates



NTS O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Job Number: SR20103.0 | Date: 10-28-20	Legend = Project Location	Figure 2 Percent Assignment Walsh

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	[2]Greater than 3% (1% on Adjacent Links)	[1] Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	830	1	0.12%	20%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	830	1	0.12%	20%
	Crossroads Pkwy	Graham Rd	NB	OUT	NO	660	2	0.30%	30%
	Crossroads Pkwy	Graham Rd	SB	IN	NO	660	2	0.30%	30%
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	790	3	0.38%	50%
	Kings Hwy	Okeechobee Rd	WB	IN	NO	790	4	0.51%	50%
Okeechobee Rd	I - 95	Crossroads Pkwy	EB	OUT	NO	4170	2	0.05%	45%
	I - 95	Crossroads Pkwy	WB	IN	NO	4170	3	0.07%	45%
	Kings Hwy	Crossroads Pkwy	EB	IN	NO	4170	0	0.00%	5%
	Kings Hwy	Crossroads Pkwy	WB	OUT	NO	4170	0	0.00%	5%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	12
Net In:	7
Net Out:	5

7

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	[2]Greater than 3% (1% on Adjacent Links)	[1] Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	830	2	0.24%	20%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	830	2	0.24%	20%
	Crossroads Pkwy	Graham Rd	NB	OUT	NO	660	3	0.45%	30%
	Crossroads Pkwy	Graham Rd	SB	IN	NO	660	3	0.45%	30%
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	790	6	0.76%	50%
	Kings Hwy	Okeechobee Rd	WB	IN	NO	790	5	0.63%	50%
Okeechobee Rd	I - 95	Crossroads Pkwy	EB	OUT	NO	4170	5	0.12%	45%
	I - 95	Crossroads Pkwy	WB	IN	NO	4170	5	0.12%	45%
	Kings Hwy	Crossroads Pkwy	EB	IN	NO	4170	1	0.02%	5%
	Kings Hwy	Crossroads Pkwy	WB	OUT	NO	4170	1	0.02%	5%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	21
Net In:	10
Net Out:	11

OTHER PROJECT TRAFFIC/GROWTH RATE

Traffic volumes on Crossroads Parkway were grown using an area wide 3-year historical growth rate of 18.11%. The growth rate was calculated using available TPO data from 2014 to 2017, at the link of Crossroads Parkway from Kings Highway to Okeechobee Road. The growth rate was applied out 6 years to estimate 2023.

Details of the growth rate calculation are included in **Appendix C**.

LINK ANALYSIS / REVIEW

The adjacent link of Crossroads Parkway from Kings Highway to Okeechobee Road was not significant, but was analyzed further to ensure it will meet concurrency. **Tables 3a and 3b** summarize the results of the link analysis. As shown, the roadway will operate at acceptable levels of service at project buildout.

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	[3]Greater than 3% (1% on Adjacent Links)	AADT 2017	[1] 2017 Peak Hour Directional Volumes	[2] Growth Rate	2023 AM Peak Hour + Growth	2023 Growth Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	2142	108	18.11%	293	293	790	3	296	0.38%	YES	50%
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	WB	IN	NO	2142	108	18.11%	293	293	790	4	297	0.51%	YES	50%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Area Wide Historical Growth

(3) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	12
Net In:	7
Net Out:	5
Years Grown:	6

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	[3]Greater than 3% (1% on Adjacent Links)	AADT 2017	[1] 2017 Peak Hour Directional Volumes	[2] Growth Rate	2023 PM Peak Hour + Growth	2023 Growth Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	2142	107	18.11%	290	290	790	6	296	0.76%	YES	50%
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	WB	IN	NO	2142	107	18.11%	290	290	790	5	295	0.63%	YES	50%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Area Wide Historical Growth

(3) According to the Guidelines prepared by the TPO and modified by the City and County

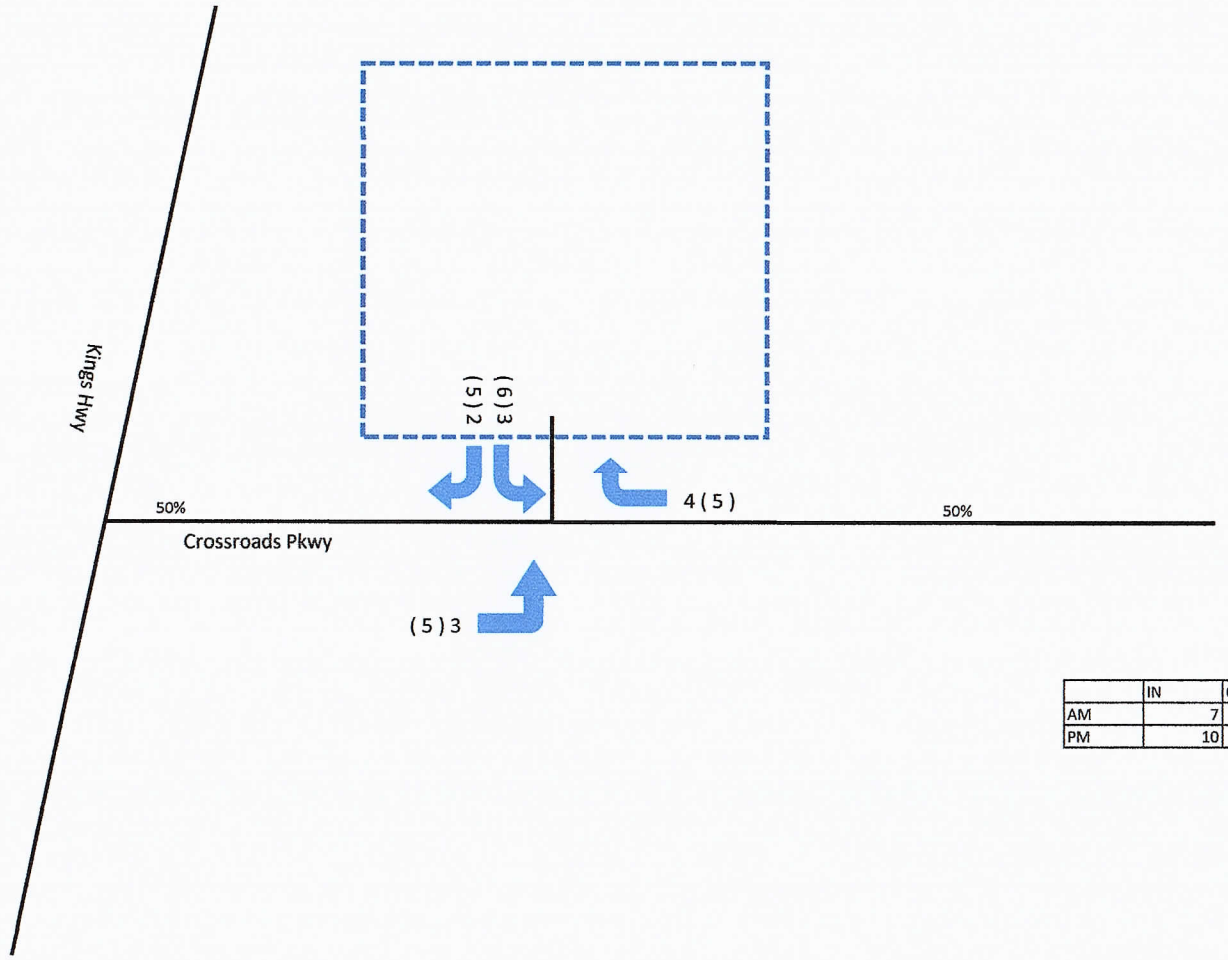
Two-Way:	21
Net In:	10
Net Out:	11
Years Grown:	6

DRIVEWAY ANALYSIS

The project takes access from one full access driveway on Crossroads Parkway. The project volumes are shown on **Figure 3**. No turn lanes are required or recommended.

CONCLUSION

The Walsh Kings Highway RV Storage with 184 daily trips, 12 net AM peak hour trips and 21 net PM peak hour trips will have insignificant impact on the network. All links and intersections operate at acceptable levels of service. Therefore, the project meets the requirements for concurrency.



	IN	OUT
AM	7	5
PM	10	11

NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR20103.0 | Date: 10-28-20

Legend

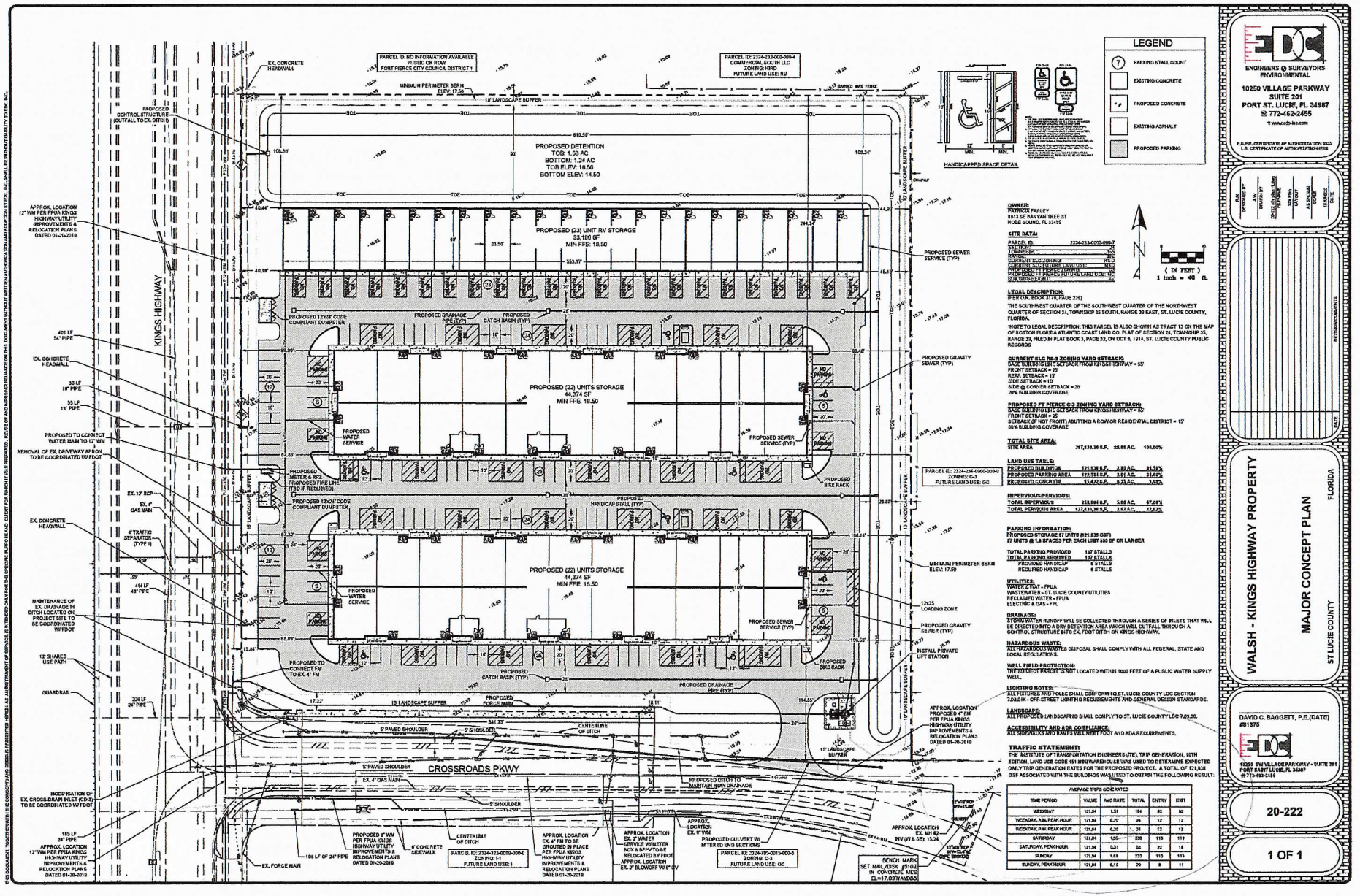
XX (XX) = AM (PM)

= Project Location

Figure 3
Driveway Volumes
Walsh

APPENDIX A

SITE PLAN



ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
F.B.P.E. CERTIFICATE OF AUTHORIZATION 3035
L.B. CERTIFICATE OF AUTHORIZATION 6988

REVISION COMMENTS

WALSH - KINGS HIGHWAY PROPERTY
MAJOR CONCEPT PLAN
ST LUCIE COUNTY FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

20-222

1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\Arch\CAD\Walsh20-222 Site Plan 8.14.dwg, Site Plan, 10/27/2020 8:51:39 AM, Jessica, EDC Inc

APPENDIX B

ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT FALL/WINTER 2019/2020,
ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT 2014

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	8,300	2019	1,710	535	C	0.695	489	C	0.635
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	16,233	2016	3,170	1,008	C	0.326	865	C	0.280
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	24,500	2020	3,170	1,290	C	0.417	1,244	C	0.403
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	25,000	2020	3,170	1,299	C	0.420	1,395	C	0.451
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	26,500	2019	3,170	1,256	C	0.406	1,307	C	0.423
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	30,500	2019	3,170	1,502	C	0.486	1,556	C	0.504
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	25,000	2020	3,170	1,320	C	0.427	1,384	C	0.448
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	5,400	2016	3,170	348	C	0.118	297	C	0.101
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	6,400	2016	3,170	344	C	0.117	360	C	0.122
CROSSTOWN PKWY	FLORESTA DR to US 1	66	25,500	2019	3,170	1,967	C	0.637	1,723	C	0.558
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,142	2017	790	108	C	0.277	107	C	0.274
DARWIN BLVD	BECKER RD to PAAR DR	235	7,298	2018	630	728	F	1.156	642	F	1.019
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,298	2018	920	728	C	0.837	642	C	0.738
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	13,500	2019	920	673	C	0.774	708	C	0.814
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	8,100	2019	920	633	C	0.728	570	C	0.655
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	8,400	2019	880	512	C	0.617	508	C	0.612
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,800	2017	880	281	C	0.339	294	C	0.354
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,667	2016	600	259	C	0.863	208	C	0.693
DELAWARE AVE	33RD ST to 25TH ST	500	3,118	2017	1,710	207	C	0.269	237	C	0.308
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	3,122	2017	1,220	144	C	0.197	144	C	0.197
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	12,000	2020	790	657	D	0.832	611	D	0.773
DELAWARE AVE	13TH ST to 10TH ST	664	7,402	2017	750	497	D	0.663	411	D	0.548
DELAWARE AVE	10TH ST to 7TH ST	664	7,402	2017	600	497	D	0.828	411	D	0.685
DELAWARE AVE	7TH ST to US 1	665	7,200	2020	750	390	D	0.520	402	D	0.536
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	11,500	2020	830	716	C	0.918	653	C	0.837

* 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.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

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St. Lucie Transportation Planning Organization

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466 SW Port St. Lucie Blvd, Suite 111
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772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

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772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
CAMEO BLVD	PORT ST LUICE BLVD to CALIFORNIA BLVD	4,600	710	299	C	0.854	286	C	0.817
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	7,633	790	528	D	0.668	448	D	0.567
CAMPBELL RD	PICOS RD to ORANGE AVE	600	510	44	C	0.176	39	C	0.156
CANE SLOUGH RD	US 1 to LENNARD RD	9,178	1,710	510	C	0.662	528	C	0.686
CITRUS AVE	7TH ST to US 1	900	750	129	C	0.349	129	C	0.349
CITRUS AVE	US 1 to 2ND ST	4,020	790	239	C	0.613	244	C	0.626
CITRUS AVE	2ND ST to INDIAN RIVER DR	3,050	510	166	C	0.664	172	C	0.688
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	3,300	1,470	233	C	0.353	209	C	0.317
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	2,600	1,710	162	C	0.210	143	C	0.186
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	4,400	510	233	C	0.932	261	D	0.512
CORTEZ BLVD	35TH ST to 25TH ST	4,300	710	0	B	0.000	0	B	0.000
CORTEZ BLVD	25TH ST to SUNRISE BLVD	2,400	710	159	C	0.454	148	C	0.423
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	6,000	1,710	336	C	0.436	318	C	0.413
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	10,167	3,170	589	C	0.191	559	C	0.181
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	14,333	3,170	899	C	0.291	868	C	0.281
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	12,667	3,170	692	C	0.224	620	C	0.201
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	14,500	3,170	743	C	0.240	677	C	0.219
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	16,667	3,170	779	C	0.252	792	C	0.256
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	10,500	3,170	550	C	0.178	533	C	0.172
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	7,233	3,170	410	C	0.133	406	C	0.131
CROSSTOWN PKWY	SANDIA DR to MANTH LN	5,333	920	269	C	0.309	292	C	0.336
CROSSTOWN PKWY	MANTH LN to FLORESTA DR	4,567	510	259	D	0.508	242	C	0.968
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	1,300	790	81	C	0.208	74	C	0.190
DARWIN BLVD	BECKER RD to PAAR DR	5,080	590	462	C	0.825	407	C	0.727
DARWIN BLVD	PAAR DR to TULIP BLVD	5,080	920	462	C	0.531	407	C	0.468
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	13,000	920	653	C	0.751	667	C	0.767
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	10,000	920	605	C	0.695	544	C	0.625
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,567	840	202	C	0.256	218	C	0.276
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	4,300	840	237	C	0.300	277	C	0.351

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

APPENDIX C

GROWTH RATE

Historical Growth Rate Calculation

Segment	From	To	2014 AADT	2017 AADT	3 Year Historical Growth Rate
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	1,300	2,142	18.11%
		Total	1,300	2,142	18.11%

*Source: St Lucie TPO Traffic Counts and Level of Service Report Fall/Winter 2019/2020

TECHNICAL MEMORANDUM

TO: CITY OF FORT PIERCE BUILDING DEPARTMENT

FROM: ANTHONY A. ADAMS, B.S.

SUBJECT: 20-222 Walsh – Kings Highway

DATE: SEPTEMBER 30, 2020

Historical Report

Due to the presence of a residential structure erected in 1940, this property required research to find if there were any cultural resources of historical significance. This parcel was cross-checked with the Florida State Historical Preservation Office and with St Lucie County Planner, Kori Benton, to search for records that would verify the potential existence of historically significant findings. This research and report are required by City of Fort Pierce. Attached, is correspondence from State Historical Preservation Office staff confirming there are no cultural resources at the subject property.

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

September 30, 2020

Florida Master Site File

Tony Adams
Sr. Biologist |Certified Arborist | Environmental
Engineering Design and Construction
10250 Village Parkway
Port St. Lucie FL 34987
O: 772 223 5200 ext. 108

In response to your request of September 30, 2020, the Florida Master Site File lists no cultural resources recorded at following address:

2564 S. Kings Highway, Fort Pierce, Florida 34945

The Parcel ID# for the property is 2324-233-00000-000-7

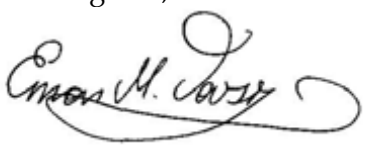
When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

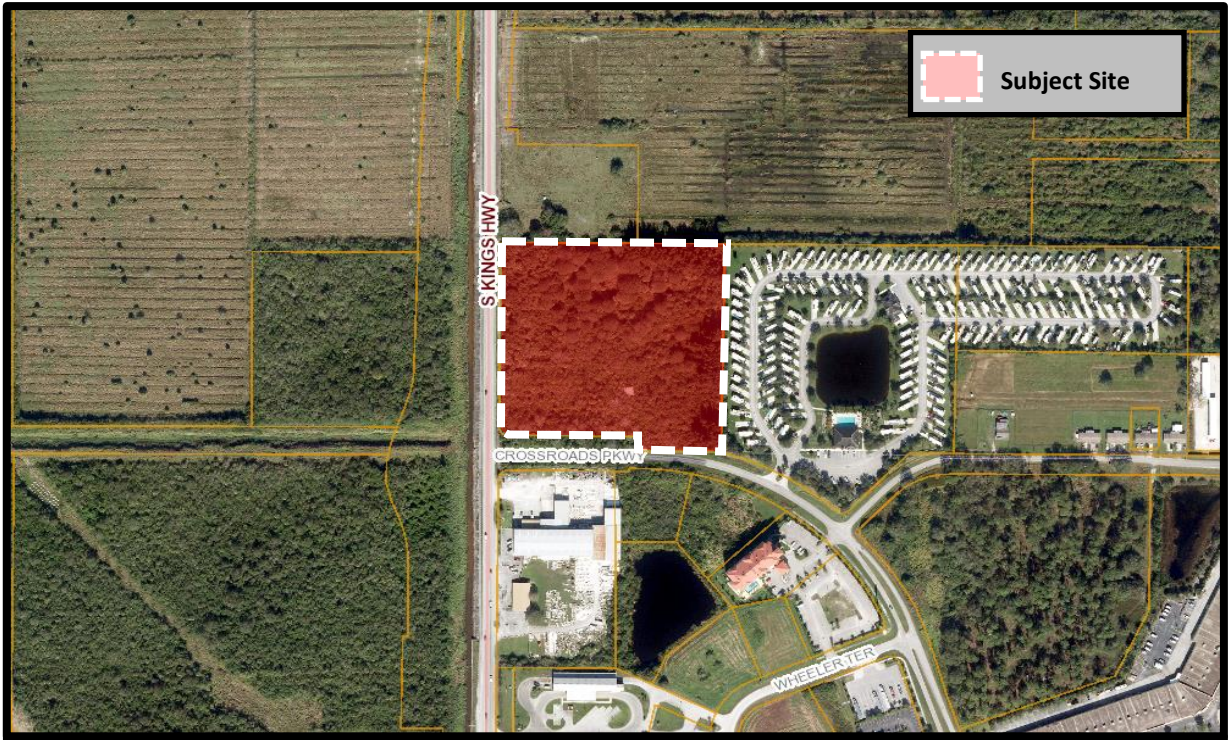
#

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Kind Regards,



Eman M. Vovsi, Ph.D.
Sr. Data Base Analyst
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com



THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use & Zoning Atlas Map Amendment
2564 South Kings Highway
Aerial Map

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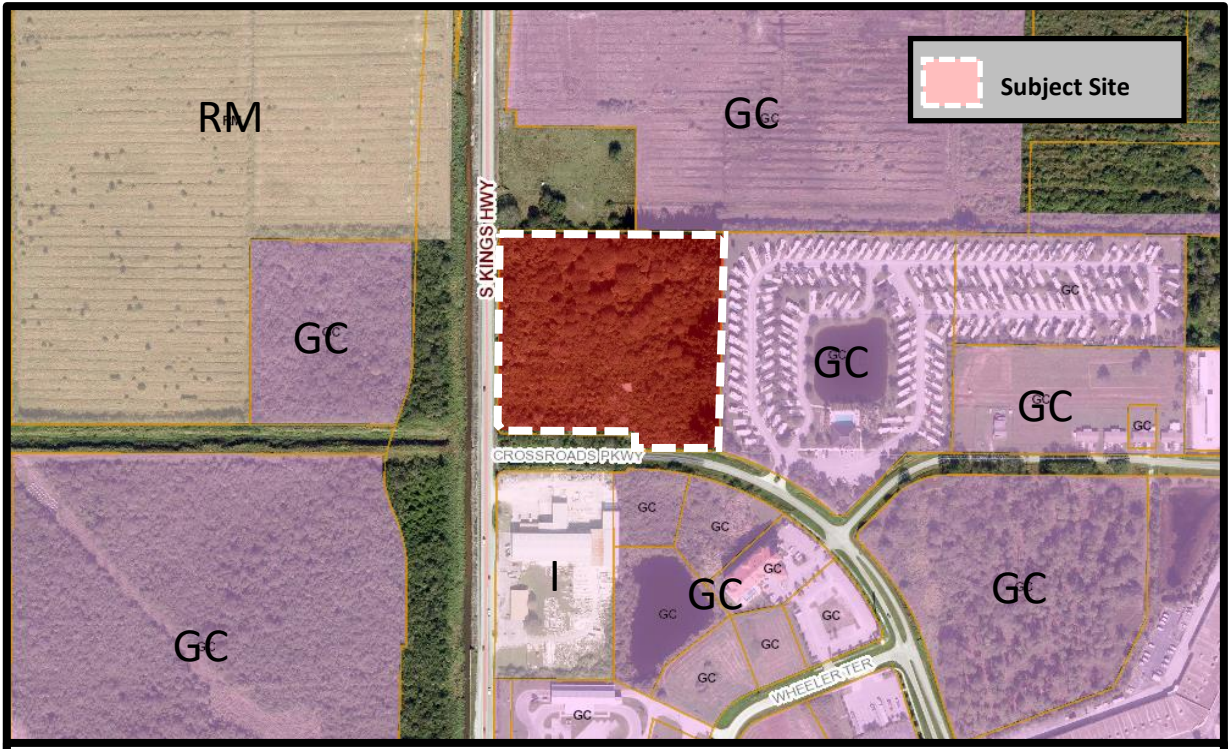

THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use & Zoning Atlas Map Amendment
2564 S. Kings Highway
Future Land Use Map

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THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use & Zoning Atlas Map Amendment
2564 S. Kings Highway
Zoning Map

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December 17, 2020 *Via: Electronic Mail*

Brandon Creagan, LEED Green Associate
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34954

Re: 2564 S. Kings Highway – Zoning & Future Land Use
TRC Response to Comments
TRC Project # 20-02000004

Dear Brandon:

On behalf of our client, please find the attached response to comments received on December 16, 2020 for a project known as Zoning & Future Land Use – 2564 S. Kings Highway. Each comment is identified below followed by a response in ***bold italics***.

Planning Department

1. It is staffs understanding that there will be subsequent applications filed for Concurrency Review, Design Review, and Development Review soon for this site.

RESPONSE: Acknowledged.

2. As this project is along both a Florida Department of Transportation Road and County Road the Traffic Study would be reviewed by the County and their third-party reviewer. The County has indicated that this review would take place at the Development Review stage as they have elected to reserve all comments during that stage of the project.

RESPONSE: Acknowledged.

3. Provide the Legal Description in word form so that it can be added to the Ordinances.

RESPONSE: Please see attached legal description in word format.

FPUA Department

FPUA W/WW Engineering: Approved as noted;
The Water/ Wastewater Engineering Department has reviewed the Rezoning application package for 2564 Kings Highway and there is no objection to this change. However, at present FPUA's water and sewer services are not available to serve this property.

RESPONSE: Acknowledged.

Public Works / Engineering Department

1. 2564 Kings Hwy: The County will review and provide comments with a site plan application. It was requested previously that the needed ROW be dedicated on Crossroads Parkway. Please advise if it is appropriate to detail at the rezone or the site plan. Is there intent for the City to assume the future responsibility of the 1/4 of a mile that is County to adjoin with the City's section for this local roadway?

RESPONSE: These concerns will be addressed during the development review process and will need to be discussed between the City and County.

We feel the attached adequately addresses staff comments and respectfully request approval of application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Patricia Sesta
Planner

cc: Michael Walsh

Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2020-12-17_B_Creagan_2564_S_Kings_Walsh_FLU_Zoning_Rsp2Cmts_20-298.docx

Planning Board **7. a.**

Meeting Date: 02/09/2021

Information

REQUESTED ACTION

Annexation - Project Hurricane - 2398 Peters Road (2 Parcels)

LOCATION

2398 Peters Road

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate

RECOMMENDATION

Approval

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments & Applicants Response

Form Review

Form Started By: Brandon Creagan Started On: 02/02/2021 04:15 PM

Final Approval Date: 02/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Annexation** **2398 Peters Road**
BOARD DATE:	February 9, 2021

STAFF REPORT

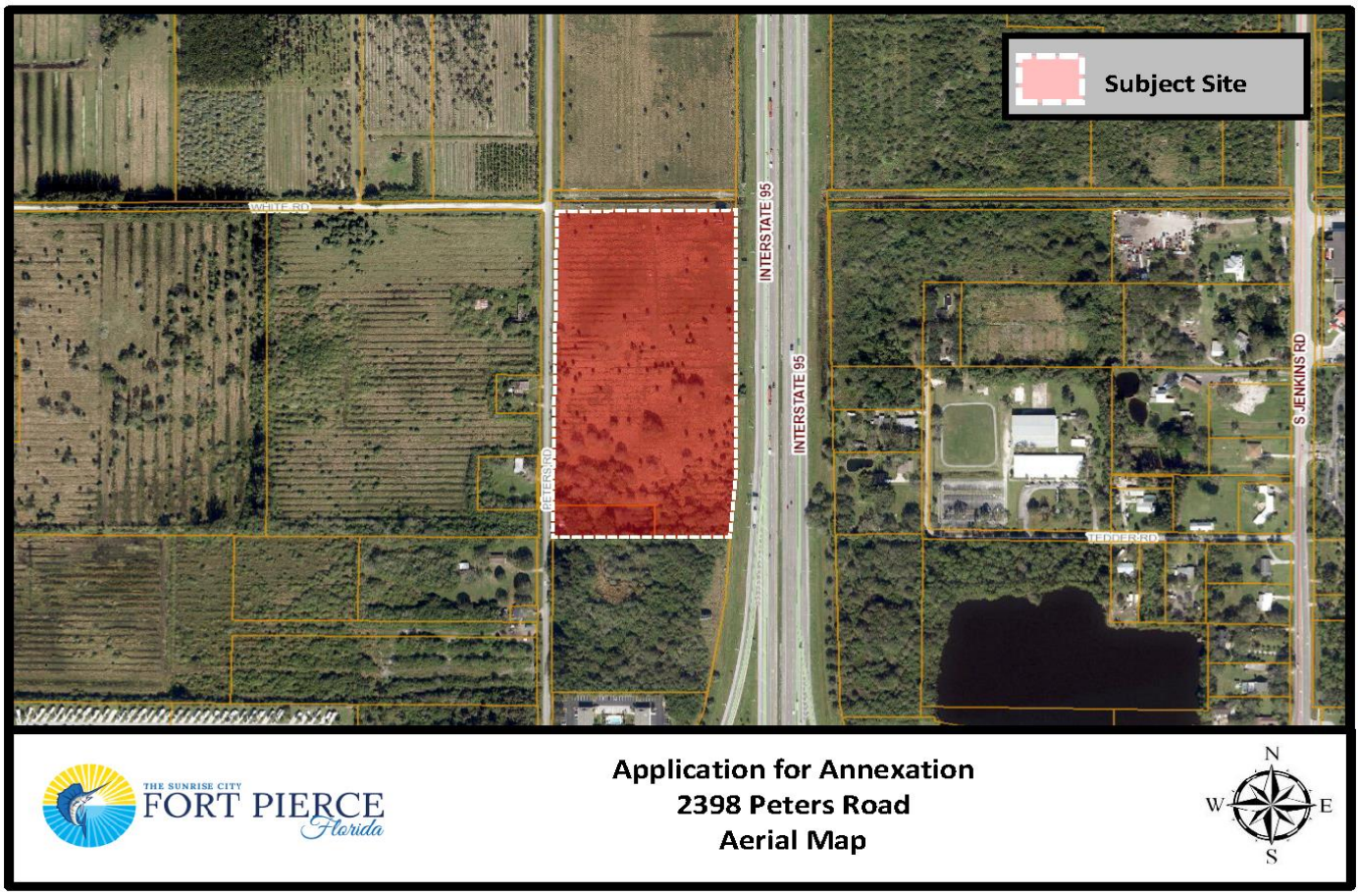
Property Owner/ Applicant	R.V. Development, LLC 547 Wash Roberts Lane McMinnville, TN 37110
Representative	Engineering Design & Construction, Inc 10250 SW Village Parkway, Suite 201 Port St. Lucie, FL 34987
Requested Action:	Approval of a Voluntary Application for Annexation of two (2) parcels of land
Site Location:	2398 Peters Road Fort Pierce, Florida
Parcel ID:	2324-123-0000-000-9 & 2324-122-0001-000-3
Parcel Size:	18.70 acres
Current Future Land Use:	Mixed Use (MXD)
Current Zoning:	Single Family, 2 du/acre (RS-2) & Commercial General (CG)
Proposed Future Land Use:	Mixed Use (MXD)
Proposed Zoning:	Single Family, two units per acre (E-2)
Utilities:	FPUA

	North	East	South	West
Surrounding FLU:	RU (SLC)	RM (FP) RU (SLC)	GC (FP)	MXD (SLC)
Surrounding Zoning:	RS-2 (SLC)	PD (FP) RS-2 (SLC)	C-3 (SLC)	C-3 & R-4 (FP)

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of two (2) properties at or near 2398 Peters Road in Fort Pierce, Florida. The parcel IDs are 2324-123-0000-000-9 & 2324-122-0001-000-3.



The subject properties have a St. Lucie County Future Land Use designation of Mixed Use (MXD) and a zoning designation of Single Family, 2 du/acre (RS-2). A 0.76-acre piece of Parcel ID 2324-122-0001-000-3 is also zoned Commercial General (GC). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is Mixed Use (MXD) with a zoning classification of Single Family, two units per acre (E-2).

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the properties is $123,859. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the property is vacant. The applicant has submitted applications for a Future Land Use and Zoning change to General Commercial (GC) and General Commercial (C-3) respectively. They will also be providing an application for Development Review once the parcel has been annexed into the City.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery".

The subject property is in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. This property abuts property to the south and east (across Interstate 95) that are within the City limits. The annexation of this property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. The applicant is requesting that the City of Fort Pierce Future Land Use and Zoning designations remain consistent with the current County designation and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designations of MXD and E-2, respectively, would be consistent with Policy 1.11.5. The applicant has submitted applications for a Future Land Use and Zoning change and will be submitting an application for Development Review at the completion of the annexation process. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of these annexations by mail to the St. Lucie County Administrator's Office on or before February 12, 2021, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections. The comments generated from the technical review and any responses by the applicant have been provided.

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board recommend approval of the proposed annexation along with the Future Land Use designation of MXD and the Zoning designation of E-2.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: Peters Road (TBD) and 2398 Peters Road

2. Legal description of real property for which annexation is being requested:
2398 Peters Road: 24 35 39 S 125 FT OF W 375 FT OFSW 1/4 OF NW 1/4 OF NE 1/4-LESS W 25 FT- (1.00 AC) (OR 1762-3000)
Peter Rd (TBD): 24 35 39 THAT PART OF W 1/2 OF NW 1/4 OF NE 1/4 LYG WLY OF W R/W I-95-LESS W 25 FT AND LESS N 40.5 FT AND LESS 125 FT X 375 FT IN SW COR- (17.70 AC) (OR 1828-2810)

Property Tax ID: 2324-122-0001-000-3 and 2324-123-0000-000-9

3. Size of described property: 18.70 acres

4. Project description: Construction of 39,200 commercial building (National RV Sales & Service business) with associated site improvements

5. Current St. Lucie County Future Land Use Designation: MXD

6. Current St. Lucie County Zoning: RS-2 and CG

7. Is this a Historic property? No

8. Appraised value: $ 9,000,000.00 - $ 11,000,000.00 at buildout

9. Name of Owner(s): R.V. Development, LLC

Signature of Owner(s): _____ (Authorized Agent)
Mailing Address: 547 Wash Roberts Lane
City Mc Minnville State TN Zip 37110
Phone 480-285-9382 Fax _____

10. Name of Representative: Bradley J. Currie, AICP, Engineering Design & Construction, Inc.

Signature of representative: _____

Mailing Address: 10250 SW Village Parkway, Suite 201

City) Port St. Lucie State FL Zip 34987

Phone 772-462-2455 Fax 772-408-4208

E-mail: bradcurrie@edc-inc.com

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

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

ENGINEERS & SURVEYORS
ENVIRONMENTAL

PROJECT NARRATIVE & COVER LETTER
Project Hurricane - Peters Road
Annexation Application
October 26, 2020

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of an annexation application for 18.70 +/- acres currently located in St. Lucie County, Florida for a proposed RV Sales & Service Center with associated site improvements. The subject parcels are noted below and is located west of I-95 and north of Okeechobee Boulevard in St. Lucie County, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located west of I-95 and north of Okeechobee Boulevard, currently in the jurisdiction of St. Lucie County. The parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2324-122-0001-000-3	Peters Road	17.70	MXD	RS-2 / CG
2324-123-0000-000-9	2398 Peters Road	1.00	MXD	RS-2

As stated, these parcels are currently in the jurisdiction of St. Lucie County and have an existing Future Land Use designation of Mixed Use (MXD) and are located in the Residential (RS-2) and General Commercial (CG) Zoning designation.

North of the subject property is right-of-way owned by North St. Lucie River Water Control District (NSLRWCD) followed by an undeveloped residential parcel. The undeveloped parcel has a St. Lucie County Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Residential (RS-2).

To the west of the subject property lies the right-of-way of Peters Road followed by residential parcels. These parcels have a St. Lucie County Future Land Use designation of Mixed Use MXD) and an underlying Zoning designation of Residential (RS-2).

South of the subject parcel is an undeveloped commercial parcel. This parcel has a Fort Pierce Future Land Use designation of General Commercial (CG) and an underlying Zoning designation of Commercial (C-3).

To the east of the subject property lies the right-of-way of Interstate 95 followed by developed and undeveloped parcels. The parcels to the northeast are located in the City of Fort Pierce and have a Future Land Use designation of Low Density Residential (RL) and an underlying Zoning designation of Planned Development (PD). To the southwest are developed parcel located in the jurisdiction of St. Lucie County. These parcels have a Future Land Use Designation of Residential Urban (RU) and an underlying Zoning designation of Residential (RS-2)

The attached package includes the Application for Annexation, agent authorization, warranty deed and a current survey as required.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Engineering Design & Construction, Inc. 10250 SW Village Parkway, Suite 201, Port Saint Lucie, FL 34987 772-462-2455 www.EDC-Inc.com

Gonano & Harrell
Box 34

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2294957 OR BOOK 1828 PAGE 2810
Recorded:10/24/03 16:00

* Doc Assump: $ 0.00
* Doc Tax : $ 12,250.70
* Int Tax : $ 0.00

Prepared by and return to:
Chester B. Griffin, Esquire
Neill Griffin Fowler Tierney Neill & Marquis - Chartered
Post Office Box 1270
Fort Pierce, Florida 34954
Courthouse Box #50
Parcel ID Number: 2324-122-0001-0003 ; 2313-432-0000-000/4
2324-121-0000-000/3 [Space Above for Recording]

WARRANTY DEED

This Warranty Deed made this 24th day of ~~October~~ Sept., 2003, by **CHESTER B. GRIFFIN and RICHARD V. NEILL**, hereinafter called the grantor, to **R. V. DEVELOPMENT, LLC, a Florida limited liability corporation**, hereinafter called the grantee, whose address is: **2560 SE 12th Street, Pompano Beach, Florida 33062.**

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH: That the said grantor, for and in consideration of the sum of $10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee, and the grantee's heirs and assigns forever, the following described land, situated, lying, and being in **St. Lucie** County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

THE PROPERTY BEING CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF ANY OF THE GRANTORS.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2002.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002; zoning ordinances and rights of way for public roads.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Susan G. Spee
Print Name of Witness: Susan G. Spee
Witness as to Both

Marcia L. Heffelfinger
Print Name of Witness: MARCIA L. HEFFELFINGER
Witness as to Both

CHESTER B. GRIFFIN

RICHARD V. NEILL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing was acknowledged before me this 24th day of ~~October~~ Sept., 2003, by **CHESTER B. GRIFFIN and RICHARD V. NEILL,** [✓] who are personally known to me or [ ] who produced their drivers license as identification.

MARCIA L. HEFFELFINGER
MY COMMISSION # CC 895632
EXPIRES: April 15, 2004
Bonded Thru Notary Public Underwriters

Marcia L. Heffelfinger
Print Name of Notary: MARCIA L. HEFFELFINGER
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES:

Exhibit "A"

That portion of theWest 1/2 of the SW 1/4 of the SE 1/4, lying West of the Westerly right of way line of I-95, of Section 13, Township 35 South, Range 39 East,lying and being in St. Lucie County, Florida, less and except road rights of way for I-95; Graham Road; Copenhaver Road and less canal rights of way for NSLRDD Canal No. 37 on South line.

AND

The West 3/4 of the North Half of the Northwest Quarter of the Northeast Quarter, Less road and canal rights of way for I-95; White Road, AND ALSO, the Southwest Quarter of the Northwest Quarter of the Northeast Quarter, Less road rights of way for I-95 and Less the South 125 feet of the West 375 feet thereof, all lying and being in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

* Doc Assump:	$	0.00
* Doc Tax :	$	1,400.00
* Int Tax :	$	0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Douglas E. Gonano, Esq.
GONANO & HARRELL
1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-123-0000-000/9**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **25th** day of **July, 2003** by **Kenneth C. Cope and Joyce A. Cope, his wife,** herein called the Grantors, to **R.V. Development, L.L.C., a Florida limited liability company,** whose post office address is **2560 SE 12th Street, Pompano Beach, Florida 33062,** hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ST. LUCIE County, State of Florida, viz.:

Begin at the SW corner of the SW1/4 of the NW1/4 of the NE1/4 of Section 24, Township 35 South, Range 39 East; thence run North 125 feet; thence East 375 feet; thence South 125 feet; thence West 375 feet to point of beginning, less and excepting therefrom all existing rights of ways for public road and drainage canals. All lying and being in St. Lucie County, Florida.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
Stacy Ewing Consalvo
Witness #1 Printed Name

Witness #2 Signature
Richard McClure
Witness #2 Printed Name

Kenneth C. Cope
Kenneth C. Cope
2398 Peters Road, Fort Pierce, Florida 34950

Joyce A Cope
Joyce A. Cope
2398 Peters Road, Fort Pierce, Florida 34950

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 25th day of July, 2003 by Kenneth C. Cope and Joyce A. Cope, his wife, who are personally known to me or have produced FL. Drivers License as identification.

SEAL

Stacy Ewing Consalvo
Notary Public

_____
Printed Notary Name

Stacy Ewing Consalvo
MY COMMISSION # [illegible] EXPIRES
May 28, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2243740 OR BOOK 1762 PAGE 3000
Recorded:07/30/03 09:07

File No: **1600-001**

R.V. Development, LLC
547 Wash Roberts Lane
Mc Minnville, TN 37110

AGENT CONSENT FORM

Project Name: Peters Road Annexation

Parcel ID: 2324-122-0001-000-3 and 2324-123-0000-000-9

BEFORE ME THIS DAY PERSONALLY APPEARED JAMES A WYNNE III, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 5th day of October 2020, by James A. Wynne III (Name of Person Acknowledging) who is personally known to me or who has produced PERSONALLY KNOWN (type of identification) as identification and who did (did not) take an oath.

Sheila Butcher
Notary Signature

Sheila Butcher
Printed Name of Notary

SHEILA BUTCHER STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY
(Notary Seal)

07-27-2021
My commission expires

Owner's Signature

JAMES A WYNNE III
Owner's Name

547 WASH ROBERTS LANE
Street Address

MCMINNVILLE, TN 37110
City, State, Zip

EMAIL: budwynne@AOL.com
Telephone / Email

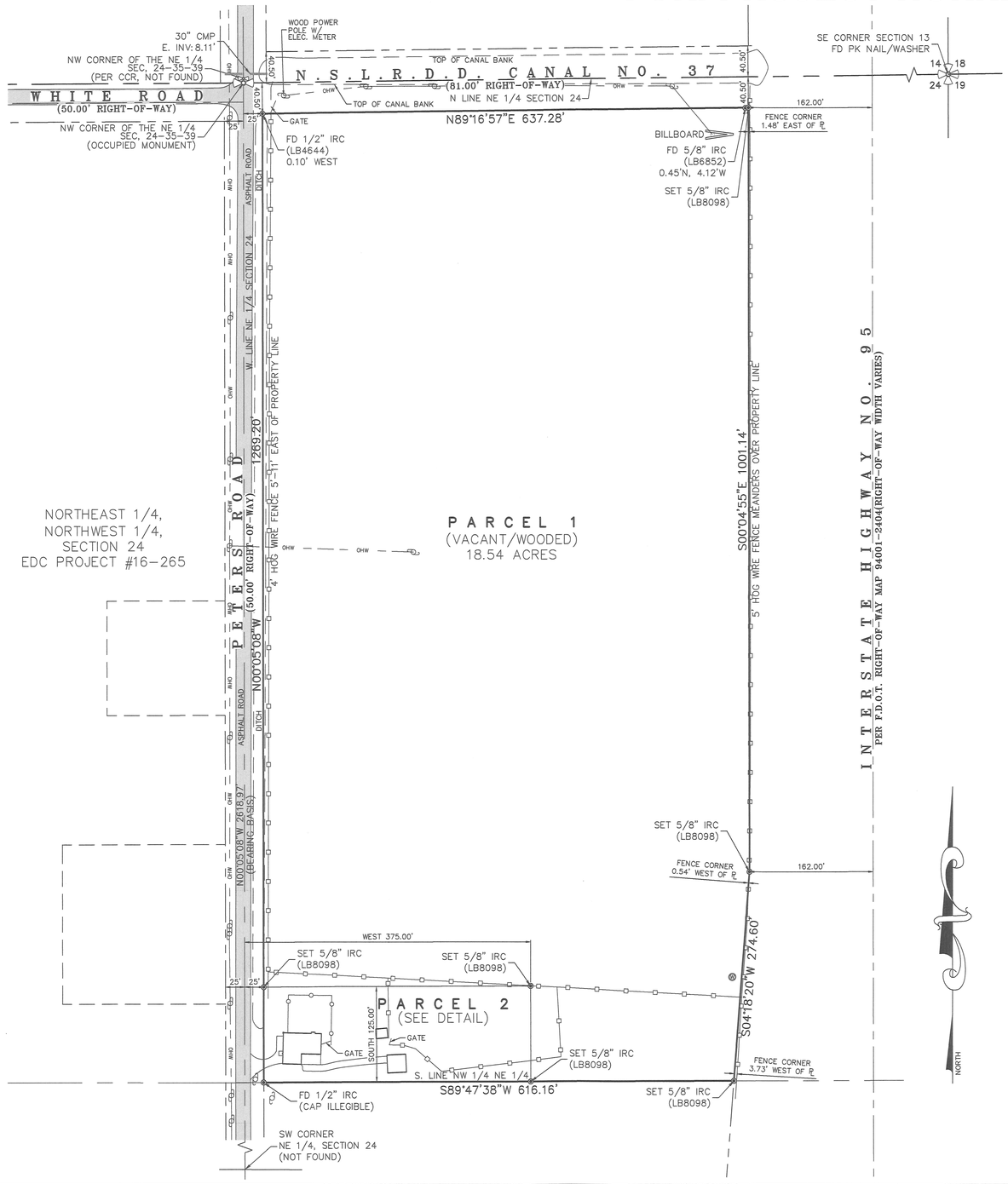
BOUNDARY SURVEY

FOR: PROJECT HURRICANE

GRAPHIC SCALE

80 0 40 80 160 240

(IN FEET)
1 inch = 80 ft.





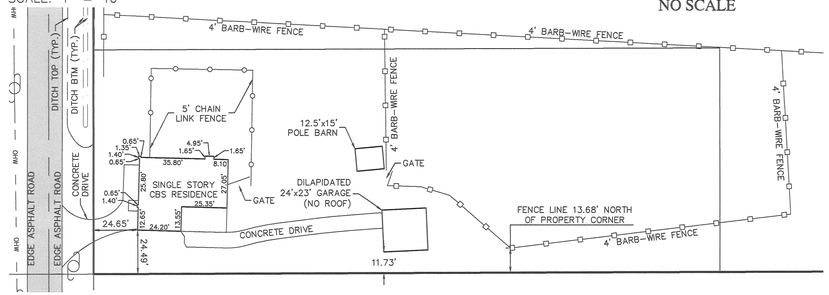
ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

PARCEL 2 DETAIL:

SCALE: 1" = 40'



SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE	(D)	DECORATIVE LIGHT POST	(F)	FPL MANHOLE	☼	METAL LIGHT POST	P.T.	POINT OF TANGENCY	⊕	STREET SIGN
AL	ARC LENGTH	(D)	DEED	SQ FT.	SQUARE FEET	MP	METAL PIPE	P.O.T.	POINT OF TERMINUS	TEL RISER	TELEPHONE RISER BOX
ASPH	ASPHALT	D.B.	DEED BOOK	GAS	GAS VALVE	MW	MONITORING WELL	PVC	POLYVINYL CHLORIDE	TOE	TOE OF SLOPE
BFP	BACK FLOW PREVENTER	ø	DIAMETER (DIA.)	GIS	GEOGRAPHIC INFORMATION SYSTEMS	MON	MONUMENT	PSL	PORT SAINT LUCIE, FLORIDA	TOB	TOP OF BANK/BERM
	BENCHMARK (BM)	D	DRAINAGE MANHOLE	GND	GROUND	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	PLS	PROFESSIONAL LAND SURVEYOR	T.O.N.	TOP OF NUT
	BIKE RACK	DIP	DUCTILE IRON PIPE		GROUND LIGHT	N/D	NON DESCRIPT NAIL AND DISK	R	RADIUS	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
CATV	CABLE RISER	E	EAST/EASTING		GUY WIRE ANCHOR	N.R.	NON RADIAL	RGE	RANGE	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
(C)	CALCULATED	EOW	EDGE OF WATER		HANDICAP	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	RTK	REAL TIME KINEMATIC	TWNSHP	TOWNSHIP
	CATCH BASIN	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE PIPE	N	NORTH OR NORTHING	RWV	RECLAIMED WATER VALVE	T	TRAFFIC HANDHOLD
℄	CENTERLINE	EM	ELECTRIC METER	HWF	HOG WIRE FENCE	No.	NUMBER	RLS	REGISTERED LAND SURVEYOR	TSCB	TRAFFIC SIGNAL CONTROL BOX
CCR	CERTIFIED CORNER RECORD	ELEC PANEL	ELECTRICAL PANEL		HYDRANT	O.R.B.	OFFICIAL RECORDS BOOK	RCP	REINFORCED CONCRETE PIPE	TYP	TYPICAL
CLF	CHAIN LINK FENCE	EL./ELEV.	ELEVATION	IN	INCH	OHW	OVER HEAD WIRES	R/W	RIGHT-OF-WAY	UNK	UNKNOWN
CHD.	CHORD	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	INV	INVERT	PG	PAGE	R/C	ROD AND CAP	UNKN HH	UNKNOWN HANDHOLD
CO	CLEAN OUT	F.O.	FIBER OPTIC	IP	IRON PIPE	PCN	PARCEL CONTROL NUMBER	S	SANITARY MANHOLE	UNKN RISER	UNKNOWN RISER BOX
COMM RISER	COMMUNICATION RISER	FOHH	FIBER OPTIC HAND HOLE	IR	IRON ROD	PK NAIL	PARKER-KALON NAIL	SV	SANITARY VALVE	U	UNKNOWN TYPE MANHOLE
CONC	CONCRETE		FIBER OPTIC MARKER	IR/C	IRON ROD AND CAP	PK/D	PARKER-KALON NAIL & DISK	SEC	SECTION	VCP	VITRIFIED CLAY PIPE
	CONCRETE LIGHT POST	FIBER RISER	FIBER OPTIC RISER		IRRIGATION CONTROL VALVE	PCP	PERMANENT CONTROL POINT		PROPERTY CORNER	WM	WATER METER
CM	CONCRETE MONUMENT	(M)	FIELD MEASURED	L	LENGTH	PRM	PERMANENT REFERENCE MONUMENT		RIGHT-OF-WAY CONTROL	WV	WATER SERVICE METER (WM)
CPP	CONCRETE POWER POLE (CPP)	F.F.E.	FINISHED FLOOR ELEVATION		LIGHT POST	P.B.	PLAT BOOK		SIGN	WV	WATER VALVE (WV)
	CONCRETE POWER POLE W/STREET LIGHT	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	MAG/D	MAG NAIL MAG BRAND NAIL	(P)	PLAT DATA	S	SOUTH	W	WEST
	CONCRETE SIGNAL LIGHT POLE	FPL	FLORIDA POWER AND LIGHT		MAILBOX	P.O.B.	POINT OF BEGINNING		SPIGOT	WF	WOOD FENCE
CMP	CORRUGATED METAL PIPE	FT	FOOT	M.C.	MARTIN COUNTY	P.O.C.	POINT OF COMMENCEMENT		SPRINKLER VALVE		WOOD POLE STREET LIGHT
	CURB INLET	FM	FORCE MAIN	MHWL	MEAN HIGH WATER LINE	P.C.C.	POINT OF COMPOUND CURVE	S.L.C.	ST. LUCIE COUNTY		WOOD POWER POLE
		FND	FOUND	MLWL	MEAN LOWER WATER LINE	P.C.	POINT OF CURVATURE	STA	STATION		
									STORMWATER DRAINAGE MANHOLE		

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS OCTOBER 5, 2020.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. PARCELS CONTAIN A TOTAL OF 18.54 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
11. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
12. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
13. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LESS ROAD AND CANAL RIGHT OF WAY FOR I-95; WHITE ROAD, AND ALSO, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHT OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 125 FEET OF THE WEST 375 FEET OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 18.54 ACRES, MORE OR LESS.

MICHAEL T. OWEN "PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

STATE OF FLORIDA — MICHAEL T. OWEN — LICENSE NUMBER 5556 — PROFESSIONAL SURVEYOR & MAPPER

SIGNATURE DATE: 10-30-20

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	SPT
CHECKED BY	MTO
FIELD CREW	JP
FILENAME	20-298 Boundary_rev2.dwg
LAYOUT	LAYOUT1
SCALE	AS SHOWN
DATE	October 29, 2020

DATE	REVISION COMMENTS
10/07/20	REVISED PROJECT NAME - SPT

BOUNDARY SURVEY

FOR: PROJECT HURRICANE

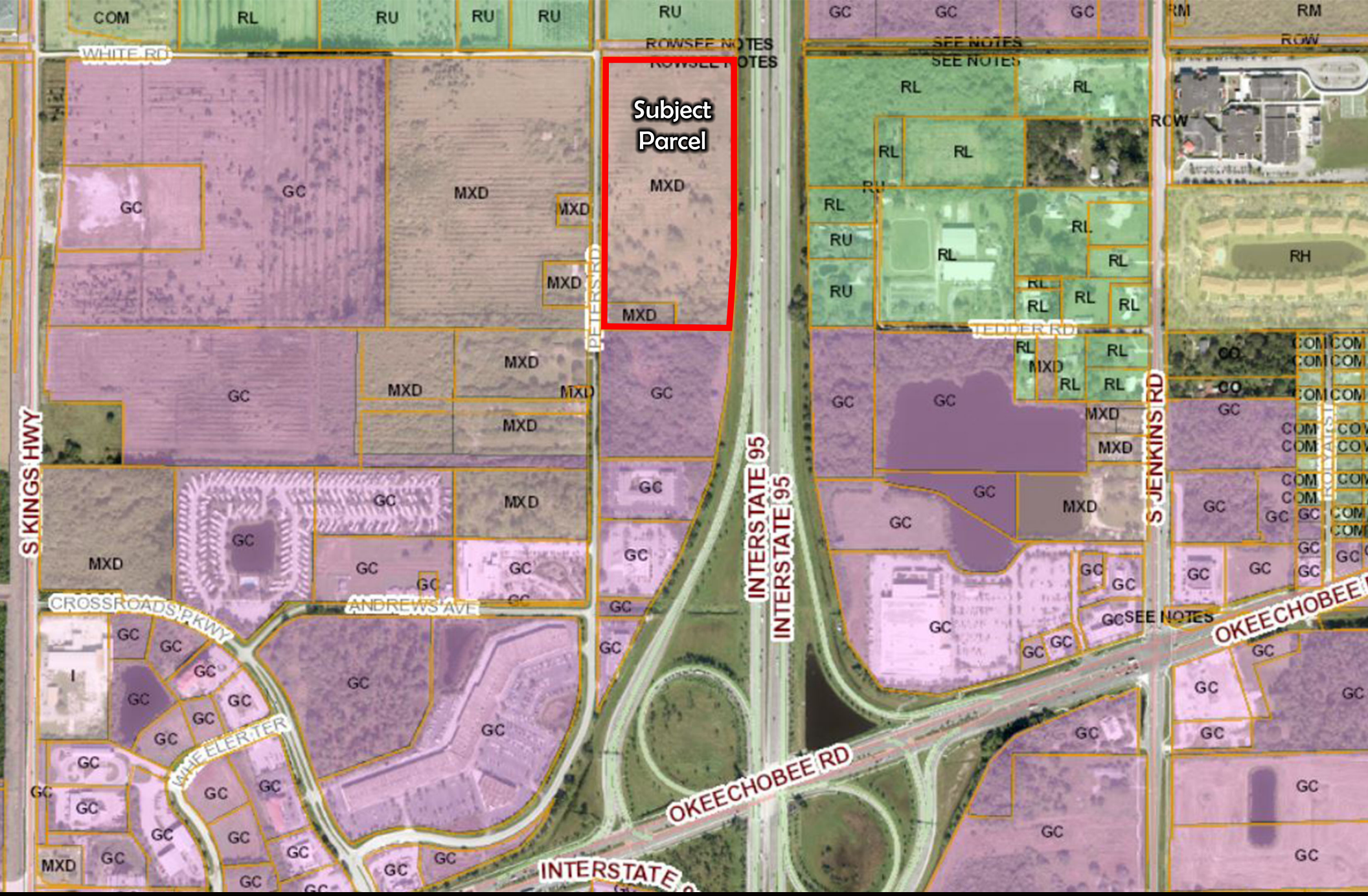
LAND LYING IN THE NW 1/4 OF THE NE1/4 OF SEC. 24, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-298

1 OF 1

USE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.
Z:\EDC-2020\20-298 - Lazydays RV\SURVEY\Dwg - PDF\Survey\20-298 Boundary_rev2.dwg, 10/30/2020 3:18 PM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND



RV Development, LLC

Future Land Use

St. Lucie County, FL

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

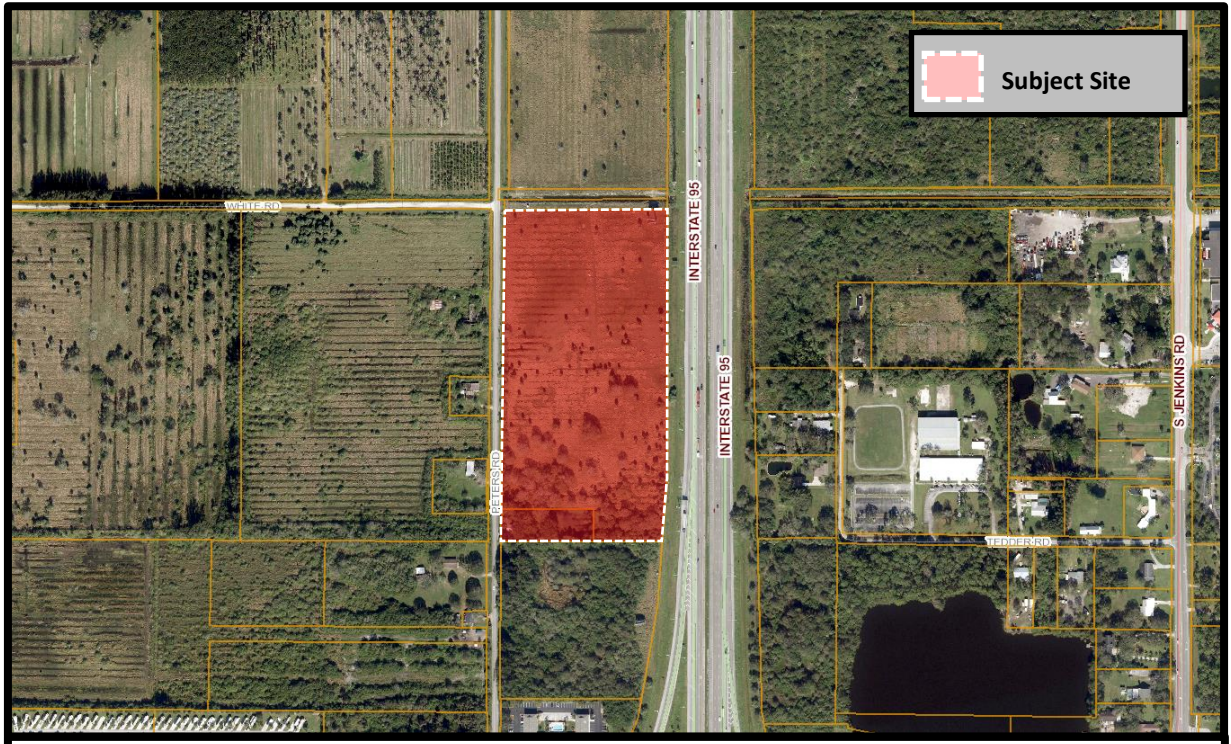


Project Hurricane

Current Zoning

Fort Pierce, FL

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2398 Peters Road
Aerial Map

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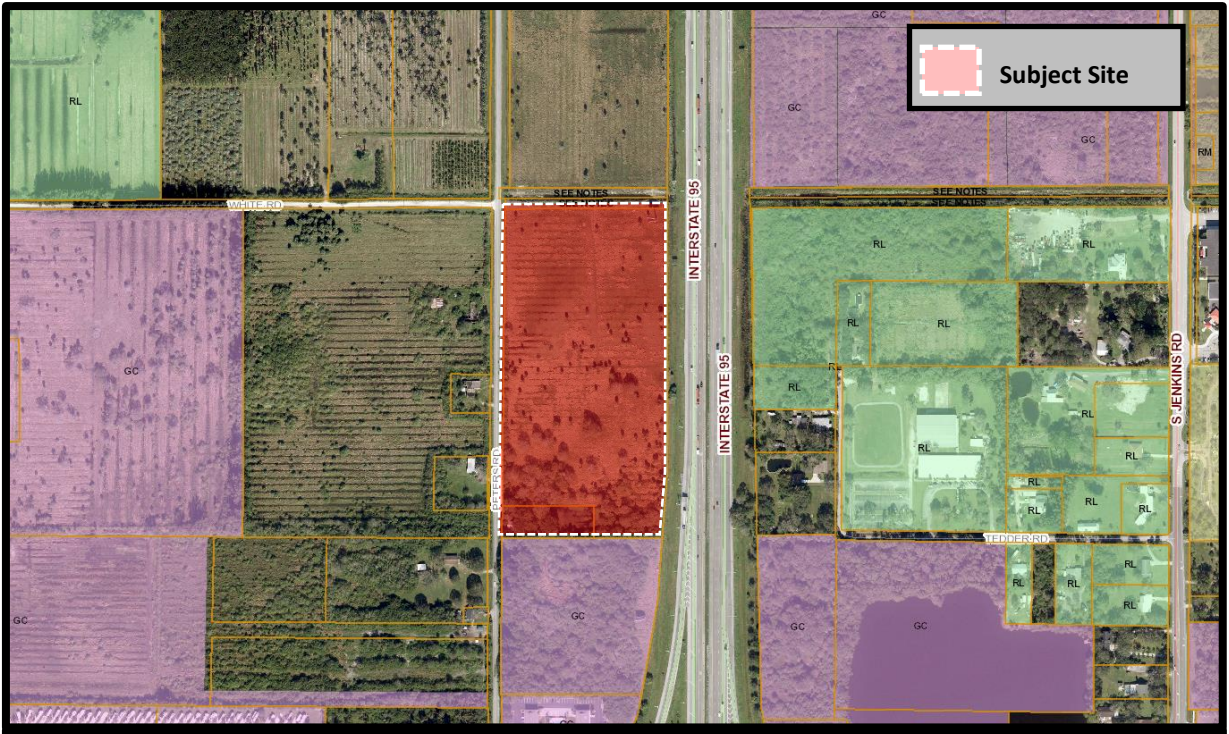

THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2398 Peters Road
Future Land Use Map

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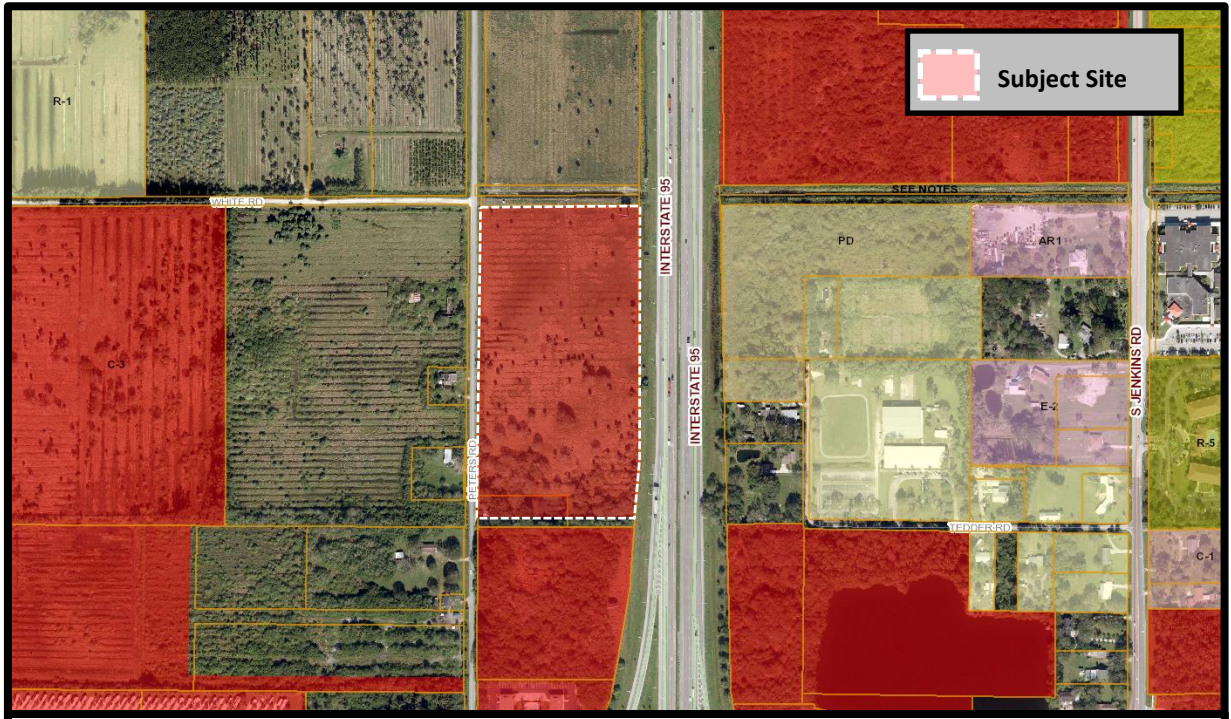

THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2398 Peters Road
Zoning Map

N
W E
S

December 17, 2020 *Via: Electronic Mail*

Brandon Creagan, LEED Green Associate
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34954

Re: 2398 Peters Road – Annexation
TRC Response to Comments
TRC Project # 20-02000006

Dear Brandon:

On behalf of our client, please find the attached response to comments received on December 16, 2020 for a project known as Annexation – 2398 Peters Road. Each comment is identified below followed by a response in ***bold italics***.

Planning Department

1. The St. Lucie County Future Land Use is Mixed Use (MXD) and the Zoning is Single Family, 2 du/acre (RS-2). As such once annexed into the City it will be given our Future Land Use of Mixed Use (MXD) & Zoning of Residential Single Family, two units per acre (E-2).

RESPONSE: Acknowledged.

2. It is staffs understanding that there will be subsequent applications filed for a Future Land Use Map Amendment, Zoning Atlas Map Amendment, Concurrency Review, Design Review, and Development Review soon for this site. The proposed use would be RV sales/storage.

RESPONSE: Applications for the above will follow. The proposed use is RV Sales and Service.

3. Provide the Legal Description in word form so that it can be added to the Annexation Ordinance.

RESPONSE: Please see attached legal description in word format.

FPUA Department

FPUA W/WW Engineering: Approved as noted;
The Water/ Wastewater Engineering Department has reviewed the 2398 Peters Road annexation application package for the 2 parcels and, there is no objection to the application. FPUA's water and sewer services are available to serve this location see attached utility map

RESPONSE: Acknowledged.

Public Works / Engineering Department

1. That section of Peters is maintained by the County. Is there intent for the City to assume the future responsibility of the ¾ of a mile that is County to adjoin with the City's section for this local roadway?

RESPONSE: These concerns will be addressed during the development review process and will need to be discussed between the City and County.

We feel the attached adequately addresses staff comments and respectfully request approval of application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Patricia Sesta
Planner

cc: Srinivas Kuchipudi – Project Hurricane

Z:\EDC-2020\20-298 - Lazydays RV\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2020-12-17_B_Creagan_2398_Peters_Annexation_Rsp2Cmts_20-298.docx

Planning Board **7. b.**

Meeting Date: 02/09/2021

Information

REQUESTED ACTION

Text Amendment - Chapters 4 and 125: Sale of Alcoholic Beverages

LOCATION

N/A

RESPONSIBLE STAFF

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval

Attachments

Staff Report
Proposed Text Amendment
Draft Ordinance

Form Review

Form Started By: Rebeca Guerra Started On: 02/02/2021 12:43 PM

Final Approval Date: 02/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Planning Board Members
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director
RE:	Text Amendment – Distance Requirements for Alcoholic Beverage Sales & Marine Commercial (C-6) Zoning District Alcohol Sales
BOARD DATE:	February 9, 2021

STAFF REPORT

Text Amendment
Distance Requirements for Alcoholic Beverage Sales
&
C-6 Zoning District Alcohol Sales

The City of Fort Pierce, through Chapter 4 - Alcoholic Beverages of the City's Code of Ordinances, has established minimum distance requirements for the consumption of alcoholic beverages on or off-premises. As part of these requirements, restaurants, bar/lounges, nightclubs, liquor stores, and grocery stores are identified in order to determine eligibility for obtaining licensing for alcoholic beverage sale and/or consumption. The minimum distances delineated within Section 4-6 of the Code range from 500 feet to 1,600 feet. There are no distance requirements, however, between liquor stores and grocery stores and another licensed establishment. As part of the discussion for this item, Staff researched 3 counties and 11 cities to ascertain what distance requirements, if any, neighboring municipalities have for the consumption of alcoholic beverages on or off-premises. The research found that there is no uniform standard for the regulation of this use, nor is there a consistent manner in which municipalities look at surrounding uses.

A study of existing alcoholic establishments within the City of Fort Pierce revealed that the majority of licenses issued are along major arterial roadways, namely US Highway 1, Orange Avenue, Okeechobee Road, Avenue D, and 25th Street. Similar studies of existing schools and churches show that these uses are more spread out, and thus, do not reflect the same manner of clustering along major arterial roadways. The Planning Department, after review with the City Commission at its last Conference Agenda, has drafted changes to Chapter 4 proposing changes to the minimum distances required between establishments with alcoholic beverage licenses and other religious/educational/business entities. Additionally, Staff is proposing to add properties with Marine Commercial (C-6) zoning to the list of zoning districts in Section 125-401 which may be eligible to obtain an alcoholic beverage license.

The Technical Review Committee voted to recommend approval of the proposed Text Amendment on January 21, 2021. Staff is also recommending APPROVAL of the proposed Text Amendment to Chapters 4 and 125.

Attachments:
Draft Text Amendment Language (with strike throughs and underlines)
Draft Ordinance

Section 4-6. - Areas for sale of alcoholic beverages — Distance restrictions established for consumption on- or off-premises.

(a) Minimum requirements. Establishments located in the zoning districts outlined in Section 125-401 shall meet the minimum distance requirements identified in Table 1.

MINIMUM DISTANCE REQUIREMENTS FOR CONSUMPTION ON- OR OFF-PREMISES

	CONSUME	RELIGIOUS INST.	SCHOOL	OTHER LIC. ESTABLISHMENT
RESTAURANT	On-premises	~~1,600 feet~~ N/A	~~1,600 feet~~ N/A	~~1,600 feet~~ N/A
BAR/LOUNGE	On-premises	~~1,600~~ 1,000 feet	~~1,600~~ 1,000 feet	~~1,600 feet~~ N/A
NIGHTCLUB	On-premises	~~1,600~~ 1,000 feet	~~1,600~~ 1,000 feet	~~1,600 feet~~ N/A
LIQUOR STORE	Off-premises	500 feet	500 feet	N/A
GROCERY	Off-premises	500 feet	500 feet	N/A

(b) *Exceptions.* Hotels or motels with 100 rooms or more and restaurants with a minimum seating capacity of 200 and containing a minimum of 4,000 square feet shall not be subject to distant restrictions.

(c) *Distance restrictions established for consumption on- or off-premises.* Distance restrictions as established in this chapter for consumption on- or off-premises shall not apply to properties identified in the Downtown Business and Entertainment Overlay District and properties fronting US Highway-1, Okeechobee Road, and Orange Avenue (with the exception of those in the Peacock Arts District).

(d) *Subsequent establishment of religious institution or school.* Whenever a vendor of alcoholic beverages has procured a license certificate permitting the sale of alcoholic beverages and thereafter a religious institution or school shall be established within 500 feet of the vendor of alcoholic beverages, the establishment of the religious institution or school shall not be cause for the discontinuance or classification as a non-conforming use of the business as a vendor of alcoholic beverages.

Section 125-401. - Areas for sale of alcoholic beverages—Designated.

Except as otherwise provided by law, it shall be unlawful for any person to sell, manufacture or distribute any intoxicating or alcoholic beverages, as defined in section 4-1, by retail for consumption on the premises or in sealed containers for consumption off the premises within the city, except in the following zone areas, where consistent with the applicable provisions of this chapter:

(1) Areas zoned R-4, Medium Density Residential.

(2) Areas zoned R-5, High Density Residential.

(3) Areas zoned C-1, Office Commercial.

(4) Areas zoned C-2, Neighborhood Commercial.

(5) Areas zoned C-3, General Commercial.

(6) Areas zoned C-4, Central Commercial.

(7) Areas zoned C-5, Tourist Commercial.

(8) Areas zoned C-6, Marine Commercial.

(~~8~~9) Areas zoned I-1, Light Industrial.

(~~9~~10) Areas zoned I-2, Marine Industrial.

(1~~0~~1) Areas zoned OS-1, General and Recreational Open Space.

(1~~1~~2) Areas zoned PUD, Planned Unit Development.

(1~~2~~3) Areas zoned PUR, Planned Unit Redevelopment.

ORDINANCE NO. 21-0XX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, PART II, CODE OF ORDINANCES; SUBPART A, GENERAL ORDINANCES; CHAPTER 4, ALCOHOLIC BEVERAGES; SECTION 4-6 AREAS FOR SALE OF ALCOHOLIC BEVERAGES - DISTANCE RESTRICTIONS ESTABLISHED FOR CONSUMPTION ON- OR OFF-PREMISES TO REDUCE OR ELIMINATE MINIMUM DISTANCE REQUIREMENTS FOR RESTAURANTS, BAR/LOUNGES, AND NIGHTCLUBS, ELIMINATING DISTANCE RESTRICTIONS FOR PROPERTIES FRONTING CERTAIN ROADWAYS, AND PROVIDING FOR THE SUBSEQUENT ESTABLISHMENT OF RELIGIOUS INSTITUTIONS OR SCHOOLS WITHIN 500 FEET OF AN EXISTING LICENSED VENDOR OF ALCOHOLIC BEVERAGES; AMENDING CHAPTER 125, SUBSECTION 125-401 AREAS FOR SALE OF ALCOHOLIC BEVERAGES - DESIGNATED, TO ALLOW FOR PROPERTIES IN THE MARINE COMMERCIAL ZONE (C-6) TO SELL ALCOHOLIC BEVERAGES; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 4 has been amended from time to time since it was first formally adopted on 1960; and

WHEREAS, Chapter 125 has been amended from time to time since it was first formally adopted on June 15, 1981, under Ordinance H-186 originally as Chapter 22; and

WHEREAS, the City of Fort Pierce delineates minimum distance requirements for the consumption on-premises and off-premises for restaurants, bar/lounges, nightclubs, liquor stores, and grocery stores; and

WHEREAS, the City of Fort Pierce Planning Board held a public meeting on February 9, 2021, to consider the land development code amendment and recommended approval of the amendment, with modifications, by a vote of X to X; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Section 4-6 is hereby amended so that the same shall read as follows: Section 4-6. - Areas for sale of alcoholic beverages — Distance restrictions established for consumption on- or off-premises.

(a) Minimum requirements. Establishments located in the zoning districts outlined in Section 125-401 shall meet the minimum distance requirements identified in Table 1.

Minimum Distance Requirements for Consumption On- or Off-Premises				
	Consume	Church	School	Other Licensed Establishment
Restaurant	On-premises	~~1,600 feet~~ N/A	~~1,600 feet~~ N/A	~~1,600 feet~~ N/A
Bar/lounge	On-premises	~~1,600~~ 1,000 feet	~~1,600~~ 1,000 feet	~~1,600 feet~~ N/A
Nightclub	On-premises	~~1,600~~ 1,000 feet	~~1,600~~ 1,000 feet	~~1,600 feet~~ N/A
Liquor store	Off-premises	500 feet	500 feet	N/A
Grocery	Off-premises	500 feet	500 feet	N/A

(b) Exceptions. Hotels or motels with 100 rooms or more and restaurants with a minimum seating capacity of 200 and containing a minimum of 4,000 square feet shall not be subject to distant restrictions.

(c) Distance restrictions established for consumption on- or off-premises. Distance restrictions as established in this chapter for consumption on- or off-premises shall not apply to properties identified in the Downtown Business and Entertainment Overlay District and properties fronting US Highway-1, Okeechobee Road, and Orange Avenue (with the exception of those in the Peacock Arts District).

(d) Subsequent establishment of religious institution or school. Whenever a vendor of alcoholic beverages has procured a license certificate permitting the sale of alcoholic beverages and thereafter a religious institution or school has been established within 500 feet of the vendor of alcoholic beverages, the establishment of the religious institution or school shall not be cause for the discontinuance or classification as a non-conforming use of the business as a vendor of alcoholic beverages.

SECTION 2. Section 125-401 is hereby amended so that the same shall read as follows:

Sec. 125-401. - Areas for sale of alcoholic beverages—Designated.

Except as otherwise provided by law, it shall be unlawful for any person to sell, manufacture or distribute any intoxicating or alcoholic beverages, as defined in section 4-1, by retail for consumption on the premises or in sealed containers for consumption off the premises within the city, except in the following zone areas, where consistent with the applicable provisions of this chapter:

(1) Areas zoned R-4, Medium Density Residential.
(2) Areas zoned R-5, High Density Residential.
(3) Areas zoned C-1, Office Commercial.
(4) Areas zoned C-2, Neighborhood Commercial.
(5) Areas zoned C-3, General Commercial.
(6) Areas zoned C-4, Central Commercial.
(7) Areas zoned C-5, Tourist Commercial.
(8) Areas zoned C-6, Marine Commercial.
(~~8~~9) Areas zoned I-1, Light Industrial.
(~~9~~10) Areas zoned I-2, Marine Industrial.
(10~~1~~) Areas zoned OS-1, General and Recreational Open Space.
(City commission approval required for alcohol consumption in parks. See chapter 12)
(11~~2~~) Areas zoned PUD, Planned Unit Development.
(12~~3~~) Areas zoned PUR, Planned Unit Redevelopment.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 5. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 21-0XX was duly advertised by title only in the St. Lucie News Tribune on Sunday, February X, 2021, and on Sunday, March X, 2021; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on March X, 2021; and was duly introduced, read by title only, and passed on second and final reading March X, 2021, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this XXth day of March, 2021.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____

Linda W. Cox
CITY CLERK

(CITY SEAL)

Planning Board **7. c.**

Meeting Date: 02/09/2021

Information

REQUESTED ACTION

Text Amendment - Chapter 125: Residential Construction & Nonconforming Lots

LOCATION

N/A

RESPONSIBLE STAFF

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval

Attachments

Staff Report
Proposed Text Amendment
Draft Ordinance

Form Review

Form Started By: Rebeca Guerra Started On: 02/02/2021 12:56 PM

Final Approval Date: 02/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Planning Board Members
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director
RE:	Text Amendment – Chapter 125: Residential Construction & Nonconforming Lots
BOARD DATE:	February 9, 2021

STAFF REPORT

Text Amendment
Chapter 125: Residential Construction & Nonconforming Lots

The above-referenced Text Amendment is being submitted for the Board's review. The request seeks to modify three (3) sections of Chapter 125 in order to facilitate the construction of duplexes on lots within in-fill neighborhoods as well as clarify and correct the maximum density allowed in certain zoning districts in a manner consistent with the maximum densities permitted in the City's Comprehensive Plan as listed within their respective Future Land Use designations.

Section 125-70 is proposing to add "duplexes" to the list of dwelling types which may be afforded the ability to develop on legal nonconforming lots in spite of the lot not having the acreage to meet the minimum lot size required for its respective zoning district.

Section 125-193 is seeking to specify the overall net density permitted in the Single-Family Moderate Density Zone (R-3) and as well as clarify the overreaching residential purpose of the zone itself consistent with the City's Comprehensive Plan.

Section 125-243 is correcting the maximum gross density which may be allowed by the City Commission for innovative developments in the Single-Family Moderate Density Zone (R-3), Medium Density Zone (R-4), and the High Density Zone (R-5) consistent with the City's Comprehensive Plan.

The Technical Review Committee voted to recommend approval of the proposed Text Amendment on January 21, 2021. Staff is also recommending APPROVAL of the proposed Text Amendment to Chapter 125.

Attachments:
Draft Text Amendment Language (with strike throughs and underlines)
Draft Ordinance

Section. 125-70. - Nonconforming lots.

If, at the effective date of adoption or amendment of the ordinance from which this chapter is derived, a lot of record exists which could be lawfully used for some purpose and the lot is no longer permissible for any use under the terms of this chapter relating to lot size, and if the entire contiguous land holdings in single ownership have not decreased, other than due to eminent domain proceedings, since the lot became nonconforming, and if the use satisfies other requirements of this chapter, then such lot:

(1) If located in an E-1, R-1, R-2, R-3, R-4, R-4A or R-5 district may be used for a single-family dwelling, or a duplex, if approved with a Conditional Use in the R-3 or R-5 districts or if permitted by right in the R-4 or R-4A districts, ~~except~~ but not a mobile home; provided, however, that this section shall not apply to any such lots which immediately adjoin other such lots and which are under common ownership and capable of being replatted so as to create one or more lots which may be used for some purpose after the effective date of adoption or amendment of the ordinance from which this chapter is derived; or

(2) If located in a nonresidential district may be used for any use allowed in the district.

Section. 125-193. - Single-family moderate density zone (R-3).

(a) *Purpose.* The major purpose of this zoning district is to provide for residential areas ~~of single-family dwellings~~ with an average net density in conventional developments of approximately six units per acre. Innovative residential developments, however, may have higher net densities not exceeding eight units per acre. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities. Public water and sewer service should be available.

Section. 125-243. - Innovative residential developments.

(e) *Residential densities.* Densities will not exceed the level which the city commission determines is appropriate due to natural features of the area, public facility and service needs and capacities, transportation needs and capacities and compatibility with nearby development. ~~Unless~~ If it determines that density bonuses should be allowed in accordance with the following criteria, the maximum gross density allowed ~~shall~~ may be ~~five~~ up to eight units per acre in an R-3 zone, ~~ten~~ twelve units per acre in an R-4 zone and ~~15~~ eighteen units per acre in an R-5 zone. Density bonuses awarded for the following criteria are cumulative:

ORDINANCE NO. 21-0XX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, PART II - CODE OF ORDINANCES, SUBPART B LAND DEVELOPMENT ORDINANCES, CHAPTER 125 - ZONING, SECTION 125-70 - NONCONFORMING LOTS, TO ALLOW FOR DUPLEXES TO BE CONSTRUCTED; AMENDING CHAPTER 125, SUBSECTION 125-193(A) SINGLE-FAMILY MODERATE DENSITY ZONE (R-3), TO PROVIDE CLARIFICATION AS TO THE RESIDENTIAL PURPOSE OF THE ZONE AS WELL AS THE DENSITIES PERMITTED CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN, AMENDING SUBSECTION 125-243(E) TO PROVIDE FOR CLARIFICATION OF DENSITIES PERMITTED CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 125 has been amended from time to time since it was first formally adopted on June 15, 1981, under Ordinance H-186 originally as Chapter 22; and

WHEREAS, the City of Fort Pierce seeks to regulate existing lots, structures, uses of land or structures, and characteristics of uses which were lawful before the Zoning Code was passed or amended, but which violate provisions of the Code or future amendments; and

WHEREAS, the City of Fort Pierce Planning Board held a public meeting on February 9, 2021, to consider the land development code amendment and recommended approval of the amendment, with modifications, by a vote of X to X; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Section 125-70(1) is hereby amended so that the same shall read as follows:

Sec. 125-70(1). – Nonconforming lots.

If, at the effective date of adoption or amendment of the ordinance from which this chapter is derived, a lot of record exists which could be lawfully used for some purpose and the lot is no longer permissible for any use under the terms of this chapter relating to lot size, and if the entire contiguous land holdings in single ownership have not decreased, other than due to eminent domain proceedings, since the lot became nonconforming, and if the use satisfies other requirements of this chapter, then such lot:

(1) If located in an E-1, R-1, R-2, R-3, R-4, R-4A or R-5 district may be used for a single-family dwelling, or a duplex, if approved with a Conditional Use in the R-3 or R-5 districts or if permitted by right in the R-4 or R-4A districts, ~~except~~ but not a mobile home; provided, however, that this section shall not apply to any such lots which immediately adjoin other such lots and which are under common ownership and capable of being replatted so as to create one or more lots which may be used for some purpose after the effective date of adoption or amendment of the ordinance from which this chapter is derived; or

SECTION 2. Section 125-193(a) is hereby amended so that the same shall read as follows:

Sec. 125-193. - Single-family moderate density zone (R-3).

(a) Purpose. The major purpose of this zoning district is to provide for residential areas ~~of single-family dwellings~~ with an average net density in conventional developments of approximately six units per acre. Innovative residential developments, however, may have higher net densities not exceeding eight units per acre. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities. Public water and sewer service should be available.

SECTION 3. Section 125-243(e) is hereby amended so that the same shall read as follows:

Sec. 125-243. - Innovative residential developments.

(e) Residential densities. Densities will not exceed the level which the city commission determines is appropriate due to natural features of the area, public facility and service needs and capacities, transportation needs and capacities and compatibility with nearby development. ~~Unless~~ If it determines that density bonuses should be allowed in accordance with the following criteria, the maximum gross density allowed ~~shall~~ may be ~~five~~ up to eight units per acre in an R-3 zone, ~~ten~~ twelve units per acre in an R-4 zone and ~~15~~ eighteen units per acre in an R-5 zone. Density bonuses awarded for the following criteria are cumulative:

SECTION 4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 6. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 21-0XX was duly advertised by title only in the St. Lucie News Tribune on Sunday, February X, 2021, and on Sunday, March X, 2021; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on March X, 2021; and was duly introduced, read by title only, and passed on second and final reading March X, 2021, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this XXth day of March, 2021.

_____

Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____

Linda W. Cox
CITY CLERK

(CITY SEAL)

Planning Board **7. d.**

Meeting Date: 02/09/2021

Information

REQUESTED ACTION

Rezoning - Walsh Kings Highway - 2564 S. Kings Highway

LOCATION

2564 South Kings Highway

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments & Applicants Response

Form Review

Form Started By: Brandon Creagan Started On: 02/02/2021 04:25 PM

Final Approval Date: 02/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Future Land Use Map Amendment** **Application for Zoning Atlas Map Amendment** **Walsh Kings Highway – 2564 South Kings Highway**
BOARD DATE:	February 9, 2021

STAFF REPORT

Property Owner	Patricia Farley 8602 SE Driftwood Street Hobe Sound, FL 33455
Representative:	Engineering, Design, & Construction Inc. 2980 South 25th Street Fort Pierce, Florida 34981
Requested Action:	Approval to change the Future Land Use of a parcel from Mixed Use (MXD) to General Commercial (GC) Approval to Rezone three (3) parcels from Single Family, 2 du/acre (E-2) to General Commercial (C-3)
Site Location:	2564 South Kings Highway
Parcel IDs:	2324-233-0000-000-7
Existing Use:	Vacant
Parcel Size:	8.90 acres
Current Future Land Use:	Mixed Use (MXD)
Current Zoning:	Single Family, 2 du/acre (RS-2)

Proposed Future Land Use: General Commercial (GC)

Proposed Zoning: General Commercial (C-3)

	North	East	South	West
Surrounding FLU:	GC	GC	GC/I	GC/RM
Surrounding Zoning:	C-3	C-3	C-3/I-1	C-3/R-4

Staff Analysis:

Request

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting review and approval of a Future Land Use Map Amendment from Mixed Use (MXD) to General Commercial (GC) with a compatible change to the Zoning Atlas (Rezoning) from Single Family, two (2) du/acre (E-2) to General Commercial (C-3) to develop the site for a future RV storage and personal storage development. The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for development of the site.

Future Land Use and Zoning Designation Comparison

The subject site currently has a Future Land Use of Mixed Use (MXD). The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two of the following general land uses:

- Residential (single-family and/or multifamily);
- Commercial—General and/or Neighborhood;
- Commercial—Town Center;
- Hotel (minimum 100 units);
- Office Uses—Professional and/or medical;
- Industrial;
- Institutional.

The applicant is seeking a Future Land Use of General Commercial (GC) to be consistent with the development that will be proposed on the site. Due to the proposed development not containing at least two (2) different uses as required in the Mixed-Use category described above, the parcel cannot maintain the Mixed-Use Future Land Use as it would not be compatible with the Comprehensive Plan. The GC designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include

multifamily residential, intensive/general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks/recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

As the area is surrounded by land use that is either General Commercial (GC), Medium Density Residential (RM), or Industrial (I), the requested General Commercial land use is compatible with its surrounding uses. Currently, there are no direct conflicts with the subject request. Staff has indicated that proper attention to future development in the proximity is necessary to properly plan for increased traffic and subsequent impacts to the level of service standard.

The traffic study concluded that the change in land use can be accommodated with the current funded long-range transportation network and the proposed daily trips will not have a significant impact on the transportation network. At the time of submittal of a development proposal for the subject site, the applicant will be required to submit for review and approval of a subsequent traffic study that analyzes the traffic impacts of the proposed development and layout of the site plan. Kings Highway from Orange Avenue to Okeechobee Road is currently undergoing a planned Department of Transportation reconstruction that includes road widening, intersection improvements, and drainage improvements.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the proposed applications:

(1) The amendment is consistent with the Comprehensive Plan.
(2) The amendment will not have an adverse effect on the ability of the City to:

    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services.

(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is not out of character for the area and is similar to surrounding land uses and zoning designations. The current zoning of Single Family, 2 du/acre (RS-2) is not compatible with the surrounding area as this zoning category is suitable for areas with single family estates or other residentially zoned areas and not for areas that are commercial or industrial centers.

The Fort Pierce Utilities Authority (FPUA) does not have an objection to the requested change, however, notes that at present, water and sewer services are not available to serve the property. The applicant will be required to coordinate with FPUA at the Development Review application stage to bring water and sewer services to the site.

Technical Review Committee

All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

Staff Recommendation Future Land Use Map Amendment

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Staff recommends that the Local Planning Agency (Planning Board) forward a recommendation of **APPROVAL** to the City Commission.

Staff Recommendation Zoning Atlas Map Amendment

The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

☑ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☑ Warranty Deed & Legal Description
- ☑ St. Lucie County Property Record Card
- ☑ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☑ Current Survey
- ☑ Environmental Study
- ☑ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- ☑ Drainage Analysis
- ☑ Historical Report
- ☑ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 2564 S. Kings Highway, Fort Pierce, FL
2. Property Tax ID(s): 2324-233-0000-000-7
3. Total Acreage: 8.90 ac.
4. Existing Future Land Use Designation: MXD (SLC)
5. Existing Zoning Classification: RS-2 (SLC)
6. Proposed Zoning Classification: C-3 (Fort Pierce)
7. Other applications being submitted concurrent with this application, if any:
   Annexation, Rezone, Conditional Use, Site Plan
8. Describe the existing uses, improvements and structures on the amendment lands:
   Undeveloped
9. Are there any identified or possible historical structures on the amendment lands? No (See Historical Report)
10. The reason for making this request:
    Assignment of City of Fort Pierce Future Land Use Designation upon annexation to "Commercial"

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	NE: FDOT ROW NW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)
South	ROW: Crossroads Parkway (SLC) SW: Developed (FA Precast) SE: Undeveloped Commercial	SW: Industrial (Fort Pierce) SE: GC (Fort Pierce)	SW: I-1 (Fort Pierce) SE: C-3 (Fort Pierce)
East	Developed Mobile Home Park	GC (Fort Pierce)	C-3 (Fort Pierce)
West	ROW: S. Kings Highway (FDOT) West of ROW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD (SLC)	RS-2 (SLC)	9 du / acre	8.90	X
Proposed	Commercial (Fort Pierce)	C-3 (Fort Pierce)	FAR 1.0	8.90	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	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	20,826 GPD
Proposed Zoning	Total gallons per day	387,684 GPD
Change in Demand	**Total gallons per day**	increase of 366,858 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	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	20,826 GPD
Proposed Zoning	Total gallons per day	387,684 GPD
Change in Demand	**Total gallons per day**	increase of 366,858 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	9,210.72	0	decrease of 9,210.72
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	Allapattah Flats K-8	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	10.7 miles	6.1 miles
Current Zoning Enrollment Demand	59.04	25.30
Proposed Zoning Enrollment Demand	0	0
Change in Demand	decrease of 59.04	decrease of 25.30

E. Solid Waste:
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	2,547.02 lbs per day
Proposed Zoning	5,039.89 lbs per day
Change in Demand	increase of 2,492.87 lbs per day

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)	
Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure into an existing FDOT ditch on Kings Highway.

G. Transportation Analysis:
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	756	61 / 80
Proposed Zoning	585	78 / 78
Change in Demand	Trips - 171	Trips - 17 / - 2
Impact to Capacity	Reduction in daily trips	

12. Name of Owner(s): Patricia Farley
Mailing Address: 8613 SE Banyan Tree Street
City Hobe Sound State FL Zip 33455
Phone # 772-546-5707
E-mail:

13. Name of Applicant: Michael Lee Walsh GC
Mailing Address: 15216 SW Palm Oak Avenue
City Indiantown State FL Zip 34956
Phone # 561-758-5619 Fax #
E-mail: michaelleewalsh@gmail.com

14. Name of Representative: Brad Currie, AICP, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature (Authorized Agent) Date 10/27/2020

8602 SE Driftwood Street, Hobe Sound, FL 33455
Address State FL 33455 Zip

772-546-5707
Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Patricia Farley 772-546-5707
Property Owner's Name (Please Print) Phone
8602 SE Driftwood Street Hobe Sound, FL 33455
Address State Zip

(Authorized Agent)
Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 27th day of October, 20 20, by Bradley J. Currie (Authorized Agent) who is personally known to me or has produced _____ as identification.

Patricia M. Sesta
Signature of Notary

(seal) Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

OFFICE USE:		
DATE RECEIVED:_____	Signed:_____	
File Number:_____	Check No: _____	Receipt No: _____
TRC Review:_____	Planning Board Review: _____	City Commission: _____
Ordinance No:_____	Date Approved: _____	

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

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In addition to a complete application, packets shall include:

- ☑ Warranty Deed & Legal Description
- ☑ St. Lucie County Property Record Card
- ☑ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☑ Current Survey
- ☑ Environmental Study
- ☑ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- ☑ Drainage Analysis
- ☑ Historical Report
- ☑ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 2564 S. Kings Highway, Fort Pierce, FL
2. Property Tax ID(s): 2324-233-0000-000-7
3. Total Acreage: 8.90 ac.
4. Existing Future Land Use Designation: MXD (SLC)
5. Existing Zoning Classification: RS-2 (SLC)
6. Proposed Zoning Classification: C-3 (Fort Pierce
7. Other applications being submitted concurrent with this application, if any: Annexation, FLU Amendment, Conditional Use and Site Plan

8. Describe the existing uses, improvements and structures on the amendment lands: Undeveloped

9. Are there any identified or possible historical structures on the amendment lands? No (See Historical Rpt

10. The reason for making this request: Assignment of City of Fort Pierce Zoning Designation upon annexation to Commercial (C-3).

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	NE: FDOT ROW NW: Undeveloped Commercial	CG (Fort Pierce)	C-3 (Fort Pierce)
South	ROW: Crosstown Pkwy (SLC) SW: Developed (FA Precast) SE: Undeveloped Commercial	SW: Industrial (Fort Pierce) SE: GC (Fort Pierce)	SW: I-1 (Fort Pierce) SE: C-3 (Fort Pierce
East	Developed Mobile Home Park	CG (Fort Pierce)	C-3 (Fort Pierce)
West	ROW: S. Kings Hwy (FDOT) West of ROW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD (SLC)	RS-2 (SLC)	9 du / acre	8.90	X
Proposed	Commercial (Fort Pierce)	C-3 (Fort Pierce)	FAR 1.0	8.90	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	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	20,826 GPD
Proposed Zoning	Total gallons per day	387,684 GPD
Change in Demand	**Total gallons per day**	increase of 366,858 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	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	20,826 GPD
Proposed Zoning	Total gallons per day	387,694 GPD
Change in Demand	**Total gallons per day**	increase of 366,868 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	9,210.72	0	decrease of 9,210.72
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	Allapattah Flats K-8	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	10.7 miles	6.1 miles
Current Zoning Enrollment Demand	59.04	25.30
Proposed Zoning Enrollment Demand	0	0
Change in Demand	decrease of 59.04	decrease of 25.30

E. Solid Waste:
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	2,547.02 lbs per day
Proposed Zoning	5,039.89 lbs per day
Change in Demand	increase of 2,492.87 lbs per day

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)

Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure into an existing FDOT ditch on Kings Highway.

III. Transportation Analysis

G. Traffic
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	756	61 / 80
Proposed Zoning	585	78 / 78
Change in Demand	Trips -171	Trips -17 / -2
Impact to Capacity		

12. Name of Owner(s): Patricia Farley
Mailing Address: 8613 SE Banyan Tree Street
City Hobe Sound State FL Zip 33455
Phone # 772-546-5707
E-mail:

13. Name of Applicant: Michael Lee Walsh GC
Mailing Address: 15216 SW Palm Oak Avenue
City Indiantown State FL Zip 34956
Phone # 561-758-5619 Fax #
E-mail: michaelleewalsh@gmail.com

14. Name of Representative: Brad Currie, AICP, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201,
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature Bradley J. Currie (Authorized Agent) 10/27/2020 Date

8602 SE Driftwood Street, Hobe Sound	FL	33455
Address	State	Zip

772-546-5707		
Phone	Fax	E-mail Address

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Patricia Farley	772-546-5707	
Property Owner's Name (Please Print)	Phone	

8602 SE Driftwood Street, Hobe Sound	FL	33455
Address	State	Zip

		10/27/2020
Property Owner's Signature	Bradley J. Currie (Authorized Agent)	Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 27th day of October, 20 20, by Bradley J. Currie (Authorized Agent) who is personally known to me or has produced _____ as ident

Patricia M. Sesta
Signature of Notary

(seal)

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	NE: FDOT ROW NW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)
South	ROW: Crossroads Parkway (SLC) SW: Developed (FA Precast) SE: Undeveloped Commercial	SW: Industrial (Fort Pierce) SE: GC (Fort Pierce)	SW: I-1 (Fort Pierce) SE: C-3 (Fort Pierce)
East	Developed Mobile Home Park	GC (Fort Pierce)	C-3 (Fort Pierce)
West	ROW: S. Kings Highway (FDOT) West of ROW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)

	Future Land Use	Zoning Classification	Maximum Intensity **Residential: Dwelling Units per Acre** **Other: Square Footage**	Total Acreage	Flood Zone
Current	MXD (SLC)	RS-2 (SLC)	9 du / acre	8.90	X
****Proposed**	Commercial (Fort Pierce)	C-3 (Fort Pierce)	FAR 1.0	8.90	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	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	20,826 GPD
**Proposed Zoning/FLU	Total gallons per day	387,684 GPD
**Change in Demand	Total gallons per day	increase of 366,858 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	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	20,826 GPD
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**Change in Demand	Total gallons per day	increase of 366,858 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	9,210.72	0	decrease of 9,210.72
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	Allapattah Flats K-8	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	10.7 miles	6.1 miles
Current Zoning/FLU Enrollment Demand	59.04	25.30
****Proposed Zoning/FLU Enrollment Demand**	0	0
****Change in Demand**	decrease of 59.04	decrease of 25.30

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	2,547.02 lbs per day
****Proposed Zoning/FLU**	5,039.89 lbs per day
***Change in Demand**	increase of 2,492.87 lbs per day

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)

Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure into an existing FDOT ditch on Kings Highway.

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	756	61 / 80
****Proposed Zoning/FLU**	585	78 / 78
***Change in Demand**	Trips - 171	Trips - 17 / - 2
Impact to Capacity	Reduction in daily trips	

IV. Project Description

PHASING					
Is this project (phase) part of a larger project? ☐ Yes ☑ No					
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential Units: N/A	Single Family: N/A		Multifamily: N/A		
Non-residential (square footage): 121,938 sf					
Mixed-use (describe use): N/A					
(If this is a single phase project, name it Phase I – Total)					

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	N/A				
Single-family, attached	N/A				
Multi-family	N/A				
Other (specify)	N/A				

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Storage Units	Phase 1	88,748 sf		08/01/2021	08/01/2023
RV Storage	Phase 1	33,190 sf		08/01/2021	08/01/2023

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

ENGINEERS SURVEYORS ENVIRONMENTAL

PROJECT NARRATIVE & COVER LETTER
Walsh Kings Highway Property
Future Land Use & Rezone Application
October 26, 2020

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of a Future Land Use and Rezone application for an 8.90 +/- acre parcel currently located in St. Lucie County, Florida for a proposed self-storage and RV storage development with associated site improvements. Application for annexation is currently under review by the City of Fort Pierce. The subject parcel is noted below and is located east of S. Kings Highway and north of Crossroads Parkway in Fort Pierce, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located east of S. Kings Highway and north of Crossroads Parkway in St. Lucie County. The parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:
2324-233-0000-000-7	2564 S. Kings Highway	8.90

This parcel is currently in the jurisdiction of St. Lucie County for which an annexation application is currently under review by the City of Fort Pierce. This parcel has an existing Future Land Use designation of Mixed Use (MXD) and is located in the Residential (RS-2) Zoning designation (St. Lucie County). The applicant is requesting approval to change the Future Land Use designation to Commercial and the underlying Zoning designation to Commercial (C-3).

There is 2.311-acre parcel to the northwest of the subject parcel for which there is no property information available. To the northeast is an undeveloped parcel which has a City of Fort Pierce Future Land Use designation of General Commercial (GC) and has a Commercial (C-3) Zoning designation.

To the west of the subject property lies the right-of-way of S Kings Highway, a State owned and maintained road. West of the right-of-way, lies an undeveloped commercial parcel. This parcel has a Fort Pierce Future Land Use designation of General Commercial (CG) and an underlying Zoning designation of Commercial (C-3).

South of the subject parcel is the right-of-way of Crossroads Parkway which is owned and maintained by St. Lucie County. Southwest of the right-of-way is a developed Industrial parcel with a Fort Pierce Future Land Use designation of Industrial and an underlying Zoning designation of Industrial (I-1). The parcel located to the southeast of the subject site, south of the Crossroads Parkway right-of-way has a General Commercial (GC) and an underlying Zoning designation of Commercial (C-3).

To the east of the subject is a developed RV park known as Treasure Coast RV Resort. This development has a Fort Pierce Future Land Use designation of General Commercial (GC) and an underlying Zoning Designation of Commercial (C-3).

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Engineering Design & Construction, Inc. 10250 SW Village Parkway, Suite 201, Port Saint Lucie, FL 34987 772-462-2455 www.EDC-Inc.com

Patricia Farley
2564 S. Kings Highway
Hobe Sound, FL 33455

AGENT CONSENT FORM

Project Name: Walsh Kings Highway

Parcel ID: 2324-233-0000-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED Patricia Farley, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 19th day of August, 2020, by Patricia Farley (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Notary Signature

Alexis Jan Day
Printed Name of Notary

ALEXIS JAN DAY
NOTARY PUBLIC
STATE OF FLORIDA
NO. GG 304039
MY COMMISSION EXPIRES FEB. 24, 2023
(Notary Seal)

Feb. 24, 2023
My commission expires

Owner's Signature

PATRICIA FARLEY
Owner's Name

8602 SE. DRIFTWOOD St
Street Address

HOBE SOUND, FL. 33455
City, State, Zip

772-546-5707
Telephone / Email

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3447660 OR BOOK 3176 PAGE 228, Recorded 03/05/2010 at 08:53 AM

Prepared by:

Boston National Title and Escrow, LLC
473 NW Prima Vista Blvd.
Port St. Lucie, Florida 34983

File Number: 09-1784

Corrective General Warranty Deed

Made this 16 day of February, 2010 A.D. By **Jack Corley,** whose address is: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455, hereinafter called the grantor, to **Patricia Farley**, whose post office address is: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

The Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Gantor(s)reside thereon.

This Deed is being re-recorded in order to correct the erroneous legal description in that certain Deed recorded 10/21/2009 in Official Record Book 3138, Page 1047, of the Public Records of St. Lucie County, Florida.

Parcel ID Number: **2324-233-0000-000-7**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2009.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Jennifer Vincelio

Witness Printed Name Debbie McCormick

Jack Corley (Seal)
Address: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455

(Seal)
Address:

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 16 day of February, 2010, by Jack Corley, who is/are personally known to me or who has produced FLDR2. as identification.

DEBBIE MCCORMICK
MY COMMISSION # DD 679380
EXPIRES: September 26, 2011
Bonded Thru Notary Public Underwriters

Notary Public
Print Name: Debbie McCormick
My Commission Expires: 9-26-11

Saint Lucie County Property Appraiser
Michelle Franklin CFA
Report generated: Tuesday, May 12, 2020
Parcel Report





Parcel

Parcel ID:	2324-233-0000-000-7
Property ID:	14258
Owner 1:	Patricia Farley
Site Address:	2564 S KINGS HWY

Owner

Owner 1:	Patricia Farley
Owner 2:	
Owner 3:	
Mailing Address:	8613 SE Banyan Tree St Hobe Sound, FL 33455-2908

Overview

Primary Land Use:	0100 - SF Res
District Group:	0002 - Saint Lucie County
Subdivision:	Metes and Bounds
Just/Market Value:	$593,000
Finished Area:	1,074
Acres:	8.9
Total Area:	387,684

Legal Description

Legal Description: 24 35 39 SW 1/4 OF SW 1/4 OF NW 1/4- LESS THAT PART FOR RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 07 03 W 14.82 FT, TH N 89 52 57 E 25 FT TO POB; TH N 00 07 03 W 69.82 FT TO CURVE CONC NE, R OF 25 FT, TH NELY ALG ARC 39.08 FT, TH S 89 41 24 E 368.29 FT, TH S 00 18 36 W 45 FT, TH N 89 41 24 W 392.76 FT TO POB (8.90 AC - 387,684 SF) (OR 3176-228: 3138-1047)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$593,000	$14,500	$578,500	$0	$593,000	$0	$593,000	$0	$0
2018	$592,300	$13,800	$578,500	$0	$592,300	$0	$592,300	$0	$0
2017	$895,400	$5,400	$890,000	$0	$739,640	$0	$739,640	$155,760	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

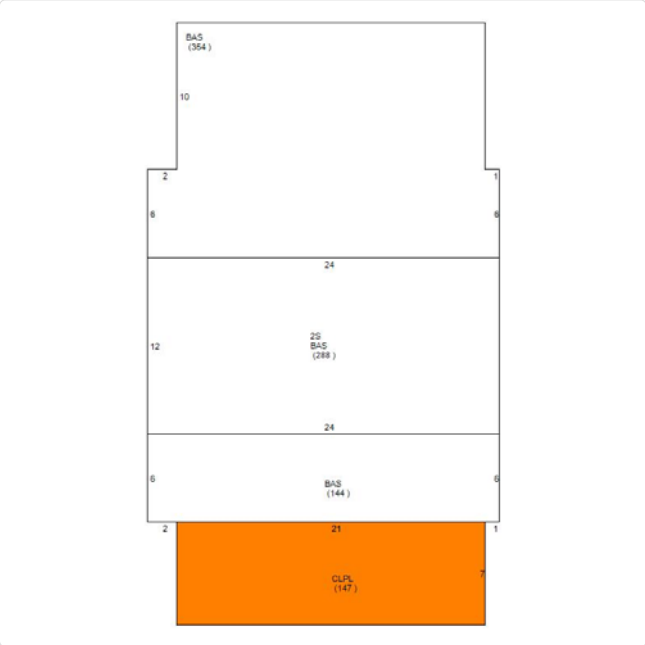
Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2016	8.9	$155.75
County Solid Waste	2009	12	$276.14

Improvements

Building Sequence:	1
Bedrooms:	2
Bathrooms:	1
Building Type:	HD- -
Story Height:	
No of Living Units:	1
Total Finished Area:	1,074
Gross Sketched Area:	1,221
Year Built:	1940
Effective Year:	1940
Primary Roof Cover:	Metal
Primary Roof Structure:	Gable
Primary Wall:	Frm Stucco
A/C %:	0

Building Sketches



Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
	B24	BASE AREA B24	0	600
	UTL	UTILITY ROOM	0	967
1	2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	288	288
1	BAS	BASE AREA	786	786
1	CLPL	Closed Porch Low	0	147

Land Lines

Line Number	Units	Unit Type
1	8.9	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/15/2010	$0	0111	WD	Corley Jack	3176-228	Clerk of Courts
09/01/2009	$100	0130	WD	Corley Jack	3138-1047	Clerk of Courts
06/10/2005	$1,300,000	XX00	WD	Archer John T	2271-1885	Clerk of Courts
02/29/1996	$100	XX01	QC	Archer John T	1002-306	Clerk of Courts
07/05/1995	$0	XX01	PB		964-1115	Clerk of Courts

Photos

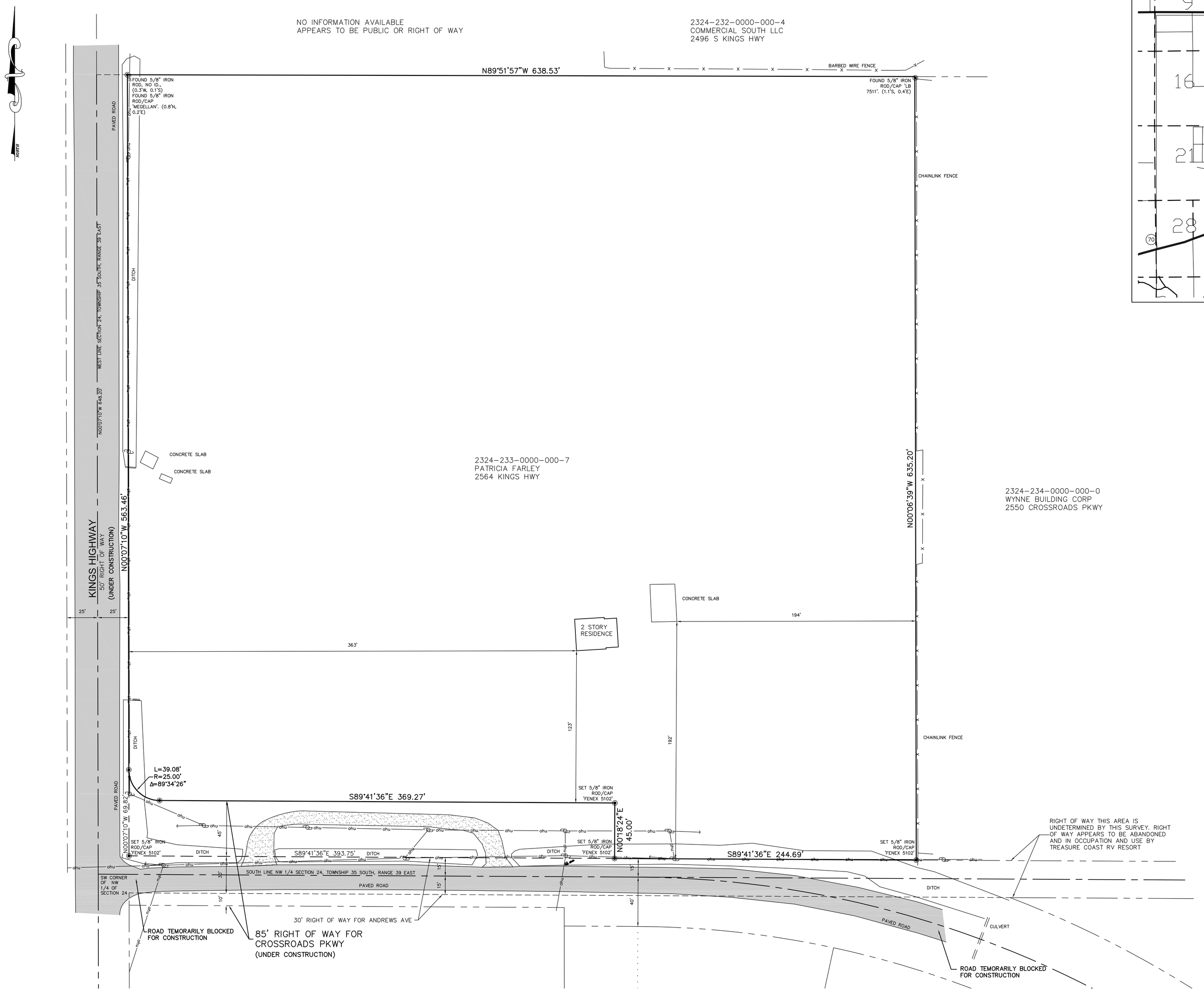


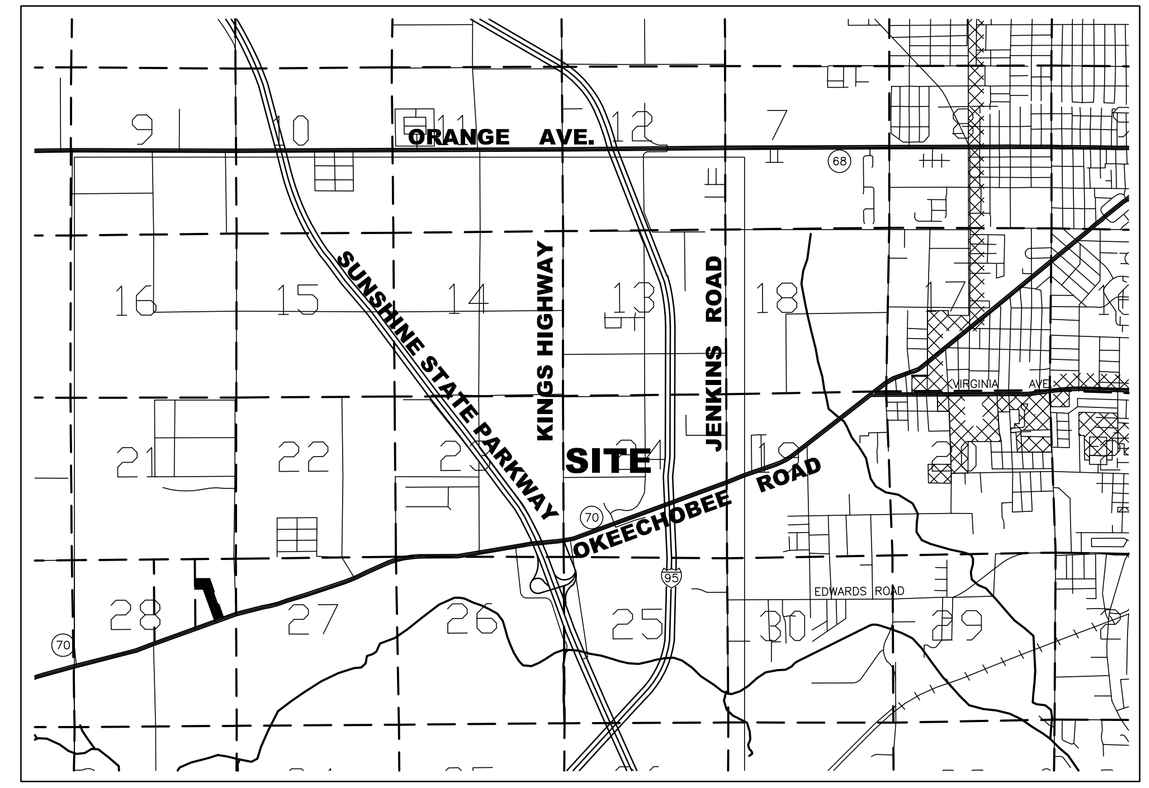


GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.





LOCATION MAP
(NOT OT SCALE)

SURVEYOR'S NOTES:

1. BEARINGS REFER TO STATE PLANE NAD83, FLORIDA EAST ZONE 901 AS REFERENCED ALONG THE WEST LINE OF SECTION 25-35-39.
2.. PROPERTY LIES IN FLOOD ZONE X, FEMA MAP #1211C0167J, 2-16-2012..
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM. THIS SURVEY PREPARED WITHOUT TITLE POLICY.
4. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
5. "○" = POWER POLE; "——>" = GUY WIRE; "-ohu-" = OVERHEAD UTILITIES

AREA NOTES:

GROSS AREA SUBJECT PARCEL:	430,726 SQ.FT.	(9.89 ACRES)
LESS RIGHT OF WAY KINGS/ANDREWS:	25,783 SQ.FT.	(0.59 ACRES)
LESS RIGHT OF WAY CROSSROADS:	17,858 SQ.FT.	(0.41 ACRES)
NET AREA SUBJECT PARCEL:	387,085 SQ.FT.	(8.89 ACRES)

BOUNDARY SURVEY

PARCEL IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 39 EAST

ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

(PER O.R. BOOK 3176, PAGE 228)
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

*NOTE TO LEGAL DESCRIPTION: THIS PARCEL IS ALSO SHOWN AS TRACT 13 ON THE MAP OF BOSTON FLORIDA ATLANTIC COAST LAND CO, PLAT OF SECTION 24, TOWNSHIP 35, RANGE 39, FILED IN PLAT BOOK 3, PAGE 32, ON OCT 6, 1914, ST. LUCIE COUNTY PUBLIC RECORDS

RIGHT OF WAY NOTE:

RIGHT OF WAYS SHOWN ARE TAKEN FROM ST. LUCIE COUNTY TAX MAPS, PLAT OF ST. LUCIE CROSSROADS (PLAT BOOK 30, PAGE 8), FDOT ROADWAY PLANS SLC PROJECT #94010 AND PROPERTY APPRAISER'S ON-LINE PARCELS.

DRAWING DATE: 2/2/2020
FIELD DATE: 1/30/2020
F.B. H5/53
SKETCH NO. 220008_WALSH.dwg

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 EMAIL FENEXCO@BELLSOUTH.NET
LICENSED BUSINESS # 6858

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Walsh - Kings Highway

Environmental Impact Report

Prepared For:

St Lucie County
Environmental Resource Department

Prepared By:

10250 Village Parkway
Port St. Lucie, FL 34987
772-223-5200

INTRODUCTION

The following environmental impact report has been prepared in accordance with Section 11.02.09(A) (5) of the St. Lucie County Land Development Code. The environmental impact report is required when the thresholds depicted in Section 11.02.09(A) (5) (a) are met. The property is located within Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida. The property is further identified by St. Lucie County Property Appraiser as property identification number 3228-111-0002-000-4. The parcel is located at 2564 South Kings Highway, Fort Pierce, Florida. The overall site acreage of the parcel is ±8.90 acres.

Currently, the site is being prepared with 30,000 square feet (sf) of RV storage and 100,000 sf of flex space upon approval of an annexation request to the City of Fort Pierce, but there is road access to the property via both South Kings Highway and Crossroad Parkway. As part of the building application and annexation process, this property will require and Environmental Impact Report (EIR). See enclosed site plan as prepared by EDC, Inc. as well.

Based on section 11.02.09(A) (5) of the St. Lucie County Land Development Code, the environmental impact report shall completely depict the following:

1. A vegetation and substrate survey including:

a) Extent and acreage of any areas in which vegetation typical of the primary dune extends landward of the Coastal Construction Control Line;

The parcel is located at 2564 South Kings Highway, Fort Pierce, Florida. The overall site acreage of the parcel is ±8.90 acres. No dune areas exist or Coastal Construction Control Lines.

b) Extent and acreage of all marsh and mangrove forest areas, including substrate conditions;

No marsh or mangrove forest areas exist on the parcel. The substrate consists of Riviera fine sand, Floridana sand, and Winder loamy sand; both of which consist of nearly level and poorly drained soil that will tolerate standing water. Water control structures are usually necessary.

c) Extent and acreage of all upland hammock forests; and,

No upland hammock forests or other native Florida uplands exist on the parcel. The upland areas on the property consist of hardwoods and Brazilian pepper in an Abandoned Grove (FLUCCS #224). The parcel also contains minimal cabbage palms and other oaks. The eastern perimeter of the parcel is dominated by Brazilian pepper. The parcel is reflective of the historic use as an agricultural site, apparent by remnant shallow furrows.

Protected trees within the upland area consist of Cabbage Palms and Live Oaks.

Identified uplands carry the following FLUCCS classification:

224 Abandoned Groves: ±8.90 acres total

The vegetation observed in the upland includes:

Live Oak *(Quercus virginiana*)
Cabbage Palm (*Sabal palmetto)*
Brazilian pepper (*Schinus terbinthifolius*)

d) Extent and acreage of all wetlands.

No wetlands exist on the parcel.

2. A statement of jurisdictional control over the environmental area.

The applicant has submitted environmental impact application to the St. Lucie County ERD, and City of Fort Pierce.

3. A statement on when the jurisdictional boundaries were delineated and who delineated the boundaries.

There are no State jurisdictional wetlands are present on the parcel.

4. Indicate the required first floor elevation, and whether all floor elevations will be above this level.

The proposed finished floor elevations will be set at or above the results of the 100-year 3-day storm analysis or predetermined flood elevations as published by FEMA. Whichever elevation is greater will be used to set the primary structure and any additional habitable structures. These elevations will be determined during the detailed design construction plan development process and submitted to all required permitting agencies for review and approval. We estimate finished floor elevations to be somewhere between 2-3 feet above existing property grades.

5. The identification of any area that has experienced overwash of the primary dune.

Not Applicable.

6. The identification of any area subject to breach during storm conditions.

Not Applicable.

7. An assessment of the impacts upon onsite vegetation and wildlife.

The upland areas on the property will be impacted by construction; as the intended use is RV Storage and Flex Space. However, they do not contain critical native habitat or vegetation. Additionally, exotic vegetation will be removed from the site or killed in placed.

No Wildlife was observed on the parcel during the site visit. Due to the nature of the site, impacts to native wildlife will be minimal.

8. An assessment of the impacts upon onsite and off-site natural resources.

There will be overall onsite impacts. The majority of the impacted vegetation will consist of Brazilian pepper and low grasses, native and exotic. Trees qualifying for protection, i.e. Cabbage Palms, Live Oaks, will be mitigated as described in section 123-66 of City of Fort Pierce regulations.

The off-site natural resources affected by the proposed activity are minimal and will not cause fragmentation of natural lands. The immediate area to the east of the property consists of a trailer park HOA, and other commercial buildings to the south. Further north and northeast lies remnant agriculture land.

9. A detailed description of the planned approach to minimize impacts.

The applicant has minimized overall impacts to Preserve Areas through a tree survey. This survey identified and marked off native trees not to be impacted. The remaining impacts on the parcel will mainly be to exotic vegetation and low grasses.

10. A detailed description of the proposed alterations or disturbances being proposed.

The applicant proposes to construct a commercial development, intended for use of RV Storage and Flex Space. This will impact the non-native habitat with typical clearing and grading processes to the property's soil.

11. A detailed description of the proposed mitigation plan to offset impacts.

The applicant will follow the regulation in Section 123-66.d and mitigate for any native tree removed that is greater than 14 inches in diameter at breast height (DBH). Mitigation will also occur for any Cabbage Palms removed that have a clear trunk of 10 feet. Mitigation will occur using replacement trees of the same species, or similar species that have been approved for mitigation. The secondary option is to contribute a fee, calculated per inch of DBH, which varies depending on the type of tree.

12. A plant and animal survey for onsite federal and state protected species.

A preliminary plant and animal survey was conducted by EDC, Inc. in August 2020. No resident listed animal species were observed on the property. No listed plants were observed on the property.

13. A surface water management plan and written assessment including a description of techniques to be used to prevent both the potential degradation of surface water resources and an increase in flood hazard damage.

Stormwater design calculations will be completed per current South Florida Water Management District (SFWMD) design standards as outlined under the SFWMD Basis of Review.

14. A sea turtle protection plan.

A sea turtle protection plan is not applicable to this property.

15. A shoreline stabilization plan.

A shoreline stabilization plan is not applicable for this property.

16. A gopher turtle protection plan.

A gopher tortoise protection plan is not applicable for this property as no burrows were found.

Appendix A
Site Maps

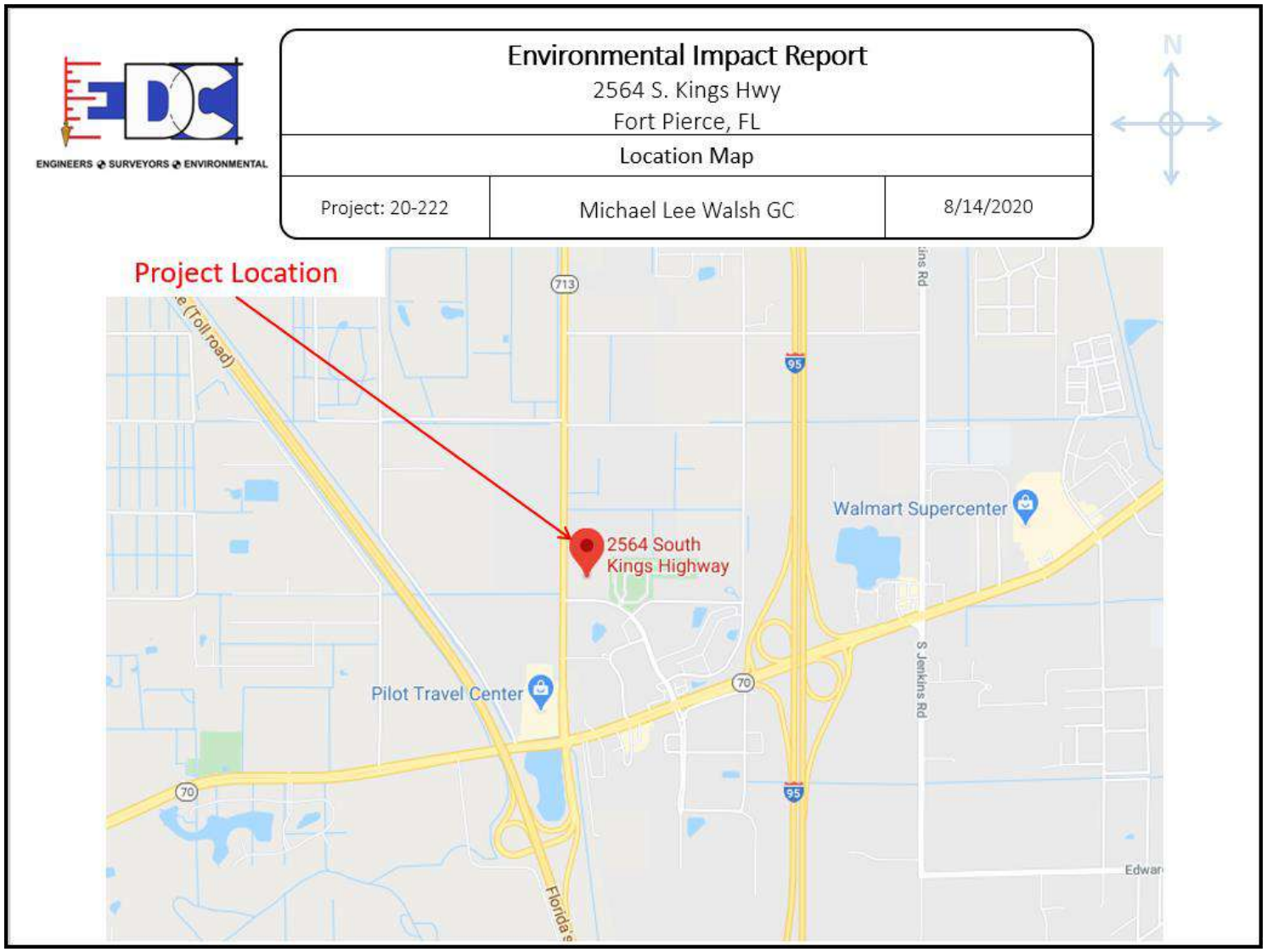


Figure 1. Location Map.

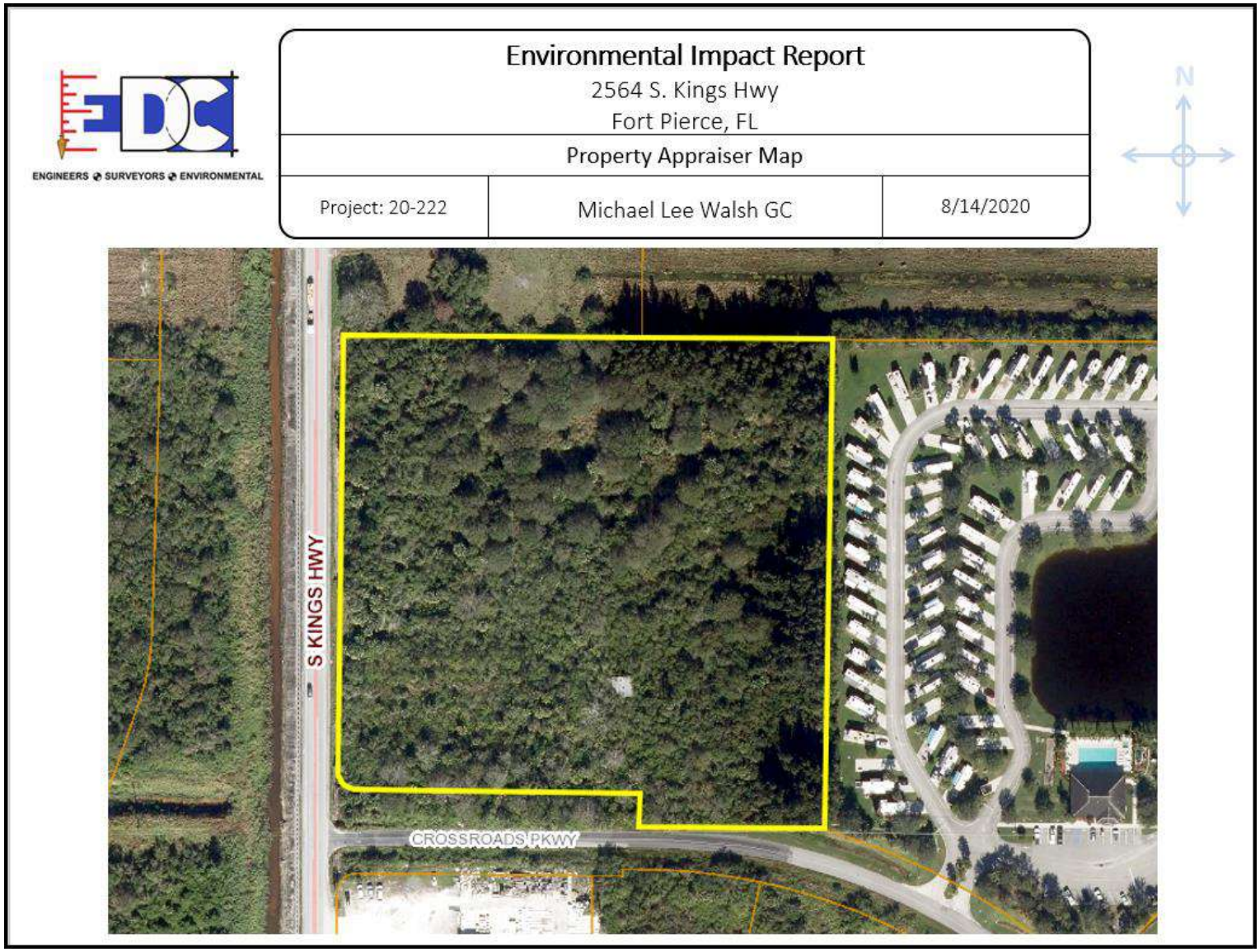


Figure 2. Site Map.

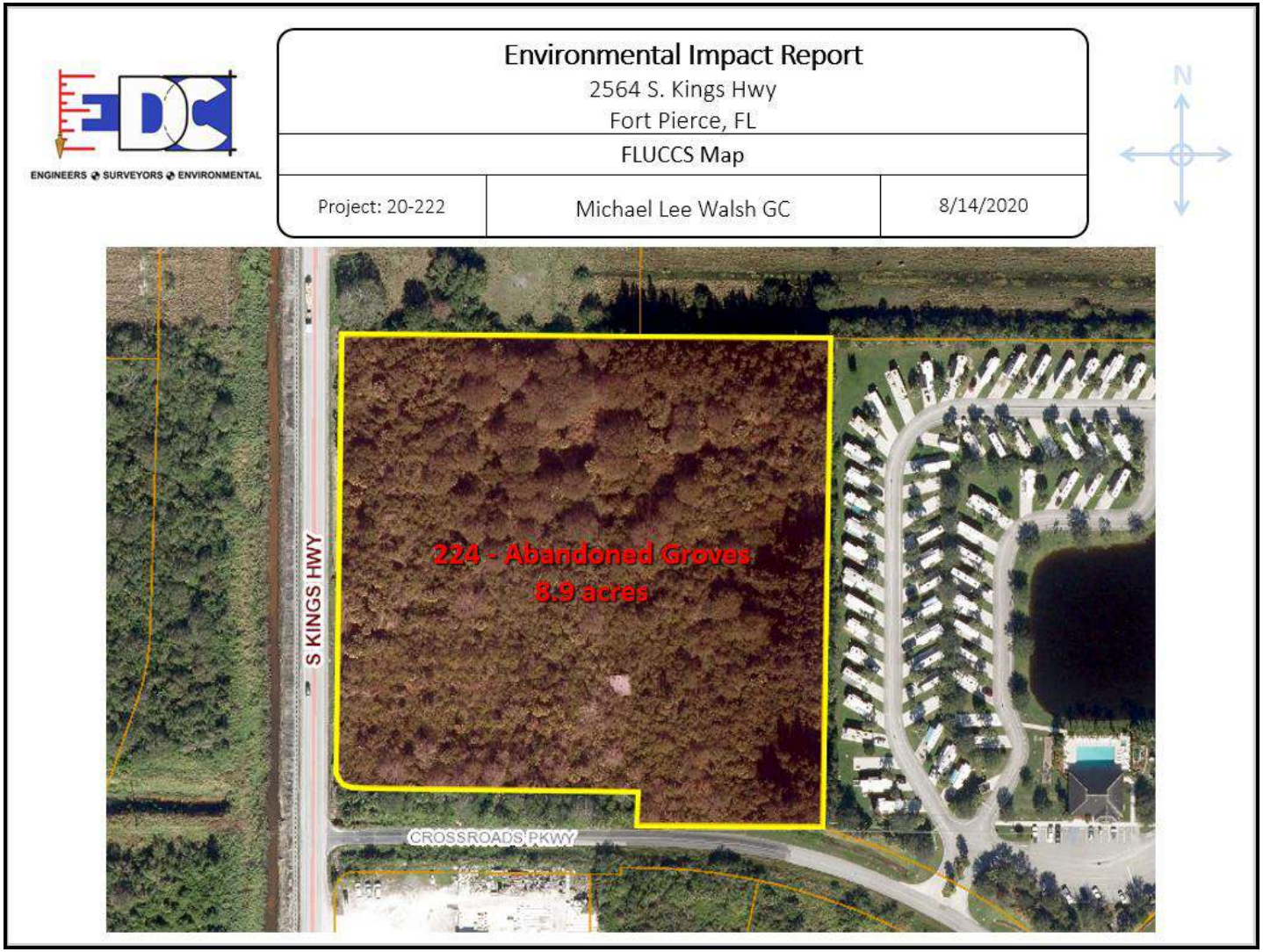


Figure 3. Existing Habitat/FLUCCS Map.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Impact Report

2564 S. Kings Hwy
Fort Pierce, FL

Soil Map

Project: 20-222	Michael Lee Walsh GC	8/14/2020

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38	Riviera fine sand, 0 to 2 percent slopes	2.6	31.5%
55	Winder loamy sand	5.8	68.5%
Totals for Area of Interest		**8.4**	**100.0%**



Figure 4. Soils Map.

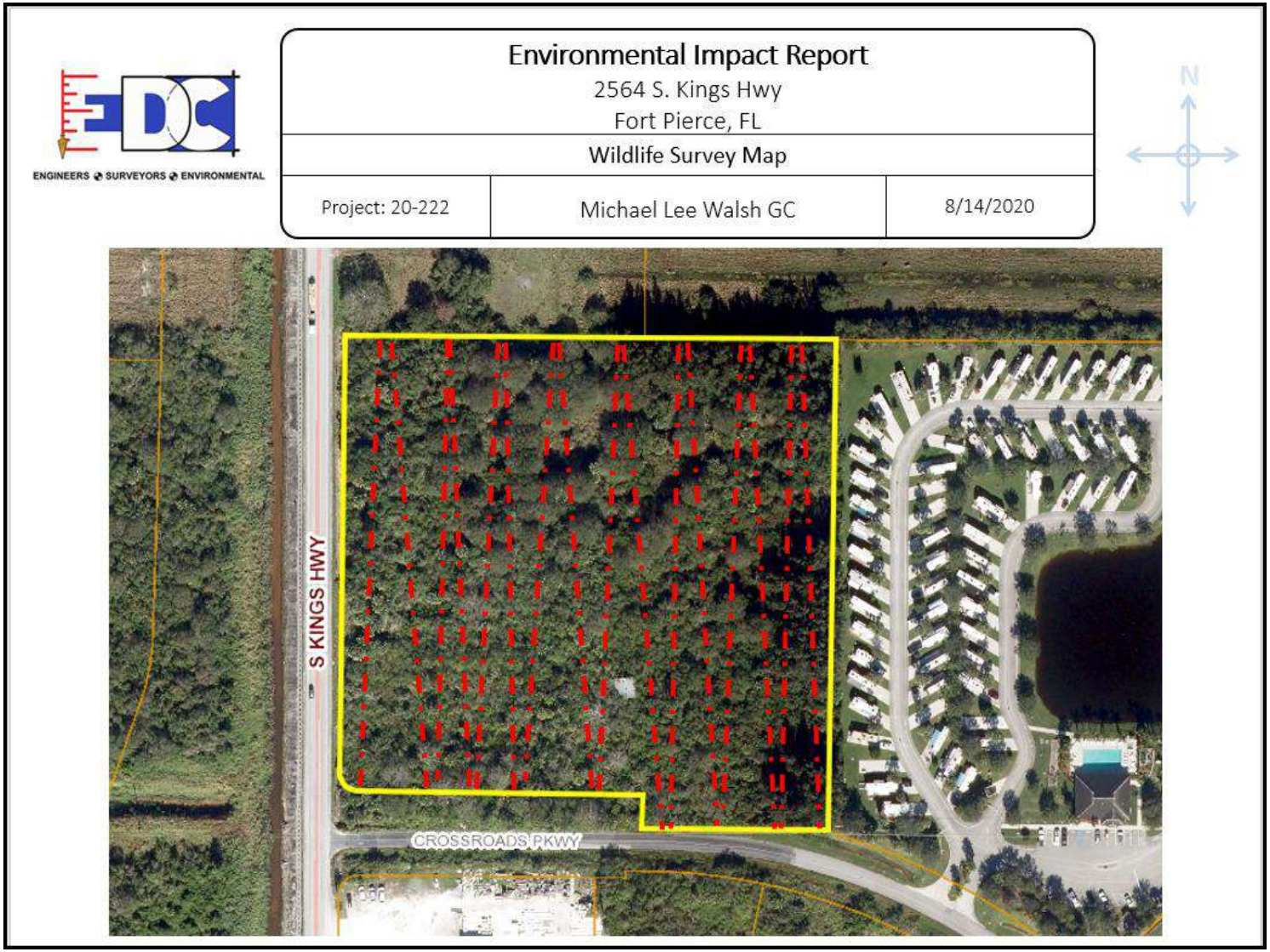


Figure 5. Wildlife Survey Map.

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Walsh Parcel

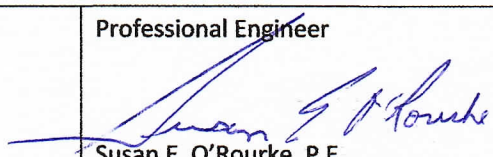
Prepared for:

Ms. Patricia Sesta
EDC, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Prepared by:

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

November 12, 2020

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 11/12/2020 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

November 12, 2020

Ms. Patricia Sesta
EDC, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Re: Walsh Parcel

Dear Ms. Sesta:

O'Rourke Engineering & Planning has completed the analysis of the proposed commercial development located east of Kings Highway and north of Crossroads Parkway in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

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APPENDICES

APPENDIX A: Site Plan

APPENDIX B: St. Lucie County 2019/2020 Level of Service Report and St. Lucie County 2014 Level of Service Report

APPENDIX C: Growth Rate

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed RV Storage commercial development located east of Kings Highway and north of Crossroads Parkway in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the project's impact on the surrounding roadway system.

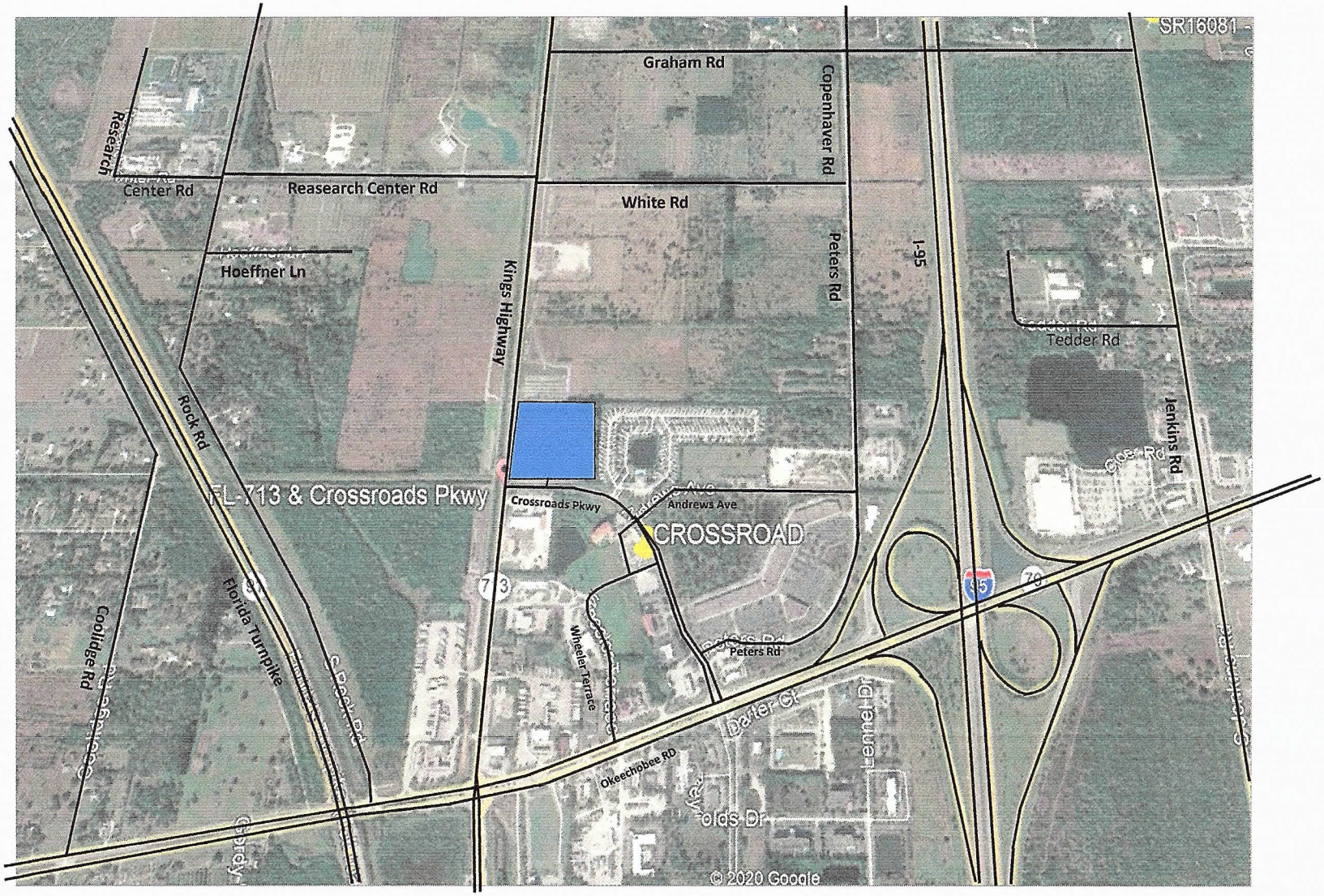
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of buildout cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located east of Kings Highway and north of Crossroads Parkway located in Ft. Pierce, St. Lucie County, Florida, will consist of a 121,938 square foot RV Storage /Mini Warehouse on approximately 8.8 acres. The site is currently vacant. The project location is shown in **Figure 1**.



NTS Job Number: SR20103.0	O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Date: 10-28-20	Legend = Project Location

Figure 1
Project Location
Walsh

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Crossroads Parkway is a two-lane divided collector road from Okeechobee Road to Andrews Avenue. From Andrews Avenue to Kings Highway it is two-lane undivided.
- Kings Highway is a two-lane principal arterial with a north/south alignment it is included in the St. Lucie County 5-year TIP to be widened to a four-lane divided roadway. The road is currently under construction.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO Traffic Counts and Level of Service Report Fall/Winter 2019/2020 and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The St. Lucie TPO 2019/2020 Level of Service Report was used to establish capacity. This document is included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 10th Edition trip rates were applied to Mini Warehouse. These calculations are shown in **Tables 1a, 1b, and 1c**.

Trip generation reference material are included in the latter half of Appendix B.

As shown, the project will generate 184 net new daily trips. There will be 12 net new AM peak hour trips with 7 entering the project and 5 trips exiting the project. There will be 21 net new PM peak hour trips with 10 trips entering the project and 11 trips exiting the project.

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown, the project is insignificant on the links.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Mini Warehousing	151	121,938	Sft	T = 1.51(X)	50%	50%	92	92	184
TOTALS							**92**	**92**	**184**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

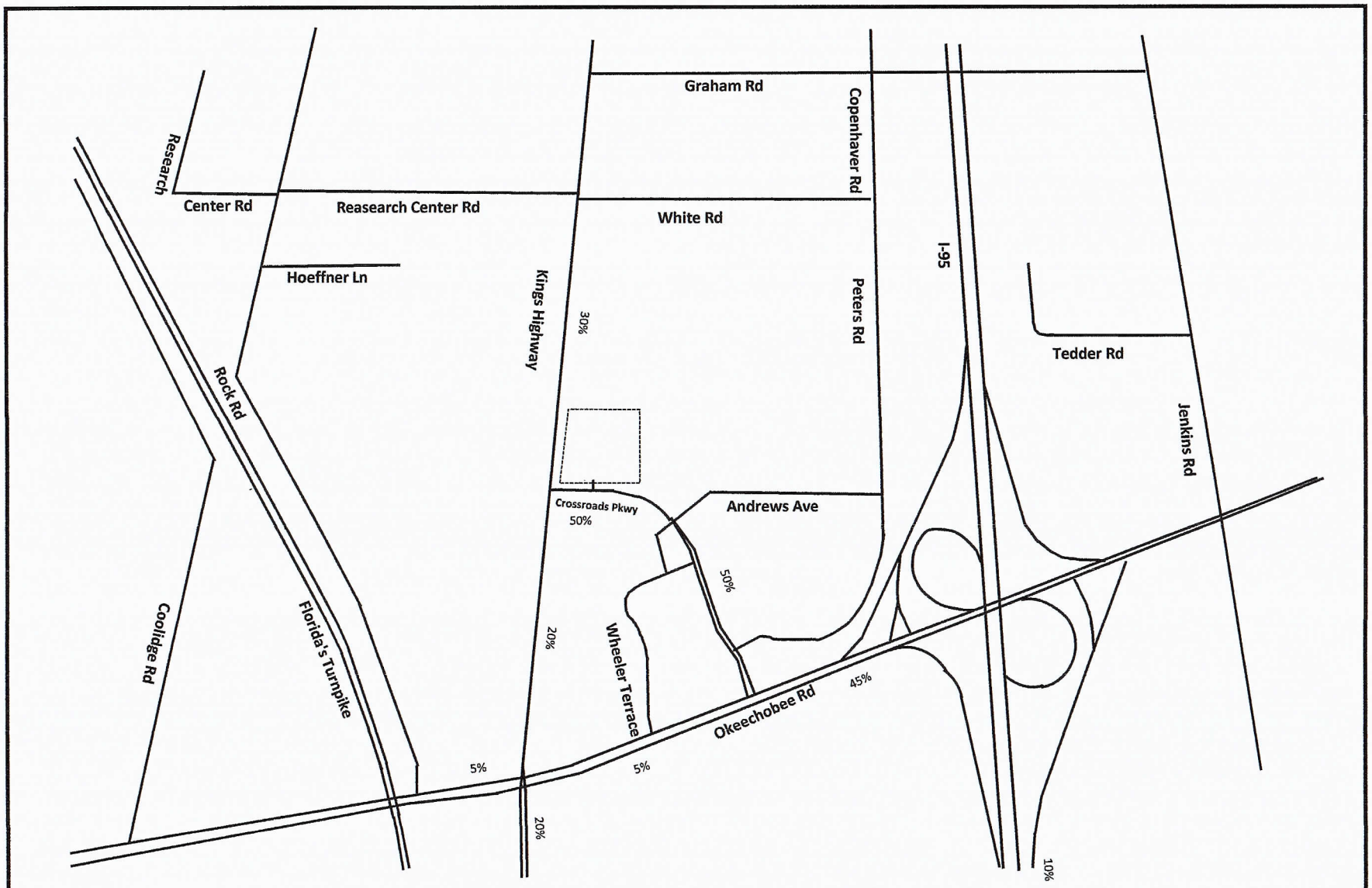
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Mini Warehousing	151	121,938	Sft	T = 0.10(X)	60%	40%	7	5	12
TOTALS							**7**	**5**	**12**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Mini Warehousing	151	121,938	Sft	T = 0.17(X)	47%	53%	10	11	21
TOTALS							**10**	**11**	**21**

Source: ITE 10th Edition Trip Generation Rates



NTS O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Job Number: SR20103.0 | Date: 10-28-20	Legend = Project Location	Figure 2 Percent Assignment Walsh

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	[2]Greater than 3% (1% on Adjacent Links)	[1] Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	830	1	0.12%	20%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	830	1	0.12%	20%
	Crossroads Pkwy	Graham Rd	NB	OUT	NO	660	2	0.30%	30%
	Crossroads Pkwy	Graham Rd	SB	IN	NO	660	2	0.30%	30%
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	790	3	0.38%	50%
	Kings Hwy	Okeechobee Rd	WB	IN	NO	790	4	0.51%	50%
Okeechobee Rd	I - 95	Crossroads Pkwy	EB	OUT	NO	4170	2	0.05%	45%
	I - 95	Crossroads Pkwy	WB	IN	NO	4170	3	0.07%	45%
	Kings Hwy	Crossroads Pkwy	EB	IN	NO	4170	0	0.00%	5%
	Kings Hwy	Crossroads Pkwy	WB	OUT	NO	4170	0	0.00%	5%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	12
Net In:	7
Net Out:	5

7

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	[2]Greater than 3% (1% on Adjacent Links)	[1] Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	830	2	0.24%	20%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	830	2	0.24%	20%
	Crossroads Pkwy	Graham Rd	NB	OUT	NO	660	3	0.45%	30%
	Crossroads Pkwy	Graham Rd	SB	IN	NO	660	3	0.45%	30%
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	790	6	0.76%	50%
	Kings Hwy	Okeechobee Rd	WB	IN	NO	790	5	0.63%	50%
Okeechobee Rd	I - 95	Crossroads Pkwy	EB	OUT	NO	4170	5	0.12%	45%
	I - 95	Crossroads Pkwy	WB	IN	NO	4170	5	0.12%	45%
	Kings Hwy	Crossroads Pkwy	EB	IN	NO	4170	1	0.02%	5%
	Kings Hwy	Crossroads Pkwy	WB	OUT	NO	4170	1	0.02%	5%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	21
Net In:	10
Net Out:	11

OTHER PROJECT TRAFFIC/GROWTH RATE

Traffic volumes on Crossroads Parkway were grown using an area wide 3-year historical growth rate of 18.11%. The growth rate was calculated using available TPO data from 2014 to 2017, at the link of Crossroads Parkway from Kings Highway to Okeechobee Road. The growth rate was applied out 6 years to estimate 2023.

Details of the growth rate calculation are included in **Appendix C**.

LINK ANALYSIS / REVIEW

The adjacent link of Crossroads Parkway from Kings Highway to Okeechobee Road was not significant, but was analyzed further to ensure it will meet concurrency. **Tables 3a and 3b** summarize the results of the link analysis. As shown, the roadway will operate at acceptable levels of service at project buildout.

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	[3]Greater than 3% (1% on Adjacent Links)	AADT 2017	[1] 2017 Peak Hour Directional Volumes	[2] Growth Rate	2023 AM Peak Hour + Growth	2023 Growth Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	2142	108	18.11%	293	293	790	3	296	0.38%	YES	50%
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	WB	IN	NO	2142	108	18.11%	293	293	790	4	297	0.51%	YES	50%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Area Wide Historical Growth

(3) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	12
Net In:	7
Net Out:	5
Years Grown:	6

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	[3]Greater than 3% (1% on Adjacent Links)	AADT 2017	[1] 2017 Peak Hour Directional Volumes	[2] Growth Rate	2023 PM Peak Hour + Growth	2023 Growth Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	2142	107	18.11%	290	290	790	6	296	0.76%	YES	50%
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	WB	IN	NO	2142	107	18.11%	290	290	790	5	295	0.63%	YES	50%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Area Wide Historical Growth

(3) According to the Guidelines prepared by the TPO and modified by the City and County

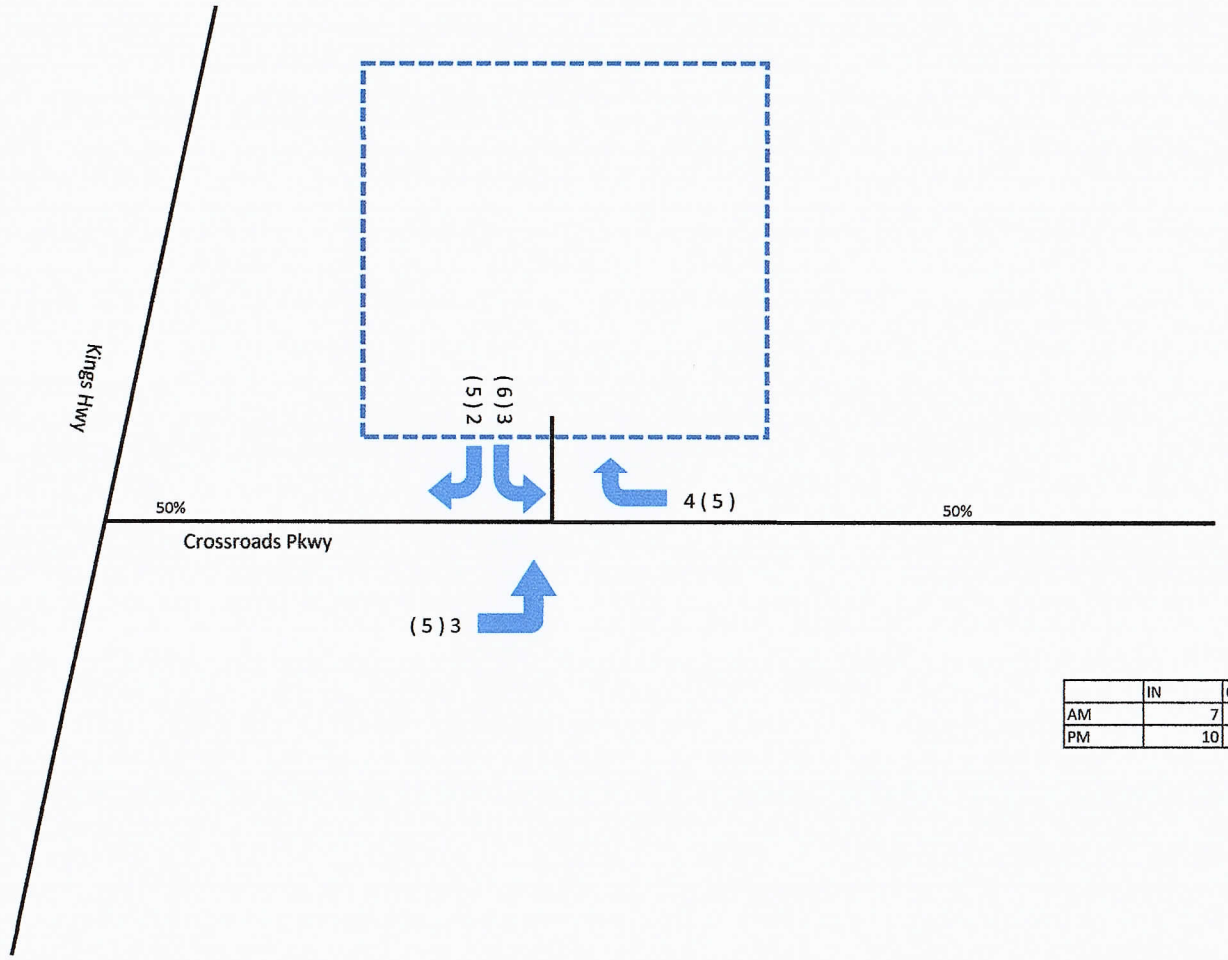
Two-Way:	21
Net In:	10
Net Out:	11
Years Grown:	6

DRIVEWAY ANALYSIS

The project takes access from one full access driveway on Crossroads Parkway. The project volumes are shown on **Figure 3**. No turn lanes are required or recommended.

CONCLUSION

The Walsh Kings Highway RV Storage with 184 daily trips, 12 net AM peak hour trips and 21 net PM peak hour trips will have insignificant impact on the network. All links and intersections operate at acceptable levels of service. Therefore, the project meets the requirements for concurrency.



	IN	OUT
AM	7	5
PM	10	11

NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR20103.0 | Date: 10-28-20

Legend

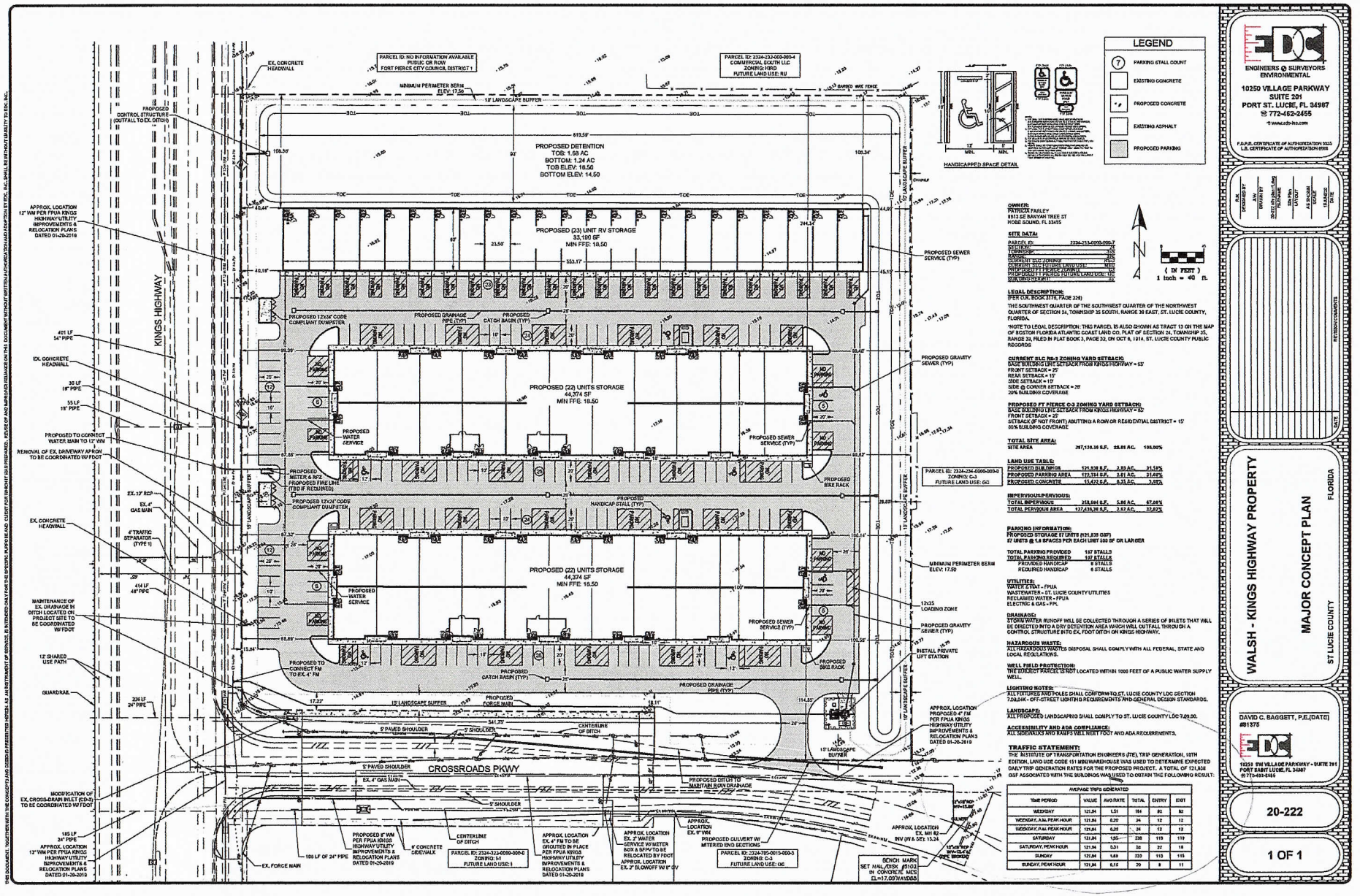
XX (XX) = AM (PM)

= Project Location

Figure 3
Driveway Volumes
Walsh

APPENDIX A

SITE PLAN



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Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\Arch\CAD\Work\20-222 Site Plan 8.14.dwg, Site Plan, 10/27/2020 8:51:39 AM, Jessica, EDC Inc

APPENDIX B

ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT FALL/WINTER 2019/2020,
ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT 2014

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	8,300	2019	1,710	535	C	0.695	489	C	0.635
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	16,233	2016	3,170	1,008	C	0.326	865	C	0.280
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	24,500	2020	3,170	1,290	C	0.417	1,244	C	0.403
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	25,000	2020	3,170	1,299	C	0.420	1,395	C	0.451
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	26,500	2019	3,170	1,256	C	0.406	1,307	C	0.423
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	30,500	2019	3,170	1,502	C	0.486	1,556	C	0.504
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	25,000	2020	3,170	1,320	C	0.427	1,384	C	0.448
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	5,400	2016	3,170	348	C	0.118	297	C	0.101
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	6,400	2016	3,170	344	C	0.117	360	C	0.122
CROSSTOWN PKWY	FLORESTA DR to US 1	66	25,500	2019	3,170	1,967	C	0.637	1,723	C	0.558
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,142	2017	790	108	C	0.277	107	C	0.274
DARWIN BLVD	BECKER RD to PAAR DR	235	7,298	2018	630	728	F	1.156	642	F	1.019
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,298	2018	920	728	C	0.837	642	C	0.738
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	13,500	2019	920	673	C	0.774	708	C	0.814
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	8,100	2019	920	633	C	0.728	570	C	0.655
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	8,400	2019	880	512	C	0.617	508	C	0.612
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,800	2017	880	281	C	0.339	294	C	0.354
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,667	2016	600	259	C	0.863	208	C	0.693
DELAWARE AVE	33RD ST to 25TH ST	500	3,118	2017	1,710	207	C	0.269	237	C	0.308
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	3,122	2017	1,220	144	C	0.197	144	C	0.197
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	12,000	2020	790	657	D	0.832	611	D	0.773
DELAWARE AVE	13TH ST to 10TH ST	664	7,402	2017	750	497	D	0.663	411	D	0.548
DELAWARE AVE	10TH ST to 7TH ST	664	7,402	2017	600	497	D	0.828	411	D	0.685
DELAWARE AVE	7TH ST to US 1	665	7,200	2020	750	390	D	0.520	402	D	0.536
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	11,500	2020	830	716	C	0.918	653	C	0.837

* 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.**

St. Lucie Transportation Planning Organization

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Port St. Lucie, FL 34953
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Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

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Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

* 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.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
CAMEO BLVD	PORT ST LUICE BLVD to CALIFORNIA BLVD	4,600	710	299	C	0.854	286	C	0.817
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	7,633	790	528	D	0.668	448	D	0.567
CAMPBELL RD	PICOS RD to ORANGE AVE	600	510	44	C	0.176	39	C	0.156
CANE SLOUGH RD	US 1 to LENNARD RD	9,178	1,710	510	C	0.662	528	C	0.686
CITRUS AVE	7TH ST to US 1	900	750	129	C	0.349	129	C	0.349
CITRUS AVE	US 1 to 2ND ST	4,020	790	239	C	0.613	244	C	0.626
CITRUS AVE	2ND ST to INDIAN RIVER DR	3,050	510	166	C	0.664	172	C	0.688
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	3,300	1,470	233	C	0.353	209	C	0.317
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	2,600	1,710	162	C	0.210	143	C	0.186
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	4,400	510	233	C	0.932	261	D	0.512
CORTEZ BLVD	35TH ST to 25TH ST	4,300	710	0	B	0.000	0	B	0.000
CORTEZ BLVD	25TH ST to SUNRISE BLVD	2,400	710	159	C	0.454	148	C	0.423
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	6,000	1,710	336	C	0.436	318	C	0.413
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	10,167	3,170	589	C	0.191	559	C	0.181
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	14,333	3,170	899	C	0.291	868	C	0.281
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	12,667	3,170	692	C	0.224	620	C	0.201
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	14,500	3,170	743	C	0.240	677	C	0.219
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	16,667	3,170	779	C	0.252	792	C	0.256
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	10,500	3,170	550	C	0.178	533	C	0.172
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	7,233	3,170	410	C	0.133	406	C	0.131
CROSSTOWN PKWY	SANDIA DR to MANTH LN	5,333	920	269	C	0.309	292	C	0.336
CROSSTOWN PKWY	MANTH LN to FLORESTA DR	4,567	510	259	D	0.508	242	C	0.968
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	1,300	790	81	C	0.208	74	C	0.190
DARWIN BLVD	BECKER RD to PAAR DR	5,080	590	462	C	0.825	407	C	0.727
DARWIN BLVD	PAAR DR to TULIP BLVD	5,080	920	462	C	0.531	407	C	0.468
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	13,000	920	653	C	0.751	667	C	0.767
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	10,000	920	605	C	0.695	544	C	0.625
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,567	840	202	C	0.256	218	C	0.276
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	4,300	840	237	C	0.300	277	C	0.351

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

APPENDIX C

GROWTH RATE

Historical Growth Rate Calculation

Segment	From	To	2014 AADT	2017 AADT	3 Year Historical Growth Rate
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	1,300	2,142	18.11%
		Total	1,300	2,142	18.11%

*Source: St Lucie TPO Traffic Counts and Level of Service Report Fall/Winter 2019/2020

TECHNICAL MEMORANDUM

TO: CITY OF FORT PIERCE BUILDING DEPARTMENT

FROM: ANTHONY A. ADAMS, B.S.

SUBJECT: 20-222 Walsh – Kings Highway

DATE: SEPTEMBER 30, 2020

Historical Report

Due to the presence of a residential structure erected in 1940, this property required research to find if there were any cultural resources of historical significance. This parcel was cross-checked with the Florida State Historical Preservation Office and with St Lucie County Planner, Kori Benton, to search for records that would verify the potential existence of historically significant findings. This research and report are required by City of Fort Pierce. Attached, is correspondence from State Historical Preservation Office staff confirming there are no cultural resources at the subject property.

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

September 30, 2020

Florida Master Site File

Tony Adams
Sr. Biologist |Certified Arborist | Environmental
Engineering Design and Construction
10250 Village Parkway
Port St. Lucie FL 34987
O: 772 223 5200 ext. 108

In response to your request of September 30, 2020, the Florida Master Site File lists no cultural resources recorded at following address:

2564 S. Kings Highway, Fort Pierce, Florida 34945

The Parcel ID# for the property is 2324-233-00000-000-7

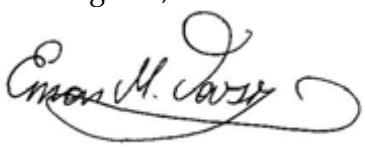
When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

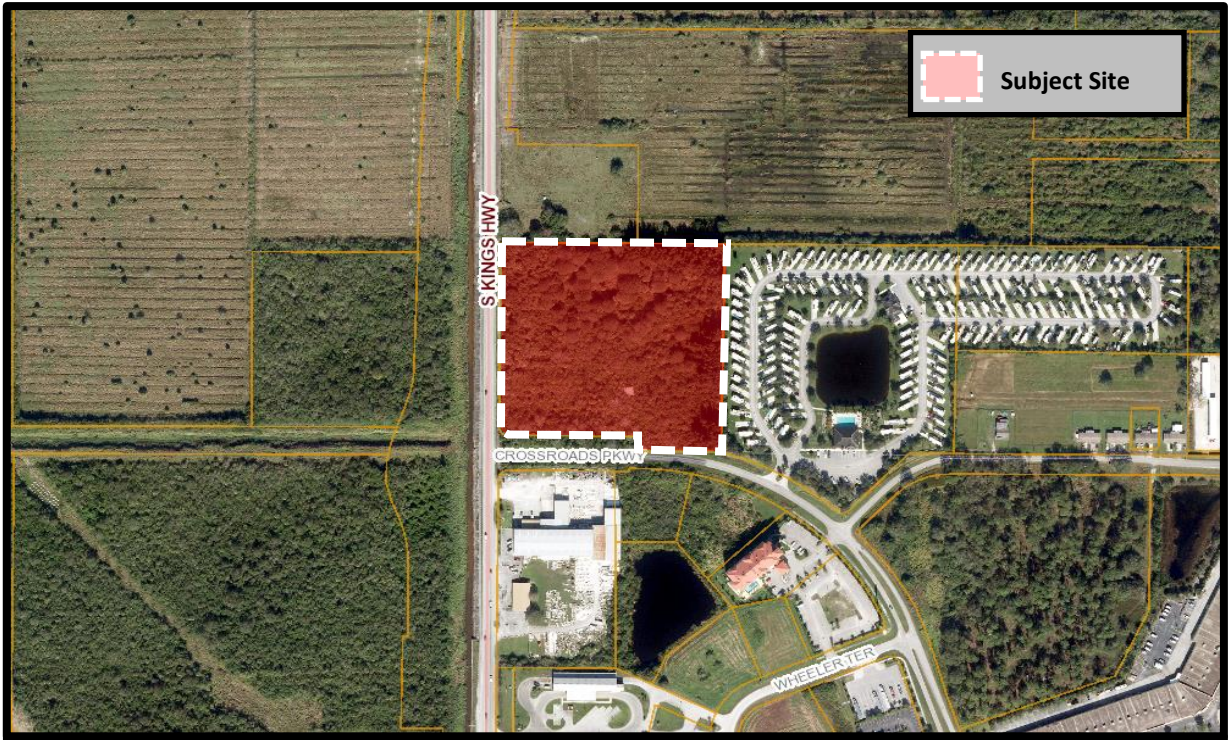
#

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Kind Regards,



Eman M. Vovsi, Ph.D.
Sr. Data Base Analyst
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com



THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use & Zoning Atlas Map Amendment
2564 South Kings Highway
Aerial Map

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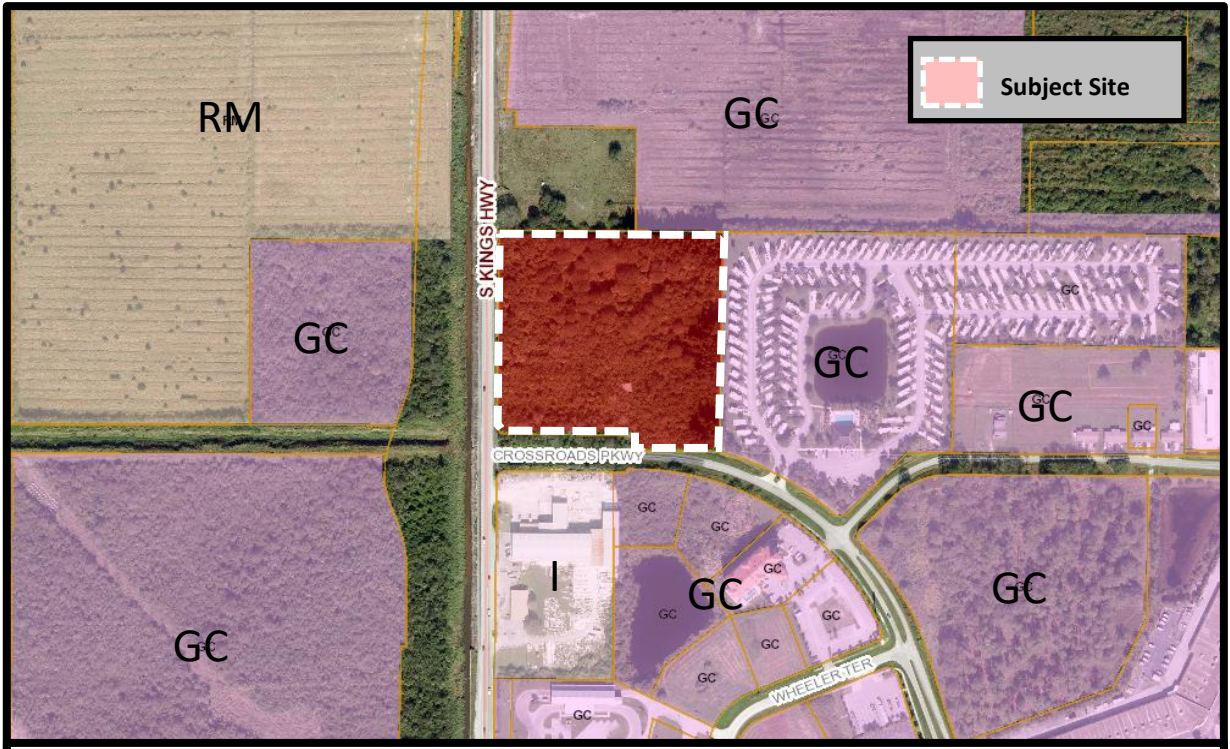

THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use & Zoning Atlas Map Amendment
2564 S. Kings Highway
Future Land Use Map

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THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use & Zoning Atlas Map Amendment
2564 S. Kings Highway
Zoning Map

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December 17, 2020 *Via: Electronic Mail*

Brandon Creagan, LEED Green Associate
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34954

Re: 2564 S. Kings Highway – Zoning & Future Land Use
TRC Response to Comments
TRC Project # 20-02000004

Dear Brandon:

On behalf of our client, please find the attached response to comments received on December 16, 2020 for a project known as Zoning & Future Land Use – 2564 S. Kings Highway. Each comment is identified below followed by a response in ***bold italics***.

Planning Department

1. It is staffs understanding that there will be subsequent applications filed for Concurrency Review, Design Review, and Development Review soon for this site.

RESPONSE: Acknowledged.

2. As this project is along both a Florida Department of Transportation Road and County Road the Traffic Study would be reviewed by the County and their third-party reviewer. The County has indicated that this review would take place at the Development Review stage as they have elected to reserve all comments during that stage of the project.

RESPONSE: Acknowledged.

3. Provide the Legal Description in word form so that it can be added to the Ordinances.

RESPONSE: Please see attached legal description in word format.

FPUA Department

FPUA W/WW Engineering: Approved as noted;
The Water/ Wastewater Engineering Department has reviewed the Rezoning application package for 2564 Kings Highway and there is no objection to this change. However, at present FPUA's water and sewer services are not available to serve this property.

RESPONSE: Acknowledged.

Public Works / Engineering Department

1. 2564 Kings Hwy: The County will review and provide comments with a site plan application. It was requested previously that the needed ROW be dedicated on Crossroads Parkway. Please advise if it is appropriate to detail at the rezone or the site plan. Is there intent for the City to assume the future responsibility of the 1/4 of a mile that is County to adjoin with the City's section for this local roadway?

RESPONSE: These concerns will be addressed during the development review process and will need to be discussed between the City and County.

We feel the attached adequately addresses staff comments and respectfully request approval of application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Patricia Sesta
Planner

cc: Michael Walsh

Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2020-12-17_B_Creagan_2564_S_Kings_Walsh_FLU_Zoning_Rsp2Cmts_20-298.docx

Planning Board **7. e.**

Meeting Date: 02/09/2021

Information

REQUESTED ACTION

Conditional Use - Gateway Plaza Arcade - 2051 S. US Highway 1

LOCATION

2051 South US Highway 1

RESPONSIBLE STAFF

Brandon Creagan

RECOMMENDATION

Approval Subject to Two (2) Conditions:

1. Submit a Lighting Plan or Photometric Survey to the Building Department in accordance with City Code 125-325 (2)(h) that demonstrates compliance with the City's Lighting Code 125-315(j). This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(h).
2. Submit a Landscape Plan in accordance with City Code 125-325 (2)(i) that demonstrates compliance with the City's Landscape Code 123-37. This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(i).

Attachments

Staff Report

Application & Supporting Documents

Aerial Map

Future Land Use Map

Zoning Map

TRC Comments & Applicants Response

Form Review

Form Started By: Brandon Creagan Started On: 02/02/2021 04:17 PM

Final Approval Date: 02/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Member of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Conditional Use – Gateway Plaza Arcade** **2051 South US Highway 1**
BOARD DATE:	February 9, 2021

STAFF REPORT

Property Owner:	Morris/Satnick FP Assoc LLC 350 Veterans Blvd Rutherford, NJ 07070
Applicant/ Representative	Tod Mowery, AICP 100 South 2nd Street Fort Pierce, FL 34950
Applicant's Request:	Approval of a Conditional Use with No New Construction to operate an Arcade Amusement Center.
Location(s):	2051 South US Highway 1
Parcel ID:	2415-313-0005-010-9
Future Land Use:	General Commercial (GC)
Current Zoning:	General Commercial Zone (C-3)

	North	East	South	West
Surrounding FLUM:	GC/RM	GC	GC	GC/RM
Surrounding Zoning:	C-3/R-4	C-3	C-3	C-3/R-4

Utilities:	FPUA

Staff Analysis:

Request

In accordance with Sections 125-187, 125-200, 125-237, and 125-325 of the City Code, the applicant and representative Tod Mowery, and the property owner, Morris/Satnick FP Assoc LLC, are seeking a Conditional Use with No New Construction approval to operate a 31 machine arcade amusement center at 2051 South US Highway 1. The property is 14.20 acres, and the building is a multi-tenant building consisting of 24 tenant spaces. The property has a Future Land Use of General Commercial (GC) and a compatible zoning classification of General Commercial (C-3).

The subject building was constructed in 1969 and is approximately 117,428 square feet. Currently, 13 of the 25 tenant spaces in the shopping center are vacant. The arcade will occupy Unit 7, which is a 2,000 square foot space. The proposed arcade amusement center is anticipated to run at 100% capacity (31 machines), weekdays from 8am–12am, weekends from 8am – 2am.

The property currently provides 477 parking spaces on site. The parking calculation pursuant to City Code 125-325 (2)(l) is .75 parking spaces per each machine. As such, the parking requirement for the proposed number of machines is 24 parking spaces. As the Gateway Plaza is considered a shopping center, the remainder of the businesses would be parked at the parking category of "shopping centers which exceed 50,000 square feet of gross floor area". This category stipulates that one (1) parking space per 250 square feet of gross floor area will need to be provided. The Gateway Plaza with the arcade, current businesses, and future tenant spaces meets the requirements for parking stipulated in City Cde 125-315 (d)(2)(I).

The applicant has provided an explanation to TRC comments that the lighting on the property is currently being addressed with the repair and removal of broken light fixtures. The applicants will also be providing updated lighting underneath the retail canopies for each tenant. The lighting will be addressed through the Building Permit process. The property currently has landscaping, which needs updating. The applicant has noted in their response to TRC comments that a landscape contract has been awarded for the site. The landscape islands will be updated as well as a new landscape strip will be installed on the property line that is shared with Burger King and the former Payless store. The landscaping will also be addressed through the Building Permit process. Sidewalks are present around the site and no new sidewalks will need to be constructed.

Zoning & Land Use

The site is located within the C-3 District, which is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices, and tourist/entertainment facilities. The proposed use presents an indoor entertainment facility, restricted to adult occupancy, with further exclusions of alcohol consumption or smoking on the premises. In addition to the standard City regulations that any business must comply with, City Code Section 125-325 is devoted solely to the regulation of the arcade business to ensure the safety, comfort, and general welfare of the business' patrons, as well as neighboring businesses and residents.

Technical Review Committee

All affected City and County Departments have reviewed the proposed Conditional Use and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

Staff Recommendation

Staff recommends that the Planning Board forward a recommendation of **Approval** for the Conditional Use with No New Construction to the City Commission with the following two (2) conditions:

1. Submit a Lighting Plan or Photometric Survey to the Building Department in accordance with City Code 125-325 (2)(h) that demonstrates compliance with the City's Lighting Code 125-315(j). This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(h).
2. Submit a Landscape Plan in accordance with City Code 125-325 (2)(i) that demonstrates compliance with the City's Landscape Code 123-37. This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(i).

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location: 2051 S US HWY 1

Parcel ID #(s): 2415-313-0005-010-9 - not including the Kmart building parcel

Project description: Tenant occupancy of Unit 7 in the Gateway Plaza, creating a 2,000 sqft amusement arcade.

Morris/Satnick FP Assoc LLC	Tod Mowery, AICP, President, Redtail DG
Property Owner(s)	**Applicant/Representative, Title, Company**
350 Veterans Blvd	100 S. 2nd Street
Street Address	Street Address
Rutherford NJ 07070	Fort Pierce FL 34950
City State Zip	City State Zip
	772.742.1555
Phone Number	Phone Number
	todm@redtaildg.com
Email Address	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.*

_____

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by

_____ who is personally known to me or has produced

_____as identification.

_____

Signature of Notary (seal)

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_____

_____

_____

_____

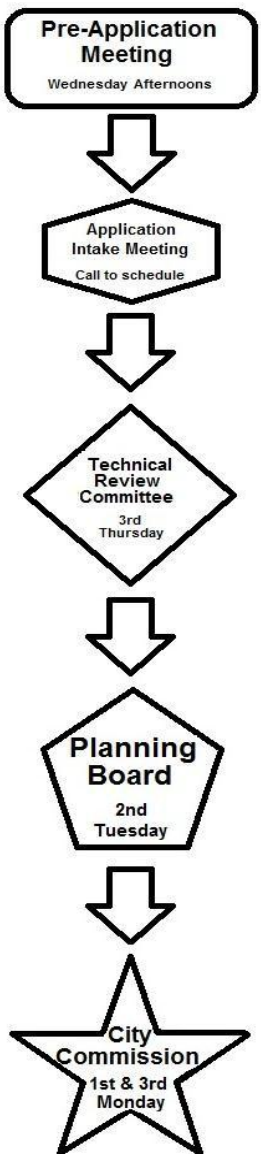
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑As-built survey;
  - ❑Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

- ❑ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 115,428 Parking Spaces: 477

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

North	South	East	West
Vacant	Retail	Retail	retail/office

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

September 16, 2020

City of Fort Pierce
Planning Department
100 N U.S. Highway 1
Fort Pierce, FL 34950

Via Email

RE: Conditional Use application request for an Amusement Arcade – 2051 S US Hwy 1, Fort Pierce, FL

Dear City Staff-

On behalf of the Gateway Plaza we submit our conditional use request for a tenant improvement in the Gateway Plaza. The tenant occupant of Unit 7 in the Gateway Plaza is proposing to create a 2,000 sq ft amusement arcade. Due to this being a tenant occupancy of the Gateway Plaza where a minimal renovation will occur, we will not be submitting a design review or development review application, we will be submitting for a conditional use permit.

The Gateway Plaza's existing parking lot beginning from the north side of the former Kmart to the top of the center includes a shared parking field of 477 parking spaces. The tenant's lease agreement with the property owner says all of the parking spaces in the lot are to be shared amongst all tenants. As part of this tenant improvement, a new bicycle rack is proposed to be added to the site. See the attached Tenant Roster for clarification on the location of the parking spaces and bicycle rack.

The owners of the Gateway Plaza are committed to redeveloping the property and attracting quality tenants. This is easily seen by looking at some of the recent improvements. Recent improvements include the removal of asbestos from the Kmart building at a cost of $100,000, a new roof at approximately $1.1 m, a new asphalt patching project at a cost of around $85,000, new canopy lighting $25,000 (going in now), and plaza painting $35,000. The owners of the plaza have also installed a new traffic signal on US1 at a cost of almost $400,000, including the variance process with the FDOT and closed off several entrances, on their own, off of US1. Moving forward we will be seal coating the plaza, improving the existing sign structure, and creating a wider landscape buffer to the south of Burger King and to the north of the former Payless. Landscape island improvements begin within a short period of time followed by seal coating of the plaza. Wonderful to see so many improvements.

The owners of the Gateway Plaza have also donated land to the City for a right turn, deceleration lane on US1 to Virginia (still waiting for the City to do their part on getting the land from PNC Bank), They also donated the new bus shelter site just north of the PNC bank. All of these improvements were done of their own accord and were not required as a part of any new development project. We look forward to meeting and working with you to ensure the success of this project.

Thank you,

TOD

Tod Mowery, AICP President

Attachments:
Warranty Deed Property
Appraisers Card Proposed
Floor Plan
Tenant Roster Application
Landscape Plan

100 S. 2nd Street
Fort Pierce, FL 34950

Responses to Design Standards

(2) *Design standards.*

a. No sign, display, or merchandise, shall be placed on or adjacent to any window if such placement would interfere with the clear and unobstructed view of the entire interior of the establishment from ground level through exterior windows.

Response: Acknowledged and so noted.

b. Placement of game machines along front windows are prohibited.

Response: No machines are shown along front windows.

c. Window tinting, mirrored windows, or other obscuring elements are prohibited.

Response: Acknowledged and so noted.

d. All entrances shall be adequately lighted.

Response: Lighting is being upgraded and improved under canopies and in parking field.

e. All amusement arcades or arcade amusement centers must post at least two conspicuous signs within the premises, and one conspicuous sign at the entrance, stating the following: **Response: So noted**

1. Minimum age requirements as described above.
2. School hours use restrictions as described above.
3. No smoking.
4. No drugs.
5. No alcohol.

f. Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises. Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. **Response: A bicycle rack will be placed on the pedestrian walkway area near the Arcade.**

g. All amusement arcades or arcade amusement centers must provide public restrooms in accordance with applicable country health department requirements. **Response: Provided as required.**

100 S. 2nd Street
Fort Pierce, FL 34950

h. Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. **Response: Lighting is part of a 200,000 s.f. shopping center. Lighting in parking lot being updated and canopy lighting modified.**

i. Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt. **Response: all parking islands in the front parcel are being updated with new landscape canopy trees and new landscape bed is being added between the former Payless Shoe store and the Burger King.**

j. Sidewalks shall be installed along all public rights-of-way for properties that have arcade uses and shall be installed prior to the issuance of a business tax receipt. No location shall be exempt from sidewalk provisions contained in section 125-317. **Response: Sidewalks currently exist on site. No other modifications planned at this time.**

k. Any proposed exterior change to a building used for arcade uses will be subject to city design review guidelines pursuant to section 125-314. This shall not apply to buildings located in historic districts or buildings that are individually designated. **Response: Façade was recently painted and no other changes are proposed, except for a replacement business sign.**

l. Parking shall be provided at a rate of three-fourths parking spaces per machine (or three spaces for every four machines). **Response: Parking field in front of the Arcade is part of a much larger shopping center, which holds abundant spaces both in front and behind the center. Adequate parking is available for all uses and in accordance with the parking rates stipulated for an arcade.**

Morris/Satnick Fort Pierce Associates, LLC
350 Veterans Blvd
Rutherford, NJ 07070

OWNER AUTHORIZATION FORM

Project Name: Gateway Plaza

Parcel ID: 2415-313-0005-010-9
2415-342-0001-010/1
2415-342-0001-000/8

Address: 2051-Unit 7 S US HIGHWAY 1

BEFORE ME THIS DAY PERSONALLY APPEARED Peter W. Feldman, as Agent for Morris/Satnick Fort Pierce Associates, LLC, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

We hereby give CONSENT to Redtail DG, Inc. to act on our behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining to matters representing the Gateway Plaza, Tenant Modifications or Tenant Changes, etc.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 1 day of SEPT., 2020, by Christina Schultz (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Christina Schultz
Printed Name of Notary

(Notary Seal)

Notary Public State of Florida
Christina Schultz
My Commission GG 932506
Expires 11/17/2023

My commission expires

Sr. Vice-President

Peter W. Feldman
Agent's Name

15155 Michelangelo Blvd. Suite 102
Street Address

Delray Beach, Fl 33446
City, State, Zip

561-865-9500; PFeldman@morriscompanies.com
Telephone / Email

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2009 S US HIGHWAY 1	Parcel ID: 2415-313-0005-010-9	Account #: 24459	Sec/Town/Range: 15/35S/40E
Map ID: 24/15S	Zoning: General Co	Use Type: 1600	Jurisdiction: Fort Pierce

Ownership

Morris/Satnick FP Assoc LLC
350 Veterans Blvd
Rutherford, NJ 07070

Legal Description

15 35 40 E 876.9 FT OF THAT PARTOF S 1/2 OF SW 1/4 LYG W OF US 1-LESS BEG AT INT N R/W VA AV AND W R/W LI US 1 RUN N ALG W R/W US1 710 FT, TH W 175 FT, TH S 175 FT, TH W 501.9 FT, TH N 50 FT, TH W 200 FT, TH S 585 FT, TH E 876.9 FTTO POB AND LESS SLY 130 FT FOR RD AND CANAL AND LESS N 150 FT OF S 1222.46 FT OF E 175 FT- AND S 235 FT OF NE 1/4 OF SW 1/4 LYG W OF DIXIE HWY-LESS AS IN OR 380-2663AND LESS N 175 FT OF E 185 FT OF S 1511.18 FT OF THAT PART OF SW 1/4 LYG W OF US 1- LESS RD R/W AS IN OR 3615-2364 (14.20 AC-618,502 SF) (OR 2446-712)

Current Values

Just/Market:	$3,908,800	Assessed:	$3,908,800
Exemptions:	$0	Taxable:	$3,908,800

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$3,908,800	$3,908,800	$0	$3,908,800
2019	$3,931,600	$3,931,600	$0	$3,931,600
2018	$3,924,600	$3,734,500	$0	$3,734,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-19-2005	2446 / 0712	XX02	SP	Morris/Satnick FP Assoc LLC	$10,960,000
09-01-1983	0412 / 0301	XX01	CV		$0

Primary Building Information

Finished Area of this building: 43,510 SF
Gross Sketched Area: 47,607 SF

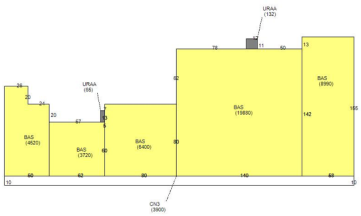
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid	Building Type: NSCT
Year Built: 1969	Frame: Masonry	Grade: Y_C	Effective Year: 1969
Primary Wall: CB Stucco	Story Height: 2 Story	No. Units: 8	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: Carpet





Total Areas

Finished/Under Air (SF):	119,701
Gross Sketched Area (SF):	130,851
Land Size (acres):	14.2
Land Size (SF):	618,502
Total Building Count:	3

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	3630	1969
ASP2 LOW	1	36400	1970
ASP1 HIGH	1	45500	1982
CONCRET HIGH	1	15750	1982
ASP1 HIGH	1	80000	1983
SINGLE LIGHT	1	8	1983

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2768139 OR BOOK 2446 PAGE 712, Recorded 12/27/2005 at 11:31 AM
Doc Tax: $76720.00

2

This instrument prepared by:
Michael E. Parry, Esq.
Kimco Realty Corporation
3333 New Hyde Park Road
New Hyde Park, NY 11042

~~Record and Return to:~~
Bart Mellits, Esq.
Ballard Spahr Andrews & Ingersoll
1735 Market Street, 51st Floor
Philadelphia PA 19103

[For Recorder's Use Only]

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of this 19th day of ~~November~~ December, 2005, between **KIMCO UNIVERSITY COMPANY, LTD.**, a Florida limited partnership ("Grantor") whose address is 3333 New Hyde Park Road, New Hyde Park, New York 11042, and **MORRIS/SATNICK FORT PIERCE ASSOCIATES, LLC,** a Delaware limited liability company ("Grantee"), whose address is 350 Veterans Boulevard, Rutherford, New Jersey 07070.

WITNESSETH, Grantor for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, Grantee's, successors and assigns, forever, that certain property lying and being in St. Lucie County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof.

Subject only to those matters set forth on Exhibit "B" attached hereto and made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

RETURN TO: 0-050757-L MP
LandAmerica - Commercial Services
1001 N. Lake Destiny Road Ste 250
Maitland, FL 32751

IN WITNESS WHEREOF, Grantor has executed this indenture as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

KIMCO UNIVERSITY COMPANY, LTD., a Florida limited partnership

By: Kimco Delaware, Inc., its general partner

Josh Dinstein
PRINT NAME: Josh Dinstein

Theresa Farina
PRINT NAME: Theresa Farina

By: Raymond Edwards
Name: RAYMOND EDWARDS
Title: Vice President

STATE OF NEW YORK)
) SS.
COUNTY OF NASSAU)

The foregoing instrument was acknowledged before me this 9 day of ~~November~~ Dec., 2005, by Raymond Edwards, the V. P. of Kimco Delaware, Inc., the general partner of KIMCO UNIVERSITY COMPANY, LTD., a Florida limited partnership. He/She is personally known to me ~~or has produced~~ _____ ~~as identification~~.

Notary Public, State of _____ at Large
Printed Name of Notary:_____
Commission No.:_____
My Commission Expires:_____

KATHLEEN M. GAZERRO
Notary Public, State of New York
No. 01GA4721128
Qualified in Suffolk County
My Commission Expires 4/30/06

G:\W-CEG\37844\001\Deeds\Special KUC.doc

EXHIBIT A

ALL THAT CERTAIN PARCEL OF LAND located in the City of Fort Pierce, St. Lucie County, Florida, as shown on an ALTA/ACSM Land Title Survey prepared for The Morris Companies by CPH Engineers/Surveyors dated October 6, 2005, as last revised December 7, 2005, more fully bounded and described as follows:

Parcel 3:

The East 876.9 feet of the South ½ of the SW ¼, lying West of U.S. No.1 Highway, Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida, LESS: Begin at the intersection of the North right-of-way of Virginia Avenue and the West right-of-way of U.S. No.1 Highway, North 710 feet; West 175 feet; South 175 feet; West 326.9 feet; South 50 feet; West 175 feet; North 100 feet; West 200 feet; South 585 feet; East 876.9 feet to the Point of Beginning. ALSO LESS: Southerly 130 feet for road and canal right-of-way. ALSO LESS: North 150 feet of the South 1222.46 feet of the East 175 feet.

AND

Commencing at the intersection of the West right-of-way line of South Fourth Street (U.S. Highway No. 1) and the South line of the Southwest ¼ of Section 15, Township 35 South, Range 40 East in the City of Fort Pierce, St. Lucie County, Florida, run North 00°03'34" East along that right-of-way of South Fourth Street, 1323.18 feet to the North line of the South ½ of the Southwest ¼ of said Section 15, and the POINT OF BEGINNING; thence continue North 00°03'34" East, 335 feet; thence run North 89°39'26" West, 566.9 feet; thence run South 01°10'39" West, 186.33 feet; thence run South 24°58'42" West, 136.59 feet to the North line of the South ½ of the Southwest ¼; thence run South 89°39'26" East 626.80 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING PARCEL:

Commencing at the intersection of the West right-of-way line of South Fourth Street (U.S. Highway No. 1) and of the South line of the Southeast ¼ of the Southwest ¼ of Section 15, Township 35 South, Range 40 East, in the City of Fort Pierce, St. Lucie County, Florida, run North 00°03'34" East along the West right-of-way line of South Fourth Street, 1336.18 feet to the POINT OF BEGINNING; thence run North 89°39'26" West, 175 feet; thence run North 00°03'34" East, 185 feet; thence run South 89°39'26" East, 175 feet; thence South 00°03'34" West, 185 feet to the POINT OF BEGINNING.

LESS AND EXCEPT PARCELS CONVEYED by Warranty Deed to William D. Carlton, in Official Records Book 207, page 592; by Warranty Deed to E.J. Roschman, in Official Records Book 199, page 481; by Quit Claim Deed to James F. Grimes and Susan Grimes, his wife, in Official Records Book 517, page 1232; and by Warranty Deed to Walgreen Co., an Illinois corporation, in Official Records Book 452, page 2789, all of the Public Records of St. Lucie County, Florida.

EXHIBIT "B"

Subject to the Following Exceptions

EXHIBIT B

Easement to American Telephone and Telegraph Company, recorded in Deed Book 81, page 163 as defined and limited by document recorded in Deed Book 206, page 143.

Reservations of non-exclusive easement as set forth in deed recorded November 6, 1968 in Official Records Book 174, page 884 for the purposes described in said instrument.

Agreements, Restrictions, Easements and Encumbrances created by the "Easement Agreement" set forth hereinafter between KIMCO FORT PIERCE, INC., and Albert W. Johnson and Howard L. Gibson, doing business as Fort Pierce Investments, contained in and attached to Warranty Deed and Easement Agreement dated February 13, 1969, filed February 18, 1969, and recorded in Official Records Book 175, page 2498.

Agreement among KIMCO FORT PIERCE, INC., a Florida corporation, Standard Oil Company, a division of Chevron Oil Company, a California corporation, First Federal Savings and Loan Association of Fort Pierce, a corporation existing under the laws of the United States of America, and Fort Pierce Investments, a Florida limited partnership, dated February 24, 1970, filed May 26, 1970, and recorded in Official Records Book 184, page 2415 and Official Records Book 184, page 2423.

Easement from Albert W. Johnson, General Partner doing business as Fort Pierce Investments and Margaret Hayes Johnson, his wife, to the City of Fort Pierce, a Municipal corporation of the State of Florida, recorded April 30, 1971 in Official Records Book 192, page 365 and Official Records Book 192, page 368.

Lease by and between Equity Associates, Ltd., a Limited Partnership and S.S. Kresge Company, a Michigan corporation as evidenced by Memorandum of Lease dated March 12, 1976 and recorded November 4, 1976 in Official Records Book 259, page 1889 and First Amendment to Lease dated August 30, 1976 and recorded November 4, 1976 in Official Records Book 259, page 1895 and Ratification thereof dated January 10, 1977 and recorded March 24, 1977 in Official Records Book 265, page 1781.

Short Form Lease by and between Kimco University Co., Ltd., a Florida limited partnership and Family Dollar Stores of Florida, Inc., a Florida corporation, recorded in Official Records Book 1305, page 1543.

Easement Agreement by and between Kimco University Company, Ltd., a Florida limited partnership and Kimco Ft. Pierce 147, Inc., a Florida corporation and Fast Food Enterprises #2, a Florida general partnership, recorded in Official Records Book 2221, page 1466.

Short Form Lease by and between Kimco Ft. Pierce, Inc. and Winn-Dixie Stores, Inc. as recorded in Official Records Book 365, page 1719; Second Amendment to Short Form Lease as recorded in Official Records Book 718, page 2408 and Memorandum of Lease by and between

Winn-Dixie Stores, Inc. and CIBC National Bank as recorded in Official Records Book 1366, page 340.

Utility Easement in favor of the City of Fort Pierce as recorded in Official Records Book 177, page 136.

Easement in favor of City of Ft. Pierce as recorded in Official Records Book 180, page 2372.

Agreement by and between Kimco Ft. Pierce Inc. and William D. Carlton as recorded in Official Records Book 207, page 594.

Agreement by and between Kimco Ft. Pierce Inc. and William D. Carlton as recorded in Official Records Book 215, page 2573.

Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce as recorded in Official Records Book 381, page 423.

Reciprocal Agreement by and between Kimco University Company, Ltd. and The Kimco Corporation as recorded in Official Records Book 412, page 1612.

Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce as recorded in Official Records Book 422, page 1347.

Storm Sewer Easement between Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2795.

Sanitary Sewer Agreement between Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2802.

Declaration of Easements and Covenants by Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2808.

Easement Agreement by and between Kimco University Co. Ltd. and Volume Shoe Corporation as recorded in Official Records Book 748, page 1224.

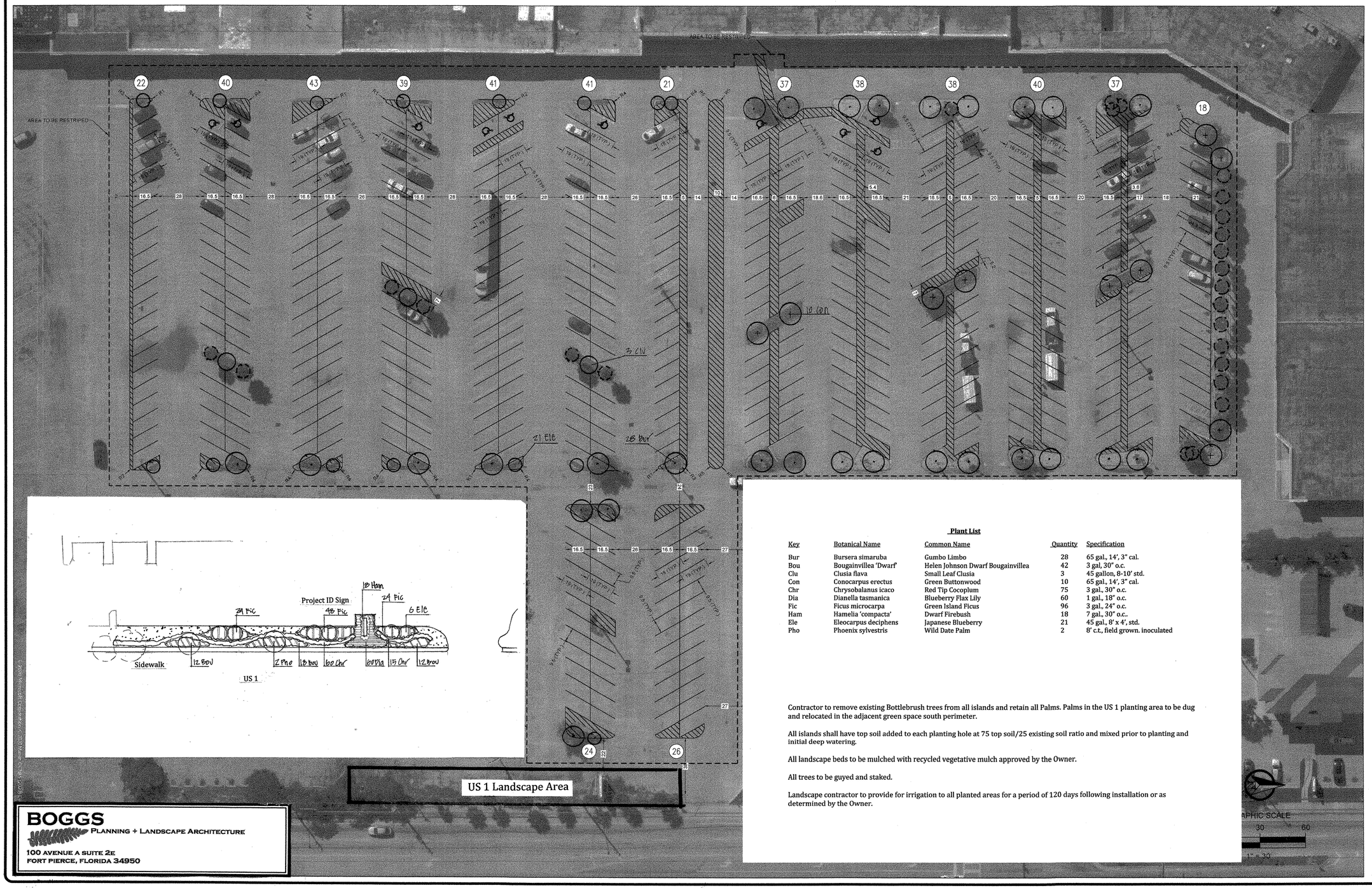
PARKING DATA

TOTAL PARKING PROVIDED: 505 SPACES

HANDICAPPED SPACES: 10 SPACES
(INCLUDED IN TOTAL)

NOTES:

1. ALL PARKING SPACES ARE TO BE 30° ANGLED PARKING STALLS.
2. UNLESS OTHERWISE NOTED, ALL PARKING STALL STRIPING TO BE 4" WIDE SINGLE SOLID WHITE STRIPE.
3. UNLESS OTHERWISE NOTED, ALL STANDARD PARKING SPACES ARE TO BE 9.5' WIDE BY 19' DEEP.
4. HANDICAPPED SPACES ARE TO BE 12' WIDE BY 19' DEEP WITH A 5' WIDE STRIPED ACCESS ROUTE AND BE IN ACCORDANCE WITH ADA GUIDELINES AND REGULATIONS.
5. ALL INTERIOR ISLANDS ARE TO BE STRIPED 4" WIDE SINGLE SOLID WHITE DIAGONAL STRIPE 45° ANGLED 3'-0" O.C.
6. IF AN EXISTING LIGHT POLE IS LOCATED IN A SPACE, THEN THAT SPACE IS TO BE STRIPED AS AN INTERIOR ISLAND.



Plant List

Key	Botanical Name	Common Name	Quantity	Specification
Bur	Bursera simaruba	Gumbo Limbo	28	65 gal., 14', 3" cal.
Bou	Bougainvillea 'Dwarf'	Helen Johnson Dwarf Bougainvillea	42	3 gal, 30" o.c.
Clu	Clusia flava	Small Leaf Clusia	3	45 gallon, 8-10' std.
Con	Conocarpus erectus	Green Buttonwood	10	65 gal., 14', 3" cal.
Chr	Chrysobalanus icaco	Red Tip Cocoplum	75	3 gal., 30" o.c.
Dia	Dianella tasmanica	Blueberry Flax Lily	60	1 gal., 18" o.c.
Fic	Ficus microcarpa	Green Island Ficus	96	3 gal., 24" o.c.
Ham	Hamelia 'compacta'	Dwarf Firebush	18	7 gal., 30" o.c..
Ele	Eleocarpus deciphens	Japanese Blueberry	21	45 gal., 8' x 4', std.
Pho	Phoenix sylvestris	Wild Date Palm	2	8' c.t., field grown. inoculated

Contractor to remove existing Bottlebrush trees from all islands and retain all Palms. Palms in the US 1 planting area to be dug and relocated in the adjacent green space south perimeter.

All islands shall have top soil added to each planting hole at 75 top soil/25 existing soil ratio and mixed prior to planting and initial deep watering.

All landscape beds to be mulched with recycled vegetative mulch approved by the Owner.

All trees to be guyed and staked.

Landscape contractor to provide for irrigation to all planted areas for a period of 120 days following installation or as determined by the Owner.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

GRAPHIC SCALE
30 0 60
1" = 30'

REDTAIL LLC
p. 561.302.4304
radia@redtailllc.com

CB — DESIGNED BY
CB — DRAWN BY
RDTL-SIT.DWG — FILENAME
SIT — LAYOUT
1" = 20' — SCALE
8/17/2020 — DATE

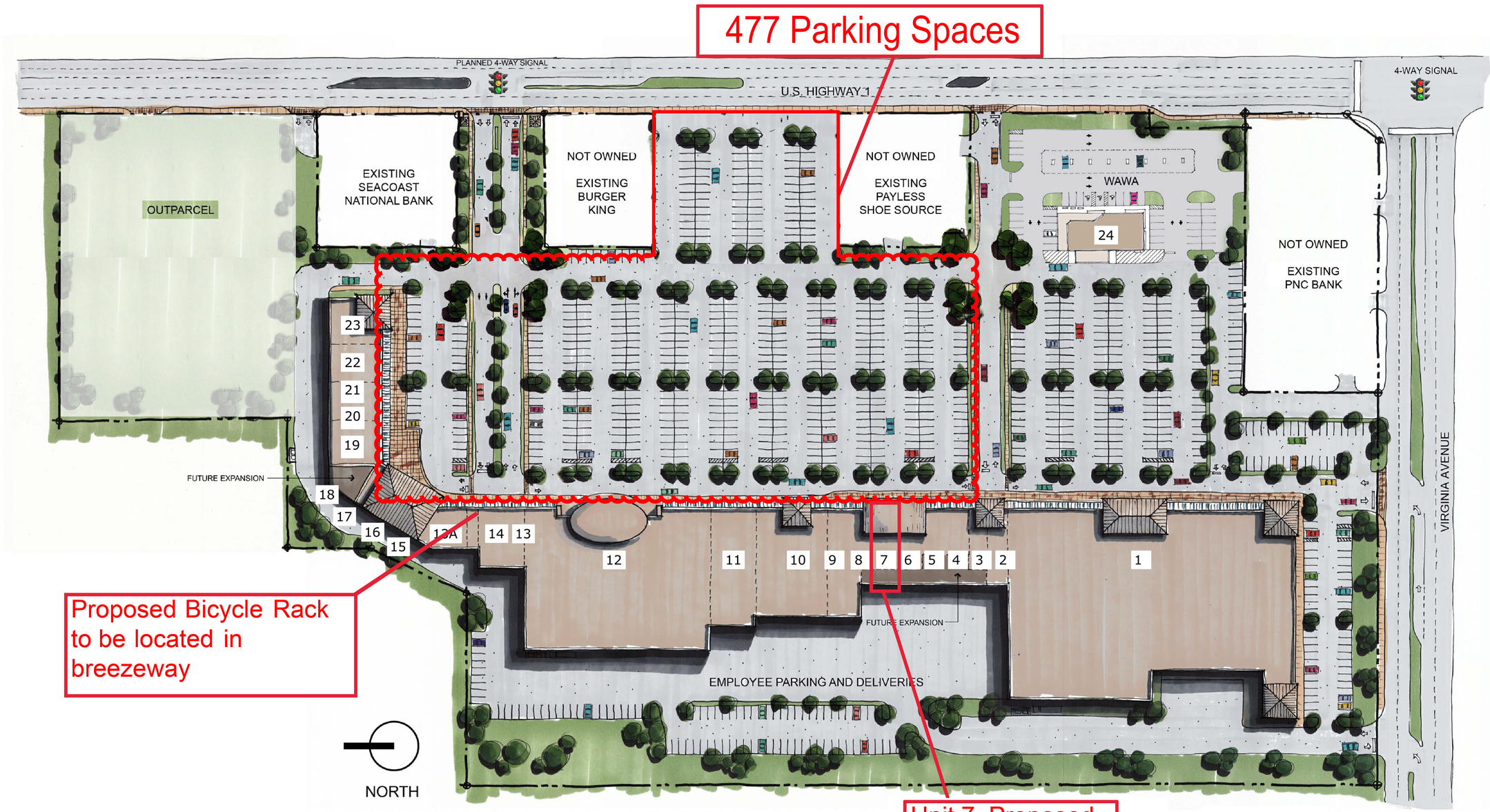
REVISION COMMENTS — DATE

GATEWAY PLAZA
Landscape Plan
FT. PIERCE FLORIDA

00-001

1 OF 1

Cad file name: C:\Users\cbeauchamp\Desktop\FW__gateway_plaza_cad\RDTL-SIT.dwg 06/22/20



TENANT ROSTER

UNIT	TENANTS		S.F.	UNIT	TENANTS		S.F.	UNIT	TENANTS		S.F.
1	VACANT	(2111)	88,732	10	AARON RENTS	(2044)	10,508	18	BARGAIN BUYS	(1991)	2,200
2	VACANT	(2107)	2,500	11	VACANT	(2041)	8,990	19	TOP'S CHINA BUFFET	(1987)	3,750
3	$9.99 SHOE FACTORY	(2103)	2,000	12	VACANT	(2009)	44,198	20	VACANT	(1981)	2,800
4	CASH SERVICES	(2059)	1,200	13	VACANT	(2003)	2,200	21	VACANT	(1975)	2,800
5	JACKSON HEWITT	(2057)	960	13A	LITTLE CAESARS	(1999)	2,035	22	VACANT	(1971)	4,200
6	MEN'S RAGS	(2053)	3,790	14	VACANT	(2001)	2,600	23	VACANT	(1963)	3,750
7	VACANT	(2051)	2,000	15	FANCY NAILS	(1997)	1,100	24	WAWA		5,943
8	VACANT	(2049)	2,000	16	ADVANCE AMERICA	(1995)	1,100				
9	FAMILY DOLLAR	(2047)	9,372	17	VACANT	(1993)	1,375				

SHOPPING CENTER PARKING

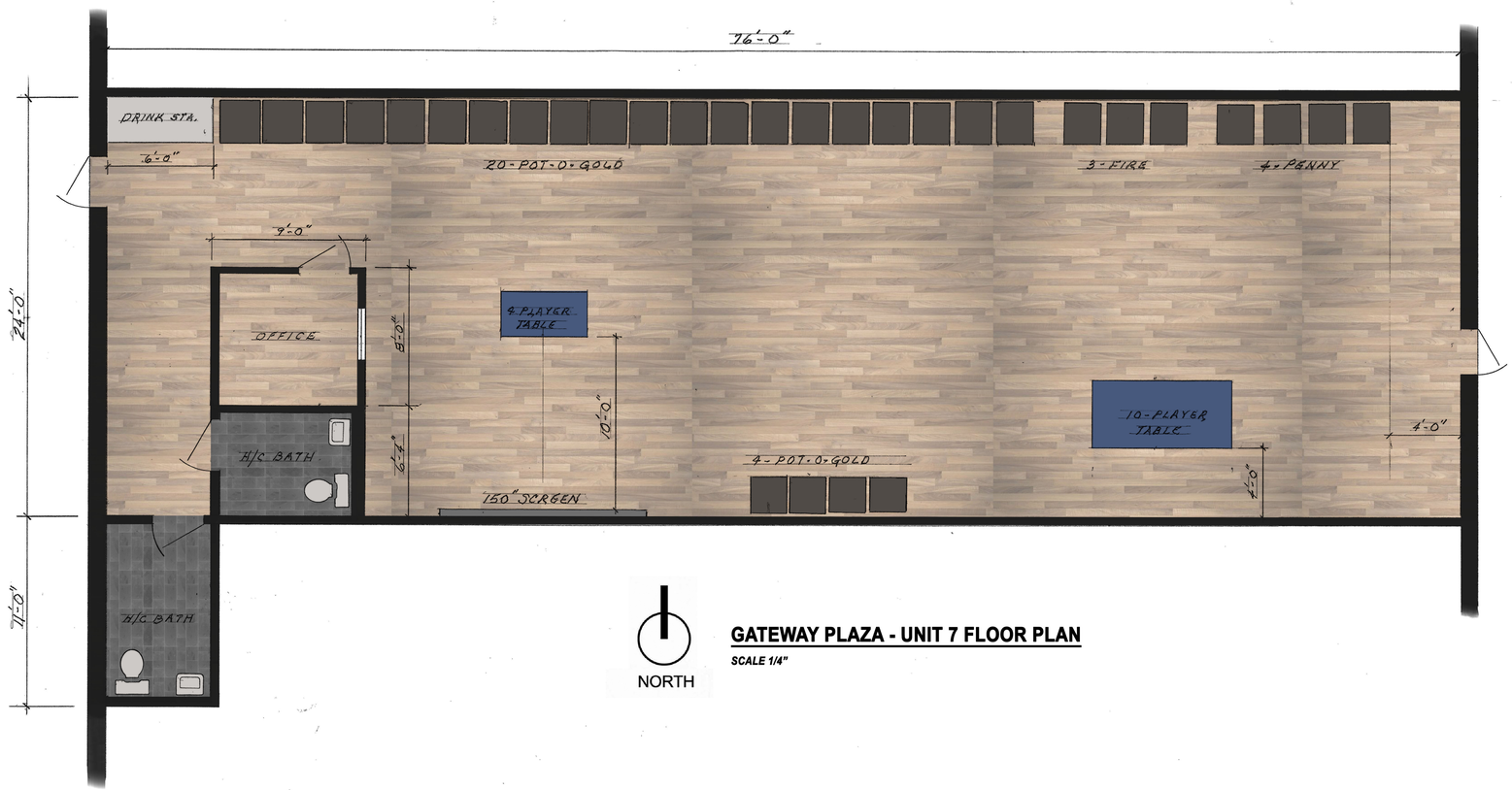
UNITS	S.F.	REQUIRED	PROVIDED
TOTAL SHOPPING CENTER *(INCLUDES UNITS 2-23 - NOT UNIT 7)* [1 SPACE PER 250 G.F.A FOR SHOPPING CENTER > 50K S.F.]	115,428	462	477
UNIT 7 [0.75 SPACE PER AMUSEMENT MACHINE] - 31 TOTAL AMUSEMENT MACHINES	2,000	24	24

**PARKING FIELD DOES NOT UNCLUDE AREA EAST AND SOUTH OF KMART(UNIT 1) OR BEHIND THE SHOPPING CENTER*

THE MORRIS COMPANIES

REDTAIL DG

SEPTEMBER 30, 2020



NORTH

GATEWAY PLAZA - UNIT 7 FLOOR PLAN

SCALE 1/4"

Design by:
RICHARD A. JEMISON
P.O. Box 5616
Ft. Pierce, Fl. 34954
(772) 215-5623

BENCHMARK ENGINEERING
OF THE TREASURE COAST
806 DELAWARE AVE.
FT. PIERCE, FL. 34950
(772) 772-267-1399

09/05/20

SEAL	SOUTHERN PLAYERS, LLC	SHEET
BOWDOIN HUTCHINSON P.E. #70878	ARCADE 2051 S US HWY 1. FT. PIERCE, FLORIDA	1 OF 1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

September 29, 2020

Tod Mowery
100 S. 2nd Street
Fort Pierce, FL 34949

Subject: **2051 S. US Highway 1 - Pre-Application Comments**
September 30, 2020 Conference Call

Dear Mr. Mowery,

Below please find received comments from the City of Fort Pierce and applicable entities:

Fort Pierce Planning:

These comments are based on the documents that are submitted at this time.

1. A Landscape Plan pursuant to City Code 123-37 shall be provided at the time of Application that is signed and sealed by a Florida Registered Landscape Architect.
   The shopping plaza is set to have all landscape islands upgraded within the next 60 days. We recently located an old well and improvements were made this past 2 weeks to the irrigation to provide irrigation water to the site. The site has not had irrigation for over 9 years. The landscape islands will have Gumbo Limbo trees and the islands will all be sodded versus mulch. Island curbs are being repaired beginning in 10 days, followed by landscape installation and then a seal coat of the center.
2. A Lighting Plan or Photometric Survey shall be provided at the time of Application that complies with parking lot lighting pursuant to City Code 125-315(j)(1)(a). **Not applicable**
3. Application for Conditional Use with No Construction will need to be submitted as an arcade amusement center/amusement arcade is a Conditional Use within the C-3 Zoning district. **Included**
4. Stop signs and stop bars will need to be placed in proper intersection locations throughout the property. **To be provided as we seal coat in the very near future.**
5. Adhere to City Code Section 125-325, Amusement Arcades and Arcade Amusement. **So Noted**
6. Provide a parking plan that demonstrates there will be enough parking spaces on site to support the proposed arcade and the other existing businesses and units in the plaza. **Please see Tenant Plan**
7. How many machines are being proposed? **31 Total**
8. What is your timeline for application submission? **September 2020**
9. Prior to submitting your Conditional Use Application, schedule an in-take meeting (can be virtually) to ensure that your application packet is complete. **So Noted**
10. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Departments page under "*Public Notice Fee*". The City also temporarily reduced some application fees and those can be found under the link "*Fee Schedule – Temporarily Reduced Fees Expire 11/30/2020*". **OK**

11. Please note that the City of Fort Pierce adopted a new Code of Ordinances effective July 20, 2020. This new code represents a renumbering and reshuffling of code sections from what the current code reflects. The new Planning sections will start with Chapter 111, which is Historic Preservation through Chapter 125, which is Zoning. Should you have any questions the new proposed code can be found on the City website, under The Planning Department. **So Noted**

Fort Pierce Engineering:

Below please find engineering pre-application comments:

1. No Comments at this time.

Fort Pierce Code Enforcement:

1. No comments at this time.

FPUA

1. W/WW Engineering:
   - W/WW Engineering: Location is presently receiving water and wastewater service from FPUA (onsite collection and transmission system is owned and operated by property owner). If a modification of service is required, please contact James Carnes @ 466-1600 ext. 3472.
2. Electric & Gas Engineering: Approved:
   - Electric service is available to the unit (Existing service is fed from a 500kVA, 120/208V pad mounted transformer). For more information and project coordination, please contact Sal Scimeca.
     Engineering Technician II
     Electric and Gas Engineering
     1701 S. 37th Street, Fort Pierce, FL 34947
     sscimeca@fpua.com
     Office: (772)466-1600 Ext. 6957

Fort Pierce Building Comments:

1. This proposed use is a Change of Occupancy to Assembly. As such, a Building Permit is required including a Life Safety floor plan showing Exits, Exit paths of Travel, Occupant Loads, Design Criteria and Code Analysis, etc. will be required, along with Commercial Renovation plans submitted with a Permit Application. These permit documents must be designed by a Florida licensed Architect/Engineer. FBC possibly requires Fire Sprinkler. This will be determined according to square footage and Occupant Load.

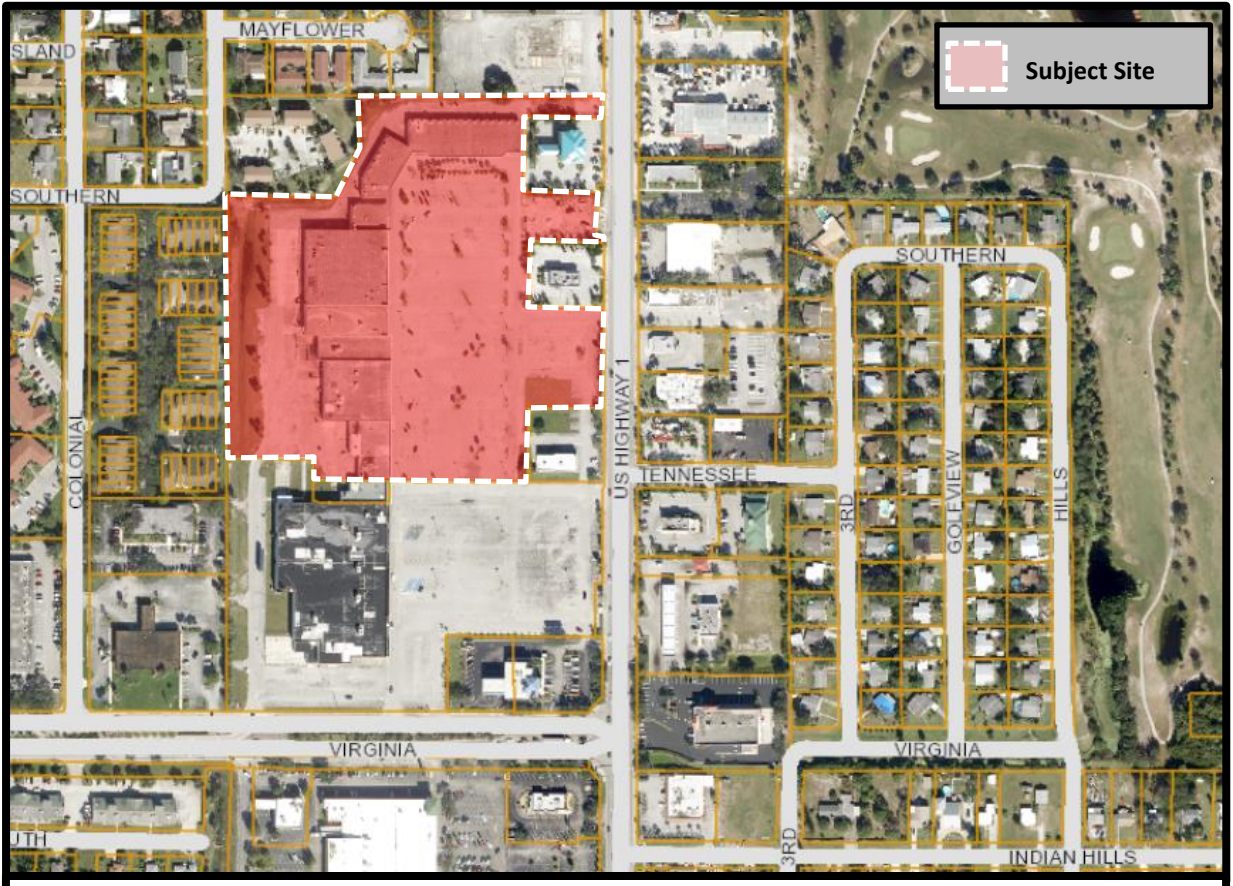
2. Building Department reserves further comment until Permit Application is submitted.

Fort Pierce Urban Forester:

1. Submit a Tree Mitigation Survey (if required) and Landscape Plan for Review at time of application.

St. Lucie County Fire District

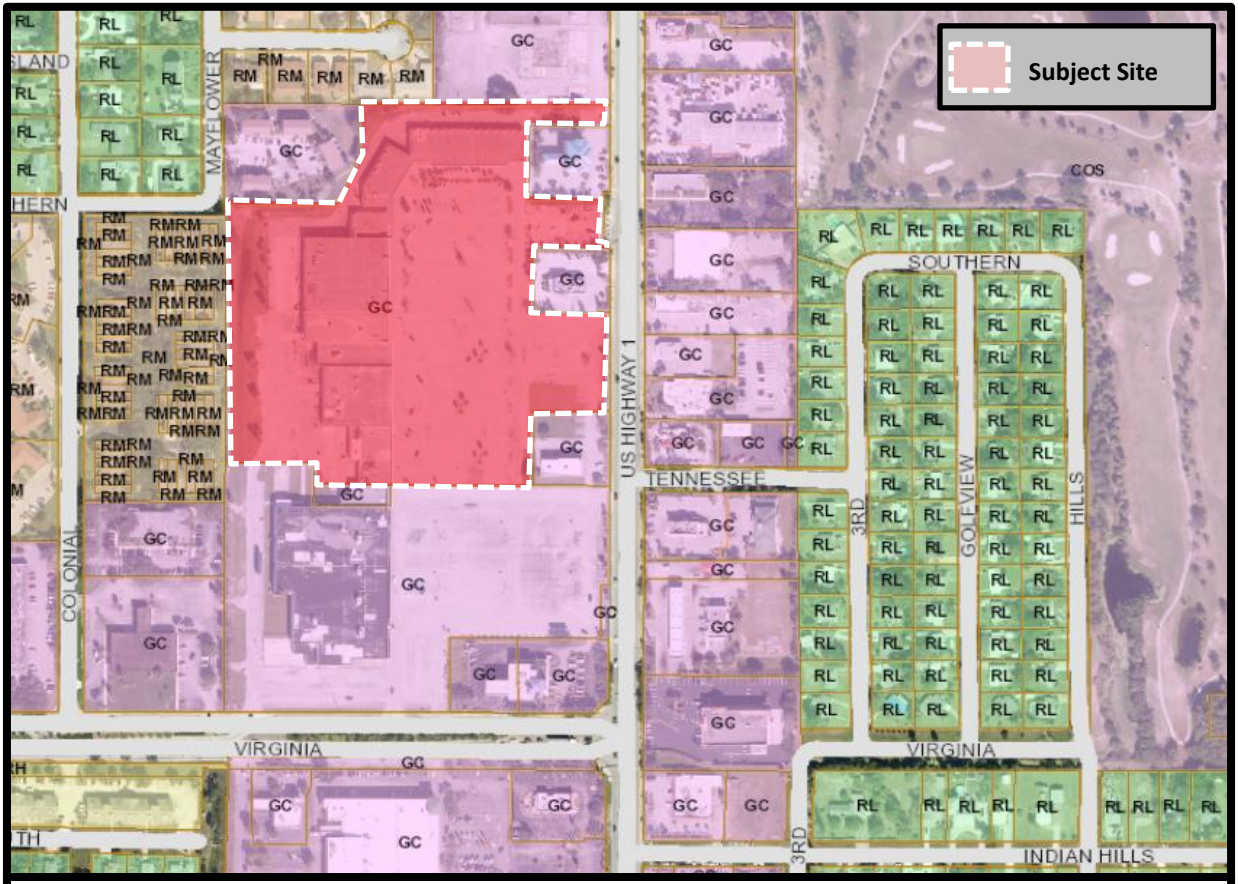
1. The SLCFD has no comments at this time. The SLCFD reserves the right to provide future comments at the time of the building permit process. If you have any questions or concerns, please reach out to me for clarification. Paul Langel: PLangel@slcfd.org



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use
2051 S. US Highway 1
Aerial Map

N W E S



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use
2051 S. US Highway 1
Future Land Use Map

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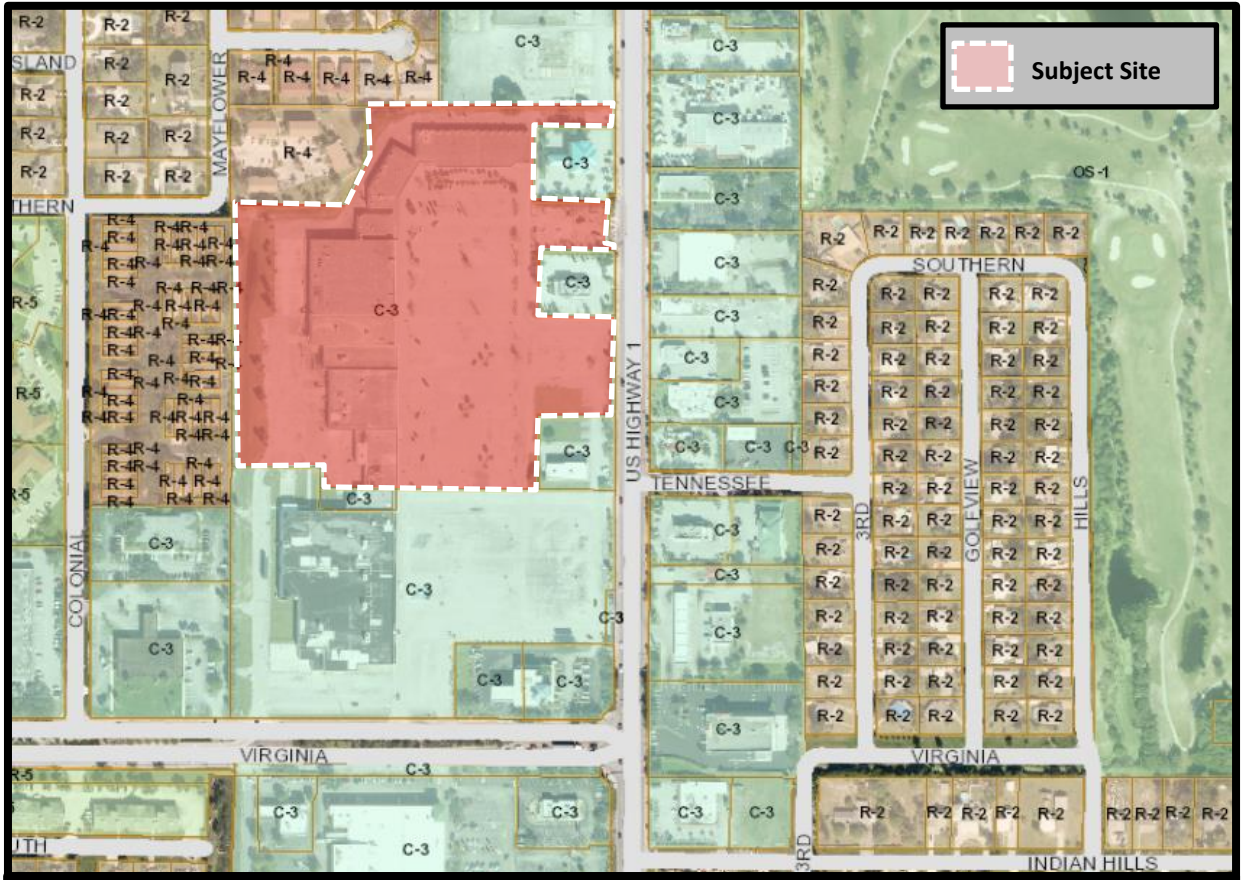

THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use
2051 S. US Highway 1
Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

November 18, 2020

Tod Mowery – Redtail DG
100 S. 2nd Street
Fort Pierce, FL 34950

Subject: **Conditional Use – Gateway Plaza Arcade 2051 S. US Highway 1**
Technical Review Project # 20-04000019

Fort Pierce Planning:

1. Note that pursuant to City Code 125-325 all site landscaping must comply with the City's Landscape Ordinance prior to the issuance of a business tax receipt. **So Noted. Landscape contract has been awarded to install landscaping in existing islands and to also develop new landscape strip from the BK south to the north side of the former Payless Shoestore.**
2. Note that pursuant to City Code 125-325 all lighting for the parking lot area must comply with the City's lighting requirements contained in City Code 125-315 (j)(1)(a) prior to the issuance of a business tax receipt. **So noted. Per discussions with staff, the parking field on the east side of the subject site will be addressed by removing all of the broken light fixtures and replacing any non working light element. In addition, all lighting underneath the retail canopies will be updated to improve lighting for all shoppers and tenants.**
3. What are the hours of operation? Include this in the narrative. **Hours will be as provided by City Code for weekday and weekend operations 8am to 12am and 8am to 2am.**
4. Provide a floor plan for the business - **Reattaching floor plan for your reference.**
5. Demonstrate written compliance with all design standards contained within City Code 125-325. **- Provided under separate letter.**

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate, Planner

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 11.19.20
Property Address: Conditional Use with No New Construction – Gateway Plaza Arcade – 2051 S. US Highway 1

Please be advised that the project may trigger the requirements indicated below:

- ☐ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- ☐ 2. Pre-construction meeting with the City's Building Department is requested.
- ☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
- ☐ 4. Means of egress is required.
- ☐ 5. Means of ingress is required.
- ☑ 6. Must meet the following Accessibility requirements:
  - ☑ Accessible route
  - ☐ Handicapped parking spaces
  - ☑ Means of egress
- ☑ 7. Change of Use required
  - ☑ to include a signed and sealed Life Safety Plan
  - ☐ to include a signed and sealed detailed comprehensive building plan.
- ☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- ☐ 9. Flood Development Permit required.
- ☑ 10. Building Permit required.
- ☐ 11. Signed and sealed construction drawings required.
- ☑ 12. Will need to meet the Fire Code.
- ☐ 13. Sprinkler system is required.
- ☐ 14. Smoke alarm system is required.
- ☐ 15. Other

Response - So noted. Thank you. Items will be dealt with at time of Tenant Improvement Building Permit and Business License.

Additional Comments/Requirements: _____

Building Official's or Representative's Signature _____ Date: 11/17/2020

Technical Review Committee meeting

November 19th, 2020

Case # 20-04000019

Planner: Brandon Creagan

Conditional Use, No New Construction

2051 South Us-1, Ft. Pierce (Gateway Plaza Arcade)

Comments:

Overall, there are no concerns with regards to the business itself and the desire for it to be located within the re-imagined Gateway Plaza, which, has undergone (and still undergoing) extensive renovation and updates. However, as of 11/15/20, the luminaires for approximately 2/3 of the public parking area (southern 2/3, the northern 1/3 are operational) are not operational after dark. Therefore, for safety reasons, it is recommended that the business do not commence operation until the luminaires in the parking lot are repaired / replaced and operates to the required standards set forth by city code.

Response: Lights will be updated as noted in our response letter. Thank you

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

November 19, 2020

TECHNICAL REVIEW PROJECT # 20-04000019

Conditional Use – Gateway Plaza Arcade – 2051 S. US Highway 1

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved. Electric service is available to the unit (Existing service is fed from a 500kVA, 120/208V pad mounted transformer). For more information and project coordination, please contact Sal Scimeca @ 772-466-1600 ext. 6957

Response - So noted. Thank you

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Gateway Plaza Arcade

REVIEW DATE: 11/10/2020

PLANNER: BRANDON CREAGAN

REVIEWED BY: Captain Wayne Boyer

Site Plan Approved: _____

Site Plan Approved with conditions: ___X____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1) **Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes.**

Response - So noted. Thank you

Planning Board **7. f.**

Meeting Date: 02/09/2021

Information

REQUESTED ACTION

Conditional Use - ACOR Recycling - 1121 Digiorgio Road

LOCATION

1121 Digiorgio Road

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

The proposed use offers a provision of Recycling Center (Waste Related) Use representing a limited industrial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following condition:

1. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **This must be provided prior to receiving Certificate of Occupancy.**

Attachments

Staff Report
Application & Supporting Documents
Traffic Impact Report
Aerial Map
FLU Map
Zoning Map
TRC Comments

Form Review

Form Started By: Vennis Gilmore Started On: 02/03/2021 02:31 PM
Final Approval Date: 02/04/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**ACOR Recycling** **1121 Digiorgio Road**
BOARD DATE:	February 9, 2021

STAFF REPORT

Owner:	NAG Properties LLC 2820 SE Martin Square Corporate PKWY Stuart, FL 34994
Applicant:	ACOR, LLC/Fred Mussari, President 783 Co Rd 13 S St Augustine, FL 32092
Applicant's Request:	Approval of a Conditional Use with No New Construction to operate a 42,000 square foot Recycling Center
Location(s):	1121 Digiorgio Road
Parcel ID:	2428-421-0002-000-7
Future Land Use:	Industrial (I)
Current Zoning:	Light Industrial Zone (I-1)

Surrounding FLU:

North	East	South	West
IND (SLC)	I	I	RL

Surrounding Zoning:

North	East	South	West
IL (SLC)	I-1	I-1	PD

Utilities:	FPUA

Staff Analysis:

Request

In accordance with Sections 125-187 and 125-237 of the City Code, the applicant is requesting the review and approval of a Conditional Use with No New Construction to operate a 42,000 square foot Recycling Center. The approximately 13.84 acres property is located at the southwest corner of Digiorgio Road and Enterprise Road. The subject site is surrounded by industrial uses to the north, south, east, and residential to the west. The building where the proposed use will be located was formerly occupied by 84 Lumber, a lumber company and Tentlogix, a tent rental company. The property has a Future Land Use of Industrial (I) and is zoned Light Industrial Zone (I-1).

The proposed Recycling Center is specifically dedicated to pre-consumer food and beverage de-packaging. Pre-consumer food and beverage products are food-grade materials that are still in the packaging, shrink-wrapped on pallets. The business will de-package this material using automated processing equipment located inside the large warehouse building. Food material is recovered in an enclosed auger system and loaded directly into trucks for daily transport to a local (FL) company as an ingredient for the production of cattle and hog feed pellets. Beverages are de-packaged in automated processing equipment, and liquid is sent to FPUA under agreement and in accordance with their pre-treatment program requirements. Because the inbound products are pre-consumer material (new, in the packaging), there is a significant amount of clean recyclable or recoverable materials (cardboard, aluminum, steel, plastic and glass) which are capable of being reclaimed and processed for reuse and which would otherwise be disposed of as solid waste. These materials are separated during de-packaging and are sold into the recycling industry.

Generally, the process for de-packaging and processing pre-consumer food and beverage products involves the following:

- Materials arrive at the warehouse by tractor-trailer and pallets are unloaded from the trucks.
- Pallets are inventoried, warehoused, and scheduled for production (de-packaging).
- De-packaged liquids are transferred from the de-packaging equipment to the FPUA collection system.
- De-packaged foods are transferred by auger into a tanker or trailer and transported daily to the cattle and hog feed producer.
- Commodities (aluminum, cardboard, steel, plastics and glass) are compacted inside the warehouse and delivered to the County Recycling Facility.

Please note that all processing activities are performed inside the large warehouse building, more than 250 yards from the nearest neighbor on N Park Drive.

The proposed conditional use does not require any additions or structural modifications to the existing structure. Some minor internal electrical work will be required for the processing needs and any such work will be permitted in accordance with the City's local codes and standards.

The business will employ up to twenty-five employees at full capacity operation. Shifts are generally from 7 am to 6 pm, Monday through Friday, with occasional later closing times as production cycles dictate.

Future Land Use & Zoning

The Industrial (I) Future Land Use designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed-use office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.5.

The subject site is located within the Light Industrial (I-1) Zoning district, which is intended to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.

Parking

Pursuant to City Code Section 125-315, Manufacturing, wholesale trade and warehouse establishments shall provide 1 parking space for each 600 square feet of gross floor area. The required parking is 70 parking spaces with three (3) designated handicap parking space. The subject site plan features 112 parking spaces with five (5) designated handicap parking space. The submitted site plan exceeds the required 1 space per 600 square foot; providing 1.6 parking spaces per 600 square feet of gross floor area.

Landscaping

The perimeter landscaping will be brought up to Code by following the recommended plantings in the landscape Plan.

The tree installation total will consist of the following:

29 – Dahoon Holly

Conditional Use

As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use with No New Construction with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation:
The proposed use offers a provision of Recycling Center (Waste Related) Use representing a limited industrial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following four (4) conditions:

1. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **This must be provided prior to receiving Certificate of Occupancy.**
2. All truck traffic must utilize Digiorgio Road and Oleander Avenue.
3. All storage must be under a covered structure.
4. Prior to Certificate of Occupancy, the unpermitted structure on the west side of the property must be demolished.

A·COR
American Complete Organic Recycling

November 23rd, 2020

Ms. Jennifer Hofmeister, Planning Director
City of Ft. Pierce
100 North US #1
Ft. Pierce FL 34950

Re: 1121 Digiorgio Road Conditional Use Application - ACOR

Dear Ms. Hofmeister,

Attached please find the completed application for Conditional Use for the operation of a food and related products with a waste related use in the I-1 (Industrial Light) Zoning District at the above address.

ACOR is a subsidiary of 783 FM, LLC. 783 FM has a purchase contract on the subject property and is leasing the facility from the current owner until closing.

We have been working with Vennis Gilmore and Kori Benton at the City and County, as well as James Carnes and Harry Sherva at FPUA and Rebecca Olson at the County, and are looking forward to bringing a new business to the community that is both environmentally responsible and economically sustainable.

Our business processes pre-consumer food and beverage products which are 'out-of-spec' for any number of reasons, including being past their expiration date, mis-packaging, mis-branding or mis-labeling. We process these food and beverage products to produce recyclable or recoverable materials which would otherwise be disposed of as waste. The processed food material is sold to cattle and hog feed manufactures. The aluminum, steel, cardboard and glass is sold for recycling. Although we strive for 100% reuse of materials, there is a small percentage of material that we receive that is not re-usable and will be diverted to Landfill. We estimate this as approximately 3% of our inbound volume.

We look forward to working with you throughout this process and to becoming part of the Ft. Pierce business community.

Please do not hesitate to contact me if you have any questions or need any additional information.

Kindest regards,

Fred P. Mussari

Dr. Fred P. Mussari
CEO, ACOR
Enclosures

Project Narrative

783 FM, LLC, through its subsidiary American Complete Organics Recycling, LLC, (ACOR) plans to operate a pre-consumer food and beverage depackaging facility in an existing building that is currently owned by NAG Properties, LLC. This existing facility is located at 1121 Digiorgio Rd in the City of Ft. Pierce. The prior uses of this building were for an 84 Lumber, and later for a tent manufacturing and rental business. The new proposed use of this building has been determined by the City Zoning Staff to require the petitioner to obtain a Conditional Use Permit under the provisions of the I-1 (Light Industrial) Zoning District, specifically, the Processing of Food and Related Products with an additional Waste-Related Use designation.

Pre-consumer food and beverage products are food-grade materials that are still in the packaging, shrink-wrapped on pallets. The business will de-package this material using automated processing equipment located inside the large warehouse building. Food material is recovered in an enclosed auger system and loaded directly into trucks for daily transport to a local (FL) company as an ingredient for the production of cattle and hog feed pellets. Beverages are de-packaged in automated processing equipment, and liquid is sent to FPUA under agreement and in accordance with their pre-treatment program requirements. Because the inbound products are pre-consumer material (new, in the packaging), there is a significant amount of clean recyclable or recoverable materials (cardboard, aluminum, steel, plastic and glass) which are capable of being reclaimed and processed for reuse and which would otherwise be disposed of as solid waste. These materials are separated during depackaging and are sold into the recycling industry.

Generally, the process for depackaging and processing pre-consumer food and beverage products involves the following:

- Materials arrive at the warehouse by tractor-trailer and pallets are unloaded from the trucks.
- Pallets are inventoried, warehoused, and scheduled for production (depackaging).
- De-packaged liquids are transferred from the depackaging equipment to the FPUA collection system.
- De-packaged foods are transferred by auger into a tanker or trailer and transported daily to the cattle and hog feed producer.
- Commodities (aluminum, cardboard, steel, plastics and glass) are compacted inside the warehouse and delivered to the County Recycling Facility.

Please note that all processing activities are performed inside the large warehouse building, more than 250 yds from the nearest neighbor on N Park Drive.

The proposed conditional use does not require any additions or structural modifications to the existing structure. Some minor internal electrical work will be required for the processing needs and any such work will be permitted in accordance with the City's local codes and standards.

The business will employ up to twenty-five employees at full capacity operation. Shifts are generally from 7 am to 6 pm, with occasional later closing times as production cycles dictate.

The building square footage that is subject to the City's Parking Standards is approximately 42,000 sq ft. The facility currently has 112 designated paved parking spaces, or 1.6 spaces per 600 sq ft. of building

area. This is well in excess of the required 1 space per 600 sq ft. There are also 5 designated spaces for Persons with Disability, which meets the requirement for the number of required off-street parking spaces for all people.

Continued operation of this business at the end of Digiorgio Rd is not expected to have any impact upon local area roadway levels of service (see attached report). Perimeter and interior landscaping is mature, and met the minimum City Codes for I-1 Zoning originally. A Landscape Plan was prepared (see attached report) indicating that an additional 29 small shrubs should be planted to bring the facility up to current City Code. We will follow the recommendations in the Landscape Plan to bring the landscaping into compliance. Review of the sites existing on-site lighting also met the earlier Code requirements when the facility was constructed. The lighting has been upgraded, but will be further enhanced to meet current Code according to the plan recommendations (see attached Lighting Plan).

STANDARDS of REVIEW:

When reviewing a Conditional Use Permit, that review is often best done when there are specific standards to be measured against that can provide for definitive findings in support of the proposed Conditional Use, based on compliance/consistency with local codes and standards. Noting that Article V, Section 125-235 thru 125-240, of the Ft. Pierce Code of Ordinances, has no specific Standards of Review for a Conditional Use application, for the purpose of this particular application, the following generalized Standards of Review have been prepared by the applicant for consideration by the City Commission and are based on similar standards that would be ap plied to a Conditional Use Permit application submitted in the unincorporated areas of St. Lucie County. The use of these standards are intended to assist the City Commission in formally finding that the proposed business under the classification of a food and related products processing facility, with a conditional 'Waste-Related Use' in the 1-1 Zoning District is, in fact, an acceptable use of the petitioned property.

Consistency with Local Code and Comprehensive Plan.

The proposed conditional use is in compliance with all requirements, and is consistent with the general purpose, goals, objectives, and standards of this Code, the Ft. Pierce Comprehensive Plan, and the Code of Ordinances of City of Ft. Pierce.

The proposed Conditional Use (the operation of a pre-consumer food and beverage depackaging facility) is consistent with the intent of the Industrial (I) Future Land Use designation of the Ft. Pierce Com prehensive Plan and with the industrial development purpose statement of the I-1 zoning district. The depackaging of pre-consumer food and beverage products essentially entails the unloading of shrink-wrapped pallets of cases of food and beverage products from manufacturers or distributors, the automated depackaging of cases of products using high-tech processing equipment, and the re-distribution of the components. The proposed use of this former lumber company/tent manufacturing and rental facility for the development of this new processing activity is not inconsistent with the Objectives and Policies of the City's Comprehensive Plan and is not inconsistent with the development and use philosophies outlined in the Port of Ft. Pierce Master Plan, as approved by the Board of County Commissioners for St. Lucie County.

Effect on Adjacent Properties.

The proposed Conditional Use will not have an undue adverse effect upon any nearby property. All processing will be taking place inside an existing industrial building that was originally used as an 84 Lumber facility, and later used as a production and rental facility for a tent rental company. All processing of the food and beverage products will take place inside of the existing structure.

The surrounding industrial uses to this site include a) Natalie's Juice and a FEC rail spur to the north; b) vacant I-1 zoned land to the south; and c) a crane company and scrap metal dealer to the east. There is a residential neighborhood to the west. The nearest home in the residential neighborhood is 800' from the warehouse building where processing will take place, and is separated by a wood fence, irrigation canal, and mature tree-line.

The proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located.

The area in which the proposed Conditional Use is to be located is classified under both the City's Future Land Use and Zoning Maps for Industrial uses. The proposed Conditional Use, the operation of a pre-consumer food and beverage depackaging facility in the I-1 Zoning District, is to take place inside an existing industrial building that was formerly used as a lumber yard and tent rental/manufacturing facility. The proposed use of this property for the development of this new business is not inconsistent with the Objectives and of the City's Comprehensive Plan and is not inconsistent with the development and use philosophies outlined in the Port of Ft. Pierce Master Plan, as approved by the Board of County Commissioners for St. Lucie County.

All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity through building design, site design, landscaping, and screening.

All production activities are done within the 30,000 sq. foot former 84 Lumber facility. The proposed Conditional Use does not require any additions or structural modifications to the existing structure. Any internal building renovations that may be required for processing needs will be permitted in accord with the City's local codes and standards.

The proposed business will provide for up to twenty-five full-time employees at full operation. Production shifts are generally from 7am to 6pm, M-F, with occasional later closing times as production cycles dictate.

The building square footage that is subject to the City's Parking Standards is approximately 42,000 sq. feet. The current City Parking Standard for a facility of this type is 1 space per 600 SF of building area. The site plan for this facility provides for 112 paved parking spaces, or 1.6 spaces per 600 SF of building area. The parking area meets the objective of Section 125-315 of the City Code of Ordinances.

The perimeter and interior landscaping will be brought up to Code by following the recommended plantings in the landscape Plan (please refer to attached landscape plan) to be approved through reference in this Conditional Use application.

C. Adequacy of Public Facilities.

The proposed conditional use will be served by adequate public facilities and services, including **roads, police protection, fire protection, solid waste disposal, water, sewer, drainage structures,** parks and mass transit.

- The proposed Conditional Use in this I-1 (Industrial Light) Zoning District is to take place inside an existing industrial building that was formerly used as a lumber company and tent manufacturing/rental facility and will be served by adequate public facilities and services.
- Water and Sewer Services are presently at the site. We are working with FPUA and have an application pending for their pre-treatment program. We will continue to work with FPUA to assure that all requirements are met.
- No changes are proposed (or required) to the existing on-site drainage/ stormwater management systems on the property.
- Additional law enforcement protection services will not be required beyond those presently provided to the project site.
- As a non-residential use, the proposed Conditional Use in the 1-1Zoning District, will have no impact upon the City's Park System.
- A fire protection plan will be supplied to the St. Lucie County Fire District prior to the start of processing operations. All warehouse, storage and office spaces are equipped with sprinkler systems.
- The re-establishment of this site as a manufacturing use, is not expected to have any impact upon local area roadway levels of service. The sites' prior use as a lumber company and tent manufacturing/rental facility resulted in consistent traffic onto the local area roadway network. The proposed use on this site also will result in consistent year-round activity, will have a minimum effect on the local traffic volumes.

Thank you for your consideration of this application for Conditional Use for this property. Please do not hesitate to contact us if you have any questions or require any additional information.

Attachments:

1. Notarized Conditional Use Application
2. Notarized Design Review Application
3. St. Lucie County Property Record Card
4. General Location Map
5. Survey
6. Site Plan
7. Floor Plan
8. Landscaping Plan
9. Lighting Plan
10. Traffic Statement and original Study
11. Comments from Pre-Application Meeting

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 1121 Digiorgio RD, Ft. Pierce FL

Parcel ID #(s) 2428-421-0002-000-7

Project description To provide for the development of a pre-consumer food and beverage depackaging facility in an existing building, located at the west end of Digiorgio Rd.in Ft. Pierce.

NAG Properties, LLC	ACOR, LLC / Fred Mussari, President
Property Owner(s)	**Applicant/Representative, Title, Company**
2820 SE Martin Square Corporate PKWY	783 Co Rd 13 S
Street Address	Street Address
Stuart FL 34994-4915	St Augustine FL 32092
City State Zip	City State Zip
772.215.1164	321.427.5508
Phone Number	Phone Number
Gary@tentlogix.com	FMussari@ACORUSA.com
Email Address	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.*

Gary Hendry

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 29th day of October, 2020, by Gary Hendry who is personally known to me ~~or has produced~~ as identification

MaryBeth Parker

Signature of Notary

(seal)

MARY BETH PARKER
MY COMMISSION # GG 350397
EXPIRES: July 23, 2023
Bonded Thru Notary Public Underwriters

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_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

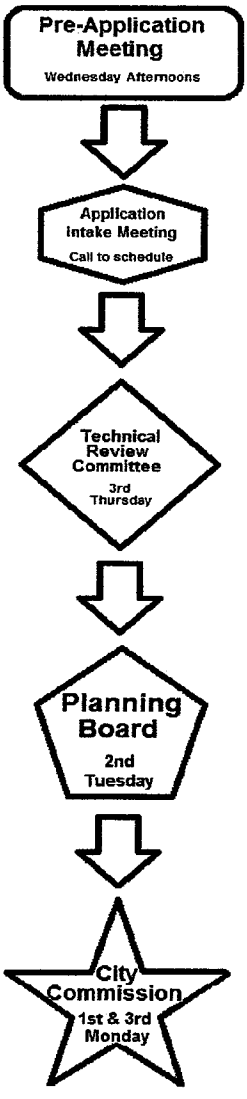
Intake Date Stamp

☐ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☒ *If no site improvements are required:*
  - ☒ As-built survey
  - ☒ Floor plan of existing building(s)
- ☐ *If parking and drainage improvements are required:*
  - ☐ As-built survey;
  - ☐ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ☐ Lighting plan
- ☒ Complete, notarized application

Application Outlook



Application Type:

- ☒ Conditional Use: No new construction with no site improvements
- ☐ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 42,000 Parking Spaces: 112

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

North	South	East	West
Industrial	Industrial (vacant)	Industrial	Residential

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 1121 Digiorgio Rd

Parcel ID #(s) 2428-421-0002-000-7

Project Description ACOR Conditional Use Application - Processing of Food and Related Products with an additional Waste-Related Use designation.

NAG Properties, LLC	ACOR / Fred P. Mussari, CEO
Property Owner(s)	Applicant/Representative, Title, Company
2820 SE Martin Square Coroporate PKWY	783 Co Rd 13 S
Street Address	Street Address
Stuart FL 34994-4915	St Augustine FL 32092
City State Zip	City State Zip
772.215.1164	321.427.5508
Phone Number	Phone Number
Gary@tentlogix.com	FMussari@AcorUSA.com
Email Address	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 Application (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.*

Gary Hendry

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY - Martin

The foregoing instrument was acknowledged before me this 24 day of Nov, 2020 by

Gary Hendry who is personally known to me or has produced

as identification.

Cheryl A. Gallagher

Signature of Notary

CHERYL A. GALLAGHER
MY COMMISSION # GG 314123
EXPIRES: July 19, 2023
Bonded Thru Notary Public Underwriters

(seal)

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

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November 25th, 2020

Ms. Jennifer Hofmeister, Planning Director
City of Ft. Pierce
100 North US #1
Ft. Pierce FL 34950

Re: Design Review - 1121 Digiorgio Road (ACOR)

Dear Ms. Hofmeister,

Attached please find the notarized design review application for 1121 Digiorgio Rd.

Since this is an existing facility and no changes are being made to the site, I will try to address the items in the checklist for Administrative and Board Approval individually:

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches. **Attached**
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements. **See attached Landscape Plan**
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
This site was selected for our facility based on the Light Industrial Zoning, easy access to I-95 and the Turnpike, and ample warehouse space and outdoor covered storage areas. With 42,000 SF of warehouse and an additional 24,000 SF outdoor covered storage, three dock-height loading docks and ample parking for employees, the existing facility is ideally suited to our business. All processing activities will take place inside the enclosed large warehouse, and our operation will not emit odors, smoke, or noise and will have no impact on the residential neighborhood to the West of the property, especially considering the large buffer area between the two properties which includes a wood fence, mature shrubs and trees, a service road and irrigation canal.

d. Context photographs of neighboring uses and architectural styles.

North – I1 zoned property used for pipe storage, with Natalie's Juice located to the north of that parcel.



South – Vacant I1 zoned property



East – Vacant I1 zoned parcel



West – Residential Neighborhood off of Sunrise and N Park Dr.



e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department. **NA**

f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.

Building 1 – Office and warehouse



Building 2 – Large warehouse (temporary structures are being removed)



Buildings 3 and 4 – large covered storage structures



g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping. **See attached Site Plan**

h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included. **See attached Landscape Plan**

i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.



Existing 84 lumber signs will be re-covered with new company name (ACOR)

j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well. **See photos above which cover all these elements.**

k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

See Narrative, Site Plan, Lighting Plan and Landscape Plan submitted as part of the Conditional Use Application. If you need another copy of these provided separately for the design review, please let me know and I would be happy to provide them.

Please do not hesitate to contact me if you have any questions or require any additional information.

Kindest Regards,

Fred P. Mussari
_____

Dr. Fred P. Mussari
CEO, American Complete Organics Recycling

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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address:	1121 Digiorgio RD
Parcel ID:	2428-421-0002-000-7
Account #:	168474
Map ID:	24/28S
Use Type:	4300
Zoning:	Light Indu
City/County:	Fort Pierce

Ownership

NAG Properties LLC
2820 SE Martin Square Corporate PKWY
Stuart, FL 34994

Legal Description

28 35 40 FROM SW COR OF SE 1/4 RUN N 02 49 59 W ALG W LI OF SE 1/4 1826.84 FT TO POB:TH CONT N 02 49 59 W 738.08 FT TO SLY LI OF NSLWCDC NO. 10, TH N 89 00 20 E ALG SLY LI 832.51 FT,TH S 00 45 03 E ALG WLY LI 711.33 FT,TH S 87 10 01 W 831.93 FT TO POB (13.84 AC) (OR 3625-1287, 1294)



Current Values

Just/Market Value:	$2,923,700
Assessed Value:	$2,785,916
Exemptions:	$0
Taxable Value:	$2,785,916

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	40,319
Gross Sketched Area (SF):	86,680
Land Size (acres):	13.84
Land Size (SF):	602,870

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Sale History

Date:	Apr 24, 2014
Book/Page:	3625 / 1294
Sale Code:	0111
Deed:	QC
Grantor:	NAG Properties LLC
Price:	$100
Date:	Apr 24, 2014
Book/Page:	3625 / 1287
Sale Code:	0002
Deed:	WD
Grantor:	Stampede Industries LLC
Price:	$2,150,000
Date:	Oct 9, 2012
Book/Page:	3450 / 1930

Sale Code:	0130
Deed:	SP
Grantor:	Pierce Hardy LP
Price:	$2,062,500
Date:	Apr 2, 2008
Book/Page:	2975 / 1425
Sale Code:	XX01
Deed:	WD
Grantor:	Hardy Management Co LLC
Price:	$100
Date:	Apr 20, 2006
Book/Page:	2548 / 2761
Sale Code:	XX00
Deed:	WD
Grantor:	Keller (TR) Fred
Price:	$2,422,400
Date:	Oct 7, 2002
Book/Page:	1595 / 1337
Sale Code:	XX00
Deed:	WD
Grantor:	Becker Holding Corp
Price:	$1,000,000

Building Information (1 of 2)

Finished Area: 12,000 SF

Gross Sketched Area: 15,740 SF

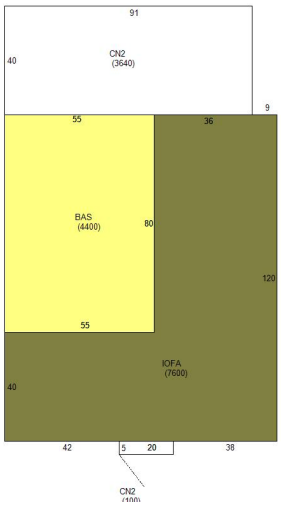
Exterior Data

View:	Roof Cover: Metal	Roof Structure: Steel Truss
Building Type: INDW	Year Built: 2009	Frame:
Grade: Y_C	Effective Year: 2009	Primary Wall: Corr Metal
Story Height: 1 Story	No. Units: 1	Secondary Wall: Conc Block

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: CONC GRD
A/C %: 0%	Heated %: N/A%	Sprinkled %: 100%





Building Information (2 of 2)

Finished Area: 28,319 SF

Gross Sketched Area: 70,940 SF

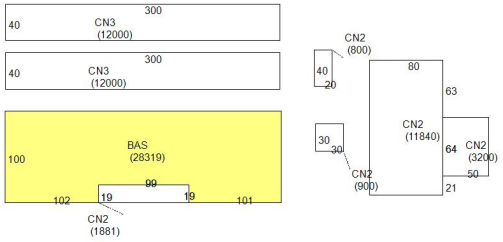
Exterior Data

View:	Roof Cover: Metal	Roof Structure: Steel Truss
Building Type: INDW	Year Built: 2009	Frame:
Grade: Y_C	Effective Year: 2009	Primary Wall: Corr Metal
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: CONC GRD
A/C %: 0%	Heated %: %	Sprinkled %: 100%





Special Features and Yard Items

Type:	SINGLE LIGHT
Quantity:	1
Units:	1
Year Built:	2009
Type:	MEZZANINE
Quantity:	1
Units:	6995
Year Built:	2009

Type:	ASP1 HIGH
Quantity:	1
Units:	256506
Year Built:	2009

Type:	DOUBLE LIGHT
Quantity:	1
Units:	2
Year Built:	2009

Current Year Values

Current Values Breakdown

Building:	$2,155,000
Land:	$768,700
Just/Market:	$2,923,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$137,784
Assessed:	$2,785,916
Exemption(s):	$0
Taxable:	$2,785,916

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0041	166.4	Fort Pierce Stormwater Charge	$11,481.60

Start Year	AssessCode	Units	Description	Amount
2013	0054	13.83999	North St. Lucie Water Management District	$256.04

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Permits

Number:	0700000937
Issue Date:	Aug 8, 2007
Description:	Awning/Shutters
Amount:	$8,000
Fee:	$80

Number:	0700000911
Issue Date:	Sep 21, 2007
Description:	Unknown
Amount:	$39,387
Fee:	$469

Number:	0700001651
Issue Date:	Nov 15, 2007
Description:	Fence
Amount:	$40,000
Fee:	$400

Number:	MPCM20071
Issue Date:	Jan 1, 2008
Description:	
Amount:	$0
Fee:	$0

Number:	MPCM20072
Issue Date:	Jan 1, 2008
Description:	
Amount:	$0
Fee:	$0

Number:	MPCM20074
Issue Date:	Jan 1, 2008
Description:	
Amount:	$0
Fee:	$0

Number:	MPCM20075
Issue Date:	Jan 1, 2008
Description:	
Amount:	$0
Fee:	$0

Number:	bp10-1988
Issue Date:	Sep 10, 2010
Description:	Alterations/Remodeling
Amount:	$0
Fee:	$75

Number:	BP14-1528
Issue Date:	Jun 19, 2014
Description:	Fence
Amount:	$14,606
Fee:	$239

Number:	BP14-1562
Issue Date:	Jun 5, 2014
Description:	Electric
Amount:	$900
Fee:	$155

Number:	BP14-1680
Issue Date:	Aug 8, 2014
Description:	Electric
Amount:	$60,000
Fee:	$643

Number:	BP14-2414
Issue Date:	Sep 29, 2014
Description:	Paving
Amount:	$38,180
Fee:	$397

Number:	BP14-2365
Issue Date:	Sep 10, 2014
Description:	Electric
Amount:	$1,000
Fee:	$159

Number:	BP14-2372
Issue Date:	Sep 23, 2015
Description:	Electric
Amount:	$7,895

Fee:	$83
Number:	BP15-3135
Issue Date:	Dec 9, 2015
Description:	Carport
Amount:	$5,000
Fee:	$83
Number:	BP15-3220
Issue Date:	Dec 17, 2015
Description:	Carport
Amount:	$22,000
Fee:	$238
Number:	BP15-3221
Issue Date:	Dec 17, 2015
Description:	Carport
Amount:	$4,500
Fee:	$95

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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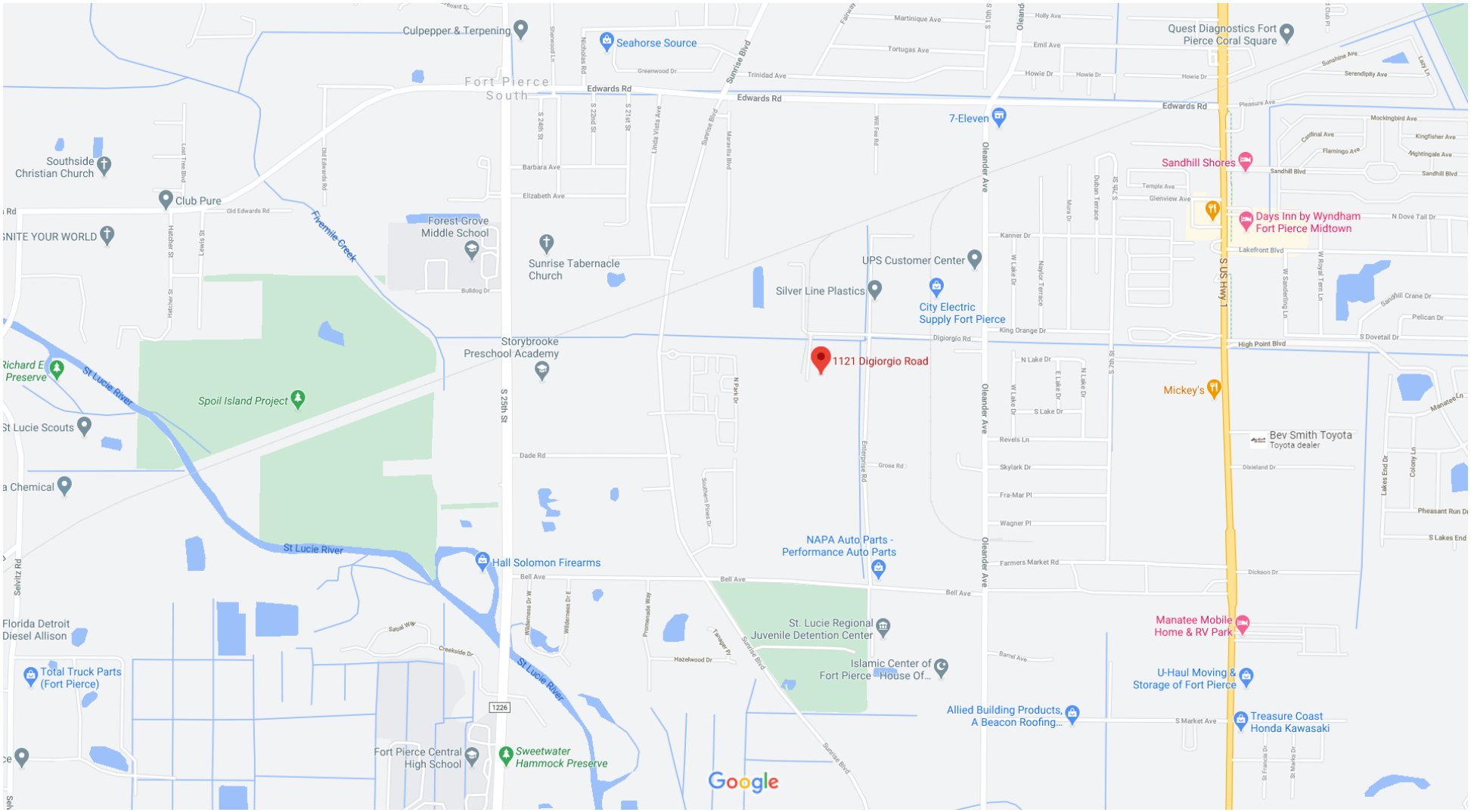
Google Maps 1121 Digiorgio Rd

General Location Map



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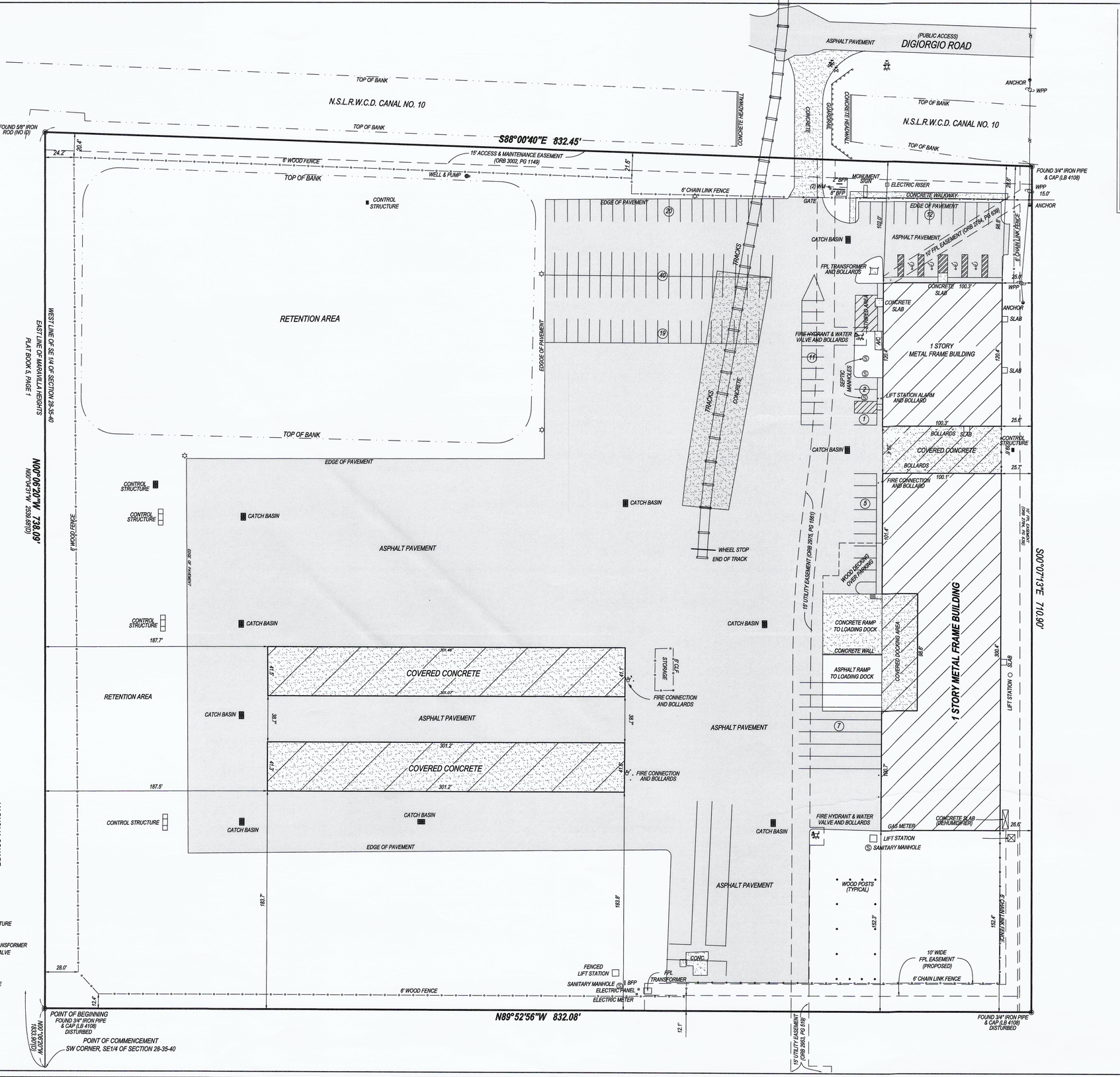

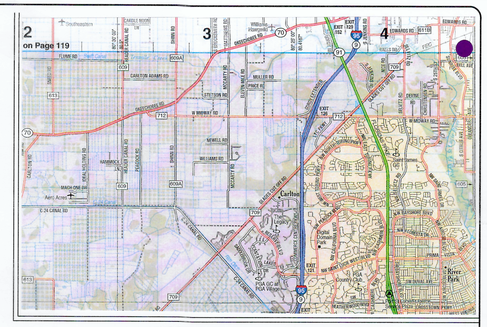

LOCATION MAP: NOT TO SCALE

BOUNDARY SURVEY

1121 DIGIORGIO ROAD
FORT PIERCE, FLORIDA, 34982

LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 28; THENCE NORTH 00°06'20" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 28 AND THE EAST LINE OF THE SUNRISE HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1833.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°06'20" WEST, ALONG THE EAST LINE OF SAID SUNRISE HOMESITES SUBDIVISION AND THE EAST LINE OF MARAVILLA HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 738.09 FEET TO A POINT IN THE SOUTHERLY LINE OF NORTH ST. LUCIE WATER CONTROL DISTRICT CANAL NO. 10; THENCE SOUTH 88°00'40" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 832.45 FEET; THENCE SOUTH 00°07'13" EAST, A DISTANCE OF 710.90 FEET; THENCE NORTH 89°52'56" WEST, A DISTANCE OF 832.08 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
4. THIS PROPERTY WAS SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.
5. THE BEARING BASE AS SHOWN ON THIS SURVEY IS ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 28-35-40, N00°06'20"W.
6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
7. ALL BEARINGS AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
8. 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.
9. THIS SITE LIES IN FLOOD ZONE "X" AS SCALED AND INTERPOLATED ON FEMA MAP NO. 12111C0189 K, DATED FEBRUARY 19, 2020.
10. THE EXPECTED OF THE SURVEY MAP IS FOR COMMERCIAL PURPOSES.
11. ALL MEASUREMENTS ARE IN ACCORDIANCE WITH THE UNITED STATES STANDARD, IN FEET.
12. SITE AREA: 602772.22 SQUARE FEET OR 13.84 ACRES MORE OR LESS.
13. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5647 STATE OF FLORIDA

LEGEND

LB = LICENSED BUSINESS
CBS = CONCRETE BLOCK STRUCTURE
(D) = DEED
A/C = AIR CONDITIONER
FPL = FLORIDA POWER POLE TRANSFORMER
BFP = BACKFLOW PREVENTOR VALVE
WM = WATER METER

- WATER VALVE
- FIRE HYDRANT
- (WPP) WOOD POWER POLE
- MANHOLE
- LIGHT POST
- CLEAN OUT
- STEEL POST

DATE	REVISIONS	DWG	CHK

PREPARED FOR:
DR. FRED P. MUSSARI
A PORTION OF SECTION 28-35-40
ST. LUCIE COUNTY, FLORIDA

WATSON | KILLANE
SURVEYING AND MAPPING, INC.
2240 NE DIXIE HIGHWAY - JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868 - EMIAL: WATSONKILLANE@GMAIL.COM
LICENSED BUSINESS NO. 8241

JOB NUMBER:	20431
FIELD DATE:	10-23-2020
CHECKED BY:	CDW
DRAWN BY:	DPK
SCALE:	1"= 40'
SHEET	1 OF 1

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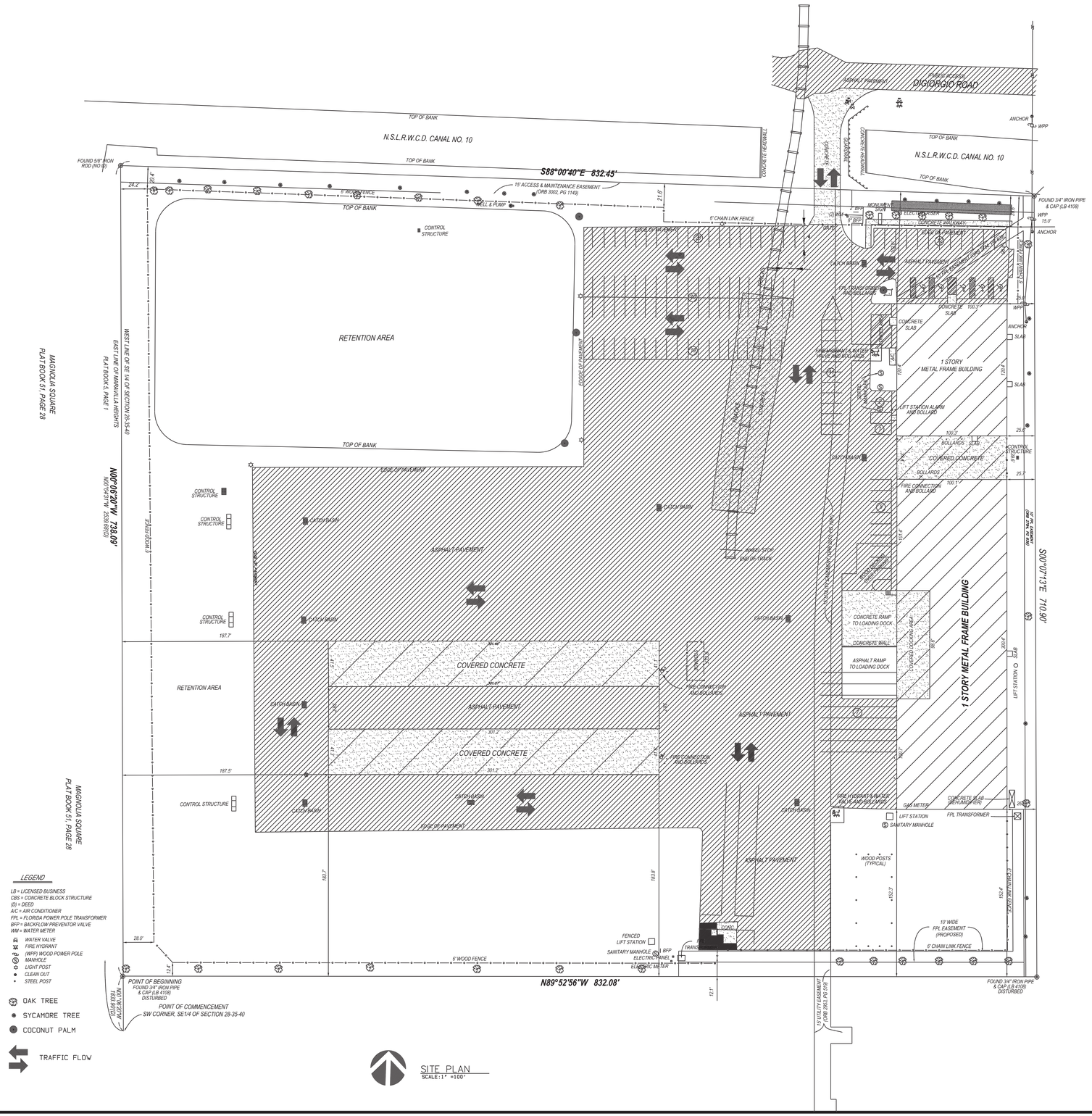

LEGEND

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- WATER VALVE
- FIRE HYDRANT
- (WPP) WOOD POWER POLE
- MANHOLE
- LIGHT POST
- CLEAN OUT
- STEEL POST
- OAK TREE
- SYCAMORE TREE
- COCONUT PALM
- TRAFFIC FLOW

SITE PLAN
SCALE: 1" =100'

GENERAL PROJECT INFORMATION

Address	1121 Digiorgio Rd, Ft. Pierce, FL
Parcel ID #	2428-421-0002-000-7
Parcel Size	13.837 Ac.
Zoning	Light Industrial
Bldg 1 – Office/Warehouse	12,000 SF
Bldg 2 – Warehouse/Processing	30,000 SF
Total	42,000 SF
Parking Required @ 1 space/600 SF	70 spaces
Parking Spaces Provided	112 spaces 5 Handi-cap spaces
Surrounding Uses:	
North	Industrial
South	Industrial (vacant)
East	Industrial
West	Residential
Total Impervious Surface	7.403 Ac.
Stormwater Retention Area	1.923 Ac.
Open/Landscape Space	4.511 Ac.
Flood Zone	X (Area of Minimal Flood Hazard)

SALTUS ENGINEERING,INC.
CERT. OF AUTH. NO. 31210
POST OFFICE BOX 8969
FLEMING ISLAND, FL 32006
PHONE (904) 742-6545

THE DRAWING SHALL NOT BE REPRODUCED IN ANY FORMAT OR MANNER WITHOUT FIRST OBTAINING OUR EXPRESS WRITTEN PERMISSION AND CONSENT.

PROFESSIONAL ENGINEER

DAVID J. BOLAM, P.E.
FL LIC. NO. 42480

CLIENT

AMERICAN COMPLETE ORGANICS RECYCLING, LLC

PROJECT

SOUTHEAST REGIONAL RECYCLING FACILITY

TASK

SITE PLAN

ORIGINAL ISSUE: _____

REVISIONS:
1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
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11. _____
12. _____

NOT FOR CONSTRUCTION UNLESS INDICATED ABOVE

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DRAWN DJB
DESIGNED _____
CHECKED _____
QC _____

CIVIL SHEET NO.
C-1

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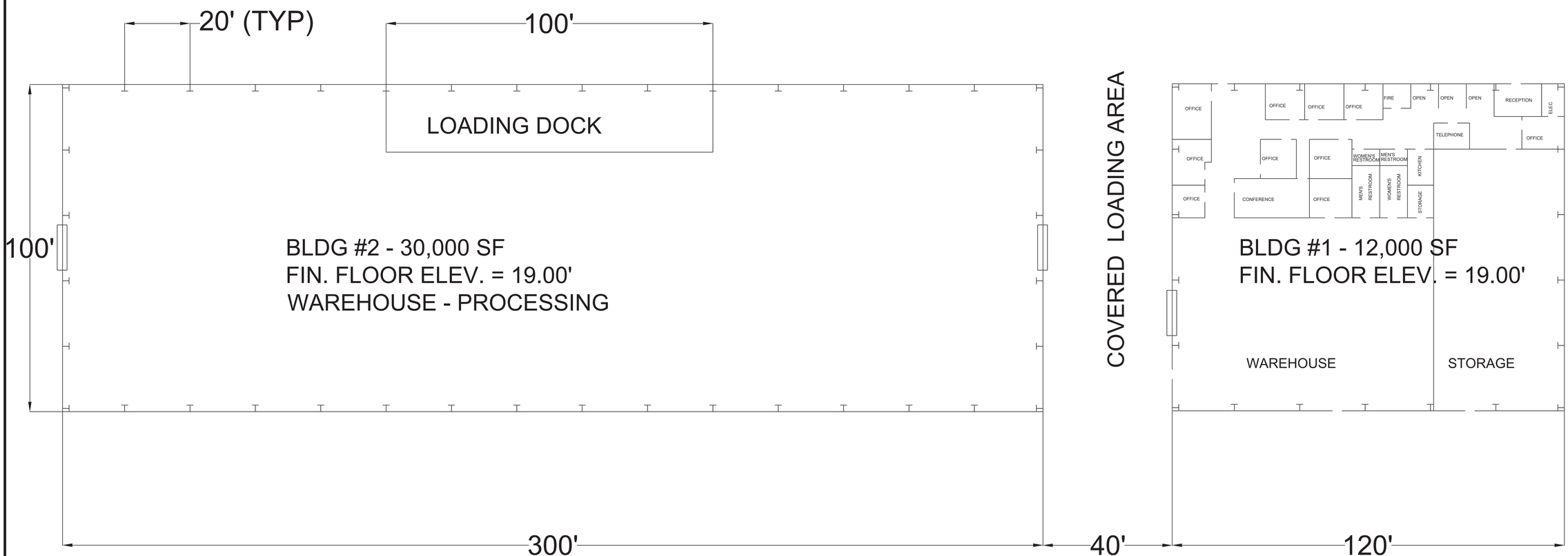

OFFICE/WAREHOUSE FLOOR PLANS

SCALE: 1/16" =1'-0"

SALTUS ENGINEERING,INC.
CERT. OF AUTH. NO. 31210
POST OFFICE BOX 8969
FLEMING ISLAND, FL 32006
PHONE (904) 742-6545

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY FORMAT OR MANNER WITHOUT FIRST OBTAINING OUR EXPRESS WRITTEN PERMISSION AND CONSENT.

PROFESSIONAL ENGINEER

DAVID J. BOLAM, P.E.
FL LIC. NO. 42480

CLIENT

AMERICAN COMPLETE ORGANICS RECYCLING, LLC

PROJECT

SOUTHEAST REGIONAL RECYCLING FACILITY

TASK

OFFICE/WAREHOUSE FLOOR PLANS

ORIGINAL ISSUE: _____

REVISIONS:
1. _____
2. _____
3. _____
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NOT FOR CONSTRUCTION UNLESS INDICATED ABOVE

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CHECKED _____
QC _____

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S-1

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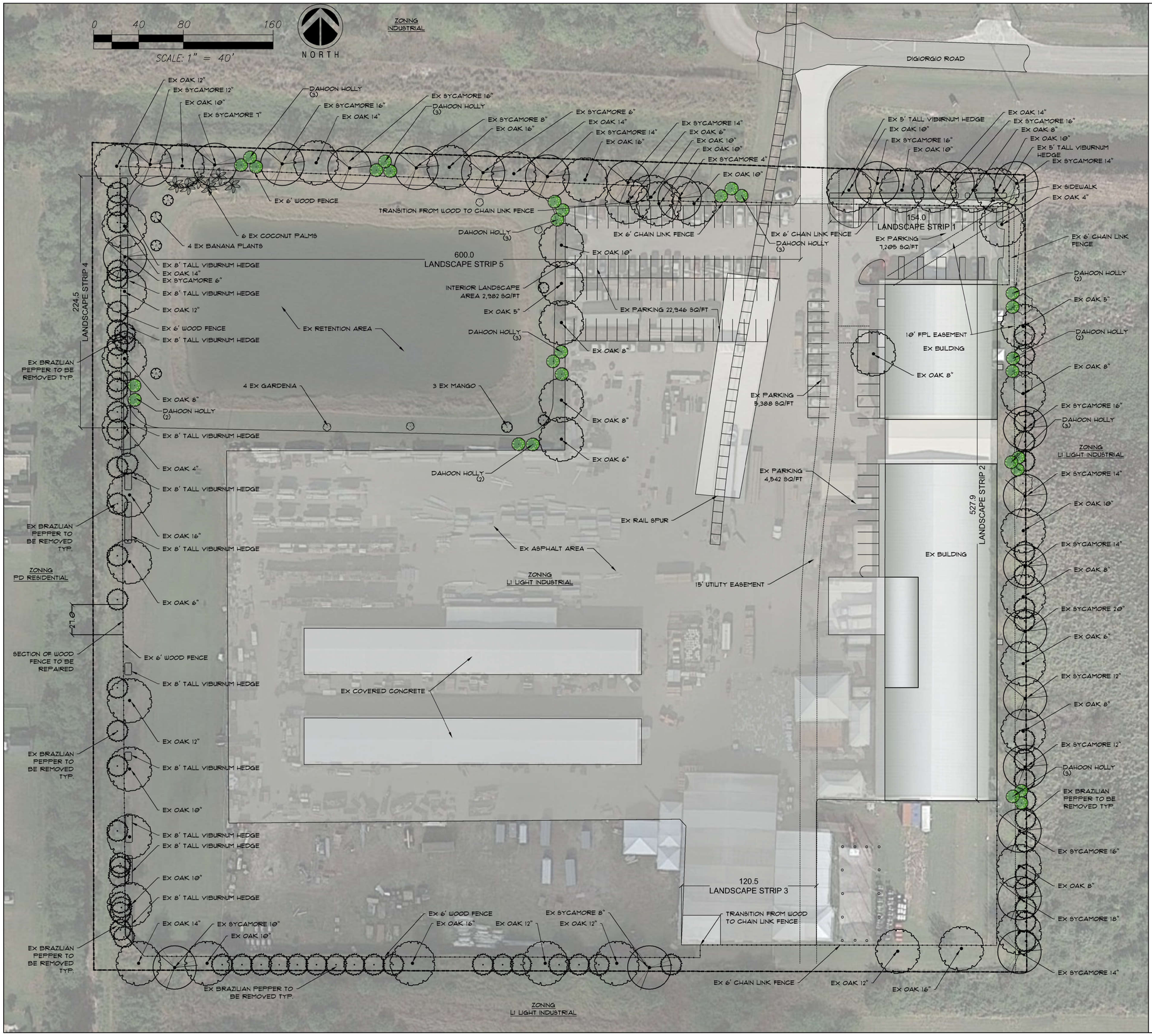

TABLE OF CONTENTS:

L1 - LANDSCAPE PLAN

L2 - DETAILS AND SPECIFICATIONS

LANDSCAPE STRIP 1 (NORTH PROPERTY LINE / EAST SIDE)			
154' LENGTH OF PARKING THAT ABUTS THE RIGHT OF WAY			
	REQUIRED	SUPPLIED	NOTES / STANDARDS
LANDSCAPE STRIP WIDTH	10'-0"	10'-0"	
LANDSCAPE STRIP AREA	1,540 SQ/FT	1,540 SQ/FT	
TREES	6	8	5 EXISTING MATURE OAK TREES 3 EXISTING MATURE SYCAMORE TREES
SHRUBS	36" TALL HEDGE	60" TALL HEDGE	EXISTING MATURE VIBURNUM HEDGE

LANDSCAPE STRIP 2 (EAST PROPERTY LINE)			
528' LENGTH OF BUILDING AND PARKING THAT ABUTS THE ADJACENT INDUSTRIAL PROPERTY			
	REQUIRED	SUPPLIED	NOTES / STANDARDS
LANDSCAPE STRIP WIDTH	10'-0"	10'-0"	
LANDSCAPE STRIP AREA	5,280 SQ/FT	5,280 SQ/FT	
TREES	27	27	8 EXISTING MATURE OAK TREES 9 EXISTING MATURE SYCAMORE TREES 10 NEW GREEN BUTTONWOOD TREES

LANDSCAPE STRIP 3 (SOUTH PROPERTY LINE)			
121' LENGTH OF VEHICLE USE THAT ABUTS THE ADJACENT NDUSTRIAL PROPERTY			
	REQUIRED	SUPPLIED	NOTES / STANDARDS
LANDSCAPE STRIP WIDTH	10'-0"	10'-0"	
LANDSCAPE STRIP AREA	1,210 SQ/FT	1,210 SQ/FT	
TREES	7	10	9 EXISTING MATURE OAK TREES 1 EXISTING MATURE SYCAMORE TREES

LANDSCAPE STRIP 4 (WEST PROPERTY LINE)			
225' LENGTH OF RETENTION THAT ABUTS THE ADJACENT RESIDENTIAL PROPERTY			
	REQUIRED	SUPPLIED	NOTES / STANDARDS
LANDSCAPE STRIP WIDTH	10'-0"	10'-0"	
LANDSCAPE STRIP AREA	2,250 SQ/FT	2,250 SQ/FT	
TREES	12	12	9 EXISTING MATURE OAK TREES 1 EXISTING MATURE SYCAMORE TREES 2 NEW GREEN BUTTONWOOD TREES
SHRUBS AT 10' O.C. ALONG THE ENTIRE PROPERTY LINE	338 FT / 10 = 34 SHRUBS	38	345 LN/FT OF EXISTING MATURE 8' TALL VIBURNUM HEDGE WITH 4.5' SPACING
FENCE	6' TALL SOLID FENCE	6' TALL SOLID FENCE	EXISTING WOOD FENCE TO REMAIN AND BE REPAIRED AS REQUIRED

LANDSCAPE STRIP 5 (NORTH PROPERTY LINE / WEST SIDE)			
600' LENGTH OF RETENTION AND PARKING THAT ABUTS THE ADJACENT INDUSTRIAL PROPERTY			
	REQUIRED	SUPPLIED	NOTES / STANDARDS
LANDSCAPE STRIP WIDTH	10'-0"	10'-0"	
LANDSCAPE STRIP AREA	6,000 SQ/FT	6,000 SQ/FT	
TREES	30	30	10 EXISTING MATURE OAK TREES 9 EXISTING MATURE SYCAMORE TREES 6 EXISTING COCONUT PALMS (EQUALS 2 TREES) 3 NEW GREEN BUTTONWOOD TREES

INTERIOR PARKING PLANTINGS			
40,081 SQ/FT OF PARKING			
	REQUIRED	SUPPLIED	NOTES / STANDARDS
LANDSCAPE AREA	1,336 SQ/FT	2,582 SQ/FT	
TREES 1 TREE / 1000 SQ/FT	14	14	6 EXISTING MATURE OAK TREES 8 NEW GREEN BUTTONWOOD TREES



DAHOON HOLLY

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	29	ILEX CASSINE	DAHOON HOLLY	B & B	2.5"CAL	12 - 14' OA HT.

Michael Flaugh
LANDSCAPE ARCHITECT
FL Reg. #LA0001728
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Stuart
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Sheet
L1
Sitework plan

Landscape Plan
SE RECYCLING
1121 Digiorgio Road, Fort Pierce, FL 34982

Please note:
The landscape plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include: property surveys, architectural plans, google aerial imagery, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate at best and on-site adjustment to the design during installation are necessary. It is the contractors' responsibility to verify all measurements and quantities prior to commencing work.

REGISTERED LANDSCAPE ARCHITECT
MICHAEL FLAUGH
STATE OF FLORIDA

Date: 11/24/2020
Drawn by: AM,PA,TZ
Reviewed by: MF
Scale: 1"=40'
Revised: 00/00/0000

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LANDSCAPE INSTALLATION NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.

2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BY EMAIL PRIOR TO INSTALLATION. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, A SUBSTITUTION MAY BE MADE.

3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLAN WITH LANDSCAPE MATERIALS LIST, AND ANALYZE SITE CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL

4. LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.

5. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES AND ORDINANCES.

6. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER (GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION), UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIALS LIST. AS MANY SPECIES TOLERATE BOTH SUNNY AND SHADY GROWING CONDITIONS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIAL GROWN IN SIMILAR CONDITIONS TO THE SITE.

7. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRIES BEST MANAGEMENT PRACTICES.

8. THE LANDSCAPE CONTRACTOR MUST SPECIFY START AND COMPLETION DATES, IF AWARDED THE PROJECT.

9. THE LANDSCAPE CONTRACTOR S RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

10. ALL PLANTING AREAS SHALL BE PREPARED BY REMOVING ALL DEBRIS, INCLUDING ASPHALT, CONCRETE, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.

11. PLANTING SOIL SHALL BE CLEAN OF ROCKS, STICKS, ROOTS AND WEEDS, AND SHALL BE WELL-DRAINING.

12. ALL LANDSCAPED AREAS SHALL BE FINISH GRADED SUCH THAT FINISHED ELEVATION WILL BE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES. THE FINISHED GRADE AFTER PLANTING AND MULCHING SHALL NOT IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.

13. ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY PRIOR TO PLANTING. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.

14. PLANTS SHALL NOT BE PLACED TOO CLOSE TO ONE ANOTHER OR ANY HARDSCAPES. SEE LANDSCAPE MATERIALS LIST AND PLANTING DETAILS FOR SPACING AND PLACEMENT OF ALL PLANTS. A MULCH STRIP SHALL BE LEFT BETWEEN THE PLANTINGS AND WALLS, EDGE OF SOD, DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE EAVES OF THE ROOF, UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.

15. ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 10 WEEKS PRIOR TO RELOCATION.

16. ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY HIGHER THAN THE EXISTING GRADE LEAVING TOP OF THE ROOT BALL EXPOSED.

17. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING.

18. 3" LAYER OF ORGANIC MULCH SHALL BE LAID IN ALL LANDSCAPE BEDS. NO MULCH SHALL BE LAID NEAR TREE TRUNKS. NO MULCH SHALL BE LAID ON TOP OF CITRUS TREE ROOT BALLS.

19. NEWLY PLANTED TREES SHALL BE STAKED ONLY IF THE ROOT BALL MOVES IN THE WIND OR THE TREES ARE LOCATED IN AN AREA OF WINDY CONDITIONS. ALL PALMS SHALL BE STAKED. ALL WOOD BRACES AND BRACE FRAMES SHALL BE STAINED DARK BROWN. NO NAILS SHALL BE DRIVEN INTO ANY PALM OR TREE.

20. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.

21. THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A LINE-ITEM PROPOSAL

22. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED ACCORDING TO ACCEPTED IRRIGATION STANDARDS USING WATER CONSERVATION PRINCIPLES WITH LOW-VOLUME IRRIGATION SYSTEM. THE SYSTEM SHALL ACCOMMODATE EASY ADJUSTMENTS FOR SEASONAL IRRIGATION NEED CHANGES OR LOCAL WATERING RESTRICTIONS.

23. ALL SOD AND SHRUB AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, WHENEVER POSSIBLE. PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.

24. ALL SHRUB AND GROUND COVER AREAS SHALL BE IRRIGATED WITH DRIP LINE OR MIST HEADS; TREES AND PALMS SHALL HAVE BUBBLERS. ALL HEADS IN A GIVEN ZONE MUST HAVE THE SAME PRECIPITATION RATE.

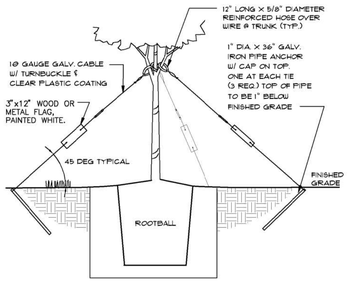
25. SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.

26. THE CONTRACTOR(S) SHALL KEEP ALL WORK AREAS NEAT AND TIDY ON A DAILY BASIS. AT COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REMOVE FROM THE PROPERTY ALL TEMPORARY STRUCTURES AND GARBAGE AT HIS/HER OWN EXPENSE.

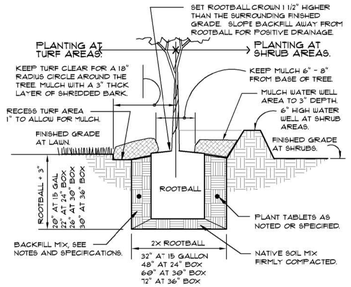
27. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUYED AS NECESSARY TO ASSURE SPECIFIED MINIMUM GRADE OF FLORIDA #1 THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. THE CONTRACTOR(S) IS RESPONSIBLE FOR KEEPING ALL THE P_ANT MATERIAL HEALTHY, VIGOROUS, AND UNDAMAGED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD.

28. THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AFFIDAVIT.

29. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTIED FOR 90 DAYS; ALL TREES AND PALMS SHALL BE WARRANTIED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.



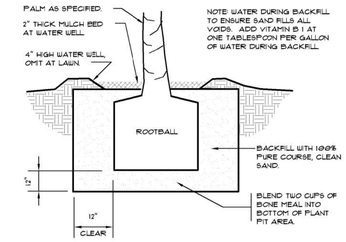
STAKING DETAIL



PLANT PIT DETAIL

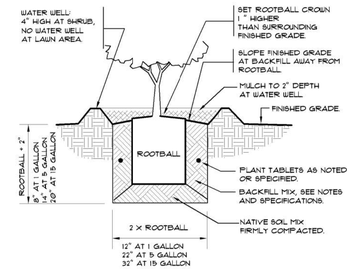
1 TREE GUY WIRE PLANTING

1" = 1'-0" FX-PL-FX-TREE-11



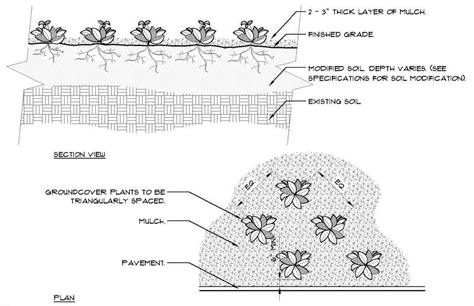
2 PALM TREE PLANTING

1" = 1'-0" FX-PL-FX-TREE-19



3 SHRUB PLANTING

1" = 1'-0" FX-PL-FX-SHRB-01



NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATE D AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETA L)
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

4 GROUNDCOVER

3/4" = 1'-0" FX-PL-FX-GROU-01

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

LANDSCAPE MAINTENANCE GUIDELINES:

1. LAWN CARE:
   1.1. MAINTAIN ST. AUGUSTINE LAWN AT 3" HEIGHT. LEAVE LAWN CLIPPINGS ON THE LAWN.
   1.2. FERTILIZE IN FEBRUARY, MAY AND OCTOBER. APPLY PRE-EMERGENT WEED KILLER IN EARLY SPRING AND FALL.
   1.3. PRACTICE INTEGRATED PEST MANAGEMENT TO IDENTIFY AND TREAT INSECT STRESS, WEED AND FUNGAL PROBLEMS. INSPECT AND CONTROL INSECT DAMAGE ON LAWNS DURING SUMMER MONTHS. FOLLOW LABEL DIRECTIONS FOR ANY INSECTICIDE, HERBICIDE OR FUNGICIDE APPLICATION. REFER TO GROWERS GUIDELINES FOR DETAILED INSTRUCTIONS.
   1.4. 100% OF THE SOD AREAS SHALL BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. INSPECT THE IRRIGATION SYSTEM FOR BREAKS AND HEAD ALIGNMENT ROUTINELY.

2. MULCH:
   2.1. ALL LANDSCAPE BEDS SHALL BE MULCHED TWICE A YEAR.
   2.2. APPLY 3" LAYER OF MSC CERTIFIED, SHREDDED EUCALYPTUS OR RECYCLED HARDWOOD MULCH.

3. FERTILIZING:
   3.1. FERTILIZE WITH A GOOD QUALITY ORGANIC FERTILIZER THREE TIMES A YEAR PER LABEL INSTRUCTIONS STARTING IN MID TO LATE FEBRUARY.
   3.2. YELLOWING LEAVES ARE OFTEN A SIGN OF NUTRITIONAL DEFICIENCY.
   3.3. DO NOT APPLY FERTILIZER BETWEEN JUNE 1 AND SEPTEMBER 30. COMPOST SHALL BE USED IN LIEU OF FERTILIZER DURING THE RAINY SEASON, AS NEEDED.
   3.4. MAINTAIN A FERTILIZER FREE ZONE ALONG THE RIVER TO PREVENT RUN-OFF

4. PEST AND DISEASES:
   4.1. SCOUT FOR PESTS AND DISEASES REGULARLY. ONLY 1% OF ALL INSECTS ARE HARMFUL TO PLANTS.
   4.2. USE INTEGRATED PEST MANAGEMENT PRACTICES. USE PREVENTATIVE CHEMICAL APPLICATIONS ONLY, WHEN DETERMINED NECESSARY BY A PEST MANAGEMENT PROFESSIONAL
   4.3. CHEMICAL PEST CONTROL SHALL BE USED ONLY WHEN THE DAMAGE IS EXPECTED TO BE SIGNIFICANT.

5. WEEDS:
   5.1. WEED CONTROL SHALL BE PREVENTATIVE.
   5.2. HERBICIDE APPLICATIONS MUST BE DONE BY A LICENSED PEST-CONTROL PROFESSIONAL

6. IRRIGATION:
   6.1. PROGRAM THE IRRIGATION SYSTEM TO RUN IN THE EARLY MORNING.
   6.2. NEW PLANTINGS SHOULD BE WATERED DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
   6.3. NEW TREES SHALL BE WATERED AT LEAST ONCE A WEEK FOR THE FOLLOWING YEAR AND SHRUBS FOR THE FOLLOWING 6 MONTHS FOR PROPER ESTABLISHMENT.
   6.4. TREES SHOULD RECEIVE 2 - 3 GALLONS OF WATER PER INCH OF TRUNK DIAMETER AT EACH WATERING.
   6.5. AT EACH WATERING, APPLY 1" WATER TO ESTABLISHED PLANTING BED.
   6.6. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE INSPECTED ONCE A MONTH FOR LEAKS, BRAKES AND MISALIGNED HEADS.
   6.7. INCREASE WATERING FREQUENCY DURING TIMES OF HEAVY WINDS AND DROUGHT, TYPICALLY IN THE SPRING. PLEASE NOTE THAT A RAIN SENSOR WILL NOT DETECT THE DRYING EFFECTS OF HEAVY WINDS.
   6.8. REDUCE WATERING FREQUENCY DURING COOL WINTER AND RAINY SUMMER MONTHS. WATER ONLY AS NEEDED AS HEAVY RAINS AND IRRIGATION WILL INCREASE WEEDS. THE IRRIGATION SYSTEM MAY BE TURNED OFF DURING MONTHS OF HEAVY RAIN. A RAIN SENSOR MAY BE USED TO OVERRIDE THE SYSTEM DURING THE RAINY SEASON.

7. PRUNING:
   7.1. ALL PRUNING AND TRIMMING TOOLS SHALL BE CLEANED AFTER EACH USE TO PREVENT SPREADING OF DISEASES.
   7.2. REMOVE DEAD FRONDS, DEAD WOOD AND CROSSING BRANCHES ON LARGE SHRUBS, PALMS AND TREES ANY TIME OF THE YEAR.
   7.3. FLOWERING SHRUBS: LATE SUMMER AND FALL FLOWERING SHRUBS, AS WELL AS CONIFERS SHALL BE PRUNED ONCE A YEAR IN MARCH. SPRING BLOOMING SHRUBS SHALL BE PRUNED ONCE A YEAR, AFTER THEIR BLOOMS FADE IN LATE SPRING.
   7.4. SHADE TREES SHALL BE STRUCTURALLY PRUNED ONCE A YEAR IN SPRING BY A CERTIFIED ARBORIST.
   7.5. SHRUBS SHALL BE MAINTAINED FOLLOWING THEIR NATURAL FORM WITH ROUNDED TOP AND WIDER BASE. SMALL-LEAVED (LESS THAN 1" LENGTH) SHRUBS MAY BE SHEARED WITH POWERED HEDGE TRIMMERS. ALL SHRUBS SHALL BE TRIMMED ONE TO THREE TIMES A YEAR TO MAINTAIN DESIRED HEIGHT. ALL OVERGROWN SHRUBS SHALL BE CUT BACK IN MAY AND IN SEPTEMBER.
   7.6. HEDGES SHALL BE PRUNED REGULARLY FROM THE BEGINNING FOR PROPER ESTABLISHMENT. ALL HEDGES MUST BE MAINTAINED WITH NARROWER TOP THAN THE BOTTOM FOR SUNLIGHT TO REACH THE LOWER HALF OF THE PLANT.
   7.7. ORNAMENTAL GRASSES MAY BE CUT BACK ONCE A YEAR IN SUMMER TO REMOVE BROWN LEAVES. CUTTING MAY BE COMPLETED IN FOUR WEEK INTERVALS SO NOT TO HAVE ALL THE ORNAMENTAL GRASSES RECOVERING AT THE SAME TIME.

8. DIVIDING PLANTS:
   8.1. BROMELIADS: WHEN THE MOTHER PLANT TURNS BROWN, CAREFULLY PULL UP THE BROMELIAD CLUMP. CUT THE PUPS APART WITH A SHARP KNIFE OR PRUNERS PRESERVING AS MANY OF THE ROOTS AS POSSIBLE. DISCARD THE DYING MOTHER PLANT AND PLANT THE PUPS. THE DEAD MOTHER PLANT MAY ALSO BE TWISTED OFF AT THE BASE, WITHOUT REMOVING THE CLUMP FROM THE GROUND.
   8.2. HERBACEOUS PERENNIALS: THE CLUMPS MAY BE DIVIDED EVERY TWO TO THREE YEARS IN LATE SPRING OR SUMMER. DIG THE ROOT BALL OUT OF THE GROUND AND CAREFULLY DIVIDE THE CLUMP INTO 2-4 SMALLER SECTIONS.

9. RELOCATING PLANT MATERIAL:
   9.1. THE BEST TIME TO RELOCATE PLANTS IN THE GARDEN IS FEBRUARY THROUGH APRIL.
   9.2. THE PLANT SHALL BE PROPERLY ROOT-PRUNED BETWEEN 6 AND 10 WEEKS BEFORE RELOCATION.
   9.3. AT THE TIME OF THE RELOCATION, THE ROOT BALL SHALL BE CUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FEEDER ROOTS.
   9.4. WATER RELOCATED PLANTS DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.

10. MAINTAINING SOIL PH:
   10.1. SANDY SOILS ARE NATURALLY ALKALINE, BUT MOST PLANT MATERIALS PREFER SOILS IN NEUTRAL OR ACIDIC RANGE TO THRIVE.
   10.2. ADDING ORGANIC MATTER REGULARLY WILL MAINTAN A HEALTHY PH LEVEL FOR ALL PLANTS.
   10.3. COMPOST WILL DECREASE THE SOIL PH THROUGH THE DECOMPOSITION PROCESS.
   10.4. ACIDIC ORGANIC MATTER, SUCH AS PINE NEEDLES AND ACID PEAT WILL REDUCE THE PH TEMPORARILY.
   10.5. GRANULAR SULFUR SHOULD ONLY BE USED AS THE LAST RESORT TO LOWER SOIL PH.

11. CONTAINER PLANTS:
   11.1. ONLY USE POTTING SOIL OR POTTING MIX IN CONTAINERS.
   11.2. WATER THOROUGHLY. CONTAINER PLANTS NEED MORE WATER THAN THE PLANTS IN THE GROUND. DURING SUMMER MONTHS, HERBS IN CONTAINERS WILL NEED WATERING ONCE DAILY.

12. COLD PROTECTION:
   12.1. WATER COLD SENSITIVE PLANTS THOROUGHLY 12 HOURS BEFORE THE FORECASTED COLD FRONT.
   12.2. COVER THE PLANTS AT DUSK WITH BLANKETS OR BREATHABLE COVERS. REMOVE THE COVERS AFTER DAWN.

Michael Flaugh
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Sheet
L2
Details and Specifications

Landscape Plan
SE RECYCLING
1121 Digiorgio Road, Fort Pierce, FL 34982

Please note:
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REGISTERED LANDSCAPE ARCHITECT
MICHAEL FLAUGH
LA 0001728
STATE OF FLORIDA

Date: 11/24/2020
Drawn by: AM.PA.TZ
Reviewed by: MF
Scale: 1"=40'
Revised: 00/00/0000

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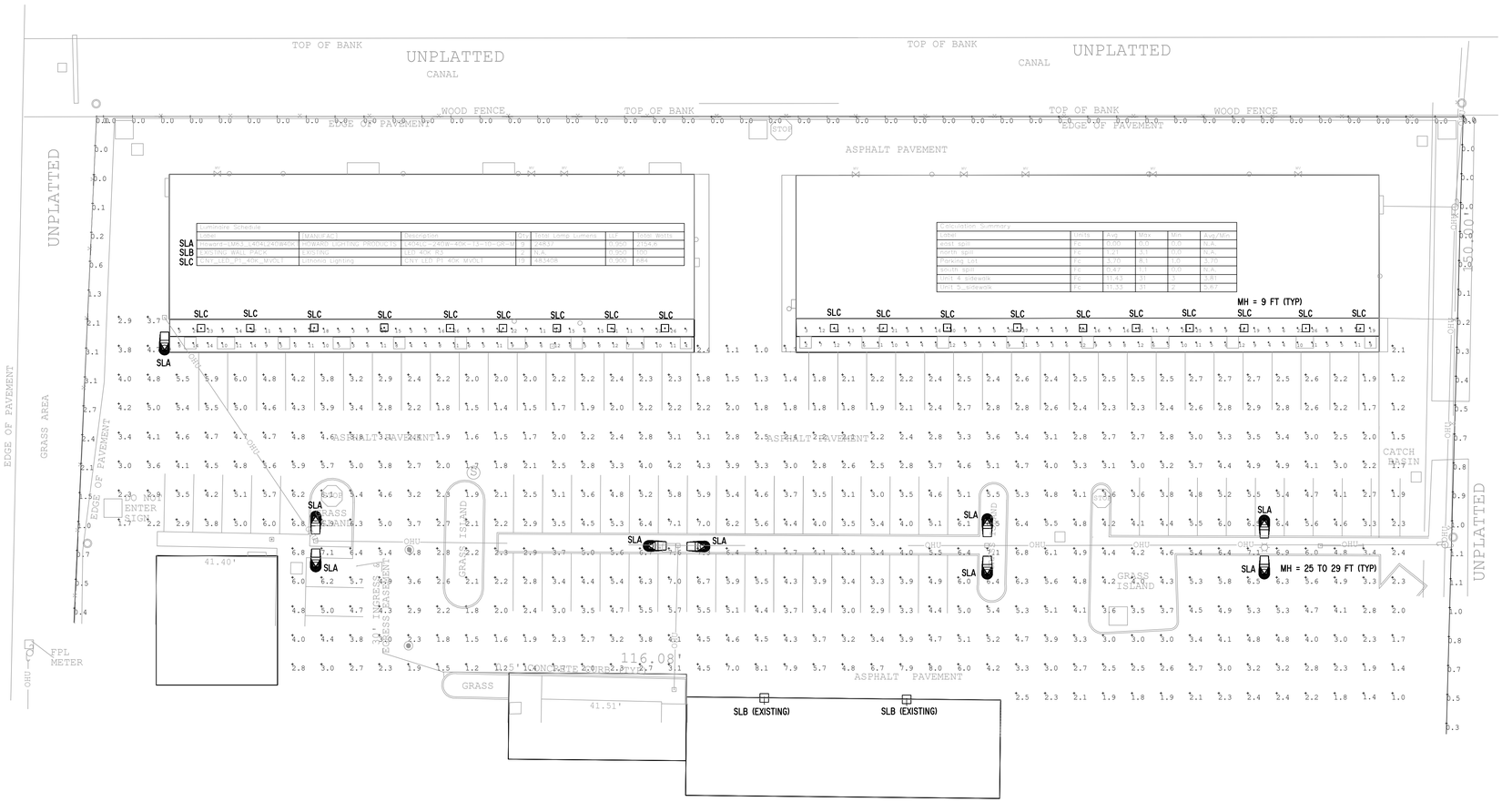

SITE PHOTOMETRIC ANALYSIS

N.T.S.



CNY LED
LED Canopy/Ceiling Luminaire

Catalog Number

Notes

Type

Hit the tab key or mouse over the page to see all interactive elements.

Specifications

	CNY LED P0/P1/P2	CNY LED P3/P4
Width:	10"	14"
Height:	4.5"	6"
Depth:	10"	14"
Weight:	6.5lbs	13lbs

Introduction

The CNY LED canopy luminaires are energy efficient and budget friendly, perfect for replacing up to 400W metal halide luminaires while saving up to 80% energy costs. Quick mount mechanism significantly reduces the installation time. An LED array and translucent lens create uniform and visually comfortable illumination. CNY LED luminaires are DLC Premium listed and deliver quick payback!

Ordering Information

EXAMPLE: CNY LED P1 50K MVOLT DDB

CNY LED							
Series	**Performance Package**		**Color Temperature**[1]		**Voltage**		**Finish**
CNY LED	**P0** 3,500 lumens[2]		**40K** 4000K		**MVOLT**[3] 120-277V		**DDB** Dark bronze
	P1 4,500 lumens[2]		**50K** 5000K [4]				**WH**[5] White
	P2 6,600 lumens						
	P3 11,100 lumens						
	P4 14,000 lumens						

Accessories
Ordered and shipped separately.

CNYBCP 14 Inch x 14 Inch Beauty Cover Plate

NOTES
1. The combination of P0 50K WH is not available.
2. Not available in 50K.
3. Correlated color temperature (CCT) shown is nominal per ANSI C78, 377-2008.
4. Not available in P1 performance package.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6. Available with P0 or P1 only.

FEATURES & SPECIFICATIONS

INTENDED USE
CNY LED luminaires are ideal, energy-efficient replacements for up to 400W MH canopy or ceiling luminaires. The CNY LED provides years of maintenance-free illumination for schools, malls, offices, parking areas, covered walkways and loading docks.

CONSTRUCTION
Cast aluminum, corrosion-resistant housing with polyester powder paint for lasting durability. Castings are sealed with a one-piece gasket. Rated for outdoor installations, -40°C minimum ambient. Frosted lens is designed for uniform light distribution.

ELECTRICAL
Includes an MVOLT (120-277V) driver. LEDs maintain 70% of light output at 50,000 or more hours of service life (L70/50,000 hours).

INSTALLATION
Mounts to a recessed junction box or surface mount with three conduit entry points. Can be pendant mounted with ½ NPT pendant stem provided by others. Quick mount mechanism significantly reduces installation time - no need to open the luminaire for installation.

LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations.
Tested in accordance with IESNA LM-79 and LM-80 standards.
DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements.

WARRANTY
Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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CNY LED
Rev. 05/13/19

L400 Series — HOWARD LIGHTING PRODUCTS

LED Street & Area Light

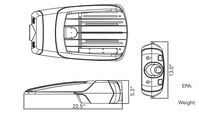
L400 Series
L403/L404 Models
LED Street and Area Light



The L400 Series captures the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The L400 Series is the better alternative for traditional street and area lighting with quick payback and improved performance.

Applications: Roadway, parking lots, walkways and general area spaces.

Warranty:
• Ten year limited warranty.



Ordering Information							
Model	**Options**	**Power**	**Color**	**Distribution**	**Control Options**	**Finish**	**Input Voltage**
L403	L: No Photocontrol*	120W	30K: 3000 K	T2: Type 2	10: 0-10V Dimming*	GR: Grey*	M: 120-277VAC*
	LC: With Long Life Photocontrol	180W	40K: 4000 K*	T3: Type 3		WH: White	H: 347-480VAC
L404		150W		T4: Type 4		BL: Black	
		240W		T5: Type 5		BR: Brown	

*Standard Configuration

Standard Features:
• Standard 7-Pin Photocontrol Receptacle (per ANSI C136.41)
• Stand-alone 10KV/10KA Surge Suppression Device (consult factory for 20KV / 20KA option)
• Terminal block accepts 14-6 AWG conductors (Line, Neutral, Ground) (consult factory for 600V, 8SA, 14-2AWG terminal block)
• Four Bolt Mounting accommodates 1 ¼" NPS to 2" NPS horizontal tenon (pre-configured for 2" NPS)
• Integral Tilt-adjustment Steps ±5°
• Bird-guard
• Tool-Less Entry
• Input Voltage: 120-277V or 347-480V, 50/60Hz
• Power Factor : > 0.9 at full load and Total Harmonic Distortion: < 20% at full load
• Ambient Operating Temperatures -40°C to +50°C

Specifications subject to change without notice.
11-09-2018

Howard Lighting Products | 580 Eastview Drive | Laurel, MS 39443
(toll free) 800.956.3456 | (direct) 601.422.0033 | (fax) 601.422.1652
www.HowardLightingProducts.com

POLE WIND LOAD NOTE:

ALL POLES USED IN THIS LIGHTING PROJECT ARE EXISTING, OWNED BY FPUA AND ARE PRE-CAST CONCRETE.

THE PURPOSE OF THIS PLAN IS TO SHOW COMPLIANCE WITH CITY OF FORT PIERCE MUNICIPAL CODE, ARTICLE IV, SECTIONS 22-58 & 60(j)

58. SIDEWALKS HAVE MINIMUM 2 AND 3 FC AND MAX UNIFORMITY OF 5.67 AND THUS COMPLY.

60(J) (1)(a) 2.5l FC AVERAGE > 2 FC COMPLIES.
(2) 2.5l < 4 UNIFORMITY COMPLIES.
(3) BUILDING HAS LIGHTING TIME CLOCK AND FPUA RENTAL LIGHTS HAVE PHOTOCELLS AND THEREFORE COMPLIES.
(4) SPILL TO EAST RESIDENTIAL AREA < 0.5 FC COMPLIES; SPILL TO NORTH 3.1 FC MAX DOES NOT COMPLY, BUT FALLS PRIMARILY ON HEAVY FOLIAGE OR ROADWAY AND IT IS PROPOSED THAT THIS IS NOT OBJECTIONABLE; SPILL TO SOUTH OF 1.1 FC DOES NOT COMPLY, BUT FALLS ON A FENCE AND ON COMMERCIAL PARKING SPACES AND THUS IT ALSO PROPOSED THAT THIS IS NOT OBJECTIONABLE. SPILL TO WEST IS ONTO COMMERCIAL PROPERTY.
(5) COMPLIANCE PENDING INSTALLATION.

NO.	DATE	REVISIONS	DR	CK	APP

Fort Pierce Engineering, Inc.
Dependable Mechanical, Electrical & Plumbing Design
C.A. No. 28173
315 South 7th Street
Fort Pierce, FL. 34950
Phone: 772 672-4636
Fax: 772 672-4637

PROJECT NAME:
SPIN WIN ARCADE

PROJECT LOCATION:
3214-3220 US-1
FORT PIERCE, FLORIDA 34982

CLIENT:
ARCHITECTONIC INC
806 DELAWARE AVE.
FORT PIERCE, FLORIDA 34950

ENGINEER SEAL

TIMOTHY C. TREWIN LICENSE No 61580 STATE OF FLORIDA PROFESSIONAL ENGINEER

Timothy C. Trewin, PE
P.E. No. 61580

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SHEET TITLE

SITE PHOTOMETRIC ANALYSIS

ISSUE DATE: 06-28-2019

DRAWN: MJB

APPROVED: TCT

DRAWING NUMBER

E-1.2

SHEET 1 OF 1

19001-12

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CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

Project No. 07-048
Traffic
Sender's Email: smatthes@ct-eng.com

MEMORANDUM

To: Fred Mussari

From: Stefan K. Matthes, P.E.

Date: November 24, 2020

RE: 84 Lumber Truss Facility
Traffic Impact Study Review – New Use

It is our understanding that the existing 84 Lumber facility will be changed to a new use that will provide truck trailer storage and repacking of materials for redistribution.

As requested, we have reviewed the originally approved Traffic Impact Study for the above referenced project from a trip generation standpoint for the new use.

The following is the originally approved traffic Impact Study trip generation:
ADT: 203 VPD
AM Peak: 30 VPH
PM Peak: 39 VPH

As reported by the developer, the proposed use is expected to generate 20 tractor trailers/day inbound, 6/day outbound (recyclable material to the County Recycling Center), with 20 employees when we reach full capacity. This should result in the following trip generation:

ADT: 20 employees * 2.5 trips pre day and 26 trucks = 76 VPD
AM Peak: 20 VPH
PM Peak: 20 VPH

As referenced above, the estimated trip generation for the new use is less than the originally approved volumes.

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

October 21, 2020

ACOR, LLC/Fred Mussari
783 Co Rd 13 S
St Augustine, FL 32092

Subject: 1121 Digiorgio Road – Pre-Application Comments for October 21, 2020 conference call

Fort Pierce Planning

1. The subject property is located within the I-1, Light Industrial Zone. Waste-Related Uses are considered a Conditional Use by City Code Section 125-187 Allowed Uses.

2. Please provide the Planning Department with a narrative explaining your proposed daily operations.
   Included with the application

3. Per City Code Section 125-315. – Off-Street Parking and Loading; please provide one (1) designated parking space per 600 square feet of gross floor area.
   112 spaces provided (1.6/600 SF), including 5 spaces for Persons with a Disability. Details provided in the site plan and in narrative

4. The subject site seems to be an industrial park. Will your operation be the only business occupant on this site? **Yes**

5. Please explain the living quarters on the second (2nd) floor of the warehouse. What is the purpose of the living quarters? **This was on the original 84 Lumber plan for another location – does not represent this site. No living quarters exist and there is no 2nd floor.**

6. Provide a more detailed Site Plan with a designated parking area. **See attached Site Plan**

7. Provide Color Elevations of the proposed warehouse. **Photos included to support the Design Review**

8. A Landscape Plan shall be provided at the time of Application that is signed and sealed by a Florida Registered Landscape Architect pursuant to City Code 123-37, General Landscaping requirements. The Landscape Plan shall include both interior, exterior landscaping and a landscape rendering.
   Attached to the application

9. Please adhere to City Code Section 123-6. – Required Bond (Landscaping).

10. A Lighting Plan or Photometric Survey shall be provided at the time of Application pursuant to City Code 125-315(j)(1). Lighting for commercial uses must have a minimum average of two (2) footcandles. **See attached Lighting Plan with Photometric Survey**

Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Department page under "Public Notice Fee". The City also temporarily reduced some application fees and those can be found under the link "Fee Schedule – Temporarily

Reduced Fees Expire 11/30/2020".

Submit the following along with your application(s):

Notarized Conditional Use Application **attached**
Notarized Design Review Application **attached**
St. Lucie County Property Record Card **attached**
Statement describing in detail: Character, Intended Use, Hours of Operation, Employees, etc. **included**
General Location Map **attached**
Survey **attached**
Site Plan **attached**
Floor Plan **attached**
Landscaping Plan **attached**
Lighting Plan **attached**

Fort Pierce Engineering Department

This is an existing developed site previously identified as 84 Lumber. Engineering has no comments to offer pertaining to utilizing the existing buildings and miscellaneous site improvements as a food and beverage de-packaging facility.

Fort Pierce Utility Authority

Below are FPUA comments regarding the pre-application for1121 DiGiorgio Road (Location changed from 1008 Bell Ave.).

W/WW Engineering: The existing facility currently has a 1.5" water meter and is connected to sewer via an existing private grinder station. There is currently a lint trap on site but a grease trap is required. Our Pretreatment Department will be requiring samples taken from each tanker discharging into FreshCo lift station and then daily sampling once the facility has been approved to discharge to FPUA's sewer system for about six months or until we can see a pattern in the analytical results; weekly sampling will then follow. Please continue to work with Mr. Harry Sherva in our Pretreatment Department- (hsherva@fpua.com). Please find attached FPUA Developer's responsibility that will walk you through the development process with getting your project up and running. **Working with FPUA to finalize Pre-Treatment Program Participation**

Please reach out to Lugey Dawson: ldawson@fpua.com or 466-1600 ext. 3428 to discuss the bulk billing agreement for the process discharge that will be required for your facility.

Electric & Gas Engineering: Approved

Electric - The property is not in the FPUA electric service area. Located in FPL service area.

Gas – Existing natural gas service currently on the site. For more information, please contact Ana Johnson.

Fort Pierce Building Department

No Comments

St. Lucie County Planning Department

No Comments

St. Lucie County PW/Engineering

The following comments are offered based preliminary plans.

1. Digiorgio Road is a County maintained roadway. Any modifications necessary for the site within the right-of-way will require a County right-of-way permit. **No modifications are planned**
2. The sites outfall to the north to a County canal. Additional improvements to the site may require a permit for the discharge into the canal. **No additional improvements are planned**
3. A Traffic impact review will be evaluated by the County at application submittal. **See traffic study and letter from engineer attached**
4. For discussion regarding these comments, please contact myself at 772-462-1491 or haysd@stluceico.org.

City Clerk Office

No Comments

Code Enforcement

No Comments

TRAFFIC IMPACT STATEMENT

For

84 Lumber

In

The City of Ft. Pierce

Prepared for

84 LUMBER COMPANY, LP

Prepared By

Culpepper & Terpening, Inc.
2980 South 25th Street
Ft. Pierce, FL 34981

April 2007



Stefan K. Matthes, P.E.
Florida Reg. No. 38723

84 Lumber – Traffic Impact Study
Executive Summary

Project Description

- Location: North of Bell Avenue on Enterprise Drive
- Size: a 57,600 SF truss plant
- Major Area on Influence Boundaries: Edwards Road, South 25th Street, Midway Road, US Highway No. 1
- Significant Roads: Edwards Road, Bell Avenue, Oleander Avenue, Sunrise Boulevard
- Significant Intersections: Oleander Avenue & Edwards Road, Oleander Avenue & Bell Avenue, Sunrise Boulevard & Bell Avenue, Sunrise Boulevard & Edwards Road

Project Traffic

- Trip Generation: "ITE Manual - Code 140" 57,600 SF
  - ADT = 203 Vehicles/day
  - AM Peak Hour = 30 Vehicles/peak hour
  - PM Peak Hour = 39 Vehicles/peak hour
- AM Peak Hour Directional %(Ingress/egress): 68% entering (20 vph)/32% exiting (10 vph).
- PM Peak Hour Directional %(Ingress/egress): 52% entering (20 vph)/48% exiting (19 vph).
- Traffic Count Factors Applied: 3% annual growth to 2013 build-out.
- Internal Capture: none
- Pass-by Capture: 0% (new trips = 100%)

Findings

- The traffic impact of the proposed 84 Lumber truss plant will have a minimal effect on the levels of service within the project impact area. This report shows that the changes in the Level of Services are a function of the growth the study area will encounter through the 2013 horizon year and not a result of project traffic.
- Project impact will result in less than 2% impact on all links within the study area.
- The links on US Highway No. 1 south of Virginia Avenue, north and south of Midway Road will decrease in level of service when analyzed in 2013.
- In the PM Peak Directional condition, east of Sunrise Boulevard (east & west of the site) on Bell Avenue the level of service will decrease from C to D.
- The intersection of Sunrise Boulevard and Bell Avenue during the P.M. Peak Hour decreases in an overall Level of Service from B to C.

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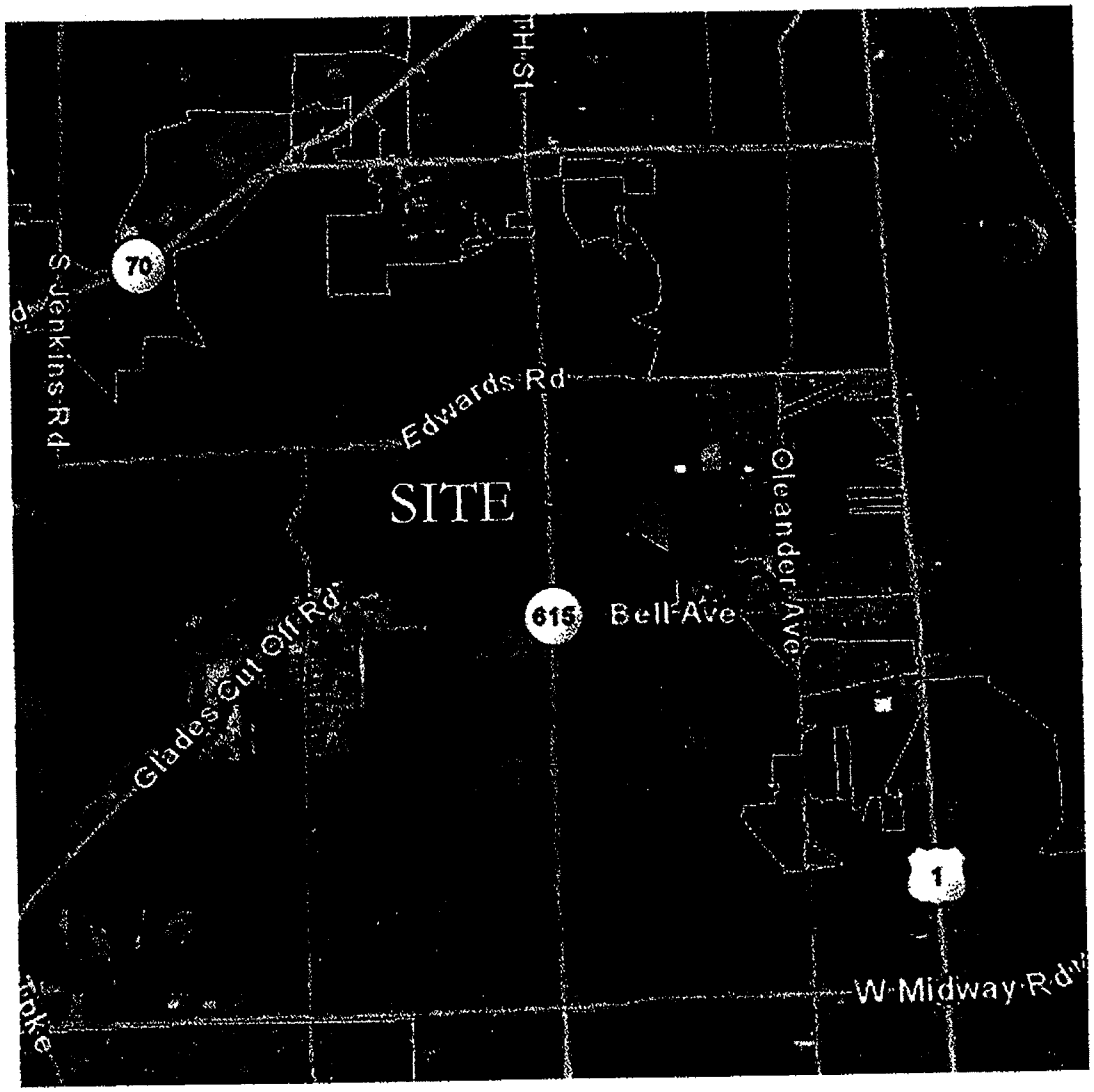
Project Description

The proposed project, 84 Lumber, is located northwest of Enterprise Road and Bell Avenue. The site can be accessed via Digiorgio Road off of Oleander Boulevard or Enterprise Road off of Bell Avenue. The sole project entrance will be along Enterprise Road. The project resides in an industrial area in St. Lucie County, Florida (See Figure No. 1, Location Map). The parcel ID number for the project is 2428-421-0002-000-7 and the proposed site contains approximately 13.84 acres. The site is located in Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida. The proposed design calls for a 57,600 square foot truss plant.

In developing the Scope and Methodology of this report, it was determined that the impacts of project development will be analyzed in 2013 a forecast of 5 years after build-out condition.



CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
(772) 464-3537
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

84 Lumber

Location Map

Study Methodology

Section A – Definition of Study Area

The study area as defined by the City of Fort Pierce Chapter 22.217.*f*.2 shall be according to the table below:

Table I

Size of Project	Trips Generated	Study Area
Minimal Scale	Trips 9-50	1.0 Mile Radius
Small Scale	Trips 51-100	1.5 Mile Radius
Intermediate Scale	Trips 101-500	2.0 Mile Radius
Medium Scale	Trips 501-1000	3.0 Mile Radius
Large Scale	Trips 1000-Up	5.0 Mile Radius

The Study Area includes all major roadways and intersections within the zone of influence. From the data collected in Table IV it has been determined that the 84 Lumber truss plant is an Intermediate Scale project. The study area shall include the following intersections:

- Sunrise Boulevard and Edwards Road
- Sunrise Boulevard and Bell Avenue
- Oleander Avenue and Edwards Road
- Oleander Avenue and Bell Avenue

Section B – Inventory of Existing Facilities

Roadways:

Edwards Road

The Edwards Road Corridor located in the study area consists of a 4-lane divided roadway section containing two (2) 12' lanes in both the east and westbound directions. The existing right-of-way of Edwards Road is from 100' to 120' in width.

This corridor is classified as a State Two-Way Class I Arterial and is under the jurisdiction of the St. Lucie County. Edwards Road currently operates at a LOS B, based upon the Average Daily Volume as provided in the St. Lucie Urban Area Metropolitan Planning Organization Spring, 2005 Traffic Counts, applied to the generalized daily Level of Service maximum volumes for the Florida FDOT 2002 Quality / Level of Service Handbook as shown on Table 4-1.

Bell Avenue

Bell Avenue consists of a 2-lane undivided rural roadway consisting of one (1) 10' lane eastbound and one (1) 10' lane westbound. The existing right-of-way of Bell Avenue is approximately 75' in width.

Bell Avenue is classified as an Other County Road under the jurisdiction of St. Lucie County. Bell Avenue corridor currently operates at a LOS C based upon the Average Daily Volume applied to the generalized daily Level of Service maximum volumes for the Florida FDOT 2002 Quality / Level of Service Handbook as shown on Table 4-1 and upon the Spring 2005 Traffic Volumes as established by the St. Lucie Urban Area MPO.

Weatherbee Road

The portion of Weatherbee Road located in the study area consists of a 2-lane undivided rural roadway section containing one (1) 12' lane eastbound and one (1) 12' lane westbound. The existing right-of-way of Weatherbee Road within the study area is from 60' to 80' in width. The Weatherbee Road corridor is classified as a Major City/County Road and is under the jurisdiction of St. Lucie County. Weatherbee Road currently operates at a LOS C.

Midway Road

The Midway Road Corridor within the defined study area in its existing condition consists of a 2-lane undivided roadway. Improvements will be made to the corresponding links and for the purpose of this study will be analyzed as a 4-lane divided corridor containing two (2) 12' lanes eastbound and two (2) 12' lanes westbound. On Midway Road additional right and left turn lanes are located at the intersection with U.S. Highway No. 1. The existing right-of-way of Midway Road is 65' to 86' in width.

This corridor is classified as a State Two-Way Class I Arterial and the portion of which is within the study area is under the jurisdiction of the FDOT. Midway Road currently operates at a LOS F west of Oleander Avenue, however this link is in the FDOT 5 year CIP and has approximately 12 million dollars budgeted for improvements as can be found in Appendix C. Midway Road east of U.S. Highway No. 1 has an existing LOS B.

25th Street

25th Street is classified as a State Two-Way Arterial Interrupted Flow Class I roadway. The portion of 25th St, which is located within the study area, is currently under construction and will become a 4-lane divided rural roadway. All of the travel lanes will be 12 feet in width. The existing right-of-way varies from 80 to 120 foot in width.

25th Street is maintained by St. Lucie County and currently operates at LOS F south of Edwards Road. The LOS is based on the Annual Average Daily Traffic volumes as established in the "St. Lucie Urban Area Metropolitan Planning Organization Spring, 2005 Traffic Counts" and applied to the FDOT Generalized Daily Level of Service tables. Construction in the study area is approximately 50% complete.

Sunrise Boulevard

Sunrise Boulevard located within the study area and consists of a 2-lane undivided rural roadway consisting of one (1) 10' lane northbound and one (1) 10' lane soundbound. The existing right-of-way of Sunrise is approximately 60' in width.

Sunrise Boulevard is classified as a Major City/County Road and is under the jurisdiction of St. Lucie County. The Sunrise Boulevard corridor currently operates at a LOS C based upon the Average Daily Volume applied to the generalized daily Level of Service maximum volumes for the Florida FDOT 2002 Quality / Level of Service Handbook as shown on Table 4-1 and upon the Spring 2005 Traffic Volumes as established by the St. Lucie Urban Area MPO.

Oleander Avenue

The portion of Oleander Avenue located in the study area consists of a 2-lane undivided rural roadway section containing one (1) 12' lane northbound and one (1) 12' lane southbound. The existing right-of-way of Oleander Avenue within the study area is from 66' to 100' in width.

The Oleander Avenue corridor is classified as a State Two-Way Class I – Interrupted Flow Arterial and is under the jurisdiction of St. Lucie County. Oleander Avenue currently operates at a LOS C based upon the Average Daily Volume applied to the generalized daily Level of Service maximum volumes for the Florida FDOT 2002 Quality / Level of Service Handbook as shown on Table 4-1 and upon the Spring 2005 Traffic Volumes as established by the St. Lucie Urban Area MPO.

US Highway No. 1

US Highway No. 1 within the defined study area currently consists of a 5-lane undivided roadway section containing two (2) 12' lanes northbound, two (2) 12' lanes southbound and a continuous common turn lane. For the purpose of this study US Highway No. 1 will be analyzed as a 6-lane divided roadway. The FDOT is reconstructing this roadway, as well as has budgeted another 12 million dollars in additional improvements from N. of Midway to N. of Edwards Road as can be found in Appendix C. The existing right-of-way of US Highway No. 1 is 80' to 150' in width. This roadway is classified as a State Two-Way Class I – Interrupted Flow Arterial and a Class II - Interrupted Flow Arterial and is under the jurisdiction of the FDOT. US Highway No. 1 in its existing condition operates at a LOS F.

TABLE 4 - 1
GENERALIZED ANNUAL AVERAGE DAILY VOLUMES FOR FLORIDA'S URBANIZED AREAS*

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	2,000	7,000	13,800	19,600	27,000
4	Divided	20,400	33,000	47,800	61,800	70,200
6	Divided	30,500	49,500	71,600	92,700	105,400

STATE TWO-WAY ARTERIALS

Class I (>0.00 to 1.99 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	4,200	13,800	16,400	18,900
4	Divided	4,800	29,300	34,700	35,700	***
6	Divided	7,300	44,700	52,100	53,500	***
8	Divided	9,400	58,000	66,100	67,800	***

Class II (2.00 to 4.50 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	1,900	11,200	15,400	16,300
4	Divided	**	4,100	26,000	32,700	34,500
6	Divided	**	6,500	40,300	49,200	51,800
8	Divided	**	8,500	53,300	63,800	67,000

Class III (more than 4.5 signalized intersections per mile and not within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	**	5,300	12,600	15,500
4	Divided	**	**	12,400	28,900	32,800
6	Divided	**	**	19,500	44,700	49,300
8	Divided	**	**	25,800	58,700	63,800

Class IV (more than 4.5 signalized intersections per mile and within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	**	5,200	13,700	15,000
4	Divided	**	**	12,300	30,300	31,700
6	Divided	**	**	19,100	45,800	47,600
8	Divided	**	**	25,900	59,900	62,200

NON-STATE ROADWAYS

Major City/County Roadways

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	**	9,100	14,600	15,600
4	Divided	**	**	21,400	31,100	32,900
6	Divided	**	**	33,400	46,800	49,300

Other Signalized Roadways
(signalized intersection analysis)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	**	4,800	10,000	12,600
4	Divided	**	**	11,100	21,700	25,200

Source: Florida Department of Transportation
Systems Planning Office
605 Suwannee Street, MS 19
Tallahassee, FL 32399-0450
http://www11.myflorida.com/planning/systems/sm/los/default.htm

02/22/02

FREEWAYS

Interchange spacing ≥ 2 mi. apart

Lanes	Level of Service A	B	C	D	E
4	23,800	39,600	55,200	67,100	74,600
6	36,900	61,100	85,300	103,600	115,300
8	49,900	82,700	115,300	140,200	156,000
10	63,000	104,200	145,500	176,900	196,400
12	75,900	125,800	175,500	213,500	237,100

Interchange spacing < 2 mi. apart

Lanes	Level of Service A	B	C	D	E
4	22,000	36,000	52,000	67,200	76,500
6	34,800	56,500	81,700	105,800	120,200
8	47,500	77,000	111,400	144,300	163,900
10	60,200	97,500	141,200	182,600	207,600
12	72,900	118,100	170,900	221,100	251,200

BICYCLE MODE

(Note: Level of service for the bicycle mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/ Bicycle Lane Coverage	Level of Service A	B	C	D	E
0-49%	**	**	3,200	13,800	>13,800
50-84%	**	2,500	4,100	>4,100	***
85-100%	3,100	7,200	>7,200	***	***

PEDESTRIAN MODE

(Note: Level of service for the pedestrian mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of pedestrians using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-49%	**	**	**	6,400	15,500
50-84%	**	**	**	9,900	19,000
85-100%	**	2,200	11,300	>11,300	***

BUS MODE (Scheduled Fixed Route)

(Buses per hour)

(Note: Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-84%	**	>5	≥4	≥3	≥2
85-100%	>6	>4	≥3	≥2	≥1

ARTERIAL/NON-STATE ROADWAY ADJUSTMENTS

DIVIDED/UNDIVIDED
(alter corresponding volume by the indicated percent)

Lanes	Median	Left Turns Lanes	Adjustment Factors
2	Divided	Yes	+5%
2	Undivided	No	-20%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

ONE-WAY FACILITIES

Decrease corresponding two-directional volumes in this table by 40% to obtain the equivalent one directional volume for one-way facilities.

*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. Values shown are two-way annual average daily volumes (based on K_{100} factors) for levels of service and are for the automobile/truck modes unless specifically stated. Level of service letter grade thresholds are probably not comparable across modes and, therefore, cross modal comparisons should be made with caution. Furthermore, combining levels of service of different modes into one overall roadway level of service is not recommended. The table's input value defaults and level of service criteria appear on the following page. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.

**Cannot be achieved using table input value defaults.

***Not applicable for that level of service letter grade. For automobile/truck modes, volumes greater than level of service D become F because intersection capacities have been reached. For bicycle and pedestrian modes, the level of service letter grade (including F) is not achievable, because there is no maximum vehicle volume threshold using table input value defaults.

TABLE 4 - 7
GENERALIZED **PEAK HOUR DIRECTIONAL** VOLUMES FOR FLORIDA'S **URBANIZED AREAS***

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	100	340	670	950	1,300
2	Divided	1,060	1,720	2,500	3,230	3,670
3	Divided	1,600	2,590	3,740	4,840	5,500

STATE TWO-WAY ARTERIALS

Class I (>0.00 to 1.99 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	220	720	860	890
2	Divided	250	1,530	1,810	1,860	***
3	Divided	380	2,330	2,720	2,790	***
4	Divided	490	3,030	3,460	3,540	***

Class II (2.00 to 4.50 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	100	590	810	850
2	Divided	**	220	1,360	1,710	1,800
3	Divided	**	340	2,110	2,570	2,710
4	Divided	**	440	2,790	3,330	3,500

Class III (more than 4.5 signalized intersections per mile and not within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	280	660	810
2	Divided	**	**	650	1,510	1,720
3	Divided	**	**	1,020	2,330	2,580
4	Divided	**	**	1,350	3,070	3,330

Class IV (more than 4.5 signalized intersections per mile and within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	270	720	780
2	Divided	**	**	650	1,580	1,660
3	Divided	**	**	1,000	2,390	2,490
4	Divided	**	**	1,350	3,130	3,250

NON-STATE ROADWAYS

Major City/County Roadways

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	480	760	810
2	Divided	**	**	1,120	1,620	1,720
3	Divided	**	**	1,740	2,450	2,580

Other Signalized Roadways
(signalized intersection analysis)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	250	530	660
2	Divided	**	**	580	1,140	1,320

Source: Florida Department of Transportation 02/22/02
Systems Planning Office
605 Suwannee Street, MS 19
Tallahassee, FL 32399-0450
http://www11.myflorida.com/planning/systems/sm/los/default.htm

FREEWAYS

Interchange spacing ≥ 2 mi. apart

Lanes	Level of Service A	B	C	D	E
2	1,270	2,110	2,940	3,580	3,980
3	1,970	3,260	4,550	5,530	6,150
4	2,660	4,410	6,150	7,480	8,320
5	3,360	5,560	7,760	9,440	10,480
6	4,050	6,710	9,360	11,390	12,650

Interchange spacing < 2 mi. apart

Lanes	Level of Service A	B	C	D	E
2	1,130	1,840	2,660	3,440	3,910
3	1,780	2,890	4,180	5,410	6,150
4	2,340	3,940	5,700	7,380	8,380
5	3,080	4,990	7,220	9,340	10,620
6	3,730	6,040	8,740	11,310	12,850

BICYCLE MODE

(Note: Level of service for the bicycle mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine maximum service volumes.)

Paved Shoulder/ Bicycle Lane Coverage	Level of Service A	B	C	D	E
0-49%	**	**	170	720	>720
50-84%	**	130	210	>210	***
85-100%	160	380	>380	***	***

PEDESTRIAN MODE

(Note: Level of service for the pedestrian mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not the number of pedestrians using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine maximum service volumes.)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-49%	**	**	**	330	810
50-84%	**	**	**	520	990
85-100%	**	120	590	>590	***

BUS MODE (Scheduled Fixed Route)

(Buses per hour)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-84%	**	>5	≥4	≥3	≥2
85-100%	>6	>4	≥3	≥2	≥1

ARTERIAL/NON-STATE ROADWAY ADJUSTMENTS

DIVIDED/UNDIVIDED

(alter corresponding volumes by the indicated percent)

Lanes	Median	Left Turns Lanes	Adjustment Factors
1	Divided	Yes	+5%
1	Undivided	No	-20%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

ONE WAY FACILITIES

Increase corresponding volume 20%

*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. Values shown are hourly directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. Level of service letter grade thresholds are probably not comparable across modes and, therefore, cross modal comparisons should be made with caution. Furthermore, combining levels of service of different modes into one overall roadway level of service is not recommended. To convert to annual average daily traffic volumes, these volumes must be divided by appropriate D and K factors. The table's input value defaults and level of service criteria appear on the following page. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.

**Cannot be achieved using table input value defaults.

***Not applicable for that level of service letter grade. For automobile/truck modes, volumes greater than level of service D become F because intersection capacities have been reached. For bicycle and pedestrian modes, the level of service letter grade (including F) is not achievable, because there is no maximum vehicle volume threshold using table input value defaults.

Intersections:

Oleander Avenue and Edwards Road

The intersection of Oleander Avenue and Edwards Road is signalized. The intersection geometry is as follows:

Eastbound	1 Lane	Left	Westbound	1 Lane	Left
	2 Lanes	Thru		1 Lanes	Thru
	1 Lane	Thru		1 Lane	Thru
Southbound	1 Lane	Left	Northbound	1 Lane	Left
	1 Lane	Thru/Rt		1 Lane	Thru/Rt

Oleander Avenue & Bell Avenue

The intersection of Oleander Avenue and Bell Avenue is an unsignalized "T" intersection with Bell Avenue being the leg of the "T". Bell Avenue is required to stop upon entering the intersection while traffic on Oleander Avenue is unrestricted. The intersection geometry is as follows:

Northbound	1 Lane	Lt/Thru	Southbound	1 Lane	Thru/Rt
Westbound	1 Lane	Left/Rt			

Sunrise Boulevard and Bell Avenue

The intersection of Sunrise Boulevard and Bell Avenue has mast arms installed with flashing red beacons and is currently used as a four way stop. The intersection geometry is as follows:

Eastbound	1 Lane	Lt/Th/Rt	Westbound	1 Lane	Lt/Th/Rt
Southbound	1 Lane	Lt/Th/Rt	Northbound	1 Lane	Lt/Thru
				1 Lane	Right

Sunrise Boulevard and Edwards Road

The intersection of Oleander Avenue and Edwards Road is signalized. The intersection geometry is as follows:

Eastbound	1 Lane	Left	Westbound	1 Lane	Left
	1 Lane	Thru		1 Lane	Thru
	1 Lane	Thru/Rt		1 Lane	Thru/Rt
Southbound	1 Lane	Left	Northbound	1 Lane	Left
	1 Lane	Thru		1 Lane	Thru
	1 Lane	Thru/Rt		1 Lane	Right

Existing Traffic Conditions

The Peak Season Average Daily Traffic Volume for the roadway of the project area were obtained from the Spring 2005, St. Lucie Urban Area Metropolitan Planning Organization Counts, and augmented by Culpepper & Terpening, Inc. These counts include the committed trips as provided in the MPO data sheets.

Table II
Existing Traffic Conditions

Roadway	Station Number		Classification		LOS Capacity	ADT	Committed Trips	Total /LOS	
	Map MPO	IDs	Type	Lanes					
Edwards Road									
W. of US Hwy No. 1	173	E	CI	4 ln	35,700	9,000	-	9,000	B
W. of Oleander Ave	502	D	CI	4 ln	35,700	13,200	-	13,200	B
W. of Sunrise Blvd.	108	C	CI	4 ln	35,700	19,100	-	19,100	B
Bell Avenue									
E. of Sunrise Blvd. (E. of site)	102	K	OCR	2 ln	10,000	3,700	-	3,700	C
E. of Sunrise Blvd. (W. of site)	102	J	OCR	2 ln	10,000	3,700	-	3,700	C
W. of Sunrise Blvd.	104	I	OCR	2 ln	10,000	3,000	-	3,000	C
Weatherbee Road									
E. of US Hwy No.1 (W. of US hwy No. 1)	158	Q	Mc/Mc	2 ln	14,600	4,700	-	4,700	C
Midway Road									
W. of Oleander Ave	128	U	CI	4 ln	35,700	18,600	44	18,644	B
W. of Sunrise Blvd.	130	T	CI	4 ln	35,700	19,100	44	19,144	B
W. of 25th Street	132	S	CI	4 ln	35,700	13,900	88	13,988	B
W. of Selvitz Road	134	-	CI	4 ln	35,700	16,900	66	16,966	B
25th Street									
S. of Virginia Ave	21	A	CI	4 ln	35,700	19,400	-	19,400	B
N. of Midway Rd (N. of Bell Avenue)	171	B	CI	4 ln	35,700	16,100	-	16,100	B
N. of Midway Rd (S. of Bell Avenue)	171	N	CI	4 ln	35,700	16,100	-	16,100	B
S. of Midway Rd	172	R	CI	4 ln	35,700	15,400	-	15,400	B
N. of Airoso Blvd	345	-	CI	4 ln	35,700	17,200	-	17,200	B

84 Lumber – Traffic Impact Study
Executive Summary

Project Description

- Location: North of Bell Avenue on Enterprise Drive
- Size: a 57,600 SF truss plant
- Major Area on Influence Boundaries: Edwards Road, South 25th Street, Midway Road, US Highway No. 1
- Significant Roads: Edwards Road, Bell Avenue, Oleander Avenue, Sunrise Boulevard
- Significant Intersections: Oleander Avenue & Edwards Road, Oleander Avenue & Bell Avenue, Sunrise Boulevard & Bell Avenue, Sunrise Boulevard & Edwards Road

Project Traffic

- Trip Generation: "ITE Manual - Code 140" 57,600 SF
  - ADT = 203 Vehicles/day
  - AM Peak Hour = 30 Vehicles/peak hour
  - PM Peak Hour = 39 Vehicles/peak hour
- AM Peak Hour Directional %(Ingress/egress): 68% entering (20 vph)/32% exiting (10 vph).
- PM Peak Hour Directional %(Ingress/egress): 52% entering (20 vph)/48% exiting (19 vph).
- Traffic Count Factors Applied: 3% annual growth to 2013 build-out.
- Internal Capture: none
- Pass-by Capture: 0% (new trips = 100%)

Findings

- The traffic impact of the proposed 84 Lumber truss plant will have a minimal effect on the levels of service within the project impact area. This report shows that the changes in the Level of Services are a function of the growth the study area will encounter through the 2013 horizon year and not a result of project traffic.
- Project impact will result in less than 2% impact on all links within the study area.
- The links on US Highway No. 1 south of Virginia Avenue, north and south of Midway Road will decrease in level of service when analyzed in 2013.
- In the PM Peak Directional condition, east of Sunrise Boulevard (east & west of the site) on Bell Avenue the level of service will decrease from C to D.
- The intersection of Sunrise Boulevard and Bell Avenue during the P.M. Peak Hour decreases in an overall Level of Service from B to C.

TRAFFIC IMPACT STATEMENT

For

84 Lumber

In

The City of Ft. Pierce

Prepared for

84 LUMBER COMPANY, LP

Prepared By

Culpepper & Terpening, Inc.
2980 South 25th Street
Ft. Pierce, FL 34981

April 2007



Stefan K. Matthes, P.E.
Florida Reg. No. 38723

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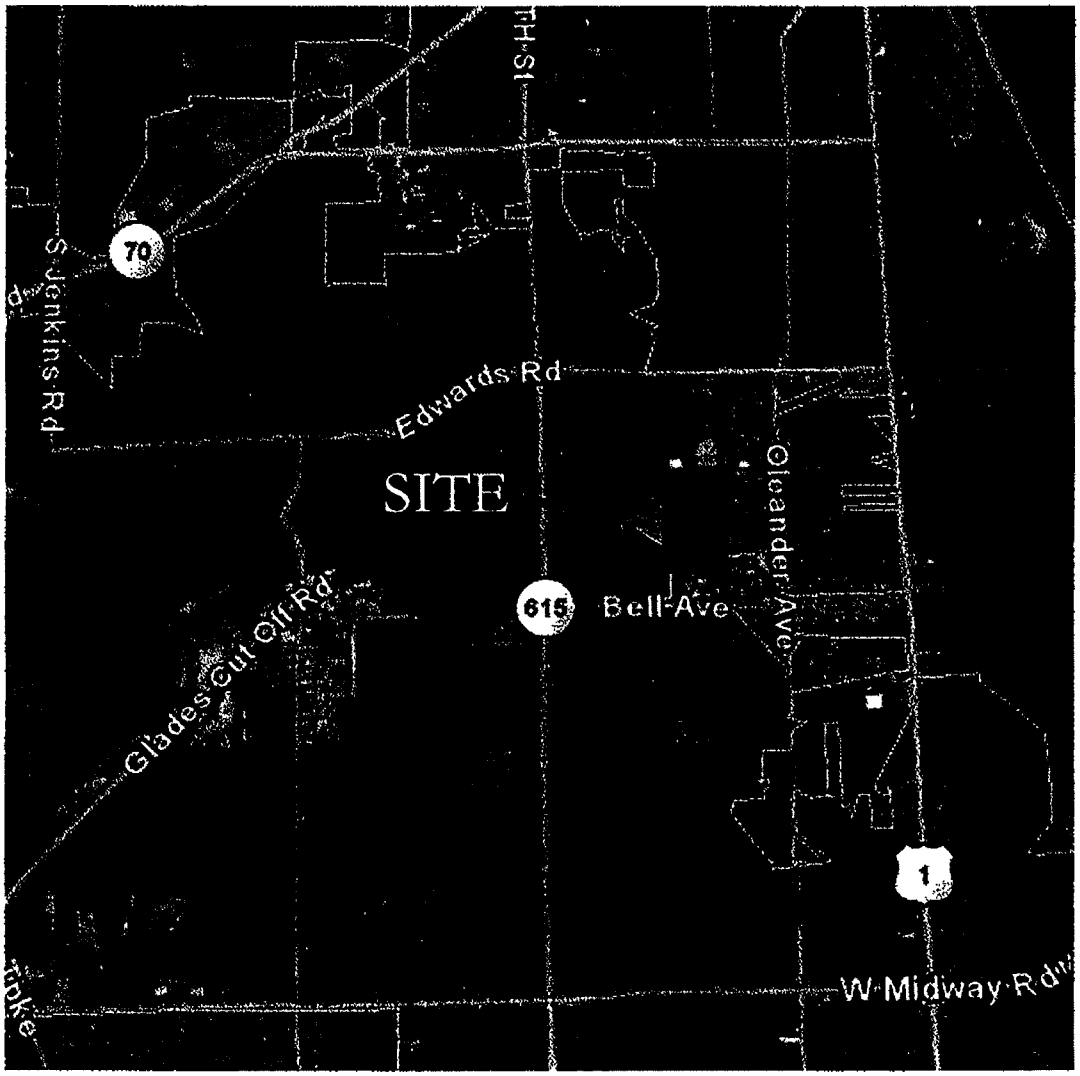
Project Description

The proposed project, 84 Lumber, is located northwest of Enterprise Road and Bell Avenue. The site can be accessed via Digiorgio Road off of Oleander Boulevard or Enterprise Road off of Bell Avenue. The sole project entrance will be along Enterprise Road. The project resides in an industrial area in St. Lucie County, Florida (See Figure No. 1, Location Map). The parcel ID number for the project is 2428-421-0002-000-7 and the proposed site contains approximately 13.84 acres. The site is located in Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida. The proposed design calls for a 57,600 square foot truss plant.

In developing the Scope and Methodology of this report, it was determined that the impacts of project development will be analyzed in 2013 a forecast of 5 years after build-out condition.



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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

84 Lumber

Location Map

Study Methodology

Section A – Definition of Study Area

The study area as defined by the City of Fort Pierce Chapter 22.217.*f*.2 shall be according to the table below:

Table I		
Size of Project	**Trips Generated**	**Study Area**
Minimal Scale	Trips 9-50	1.0 Mile Radius
Small Scale	Trips 51-100	1.5 Mile Radius
Intermediate Scale	Trips 101-500	2.0 Mile Radius
Medium Scale	Trips 501-1000	3.0 Mile Radius
Large Scale	Trips 1000-Up	5.0 Mile Radius

The Study Area includes all major roadways and intersections within the zone of influence. From the data collected in Table IV it has been determined that the 84 Lumber truss plant is an Intermediate Scale project. The study area shall include the following intersections:

- Sunrise Boulevard and Edwards Road
- Sunrise Boulevard and Bell Avenue
- Oleander Avenue and Edwards Road
- Oleander Avenue and Bell Avenue

Section B – Inventory of Existing Facilities

Roadways:

Edwards Road

The Edwards Road Corridor located in the study area consists of a 4-lane divided roadway section containing two (2) 12' lanes in both the east and westbound directions. The existing right-of-way of Edwards Road is from 100' to 120' in width.

This corridor is classified as a State Two-Way Class I Arterial and is under the jurisdiction of the St. Lucie County. Edwards Road currently operates at a LOS B, based upon the Average Daily Volume as provided in the St. Lucie Urban Area Metropolitan Planning Organization Spring, 2005 Traffic Counts, applied to the generalized daily Level of Service maximum volumes for the Florida FDOT 2002 Quality / Level of Service Handbook as shown on Table 4-1.

Bell Avenue

Bell Avenue consists of a 2-lane undivided rural roadway consisting of one (1) 10' lane eastbound and one (1) 10' lane westbound. The existing right-of-way of Bell Avenue is approximately 75' in width.

Bell Avenue is classified as an Other County Road under the jurisdiction of St. Lucie County. Bell Avenue corridor currently operates at a LOS C based upon the Average Daily Volume applied to the generalized daily Level of Service maximum volumes for the Florida FDOT 2002 Quality / Level of Service Handbook as shown on Table 4-1 and upon the Spring 2005 Traffic Volumes as established by the St. Lucie Urban Area MPO.

Weatherbee Road

The portion of Weatherbee Road located in the study area consists of a 2-lane undivided rural roadway section containing one (1) 12' lane eastbound and one (1) 12' lane westbound. The existing right-of-way of Weatherbee Road within the study area is from 60' to 80' in width. The Weatherbee Road corridor is classified as a Major City/County Road and is under the jurisdiction of St. Lucie County. Weatherbee Road currently operates at a LOS C.

Midway Road

The Midway Road Corridor within the defined study area in its existing condition consists of a 2-lane undivided roadway. Improvements will be made to the corresponding links and for the purpose of this study will be analyzed as a 4-lane divided corridor containing two (2) 12' lanes eastbound and two (2) 12' lanes westbound. On Midway Road additional right and left turn lanes are located at the intersection with U.S. Highway No. 1. The existing right-of-way of Midway Road is 65' to 86' in width.

This corridor is classified as a State Two-Way Class I Arterial and the portion of which is within the study area is under the jurisdiction of the FDOT. Midway Road currently operates at a LOS F west of Oleander Avenue, however this link is in the FDOT 5 year CIP and has approximately 12 million dollars budgeted for improvements as can be found in Appendix C. Midway Road east of U.S. Highway No. 1 has an existing LOS B.

25th Street

25th Street is classified as a State Two-Way Arterial Interrupted Flow Class I roadway. The portion of 25th St, which is located within the study area, is currently under construction and will become a 4-lane divided rural roadway. All of the travel lanes will be 12 feet in width. The existing right-of-way varies from 80 to 120 foot in width.

25th Street is maintained by St. Lucie County and currently operates at LOS F south of Edwards Road. The LOS is based on the Annual Average Daily Traffic volumes as established in the "St. Lucie Urban Area Metropolitan Planning Organization Spring, 2005 Traffic Counts" and applied to the FDOT Generalized Daily Level of Service tables. Construction in the study area is approximately 50% complete.

Sunrise Boulevard

Sunrise Boulevard located within the study area and consists of a 2-lane undivided rural roadway consisting of one (1) 10' lane northbound and one (1) 10' lane soundbound. The existing right-of-way of Sunrise is approximately 60' in width.

Sunrise Boulevard is classified as a Major City/County Road and is under the jurisdiction of St. Lucie County. The Sunrise Boulevard corridor currently operates at a LOS C based upon the Average Daily Volume applied to the generalized daily Level of Service maximum volumes for the Florida FDOT 2002 Quality / Level of Service Handbook as shown on Table 4-1 and upon the Spring 2005 Traffic Volumes as established by the St. Lucie Urban Area MPO.

Oleander Avenue

The portion of Oleander Avenue located in the study area consists of a 2-lane undivided rural roadway section containing one (1) 12' lane northbound and one (1) 12' lane southbound. The existing right-of-way of Oleander Avenue within the study area is from 66' to 100' in width.

The Oleander Avenue corridor is classified as a State Two-Way Class I – Interrupted Flow Arterial and is under the jurisdiction of St. Lucie County. Oleander Avenue currently operates at a LOS C based upon the Average Daily Volume applied to the generalized daily Level of Service maximum volumes for the Florida FDOT 2002 Quality / Level of Service Handbook as shown on Table 4-1 and upon the Spring 2005 Traffic Volumes as established by the St. Lucie Urban Area MPO.

US Highway No. 1

US Highway No. 1 within the defined study area currently consists of a 5-lane undivided roadway section containing two (2) 12' lanes northbound, two (2) 12' lanes southbound and a continuous common turn lane. For the purpose of this study US Highway No. 1 will be analyzed as a 6-lane divided roadway. The FDOT is reconstructing this roadway, as well as has budgeted another 12 million dollars in additional improvements from N. of Midway to N. of Edwards Road as can be found in Appendix C. The existing right-of-way of US Highway No. 1 is 80' to 150' in width. This roadway is classified as a State Two-Way Class I – Interrupted Flow Arterial and a Class II - Interrupted Flow Arterial and is under the jurisdiction of the FDOT. US Highway No. 1 in its existing condition operates at a LOS F.

TABLE 4 - 1
GENERALIZED ANNUAL AVERAGE DAILY VOLUMES FOR FLORIDA'S URBANIZED AREAS*

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	2,000	7,000	13,800	19,600	27,000
4	Divided	20,400	33,000	47,800	61,800	70,200
6	Divided	30,500	49,500	71,600	92,700	105,400

STATE TWO-WAY ARTERIALS

Class I (>0.00 to 1.99 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	4,200	13,800	16,400	16,900
4	Divided	4,800	29,300	34,700	35,700	***
6	Divided	7,300	44,700	52,100	53,500	***
8	Divided	9,400	58,000	66,100	67,200	***

Class II (2.00 to 4.50 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	1,900	11,200	15,400	16,300
4	Divided	**	4,100	26,000	32,700	34,500
6	Divided	**	6,500	40,300	49,200	51,800
8	Divided	**	8,500	53,300	63,800	67,000

Class III (more than 4.5 signalized intersections per mile and not within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	**	5,300	12,600	15,500
4	Divided	**	**	12,400	28,900	32,800
6	Divided	**	**	19,500	44,700	49,300
8	Divided	**	**	25,800	58,700	63,800

Class IV (more than 4.5 signalized intersections per mile and within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	**	5,200	13,700	15,000
4	Divided	**	**	12,300	30,300	31,700
6	Divided	**	**	19,100	45,800	47,600
8	Divided	**	**	25,900	59,900	62,200

NON-STATE ROADWAYS

Major City/County Roadways

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	**	9,100	14,600	15,600
4	Divided	**	**	21,400	31,100	32,900
6	Divided	**	**	33,400	46,800	49,300

Other Signalized Roadways
(signalized intersection analysis)

Lanes	Divided	Level of Service A	B	C	D	E
2	Undivided	**	**	4,800	10,000	12,600
4	Divided	**	**	11,100	21,700	25,200

Source: Florida Department of Transportation
Systems Planning Office
605 Suwannee Street, MS 19
Tallahassee, FL 32399-0450
http://www11.myflorida.com/planning/systems/sm/los/default.htm

02/22/02

FREEWAYS

Interchange spacing ≥ 2 mi. apart

Lanes	Level of Service A	B	C	D	E
4	23,800	39,600	55,200	67,100	74,600
6	36,900	61,100	85,300	103,600	115,300
8	49,900	82,700	115,300	140,200	156,000
10	63,000	104,200	145,500	176,900	196,400
12	75,900	125,800	175,500	213,500	237,100

Interchange spacing < 2 mi. apart

Lanes	Level of Service A	B	C	D	E
4	22,000	36,000	52,000	67,200	76,500
6	34,800	56,500	81,700	105,800	120,200
8	47,500	77,000	111,400	144,300	163,900
10	60,200	97,500	141,200	182,600	207,600
12	72,900	118,100	170,900	221,100	251,200

BICYCLE MODE

(Note: Level of service for the bicycle mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/ Bicycle Lane Coverage	Level of Service A	B	C	D	E
0-49%	**	**	3,200	13,800	>13,800
50-84%	**	2,500	4,100	>4,100	***
85-100%	3,100	7,200	>7,200	***	***

PEDESTRIAN MODE

(Note: Level of service for the pedestrian mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of pedestrians using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-49%	**	**	**	6,400	15,500
50-84%	**	**	**	9,900	19,000
85-100%	**	2,200	11,300	>11,300	***

BUS MODE (Scheduled Fixed Route)

(Buses per hour)

(Note: Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-84%	**	>5	≥4	≥3	≥2
85-100%	>6	>4	≥3	≥2	≥1

ARTERIAL/NON-STATE ROADWAY ADJUSTMENTS

DIVIDED/UNDIVIDED

(alter corresponding volume by the indicated percent)

Lanes	Median	Left Turns Lanes	Adjustment Factors
2	Divided	Yes	+5%
2	Undivided	No	-20%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

ONE-WAY FACILITIES

Decrease corresponding two-directional volumes in this table by 40% to obtain the equivalent one directional volume for one-way facilities.

*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. Values shown are two-way annual average daily volumes (based on K_{100} factors) for levels of service and are for the automobile/truck modes unless specifically stated. Level of service letter grade thresholds are probably not comparable across modes and, therefore, cross modal comparisons should be made with caution. Furthermore, combining levels of service of different modes into one overall roadway level of service is not recommended. The table's input value defaults and level of service criteria appear on the following page. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.

**Cannot be achieved using table input value defaults.

***Not applicable for that level of service letter grade. For automobile/truck modes, volumes greater than level of service D become F because intersection capacities have been reached. For bicycle and pedestrian modes, the level of service letter grade (including F) is not achievable, because there is no maximum vehicle volume threshold using table input value defaults.

TABLE 4 - 7
GENERALIZED **PEAK HOUR DIRECTIONAL** VOLUMES FOR FLORIDA'S **URBANIZED AREAS***

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	100	340	670	950	1,300
2	Divided	1,060	1,720	2,500	3,230	3,670
3	Divided	1,600	2,590	3,740	4,840	5,500

STATE TWO-WAY ARTERIALS

Class I (>0.00 to 1.99 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	220	720	860	890
2	Divided	250	1,530	1,810	1,860	***
3	Divided	380	2,330	2,720	2,790	***
4	Divided	490	3,030	3,460	3,540	***

Class II (2.00 to 4.50 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	100	590	810	850
2	Divided	**	220	1,360	1,710	1,800
3	Divided	**	340	2,110	2,570	2,710
4	Divided	**	440	2,790	3,330	3,500

Class III (more than 4.5 signalized intersections per mile and not within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	280	660	810
2	Divided	**	**	650	1,510	1,720
3	Divided	**	**	1,020	2,330	2,580
4	Divided	**	**	1,350	3,070	3,330

Class IV (more than 4.5 signalized intersections per mile and within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	270	720	780
2	Divided	**	**	650	1,580	1,660
3	Divided	**	**	1,000	2,390	2,490
4	Divided	**	**	1,350	3,130	3,250

NON-STATE ROADWAYS

Major City/County Roadways

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	480	760	810
2	Divided	**	**	1,120	1,620	1,720
3	Divided	**	**	1,740	2,450	2,580

Other Signalized Roadways (signalized intersection analysis)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	250	530	660
2	Divided	**	**	580	1,140	1,320

Source: Florida Department of Transportation 02/22/02
Systems Planning Office
605 Suwannee Street, MS 19
Tallahassee, FL 32399-0450
http://www11.myflorida.com/planning/systems/sm/los/default.htm

FREEWAYS

Interchange spacing ≥ 2 mi. apart

Lanes	Level of Service A	B	C	D	E
2	1,270	2,110	2,940	3,580	3,980
3	1,970	3,260	4,550	5,530	6,150
4	2,660	4,410	6,150	7,480	8,320
5	3,360	5,560	7,760	9,440	10,480
6	4,050	6,710	9,360	11,390	12,650

Interchange spacing < 2 mi. apart

Lanes	Level of Service A	B	C	D	E
2	1,130	1,840	2,660	3,440	3,910
3	1,780	2,890	4,180	5,410	6,150
4	2,340	3,940	5,700	7,380	8,380
5	3,080	4,990	7,220	9,340	10,620
6	3,730	6,040	8,740	11,310	12,850

BICYCLE MODE

(Note: Level of service for the bicycle mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine maximum service volumes.)

Paved Shoulder/ Bicycle Lane Coverage	Level of Service A	B	C	D	E
0-49%	**	**	170	720	>720
50-84%	**	130	210	>210	***
85-100%	160	380	>380	***	***

PEDESTRIAN MODE

(Note: Level of service for the pedestrian mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not the number of pedestrians using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine maximum service volumes.)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-49%	**	**	**	330	810
50-84%	**	**	**	520	990
85-100%	**	120	590	>590	***

BUS MODE (Scheduled Fixed Route)

(Buses per hour)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-84%	**	>5	≥4	≥3	≥2
85-100%	>6	>4	≥3	≥2	≥1

ARTERIAL/NON-STATE ROADWAY ADJUSTMENTS

DIVIDED/UNDIVIDED

(alter corresponding volumes by the indicated percent)

Lanes	Median	Left Turns Lanes	Adjustment Factors
1	Divided	Yes	+5%
1	Undivided	No	-20%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

ONE WAY FACILITIES

Increase corresponding volume 20%

*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. Values shown are hourly directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. Level of service letter grade thresholds are probably not comparable across modes and, therefore, cross modal comparisons should be made with caution. Furthermore, combining levels of service of different modes into one overall roadway level of service is not recommended. To convert to annual average daily traffic volumes, these volumes must be divided by appropriate D and K factors. The table's input value defaults and level of service criteria appear on the following page. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.

**Cannot be achieved using table input value defaults.

***Not applicable for that level of service letter grade. For automobile/truck modes, volumes greater than level of service D become F because intersection capacities have been reached. For bicycle and pedestrian modes, the level of service letter grade (including F) is not achievable, because there is no maximum vehicle volume threshold using table input value defaults.

Intersections:

Oleander Avenue and Edwards Road

The intersection of Oleander Avenue and Edwards Road is signalized. The intersection geometry is as follows:

Eastbound	1	Lane	Left	Westbound	1	Lane	Left
	2	Lanes	Thru		1	Lanes	Thru
	1	Lane	Thru		1	Lane	Thru
Southbound	1	Lane	Left	Northbound	1	Lane	Left
	1	Lane	Thru/Rt		1	Lane	Thru/Rt

Oleander Avenue & Bell Avenue

The intersection of Oleander Avenue and Bell Avenue is an unsignalized "T" intersection with Bell Avenue being the leg of the "T". Bell Avenue is required to stop upon entering the intersection while traffic on Oleander Avenue is unrestricted. The intersection geometry is as follows:

Northbound	1	Lane	Lt/Thru	Southbound	1	Lane	Thru/Rt
Westbound	1	Lane	Left/Rt				

Sunrise Boulevard and Bell Avenue

The intersection of Sunrise Boulevard and Bell Avenue has mast arms installed with flashing red beacons and is currently used as a four way stop. The intersection geometry is as follows:

Eastbound	1	Lane	Lt/Th/Rt	Westbound	1	Lane	Lt/Th/Rt
Southbound	1	Lane	Lt/Th/Rt	Northbound	1	Lane	Lt/Thru
					1	Lane	Right

Sunrise Boulevard and Edwards Road

The intersection of Oleander Avenue and Edwards Road is signalized. The intersection geometry is as follows:

Eastbound	1	Lane	Left	Westbound	1	Lane	Left
	1	Lane	Thru		1	Lane	Thru
	1	Lane	Thru/Rt		1	Lane	Thru/Rt
Southbound	1	Lane	Left	Northbound	1	Lane	Left
	1	Lane	Thru		1	Lane	Thru
	1	Lane	Thru/Rt		1	Lane	Right

Existing Traffic Conditions

The Peak Season Average Daily Traffic Volume for the roadway of the project area were obtained from the Spring 2005, St. Lucie Urban Area Metropolitan Planning Organization Counts, and augmented by Culpepper & Terpening, Inc. These counts include the committed trips as provided in the MPO data sheets.

Table II
Existing Traffic Conditions

Roadway	Station Number		Classification		LOS Capacity	ADT	Committed Trips	Total /LOS	
	Map MPO	IDs	Type	Lanes					
Edwards Road									
W. of US Hwy No. 1	173	E	CI	4 ln	35,700	9,000	-	9,000	B
W. of Oleander Ave	502	D	CI	4 ln	35,700	13,200	-	13,200	B
W. of Sunrise Blvd.	108	C	CI	4 ln	35,700	19,100	-	19,100	B
Bell Avenue									
E. of Sunrise Blvd. (E. of site)	102	K	OCR	2 ln	10,000	3,700	-	3,700	C
E. of Sunrise Blvd. (W. of site)	102	J	OCR	2 ln	10,000	3,700	-	3,700	C
W. of Sunrise Blvd.	104	I	OCR	2 ln	10,000	3,000	-	3,000	C
Weatherbee Road									
E. of US Hwy No.1 (W. of US hwy No. 1)	158	Q	Mc/Mc	2 ln	14,600	4,700	-	4,700	C
Midway Road									
W. of Oleander Ave	128	U	CI	4 ln	35,700	18,600	44	18,644	B
W. of Sunrise Blvd.	130	T	CI	4 ln	35,700	19,100	44	19,144	B
W. of 25th Street	132	S	CI	4 ln	35,700	13,900	88	13,988	B
W. of Selvitz Road	134	-	CI	4 ln	35,700	16,900	66	16,966	B
25th Street									
S. of Virginia Ave	21	A	CI	4 ln	35,700	19,400	-	19,400	B
N. of Midway Rd (N. of Bell Avenue)	171	B	CI	4 ln	35,700	16,100	-	16,100	B
N. of Midway Rd (S. of Bell Avenue)	171	N	CI	4 ln	35,700	16,100	-	16,100	B
S. of Midway Rd	172	R	CI	4 ln	35,700	15,400	-	15,400	B
N. of Airoso Blvd	345	-	CI	4 ln	35,700	17,200	-	17,200	B

Table II (Continued)
Existing Traffic Conditions

Roadway	Station Number		Classification		LOS Capacity	ADT	Committed Trips	Total /LOS	
	Map MPO	IDs	Type	Lanes					
Sunrise Blvd									
N. of Edwards Rd	513	-	Mc/Mc	2 ln	14,600	4,400	-	4,400	C
S. of Edwards Rd	153	G	Mc/Mc	2 ln	14,600	5,700	-	5,700	C
S. of Bell Ave	155	L	Mc/Mc	2 ln	14,600	3,400	-	3,400	C
N. of Midway Rd	157	M	Mc/Mc	2 ln	14,600	2,700	-	2,700	C
Oleander Blvd									
N. of Edwards Rd	507	-	CI	2 ln	16,400	9,300	-	9,300	C
N. of Midway Rd (S. of Edwards Rd)	139	H	CI	2 ln	16,400	9,900	-	9,900	C
N. of Midway Rd (N. of Weatherbee Rd)	139	O	CI	2 ln	16,400	9,900	-	9,900	C
N. of Midway Rd	139	P	CI	2 ln	16,400	9,900	-	9,900	C
US Hwy No. 1									
S. of Virginia Ave	5002	F	CII	6 ln	49,200	35,600	-	35,600	C
N. of Midway Rd	20	X	CI	6 ln	53,500	37,900	22	37,922	C
S. of Midway Rd	5156	W	CI	6 ln	53,500	41,300	22	41,322	C

Legend - Roadway Classification Type

OCR	Other County Roadway
Mc/Mc	Major City/ County Roadway
CI-I	State Two-Way Arterial- Interrupted Flow Class I
CI-II	State Two-Way Arterial- Interrupted Flow Class II

The PM Peak Hour Directional Volume for the roadways located within the study area were obtained by using the Spring 2005 St. Lucie County MPO Traffic Counts and applying the ***K*** (.092) and ***D*** (.568) values and are tabulated as follows:

Table III
Existing Traffic Conditions

Roadway	Map IDs	Classification		ADT LOS Capacity	ADT Committed /LOS		PM Peak Hr/LOS Capacity	PM PK Hr Directional Volumes/LOS	
		Type	Lanes						
Edwards Road									
W. of US Hwy No. 1	E	CI	4 ln	35,700	9,000	B	1,860	470	B
W. of Oleander Ave	D	CI	4 ln	35,700	13,200	B	1,860	690	B
W. of Sunrise Blvd.	C	CI	4 ln	35,700	19,100	B	1,860	998	B
Bell Avenue									
E. of Sunrise Blvd. (E. of site)	K	OCR	2 ln	10,000	3,700	C	530	193	C
E. of Sunrise Blvd. (W. of site)	J	OCR	2 ln	10,000	3,700	C	530	193	C
W. of Sunrise Blvd.	I	OCR	2 ln	10,000	3,000	C	530	157	C
Weatherbee Road									
E. of US Hwy No.1 (W. of US hwy No. 1)	Q	Mc/Mc	2 ln	14,600	4,700	C	760	246	C
Midway Road									
W. of Oleander Ave	U	CI	4 ln	35,700	18,644	B	1,860	974	B
W. of Sunrise Blvd.	T	CI	4 ln	35,700	19,144	B	1,860	1,000	B
W. of 25th Street	S	CI	4 ln	35,700	13,988	B	1,860	731	B
W. of Selvitz Road	-	CI	4 ln	35,700	16,966	B	1,860	887	B
25th Street									
S. of Virginia Ave	A	CI	4 ln	35,700	19,400	B	1,860	1,014	B
N. of Midway Rd (N. of Bell Avenue)	B	CI	4 ln	35,700	16,100	B	1,860	841	B
N. of Midway Rd (S. of Bell Avenue)	N	CI	4 ln	35,700	16,100	B	1,860	841	B
S. of Midway Rd	R	CI	4 ln	35,700	15,400	B	1,860	805	B
N. of Airoso Blvd	-	CI	4 ln	35,700	17,200	B	1,860	899	B

Table III (Continued)
Existing Traffic Conditions

Roadway	Map IDs	Classification		ADT LOS Capacity	ADT Committed /LOS		PM Peak Hr/LOS Capacity	PM PK Hr Directional Volumes/LOS	
		Type	Lanes						
Sunrise Blvd									
N. of Edwards Rd	-	Mc/Mc	2 ln	14,600	4,400	C	760	230	C
S. of Edwards Rd	G	Mc/Mc	2 ln	14,600	5,700	C	760	298	C
S. of Bell Ave	L	Mc/Mc	2 ln	14,600	3,400	C	760	178	C
N. of Midway Rd	M	Mc/Mc	2 ln	14,600	2,700	C	760	141	C
Oleander Blvd									
N. of Edwards Rd	-	CI	2 ln	16,400	9,300	C	860	486	C
N. of Midway Rd (S. of Edwards Rd)	H	CI	2 ln	16,400	9,900	C	860	517	C
N. of Midway Rd (N. of Weatherbee Rd)	O	CI	2 ln	16,400	9,900	C	860	517	C
N. of Midway Rd	P	CI	2 ln	16,400	9,900	C	860	517	C
US Hwy No. 1									
S. of Virginia Ave	F	CII	6 ln	49,200	35,600	C	2,570	1,860	C
N. of Midway Rd	X	CI	6 ln	53,500	37,922	B	2,790	1,982	B
S. of Midway Rd	W	CI	6 ln	53,500	41,322	B	2,790	2,159	B

Legend - Roadway Classification Type

OCR	Other County Roadway
Mc/Mc	Major City/ County Roadway
CI-I	State Two-Way Arterial- Interrupted Flow Class I
CI-II	State Two-Way Arterial- Interrupted Flow Class II

Trip Generation

The Trip Generation for the proposed 84 Lumber truss plant was developed by utilizing the "Institute of Transportation Engineers Trip Generation Manual, Seventh Edition" which established the Trip Generation Rates for the proposed facility.

In developing the Trip Generation Rates, the ITE Manual was utilized for both the AADT volumes and the P.M. Peak Hour Movements. The following Tables have been provided to depict the Trip Generation Rates for this development. Table 1 depicts the 24-Hour Daily Volumes and Table II depicts the P.M. Peak Hour Volumes:

The Land Use Code 140 "Manufacturing" was determined the most appropriate description of the project. Both ADT and PM Peak Hour trip generation is provided in the following tables:

Trip Generation

Table IV
Average Daily Traffic

Land Use	ITE Code	Units/Size	ADT Rates	ADT
Manufacturing	140	57,600 SF	3.88(x)-20.70	203 vpd

Table V
AM Peak Hour Traffic

Land Use	Units/Size	Peak Hour Avg. Rate	Directional Distribution		Directional Volumes	
			Enter	Exit	Enter	Exit
Manufacturing	57,600 SF	0.83(x)-17.71	.68%	.32%	20 vph	10 vph

Table VI
PM Peak Hour Traffic

Land Use	Units/Size	Peak Hour Avg. Rate	Directional Distribution		Directional Volumes	
			Enter	Exit	Enter	Exit
Manufacturing	57,600 SF	0.76(x)-5.15	52%	48%	20 vph	19 vph

Trip Distribution

The Trip Distribution from the site onto local streets was derived based upon the surrounding developments as well as the existing Transportation Network. The Distribution onto the surrounding links was then derived and is portrayed as Figure No. 2.

A summary of the Major Trip Assignments were estimated as follows:

Table VII
Trip Distribution

Link	Map IDs	%	ADT	PM Peak Hr. Dir.
Edwards Road				
W. of US Hwy No. 1	E	8%	16	2
W. of Oleander Ave	D	0%	0	0
W. of Sunrise Blvd.	C	20%	41	4
Bell Avenue				
E. of Sunrise Blvd. (E. of site)	K	50%	102	10
E. of Sunrise Blvd. (W. of site)	J	40%	81	8
W. of Sunrise Blvd.	I	15%	30	3
Weatherbee Road				
E. of US Hwy No.1 (W. of US hwy No. 1)	Q	5%	10	1
Midway Road				
W. of Oleander Ave	U	25%	51	5
W. of Sunrise Blvd.	T	40%	81	8
W. of 25th Street	S	40%	81	8
W. of Selvitz Road	-	40%	81	8
25th Street				
S. of Virginia Ave	A	30%	61	6
N. of Midway Rd (N. of Bell Avenue)	B	10%	20	2
N. of Midway Rd (S. of Bell Avenue)	N	5%	10	1

Table VII (Continued)
Trip Distribution

Link	Map IDs	%	ADT	PM Peak Hr. Dir.
Sunrise Blvd				
N. of Edwards Rd	-	0%	0	0
S. of Edwards Rd	G	20%	41	4
S. of Bell Ave	L	15%	30	3
N. of Midway Rd	M	15%	30	3
Oleander Blvd				
N. of Edwards Rd	-	2%	4	0
N. of Midway Rd (S. of Edwards Rd)	H	40%	81	8
N. of Midway Rd (N. of Weatherbee Rd)	O	40%	81	8
N. of Midway Rd	P	35%	71	7
US Hwy No. 1				
S. of Virginia Ave	F	8%	16	2
N. of Midway Rd	X	5%	10	1
S. of Midway Rd	W	15%	30	3

A complete trip assignment by percentage is shown on Figure No. 2.

The Trip Assignments for the Peak Hour Movements were derived based upon the distributions and associated turning movements as shown in Figure No. 5-12. The Exit/Enter splits as well as the volumes are shown in Table VI for the P.M. Peak Hour. The Assignments, based upon the directional movements were then made on the studied intersection and these volumes are also shown in Figure No. 5-12.

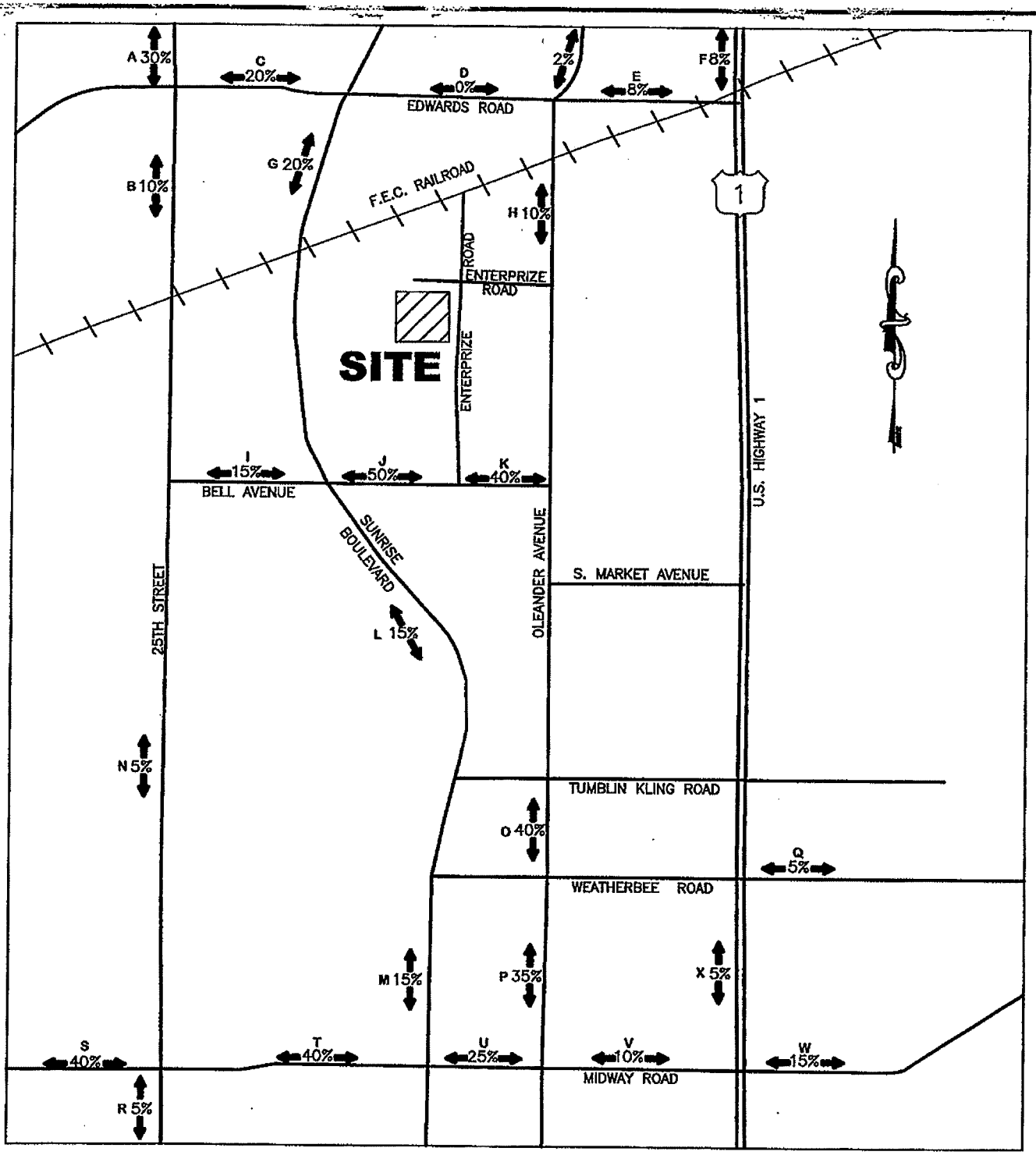

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FIGURE 2

GULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
(772) 464-3537
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

84 LUMBER

TRIP DISTRIBUTION BY PERCENT

Capacity Analysis

Arterial Analysis:

The Trip Assignment Volumes calculated in the previous sections were added to the existing volumes and background trips assigned to the roadway links within the study area. Volume distribution onto the surrounding links was then derived and is portrayed as Figure No. 2. The local developments within the study area have been taken into account for this study and appear as *Other Projects' Traffic* (this includes Shadow Oaks, SLC County Cancer Center, and Ravania). The existing traffic volumes provided in the St. Lucie MPO Spring 2005 count data were increased by 3% per year to account for growth through the 2013 forecasting year.

Level of Service, Table 4-1, of the Florida FDOT 2002 Quality / Level of Service Handbook was used for both the existing (Pre-Development, including background) and Post-Development Levels of Service. The following is a summary of the results.

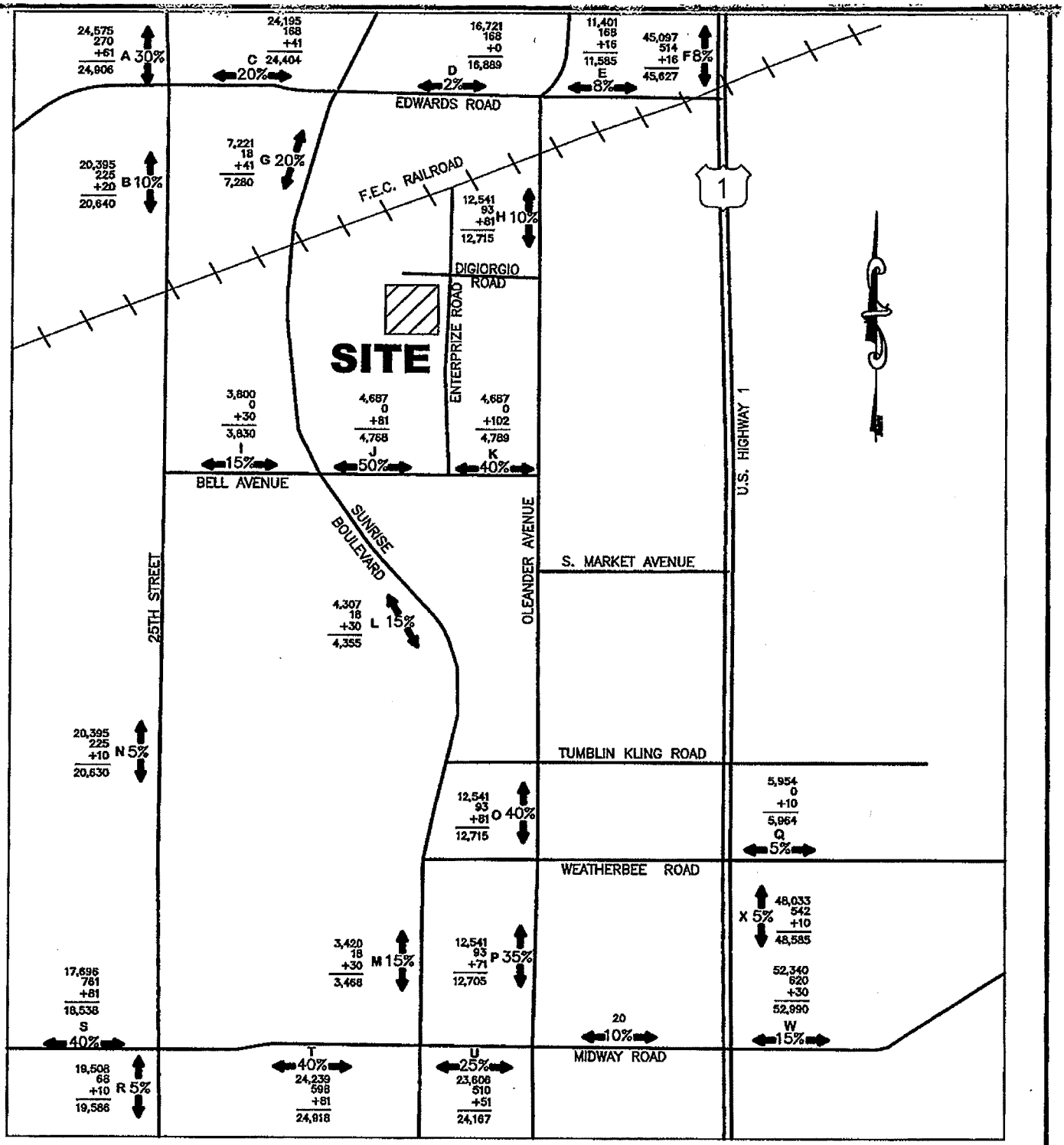
Table VIII
Local Roadway Network by ADT

Roadway	Map ID	LOS Capacity	Existing Conditions		Growth (2013)*	Other Projects' Traffic	Pre-Development Conditions		Project Traffic	Post-Development Conditions	
					3%						
Edwards Road											
W. of US Hwy No. 1	E	35,700	9,000	B	2,401	168	11,569	B	16	11,585	B
W. of Oleander Ave	D	35,700	13,200	B	3,521	168	16,889	B	0	16,889	B
W. of Sunrise Blvd.	C	35,700	19,100	B	5,095	168	24,363	B	41	24,404	B
Bell Avenue											
E. of Sunrise Blvd. (E. of site)	K	10,000	3,700	C	987	-	4,687	C	102	4,789	C
E. of Sunrise Blvd. (W. of site)	J	10,000	3,700	C	987	-	4,687	C	81	4,768	C
W. of Sunrise Blvd.	I	10,000	3,000	C	800	-	3,800	C	30	3,830	C
Weatherbee Road											
E. of US Hwy No.1 (W. of US hwy No. 1)	Q	14,600	4,700	C	1,254	-	5,954	C	10	5,964	C
Midway Road											
W. of Oleander Ave	U	35,700	18,644	B	4,962	510	24,116	B	51	24,167	B
W. of Sunrise Blvd.	T	35,700	19,144	B	5,095	598	24,837	B	81	24,918	B
W. of 25th Street	S	35,700	13,988	B	3,708	761	18,457	B	81	18,538	B
W. of Selvitz Road	-	35,700	16,966	B	4,508	589	22,063	B	81	22,144	B

Table VIII (Continued)
Local Roadway Network by ADT

Roadway	Map ID	LOS Capacity	Existing Conditions		Growth (2013)*	Other Projects' Traffic	Pre-Development Conditions		Project Traffic	Post-Development Conditions	
					3%						
25th Street											
S. of Virginia Ave	A	35,700	19,400	B	5,175	270	24,845	B	61	24,906	B
N. of Midway Rd (N. of Bell Avenue)	B	35,700	16,100	B	4,295	225	20,620	B	20	20,640	B
N. of Midway Rd (S. of Bell Avenue)	N	35,700	16,100	B	4,295	225	20,620	B	10	20,630	B
S. of Midway Rd	R	35,700	15,400	B	4,108	68	19,576	B	10	19,586	B
N. of Airoso Blvd	-	35,700	17,200	B	4,588	68	21,856	B	10	21,866	B
Sunrise Blvd											
N. of Edwards Rd	-	14,600	4,400	C	1,174	-	5,574	C	0	5,574	C
S. of Edwards Rd	G	14,600	5,700	C	1,521	18	7,239	C	41	7,280	C
S. of Bell Ave	L	14,600	3,400	C	907	18	4,325	C	30	4,355	C
N. of Midway Rd	M	14,600	2,700	C	720	18	3,438	C	30	3,468	C
Oleander Blvd											
N. of Edwards Rd	-	16,400	9,300	C	2,481	75	11,856	C	4	11,860	C
N. of Midway Rd (S. of Edwards Rd)	H	16,400	9,900	C	2,641	93	12,634	C	81	12,715	C
N. of Midway Rd (N. of Weatherbee Rd)	O	16,400	9,900	C	2,641	93	12,634	C	81	12,715	C
N. of Midway Rd	P	16,400	9,900	C	2,641	93	12,634	C	71	12,705	C
US Hwy No. 1											
S. of Virginia Ave	F	49,200	35,600	C	9,497	514	45,611	D	16	45,627	D
N. of Midway Rd	X	53,500	37,922	B	10,111	542	48,575	C	10	48,585	C
S. of Midway Rd	W	53,500	41,322	B	11,018	620	52,960	D	30	52,990	D

*Grown Trips do not include the MPO Committed Trips.
A complete trip assignment by AADT volumes is shown graphically in Figure No. 3.



LEGEND	
XXX	PRE DEVELOPMENT
XXX	COMMITTED
XXX	PROJECT TRIPS
XXX	TOTAL

4-13-07
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FIGURE 3

DULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
(772) 464-3537
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4386

84 LUMBER

TRIP DISTRIBUTION BY AVERAGE DAILY TRAFFIC

Table IX
Impact on Local Roadway Network (ADT)

Roadway	Map ID	ADT LOS Capacity	Project Traffic	ADT Post-Development Conditions		ADT % Impact	Remaining Capacity
Edwards Road							
W. of US Hwy No. 1	E	35,700	16	11,585	B	0.05%	24,115
W. of Oleander Ave	D	35,700	0	16,889	B	0.00%	18,811
W. of Sunrise Blvd.	C	35,700	41	24,404	B	0.11%	11,296
Bell Avenue							
E. of Sunrise Blvd. (E. of site)	K	10,000	102	4,789	C	1.02%	5,211
E. of Sunrise Blvd. (W. of site)	J	10,000	81	4,768	C	0.81%	5,232
W. of Sunrise Blvd.	I	10,000	30	3,830	C	0.30%	6,170
Weatherbee Road							
E. of US Hwy No.1 (W. of US hwy No. 1)	Q	14,600	10	5,964	C	0.07%	8,636
Midway Road							
W. of Oleander Ave	U	35,700	51	24,167	B	0.14%	11,533
W. of Sunrise Blvd.	T	35,700	81	24,918	B	0.23%	10,782
W. of 25th Street	S	35,700	81	18,538	B	0.23%	17,162
W. of Selvitz Road	-	35,700	81	22,144	B	0.23%	13,556
25th Street							
S. of Virginia Ave	A	35,700	61	24,906	B	0.17%	10,794
N. of Midway Rd (N. of Bell Avenue)	B	35,700	20	20,640	B	0.06%	15,060
N. of Midway Rd (S. of Bell Avenue)	N	35,700	10	20,630	B	0.03%	15,070
S. of Midway Rd	R	35,700	10	19,586	B	0.03%	16,114
N. of Airoso Blvd	-	35,700	10	21,866	B	0.03%	13,834

Table IX (Continued)
Impact on Local Roadway Network (ADT)

Roadway	Map ID	ADT LOS Capacity	Project Traffic	ADT Post-Development Conditions		ADT % Impact	Remaining Capacity
Sunrise Blvd							
N. of Edwards Rd	-	14,600	0	5,574	C	0.00%	9,026
S. of Edwards Rd	G	14,600	41	7,280	C	0.28%	7,320
S. of Bell Ave	L	14,600	30	4,355	C	0.21%	10,245
N. of Midway Rd	M	14,600	30	3,468	C	0.21%	11,132
Oleander Blvd							
N. of Edwards Rd	-	16,400	4	11,860	C	0.02%	4,540
N. of Midway Rd (S. of Edwards Rd)	H	16,400	81	12,715	C	0.50%	3,685
N. of Midway Rd (N. of Weatherbee Rd)	O	16,400	81	12,715	C	0.50%	3,685
N. of Midway Rd	P	16,400	71	12,705	C	0.43%	3,695
US Hwy No. 1							
S. of Virginia Ave	F	49,200	16	45,627	D	0.03%	3,573
N. of Midway Rd	X	53,500	10	48,585	C	0.02%	4,915
S. of Midway Rd	W	53,500	30	52,990	D	0.06%	510

Table X
Local Roadway Network & Impact (PM Peak Hour Directional)

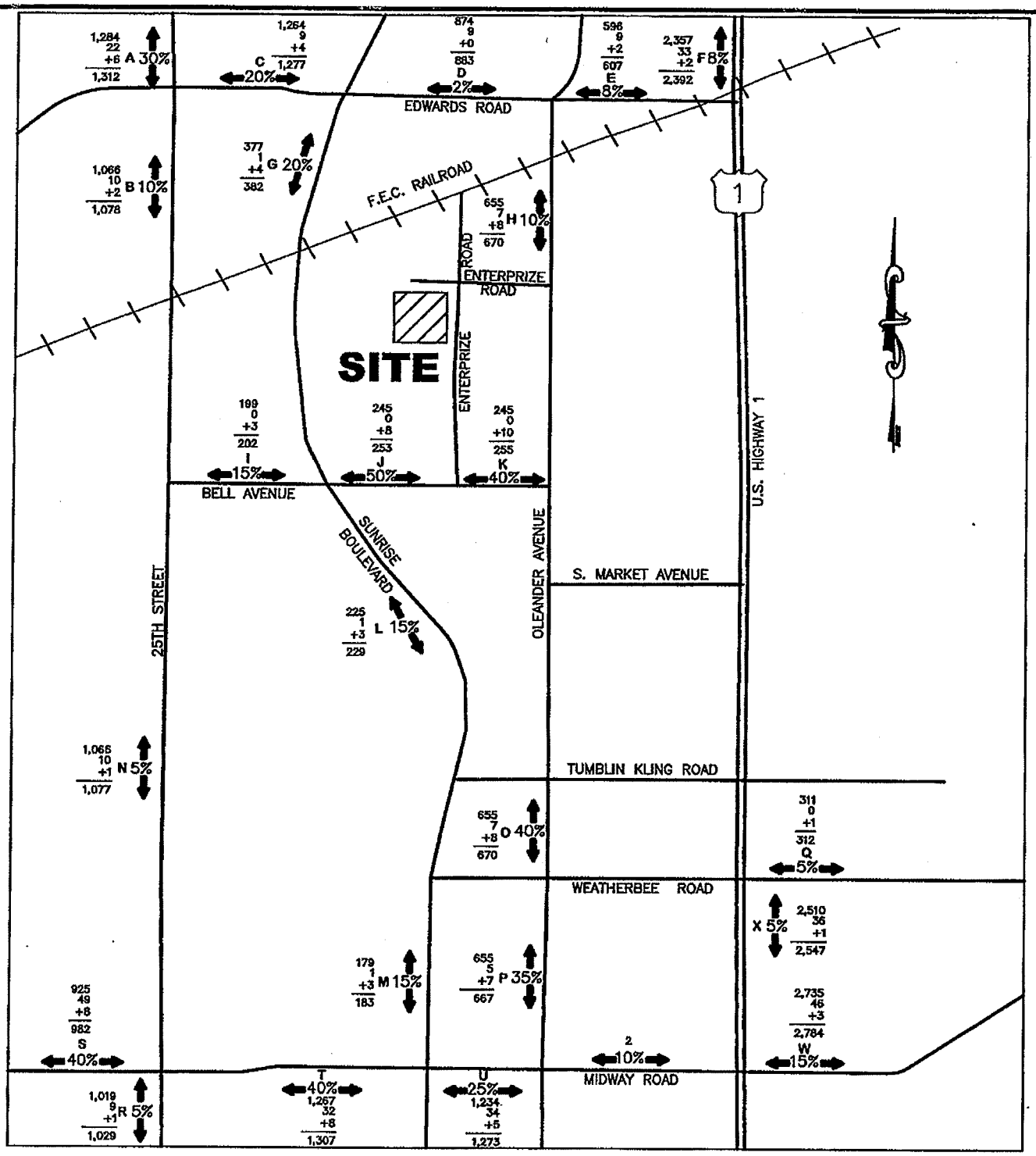
Roadway	Map ID	PM Peak LOS Capacity	PM Peak Pre-Development			Project Traffic	PM Peak Post-Development Conditions		% Impact	Remaining Capacity
			Other Projects' Traffic	Pre /Total LOS*						
Edwards Road				2013						
W. of US Hwy No. 1	E	1,860	9	596	B	2	607	B	0.11%	1,253
W. of Oleander Ave	D	1,860	9	874	B	0	883	B	0.00%	977
W. of Sunrise Blvd.	C	1,860	9	1,264	B	4	1,277	B	0.22%	583
Bell Avenue										
E. of Sunrise Blvd. (E. of site)	K	530	-	245	C	10	255	D	1.89%	275
E. of Sunrise Blvd. (W. of site)	J	530	-	245	C	8	253	D	1.51%	277
W. of Sunrise Blvd.	I	530	-	199	C	3	202	C	0.57%	328
Weatherbee Road										
E. of US Hwy No.1 (W. of US hwy No. 1)	Q	760	-	311	C	1	312	C	0.13%	448
Midway Road										
W. of Oleander Ave	U	1,860	34	1,234	B	5	1,273	B	0.27%	587
W. of Sunrise Blvd.	T	1,860	32	1,267	B	8	1,307	B	0.43%	553
W. of 25th Street	S	1,860	49	925	B	8	982	B	0.43%	878
W. of Selvitz Road	-	1,860	38	1,122	B	8	1,168	B	0.43%	692
25th Street										
S. of Virginia Ave	A	1,860	22	1,284	B	6	1,312	B	0.32%	548
N. of Midway Rd (N. of Bell Avenue)	B	1,860	10	1,066	B	2	1,078	B	0.11%	782
N. of Midway Rd (S. of Bell Avenue)	N	1,860	10	1,066	B	1	1,077	B	0.05%	783
S. of Midway Rd	R	1,860	9	1,019	B	1	1,029	B	0.05%	831
N. of Airoso Blvd	-	1,860	9	1,139	B	1	607	B	0.05%	711

* LOS Value includes Other Projects' Traffic

Table X (Continued)
Local Roadway Network & Impact (PM Peak Hour Directional)

Roadway	Map ID	PM Peak LOS Capacity	PM Peak Pre-Development			Project Traffic	PM Peak Post-Development Conditions		% Impact	Remaining Capacity
			Other Projects' Traffic	Pre /Total LOS*						
				2013						
Sunrise Blvd										
N. of Edwards Rd	-	760	-	291	C	0	291	C	0.00%	469
S. of Edwards Rd	G	760	1	377	C	4	382	C	0.53%	378
S. of Bell Ave	L	760	1	225	C	3	229	C	0.39%	531
N. of Midway Rd	M	760	1	179	C	3	183	C	0.39%	577
Oleander Blvd										
N. of Edwards Rd	-	860	5	616	C	0	621	C	0.00%	239
N. of Midway Rd (S. of Edwards Rd)	H	860	7	655	C	8	670	C	0.93%	190
N. of Midway Rd (N. of Weatherbee Rd)	O	860	7	655	C	8	670	C	0.93%	190
N. of Midway Rd	P	860	5	655	C	7	667	C	0.81%	193
US Hwy No. 1										
S. of Virginia Ave	F	2,570	33	2,357	D	2	2,392	D	0.08%	178
N. of Midway Rd	X	2,790	36	2,510	C	1	2,547	C	0.04%	243
S. of Midway Rd	W	2,790	46	2,735	D	3	2,784	D	0.11%	6

* LOS Value includes Other Projects' Traffic
A complete trip assignment by PM Peak Hour Directional volumes is shown graphically in Figure No. 4.



LEGEND	
XXX	PRE DEVELOPMENT
XXX	COMMITTED
XXX	PROJECT TRIPS
XXX	TOTAL

4-13-07
07-048 TRAF.DWG

FIGURE 4

CULPEPPER & TERPENING, INC.
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FORT PIERCE, FLORIDA 34981
(772) 464-3537
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4256

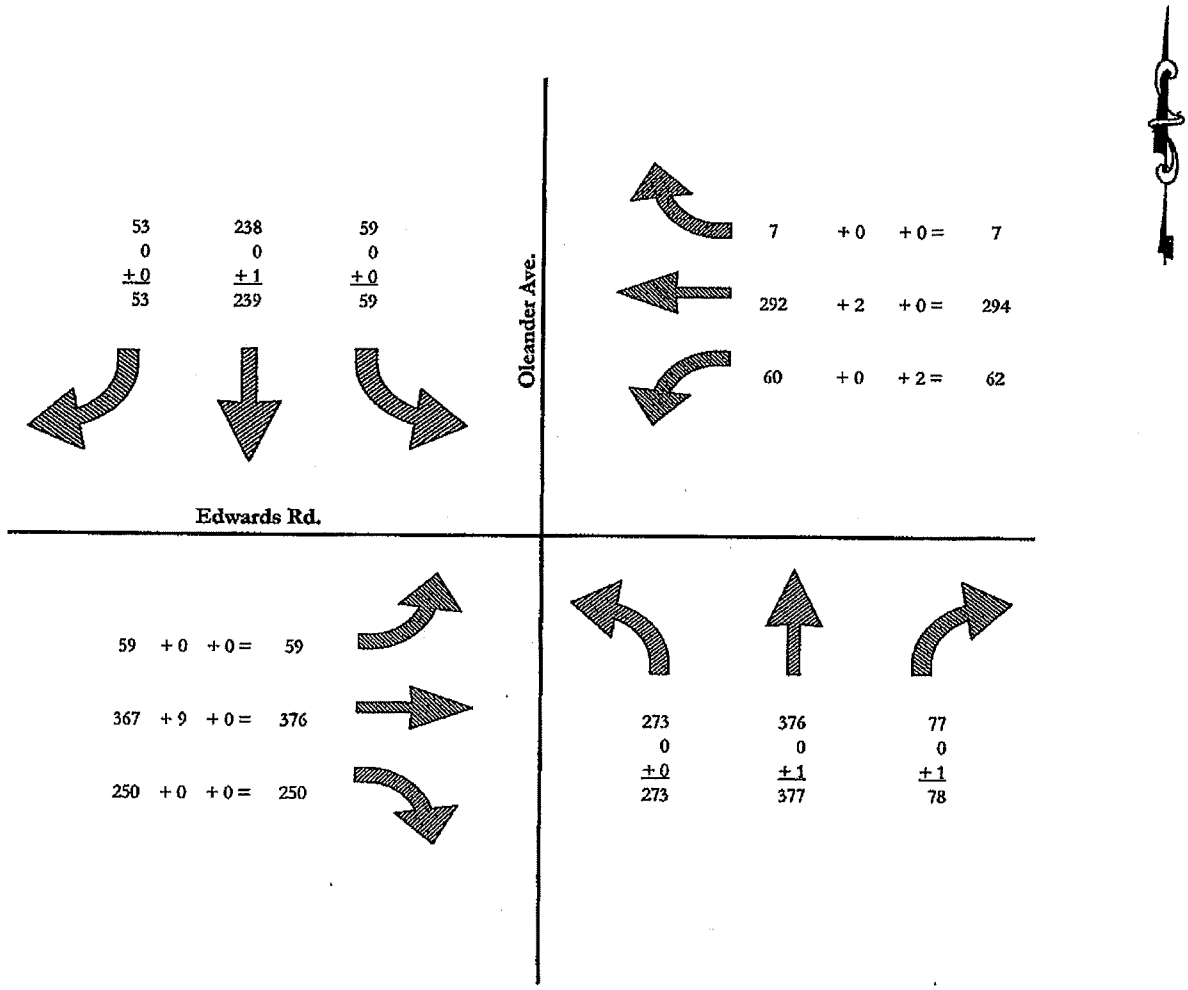
84 LUMBER

TRIP DISTRIBUTION BY PEAK HOUR DIRECTIONAL

Intersection Analysis

In order to determine what the project's impact is on the intersecting roadways, analysis has been conducted during the time periods that experience the most traffic volumes within any hour of the weekday. The AM and PM Peak Hour Traffic conditions typically experience the highest traffic volumes during the weekday. The Peak Hour Volumes produced by the project as well as The Exit/Enter splits can be found in Tables IV and VI. The Peak Hour Volumes were applied to the Trip Assignments for the Peak Hour Movements, which have been derived based upon the distributions and associated turning movements as shown in Figure No. 2.

The Pre-Development and Post-Development AM and PM Peak Hour turning movements for the project intersections are depicted in Figures No. 5-12. The pre-development volumes are based upon traffic counts taken by Culpepper & Terpening, Inc. and background traffic from other projects. The Appendices provide the respective data.



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX PROJECT

XXX TOTAL TRAFFIC

Background Traffic Includes: Shadow Oaks, St. Lucie County Cancer Center, and Ravinia

FIGURE 5

CULPEPPER & TERPENING, INC
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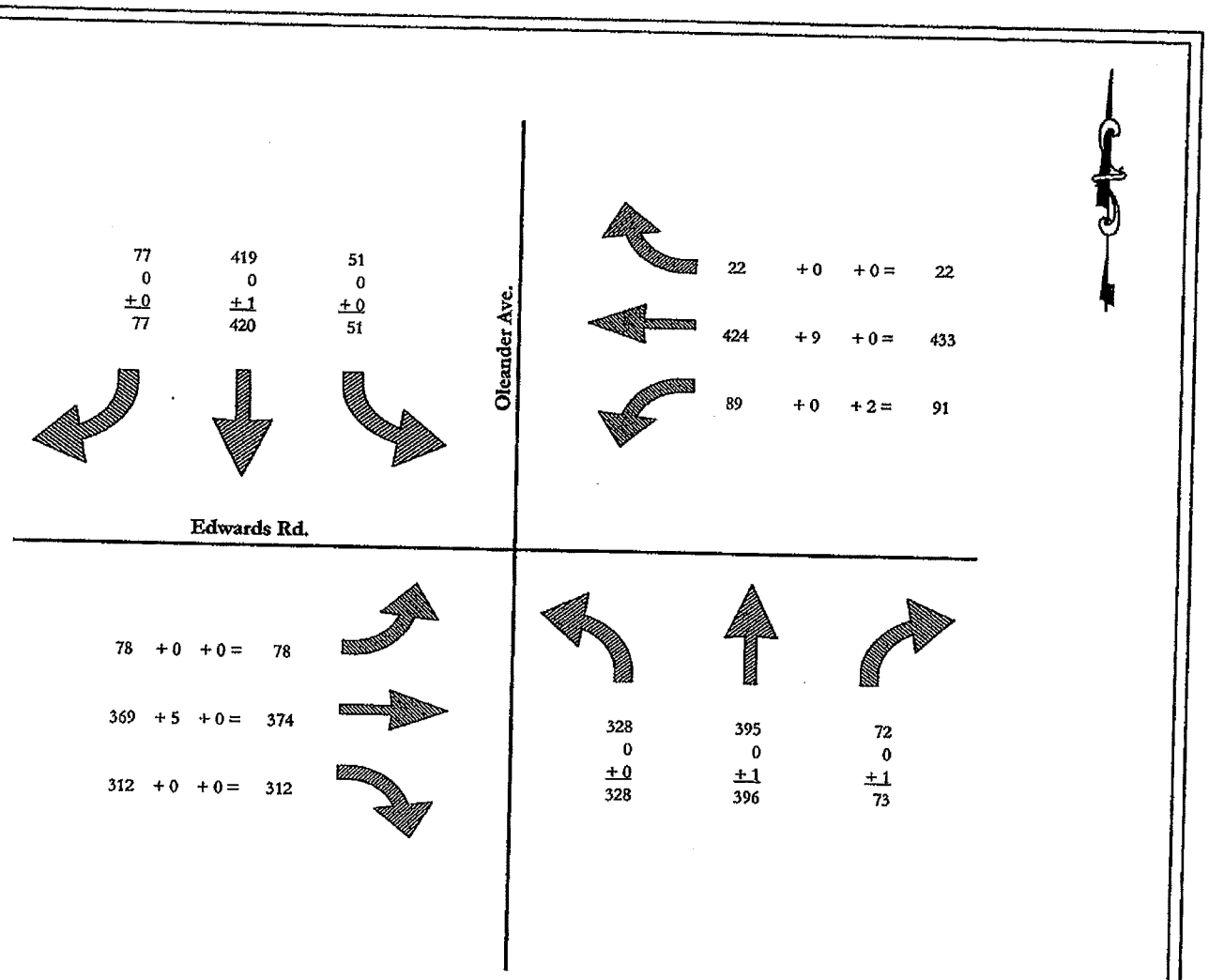
AM PEAK HOUR TURNING MOVEMENTS
Oleander Ave. & Edwards Rd.

84 Lumber

07_048_PHr_growth_adt_pkhr_abs.xls



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX PROJECT

XXX TOTAL TRAFFIC

Background Traffic Includes: Shadow Oaks, St. Lucie County Cancer Center, and Ravinia

FIGURE 6

CULPEPPER & TERPENING, INC
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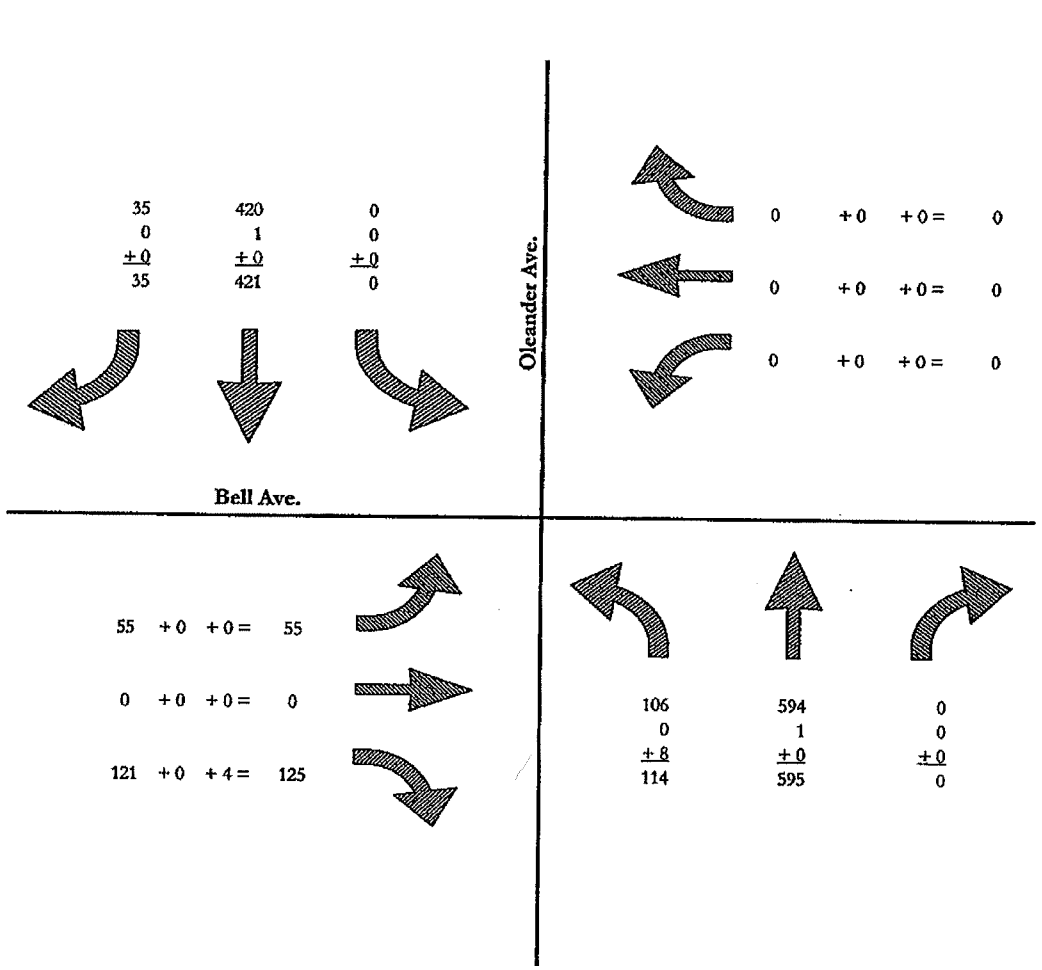
PM PEAK HOUR TURNING MOVEMENTS
Oleander Ave. & Edwards Rd.

84 Lumber



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX PROJECT

XXX TOTAL TRAFFIC

Background Traffic Includes: Shadow Oaks, St. Lucie County Cancer Center, and Ravinia

FIGURE 7

CULPEPPER & TERPENING, INC
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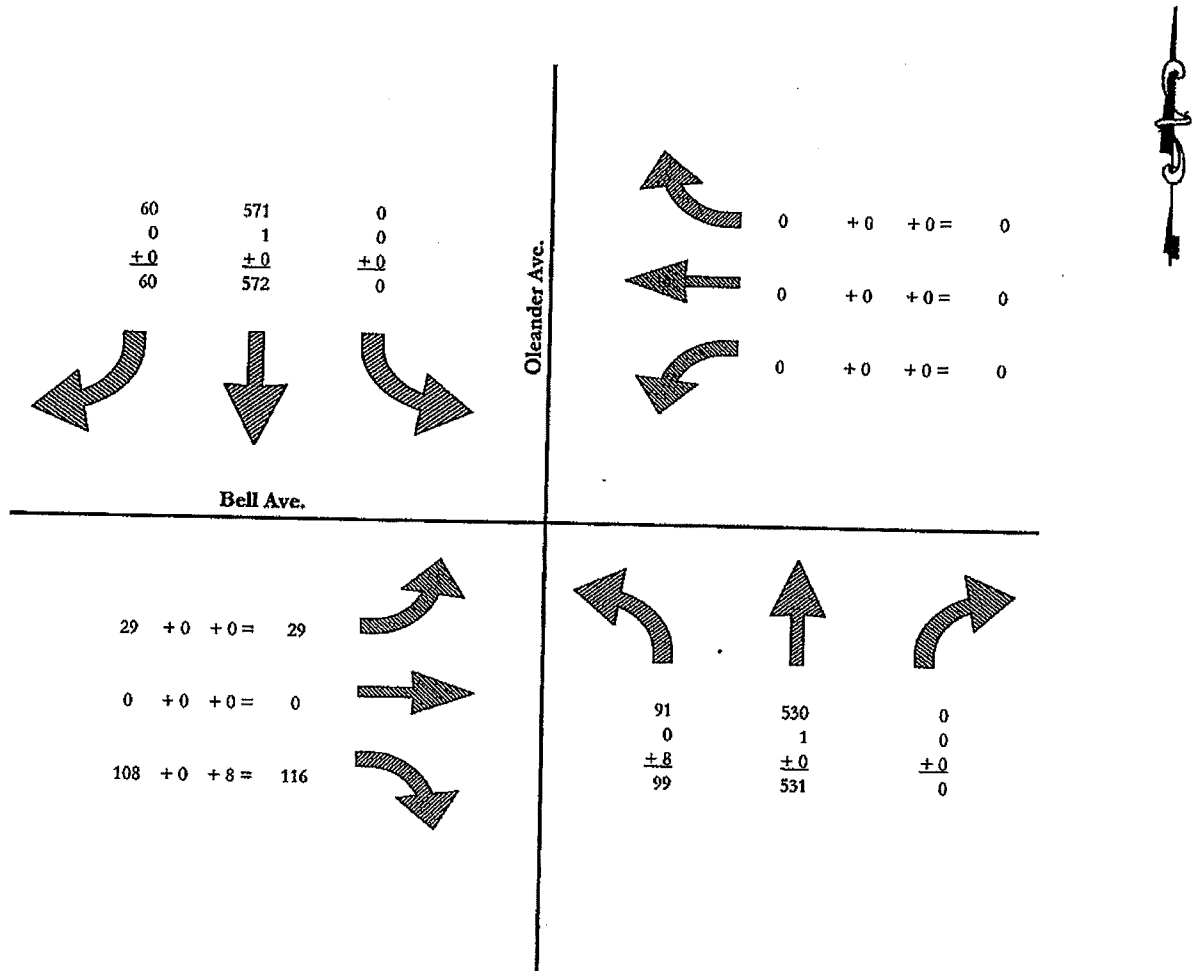
AM PEAK HOUR TURNING MOVEMENTS
Oleander Ave. & Bell Ave.

84 Lumber



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX PROJECT

XXX TOTAL TRAFFIC

Background Traffic Includes: Shadow Oaks, St. Lucie County Cancer Center, and Ravinia

FIGURE 8

CULPEPPER & TERPENING, INC
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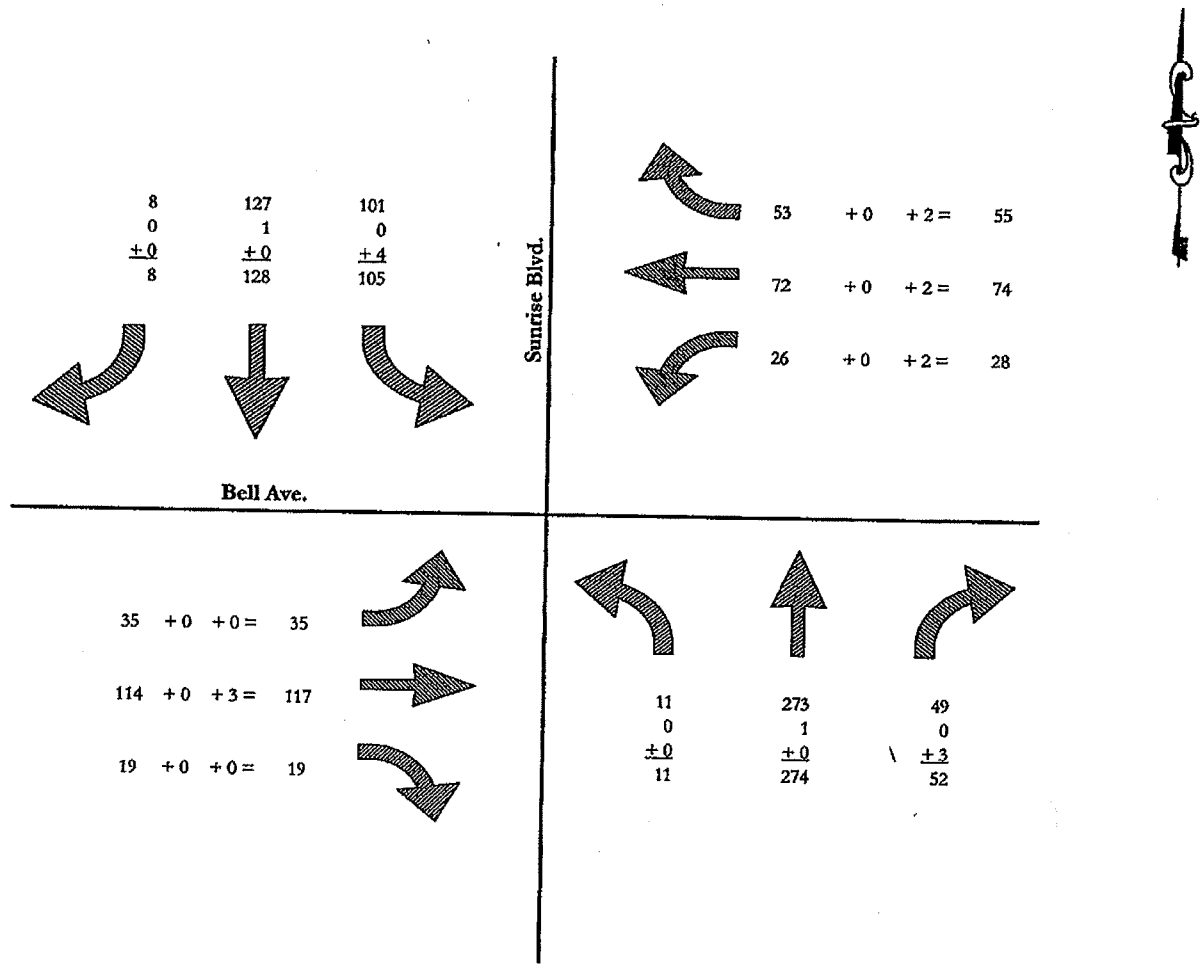
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

PM PEAK HOUR TURNING MOVEMENTS
Oleander Ave. & Bell Ave.

84 Lumber



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX PROJECT

XXX TOTAL TRAFFIC

Background Traffic Includes: Shadow Oaks, St. Lucie County Cancer Center, and Ravinia

FIGURE 9

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
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AM PEAK HOUR TURNING MOVEMENTS
Sunrise Blvd. & Bell Ave.

84 Lumber

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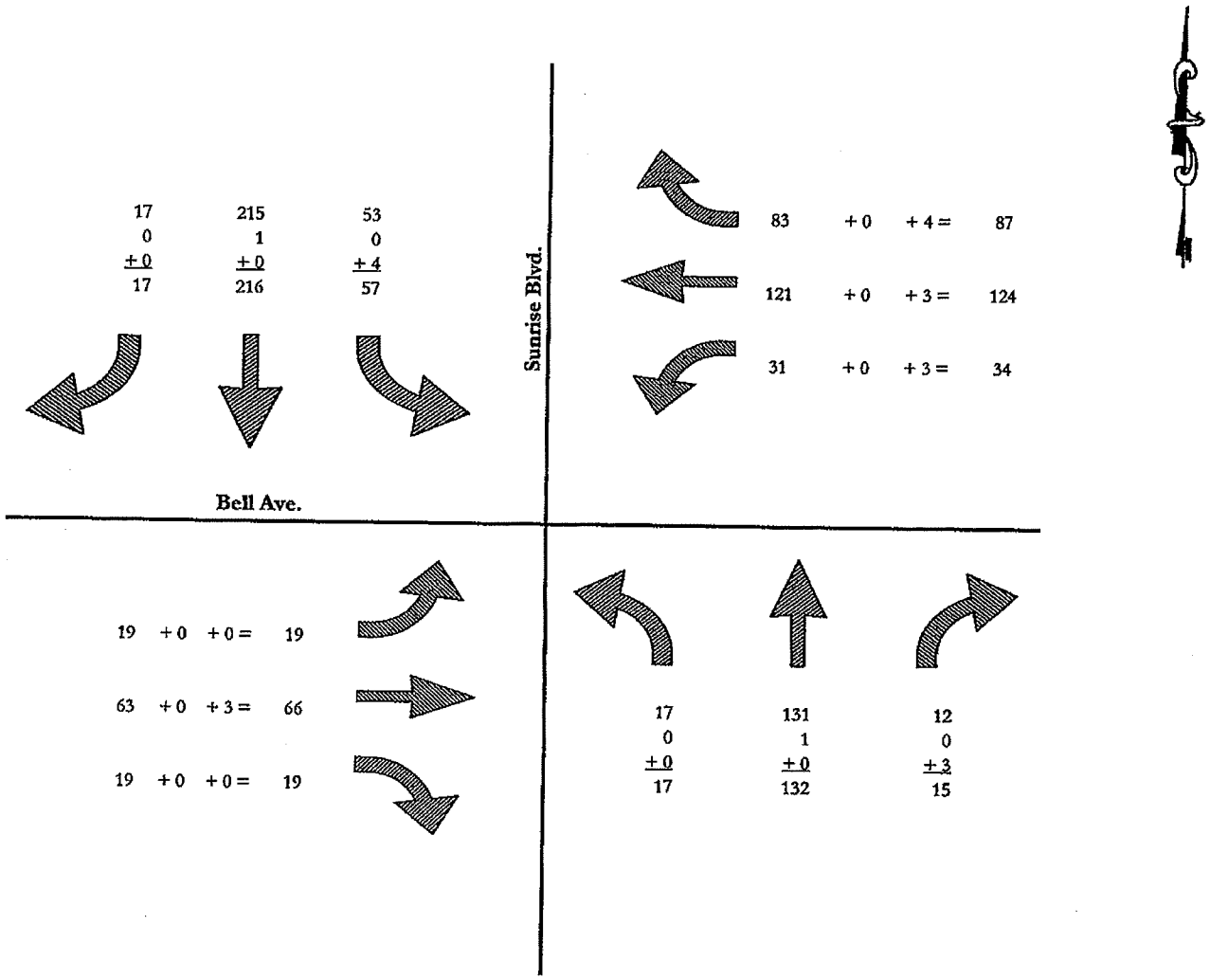

LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX PROJECT

XXX TOTAL TRAFFIC

Background Traffic Includes: Shadow Oaks, St. Lucie County Cancer Center, and Ravinia

FIGURE 10

CULPEPPER & TERPENING, INC
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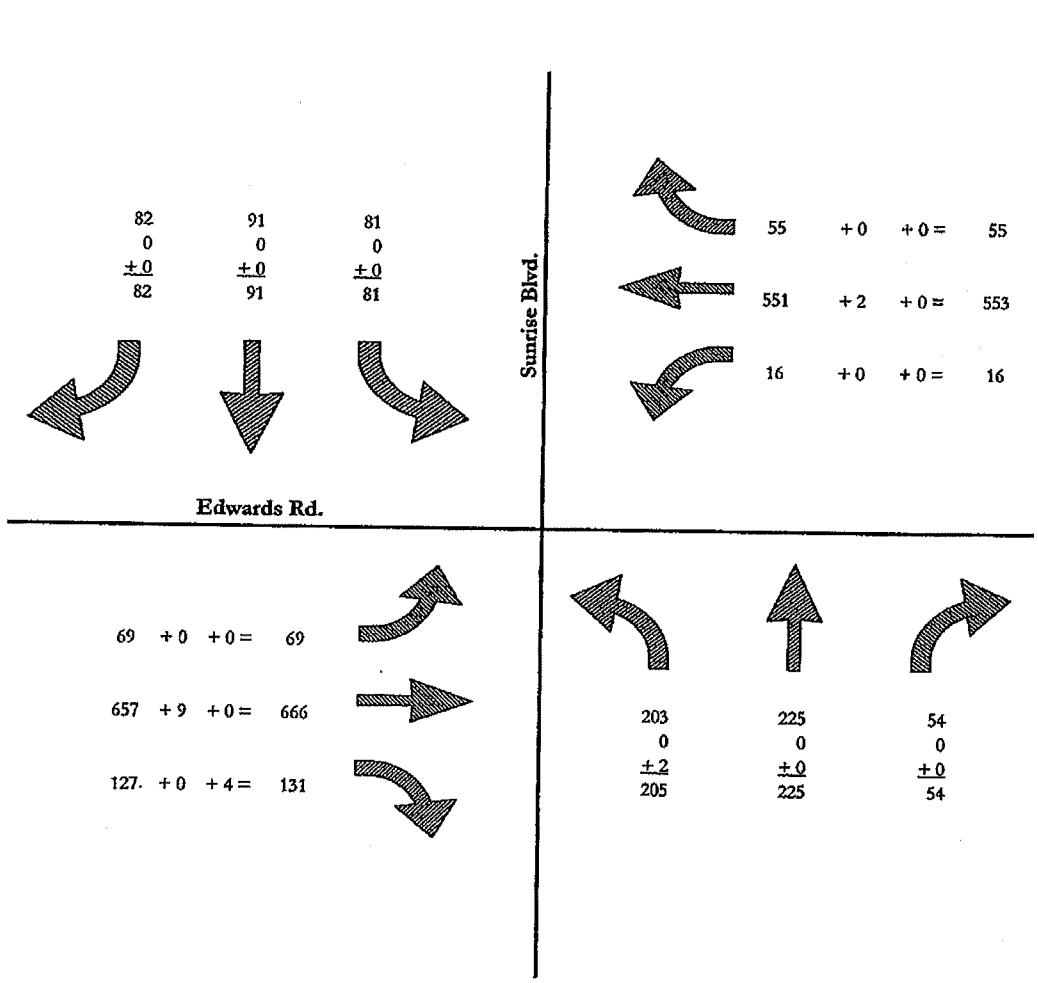
PM PEAK HOUR TURNING MOVEMENTS
Sunrise Blvd. & Bell Ave.

84 Lumber



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX PROJECT

XXX TOTAL TRAFFIC

Background Traffic Includes: Shadow Oaks, St. Lucie County Cancer Center, and Ravinia

FIGURE 11

CULPEPPER & TERPENING, INC
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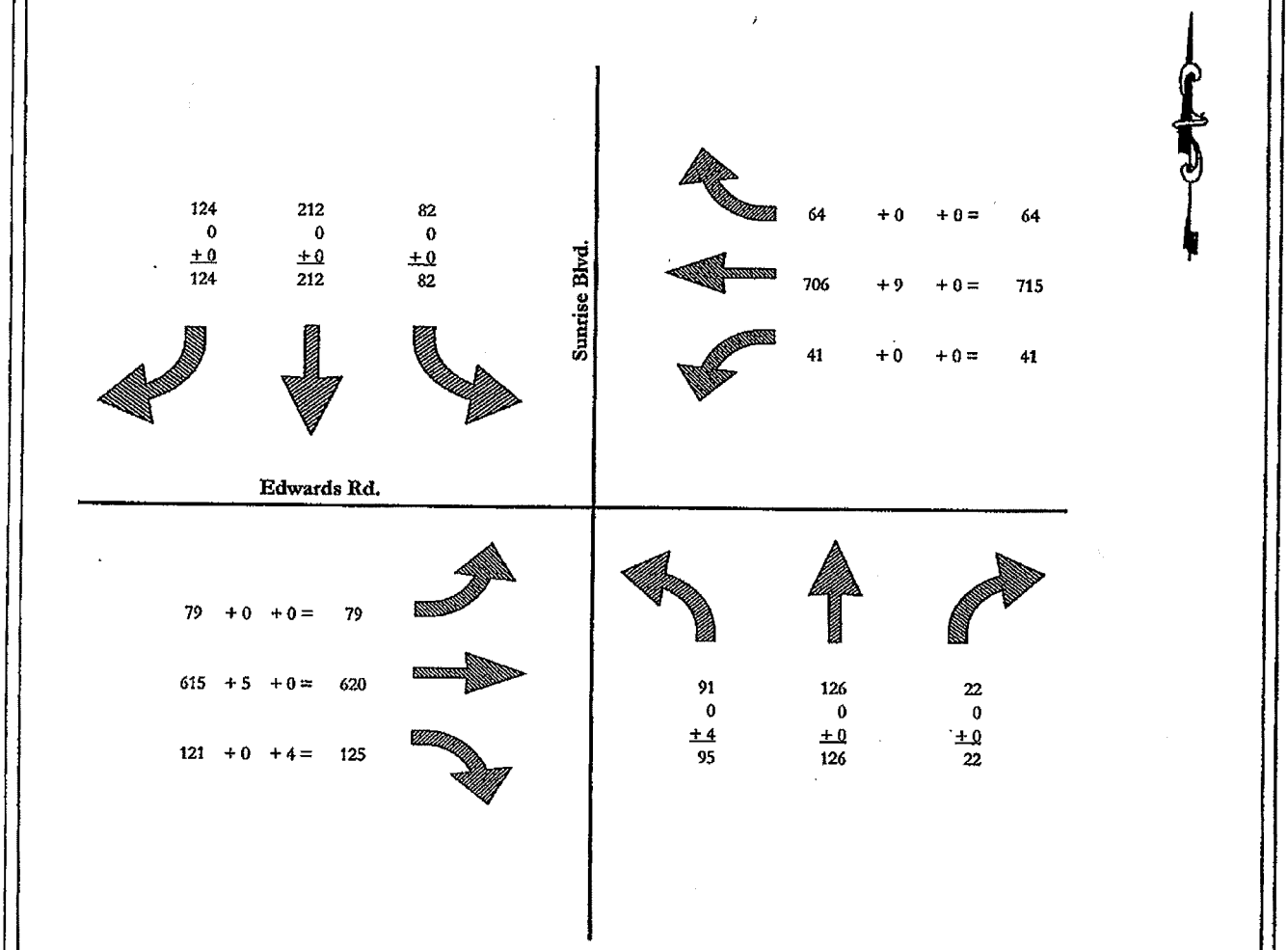
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

AM PEAK HOUR TURNING MOVEMENTS
Sunrise Blvd. & Edwards Rd.

84 Lumber

07_048_PHr_growth_adt_pkhr_abs.xls



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX PROJECT

XXX TOTAL TRAFFIC

Background Traffic Includes: Shadow Oaks, St. Lucie County Cancer Center, and Ravinia

FIGURE 12

CULPEPPER & TERPENING, INC
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PM PEAK HOUR TURNING MOVEMENTS
Sunrise Blvd. & Edwards Rd.

84 Lumber

The following is a summary of the results of the Levels of Service for each approach and the overall intersection. A detailed analysis of each lane group in a graphical representation of the lane geometry for the each of the studied intersections can be found in the attached Appendix A for the Pre-Development conditions and Appendix B for the Post-Development Conditions. A summary of the intersection capacity is a follows:

Oleander Avenue and Edwards Road

A.M. Peak Hour

Approach	W/ committed Pre-Development	Post-Development
Northbound	C	C
Southbound	B	C
Eastbound	C	C
Westbound	C	C
Intersection	C	C

Oleander Avenue and Edwards Road

P.M. Peak Hour

Approach	W/ committed Pre-Development	Post-Development
Northbound	C	C
Southbound	C	C
Eastbound	C	C
Westbound	D	D
Intersection	C	C

Oleander Avenue and Bell Avenue

A.M. Peak Hour

Approach	W/ committed Pre-Development	Post-Development
Northbound	A	A
Southbound	A	A
Eastbound	C	C
Intersection	C	C

Oleander Avenue and Bell Avenue

A.M. Peak Hour

Approach	W/ committed Pre-Development	Post-Development
Northbound	A	A
Southbound	A	A
Eastbound	C	C
Intersection	C	C

Sunrise Boulevard and Bell Avenue

A.M. Peak Hour

Approach	W/ committed Pre-Development	Post-Development
Northbound	C	C
Southbound	C	C
Eastbound	B	B
Westbound	B	B
Intersection	C	C

Sunrise Boulevard and Bell Avenue

P.M. Peak Hour

Approach	W/ committed Pre-Development	Post-Development
Northbound	B	B
Southbound	C	C
Eastbound	B	B
Westbound	C	C
Intersection	B	C

Sunrise Boulevard and Edwards Road

A.M. Peak Hour

Approach	W/ committed Pre-Development	Post-Development
Northbound	C	C
Southbound	C	C
Eastbound	C	C
Westbound	B	B
Intersection	C	C

Sunrise Boulevard and Edwards Road

P.M. Peak Hour

Approach	W/ committed Pre-Development	Post-Development
Northbound	C	C
Southbound	C	C
Eastbound	B	B
Westbound	B	B
Intersection	C	C

Conclusion

The traffic impact of the proposed 84 Lumber truss plant will have a minimal effect on the levels of service within the project impact area. This report shows that the changes in the Level of Services are a function of the growth the study area will encounter through the 2013 horizon year and not a result of project traffic.

1. 84 Lumber will result in less than 2% impact on all links within the study area.

2. The following links will decrease in level of service from 2005 existing conditions to 2013 pre-development conditions as follows:

US Hwy No. 1	LOS Capacity	Existing Conditions		Pre-Development Conditions		Post-Development Conditions	
S. of Virginia Ave	49,200	35,600	C	45,611	D	45,627	D
N. of Midway Rd	53,500	37,922	B	48,575	C	48,585	C
S. of Midway Rd	53,500	41,322	B	52,960	D	52,990	D

3. The following links will decrease in the PM Peak Hour Directional level of service:

Bell Avenue	Pre-Development	Post-Development
E. of Sunrise Blvd. (E. of site)	C	D
E. of Sunrise Blvd. (W. of site)	C	D

4. The intersection of Sunrise Boulevard and Bell Avenue during the P.M. Peak Hour decreases in an overall Level of Service from B to C.

Submitted By:

Stefan K. Matthes, P.E.
Florida Reg. No. 38723

References

1. State of Florida Department of Transportation, Quality/Level of Service Handbook, 2002.

2. Transportation Engineers, Trip Generation, Seventh Edition, 2003.

3. St. Lucie Urban Area Metropolitan Planning Organization Traffic Counts, Spring 2005.

4. HCS + Highway Capacity Software.

5. Shadow Oaks, St. Lucie County, Traffic Impact Study, 2003.

6. Ravania, Pinder Troutman Consulting, Inc., Traffic Impact Studies, 2005.

7. St. Lucie County Cancer Center, Pinder Troutman Consulting, Inc., Traffic Impact Studies, 2004-2006.

Appendix A

Capacity Analysis Pre-Development

FULL REPORT

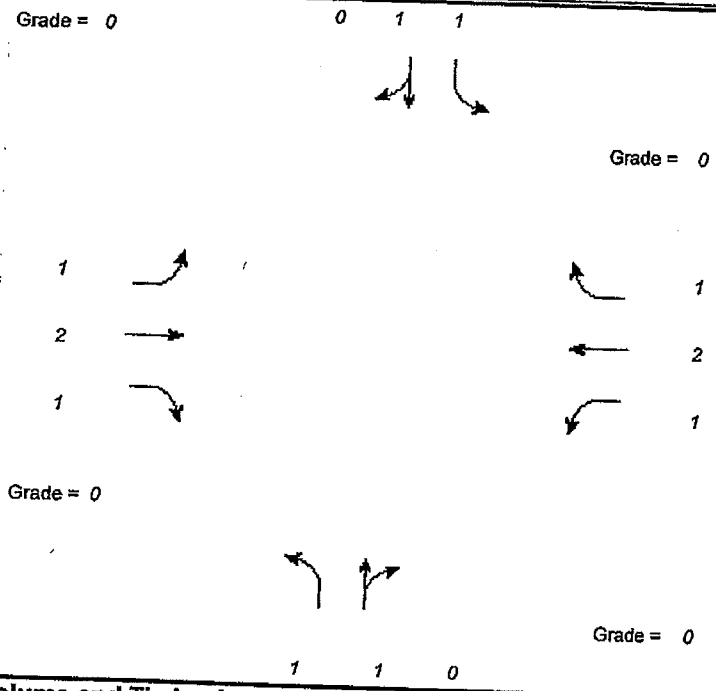
General Information

Analyst	KT
Agency or Co.	Ft. Pierce
Date Performed	4/12/2007
Time Period	AM Peak Hour

Site Information

Intersection	Oleander Ave & Edwards Rd
Area Type	CBD or Similar
Jurisdiction	FDOT
Analysis Year	2013

Intersection Geometry



Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Volume (vph)	59	376	250	60	294	7	273	376	77	59	238	53
% Heavy Veh	5	5	5	5	5	5	5	5	5	5	5	5
PHF	0.83	0.83	0.83	0.89	0.89	0.89	0.93	0.93	0.93	0.91	0.91	0.91
Actuated (P/A)	P	P	P	P	P	P	P	P	P	P	P	P
Startup Lost Time	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Arrival Type	3	3	3	3	3	3	3	3		3	3	
Unit Extension	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	20	0	0	7	0	0	20	0	0	20
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0		12.0	12.0	
Parking (Y or N)	N		N	N		N	N		N	N		N
Parking/Hour												
Bus Stops/Hour	0	0	0	0	0	0	0	0		0	0	
Pedestrian Timing	3.2			3.2			3.2			3.2		

	Excl. Left	EW Perm	03	04	Excl. Left	NS Perm	07	08
Timing	G = 5.0	G = 15.7	G =	G =	G = 5.0	G = 34.3	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 5	Y = 5	Y =	Y =

Duration of Analysis (hrs) = 0.25

Cycle Length C = 80.0

VOLUME ADJUSTMENT AND SATURATION FLOW RATE WORKSHEET

General Information

Project Description *84 Lumber AM Pre- Development*

Volume Adjustment

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Volume	59	376	250	60	294	7	273	376	77	59	238	53
PHF	0.83	0.83	0.83	0.89	0.89	0.89	0.93	0.93	0.93	0.91	0.91	0.91
Adjusted Flow Rate	71	453	277	67	330	0	294	404	61	65	262	36
Lane Group	L	T	R	L	T	R	L	TR		L	TR	
Adjusted Flow Rate	71	453	277	67	330	0	294	465		65	298	
Proportion of LT or RT	1.000	–	1.000	1.000	–	1.000	1.000	–	0.131	1.000	–	0.121

Saturation Flow Rate

Base Satflow	1900	1900	1900	1900	1900	1900	1900	1900		1900	1900	
Number of Lanes	1	2	1	1	2	1	1	1	0	1	1	0
w	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000		1.000	1.000	
f_{HV}	0.952	0.952	0.952	0.952	0.952	0.952	0.952	0.952		0.952	0.952	
f_g	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000		1.000	1.000	
f_p	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000		1.000	1.000	
f_{bb}	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000		1.000	1.000	
f_a	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900		0.900	0.900	
f_{LU}	1.000	0.952	1.000	1.000	0.952	1.000	1.000	1.000		1.000	1.000	
f_{LT}	0.950	1.000	–	0.950	1.000	–	0.950	1.000	–	0.950	1.000	–
Secondary f_{LT}	0.370	0.370	–	0.259	0.259	–	0.445	0.445	–	0.295	0.295	–
f_{RT}	–	1.000	0.850	–	1.000	0.850	–	0.980		–	0.982	
f_{Lpb}	1.000	1.000	–	1.000	1.000	–	1.000	1.000	–	1.000	1.000	–
f_{Rpb}	–	1.000	1.000	–	1.000	1.000	–	1.000		–	1.000	
Adjusted Satflow	1547	3101	1384	1547	3101	1384	1547	1597		1547	1599	
Secondary Adjusted Satflow	602	1147	–	421	802	–	724	710	–	481	472	–

CAPACITY AND LOS WORKSHEET

General Information

Project Description *84 Lumber AM Pre- Development*

Capacity Analysis

	EB			WB			NB			SB		
Lane Group	L	T	R	L	T	R	L	TR		L	TR	
Adjusted Flow Rate	71	453	277	67	330	0	294	465		65	298	
Satflow Rate	1547	3101	1384	1547	3101	1384	1547	1597		1547	1599	
Lost Time	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Green Ratio	0.32	0.20	0.81	0.32	0.20	0.81	0.55	0.43		0.55	0.43	
Lane Group Capacity	253	609	1125	206	609	1125	453	685		333	686	
v/c Ratio	0.28	0.74	0.25	0.33	0.54	0.00	0.65	0.68		0.20	0.43	
Flow Ratio	0.05	0.15	0.20	0.04	0.11	0.00	0.06	0.29		0.04	0.19	
Critical Lane Group	Y	Y	N	N	N	N	Y	Y		N	N	
Sum Flow Ratios	0.55											
Lost Time/Cycle	20.00											
Critical v/c Ratio	0.73											

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Lane Group	L	T	R	L	T	R	L	TR		L	TR	
Adjusted Flow Rate	71	453	277	67	330	0	294	465		65	298	
Lane Group Capacity	253	609	1125	206	609	1125	453	685		333	686	
v/c Ratio	0.28	0.74	0.25	0.33	0.54	0.00	0.65	0.68		0.20	0.43	
Green Ratio	0.32	0.20	0.81	0.32	0.20	0.81	0.55	0.43		0.55	0.43	
Uniform Delay d_1	19.6	30.3	1.8	19.9	28.9	1.4	15.5	18.4		10.0	16.0	
Delay Factor k	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50		0.50	0.50	
Incremental Delay d_2	2.2	6.5	0.4	3.3	2.8	0.0	5.7	4.3		1.0	1.6	
PF Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000		1.000	1.000	
Control Delay	21.8	36.8	2.2	23.2	31.7	1.4	21.2	22.7		11.1	17.6	
Lane Group LOS	C	D	A	C	C	A	C	C		B	B	
Approach Delay	23.5			30.3			22.1			16.5		
Approach LOS	C			C			C			B		
Intersection Delay	23.1			Intersection LOS						C		

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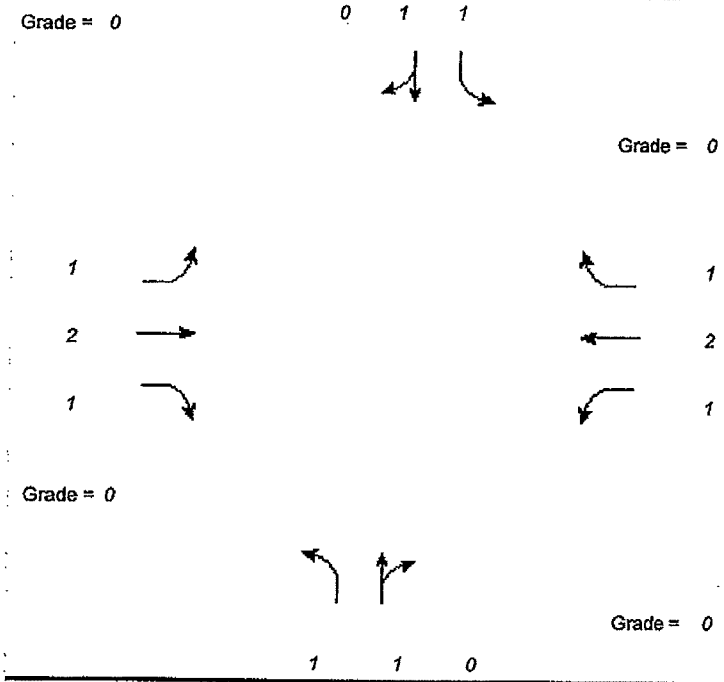
FULL REPORT

General Information		Site Information	
Analyst	KT	Intersection	Oleander Ave & Edwards Rd
Agency or Co.	Ft. Pierce		
Date Performed	4/12/2007	Area Type	CBD or Similar
Time Period	PM Peak Hour	Jurisdiction	FDOT
		Analysis Year	2013

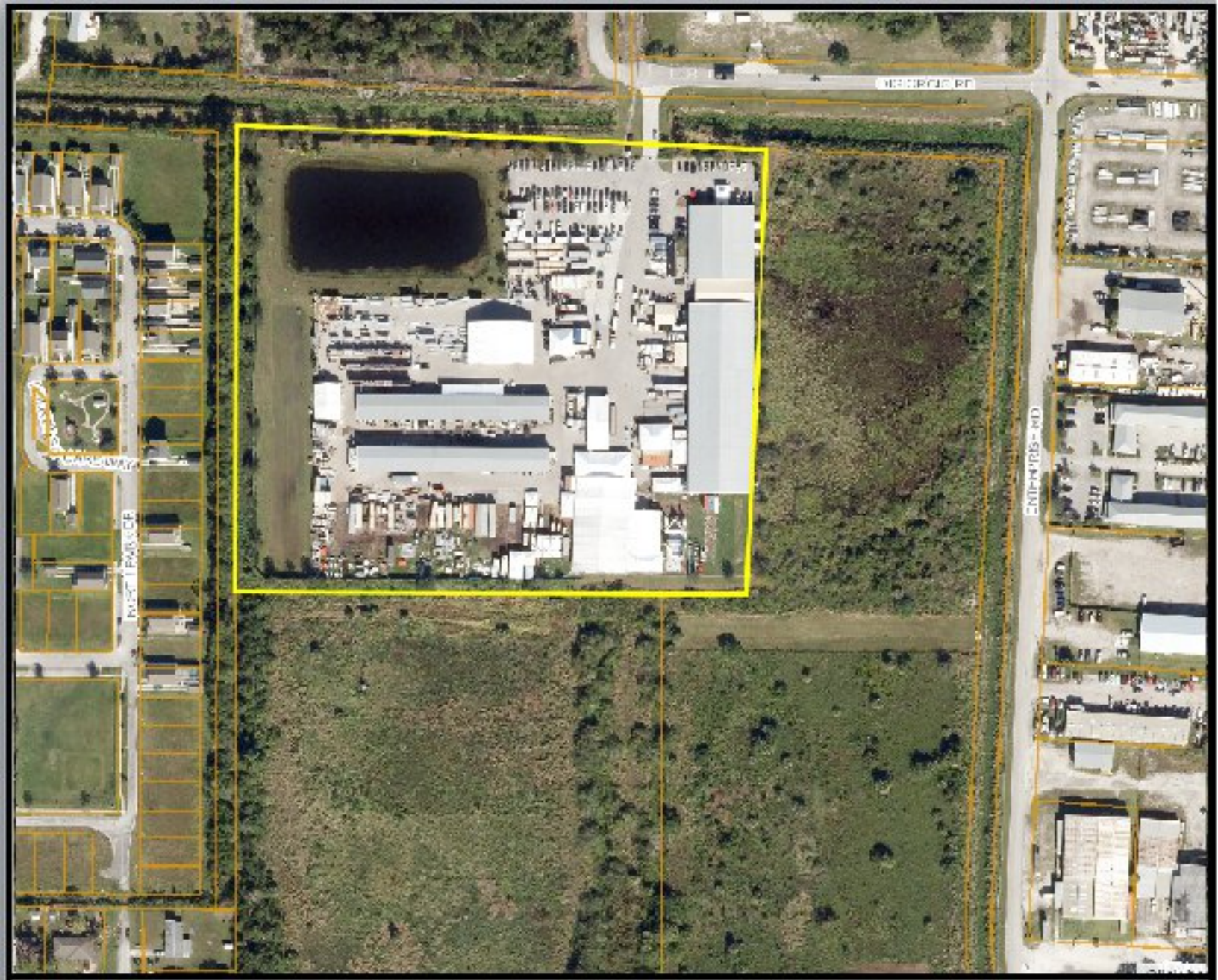
Intersection Geometry



Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Volume (vph)	78	374	312	89	433	22	328	395	72	51	419	77
% Heavy Veh	5	5	5	5	5	5	5	5	5	5	5	5
PHF	0.88	0.88	0.88	0.85	0.85	0.85	0.94	0.94	0.94	0.91	0.91	0.91
Actuated (P/A)	A	P	P	A	P	P	A	A	A	A	A	A
Startup Lost Time	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Arrival Type	3	3	3	3	3	3	3	3		3	3	
Unit Extension	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	20	0	0	7	0	0	20	0	0	20
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0		12.0	12.0	
Parking (Y or N)	N		N	N		N	N		N	N		N
Parking/Hour												
Bus Stops/Hour	0	0	0	0	0	0	0	0		0	0	
Pedestrian Timing	3.2			3.2			3.2			3.2		

	Excl. Left	EW Perm	03	04	Excl. Left	NS Perm	07	08
Timing	G = 5.0	G = 20.0	G =	G =	G = 12.0	G = 43.0	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 5	Y = 5	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 100.0		



ACOR Recycling

1121 Digiorgio Road

Aerial Map

THE SUNRISE CITY FORT PIERCE Florida



ACOR Recycling
1121 Digiorgio Road
Future Land Use Map

THE SUNRISE CITY
FORT PIERCE
Florida

I, Industrial

CI, Industrial

RL, Low Density Residential



N
W E
S

ACOR Recycling
1121 Digiorgio Road
Zoning Map

THE SUNRISE CITY
FORT PIERCE
Florida

I-1, Light Industrial Zone

I-3, Heavy Industrial Zone

PD, Planned Development

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

December 17, 2020

ACOR, LLC/Fred Mussari, President
783 Co Rd 13 S
St Augustine, FL 32092

Subject: ACOR Recycling – 1121 Digiorgio Road – TRC Comments for December 17, 2020 conference call

City of Fort Pierce Planning Department

No Comments

Fort Pierce Engineering Department

No Comments

Fort Pierce Building Department

The Building Official or his representative has no comment at the time of this meeting but reserves submission of comments upon completion of the official plan review.

St. Lucie County Planning Department

No Comments

St. Lucie County PW/Engineering

No Comments

City Clerk Office

No Comments

Code Enforcement

Fort Pierce Police Department

No Comments

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Approved
FPUA Electric & Gas Engineering: Approved

St. Lucie County Fire District

The Following Revisions Are Necessary:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

3. Please send the Fire District electronic plans for the site and buildings.

4. Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes.

Florida Department of Transportation

No Comments

Planning Board **7. g.**

Meeting Date: 02/09/2021

Information

REQUESTED ACTION

Conditional Use - Palm Beach Career College (Nursing School) - 1901 S. 25th Street, Unit 103

LOCATION

1905 S. 25th Street, Unit 103

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

The proposed use presents the provision of a College/School to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL** of the Conditional Use with No New Construction.

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
FLU Map
Zoning Map
TRC Comments

Form Review

Form Started By: Vennis Gilmore Started On: 01/26/2021 04:32 PM
Final Approval Date: 02/03/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Palm Beach Career College (Nursing School)** **1905 S. 25th Street, #103**
BOARD DATE:	February 9, 2021

STAFF REPORT

Owner:	Mardi Executive Center LLC, c/o Bruce Strumpft Inc. 2120 Drew Street Clearwater, FL 33765
Applicant:	Harvard Test Review, Inc., James Alouidor 303 E. Woolbright Road, #202 Boynton Beach, FL 33435
Applicant's Request:	Approval of a Conditional Use with No New Construction to operate a 3,119 square foot college
Location(s):	1905 S. 2th Street, #103
Parcel ID:	2417-441-0001-000-8
Future Land Use:	Offices – Professional and Business Services (OP)
Current Zoning:	Office Commercial Zone (C-1)

Surrounding FLU:

North	East	South	West
OP	INST	OP	RM

Surrounding Zoning:

North	East	South	West
C-1	OS-1	C-1	R-4

Utilities:	FPUA

Staff Analysis:

Request

In accordance with Sections 125-187 and 125-237 of the City Code, the applicant is requesting the review and approval of a Conditional Use with No New Construction to allow for the operation of a College for Nursing. The applicant is seeking to operate the school in an existing 3,119 sq. ft. suite of the Mardi Executive Center. The property is zone C-1, Office Commercial Zone with a future land use of OP, Offices – Professional and Business Services. The subject property has a total of approximately 2.8 acres.

The property is located at the southwest corner of S. 25th Street and Rhode Island Avenue. The subject property is surrounded by institutional uses to the north, south, east, and single-family homes and multifamily residences to the west.

The proposed facility is approximately 3,119 square-feet. There will be no food provided on-site. Students and employees will supply their own meals. The site is adjacent to 144 shared parking spaces for the use of the employees, students, and visitors. The facility can be accessed by vehicles and pedestrians from the several development entrances located on S. 25th Street, S. 26th Street, and Rhode Island Avenue.

Operation of the proposed facility will be from 8:00am to 6:00pm; Monday through Friday and 10:00am to 2:00pm; Saturday. There will be a total of 2-4 instructors and 3 staff members with split shifts. This location will accommodate approximately 20 students on average. The facility will be offering the following degrees and certifications:

Bachelor of Science in Nursing (BSN)
Associate Degree in Nursing (ADN)
Licensed practical nurses (**LPN**)
Certified Nursing Assistant (CNA)
Home Health Aide (**HHA**)

Future Land Use & Zoning

The OP Future Land Use designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20 percent of the total floor area of the OP future land use designation.

The subject site is located within the C-1 Zoning District, which is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards

indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

Conditional Use

As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation:

The proposed use offers a provision of Educational Facilities (Colleges) representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL**.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 1905 S. 25th St, Suite 103, Fort Pierce, FL 34947

Parcel ID #(s) 2417-441-0001-000-8

Project description Nursing School - Special Exception Use

Mardi Executive Center LLC, c/o Bruce Strumpf Inc.	Harvard Test Review, Inc., James Alouidor
Property Owner(s)	**Applicant/Representative, Title, Company**
2120 Drew St	303 E. Woolbright Rd, #202
Street Address	Street Address
Clearwater, FL 33765	Boynton Beach, FL 33435
City State Zip	City State Zip
727-449-2020, x300	754-800-1890
Phone Number	Phone Number
jillstrumpf@brucestrumpf.com	grotete2000@yahoo.com
Email Address	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.*

X _____

Property Owner(s) Signature(s)

STATE OF FLORIDA – Pinellas COUNTY

The foregoing instrument was acknowledged before me this 14th day of Dec., 2020, by Means of Physical Presence, Jill Strumpf who is personally known to me or has produced _____ as identification.

Karen Adriance
Signature of Notary

KAREN ADRIANCE
MY COMMISSION # GG 268766
EXPIRES: January 24, 2023
Bonded Thru Notary Public Underwriters

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_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

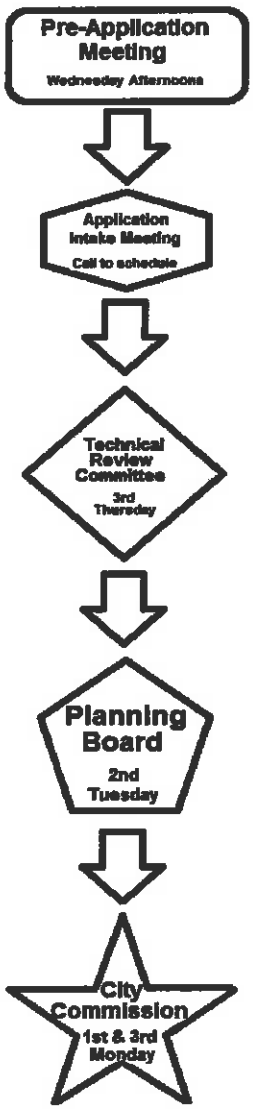
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑ As-built survey;
  - ❑ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑ Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

- ❑ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces:_____

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

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

ABOUT US

Palm Career Training Center DBA Palm Beach Career College was founded in 2014 by a US trained physician, Dr. James Alouidor. He began his teaching career in 1995, as a tutor, while he was in high school. In college, at Florida Atlantic University (FAU), he continued tutoring (math & science) and volunteered at the math & science lab at Palm Beach State College; he mentored and tutored students in general chemistry, organic chemistry, physics, algebra, calculus, statistics, and biology. In graduate and medical school at Michigan State University and Boston University, he taught biochemistry, histology, anatomy/physiology, neuroscience and many more to both graduate and medical students in the School of Medicine.

During his teaching career and working in the healthcare field, Dr. Alouidor became more aware that the medical field offered flexibility, stability, and fulfillment in his life. Thereby, he set out to share his experience and knowledge with his students in hopes that they will also seek to find a similar fulfilling career (s). He is dedicated and determined to provide his students with the education and training needed to not only become successful healthcare professionals but also to become productive members of the community/society.

OUR SPECIALTY

Palm Beach Career College (PBCC) is a result-oriented institution that specializes in providing high quality training programs to prepare students for a variety of careers in the field of medicine. Our students are thoroughly screened to ensure a perfect fit between their educational goals and career needs. Our staff consists of teams with exclusive responsibilities for educating students and helping them find jobs in their chosen field. We pride ourselves with understanding the educational needs of our students and working very diligently to fulfill those needs.

OUR APPROACH

We vigorously work with students to understand their educational needs, in order, to ensure that our students obtain quality education. A good understanding of a student's behavior and educational needs make a perfect match possible. We thoroughly test students for those skills they need to be

top performers. We conduct in-depth interviews to assess student's suitability for each career choice, and they are carefully oriented to their school environment. As a result, a student is ready to perform and in a league by itself … that of SUPERSTARS! Our approach to education also incorporates moral, ethical and legal principles. This provides a sound background for a good code of conduct for a career in the medical field.

OUR IDEOLOGY

We hope to help alleviate the shortage of medical personnel in the nation's medical facilities, so our core ideology is to provide the best possible education to our students. To achieve this objective, we interview and recruit students taking into consideration their personality, life experience and goals; this assures a perfect fit to their career profile. We are aware of the level of efforts and attention that our students spend in assuring that the right education is obtained. We are also aware of the level of efforts and attention that medical facilities spend in assuring that the right candidates are hired.

As a result, we continually strive to provide medical facilities with trained students whose skills are a perfect fit to the organizational needs, who bring capabilities that complement those of the existing staff, and who will form a perfect fit with the organizational culture. Our instructors provide an atmosphere that is conducive to learning. An environment that encourages questioning, intellectual curiosity, critical thinking and self-discipline.

OUR MISSION/ COMMITMENT

To provide the highest quality education, tutoring, training needed in the community, and healthcare/health-related services to individuals who seek our expertise.
To be there when you need us … ready to serve you…. any time. Providing the best educational opportunities in the medical field is what we do, and we are extremely good at it. Whether you are a new student or training to re-enter the workforce or change careers, **PBCC** can help.

SERVICES PROVIDED

Bachelor of Science in Nursing (BSN)
Associate Degree in **Nursing** (ADN)
Licensed practical nurses (**LPN**)
Certified Nursing Assistant (CNA)

Home Health Aide (HHA)

HOURS OF OPERATION

Monday: 8:00 AM - 6:00 PM
Tuesday: 8:00 AM - 6:00 PM
Wednesday: 8:00 AM - 6:00 PM
Thursday: 8:00 AM - 6:00 PM
Friday: 8:00 AM - 6:00 PM
Saturday: 10:00 AM - 2:00 PM
Sunday: Close

NUMBER OF STUDENTS

20 STUDENTS

NUMBER OF INSTRUCTORS

2-4 instructors and 3 staff

TYPE OF SCHOOL

Nursing School

1905

1905-103
3,119 RSF

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1903 S 25th ST	Parcel ID: 2417-441-0001-000-8	Account #: 26579	Sec/Town/Range: 17/35S/40E
		Map ID: 24/17S	Zoning: Office Co
Use Type: 1800	Jurisdiction: Fort Pierce		

Ownership

Mardi Executive Center LLC

% Bruce Strumpf Inc
2120 Drew St
Clearwater, FL 33765

Legal Description

17 35 40 FROM NE COR OF NE 1/4 OF SE 1/4 OF SE 1/4,RUN W 35 FT FOR POB,TH CONT W 271.89 FT TO E R/W S 26 ST,TH S 0 DEG 01 MIN 05 SEC E ON SD R/W 501.21 FT M/L,TH N 83 DEG 53 MIN 35 SEC E 273.22 FT TO A PT ON W R/W S 25 ST,TH NLY ON SD R/W 478.22 FT M/L TO POB-LESS N 25 FT FOR STREET R/W AS IN OR 598-943, LESS E 3.13 FT AND ADD`L RD R/W AS IN OR 3143-1253- (2.80 AC) (OR 3354-1745)

Current Values

Just/Market:	$2,278,400	Assessed:	$2,278,400
Exemptions:	$0	Taxable:	$2,278,400

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$2,278,400	$2,278,400	$0	$2,278,400
2019	$2,293,700	$2,293,700	$0	$2,293,700
2018	$2,289,100	$2,289,100	$0	$2,289,100

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-22-2011	3354 / 1745	0111	QC	Scharfe Thomas	$100
12-31-2004	2128 / 1719	XX01	QC	Scharfe Thomas	$100
06-08-1994	0914 / 2814	XX01	QC	EXECUTIVE CENTER OWNERS	$100

Primary Building Information

Finished Area of this building: 13,837 SF
Gross Sketched Area: 13,909 SF

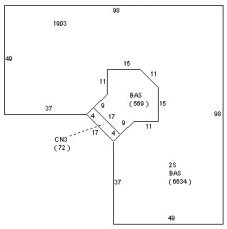
Exterior Data

View:	Roof Cover: Roll Comp	Roof Structure: BarJst/Rigid	Building Type: HROF
Year Built: 1988	Frame: Conc Blk	Grade: Y_C	Effective Year: 1988
Primary Wall: Frm Stucco	Story Height: 2 Story	No. Units: 10	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: Carpet





Total Areas

Finished/Under Air (SF):	43,043
Gross Sketched Area (SF):	43,267
Land Size (acres):	2.8
Land Size (SF):	121,968
Total Building Count:	3

Special Features and Yard Items

Type	Qty	Units	Year Blt
SINGLE LIGHT	1	6	1986
DOUBLE LIGHT	1	4	1986
CEMENT CURB	1	198	1986
ELEVATOR	1	2000	1986
ELEVATOR	1	2000	1988
CEMENT CURB	1	468	1988
CONCRETE LOW	1	5425	1988
ELEVATOR	1	2100	2011
ASP2 LOW	1	49659	2011
CONCRETE LOW	1	5208	2011
CEMENT CURB	1	500	2011
SINGLE LIGHT	1	13	2011

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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PDK INC.
1901 S. 26TH ST.
FLU: RM
ZONING: R-4

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

SOUTH 26th STREET
(50' R/W)
CENTERLINE 50' RIGHT-OF-WAY
590'± TO EX. FIRE HYDRANT
217'± TO EX. FIRE HYDRANT

S 00°00'50" E 611.48'
5' R-O-W DEDICATION
PROPOSED 5' SIDEWALK
STOP BAR (TYP.)
PROP. SIDEWALK

RE-STRIPE EX. PARKING AREA
RE-STRIPE EX PARKING AREA
CROSSWALK STRIPING (TYP.)

BLDG. #1
EX. TWO STORY
CBS BUILDING
FFE = 19.27' N.A.V.D.
FOOTPRINT AREA = 8,000 S.F.

EX. SIDEWALK TO REMAIN
EX. 6' SIDEWALK (TO REMAIN)
EX. 6' SIDEWALK
EX. SIDEWALK

RE-STRIPE EX. PARKING AREA
SEE SITE PLAN BY
LAND DESIGN SOUTH (TYP.)

RAMESH K. NAYYAR
2580 RHODE ISLAND AVE.
FLU: CO
ZONING: C-1

RHODE ISLAND AVENUE
(50' R/W)

COMMERCIAL TEAM EXECUTIVE LTD.
2011 S. 25TH ST.
FLU: CO
ZONING: C-1

EX. ONE STORY
CBS BUILDING
FFE = 19.18'

LANDSCAPE ISLAND (TYP.)

BLDG. #2
EX. TWO STORY
CBS BUILDING
FFE= 19.28 N.A.V.D.
FOOTPRINT AREA = 8,000 S.F.

EX. TRANSFORMER
EX. 4" PVC FIRE LINE (FIELD VERIFY)
EX. WATER SERVICE
PROPOSED 6" SIDEWALK
PROPOSED WATER METER & RP2
PROP. BLDG. SEWER
PROP. FIRE LINE
PROP. WATER SERVICE
EX. WATER MAIN
EX. WATER METER
EX. RP2

PROPOSED PAVEMENT

BLDG. #3
PROPOSED TWO STORY
CBS BUILDING
G.F.A.=13,000 S.F.
FOOTPRINT AREA = 8,066 S.F.
F.F.E. = 19.30
N.A.V.D.

PROPOSED COURTYARD
PROPOSED DIRECTIONAL SIGN
BRICK PAVERS
PROPOSED 6' SIDEWALK
PROPOSED 5' SIDEWALK
EX. CONC PAD
10' LANDSCAPE BUFFER

JOHN M. FIMIAN
2500 RHODE ISLAND AVE.
FLU: CO
ZONING: C-1

N 88°37'42" E 268.69'
5' R-O-W DEDICATION

RE-STRIPE EX. PARKING AREA
PROPOSED STOP BAR
10' LANDSCAPE BUFFER
EX. SIDEWALK
S 00°07'56" W 574.26'
EX. DROP CURB
EX. INGRESS/EGRESS

ST. LUCIE COUNTY
2300 VIRGINIA AVE.
FLU: CO
ZONING: C-1

SOUTH 25th STREET (S.R. 615)
(70' R/W)
575'± TO EX. FIRE HYDRANT
55'± TO EX. FIRE HYDRANT
688'± TO EX. FIRE HYDRANT

LEGAL DESCRIPTION

PARCEL 'A'
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN S.88°43'09"W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 35.01 FEET, TO THE POINT OF BEGINNING; THENCE RUN SOUTH, A DISTANCE OF 478.22 FEET; THENCE RUN S.83°53'35"W., A DISTANCE OF 273.22 FEET, TO THE EAST RIGHT OF WAY LINE OF SOUTH 26th STREET AS NOW LAID OUT AND IN USE (50 FOOT RIGHT OF WAY); THENCE RUN N.00°01'05"W., A DISTANCE OF 501.21 FEET; THENCE RUN N.88°43'09"E., A DISTANCE OF 271.90 FEET, TO THE POINT OF BEGINNING; SUBJECT TO THE EASEMENT AS RECORDED IN O.R. BOOK 319, AT PAGE 2564 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND SUBJECT TO THAT PART OF SOUTH 25th STREET AS NOW LAID OUT AND IN USE; ALL LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST

CONTAINING 121,968 S.F., 2.80 ACRES

PARCEL ID #: 2417-441-0001-000-8

PROJECT NAME: MARDI EXECUTIVE CENTER

CAD DWG 061016SP

OWNER/DEVELOPER: THOMAS SCHARFE ET. AL.
C/O JILL STRUMPF
314 MISSOURI AVENUE, SUITE 305
CLEARWATER, FL 33756

PROPERTY LOCATION: 1901, 1903 & 1905 SOUTH 25TH STREET
FORT PIERCE, FL 34947

SITE DATA

FUTURE LAND USE: C-1
ZONING: CO

GROSS SITE AREA	121,968 S.F. (2.80 AC)	= 100.00%
IMPERVIOUS AREA	85,969 S.F. (1.97 AC)	= 70.48%
EXISTING BUILDINGS	16,000 S.F. (0.37 AC)	= 13.12%
PROPOSED BUILDING	8,066 S.F. (0.19 AC)	= 6.61%
EXISTING PAVEMENT	51,836 S.F. (1.19 AC)	= 42.50%
PROPOSED PAVEMENT	10,067 S.F. (0.23 AC)	= 8.25%
PERVIOUS AREA (OPEN SPACE):	35,999 S.F. (0.83 AC)	= 29.52%

BUILDING DATA:

PROPOSED GROSS USABLE FLOOR AREA = 13,000 S.F.

BUILDING HEIGHT:
TWO STORY (MAX. HEIGHT OF 65 FT.)

PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA

PARKING CALCULATIONS:

PARKING REQUIRED:

PARKING (PROFESSIONAL SERVICE ESTABLISHMENT USE)

EXISTING PARKING PROVIDED:	130 PARKING SPACES
EXISTING PARKING REQUIRED:	79 PARKING SPACES
OTHER: (23,505 S.F. @ 1 SP/300 S.F.=69 PK. SP.)	
ADDITIONAL PARKING REQUIRED BY CODE:	65 PARKING SPACES
MEDICAL AND DENTAL OFFICES: (13,000 S.F. @ 1 SP/200 S.F.=65 PK. SP.)	
ADDITIONAL PARKING PROVIDED:	14 PARKING SPACES
TOTAL PARKING REQUIRED:	144 PARKING SPACES
TOTAL PARKING PROVIDED: (INCLUDES 6 HC SPACES)	144 PARKING SPACES

DRAINAGE SYSTEM:
DRAINAGE SYSTEM WILL CONSIST OF EXFILTRATION TRENCH FOR THE NEW PARKING AREA WITH OVERFLOW TO THE EXISTING ONSITE DRAINAGE SYSTEM. THE EXISTING ONSITE DRAINAGE SYSTEM UTILIZES EXFILTRATION FOR STORMWATER TREATMENT AND ATTENUATION AND DISCHARGES TO THE EXISTING DRAINAGE SYSTEM FOR SOUTH 26th STREET.

LEGEND

	RUNOFF FLOW DIRECTION
	TRAFFIC FLOW DIRECTION
7	BLOCK NUMBER
	MITERED END SECTION
15	NUMBER OF PARKING SPACES
	HANDICAP STALL

SEE PLANS BY LAND DESIGN SOUTH FOR TREE REMOVAL

	EX. PINE TO REMAIN
	EX. OAK TO REMAIN
	EX. PALM TO REMAIN

JOSEPH T. FRISCIA, P.E.
FLA. REG. NO. 31443

Date	Revisions	By
05-11-09	PER CLIENT	RWF

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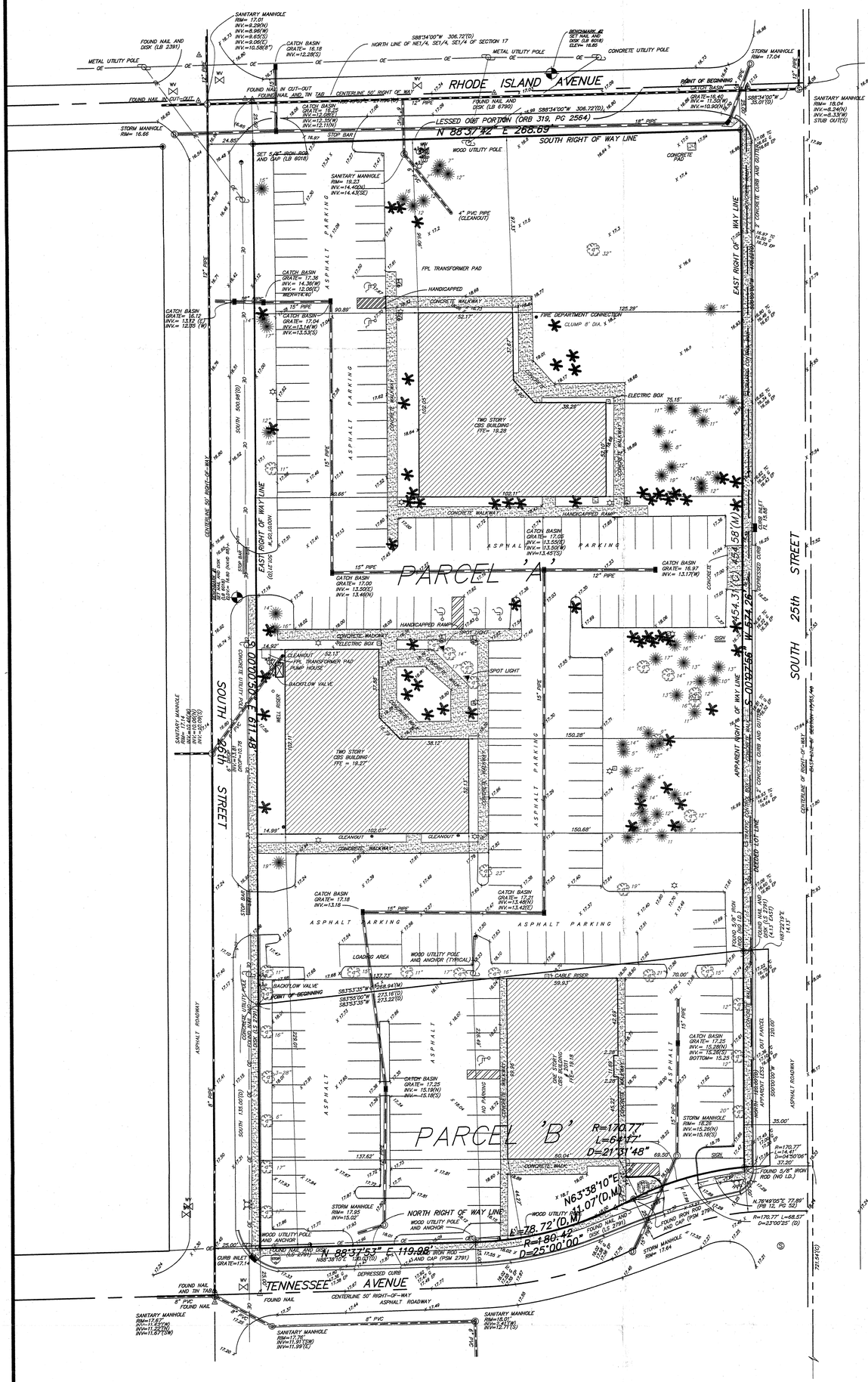
BPR & FBPE License No. 6424

MARDI EXECUTIVE CENTER
HORIZONTAL CONTROL PLAN

DRAWN	RWF
CHECKED	J.T.F.
DATE	8-30-07
SCALE	1" = 20'
JOB NO.	061016
SHEET	1
OF	SHEETS

BOUNDARY AND TOPOGRAPHIC SURVEY


RHODE ISLAND AVENUE
TENNESSEE AVENUE
SOUTH 25th STREET
SOUTH 26th STREET
PARCEL 'A'
PARCEL 'B'
N 88°37'42" E 268.69'
S 88°37'42" W 306.72'(D)
N 88°37'52" E 119.98'
S 00°00'50" E 611.48'
N 54°31'(D) 45'58"(M) W 574.26'
S 00°01'05" E 566.56'
R=170.77'
L=64°12'
D=21°31'48"
R=180.42'
L=78.72'(D,M)
D=25°00'00"
N63°38'10"E
11.07'(D,M)
POINT OF BEGINNING
POINT OF COMMENCEMENT
NE CORNER OF NE1/4, SE1/4, SE1/4 OF SECTION 17 PARCEL 'A'
NORTH RIGHT OF WAY LINE
EAST RIGHT OF WAY LINE
SOUTH RIGHT OF WAY LINE
LESSED OBF PORTION (ORB 319, PG 2564)
ASPHALT PARKING
CONCRETE WALKWAY
HANDICAPPED RAMP
FPL TRANSFORMER PAD
FIRE DEPARTMENT CONNECTION
ELECTRIC BOX
TWO STORY CBS BUILDING TFE= 18.28
TWO STORY CBS BUILDING TFE = 19.27
ONE STORY CBS BUILDING TFE= 19.18
LOADING AREA
BACKFLOW VALVE
PUMP HOUSE
SPOT LIGHT
CLEANOUT
WOOD UTILITY POLE AND ANCHOR (TYPICAL)
4" PVC PIPE (CLEANOUT)
CLUMP 8' DIA, X 18.0
CATCH BASIN
STORM MANHOLE
SANITARY MANHOLE
FOUND NAIL AND DISK (LB 2391)
FOUND NAIL AND DISK (LB 6018)
FOUND NAIL AND TIN TAB
SET 5/8" IRON ROD AND CAP (LB 6018)
FOUND 5/8" IRON ROD (NO I.D.)
FOUND 5/8" IRON ROD AND CAP (PSM 2791)
FOUND 5/8" IRON ROD AND CAP (LB 2391)
BENCHMARK @ SET NAIL AND DISK (LB 6018) ELEV= 16.85
METAL UTILITY POLE
CONCRETE UTILITY POLE
CENTERLINE 50' RIGHT-OF-WAY
CENTERLINE 80' RIGHT-OF-WAY
CENTERLINE OF DITCH (TYP.)
CURB INLET GRATE=17.14
SOUTH 800 RATIO
SOUTH 135.01(D)
SOUTH 135.00'(M)
APPARENT RIGHT OF WAY LINE
APPARENT LESS 0.30' OUT PARCEL
APPARENT LESS 0.30' IN PARCEL
EAST 120.00'(D,M)
EAST 120.00'(M)
SOUTH 120.00'(D,M)
SOUTH 120.00'(M)
NORTH 120.00'(D,M)
NORTH 120.00'(M)
WEST 120.00'(D,M)
WEST 120.00'(M)
SOUTH 273.22'(D)
SOUTH 273.22'(M)
N 88°37'42" E 306.72'(D)
N 88°37'42" E 306.72'(M)
S 88°34'09" W 306.72'(D)
S 88°34'09" W 306.72'(M)
S 88°34'09" W 35.01'(D)
S 88°34'09" W 35.01'(M)
S 88°56'00" W
S 88°53'35" W
N 88°37'52" E 119.98'
N 88°38'10" E 119.98'
N 00°00'50" W 611.48'
N 00°01'05" W 566.56'
N 88°37'42" E 268.69'
N 88°38'10" E 268.69'
N 88°37'42" E 306.72'(D)
N 88°37'42" E 306.72'(M)
N 88°34'09" E 306.72'(D)
N 88°34'09" E 306.72'(M)
N 88°34'09" E 35.01'(D)
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N 88°37'42" E 306.72'(D)
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S 88°37'42" W 306.72'(D)
S 88°37'42" W 306.72'(M)
S 88°34'09" W 306.72'(D)
S 88°34'09" W 306.72'(M)
S 88°34'09" W 35.01'(D)
S 88°34'09" W

Date	Revisions	By
05-15-09	PER TRC	RWF
07-31-09	ADD DUMPSTER PER TRC	RWF
03-25-10	ADD NEW TOPO & ROOF DRAIN NOTE	RR
05-11-09	PER CLIENT	RWF
06-29-10	REV. DUMPSTER LOC. PER SOLID WASTE	RR
08-17-09	UPDATE FIRE PROTECTION	RR

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AS-BUILT SURVEY for MARDI EXECUTIVE CENTER PAVING – DRAINAGE – UTILITY PLAN

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SOUTH 26th STREET (50' R/W)

CENTERLINE 50' RIGHT-OF-WAY

590'± TO EX. FIRE HYDRANT

217'± TO EX. FIRE HYDRANT

S 00°00'50" E 611.48'

5' R-O-W DEDICATION

PROPOSED 5' SIDEWALK EL. 17.1±

EX. 8" PIPE

EX. 12" PIPE

EX. SANITARY MANHOLE RIM EL. 17.14 E INV. EL. 10.46 W INV. EL. 10.46 S INV. EL. 10.09 6" DROP INV. 13.81 DROP = 10.78

EX. STORM MANHOLE RIM EL. 16.66

EX. SANITARY MANHOLE RIM EL. 17.01 N INV. EL. 9.29 W INV. EL. 8.96 S INV. EL. 9.65 E INV. EL. 9.08 8" INV. EL. 10.58

EX. CATCH BASIN GRATE EL. 16.12 W INV. EL. 12.10 E INV. EL. 13.12

REGRADE 125 L.F. SWALE @ 0.2%

REGRADE 80 L.F. SWALE @ 0.2%

EX. CATCH BASIN GRATE EL. 16.23 E INV. EL. 12.08 W INV. EL. 12.35 N INV. EL. 12.11

EX. CATCH BASIN GRATE EL. 16.18 S INV. EL. 12.28

EX. 15" PIPE

EX. SIDEWALK

EX. 6' SIDEWALK

EX. SIDEWALK TO REMAIN

EX. 6' SIDEWALK (TO REMAIN)

EX. WATER METER & EX. RPZ

MATCH EX. PAVEMENT ELEV.

SAW CUT & CONST. NEW PAVEMENT 2' IN WIDTH

EX. CATCH BASIN GRATE EL. 17.00 E INV. EL. 13.50 N INV. EL. 13.46

EX. 150 L.F. 15" CMP & EXFILTRATION

EX. CATCH BASIN GRATE EL. 17.04 W INV. EL. 13.14 S INV. EL. 13.53

EX. CATCH BASIN GRATE EL. 17.36 W INV. EL. 14.36 E INV. EL. 12.06 WIER EL. 14.40

BLDG. #1
EX. TWO STORY
CBS BUILDING
FFE = 19.27' N.A.V.D.
FOOTPRINT AREA = 8,000 S.F.

BLDG. #2
EX. TWO STORY
CBS BUILDING
FFE= 19.28 N.A.V.D.
FOOTPRINT AREA = 8,000 S.F.

BLDG. #3
~~PROPOSED~~ TWO STORY
CBS BUILDING
G.F.A.=13,000 S.F.
FOOTPRINT AREA = 8,066 S.F.
F.F.E. = ~~19.30~~ 19.30'
N.A.V.D.

NOTE:
ALL ROOF DRAINS TO BE CONNECTED TO STORM DRAINS SD #4 AND SD #5 OR TO STORM SEWER PIPES.

EX. ONE STORY
CBS BUILDING
FFE = 19.18'

SAW CUT, & REMOVE EX. SIDEWALK & RAMP. CONST. NEW SIDEWALK & RAMP PER FDOT INDEX # 304 & 310.

FLUSH TO SIDEWALK

SAW CUT & CONST. CONC. APRON (MATCH EX. PAVT. EL.)

~~PROPOSED~~ SIDEWALK

SAW CUT & REMOVE EX. PAVEMENT IN HATCH AREA

ADJUST RIM EL. TO 17.50
EX. SANITARY MANHOLE
RIM = 19.23
N INV. EL. 14.40
SE INV. EL. 14.43

EX. TRANSFORMER

EX. 4" PVC FIRE LINE (FIELD VERIFY)

CUT IN 4" TEE

NEW 4" FDC

EX. 6" PVC

EX. WATER SERVICE

EX. BLDG. SEWER

4" PVC PIPE (CLEANOUT)

6" PVC CUT-IN WYE

PROPOSED 8" SIDEWALK

CONST. 6" PVC BLDG. SEWER @ 1.0% MIN.

CONST. 4" PVC C-900, DR-14 FIRE LINE (VERIFY SIZE W/ ARCH. PLANS)

CONST. 2" POLY WATER SERVICE

EX. 6" WATER MAIN

EX. 12" WATER METER & 1 1/2" RPZ

RHODE ISLAND AVENUE (50' R/W)

MATCH EX. SIDEWALK ELEV.

SAW CUT & REMOVE EX. SIDEWALK & RAMP. CONST. NEW SIDEWALK & RAMP PER FDOT INDEX # 304 & 310.

SAW CUT & REMOVE ~~4~~ REPLACE EX. SIDEWALK (MATCH EX. ELEV.)

SD #4
TOP EL. ~~18.10~~ 18.11'
S INV. EL. ~~14.50~~ 14.50
N INV. EL. ~~14.50~~ 14.50

SD #5
TOP EL. ~~18.50~~ 18.45'
E INV. EL. ~~14.50~~ 14.45

~~PROPOSED~~ SIDEWALK

EX. CATCH BASIN GRATE EL. 16.40 N INV. EL. 10.90 W INV. EL. 11.50

EX. 15" PIPE

EX. FIRE HYDRANT

EX. STORM MANHOLE RIM EL. 17.04

EX. SANITARY MANHOLE RIM EL. 18.04 N INV. EL. 8.24 W INV. EL. 8.33

EX. 12" PIPE

MATCH EX. SIDEWALK EL. 16.9±

55'± TO EX. FIRE HYDRANT

388'± TO EX. FIRE HYDRANT

N 88°37'42" E 268.69'

S 00°07'56" W 574.26'

EX. DROP CURB

EX. CURB INLET FL EL. 15.88

MATCH EX. SIDEWALK EL. 16.8±

EX. INGRESS/EGRESS

CONST. NEW CONC. SIDEWALK, H.C. RAMP, TYPE 'F' CURB & GUTTER, AND DROP CURB

575'± TO EX. FIRE HYDRANT

SOUTH 25th STREET (S.R. 615)
(70' R/W)

EX. CATCH BASIN GRATE EL. 17.18 INV. EL. 13.18

EX. CATCH BASIN GRATE EL. 17.28 N INV. EL. 15.18 S INV. EL. 15.18

EX. 100 L.F. 15" CMP & EXFILTRATION

SILT FENCE BARRIER PER FDOT INDEX #102.3

EX. CATCH BASIN GRATE EL. 17.21 N INV. EL. 13.48 E INV. EL. 13.42

"SAW CUT" & REMOVE EX. PAVEMENT, CONST. TYPE "D" CURB (TYP.) (WHERE INDICATED *)

EX. 189 L.F. 15" CMP & EXFILTRATION

EX. CATCH BASIN GRATE EL. 17.05 E INV. EL. 13.55 W INV. EL. 13.50 S INV. EL. 13.45

SAW CUT & CONST. NEW PAVEMENT, MATCH EX. PAVEMENT ELEV.

SAW CUT & CONST. NEW PAVEMENT MATCH EX. PAVEMENT ELEV.

CONST. TYPE "D" CURB (TYP.)

RELOCATE SD #1 LIGHT POLE

SD #1
TOP EL. ~~17.50~~ 17.40'
N INV. EL. ~~14.50~~ 14.40'

PROPOSED PAVEMENT

SD #2
CONTROL STRUCTURE
TOP EL. ~~17.80~~ 17.81
N INV. EL. ~~14.80~~ 14.30'
S INV. EL. ~~14.50~~ 14.30'
OVERFLOW EL. ~~17.80~~ 17.00'

~~134'~~ 134'± L.F. 15" CAP @ 0.00% W/ 80 L.F. EXFILTRATION
106 L.F. INV. CR. @ 0.57%

SAW CUT, REMOVE & RESTORE PAVEMENT (SEE DETAIL)

SAW CUT, REMOVE & ~~CONST.~~ NEW PAVEMENT. MATCH EX. ELEV.

EX. CATCH BASIN GRATE EL. 16.97 W INV. EL. 13.17 CORE S INV. EL. ~~13.50~~ 13.50 N INV. EL. ~~14.50~~ 14.50

SD #3
TOP EL. ~~17.75~~ 17.71'
S INV. EL. ~~14.50~~ 14.46'
N INV. EL. ~~14.50~~ 14.46'

~~45'~~ 44'± L.F. 15" CAP @ 0.00%

PROPOSED 6' SIDEWALK

PROPOSED 5' R-O-W DEDICATION

EX. CONC. PAD

LANDING ~~17.50~~ 17.50

LANDING ~~17.50~~ 17.50

EX. CATCH BASIN GRATE EL. 16.23 E INV. EL. 12.08 W INV. EL. 12.35 N INV. EL. 12.11

EX. 15" PIPE

EX. CATCH BASIN GRATE EL. 16.18 S INV. EL. 12.28

EX. 15" PIPE

EX. CATCH BASIN GRATE EL. 17.25 N INV. EL. 15.28 S INV. EL. 15.26 B/ EL. 15.25

EX. 15" PIPE

SURVEYOR'S CERTIFICATION:

THIS TOPOGRAPHIC AND AS-BUILT SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

BLOOMSTER
PROFESSIONAL LAND SURVEYORS, INC.
LB #2018
791 NORTHEAST DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

SD #2 CONTROL STRUCTURE TYPE 'C' BOX CROSS SECTION LOOKING WEST

SCALE: 1" = 2' H SD #2
1" = 2' V WEIR PLATE

ELEV. FT. NAVD: 18.00, 17.00, 16.00, 15.00, 14.00, 13.00, 12.00

TOP EL. 17.80
GROUT (TYP.)
EL. 17.00
15" CAP INV. EL. 14.50
15" CAP INV. EL. 14.00
BOTTOM EL. 13.50
2'-0"
OVERFLOW EL. 17.00
B/WEIR PLATE EL. 13.50

CAD DWG 061016SP

DUMPSTER APRON DETAIL
N.T.S.

1/2" EXP. JOINT W/ JOINT SEALANT AT TOP.
(2) NO. 4 CONT.
ASPHALT PAVING
COMPACTED EARTH
12"
EXTERIOR 6" CONCRETE SLAB W/ 6 x 6 – W2.9 x W2.9 (6/6) W.W.I.
6"

DUMPSTER BOLLARD DETAIL
N.T.S.

ROUNDED CONCRETE TOP
7" LONG x 6" DIA. STEEL PIPE FILLED WITH CONCRETE (SEE NOTES)
FIN. GRADE OR TOP OF PAVEMENT.
4'-0"
3'-0"
24" DIA. CONC. BASE
1'-0" DIA.
3"

NOTES:
1. THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.18".
2. ALL POSTS SHALL HAVE 2 COATS OF PRIMER AND 2 COATS OF YELLOW TOP COAT, UNLESS OTHERWISE NOTED.
3. THE PRIMER COAT SHALL MEET THE REQUIREMENTS OF FDOT 971-5.
4. ALL CONCRETE SHALL BE FDOT CLASS 1.

CATCH BASIN SCHEDULE

STRUCTURE NO.	ELEVATION FT. N.A.V.D. TOP	NORTH	EAST	SOUTH	WEST	BLEEDER	OVERFLOW	BOX TYPE PER F.D.O.T INDEX 232	COVER
SD #1	17.50	14.50	–	–	–	–	–	C	USF 6212
SD #2	17.80	14.00	–	14.50	–	–	17.00	C	USF 6212
CONTROL STRUCTURE	–	–	–	–	–	–	–	–	–
SD #3	17.75	14.50	–	14.50	–	–	–	C	USF 6212
SD #4	18.10	14.50	–	14.50	–	–	–	C	USF 6212
SD #5	18.50	–	14.50	–	–	–	–	C	USF 6212
–	–	–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–	–	–

SIDEWALK SLOPES PER ADA

LENGTH	MAX. SLOPE	LONGITUDINAL
≤ 6'	1:12	WITHOUT HANDRAILS
> 6' < 30'	1:12	HANDRAILS BOTH SIDES
> 6' < 50'	1:20	NO HANDRAILS

NOTE:
ALL DRAINAGE PIPE JOINTS, INCLUDING ROUND CONCRETE PIPES, SHALL HAVE A FILTER FABRIC JACKET IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DRAINAGE STANDARDS. ALL RCP PIPE USED FOR EXFILTRATION ARE TO HAVE SLOTS, IN ACCORDANCE TO FDOT INDEX #285.2 OPTION 'B'.

NOTE:
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D.). TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO THE N.A.V.D. ELEVATIONS TO GET N.G.V.D. ELEVATIONS.

LEGEND

+23.5	EXISTING GRADE ELEVATION
T/CURB 21.50 21.00 B/CURB	PROPOSED ELEVATION (H.P. = HIGH POINT)
	AS-BUILT ELEVATION
(5)	PIPE INTERFERENCE POINTS
	RUNOFF FLOW DIRECTION
*	SAW CUT & REMOVE EX. PAVEMENT & CONST. TYPE 'D' CURB
	FDOT MITERED END SECTION
EOP	EDGE OF PAVEMENT
	HATCH DESIGNATES NEW PAVEMENT (TYP.)

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
CALL TOLL FREE
1-800-432-4770
IT'S THE LAW!
SUNSHINE STATE ONE CALL CENTER OF FLORIDA, INC.

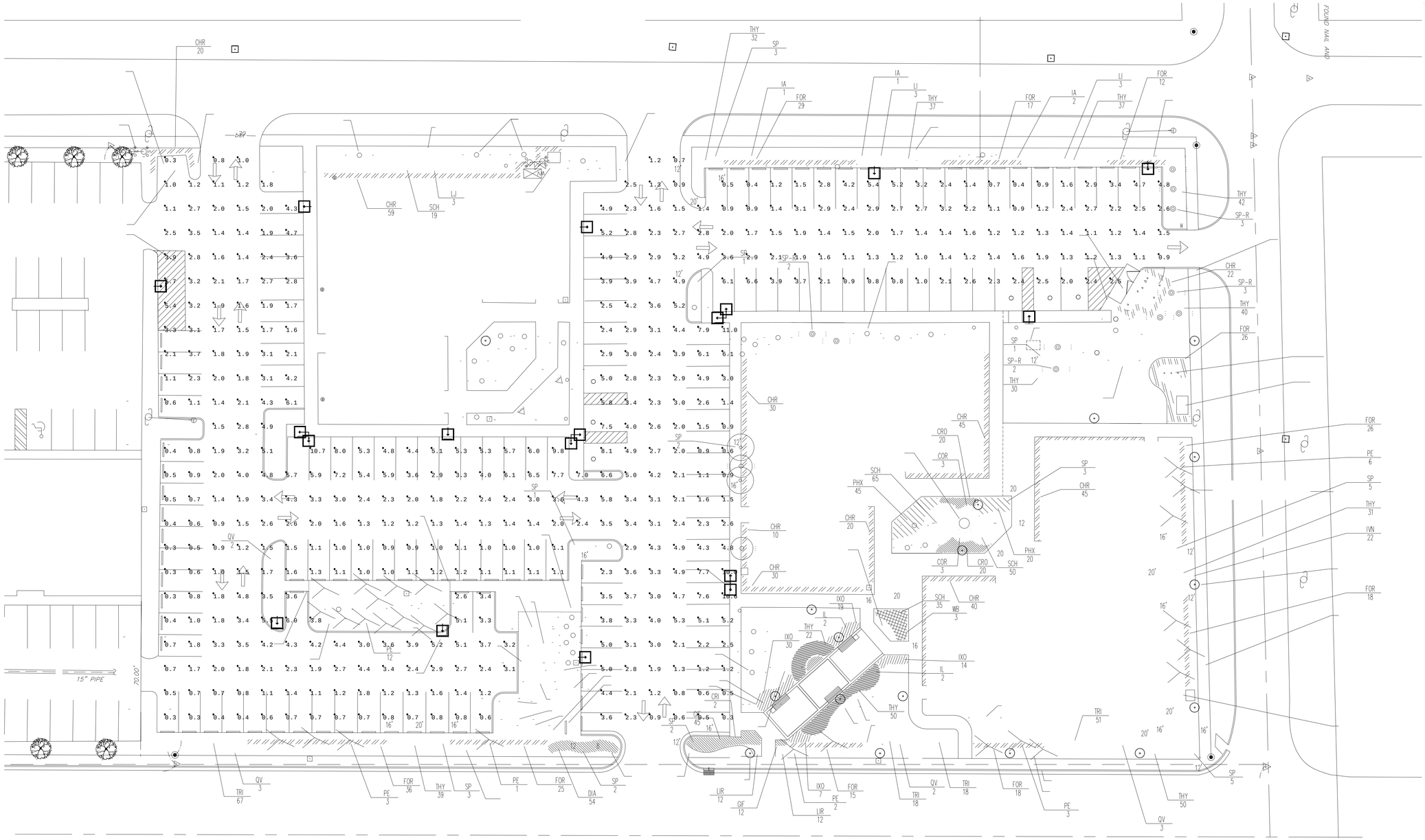
JOSEPH T. FRISCIA, P.E.
FLA. REG. NO. 31443

DRAWN	RWF
CHECKED	J.T.F.
DATE	8/30/07
SCALE	1" = 20'
JOB NO.	061016
SHEET	2
OF	SHEETS

Luminaire Schedule							
Symbol	Qty	Label	Description	Arrangement	Lum. Watts	Total Lamp Lumens	LLF
	10	S1	400 Watt Metal Halide - Single Head	SINGLE	460	39000	0.550
	3	S2	400 Watt Metal Halide - Double Head	2 @ 90 DEGREES	460	39000	0.550
	1	S3	400 Watt Metal Halide - Double Head	BACK-BACK	460	39000	0.550

Numeric Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
Parking Area	Illuminance	Fc	2.62	11.0	0.3	8.73	36.67	10	10

Luminaire Location Summary						
LumNo	Label (Qty)	X	Y	Z	Orient	Tilt
1	S1 (1)	1183.52	1202.79	20	90	0
2	S1 (1)	1119.641	1267.643	20	270	0
3	S1 (1)	1232.527	1269.455	20	270	0
4	S1 (1)	998.244	1242.62	20	0	0
5	S1 (1)	887.241	1251.065	20	180	0
6	S1 (1)	822.371	1218.16	20	0	0
7	S1 (1)	873.233	1081.902	20	270	0
8	S1 (1)	997.486	1064.999	20	0	0
9	S1 (1)	941.466	1078.736	20	270	0
10	S1 (1)	943.695	1159.831	20	270	0
11	S3 (2)	1060.266	1095.744	20	90	0
12	S2 (2)	1058.51	1205.048	20	135	0
13	S2 (2)	994.488	1156.868	20	315	0
14	S2 (2)	886.241	1157.93	20	225.003	0
Total Quantity: 14						



Date:12/23/2020

Notes:

Mardi Executive

Photometric

Mardi Executive Center Directory

1901 Building

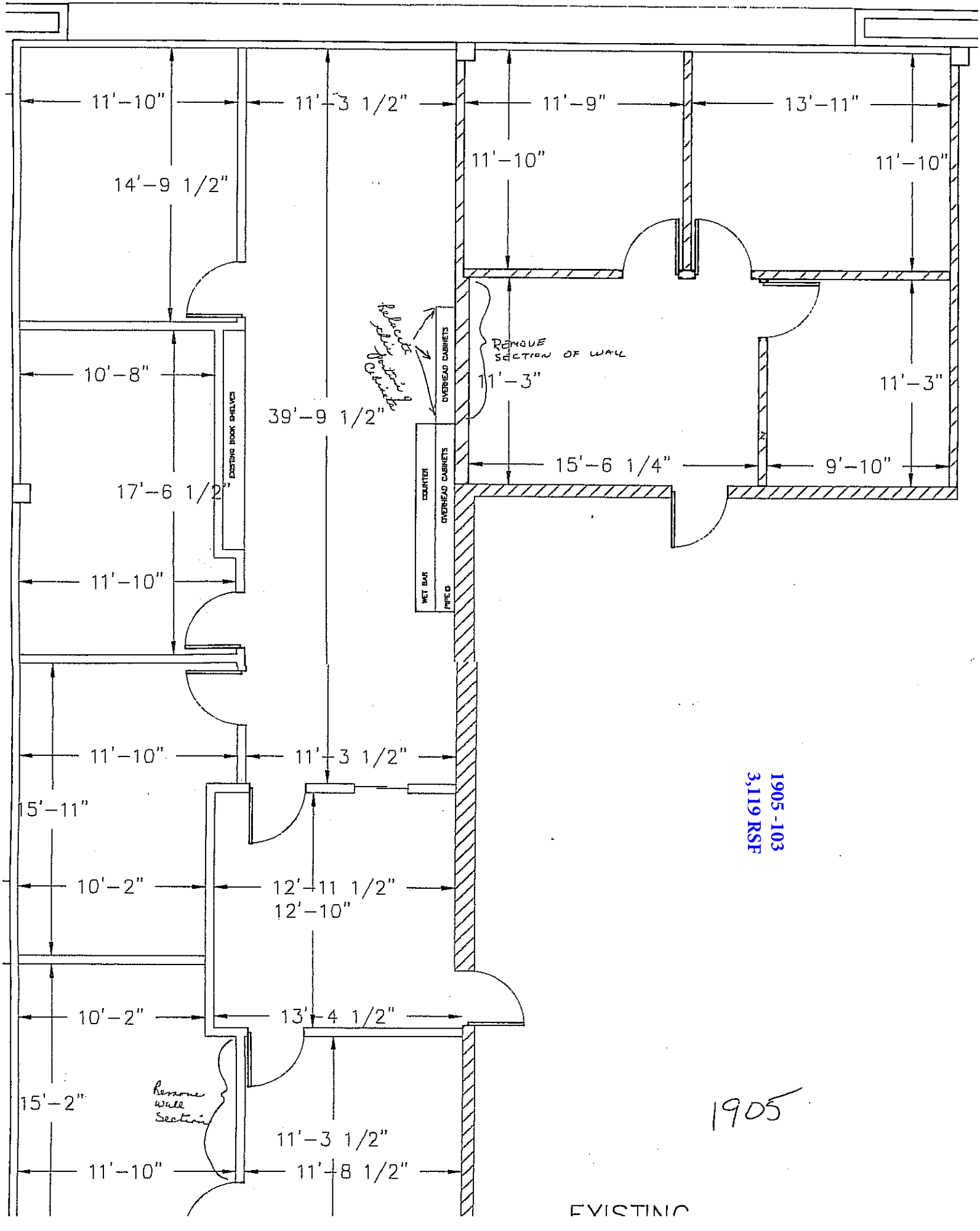
101-105 / 202,203, 205
Medmark Veteran Services, LLC
201 Vacant
205 Vacant

1903 Building

100 Vacant
101-102 Bryan & Assoc
103 Nova Ortho
104 Vacant
105 Vacant
200/202 Dean, Mead, Egerton
201 Vacant

1905 Building

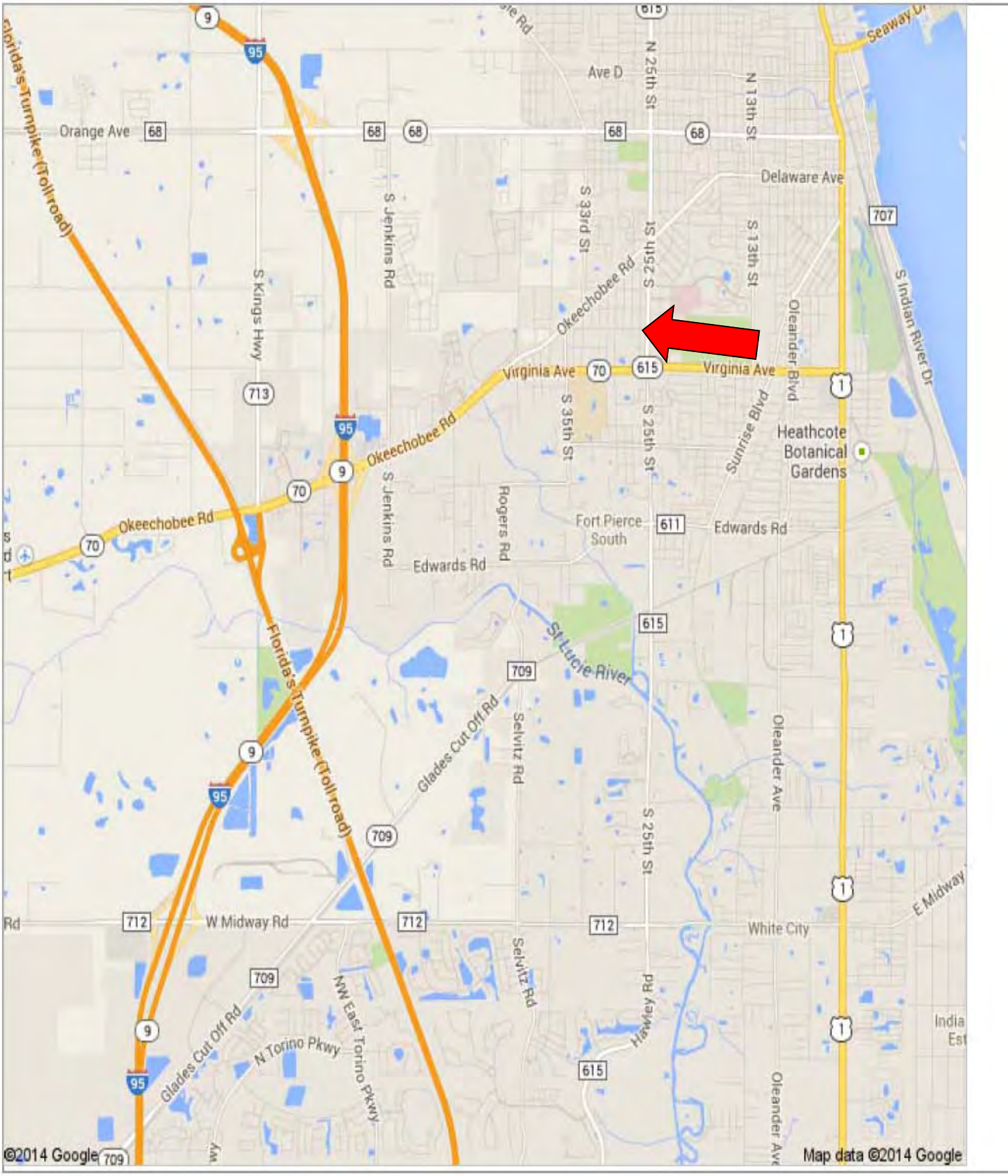
100 Vacant
103 Harvard Business Review
105 Vacant
200, 206 Treasure Coast Expan.
202 Vacant
204 Richard Sneed

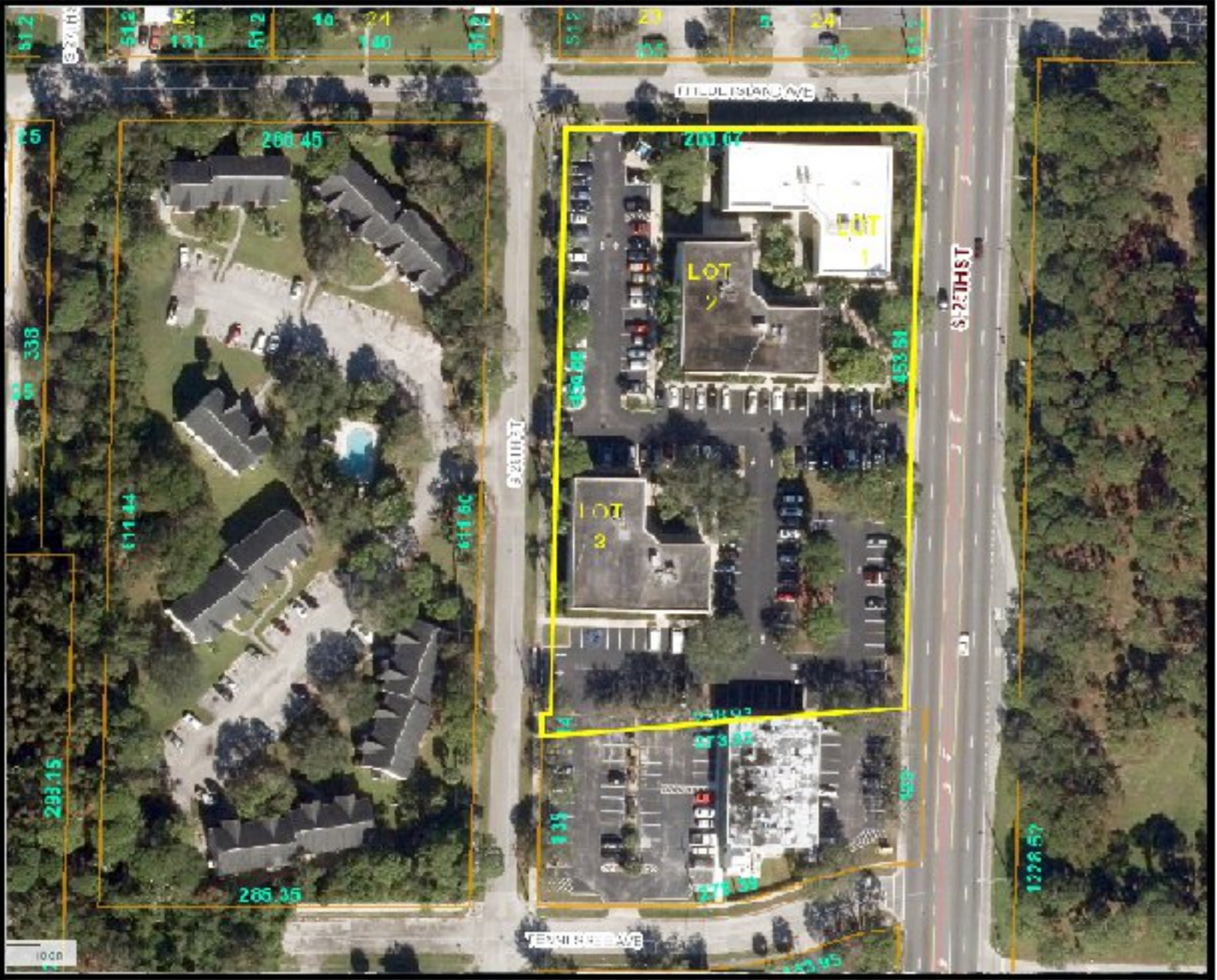


1905 -103
3,119 RSF

Google

Mardi Executive Center
1905 S. 25th Street
Fort Pierce, FL 34947





N

W E

S

Palm Beach Career College

- Nursing School -

1905 S. 25th Street, #103

Aerial Map

THE SUNRISE CITY FORT PIERCE Florida



N
W E
S

Palm Beach Career College
- Nursing School -
1905 S. 25th Street, #103

Future Land Use Map

THE SUNRISE CITY
FORT PIERCE
Florida

OP, Offices - Profressional and Bussiness Services

RM, Medium Density Residential

INST, Institutional

OP, Offices - Professional and Business Services



N

W E

S

Palm Beach Career College
- Nursing School -
1905 S. 25th Street, #103
Zoning Map

THE SUNRISE CITY
FORT PIERCE
Florida

C-1, Office Commercial Zone

R-4, Medium Density Residential Zone

OS-1, General & Recreational Open Space

PD, Planned Development

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

January 21, 2021

Harvard Test Review
303 E Woolbright Rd, #202
Boynton Beach, FL 33435

Subject: 1905 S. 25th Street – TRC Comments for January 21, 2021 conference call

Fort Pierce Planning Department

No Comments

Fort Pierce Engineering Department

No Comments

Fort Pierce Utility Authority

No Comments

Fort Pierce Building Department

No Comments

St. Lucie County Planning Department

No Comments

St. Lucie County PW/Engineering

No Comments

City Clerk Office

No Comments

Code Enforcement

No Comments

St. Lucie County Fire District

No Comments

Florida Department of Transportation

No Comments

St. Lucie County School Board

No Comments

Planning Board **7. h.**

Meeting Date: 02/09/2021

Information

REQUESTED ACTION

Waiver of Distance - Triple Royal Arcade - 2061 S. US Highway 1

LOCATION

2061 S. US Highway 1

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

The proposed use offers a provision of Arcade Amusement Center representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL**.

Attachments

Staff Report
Applications & Supporting Documents
Aerial Map
FLU Map
Zoning Map
TRC Comments

Form Review

Form Started By: Vennis Gilmore Started On: 02/02/2021 04:16 PM

Final Approval Date: 02/03/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Triple Royal Arcade** **2061 S. US Highway 1**
BOARD DATE:	February 9, 2021

STAFF REPORT

Owner:	Levyco LLC 3100 N. 29th Court Hollywood, FL 33020
Applicant:	Mohammad Sohid, President, Triple Royal Inc. 11420 Coral Bay Drive Boca Raton, FL 33498
Applicant's Request:	Approval of a Waiver of Distance to operate a 3,188 sq ft Amusement Arcade Center with 30 arcade machines
Location(s):	2061 S. US Highway 1
Parcel ID:	2415-341-0020-000-4
Future Land Use:	General Commercial (GC)
Current Zoning:	General Commercial Zone (C-3)

Surrounding FLU:

North	East	South	West
GC	GC	GC	GC

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Utilities:	FPUA

Staff Analysis:

Request

In accordance with Sections 125-187,125-237, 125-325, and 125-314 of the City Code, the applicant is requesting the review and approval of a Waiver of Distance to operate a 3,188 sq ft Amusement Arcade Center with 30 arcade machines. The approximately 0.7 acres property is located just north of Virginia Avenue and west of S. US Highway 1. The subject site is surrounded by commercial uses to the north, south, east, and west. The subject site is considered an outparcel of the Gateway Retail Shopping Plaza. The building where the proposed use will be located was formerly a Payless Shoe Store. The property has a Future Land Use of General Commercial (GC) and is zoned General Commercial Zone (C-3).

The proposed Arcade Amusement Center is specifically dedicated for adults 21 years of age and up. The project's floor plan will consist of a registration-front desk, 30 arcade machines, 2 ADA accessible restrooms, and a storage area. Hours of operation will be Monday through Friday from 8am-12am and Sat through Sunday from 8am-2am. There will be 2 staff members present at all times and security provided from 5pm-12am daily.

Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(1)(c): No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line. A Waiver of Distance Application is required because the proposed use of Arcade Amusement Center is within 1,250 feet of another proposed Arcade Amusement Center, Gateway Plaza Arcade (2051 S. US Highway 1).

Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(5)(c); The city commission shall consider the following for any waiver request:

1.

The actual location and distance of the proposed establishment with respect to other places of business licensed to sell intoxicating beverages, whether on or off the premises;

a. Family Dollar located at 2047 S. US Highway 1 - approximately 322 feet from the proposed arcade center
b. Mobil Gas Station at 2200 S. US Highway 1 – approximately 230 feet from the proposed arcade center.

2.

The type and size of the establishment, including the number of machines, seating capacity, and whether, in view of such type or size, the proposed establishment is likely to create a public nuisance or traffic impediment by drawing crowds or persons milling about outside the building;

a. The proposed number of machines is 30. The existing building is approximately 3,188 square feet. Both measurements are relatively small in size for commercial uses.

3.
Whether adequate parking and landscaping for the facility is provided so as to meet the requirements set forth in sections 123-37 and 125-316;

a. 23 parking spaces with 1 designated handicap space is required for the subject Arcade Amusement Center; the applicant is providing 25 parking spaces with 1 designated handicap space. The applicant has proposed to provide additional landscaping to the existing site.

4.
Whether the facility is physically separated or well-buffered from all adjacent residentially zoned areas;

a. The subject site is surrounded by commercially zoned areas, buffering is not needed.

5.
Whether traffic generated by patrons or pickup/delivery vehicles will pass through low or moderate density residentially zoned neighborhood;

a. The proposed use does not over a service but rather entertainment, any pick-up/deliveries will be moderately low in nature or non-existent.

6.
The number of police calls to the proposed location and/or adjacent properties within the past year.

a. An update will be provided to the Planning Board at the February 9, 2021 meeting.

Technical Review Committee
All affected departments have reviewed the proposed Waiver of Distance with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation:
The proposed use offers a provision of Arcade Amusement Center representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL**.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 2061 S US Hwy 1, Fort Pierce, FL 34950

Parcel ID #(s) 2415-341-0020-000-4

Project description Video Games

Levyco LLC	Mohammad Sohid, President, Triple Royal Inc
Property Owner(s)	**Applicant/Representative, Title, Company**
3100 N 29th Court	11420 Coral Bay Drive
Street Address	Street Address
Hollywood FL 33020	Boca Raton, FL 33498
City State Zip	City State Zip
954-394-9535	954-274-3080
Phone Number	Phone Number
Email Address	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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 28th day of October, 2020, by Mohammad Sohid who is personally known to me or has produced FL DL as identification.

Sophia Harris

Signature of Notary

Notary Public
Sophia Harris
Notary Public State of Florida
My Commission HH 005263
Expires 05/31/2024
(Seal)

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_____

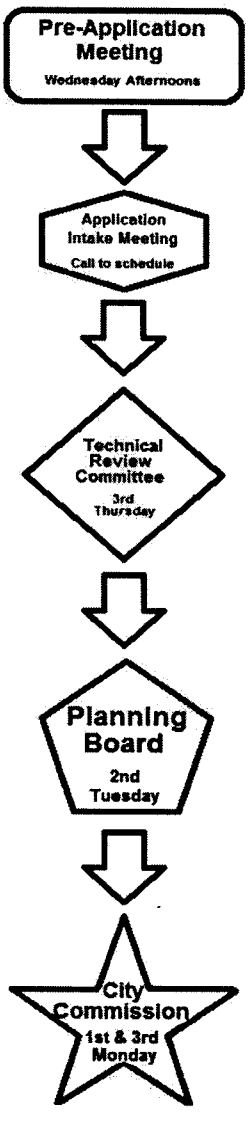
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑As-built survey;
  - ❑Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

- ❑ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces:_____

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

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 2061 S US Hwy 1, Fort Pierce, FL 34950

Parcel ID #(s) 2415-341-0020-000-4

Project Description Video Games

Levyco LLC	Mohammad Sohid, President, Triple Royal Inc
Property Owner(s)	Applicant/Representative, Title, Company
3100 N 29th Court	11420 Coral Bay Drive
Street Address	Street Address
Hollywood FL 33020	Boca Raton, FL 33498
City State Zip	City State Zip
954-394-9535	954-274-3080
Phone Number	Phone Number
Email Address	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 Application (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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 28th day of October, 2020, by Mohammad Sohid who is personally known to me or has produced FL DL as identification.

Sophia Harris
Signature of Notary

Notary Public State of Florida
Sophia Harris
My Commission HH 005263
Expires 05/31/2024

(seal)

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

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

WAIVER OF DISTANCE

Property address or Location 2061 S US Hwy 1 Fort Pierce FL 34950

Parcel ID #(s) 2415-341-0020-000-4

Project description Change of Use (Arcade)

Levyco LLC	Mohammad Sohid, President, Tripple Royal Ir
Property Owner(s)	**Applicant/Representative, Title, Company**
3100 N 29th Ct	11420 Coral Bay Drive
Street Address	Street Address
Hollywood FL 33020	Boca Raton FL 33498
City State Zip	City State Zip
954-394-9535	954-274-3080
Phone Number	Phone Number
	pslauto69@yahoo.com
Email Address	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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St Lucie

The foregoing instrument was acknowledged before me this 26th day of January, 20 21, by Mohammad Sohid who is personally known to me or has produced FL DL as identification.

Eric Harrell
Signature of Notary

(seal)

Notary Public State of Florida
Eric Harrell
My Commission GG 913269
Expires 09/15/2023

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____
_____
_____
_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ WAIVER OF DISTANCE

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☑ As-built site drawing, to scale, including the building, front door, parking area, traffic ingress and egress, sidewalks, landscaping and exterior lighting
- ☑ Sketch of the building's interior layout including square footage of the following: kitchen, bar area, seating arrangement, and restrooms
- ☑ Complete, notarized

Application Type:

- ☐ 1 APS/2APS: Beer Only / Package Sales or On-Premises Consumption
- ☐ 1 COP/2COP: Beer and Wine/Package Sales or On-Premises Consumption
- ☐ 3 APS: Beer, Wine & Liquor/Package Sales Only
- ☐ 4 COP: Beer, Wine & Liquor/On-Premises Consumption
- ☑ Arcade

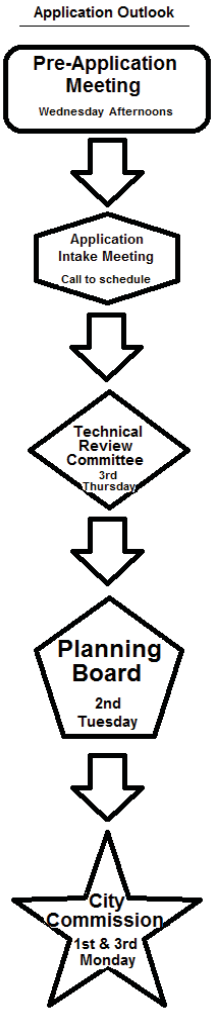
Business Information:

- ☑ New Business
- ❑ Transfer from:_____ Open since:_____
  address *year*

Building Size 3,188 sf Maximum Occupancy 35 Total Seating 30 Parking Spaces 25

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to 8:00am - 12:00pm	to 8:00am - 12:00pm	to 8:00am - 12:00pm	to 8:00am - 12:00pm	to 8:00am - 12:00pm	to 8:00am - 2:00am	to 8:00am - 2:00am



Minimum requirements for on-premises consumption.

(1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:

(a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;

(b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;

(c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

(2) An applicant holding a "Beer, Wine and Liquor—Consume on Premises and Package Sales" license must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.

Sec. 125-325. - Amusement arcades and arcade amusement centers.

Amusement arcades and arcade amusement centers shall comply with the following regulations:

(1) *General operating standards.*

c. No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line.

e. No amusement arcade or arcade amusement centers shall be located within 250 feet of the Downtown Business and Entertainment Overlay District boundaries.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2061 S US HIGHWAY 1
Sec/Town/Range: 15/35S/40E
Parcel ID: 2415-341-0020-000-4
Jurisdiction: Fort Pierce

Use Type: 1100
Account #: 24494
Map ID: 24/15S
Zoning: General Co

Ownership

Levyco LLC
3100 N 29th Ct 2nd Floor
Hollywood, FL 33020

Legal Description

15 35 40 FROM INT N R/W VA AV AND W R/W US 1 RUN N 535 FT FOR POB, TH CONT N ALG SD R/W 175 FT, TH W 175 FT, TH S 175 FT, TH E 175 FT TO POB (OR 1801-100)



Current Values

Just/Market Value:	$305,300
Assessed Value:	$305,300
Exemptions:	$0
Taxable Value:	$305,300

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office □
Download TRIM for this parcel: Download PDF □

Total Areas

Finished/Under Air (SF):	3,060
Gross Sketched Area (SF):	3,188
Land Size (acres):	0.7
Land Size (SF):	30,625

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date:	Sep 11, 2003
Book/Page:	1801 / 0100
Sale Code:	XX01
Deed:	WD
Grantor:	Moeby Management LP
Price:	$775,000

Date:	Nov 17, 2000
Book/Page:	1426 / 2455
Sale Code:	XX01
Deed:	SP
Grantor:	Moeby Realty Corporation
Price:	$100

Date:	Aug 28, 1991
Book/Page:	0754 / 0184
Sale Code:	XX01
Deed:	WD
Grantor:	KTBC-MAY 1991 INVESTMENT PORT
Price:	$751,700
Date:	Jul 9, 1991
Book/Page:	0754 / 0182
Sale Code:	XX00
Deed:	WD
Grantor:	VOLUME SHOE CORP
Price:	$624,700
Date:	Jan 24, 1991
Book/Page:	0725 / 0506
Sale Code:	XX01
Deed:	WD
Grantor:	M Elaine Roschman
Price:	$350,000
Date:	Jun 26, 1990
Book/Page:	0699 / 1688
Sale Code:	XX01
Deed:	QC
Grantor:	M Elaine Roschman
Price:	$100
Date:	Feb 1, 1980
Book/Page:	0350 / 0256
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$0

Building Information (1 of 1)

Finished Area: 3,060 SF

Gross Sketched Area: 3,188 SF

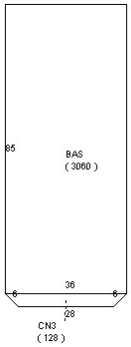
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: STRH	Year Built: 1991	Frame:
Grade: Y_B	Effective Year: 1995	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%





Special Features and Yard Items

Type	Qty	Units	Year Blt
SINGLE LIGHT	1	5	1991
6FT CB Wall	1	30	1991
ASP2 LOW	1	9000	1991
CEMENT CURB	1	495	1991

Current Year Values

Current Values Breakdown

Building:	$126,100
Land:	$179,200
Just/Market:	$305,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$305,300
Exemption(s):	$0
Taxable:	$305,300

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	9.5	Fort Pierce Stormwater Charge	$655.50

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$305,300	$305,300	$0	$305,300
2019	$307,400	$307,400	$0	$307,400
2018	$306,700	$306,700	$0	$306,700

Permits

Number	Issue Date	Description	Amount	Fee
BP2005-784	Feb 16, 2005	Roof	$18,000	$305
F900001470	Dec 17, 1990	Commercial New Construction	$160,000	$160,000
F90001470A	Dec 17, 1990	Demolition	$5,000	$5,000
F90001470B	Feb 25, 1991	Heat and Air Conditioning	$14,000	$14,000
CR2004118	Feb 2, 2005	Alterations/Remodeling	$40,250	$608

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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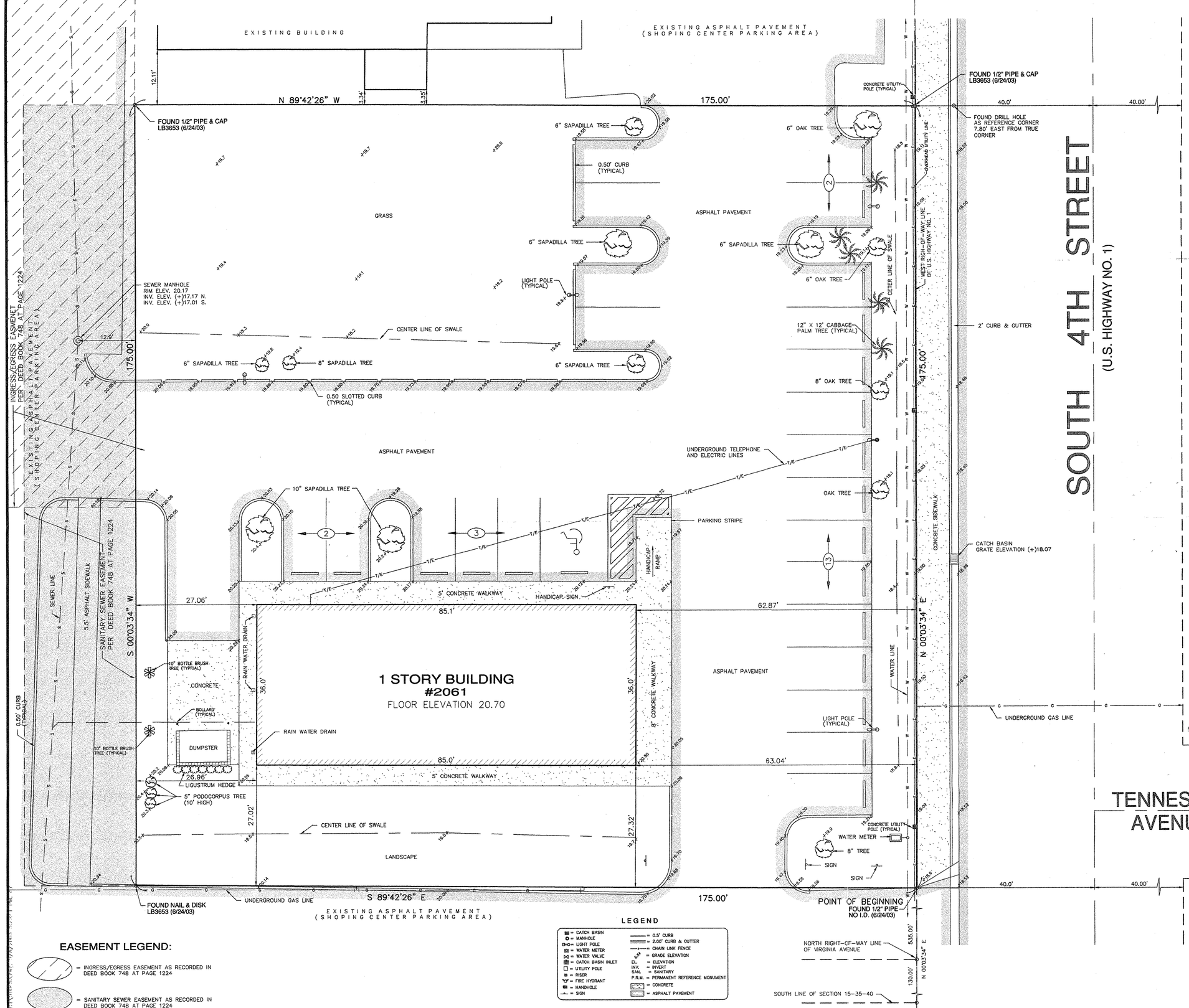
Triple Royal Inc

2061 US HIGHWAY 1
FT PIERCE, FL 34950

Triple Royal Inc Business Narrative

To Whom It May Concern,

Triple Royal Inc is a new establishment that will be offering fun adult entertainment to the public. It will be a great place for adults to get away and enjoy themselves in the community by enjoying adult gaming entertainment and communicate with one another. This will be a fun and relaxed environment for all adult ages 21 and up while keeping it safe and friendly for all who enter the establishment. Hours of operation will be 8am to 12pm with 2 employees on staff and 1 security guard from 5pm to 12pm. We will be offering coffee, beverage machine and snacks to all customers entering the premises on there behalf. The premises will have a total of 30 machines with 2 ADA bathrooms, an enclosed counter for the staff working, emergency exit door, front door to enter and LED lighting around windows. We will also have 4 TV's hung up for entertainment for customers to watch while they enjoy their adult gaming. It will have an ATM machine on premises for customers that need to use it. Triple Royal will also have a sign on the building with its name on it. There will be 7 bicycle racks and a side walk connection to the building



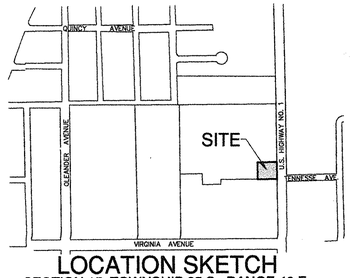
EASEMENT LEGEND:

= INGRESS/EGRESS EASEMENT AS RECORDED IN DEED BOOK 748 AT PAGE 1224

= SANITARY SEWER EASEMENT AS RECORDED IN DEED BOOK 748 AT PAGE 1224

LEGEND

= CATCH BASIN	= 0.5' CURB
= MANHOLE	= 2.00' CURB & GUTTER
= LIGHT POLE	= CHAIN LINK FENCE
= WATER METER	= GRADE ELEVATION
= WATER VALVE	EL. = ELEVATION
= CATCH BASIN INLET	INV. = INVERT
= UTILITY POLE	SAN. = SANITARY
= RISER	P.R.M. = PERMANENT REFERENCE MONUMENT
= FIRE HYDRANT	= CONCRETE
= HANDHOLE	= ASPHALT PAVEMENT
= SIGN	



LOCATION SKETCH
SECTION 15, TOWNSHIP 35 S., RANGE 40 E.
FORT PIERCE, FLORIDA.
NOT TO SCALE

LEGAL DESCRIPTION:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

From the Intersection of the West right-of-way line of U.S. Highway No. 1 and the South line of said Section 15, run North 0°03'34" East, 130 feet to the Intersection of the North right-of-way line of Virginia Avenue; thence continue North 0°03'34" East, along said West right- of-way line of U.S. Highway No. 1, a distance of 535 feet for the POINT OF BEGINNING; thence continue North along said West right-of-way line, 175 feet; thence run North 89°42'26" West, 175 feet; thence run South 0°03'34" West on a line parallel with the said West right-of-way line of U.S. Highway No. 1, 175 feet; thence run South 89°42'26" East, 175 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:

- This site lies in Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida.
- All documents are recorded in the Public Records of St. Lucie County, Florida
- Bearings hereon are referred to an assumed value of N 00°03'34" E for the West right-of-way line of Highway No. 1 per Official Record Book 699, page 1688, St. Lucie County, Florida, and evidenced by a found 1/2" iron pipe no i.d. and a found 1/2" pipe & cap LB3653.
- Lands shown hereon abstracted for easements and/or rights-of-way of records per First American Title Insurance Company, Office file No. 1083-273470, effective date of June 17, 2003.

  Deed Book 206 at page 143, and Deed Book 81 at page 163, being an easement for the right to construct and maintain its lines of telephone and telegraph along the route presently occupied by said lines.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929.
- Lands shown hereon are located in Federal Flood Zone B, per Community Panel No. 120286-00003, Dated January 5, 1984.
- Dimensions indicated hereon are field measured using a total station electronic distance
- Building setbacks: Front - 25; Side & Back - None.
- Zone: C-3 - General Commercial.
- Precision of closure 1:10,000 - Commercial Class Survey.
- Lands shown hereon containing 30,625 square feet, or 0.7030 acres, more or less.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- Roof overhang not located unless otherwise shown.
- The approximate location of all utilities shown hereon were determined from As-Built Plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client.

SURVEYOR'S CERTIFICATION TO:

Wachovia Bank, its successors and/or assigns
First American Title Insurance Company
Levyco, LLC, a Florida limited liability company

I hereby certify that this "Boundary Survey" was made under my responsible charge on May 17, 1991, and last updated on June 24, 2003, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

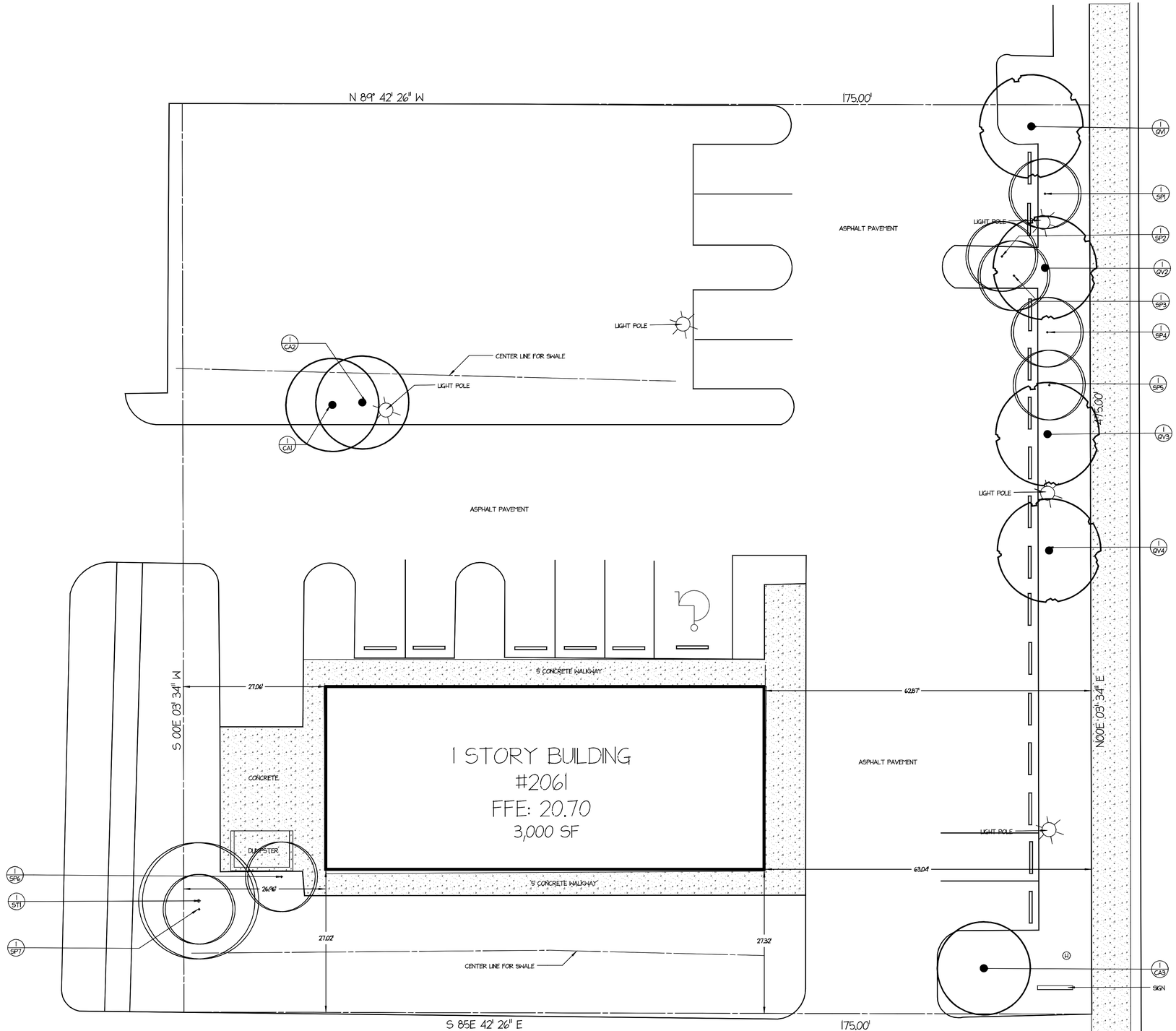
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	Revision Description	
2	REVISE PER NEW TITLE COMMITMENT	9/8/03 - DJR
1	UPDATE SURVEY (6/24/03)	ACS
	O.R.	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email flt@flsurvey.com

BOUNDARY SURVEY
PAYLESS SHOESOURCE
ST. LUCIE COUNTY, FLORIDA

Date	5/17/91
Scale	1" = 10'
Drawn By.	ACS
Cad. No.	910453
Plotted:	6/30/03 3:58p
Ref. Dwg.	--
Field Book.	FLD SHT - JWL
Job. No.	031042
Dwg. No.	291-163
Sheet	1 of 1



TREE DISPOSITION TABLE

SYM	BOTANICAL NAME	COMMON NAME	SIZE (HT X SPR, DBH)	REMAIN, REMOVE, RELOCATE
PALMS				
SP1	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP2	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain
SP3	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP4	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP5	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain
SP6	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP7	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remove
TREES				
CA1	Cupaniopsis anacardioides	Carrotwood	20' HT x 18' SPR, 45" Calip.	Remain
CA2	Cupaniopsis anacardioides	Carrotwood	18' HT x 16' SPR, 50" Calip.	Remain
CA3	Cupaniopsis anacardioides	Carrotwood	16' HT x 24' SPR, 54" Calip.	Remain
ST1	Schinus terebinthifolia	Brazillian Pepper	24' HT x 42' SPR, 16" Calip.	Remove
QV1	Quercus virginiana	Live Oak	18' HT x 24' SPR, 30" Calip.	Remain
QV2	Quercus virginiana	Live Oak	18' HT x 18' SPR, 30" Calip.	Remain
QV3	Quercus virginiana	Live Oak	24' HT x 18' SPR, 63" Calip.	Remain
QV4	Quercus virginiana	Live Oak	16' HT x 24' SPR, 34" Calip.	Remain

M. HUDSON DESIGN
1522 Limetree Bay Avenue Jupiter, FL 33458
561-319-2474 | MHudsonDesign.com

TIPLE ROYAL, INC.

2061 S. US HWY1
FT. PIERCE, FL 34950

TREE DISPOSITION PLAN

DATE: 10/9/20
DRAWN BY: MH
SCALE: 1"=10'
PROJECT NO: 20-043

REVISIONS:
1- 10/9/20

N

LP1

PARKING LOT

N 89° 42' 26" W

175.00'

EXISTING TURF TO REMAIN

ASPHALT PAVEMENT

INTERIOR VEHICULAR USE AREA SF= 13,394

CENTER LINE FOR SWALE

LIGHT POLE

ASPHALT PAVEMENT

SOUTH 4TH STREET

(U.S. HIGHWAY NO. 1)

175.00'

LANDSCAPE STRIP SF: 1,762

PARKING LOT

S 00E 03' 34" W

EXISTING TURF TO REMAIN

ADD NEW SOD AFTER TREE & PALM REMOVAL. FIELD MEASURE SF.

5' CONCRETE WALKWAY

CONCRETE

DUMPSTER

1 STORY BUILDING
#2061
FFE: 20.70

27.06'

62.87'

63.04'

26.98'

27.02'

27.32'

EXISTING TURF TO REMAIN

CENTER LINE FOR SWALE

S 85E 42' 26" E

175.00'

ASPHALT PAVEMENT

N89E 03' 34" E

SOD

MULCH

LIGHT POLE

SIGN

PARKING LOT

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TIPLE ROYAL, INC.
2061 S. US HWY1
FT. PIERCE, FL 34950
LANDSCAPE PLAN

DATE: 10/9/20
DRAWN BY: MH
SCALE: 1"=10'
PROJECT NO: 20-043

REVISIONS:
1- 10/9/20

N

LP2

LANDSCAPE SPECIFICATIONS:

1.0 GENERAL LANDSCAPE REQUIREMENTS

Landscape contract work includes, but is not limited to, soil preparation, fine or finish grading, furnishing and installing plant material, watering, staking, guying and mulching.

The landscape contractor shall not make any changes and/ or substitutions without the authorization of the owner and the landscape architect.

Prior to construction, the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of work. Locations of existing buried utility lines shown on the plans are based upon the best available information and considered approximate it shall be the responsibility of the contractor 1) to verify the locations of utility lines and adjacent to the work area 2) to protect all utility lines during the construction period 3) to repair any and all damage to utilities, structures, site appurtenances, etc. Which occurs as a result of construction activities.

The landscape contractor shall be responsible for all permits.

The landscape contractor shall review the project drainage and utility plans prior to construction and avoid all conflicts.

Sod and irrigation shall be installed in any adjacent right of way between the sidewalk and the curb.

Field grown trees and palms previously root pruned shall obtain a root ball with sufficient roots for continued growth without resulting in shock.

All plastic fabric shall be removed from plant material at time of installation.

Contractor shall not mark or scar the trunk in any fashion.

Plants shall be watered as necessary or within 24 hours after notification by the landscape architect.

Earth berms shall not exceed a 3:1 slope 4:1 slopes or greater are preferable.

All trees planted under or adjacent to FPL power lines will comply with the FPL right tree in the right place guidelines (rev 5/95).

Catch basins and drainage shall not be located within required perimeter buffers or preserve areas.

The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions.

Major adjustments to the layout are to be approved by the landscape architect.

Existing trees and vegetation to remain shall be staked and barricaded prior to any land clearing.

Existing trees preserved or relocated on site shall be pruned according to ANSI A300 standards or by an ISA Certified Arborist.

Sabal palms may be hurricane cut. Do not allow air pockets to form when backfilling plant materials All trees shall be spiked in utilizing water and a tree bar.

The landscape contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or acceptance by the landscape architect.

Settled plants shall be reset to proper grade, planting saucers restored, and defective work corrected.

The landscape contractor shall at all times keep the premises free from accumulation of waste materials or debris caused by his crews during the performance of the work.

Upon completion of the work, the contractor shall promptly remove all waste materials, debris, unused plant material, empty plant containers and all equipment from the project site.

All labor and material for soil amendments and fertilizer that is required to insure the successful establishment and survival of the proposed vegetation, as well as all the cost for the removal of unsuitable or excess backfill material, shall be included in the contractor's bid to perform the work represented in this plan set.

Upon completion of the work, the landscape contractor shall notify the landscape architect and request a final inspection. Any items that are judged incomplete or unacceptable by the landscape architect or owner's representative shall be corrected by the landscape contractor within 14 days.

2.0 PLANTING BED PREPARATION

All planting beds shall be free from shell rock and construction debris, excavated to a depth of 30 inches or to clean native soils and filled with the specified backfill mixture.

All landscape islands and beds shall be free from shell rock and construction debris, excavated to a depth of 30 inches or to clean native soils and filled with the specified backfill mixture.

All landscaped areas are to receive a minimum of 3" of topsoil.

3.0 SOIL & PLANTING MIXTURE

All soil must be loose, friable and free of limestone, construction materials, road base material, rocks, weeds, grasses, hard pan, clay or other debris.

PH shall be adjusted where necessary to be compatible with the plant species being installed

PLANTING BED MIXTURE: (1) part recycled organic material added to three (3) parts existing native soil.

ANNUAL BED MIXTURE: (1) part potting soil, (1) part peat moss and fertilized with Osmocote 15-9-12 Slow Release Fertilizer.

Replacement soil shall be used as specified to replace existing soils that are determined by the landscape architect to be unsuitable for planting, ie. Road base, pavement, etc.

All shrubs, trees and ground cover will have improved soil as per planting soil notes.

The soils shall be placed in the hole during planting. Top dressing only is not acceptable.

4.0 FERTILIZER

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K of which 50 of the nitrogen shall be derived from an organic source as per CSI specifications.

5.0 PLANT SIZE AND QUALITY: TREES, PALMS, SHRUBS, GROUNDCOVERS:

Plant species and sizes shall conform to those indicated on the drawings, nomenclature shall conform to Standard Plant Names, 1942 edition.

All sizes shown for plant material on the plans are to be considered minimums. All plant materials must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, Latest Edition published by the Florida Department of Agriculture and Consumer Services, Unless specified otherwise.

All plants shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

All trees shall have a straight trunk and full head and meet all requirements specified.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold.

All plant material shall be healthy, vigorous and free of pests and disease.

All plant material shall be container grown or balled and burlapped as indicated in the plant list.

An established container grown plant shall be transplanted into a container and grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container.

6.0 PLANTING TREES & PALMS

Excavate pit as per planting details.

Backfill around the ball with standard planting mixture and slightly compact, water thoroughly as layers are placed to eliminate voids and air pockets. Build a 6" high berm of standard planting mixture beyond the edge of excavation. Apply 3" (after settlement) of mulch except within 6" of the trunk.

All trees must be staked as shown on the planting details within 24 hours of planting. Stakes to remain for a minimum of 9 months, but no longer than 18 months. Contractor is responsible for maintenance and removal of the stakes.
Prune trees to remove damaged branches, improve natural shape and thin out structure.

Do not remove more than 15 of branches. Do not prune back terminal leader.

Guy and stake tree in accordance with the staking details immediately after planting.

All trees must be guyed or staked as shown in the details.

All trees shall be spiked in utilizing water and a tree bar.

Trees to be relocated shall be root pruned and protected during construction.

Existing trees preserved or relocated on site shall be pruned according to ANSI A300 standards or by an ISA Certified Arborist.

Trees within planting islands less than five (5) feet in width shall be located to avoid conflicts with vehicles.

7.0 ROOT BARRIER

19.5" 'Bio barrier' root barrier shall be provided for shade trees planted within six (6') feet of public curbs, sidewalks or public right of ways.

All root barriers shall be installed in accordance with the manufacturer's recommendations.

8.0 PLANTING SHRUBS

Excavate pit or trench to 1-1/2 times the diameter of the balls or containers or 1'-0" wider than the spread of roots for positioning at proper height.

Backfill around plants with standard planting mixture, compacted to eliminate voids and air pockets.

Form grade slightly dished and bermed at edges of excavation. Apply 3" of mulch except within 3" of stems.

Prune shrubs to remove damaged branches, improve natural shape and thin out structure. Do not remove more than 15% of branches.

9.0 PLANTING GROUND COVERS

Loosen subgrade to depth of 4" in areas where topsoil has been stripped and spread smooth.

Space plants as otherwise indicated. Dig holes large enough to allow spreading of roots.

Compact backfill to eliminate voids and leave grade slightly dished at each plant.

Water thoroughly.

Apply 3" of mulch over the entire planting bed, lifting plant foliage above the mulch.

During periods of hot sun and/or wind at time of planting, provide protective cover for several days or as needed.

10.0 PLANTING LAWNS

Sodding: sod type specified on plant list shall be machine stripped not more than 24 hours prior to laying.

Loosen subgrade to depth of 4" and grade with topsoil either provided on site or imported standard planting mix to finish design elevations.

Roll prepared lawn surface.

Water thoroughly, but do not create muddy soil conditions.

Fertilize soil at the rate of approximately 10 lbs. Per 1,000 S.F.

Spread fertilizer over the area to receive grass by using an approved distribution device calibrated to distribute the appropriate quantity.

Do not fertilize when wind velocity exceeds 15 m.P.H.

Thoroughly mix fertilizer into the top 2" of topsoil.

Lay sod strips with tight joints, do not overlap, stagger strips to offset joints in adjacent courses.

Work sifted standard planting mixture into minor cracks between pieces of sod and remove excess soil deposits from sodded areas.

Roll or stamp lightly and water thoroughly with a fine spray immediately after planting.

Sod on slopes greater than 3:1 shall be staked in place with sod staples.

11.0 MULCH

All planting areas shall be completely mulch as specified. All mulch is to be applied to a depth of 3", except as otherwise noted. Mulch shall be shredded melaleuca, eucalyptus or grade "A" recycled mulch. Cypress mulch is not allowed.

All mulch is to be applied to a depth of 3", except as otherwise noted.

12.0 STAKING

All plastic fabric shall be removed from plant material at time of installation.

All trees must be staked as shown on the planting details within 24 hours of planting.

Stakes to remain for a minimum of 9 months, but no longer than 18 months. Contractor is responsible for maintenance and removal of the stakes.

13.0 IRRIGATION

All areas shall be fully irrigated in accordance with the requirements of the City of Ft. Pierce, FL.

The irrigation system shall be designed to provide 100 overlap coverage to all landscape and sod areas.

The irrigation system shall be equipped with a rain sensor/cut off switch in accordance with state and local requirements.

It is the sole responsibility of the landscape contractor to ensure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

NEW TREE IRRIGATION SCHEDULE:
-Bubblers should be applied to all newly planted trees.
-Irrigation Schedule:
- 1-30 days- Daily
- 31-60 days- 3 Times Per Week
- 61+ days- 1 Time Per Week
-At each irrigation, apply about 2-3 gallons of water per inch of trunk diameter over the root ball.

14.0 LANDSCAPE WARRANTY

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous plant materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

At the time of conditional acceptance, the warranty periods shall commence. Any materials which have died or declined to the point where they no longer meet Florida #1 condition during this period shall be promptly replaced with specimens that meet the minimum requirements called for on the drawings.

The landscape contractor shall not be held responsible for the death or damage resulting from acts of god such as lightning, vandalism, and automobiles or from negligence by the owner. Contractor shall be responsible for watering and otherwise maintaining plants up to the conditional acceptance period, unless a written agreement with the Landscape Architect provides for a different arrangement.

EXISTING PLANT KEY

SYM	BOTANICAL NAME	COMMON NAME	SIZE (HT X SPR, DBH)	REMAIN, REMOVE, RELOCATE
PALMS				
SP1	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP2	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain
SP3	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP4	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP5	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain
SP6	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
TREES				
CA1	Cupaniopsis anacardioides	Carrotwood	20' HT x 18' SPR, 45" Calip.	Remain
CA2	Cupaniopsis anacardioides	Carrotwood	18' HT x 16' SPR, 50" Calip.	Remain
CA3	Cupaniopsis anacardioides	Carrotwood	16' HT x 24' SPR, 54" Calip.	Remain
QV1	Quercus virginiana	Live Oak	18' HT x 24' SPR, 30" Calip.	Remain
QV2	Quercus virginiana	Live Oak	18' HT x 18' SPR, 30" Calip.	Remain
QV3	Quercus virginiana	Live Oak	24' HT x 18' SPR, 63" Calip.	Remain
QV4	Quercus virginiana	Live Oak	16' HT x 24' SPR, 34" Calip.	Remain

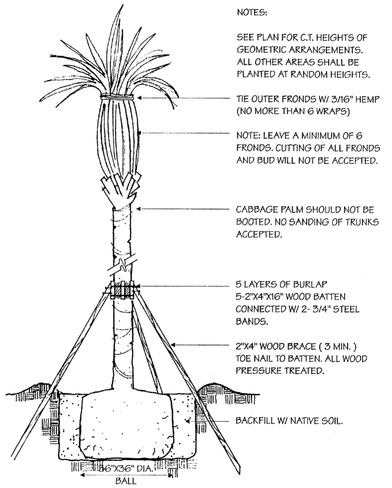
LANDSCAPE AREA CALCULATIONS

Area: Lanscape Strips

Reqirements:	1 Tree / 300 SF	
Total SF:	1762	
Credits Required	6	
Existing Trees To Remain:	3	3
Existing Palms To Remain:	3	1
Proposed Trees:	1	1
Proposed Palms:	3	1
	Total Credits:	**6**

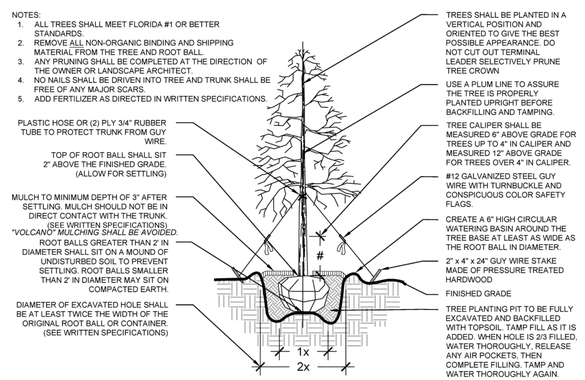
Area: Interior Vehicular Use Areas

Landscape Area Reqirements:	1 SF / 15 SF of Vehicular Use Area	
Total SF of Vehicular Use Area:	13,394	
Landscape Area Required (SF):	893	
Landsacpe Area Provided (SF):	1,276	
Tree Requirements:	1 Tree / 100 SF of Landsape Area	
Credits Required	9	
Existing Trees To Remain:	4	4
Existing Palms To Remain:	2	0
Proposed Trees:	5	5
Proposed Palms:	1	1
	Total Credits:	**10**



TYPICAL PALM PLANTING/STAKING DETAIL

NOT TO SCALE 8/06

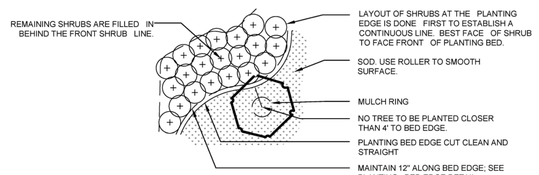


TREE PLANTING DETAIL

NOT TO SCALE

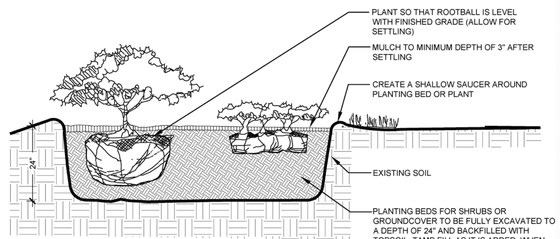
PLANT & MATERAILS LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING	REMARKS
PALMS						
SP	3	Sabal Palmetto	Cabbage Palm	18' HT, 10' CT	A.S.	Florida #1
TREES						
QV	5	Quercus virginiana	Live Oak	12' HT X 5' SPR, 5' CT, 2.5" CAL	A.S.	Florida #1
ACCENTS, SHRUBS, GROUNDCOVERS AND VINES						
CM	187	Carissa macrocarpa 'Emerald Blanket'	Natal Plum	12" HT X 12" SPR, FULL	2.5' O.C.	Florida #1
CI	59	Chrysobalanus icaco 'Red Tip'	Cocoplum	24" HT X 18" SPR, FULL	3' O.C.	Florida #1
CRN	8	Clusia rosea 'Nana'	Dwarf Pitch Apple	18" HT X 12' SPR, FULL	2.5' O.C.	Florida #1
SOD, MULCH, GRAVEL & OTHER MATERIALS						
(SF)	(UNITS)					
820	2	St. Augustine 'Floratam'	500 stl/palett			Sod Quantity To Be Field Verified
1950	163	Mulch	2 cu ft bag			Mulch Quantity To Be Field Verified



SHRUB & GROUNDCOVER LAYOUT DETAIL

NOT TO SCALE



SHRUB AND GROUND COVER PLANTING DETAIL

NOT TO SCALE

M.HUDSON DESIGN
1522 Limetree Bay Avenue Jupiter, FL 33458
561-319-2474 | MHudsonDesign.com

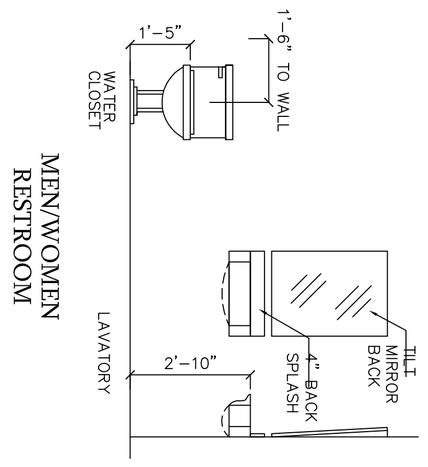
TIPLE ROYAL, INC.
2061 S. US HWY 1
FT. PIERCE, FL 34950

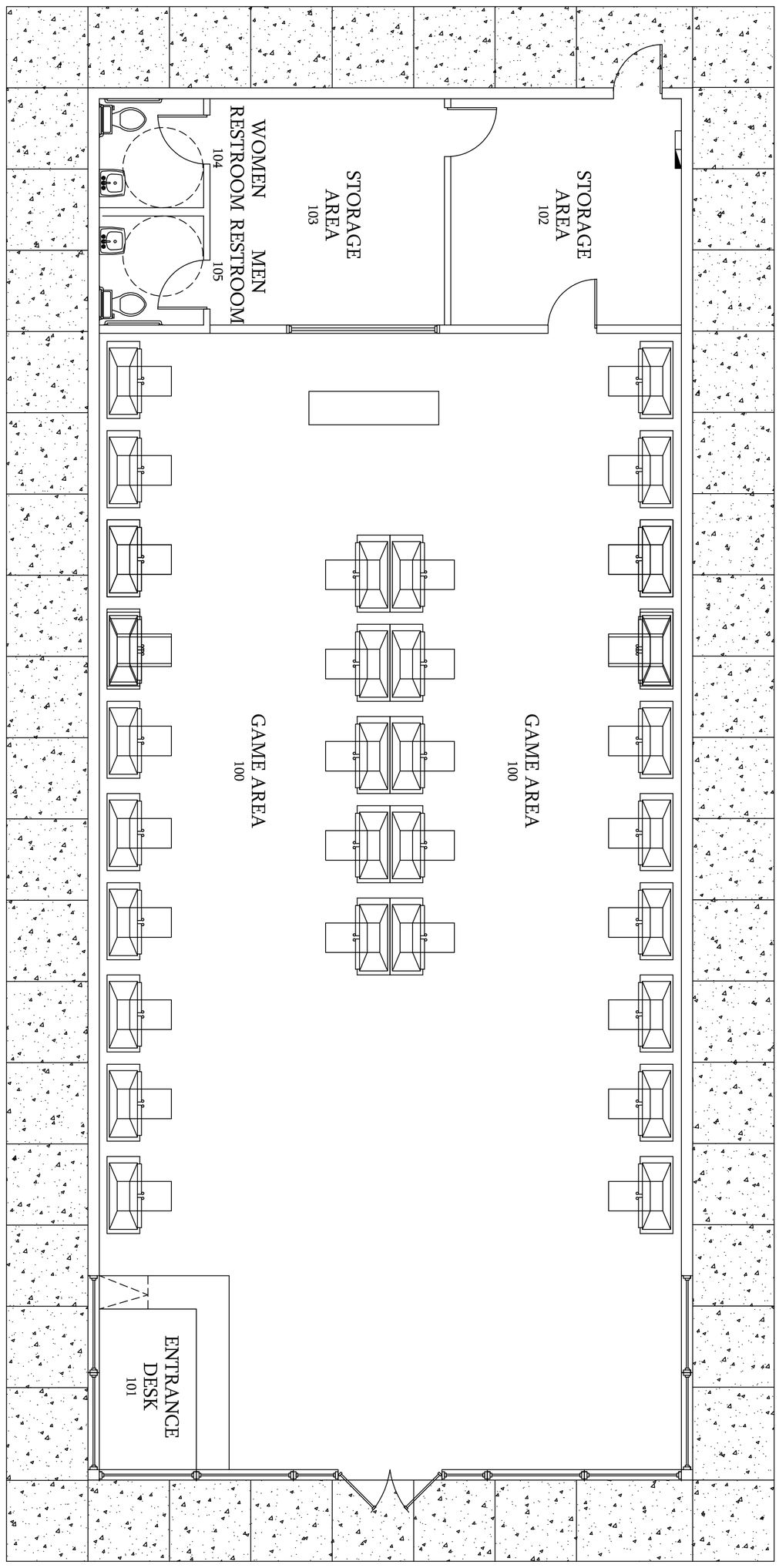
LANDSCAPE DETAILS & SPECIFICATIONS

DATE: 10.21.20
DRAWN BY: MH
SCALE:
PROJECT NO: 20-043

REVISIONS:

LP3





GAME ROOM BUILDING PLAN

SCALE: 1/ 4"= 1'-0"

Area Tabulatuons

RETAIL BUILDING :

EXISTING BUILDING : 3,100 SF.

1-HOUR INTERIOR FIRE RATED WALLS.

4" 20GA. INTERIOR METAL STUDS AT 16" O.C.

6" 20GA. INTERIOR METAL STUDS AT 16" O.C.

DESIGNWEST ENGINEERS AND ASSOCIATE INC.

ENGINEERING NOTES: 1. ENGINGEERING DESIGN CRITERIA MEETS OR EXCEEDS 2017 6TH EDITION FLORIDA BUILDING CODE, CONSTRUCTION 160 MPH WIND SPEED. 2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE FACTOR= 1.0 INTERNAL PRESSURE COEFFICIENT= + .55. 3. WINDOWS, DOORS , AND CLADDING ARE TO BE DESIGNED TO MEET

DATE:

NASEEM A. GHANDOUR, P.E. PE 81984 DESIGNWEST ASSOCIATE

SHEET NO

Fine Architectural and Egineering Design
111 MONUMENT DR.STE.300,KISSIMMEE,FL.34741
Ph. 203-514-4221 DESIGNWESTASSOC@AOL.COM

BUILDER:	DATE:	DRAWN BY JT	REVISIONS:
SUBDIVISION:	SCALE AS SHOWN	CHK BY JT/ NG	

CONSULTING ENGINEERS
NASEEM GHANDOUR, P.E.
PE 81984
DESIGNWEST ASSOCIATE

TRIPLE ROYAL INC.
GAME ARCADE
2061 SOUTH HWY US1
FORT PIERCE, FL. 34950

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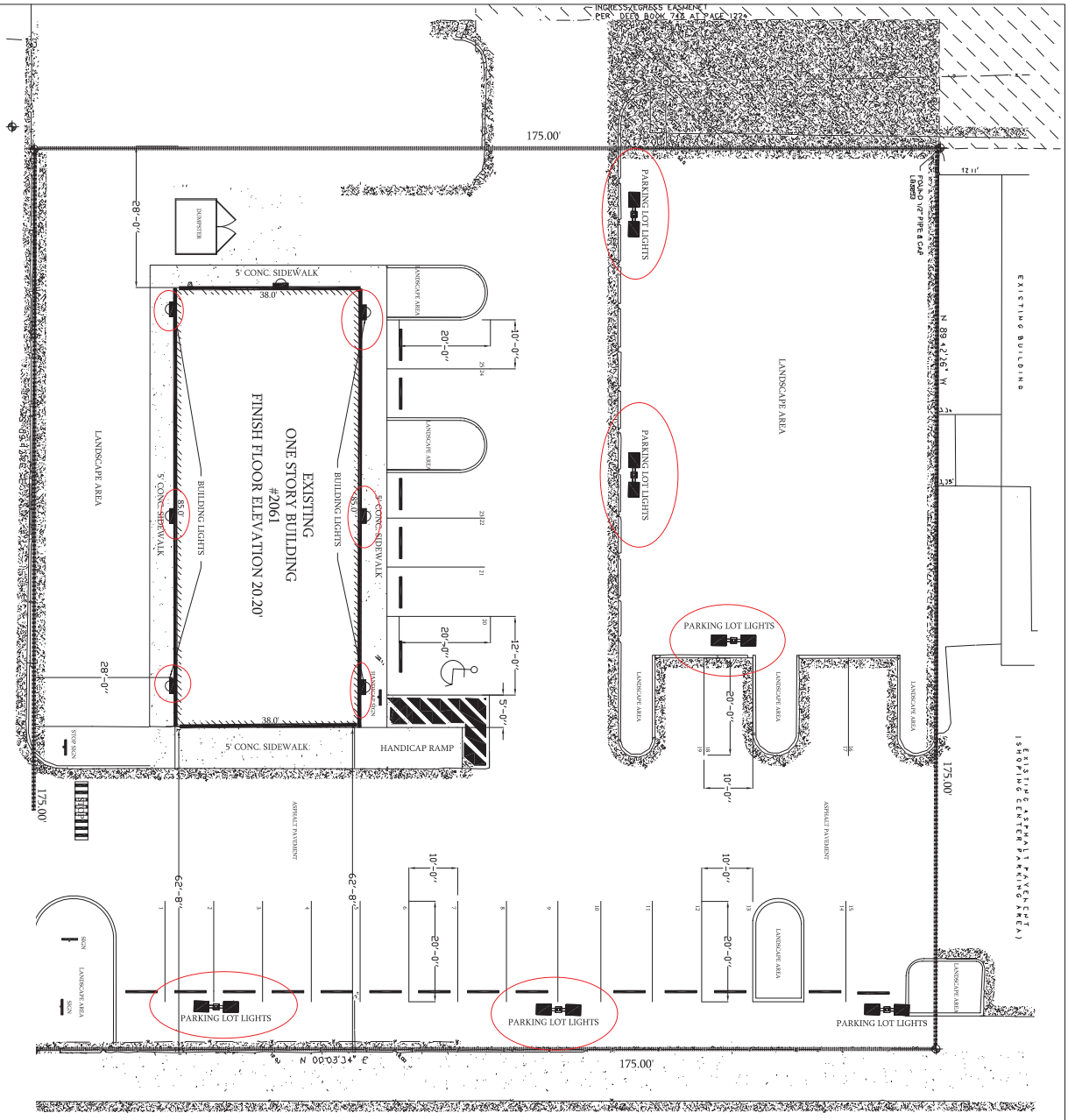
Written Dimensions on these drawings shall have precedence over scale dimensions: Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings.



Lighting Plan

1. EXISTING PARKING LOT LIGHTING HAS 20' AVERAGES FOOT-CANDELS PER FBC 2017 SEC 802 (20,000 lumens per light pole and top of building)

DESIGNWEST ASSOCIATES INC.

SHEET NO C-1 OF__SHEETS

Fine Architectural Design
1510 E. COLONIAL DR.STE.230,ORLANDO,FL.32803
Ph. 203-514-4221 DESIGNWESTASSOC@AOL.COM

BUILDER:	DATE:	DRAWN BY	REVISIONS:
		JT	
SUBDIVISION:	SCALE	CHK BY	
	AS SHOWN	JT	

ENGINEERING NOTES: 1. ENGINGEERING DESIGN CRITERIA MEETS OR EXCEEDS 2017 6TH ADDITION FLORIDA BUILDING CODE, ENGINEERED CONSTRUCTION 160 MPH WIND SPEED. 2. BUILDING WIND EXPOSURE CATEGORY B AND WIND IMPORTANCE FACTOR= 1.0 INTERNAL PRESSURE COEFFICIENT= + - .18 WINDOWS, DOORS , AND CLADDING ARE TO BE DESIGNED TO MEET

JAMES TAYLOR P.E.PA.
WYANE GANDY PE.
NASEEM GANDOUR PE.

Phone: (203) 514-4221

PA0 76897
PE.84984
PE 33134

TRIPLE ROYAL INC.
GAME ARCADE
2061 SOUTH HWY US1
FORT PIERCE, FL. 34950

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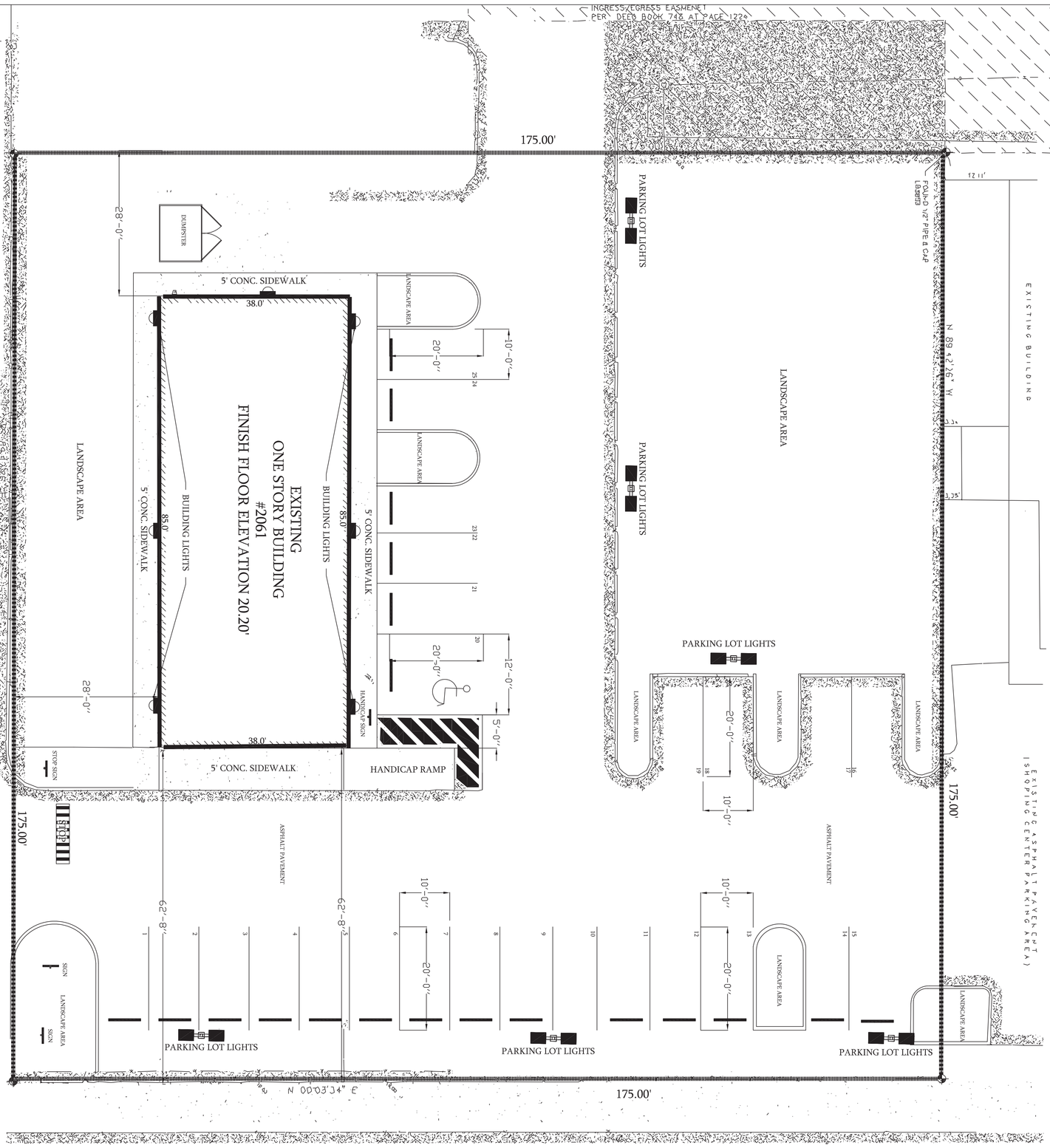

Parking Plan

1. ALL EXISTING PARKING SPACES ARE 10'-0" x 20'-0"
2. ALL EXISTING PARKING HANDICAP PARKING SPACES ARE 17'-0" x 20'-0"

SOUTH US HWY 1

DESIGNWEST ASSOCIATES INC.

ENGINEERING NOTES: 1. ENGINGEERING DESIGN CRITERIA MEETS OR EXCEEDS, 2017 6TH ADDITION FLORIDA BUILDING CODE, ENGINEERED CONSTRUCTION 160 MPH WIND SPEED. 2. BUILDING WIND EXPOSURE CATEGORY B AND WIND IMPORTANCE FACTOR= 1.0 INTERNAL PRESSURE COEFFICIENT= + - .18 WINDOWS, DOORS , AND CLADDING ARE TO BE DESIGNED TO MEET

SHEET NO C-1 OF _ SHEETS

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BUILDER:	DATE:	DRAWN BY	REVISIONS:
		JT	
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	AS SHOWN	JT	

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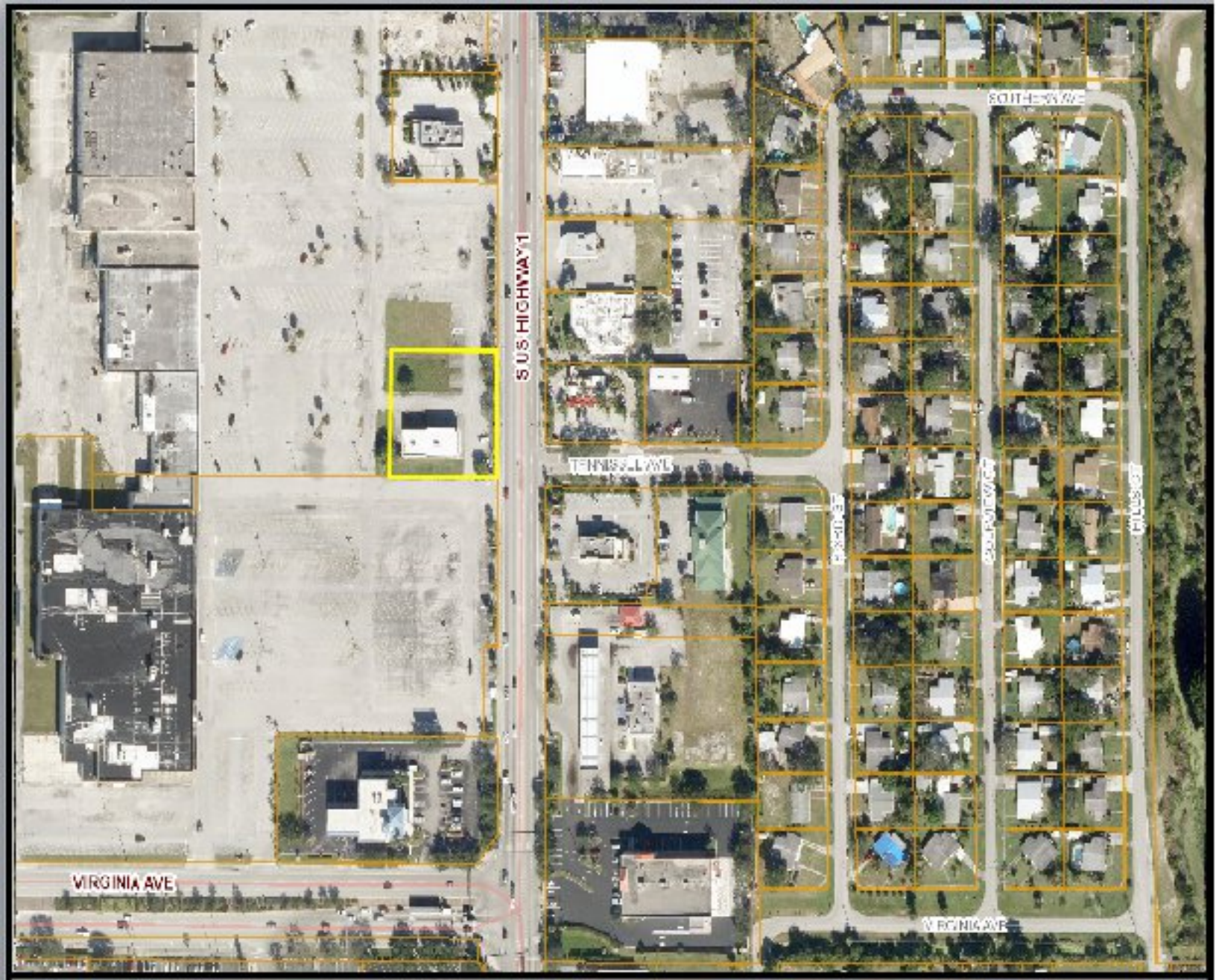
TRIPLE ROYAL ARCADE


ROYAL ARCADE



Triple Royal Arcade

2061 S. US Highway 1

Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida



N
W E
S

Triple Royal Arcade
2061 S. US Highway 1
Future Land Use Map

THE SUNRISE CITY
FORT PIERCE
Florida

GC, General Commercial

RL, Low Density Residential

COS, Conservation & Open Space



N
W E
S

Triple Royal Arcade
2061 S. US Highway 1
Zoning Map

THE SUNRISE CITY
FORT PIERCE
Florida

C-3, General Commercial Zone

R-2, Single-Family Intermediate Zone

OS-1, General & Recreational Open Space

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

January 25, 2021 (UPDATED COMMENTS)

Mohammad Sohid, President, Triple Royal Inc.
11420 Coral Bay Drive
Boca Raton, FL 33498

Subject: 2061 S US Highway 1 – TRC Comments for January 21, 2021 conference call

Please make a written response to these comments. Any changes or resubmittals must be done by January 29th, 2021 to move forward to the February Planning Board Meeting.

Fort Pierce Planning Department

1. Per City Code Section 125-317. – Sidewalks - (b)Applicability. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur:

   (4)Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements**. Include a sidewalk connection (sidewalk striping) to the Building from the parking areas to the entrance.**

2. The Waiver of Distance Application states that you have 30 parking spaces; this is incorrect. There are a total of 25 parking spaces. **Please correct this with a new notarized application.**

3. The Waiver of Distance Application and your Narrative have different hours of operation that are not allowed. Per City Code Section 125-325; No amusement arcade or arcade amusement centers shall operate after the hour of 12:00 midnight and before the hour of 8:00 a.m. on weekdays, and between 2:00 a.m. and 8:00 a.m. on weekends. **Please correct this with a new narrative and new notarized application.**

4. The Waiver of Distance Application states that the building size is 3,230 square feet but the St. Lucie County Property Appraiser states that the gross square footage is at maximum 3,188 square feet. **Please correct this with a new notarized application.**

5. Per City Code Section 123-37. – General Landscaping Requirements - (10) Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick-up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996. **Please re-install a gate to the refuse-collection dumptser for screening.**

6. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): **Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises.** Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas.

7. Per City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement (1)(f): **Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.**

8. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement.

9. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **This must be provided prior to receiving Certificate of Occupancy.**

10. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(h): **Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. Commercial uses require a minimum average of two footcandles for parking areas.**

11. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(i): **Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.**

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
JAN 13 2021
CITY OF FORT PIERCE
PLANNING & ZONING

To : Vennis Gilmore, Planner

From : John R. Andrews, P.E., City Engineer

Re : Conditional Use – 2061 S. US Highway 1
TRC No. 21-04000001

Date : January 14, 2021

This is to advise you that we have completed the review of the following documents as received by this office on January 8, 2021:

- [x] Conditional Use Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Conditional Use
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] No comments

JRA/tst/tst TST

Q:\ENGINEERING\Site Development Projects\Addresses\2061 S US HWY 1\CU\Submittal No. 1 - 011221\CU Approval - 011421.docx

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

January 21, 2021

TECHNICAL REVIEW PROJECT # 21-04000001

Conditional Use, Design Review, & Waiver of Distance – Triple Royal Arcade – 2061 S US HWY 1

Comments

FPUA W/WW Engineering: Location is presently a water and wastewater customer of FPUA. Please visit Customer service @ 206 South 6th Street to address any items that will be required to reactivate these services if they are currently off.

FPUA Electric & Gas Engineering: There is currently electric infrastructure to the site from US 1, directly east of the area. Please provide electric load information and AutoCAD drawings if additional service will be needed. The customer will be responsible for all transformer pads, conduits, and secondary conductors. For more information and project coordination, please contact Sal Scimeca.
Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772) 466-1600 Ext. 6957

Gas service is also available to the site from a gas main directly adjacent. Please provide a copy of the gas riser diagram with the anticipated load if the developer is interested in natural gas service. For more information and incentives that are available, please contact Billy Dupre.
Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com
Office: (772) 466-1600 Ext. 4705

A utility easement will be required for all proposed FPUA electric and gas facilities within site.
If the developer should have any questions, please have them contact the individuals listed above.
Attached is a copy of the FPUA GIS Map detailing both electric and gas utilities.



ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Triple Royal Arcade

REVIEW DATE: 1/13/2021

PLANNER: GILLMORE

REVIEWED BY: Captain Wayne Boyer

Site Plan Approved: _____

Site Plan Approved with conditions: ___X____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes**

Vennis Gilmore

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Tuesday, January 12, 2021 3:13 PM
To: Vennis Gilmore
Subject: 21-04000001 Triple Royal Arcade 2061 S US Hwy 1

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986



St. Lucie
PUBLIC SCHOOLS

office 772.429.7547
cell 772.216.5755

Planning Board **7. i.**

Meeting Date: 02/09/2021

Information

REQUESTED ACTION

Conditional Use - Triple Royal Arcade - 2061 S. US Highway 1

LOCATION

2061 S. US Highway 1

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

The proposed use offers a provision of Arcade Amusement Center representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following seven (7) conditions:

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): **Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises.**Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. **Install a bicycle rack with a minimum of 6 bicycle stalls.**
2. Per City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement (1)(f): **Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.**
3. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement.
4. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **This must be provided prior to receiving Certificate of Occupancy.**
5. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(i): **Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.**
6. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(h): **Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. Commercial uses require a minimum average of two footcandles for parking areas.**

7. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(1)(c): No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line. **Approval of a Waiver of Distance Application from the Gateway Plaza Arcade, which is located at 2051 S. US Highway 1, must be approved prior to Conditional Use Approval.**

Attachments

Staff Report
Applications & Supporting Documents
Aerial Map
FLU Map
Zoning Map
TRC Comments

Form Review

Form Started By: Vennis Gilmore Started On: 02/02/2021 03:05 PM
Final Approval Date: 02/03/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Triple Royal Arcade** **2061 S. US Highway 1**
BOARD DATE:	February 9, 2021

STAFF REPORT

Owner:	Levyco LLC 3100 N. 29th Court Hollywood, FL 33020
Applicant:	Mohammad Sohid, President, Triple Royal Inc. 11420 Coral Bay Drive Boca Raton, FL 33498
Applicant's Request:	Approval of a Conditional Use with New Construction and Design Review to operate a 3,188 sq ft Amusement Arcade Center with 30 arcade machines
Location(s):	2061 S. US Highway 1
Parcel ID:	2415-341-0020-000-4
Future Land Use:	General Commercial (GC)
Current Zoning:	General Commercial Zone (C-3)

Surrounding FLU:

North	East	South	West
GC	GC	GC	GC

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Utilities:	FPUA

Staff Analysis:

Request

In accordance with Sections 125-187,125-237, 125-325, and 125-314 of the City Code, the applicant is requesting the review and approval of a Conditional Use with New Construction and Design Review to operate a 3,188 sq ft Amusement Arcade Center with 30 arcade machines. The approximately 0.7 acres property is located just north of Virginia Avenue and west of S. US Highway 1. The subject site is surrounded by commercial uses to the north, south, east, and west. The subject site is considered an outparcel of the Gateway Retail Shopping Plaza. The building where the proposed use will be located was formerly a Payless Shoe Store. The property has a Future Land Use of General Commercial (GC) and is zoned General Commercial Zone (C-3).

The proposed Arcade Amusement Center is specifically dedicated for adults 21 years of age and up. The project's floor plan will consist of a registration-front desk, 30 arcade machines, 2 ADA accessible restrooms, and a storage area. Hours of operation will be Monday through Friday from 8am-12am and Sat through Sunday from 8am-2am. There will be 2 staff members present at all times and security provided from 5pm-12am daily.

Future Land Use & Zoning

The GC Future Land Use designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

The subject site is located within the C-3, which is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

Parking

Pursuant to City Code Section 125-325 (2)(l)(f), Design Standards, Amusement Arcade Centers shall provide 0.75 parking spaces for each arcade gaming machine and shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises. Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. The required

parking is 23 parking spaces with one (1) designated handicap parking space. The subject site plan features 25 parking spaces with one (1) designated handicap parking space. The submitted site plan does not show the proposed location of the required bicycle rack with 6 bicycle stalls. The applicant has however stated in their narrative that they propose to install a 7 stall-bicycle rack. The required bicycle rack will be a condition of approval.

Design Review

The proposed use is for an existing one (1)-story building with approximately 3,188 square feet. The structures design will continue its existing smooth stucco siding and commercial flat-roof system. The painted stucco wall exterior will be white. The buildings painted front wall sign area will be a "Matte Black". The applicant proposes to add a multi-color wall sign that mirrors existing attributes of the surrounding community.

Landscaping

The tree and palm installation total will consist of the following:

6 – Live Oaks
4 – Cabbage Palms

Additionally, a total of (254) accents and shrubs will be installed on site. Those species consist of (187) Natal Plums, (59) Cocoplums, and (8) Dwarf Pitch Apples.

Conditional Use

As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use and Design Review with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation:

The proposed use offers a provision of Arcade Amusement Center representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following seven (7) conditions:

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): **Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises.** Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. **Install a bicycle rack with a minimum of 6 bicycle stalls.**

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3. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement.

4. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **This must be provided prior to receiving Certificate of Occupancy.**

5. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(i): **Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.**

6. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(h): **Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. Commercial uses require a minimum average of two footcandles for parking areas.**

7. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(1)(c): No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line. **Approval of a Waiver of Distance Application from the Gateway Plaza Arcade, which is located at 2051 S. US Highway 1, must be approved prior to Conditional Use Approval.**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 2061 S US Hwy 1, Fort Pierce, FL 34950

Parcel ID #(s) 2415-341-0020-000-4

Project description Video Games

Levyco LLC	Mohammad Sohid, President, Triple Royal Inc
Property Owner(s)	**Applicant/Representative, Title, Company**
3100 N 29th Court	11420 Coral Bay Drive
Street Address	Street Address
Hollywood FL 33020	Boca Raton, FL 33498
City State Zip	City State Zip
954-394-9535	954-274-3080
Phone Number	Phone Number
Email Address	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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 28th day of October, 2020, by Mohammad Sohid who is personally known to me or has produced FL DL as identification.

Sophia Harris

Signature of Notary

Notary Public
Sophia Harris
Notary Public State of Florida
My Commission HH 005263
Expires 05/31/2024
(Seal)

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_____

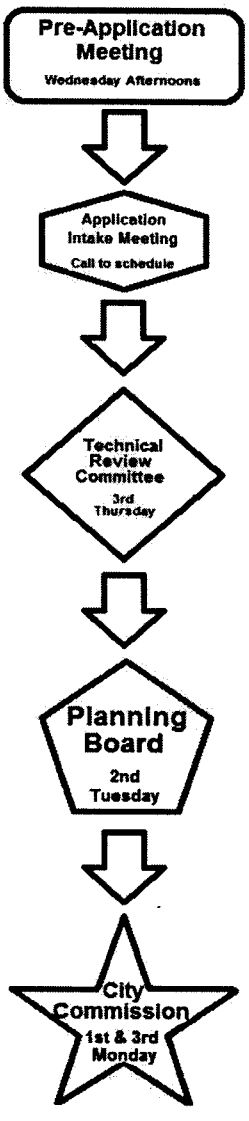
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑As-built survey;
  - ❑Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

- ❑ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces:_____

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

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 2061 S US Hwy 1, Fort Pierce, FL 34950

Parcel ID #(s) 2415-341-0020-000-4

Project Description Video Games

Levyco LLC	Mohammad Sohid, President, Triple Royal Inc
Property Owner(s)	Applicant/Representative, Title, Company
3100 N 29th Court	11420 Coral Bay Drive
Street Address	Street Address
Hollywood FL 33020	Boca Raton, FL 33498
City State Zip	City State Zip
954-394-9535	954-274-3080
Phone Number	Phone Number
Email Address	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 Application (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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 28th day of October, 2020, by Mohammad Sohid who is personally known to me or has produced FL DL as identification.

Sophia Harris
Signature of Notary

Notary Public State of Florida
Sophia Harris
My Commission HH 005263
Expires 05/31/2024

(seal)

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

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

WAIVER OF DISTANCE

Property address or Location 2061 S US Hwy 1 Fort Pierce FL 34950

Parcel ID #(s) 2415-341-0020-000-4

Project description Change of Use (Arcade)

Levyco LLC	Mohammad Sohid, President, Tripple Royal Ir
Property Owner(s)	**Applicant/Representative, Title, Company**
3100 N 29th Ct	11420 Coral Bay Drive
Street Address	Street Address
Hollywood FL 33020	Boca Raton FL 33498
City State Zip	City State Zip
954-394-9535	954-274-3080
Phone Number	Phone Number
	pslauto69@yahoo.com
Email Address	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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St Lucie

The foregoing instrument was acknowledged before me this 26th day of January, 20 21, by Mohammad Sohid who is personally known to me or has produced FL DL as identification.

Eric Harrell
Signature of Notary

(seal)

Notary Public State of Florida
Eric Harrell
My Commission GG 913269
Expires 09/15/2023

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____
_____
_____
_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ WAIVER OF DISTANCE

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☑ As-built site drawing, to scale, including the building, front door, parking area, traffic ingress and egress, sidewalks, landscaping and exterior lighting
- ☑ Sketch of the building's interior layout including square footage of the following: kitchen, bar area, seating arrangement, and restrooms
- ☑ Complete, notarized

Application Type:

- ☐ 1 APS/2APS: Beer Only / Package Sales or On-Premises Consumption
- ☐ 1 COP/2COP: Beer and Wine/Package Sales or On-Premises Consumption
- ☐ 3 APS: Beer, Wine & Liquor/Package Sales Only
- ☐ 4 COP: Beer, Wine & Liquor/On-Premises Consumption
- ☑ Arcade

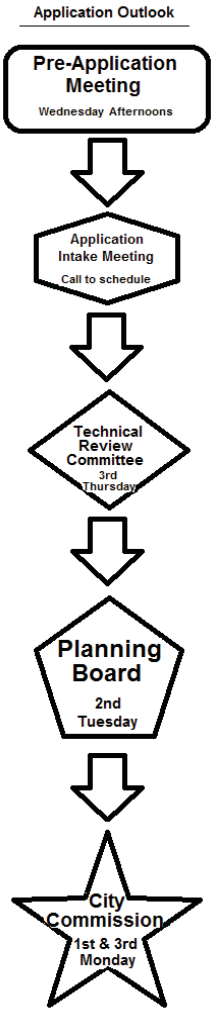
Business Information:

- ☑ New Business
- ❑ Transfer from:_____ Open since:_____
  address *year*

Building Size 3,188 sf Maximum Occupancy 35 Total Seating 30 Parking Spaces 25

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to 8:00am - 12:00pm	to 8:00am - 12:00pm	to 8:00am - 12:00pm	to 8:00am - 12:00pm	to 8:00am - 12:00pm	to 8:00am - 2:00am	to 8:00am - 2:00am



Minimum requirements for on-premises consumption.

(1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:

(a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;

(b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;

(c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

(2) An applicant holding a "Beer, Wine and Liquor—Consume on Premises and Package Sales" license must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.

Sec. 125-325. - Amusement arcades and arcade amusement centers.

Amusement arcades and arcade amusement centers shall comply with the following regulations:

(1) *General operating standards.*

c. No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line.

e. No amusement arcade or arcade amusement centers shall be located within 250 feet of the Downtown Business and Entertainment Overlay District boundaries.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2061 S US HIGHWAY 1
Sec/Town/Range: 15/35S/40E
Parcel ID: 2415-341-0020-000-4
Jurisdiction: Fort Pierce

Use Type: 1100
Account #: 24494
Map ID: 24/15S
Zoning: General Co

Ownership

Levyco LLC
3100 N 29th Ct 2nd Floor
Hollywood, FL 33020

Legal Description

15 35 40 FROM INT N R/W VA AV AND W R/W US 1 RUN N 535 FT FOR POB, TH CONT N ALG SD R/W 175 FT, TH W 175 FT, TH S 175 FT, TH E 175 FT TO POB (OR 1801-100)



Current Values

Just/Market Value:	$305,300
Assessed Value:	$305,300
Exemptions:	$0
Taxable Value:	$305,300

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office □
Download TRIM for this parcel: Download PDF □

Total Areas

Finished/Under Air (SF):	3,060
Gross Sketched Area (SF):	3,188
Land Size (acres):	0.7
Land Size (SF):	30,625

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date:	Sep 11, 2003
Book/Page:	1801 / 0100
Sale Code:	XX01
Deed:	WD
Grantor:	Moeby Management LP
Price:	$775,000

Date:	Nov 17, 2000
Book/Page:	1426 / 2455
Sale Code:	XX01
Deed:	SP
Grantor:	Moeby Realty Corporation
Price:	$100

Date:	Aug 28, 1991
Book/Page:	0754 / 0184
Sale Code:	XX01
Deed:	WD
Grantor:	KTBC-MAY 1991 INVESTMENT PORT
Price:	$751,700
Date:	Jul 9, 1991
Book/Page:	0754 / 0182
Sale Code:	XX00
Deed:	WD
Grantor:	VOLUME SHOE CORP
Price:	$624,700
Date:	Jan 24, 1991
Book/Page:	0725 / 0506
Sale Code:	XX01
Deed:	WD
Grantor:	M Elaine Roschman
Price:	$350,000
Date:	Jun 26, 1990
Book/Page:	0699 / 1688
Sale Code:	XX01
Deed:	QC
Grantor:	M Elaine Roschman
Price:	$100
Date:	Feb 1, 1980
Book/Page:	0350 / 0256
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$0

Building Information (1 of 1)

Finished Area: 3,060 SF

Gross Sketched Area: 3,188 SF

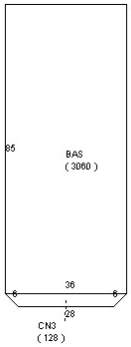
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: STRH	Year Built: 1991	Frame:
Grade: Y_B	Effective Year: 1995	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%





Special Features and Yard Items

Type	Qty	Units	Year Blt
SINGLE LIGHT	1	5	1991
6FT CB Wall	1	30	1991
ASP2 LOW	1	9000	1991
CEMENT CURB	1	495	1991

Current Year Values

Current Values Breakdown

Building:	$126,100
Land:	$179,200
Just/Market:	$305,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$305,300
Exemption(s):	$0
Taxable:	$305,300

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	9.5	Fort Pierce Stormwater Charge	$655.50

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$305,300	$305,300	$0	$305,300
2019	$307,400	$307,400	$0	$307,400
2018	$306,700	$306,700	$0	$306,700

Permits

Number	Issue Date	Description	Amount	Fee
BP2005-784	Feb 16, 2005	Roof	$18,000	$305
F900001470	Dec 17, 1990	Commercial New Construction	$160,000	$160,000
F90001470A	Dec 17, 1990	Demolition	$5,000	$5,000
F90001470B	Feb 25, 1991	Heat and Air Conditioning	$14,000	$14,000
CR2004118	Feb 2, 2005	Alterations/Remodeling	$40,250	$608

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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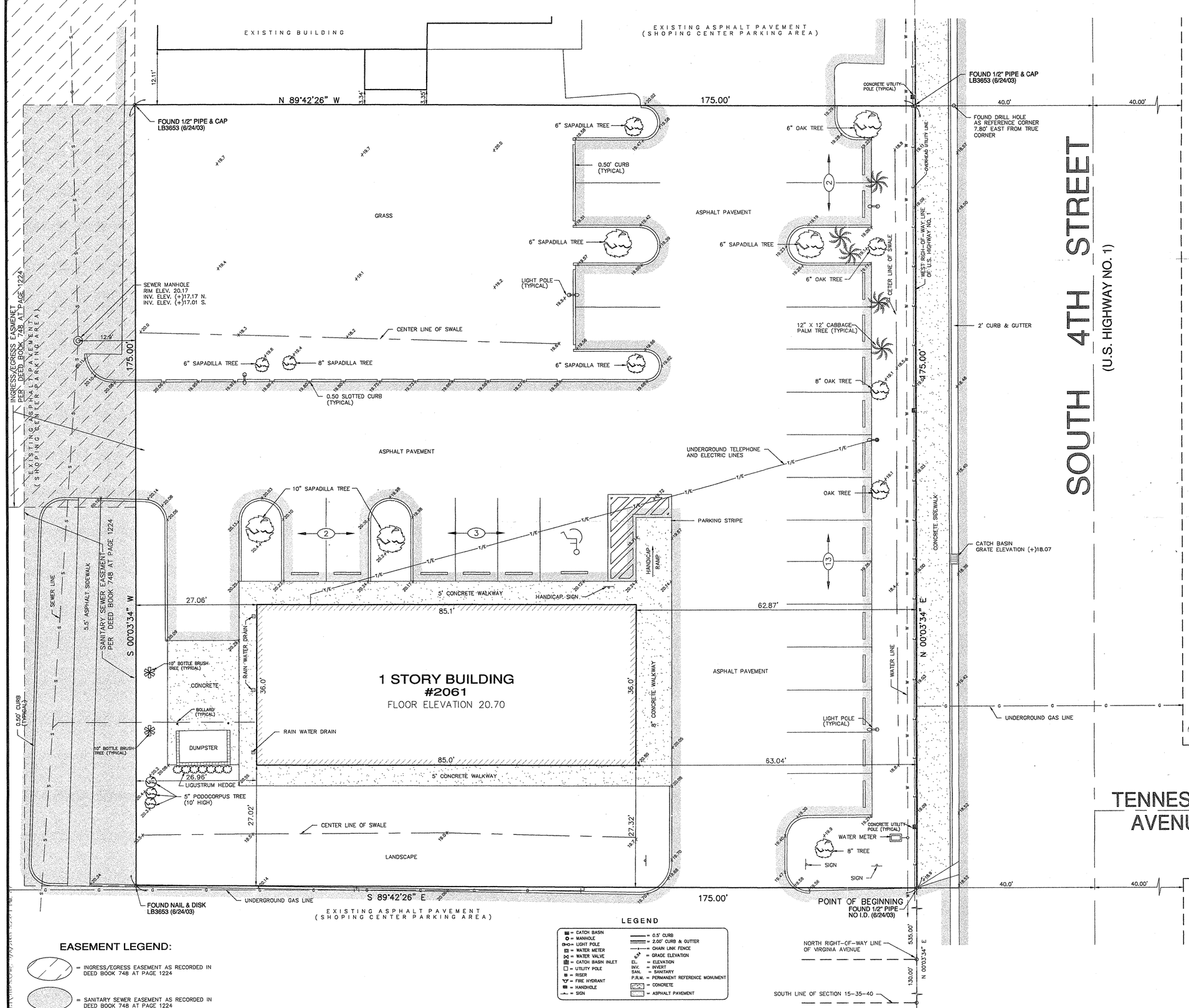
Triple Royal Inc

2061 US HIGHWAY 1
FT PIERCE, FL 34950

Triple Royal Inc Business Narrative

To Whom It May Concern,

Triple Royal Inc is a new establishment that will be offering fun adult entertainment to the public. It will be a great place for adults to get away and enjoy themselves in the community by enjoying adult gaming entertainment and communicate with one another. This will be a fun and relaxed environment for all adult ages 21 and up while keeping it safe and friendly for all who enter the establishment. Hours of operation will be 8am to 12pm with 2 employees on staff and 1 security guard from 5pm to 12pm. We will be offering coffee, beverage machine and snacks to all customers entering the premises on there behalf. The premises will have a total of 30 machines with 2 ADA bathrooms, an enclosed counter for the staff working, emergency exit door, front door to enter and LED lighting around windows. We will also have 4 TV's hung up for entertainment for customers to watch while they enjoy their adult gaming. It will have an ATM machine on premises for customers that need to use it. Triple Royal will also have a sign on the building with its name on it. There will be 7 bicycle racks and a side walk connection to the building



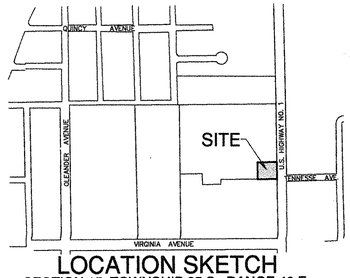
EASEMENT LEGEND:

= INGRESS/EGRESS EASEMENT AS RECORDED IN DEED BOOK 748 AT PAGE 1224

= SANITARY SEWER EASEMENT AS RECORDED IN DEED BOOK 748 AT PAGE 1224

LEGEND

= CATCH BASIN	= 0.5' CURB
= MANHOLE	= 2.00' CURB & GUTTER
= LIGHT POLE	= CHAIN LINK FENCE
= WATER METER	= GRADE ELEVATION
= WATER VALVE	EL. = ELEVATION
= CATCH BASIN INLET	INV. = INVERT
= UTILITY POLE	SAN. = SANITARY
= RISER	P.R.M. = PERMANENT REFERENCE MONUMENT
= FIRE HYDRANT	= CONCRETE
= HANDHOLE	= ASPHALT PAVEMENT
= SIGN	



LOCATION SKETCH
SECTION 15, TOWNSHIP 35 S., RANGE 40 E.
FORT PIERCE, FLORIDA.
NOT TO SCALE

LEGAL DESCRIPTION:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

From the Intersection of the West right-of-way line of U.S. Highway No. 1 and the South line of said Section 15, run North 0°03'34" East, 130 feet to the Intersection of the North right-of-way line of Virginia Avenue; thence continue North 0°03'34" East, along said West right- of-way line of U.S. Highway No. 1, a distance of 535 feet for the POINT OF BEGINNING; thence continue North along said West right-of-way line, 175 feet; thence run North 89°42'26" West, 175 feet; thence run South 0°03'34" West on a line parallel with the said West right-of-way line of U.S. Highway No. 1, 175 feet; thence run South 89°42'26" East, 175 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:

- This site lies in Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida.
- All documents are recorded in the Public Records of St. Lucie County, Florida
- Bearings hereon are referred to an assumed value of N 00°03'34" E for the West right-of-way line of Highway No. 1 per Official Record Book 699, page 1688, St. Lucie County, Florida, and evidenced by a found 1/2" iron pipe no i.d. and a found 1/2" pipe & cap LB3653.
- Lands shown hereon abstracted for easements and/or rights-of-way of records per First American Title Insurance Company, Office file No. 1083-273470, effective date of June 17, 2003.

  Deed Book 206 at page 143, and Deed Book 81 at page 163, being an easement for the right to construct and maintain its lines of telephone and telegraph along the route presently occupied by said lines.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929.
- Lands shown hereon are located in Federal Flood Zone B, per Community Panel No. 120286-00003, Dated January 5, 1984.
- Dimensions indicated hereon are field measured using a total station electronic distance
- Building setbacks: Front - 25; Side & Back - None.
- Zone: C-3 - General Commercial.
- Precision of closure 1:10,000 - Commercial Class Survey.
- Lands shown hereon containing 30,625 square feet, or 0.7030 acres, more or less.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- Roof overhang not located unless otherwise shown.
- The approximate location of all utilities shown hereon were determined from As-Built Plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client.

SURVEYOR'S CERTIFICATION TO:

Wachovia Bank, its successors and/or assigns
First American Title Insurance Company
Levyco, LLC, a Florida limited liability company

I hereby certify that this "Boundary Survey" was made under my responsible charge on May 17, 1991, and last updated on June 24, 2003, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

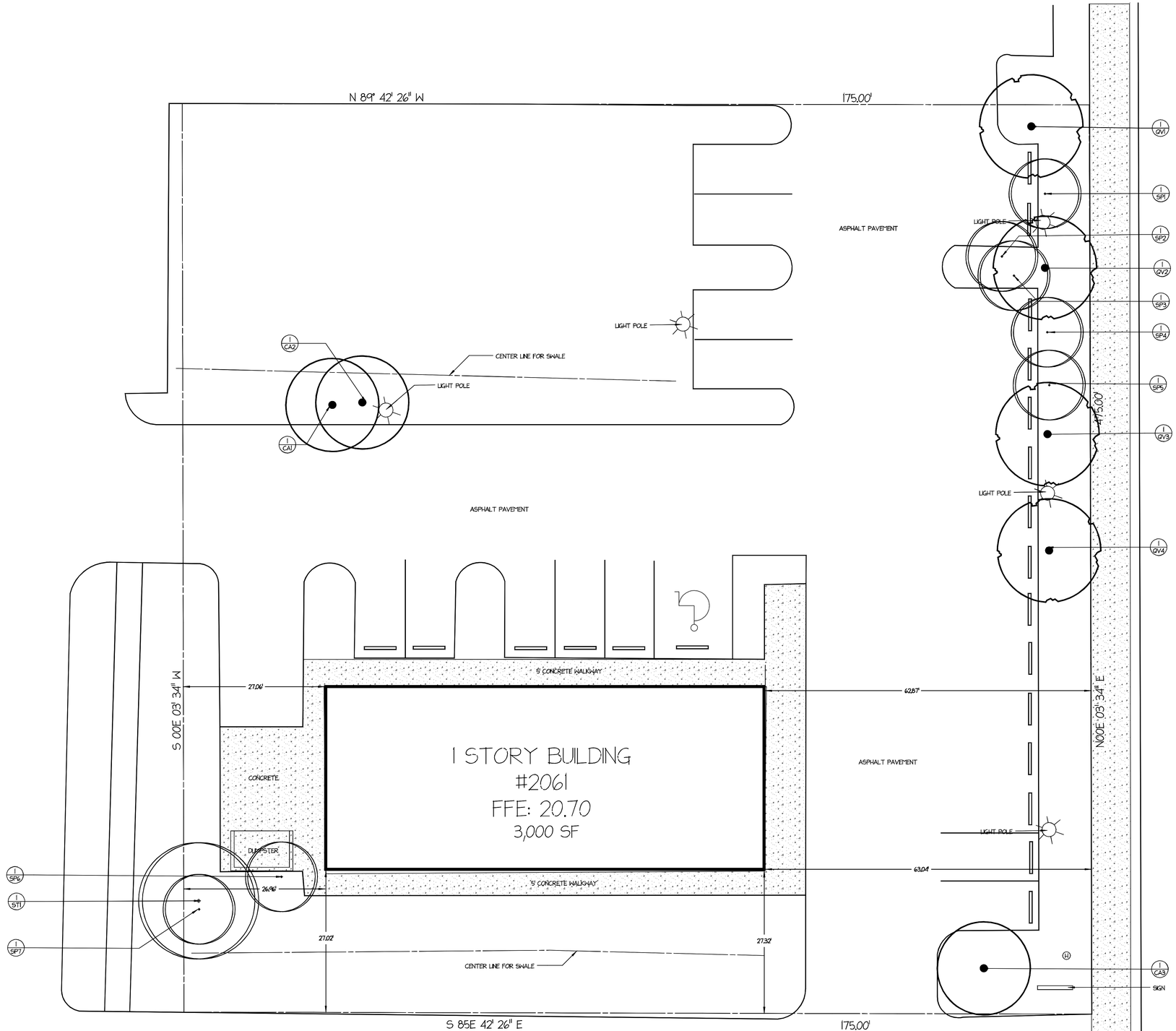
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	Revision Description	
2	REVISE PER NEW TITLE COMMITMENT	9/8/03 - DJR
1	UPDATE SURVEY (6/24/03)	ACS
	O.R.	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email flt@flsurvey.com

BOUNDARY SURVEY
PAYLESS SHOESOURCE
ST. LUCIE COUNTY, FLORIDA

Date	5/17/91
Scale	1" = 10'
Drawn By.	ACS
Cad. No.	910453
Plotted:	6/30/03 3:58p
Ref. Dwg.	--
Field Book.	FLD SHT - JWL
Job. No.	031042
Dwg. No.	291-163
Sheet	1 of 1



TREE DISPOSITION TABLE

SYM	BOTANICAL NAME	COMMON NAME	SIZE (HT X SPR, DBH)	REMAIN, REMOVE, RELOCATE
PALMS				
SP1	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP2	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain
SP3	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP4	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP5	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain
SP6	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP7	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remove
TREES				
CA1	Cupaniopsis anacardioides	Carrotwood	20' HT x 18' SPR, 45" Calip.	Remain
CA2	Cupaniopsis anacardioides	Carrotwood	18' HT x 16' SPR, 50" Calip.	Remain
CA3	Cupaniopsis anacardioides	Carrotwood	16' HT x 24' SPR, 54" Calip.	Remain
ST1	Schinus terebinthifolia	Brazillian Pepper	24' HT x 42' SPR, 16" Calip.	Remove
QV1	Quercus virginiana	Live Oak	18' HT x 24' SPR, 30" Calip.	Remain
QV2	Quercus virginiana	Live Oak	18' HT x 18' SPR, 30" Calip.	Remain
QV3	Quercus virginiana	Live Oak	24' HT x 18' SPR, 63" Calip.	Remain
QV4	Quercus virginiana	Live Oak	16' HT x 24' SPR, 34" Calip.	Remain

M. HUDSON DESIGN
1522 Limetree Bay Avenue Jupiter, FL 33458
561-319-2474 | MHudsonDesign.com

TIPLE ROYAL, INC.

2061 S. US HWY1
FT. PIERCE, FL 34950

TREE DISPOSITION PLAN

DATE: 10/9/20
DRAWN BY: MH
SCALE: 1"=10'
PROJECT NO: 20-043

REVISIONS:
1- 10/9/20

N

LP1

PARKING LOT

N 89° 42' 26" W

175.00'

EXISTING TURF TO REMAIN

ASPHALT PAVEMENT

INTERIOR VEHICULAR USE AREA SF= 13,394

CENTER LINE FOR SWALE

LIGHT POLE

ASPHALT PAVEMENT

SOUTH 4TH STREET

(U.S. HIGHWAY NO. 1)

175.00'

LANDSCAPE STRIP SF: 1,762

PARKING LOT

S 00E 03' 34" W

EXISTING TURF TO REMAIN

ADD NEW SOD AFTER TREE & PALM REMOVAL. FIELD MEASURE SF.

5' CONCRETE WALKWAY

CONCRETE

DUMPSTER

1 STORY BUILDING
#2061
FFE: 20.70

27.06'

62.87'

63.04'

26.98'

27.02'

27.32'

EXISTING TURF TO REMAIN

CENTER LINE FOR SWALE

S 85E 42' 26" E

175.00'

ASPHALT PAVEMENT

N89E 03' 34" E

SOD

MULCH

LIGHT POLE

SIGN

PARKING LOT

M.HUDSON DESIGN
1522 Limetree Bay Avenue Jupiter, FL 33458
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TIPLE ROYAL, INC.
2061 S. US HWY1
FT. PIERCE, FL 34950
LANDSCAPE PLAN

DATE: 10/9/20
DRAWN BY: MH
SCALE: 1"=10'
PROJECT NO: 20-043

REVISIONS:
1- 10/9/20

N

LP2

LANDSCAPE SPECIFICATIONS:

1.0 GENERAL LANDSCAPE REQUIREMENTS

Landscape contract work includes, but is not limited to, soil preparation, fine or finish grading, furnishing and installing plant material, watering, staking, guying and mulching.

The landscape contractor shall not make any changes and/ or substitutions without the authorization of the owner and the landscape architect.

Prior to construction, the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of work. Locations of existing buried utility lines shown on the plans are based upon the best available information and considered approximate it shall be the responsibility of the contractor 1) to verify the locations of utility lines and adjacent to the work area 2) to protect all utility lines during the construction period 3) to repair any and all damage to utilities, structures, site appurtenances, etc. Which occurs as a result of construction activities.

The landscape contractor shall be responsible for all permits.

The landscape contractor shall review the project drainage and utility plans prior to construction and avoid all conflicts.

Sod and irrigation shall be installed in any adjacent right of way between the sidewalk and the curb.

Field grown trees and palms previously root pruned shall obtain a root ball with sufficient roots for continued growth without resulting in shock.

All plastic fabric shall be removed from plant material at time of installation.

Contractor shall not mark or scar the trunk in any fashion.

Plants shall be watered as necessary or within 24 hours after notification by the landscape architect.

Earth berms shall not exceed a 3:1 slope 4:1 slopes or greater are preferable.

All trees planted under or adjacent to FPL power lines will comply with the FPL right tree in the right place guidelines (rev 5/95).

Catch basins and drainage shall not be located within required perimeter buffers or preserve areas.

The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions.

Major adjustments to the layout are to be approved by the landscape architect.

Existing trees and vegetation to remain shall be staked and barricaded prior to any land clearing.

Existing trees preserved or relocated on site shall be pruned according to ANSI A300 standards or by an ISA Certified Arborist.

Sabal palms may be hurricane cut. Do not allow air pockets to form when backfilling plant materials All trees shall be spiked in utilizing water and a tree bar.

The landscape contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or acceptance by the landscape architect.

Settled plants shall be reset to proper grade, planting saucers restored, and defective work corrected.

The landscape contractor shall at all times keep the premises free from accumulation of waste materials or debris caused by his crews during the performance of the work.

Upon completion of the work, the contractor shall promptly remove all waste materials, debris, unused plant material, empty plant containers and all equipment from the project site.

All labor and material for soil amendments and fertilizer that is required to insure the successful establishment and survival of the proposed vegetation, as well as all the cost for the removal of unsuitable or excess backfill material, shall be included in the contractor's bid to perform the work represented in this plan set.

Upon completion of the work, the landscape contractor shall notify the landscape architect and request a final inspection. Any items that are judged incomplete or unacceptable by the landscape architect or owner's representative shall be corrected by the landscape contractor within 14 days.

2.0 PLANTING BED PREPARATION

All planting beds shall be free from shell rock and construction debris, excavated to a depth of 30 inches or to clean native soils and filled with the specified backfill mixture.

All landscape islands and beds shall be free from shell rock and construction debris, excavated to a depth of 30 inches or to clean native soils and filled with the specified backfill mixture.

All landscaped areas are to receive a minimum of 3" of topsoil.

3.0 SOIL & PLANTING MIXTURE

All soil must be loose, friable and free of limestone, construction materials, road base material, rocks, weeds, grasses, hard pan, clay or other debris.

PH shall be adjusted where necessary to be compatible with the plant species being installed

PLANTING BED MIXTURE: (1) part recycled organic material added to three (3) parts existing native soil.

ANNUAL BED MIXTURE: (1) part potting soil, (1) part peat moss and fertilized with Osmocote 15-9-12 Slow Release Fertilizer.

Replacement soil shall be used as specified to replace existing soils that are determined by the landscape architect to be unsuitable for planting, ie. Road base, pavement, etc.

All shrubs, trees and ground cover will have improved soil as per planting soil notes.

The soils shall be placed in the hole during planting. Top dressing only is not acceptable.

4.0 FERTILIZER

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K of which 50 of the nitrogen shall be derived from an organic source as per CSI specifications.

5.0 PLANT SIZE AND QUALITY: TREES, PALMS, SHRUBS, GROUNDCOVERS:

Plant species and sizes shall conform to those indicated on the drawings, nomenclature shall conform to Standard Plant Names, 1942 edition.

All sizes shown for plant material on the plans are to be considered minimums. All plant materials must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, Latest Edition published by the Florida Department of Agriculture and Consumer Services, Unless specified otherwise.

All plants shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

All trees shall have a straight trunk and full head and meet all requirements specified.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold.

All plant material shall be healthy, vigorous and free of pests and disease.

All plant material shall be container grown or balled and burlapped as indicated in the plant list.

An established container grown plant shall be transplanted into a container and grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container.

6.0 PLANTING TREES & PALMS

Excavate pit as per planting details.

Backfill around the ball with standard planting mixture and slightly compact, water thoroughly as layers are placed to eliminate voids and air pockets. Build a 6" high berm of standard planting mixture beyond the edge of excavation. Apply 3" (after settlement) of mulch except within 6" of the trunk.

All trees must be staked as shown on the planting details within 24 hours of planting. Stakes to remain for a minimum of 9 months, but no longer than 18 months. Contractor is responsible for maintenance and removal of the stakes.
Prune trees to remove damaged branches, improve natural shape and thin out structure.

Do not remove more than 15 of branches. Do not prune back terminal leader.

Guy and stake tree in accordance with the staking details immediately after planting.

All trees must be guyed or staked as shown in the details.

All trees shall be spiked in utilizing water and a tree bar.

Trees to be relocated shall be root pruned and protected during construction.

Existing trees preserved or relocated on site shall be pruned according to ANSI A300 standards or by an ISA Certified Arborist.

Trees within planting islands less than five (5) feet in width shall be located to avoid conflicts with vehicles.

7.0 ROOT BARRIER

19.5" 'Bio barrier' root barrier shall be provided for shade trees planted within six (6') feet of public curbs, sidewalks or public right of ways.

All root barriers shall be installed in accordance with the manufacturer's recommendations.

8.0 PLANTING SHRUBS

Excavate pit or trench to 1-1/2 times the diameter of the balls or containers or 1'-0" wider than the spread of roots for positioning at proper height.

Backfill around plants with standard planting mixture, compacted to eliminate voids and air pockets.

Form grade slightly dished and bermed at edges of excavation. Apply 3" of mulch except within 3" of stems.

Prune shrubs to remove damaged branches, improve natural shape and thin out structure. Do not remove more than 15% of branches.

9.0 PLANTING GROUND COVERS

Loosen subgrade to depth of 4" in areas where topsoil has been stripped and spread smooth.

Space plants as otherwise indicated. Dig holes large enough to allow spreading of roots.

Compact backfill to eliminate voids and leave grade slightly dished at each plant.

Water thoroughly.

Apply 3" of mulch over the entire planting bed, lifting plant foliage above the mulch.

During periods of hot sun and/or wind at time of planting, provide protective cover for several days or as needed.

10.0 PLANTING LAWNS

Sodding: sod type specified on plant list shall be machine stripped not more than 24 hours prior to laying.

Loosen subgrade to depth of 4" and grade with topsoil either provided on site or imported standard planting mix to finish design elevations.

Roll prepared lawn surface.

Water thoroughly, but do not create muddy soil conditions.

Fertilize soil at the rate of approximately 10 lbs. Per 1,000 S.F.

Spread fertilizer over the area to receive grass by using an approved distribution device calibrated to distribute the appropriate quantity.

Do not fertilize when wind velocity exceeds 15 m.P.H.

Thoroughly mix fertilizer into the top 2" of topsoil.

Lay sod strips with tight joints, do not overlap, stagger strips to offset joints in adjacent courses.

Work sifted standard planting mixture into minor cracks between pieces of sod and remove excess soil deposits from sodded areas.

Roll or stamp lightly and water thoroughly with a fine spray immediately after planting.

Sod on slopes greater than 3:1 shall be staked in place with sod staples.

11.0 MULCH

All planting areas shall be completely mulch as specified. All mulch is to be applied to a depth of 3", except as otherwise noted. Mulch shall be shredded melaleuca, eucalyptus or grade "A" recycled mulch. Cypress mulch is not allowed.

All mulch is to be applied to a depth of 3", except as otherwise noted.

12.0 STAKING

All plastic fabric shall be removed from plant material at time of installation.

All trees must be staked as shown on the planting details within 24 hours of planting.

Stakes to remain for a minimum of 9 months, but no longer than 18 months. Contractor is responsible for maintenance and removal of the stakes.

13.0 IRRIGATION

All areas shall be fully irrigated in accordance with the requirements of the City of Ft. Pierce, FL.

The irrigation system shall be designed to provide 100 overlap coverage to all landscape and sod areas.

The irrigation system shall be equipped with a rain sensor/cut off switch in accordance with state and local requirements.

It is the sole responsibility of the landscape contractor to ensure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

NEW TREE IRRIGATION SCHEDULE:
-Bubblers should be applied to all newly planted trees.
-Irrigation Schedule:
- 1-30 days- Daily
- 31-60 days- 3 Times Per Week
- 61+ days- 1 Time Per Week
-At each irrigation, apply about 2-3 gallons of water per inch of trunk diameter over the root ball.

14.0 LANDSCAPE WARRANTY

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous plant materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

At the time of conditional acceptance, the warranty periods shall commence. Any materials which have died or declined to the point where they no longer meet Florida #1 condition during this period shall be promptly replaced with specimens that meet the minimum requirements called for on the drawings.

The landscape contractor shall not be held responsible for the death or damage resulting from acts of god such as lightning, vandalism, and automobiles or from negligence by the owner. Contractor shall be responsible for watering and otherwise maintaining plants up to the conditional acceptance period, unless a written agreement with the Landscape Architect provides for a different arrangement.

EXISTING PLANT KEY

SYM	BOTANICAL NAME	COMMON NAME	SIZE (HT X SPR, DBH)	REMAIN, REMOVE, RELOCATE
PALMS				
SP1	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP2	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain
SP3	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP4	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP5	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain
SP6	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
TREES				
CA1	Cupaniopsis anacardioides	Carrotwood	20' HT x 18' SPR, 45" Calip.	Remain
CA2	Cupaniopsis anacardioides	Carrotwood	18' HT x 16' SPR, 50" Calip.	Remain
CA3	Cupaniopsis anacardioides	Carrotwood	16' HT x 24' SPR, 54" Calip.	Remain
QV1	Quercus virginiana	Live Oak	18' HT x 24' SPR, 30" Calip.	Remain
QV2	Quercus virginiana	Live Oak	18' HT x 18' SPR, 30" Calip.	Remain
QV3	Quercus virginiana	Live Oak	24' HT x 18' SPR, 63" Calip.	Remain
QV4	Quercus virginiana	Live Oak	16' HT x 24' SPR, 34" Calip.	Remain

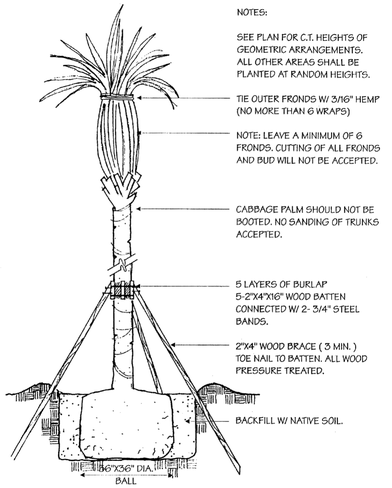
LANDSCAPE AREA CALCULATIONS

Area: Lanscape Strips

Reqirements:	1 Tree / 300 SF	
Total SF:	1762	
Credits Required	6	
Existing Trees To Remain:	3	3
Existing Palms To Remain:	3	1
Proposed Trees:	1	1
Proposed Palms:	3	1
	Total Credits:	**6**

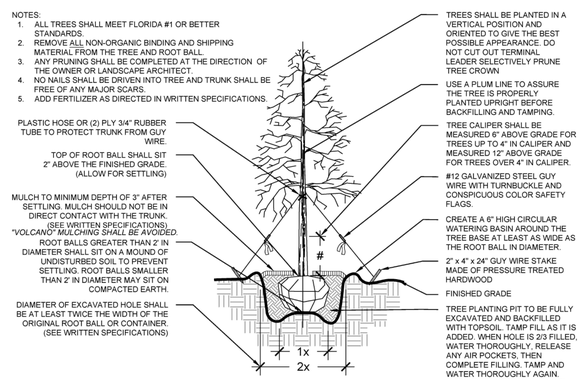
Area: Interior Vehicular Use Areas

Landscape Area Reqirements:	1 SF / 15 SF of Vehicular Use Area	
Total SF of Vehicular Use Area:	13,394	
Landscape Area Required (SF):	893	
Landsacpe Area Provided (SF):	1,276	
Tree Requirements:	1 Tree / 100 SF of Landsape Area	
Credits Required	9	
Existing Trees To Remain:	4	4
Existing Palms To Remain:	2	0
Proposed Trees:	5	5
Proposed Palms:	1	1
	Total Credits:	**10**



TYPICAL PALM PLANTING/STAKING DETAIL

NOT TO SCALE 8/06

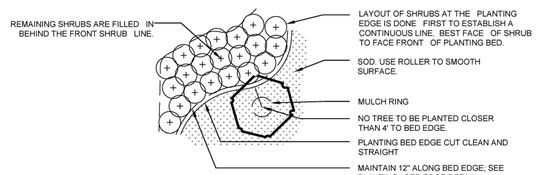


TREE PLANTING DETAIL

NOT TO SCALE

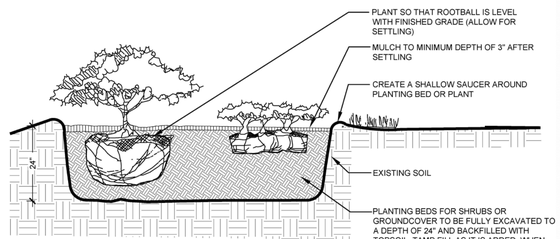
PLANT & MATERAILS LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING	REMARKS
PALMS						
SP	3	Sabal Palmetto	Cabbage Palm	18' HT, 10' CT	A.S.	Florida #1
TREES						
QV	5	Quercus virginiana	Live Oak	12' HT X 5' SPR, 5' CT, 2.5" CAL	A.S.	Florida #1
ACCENTS, SHRUBS, GROUNDCOVERS AND VINES						
CM	187	Carissa macrocarpa 'Emerald Blanket'	Natal Plum	12" HT X 12" SPR, FULL	2.5' O.C.	Florida #1
CI	59	Chrysobalanus icaco 'Red Tip'	Cocoplum	24" HT X 18" SPR, FULL	3' O.C.	Florida #1
CRN	8	Clusia rosea 'Nana'	Dwarf Pitch Apple	18" HT X 12' SPR, FULL	2.5' O.C.	Florida #1
SOD, MULCH, GRAVEL & OTHER MATERIALS						
(SF)	(UNITS)					
820	2	St. Augustine 'Floratam'	500 stl/palett			Sod Quantity To Be Field Verified
1950	163	Mulch	2 cu ft bag			Mulch Quantity To Be Field Verified



SHRUB & GROUNDCOVER LAYOUT DETAIL

NOT TO SCALE



SHRUB AND GROUND COVER PLANTING DETAIL

NOT TO SCALE

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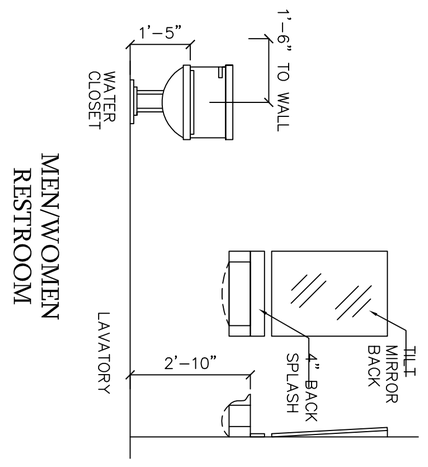
TIPLE ROYAL, INC.
2061 S. US HWY 1
FT. PIERCE, FL 34950

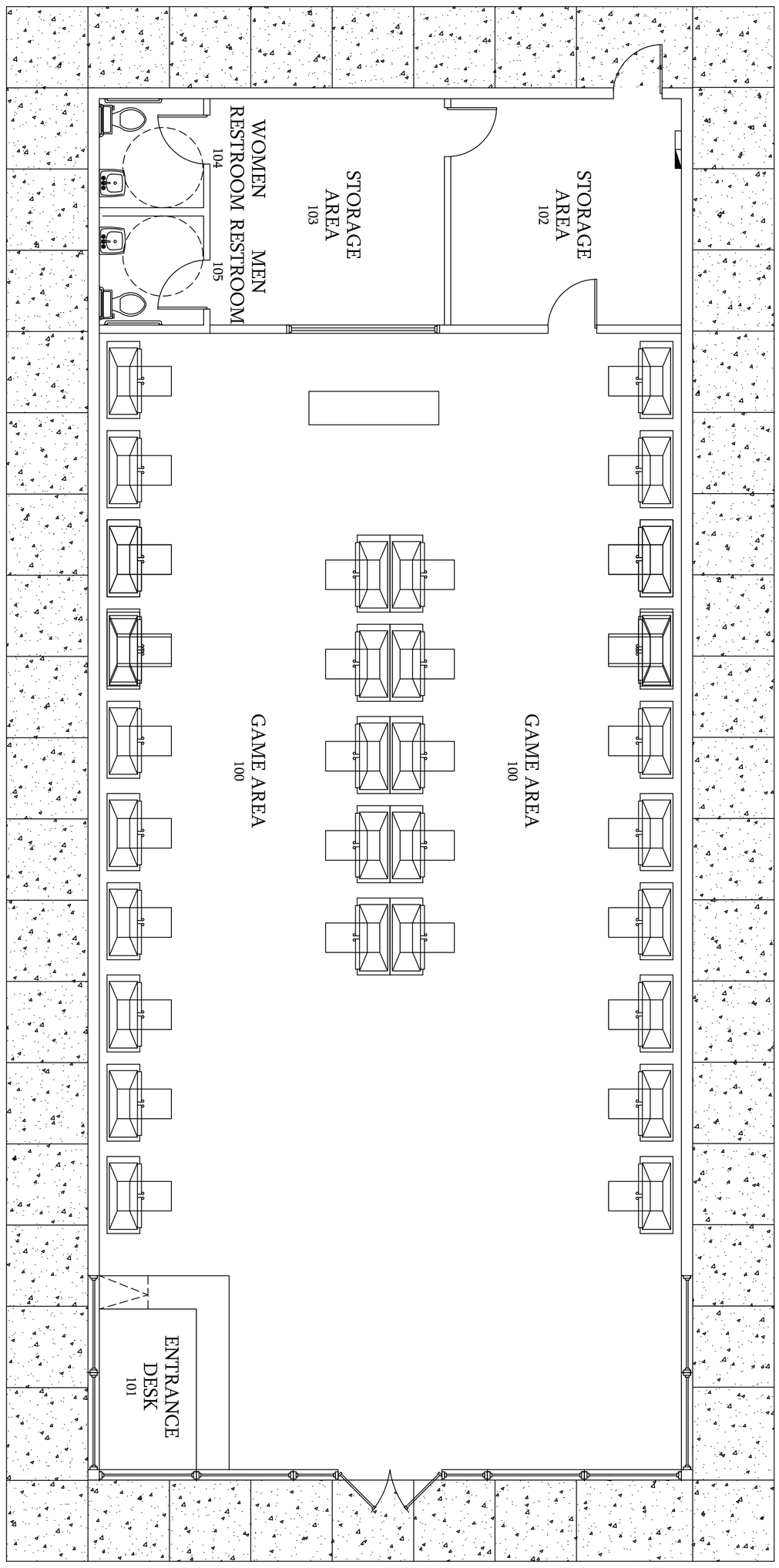
LANDSCAPE DETAILS & SPECIFICATIONS

DATE: 10.21.20
DRAWN BY: MH
SCALE:
PROJECT NO: 20-043

REVISIONS:

LP3





GAME ROOM BUILDING PLAN

SCALE: 1/ 4"= 1'-0"

Area Tabulatuons

RETAIL BUILDING :

EXISTING BUILDING : 3,100 SF.

1-HOUR INTERIOR FIRE RATED WALLS.

4" 20GA. INTERIOR METAL STUDS AT 16" O.C.

6" 20GA. INTERIOR METAL STUDS AT 16" O.C.

DESIGNWEST ENGINEERS AND ASSOCIATE INC.

ENGINEERING NOTES: 1. ENGINGEERING DESIGN CRITERIA MEETS OR EXCEEDS 2017 6TH EDITION FLORIDA BUILDING CODE, CONSTRUCTION 160 MPH WIND SPEED. 2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE FACTOR= 1.0 INTERNAL PRESSURE COEFFICIENT= + .55. 3. WINDOWS, DOORS , AND CLADDING ARE TO BE DESIGNED TO MEET

DATE:

NASEEM A. GHANDOUR, P.E. PE 81984 DESIGNWEST ASSOCIATE

SHEET NO

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111 MONUMENT DR.STE.300,KISSIMMEE,FL.34741
Ph. 203-514-4221 DESIGNWESTASSOC@AOL.COM

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SUBDIVISION:	SCALE AS SHOWN	CHK BY JT/ NG	

CONSULTING ENGINEERS
NASEEM GHANDOUR, P.E.
PE 81984
DESIGNWEST ASSOCIATE

TRIPLE ROYAL INC.
GAME ARCADE
2061 SOUTH HWY US1
FORT PIERCE, FL. 34950

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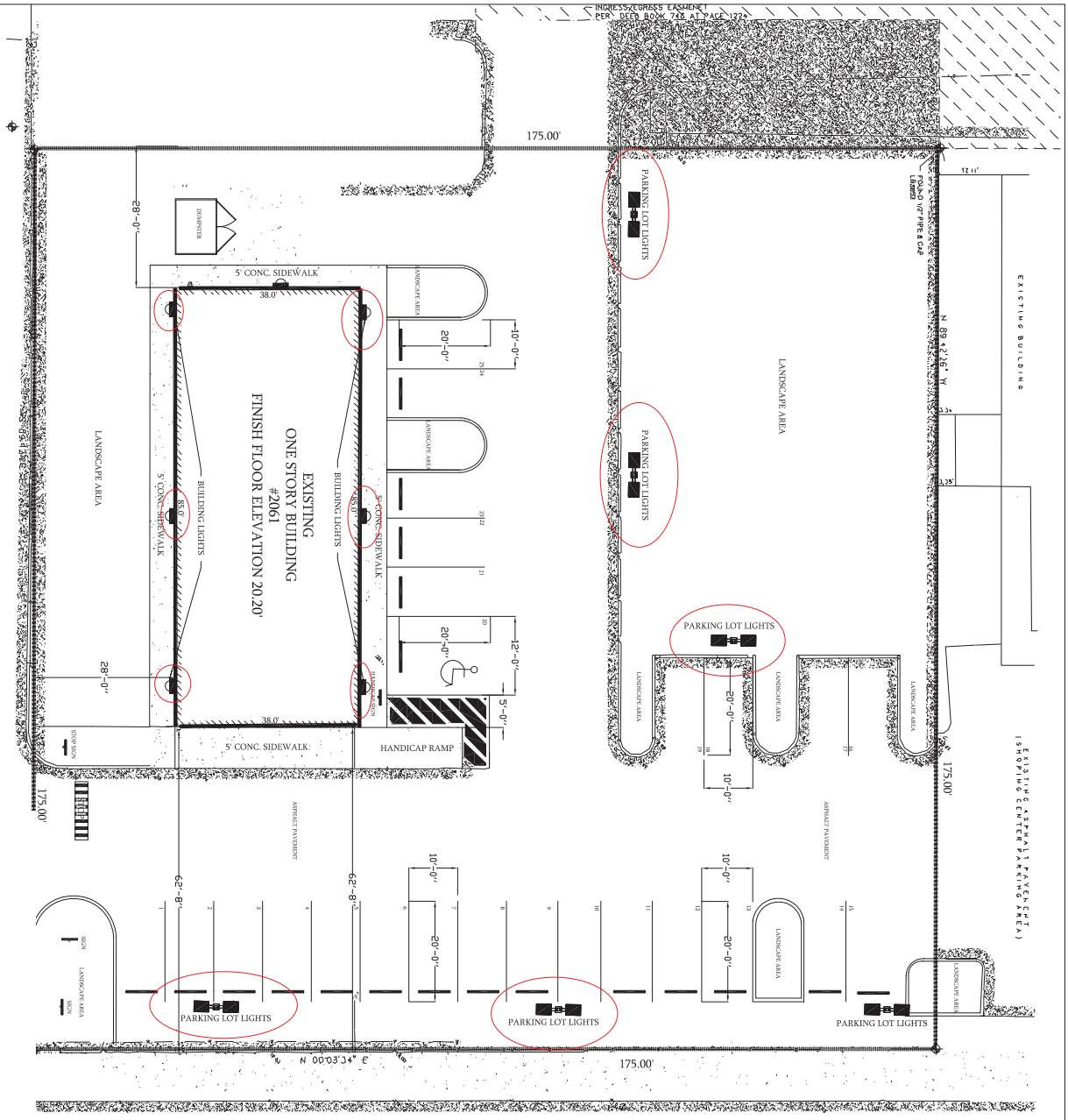

Lighting Plan

1. EXISTING PARKING LOT LIGHTING HAS 20' AVERAGES FOOT-CANDELS PER FBC 2017 SEC 802 (20,000 lumens per light pole and top of building)

DESIGNWEST ASSOCIATES INC.

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	AS SHOWN	JT	

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JAMES TAYLOR P.E.PA.
WYANE GANDY PE.
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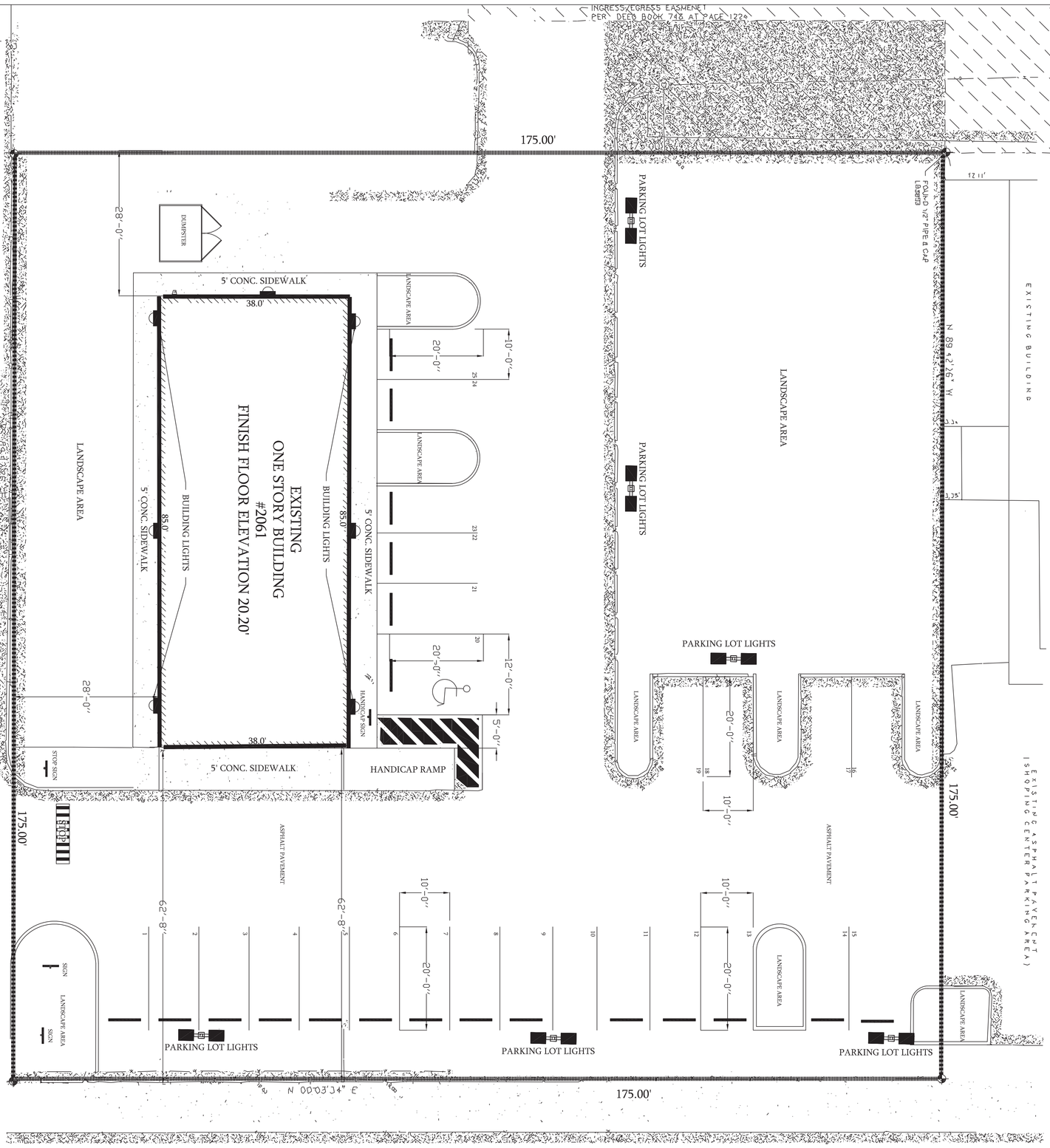

Parking Plan

1. ALL EXISTING PARKING SPACES ARE 10'-0" x 20'-0"
2. ALL EXISTING PARKING HANDICAP PARKING SPACES ARE 17'-0" x 20'-0"

SOUTH US HWY 1

DESIGNWEST ASSOCIATES INC.

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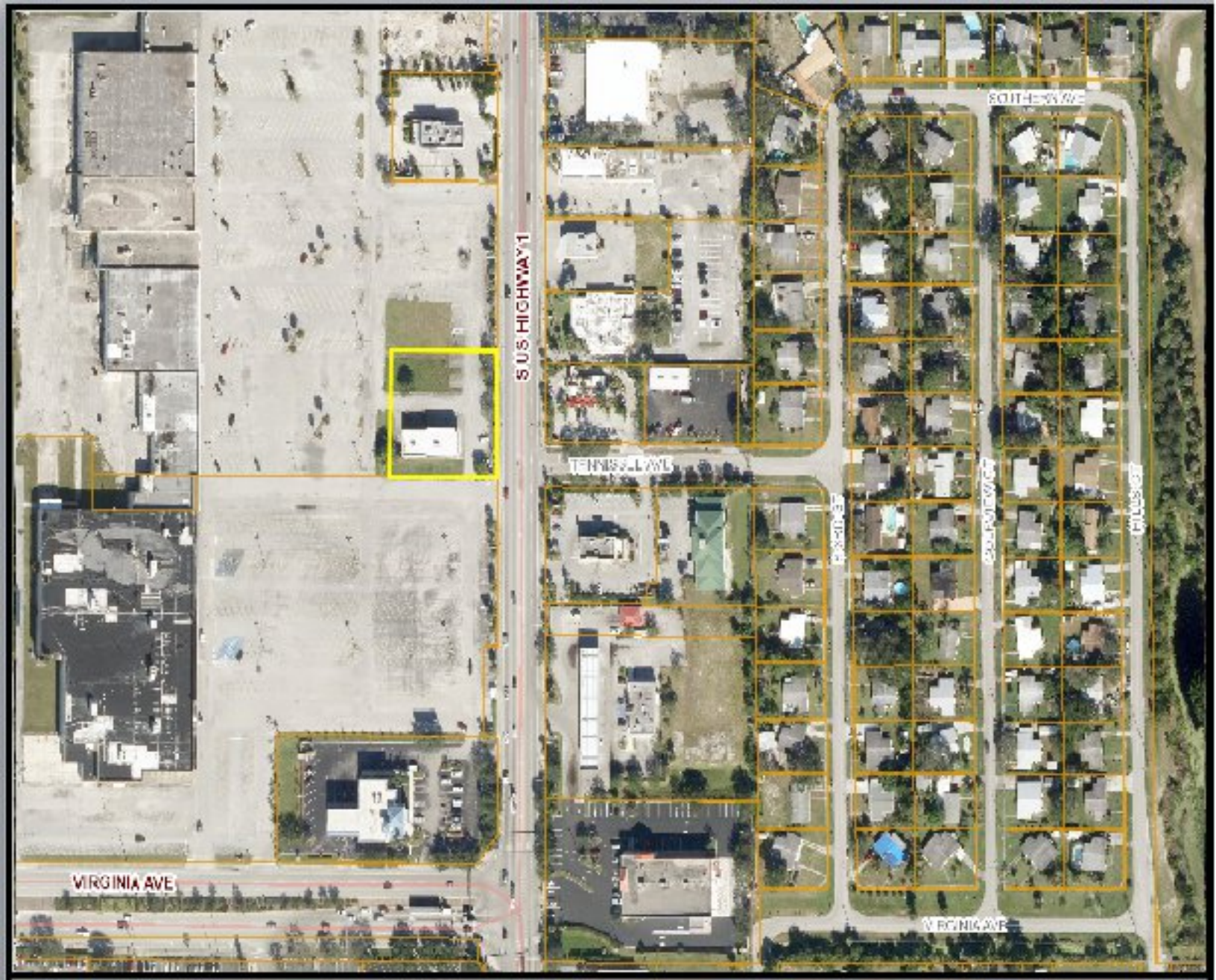
TRIPLE ROYAL ARCADE


ROYAL ARCADE



Triple Royal Arcade

2061 S. US Highway 1

Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida



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Triple Royal Arcade
2061 S. US Highway 1
Future Land Use Map

THE SUNRISE CITY
FORT PIERCE
Florida

GC, General Commercial

RL, Low Density Residential

COS, Conservation & Open Space



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Triple Royal Arcade
2061 S. US Highway 1
Zoning Map

THE SUNRISE CITY
FORT PIERCE
Florida

C-3, General Commercial Zone

R-2, Single-Family Intermediate Zone

OS-1, General & Recreational Open Space

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

January 25, 2021 (UPDATED COMMENTS)

Mohammad Sohid, President, Triple Royal Inc.
11420 Coral Bay Drive
Boca Raton, FL 33498

Subject: 2061 S US Highway 1 – TRC Comments for January 21, 2021 conference call

Please make a written response to these comments. Any changes or resubmittals must be done by January 29th, 2021 to move forward to the February Planning Board Meeting.

Fort Pierce Planning Department

1. Per City Code Section 125-317. – Sidewalks - (b)Applicability. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur:

   (4)Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements**. Include a sidewalk connection (sidewalk striping) to the Building from the parking areas to the entrance.**

2. The Waiver of Distance Application states that you have 30 parking spaces; this is incorrect. There are a total of 25 parking spaces. **Please correct this with a new notarized application.**

3. The Waiver of Distance Application and your Narrative have different hours of operation that are not allowed. Per City Code Section 125-325; No amusement arcade or arcade amusement centers shall operate after the hour of 12:00 midnight and before the hour of 8:00 a.m. on weekdays, and between 2:00 a.m. and 8:00 a.m. on weekends. **Please correct this with a new narrative and new notarized application.**

4. The Waiver of Distance Application states that the building size is 3,230 square feet but the St. Lucie County Property Appraiser states that the gross square footage is at maximum 3,188 square feet. **Please correct this with a new notarized application.**

5. Per City Code Section 123-37. – General Landscaping Requirements - (10) Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick-up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996. **Please re-install a gate to the refuse-collection dumptser for screening.**

6. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): **Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises.** Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas.

7. Per City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement (1)(f): **Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.**

8. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement.

9. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **This must be provided prior to receiving Certificate of Occupancy.**

10. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(h): **Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. Commercial uses require a minimum average of two footcandles for parking areas.**

11. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(i): **Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.**

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
JAN 13 2021
CITY OF FORT PIERCE
PLANNING & ZONING

To : Vennis Gilmore, Planner

From : John R. Andrews, P.E., City Engineer

Re : Conditional Use – 2061 S. US Highway 1
TRC No. 21-04000001

Date : January 14, 2021

This is to advise you that we have completed the review of the following documents as received by this office on January 8, 2021:

- [x] Conditional Use Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Conditional Use
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] No comments

JRA/tst/tst TST

Q:\ENGINEERING\Site Development Projects\Addresses\2061 S US HWY 1\CU\Submittal No. 1 - 011221\CU Approval - 011421.docx

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

January 21, 2021

TECHNICAL REVIEW PROJECT # 21-04000001

Conditional Use, Design Review, & Waiver of Distance – Triple Royal Arcade – 2061 S US HWY 1

Comments

FPUA W/WW Engineering: Location is presently a water and wastewater customer of FPUA. Please visit Customer service @ 206 South 6th Street to address any items that will be required to reactivate these services if they are currently off.

FPUA Electric & Gas Engineering: There is currently electric infrastructure to the site from US 1, directly east of the area. Please provide electric load information and AutoCAD drawings if additional service will be needed. The customer will be responsible for all transformer pads, conduits, and secondary conductors. For more information and project coordination, please contact Sal Scimeca.
Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772) 466-1600 Ext. 6957

Gas service is also available to the site from a gas main directly adjacent. Please provide a copy of the gas riser diagram with the anticipated load if the developer is interested in natural gas service. For more information and incentives that are available, please contact Billy Dupre.
Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com
Office: (772) 466-1600 Ext. 4705

A utility easement will be required for all proposed FPUA electric and gas facilities within site.
If the developer should have any questions, please have them contact the individuals listed above.
Attached is a copy of the FPUA GIS Map detailing both electric and gas utilities.



ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Triple Royal Arcade

REVIEW DATE: 1/13/2021

PLANNER: GILLMORE

REVIEWED BY: Captain Wayne Boyer

Site Plan Approved: _____

Site Plan Approved with conditions: ___X____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes**

Vennis Gilmore

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Tuesday, January 12, 2021 3:13 PM
To: Vennis Gilmore
Subject: 21-04000001 Triple Royal Arcade 2061 S US Hwy 1

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986



St. Lucie
PUBLIC SCHOOLS

office 772.429.7547
cell 772.216.5755

Planning Board **7. j.**

Meeting Date: 02/09/2021

Information

REQUESTED ACTION

Conditional Use - Baker Dwelling Rental - 1577 Thumb Point Drive

LOCATION

1577 Thumb Point Drive
Parcel ID: 2401-605-0105-000-0

RESPONSIBLE STAFF

Jennifer Hofmeister, AICP, LCAM
Planning Director

RECOMMENDATION

The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, staff recommends **APPROVAL** with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4. There shall be a limitation of no more than two (2) vehicles per unit.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

Attachments

Staff Report & Supporting Documents

Applicant Packet & Supporting Documents

Form Review

Form Started By: Jennifer Hofmeister Started On: 02/01/2021 06:36 PM

Final Approval Date: 02/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

FROM: Jennifer Hofmeister, AICP, LCAM, Planning Director

RE: **Conditional Use Approval with No New Construction– Baker Dwelling Rental – 1577 Thumb Point Drive (20- 040000028)**

BOARD DATE: February 9, 2021

STAFF REPORT

Owner: Susan Baker
1577 Thumb Point Drive
Fort Pierce, FL 34949

Applicant's Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six (6) months. The minimum rental period is less than 30 days.

Location(s): 1577 Thumb Point Drive

Parcel ID: 2401-605-0105-000-0

Future Land Use: Low Density Residential (RL)

Current Zoning: Single-Family Intermediate density zone (R-2)

Surrounding FLU:

North	East	South	West
RL	RL	RL	RL

Surrounding Zoning:

North	East	South	West
R-2	R-2	R-2	R-2

Utilities: FPUA

Staff Analysis:

Request
In accordance with Sections 125-187 and 125-236 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Dwelling Rental located at 1577 Thumb Point Drive. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of less than 30 days.

The subject building is a single-family residence. According to the St. Lucie County Property Appraiser, the finished floor area is 1,723 square feet and the gross sketched area is 3,395 square feet. The residence is a three (3) bedroom and two (2) bath home.





The subject site is surrounded by single family residences to the north, south, east and west. The subject site has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning designation of Single-Family Intermediate density zone (R-2). Per City Code Section 125-187. – Allowed Uses; Dwelling Rentals are classified as a Conditional Use in the R-2 zoning district.

Dwelling Rentals
Pursuant to City Code Section 125-3. – Definitions - Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling Rental (dwelling unit)," and defined as follows: "One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis."

The State of Florida provides further classification of a dwelling that is rented for periods of less than one (1) month. Pursuant to Florida State Statute 509.242, declaring the use a "Vacation Rental," defines such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three (3) times in a calendar year for periods of less than 31 days or one (1) calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a "Vacation Rental" if the duration of stays are less than 31 days.

Table 1 presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling and Vacation Rental Definitions

	Dwelling Rental	**Vacation Rental**
Length of Stay	Less than six (6) months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels and Restaurants – Vacation Rental
Public lodging establishment (ADA & Misc. Regulations)	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Future Land Use and Zoning

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre.

The R-2 zoning district is compatible with the RL Future Land Use designation. This district is designed mainly for areas of single-family dwellings with an average net density of less than five (5) units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards referred to in this section. Areas in this classification should have public water and sewer service.

Parking

Pursuant to City Code Section 125- (d)b, motels, hotels, and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger.

Conditional Use

As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation
The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, staff recommends **APPROVAL** with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

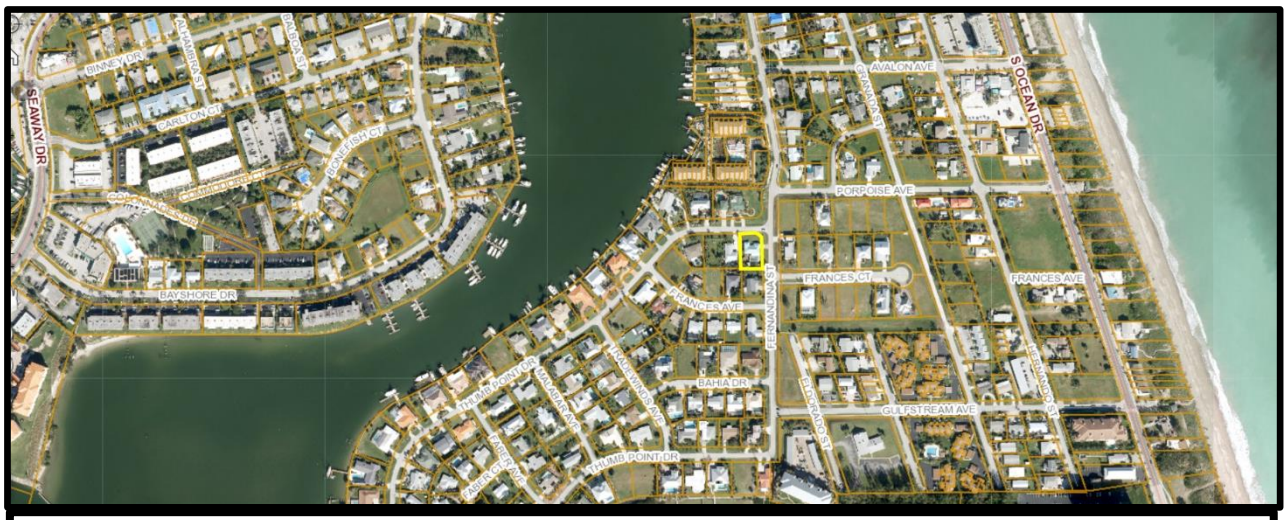
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than two (2) vehicles per unit.

5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

AERIAL MAP

Subject Site



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
Baker Dwelling Rental
1577 Thumb Point Drive

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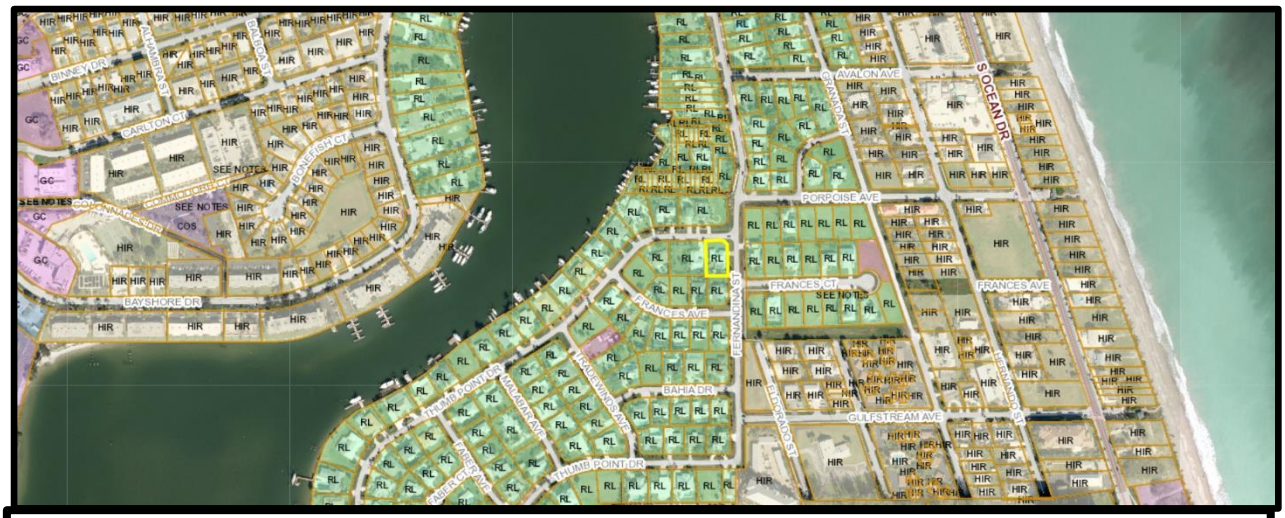
FLUM MAP

Subject Site



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
Baker Dwelling Rental
1577 Thumb Point Drive

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ZONING MAP

Subject Site



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
Baker Dwelling Rental
1577 Thumb Point Drive

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

January 21, 2021

Susan Baker
1577 Thumb Point
Fort Pierce, FL 34949
susanbak15@gmail.com

Subject: Jonathan Joseph Dwelling Rental -– 1577 Thumb Point Drive Conditional Use application TRC Comments

Dear Ms. Baker,

Below please find a summary of the comments for the City of Fort Pierce TRC meeting:

Fort Pierce Planning Department

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than two vehicles per dwelling rental unit.

5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

Fort Pierce Engineering Department

1. No comment.

Fort Pierce Code Enforcement Division

1. No comments from Code Enforcement – there is no active or prior cases at this location. The provided narrative appears to cover all the typical issues.

Fort Pierce Building Department

1. Vacation rental properties, including transient rentals, shall be regulated through the DBPR, Florida Statute 509.242(c), Florida Administrative Code 61A-43 and will be amended by any future legislation or directives from the State of Florida.

2. Building Department has no further guidance at this time.

Fort Pierce Police Department

1. No comment.

Fort Pierce Utility Authority

W/WW Engineering:

1. Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required

Electric & Gas Engineering:

1. No comment

St. Lucie County Public Works

1. No comment.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Jennifer Hofmeister, Planning Director

FROM : John R. Andrews, P.E., City Engineer

JRA

RECEIVED
JAN 13 2021
CITY OF FORT PIERCE
PLANNING & ZONING

RE : Conditional Use – 1182 Binney Drive, Unit B
TRC No. 20-04000027

DATE : January 14, 2021

This is to advise you that we have completed the review of the following documents as received by this office on January 8, 2021:

- ☒ Conditional Use Application
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

☒ Recommend ☐ Do Not Recommend

☒ Approval of Conditional Use ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ No comments

JRA/tst/tst

Q:\ENGINEERING\Site Development Projects\Addresses\1182 Binney\CU\Submittal No. 1 - 011221\CU Approval - 011421.docx

Jennifer Hofmeister

From: WBoyer@slcfd.org
Sent: Monday, January 11, 2021 3:43 PM
To: Jennifer Hofmeister
Subject: 1182 Binney Drive, Unit B and 1577 Thumb point Drive

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Jennifer,

FD has no comments at this time for these projects.

Take care,



Captain Wayne Boyer, M.S., FO, MIFireE, CFEI
Water Supply Officer
Community Risk Reduction Division
St. Lucie County Fire District
Office: 772-621-3322|Mobile: 772-631-8877
5160 NW Milner Drive
Port St. Lucie, FL 34983

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

January 21, 2021

TECHNICAL REVIEW PROJECT # 20- 040000028

Conditional Use – 1577 Thumb Point Drive

Comments

FPUA W/WW Engineering: Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required.

FPUA Electric & Gas Engineering: No comment

Jennifer Hofmeister

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Tuesday, January 12, 2021 2:36 PM
To: Jennifer Hofmeister
Subject: #20- 040000028 -Conditional Use – 1577 Thumb Point Drive

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986

We've moved
9461 Brandywine Ln
Port St Lucie, FL 34986

St. Lucie
PUBLIC SCHOOLS

office 772.429.7547
cell 772.216.5755



Jennifer Hofmeister

From: David Hays <haysd@stlucieco.org>
Sent: Wednesday, January 20, 2021 9:20 AM
To: Jennifer Hofmeister; Brandon Creagan
Cc: Grant M. Chambers; Alicia Rosenthal; Kori Benton
Subject: 1/27 Preapplication

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

The County PW Department has no comments on the following projects:

1. 1801 Plover Avenue
2. 511 S Ocean Drive

David A. Hays, P.E., CFM | Sr. Project Engineer | Public Works Department
Ph: 772-462-1491 (direct) | PW Office: 772-462-1707 | 2300 Virginia Ave. Fort Pierce 34982
facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov

"Teamwork gives you the best opportunity to turn vision into reality" John C. Maxwell

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 1577 Thumb Point Dr, Fort Pierce, FL 34949

Parcel ID #(s) 2401-605-0105-000-0

Project description Owner request to use property as Short Term Rental, 3o day rental, Airbnb host

Susan Baker	N/A
Property Owner(s)	**Applicant/Representative, Title, Company**
1577 Thumb Point Dr	
Street Address	Street Address
Fort Pierce FL 34949	
City State Zip	City State Zip
3059924416	
Phone Number	Phone Number
susanbak15@gmail.com	
Email Address	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.*

Susan Baker

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 30th day of December 20 20, by Susan Baker who is personally known to me or has produced Driver License as identification.

Linda Ann Collins

Signature of Notary

LINDA ANN COLLINS
Notary Public-State of Florida
Commission # HH 36993
My Commission Expires
October 06, 2024

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_____

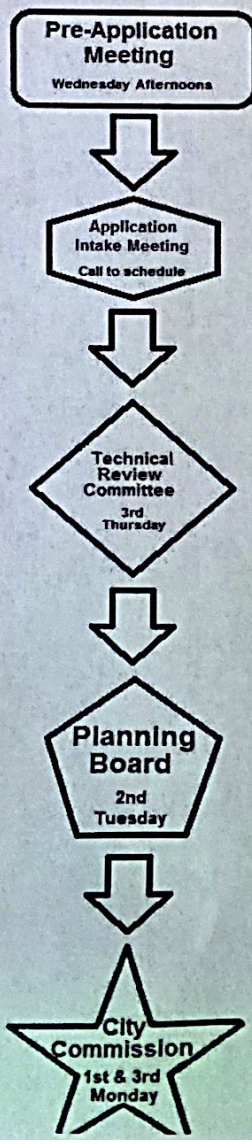
Intake Date Stamp

☐ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ *If no site improvements are required:*
  - ☑ As-built survey
  - ☐ Floor plan of existing building(s)
- ☐ *If parking and drainage improvements are required:*
  - ☐ As-built survey;
  - ☐ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ☐ Lighting plan
- ☐ Complete, notarized application

Application Outlook



Application Type:

- ☑ Conditional Use: No new construction with no site improvements
- ☐ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 1 Parking Spaces:_____

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

North	South	East	West

Single family

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Scanned with CamScanner

Planning Board **7. k.**

Meeting Date: 02/09/2021

Information

REQUESTED ACTION

Conditional Use - Readler Dwelling Rental -1182 Binney Drive, Unit B

LOCATION

1182 Binney Drive, Unit A
Parcel ID: 2401-501-0300-010-1

RESPONSIBLE STAFF

Jennifer Hofmeister, AICP, LCAM
Planning Director

RECOMMENDATION

The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, staff recommends **APPROVAL** with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4. There shall be a limitation of no more than two (2) vehicles per unit.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

Attachments

Staff Report & Supporting Documents

Applicant Packet & Supporting Documents

Form Review

Form Started By: Jennifer Hofmeister Started On: 02/01/2021 08:10 PM

Final Approval Date: 02/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
FROM:	Jennifer Hofmeister, AICP, LCAM, Planning Director
RE:	**Conditional Use Approval with No New Construction– Readler Dwelling Rental – 1182 Binney Drive Unit B (20- 040000027)**
BOARD DATE:	February 9, 2021

STAFF REPORT

Owner: John and Jackie Ellis Readler
78 Bennett Road
Bloomsburg, PA 17815

Applicant: Jane Land, McCurdy & Co.
1182 Binney Drive, Unit A
Fort Pierce, FL 34949

Applicant's Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six (6) months. The minimum rental period is less than 30 days.

Location(s): 1182 Binney Drive, Unit B

Parcel ID: 2401-501-0300-010-1

Future Land Use: Hutchinson Island Residential (HIR)

Current Zoning: Hutchinson Island Medium Density Residential (R-4A)

Surrounding FLU:

North	East	South	West
HIR	HIR	HIR	HIR

Surrounding Zoning:

North	East	South	West
R4-A	R4-A	R4-A	R4-A

Utilities: FPUA

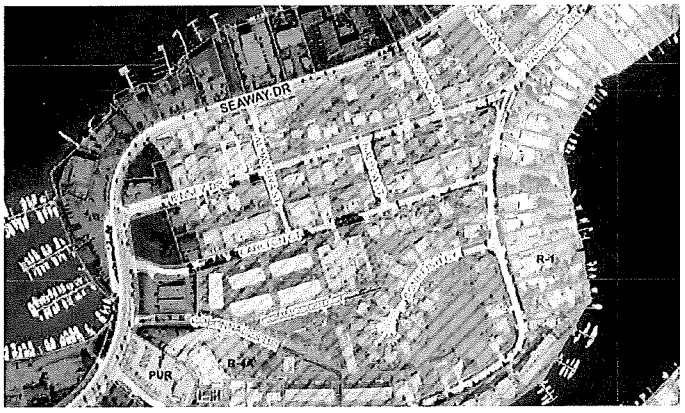
Staff Analysis:

Request

In accordance with Sections 125-187 and 125-236 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Dwelling Rental located at 1182 Binney Drive, Unit A. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of less than 30 days.

The subject building is a duplex for which Unit A is requesting the use as a Dwelling Rental. According to the St. Lucie County Property Appraiser, the finished floor area of Unit A is 2,740 square feet and consists of three (3) bedrooms and two (2) baths.





The subject site is surrounded by multi-family and duplexes to the north, south, east and west. The subject site has a Future Land Use designation of Hutchinson Island residential (HIR) with a compatible zoning designation of Hutchinson Island Medium Density Residential Zone (R-4A). Per City Code Section 125-187. – Allowed Uses; Dwelling Rentals are classified as a Conditional Use in the R-4A zoning district.

Dwelling Rentals

Pursuant to City Code Section 125-3. – Definitions - Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling Rental (dwelling unit)," and defined as follows: "One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis."

The State of Florida provides further classification of a dwelling that is rented for periods of less than one (1) month. Pursuant to Florida State Statute 509.242, declaring the use a "Vacation Rental," defines such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three (3) times in a calendar year for periods of less than 31 days or one (1) calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a "Vacation Rental" if the duration of stays are less than 31 days.

Table 1 presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling and Vacation Rental Definitions

	Dwelling Rental	**Vacation Rental**
Length of Stay	Less than six (6) months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels and Restaurants – Vacation Rental
Public lodging establishment (ADA & Misc. Regulations)	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Future Land Use and Zoning

The Hutchinson Island Residential (HlR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to eight dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. This land use category allows up to eight (8) dwelling units per acre.

The R-4A zoning district is compatible with the HIR Future Land Use designation. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

Parking

Pursuant to City Code Section 125- (d)b, motels, hotels, and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger.

Conditional Use

As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation
The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, staff recommends **APPROVAL** with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than two (2) vehicles per unit.

5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

AERIAL MAP

Subject Site



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use Approval
Readler Dwelling Rental
1182 Binney Drive, Unit A

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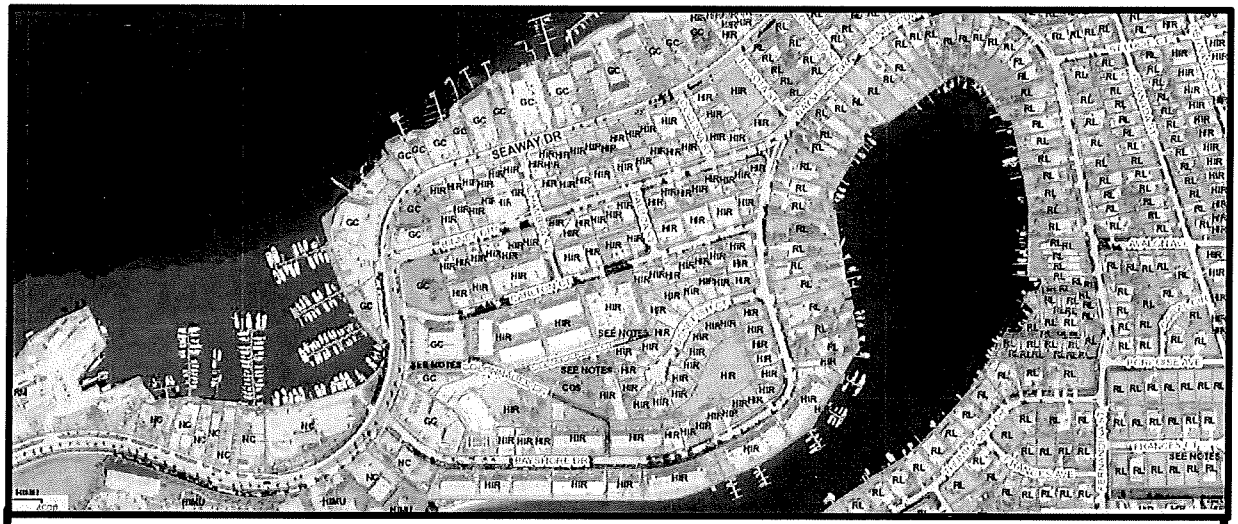
FLUM MAP

Subject Site



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use Approval
Readler Dwelling Rental
1182 Binney Drive, Unit A

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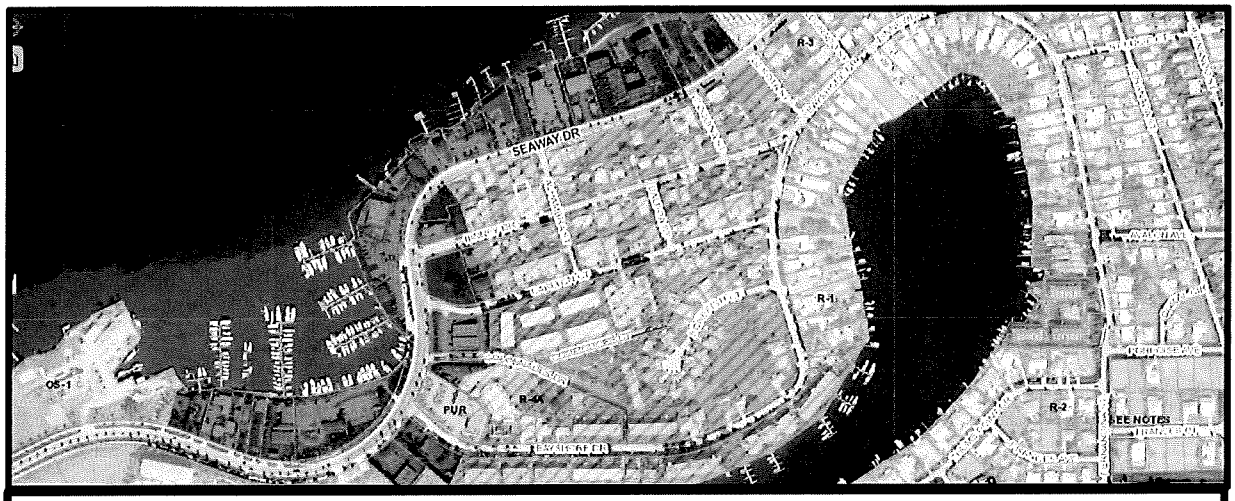
ZONING MAP

Subject Site



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use Approval
Readler Dwelling Rental
1182 Binney Drive, Unit A

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

January 21, 2021

John and Jackie Readler
78 Bennett Road
Bloomsburg, PA 17815
jackier51@icloud.com

Subject: Jonathan Joseph Dwelling Rental – 1182 Binney Drive Unit B Conditional Use application TRC Comments

---

Dear Mr. and Mrs. Readler,

Below please find a summary of the comments for the City of Fort Pierce TRC meeting:

Fort Pierce Planning Department

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than two vehicles per dwelling rental unit.

5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

Fort Pierce Engineering Department

1. No comment.

Fort Pierce Code Enforcement Division

1. No comments from Code Enforcement – there is no active or prior cases at this location. The provided narrative appears to cover all the typical issues.

Fort Pierce Building Department

1. Vacation rental properties, including transient rentals, shall be regulated through the DBPR, Florida Statute 509.242(c), Florida Administrative Code 61A-43 and will be amended by any future legislation or directives from the State of Florida.

2. Building Department has no further guidance at this time.

Fort Pierce Police Department

1. No comment.

Fort Pierce Utility Authority

W/WW Engineering:

1. Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required

Electric & Gas Engineering:

1. No comment

St. Lucie County Public Works

1. No comment.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
JAN 13 2021
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Jennifer Hofmeister, Planning Director

FROM : John R. Andrews, P.E., City Engineer

RE : Conditional Use – 1577 Thumb Point Drive
TRC No. 20-04000028

DATE : January 14, 2021

This is to advise you that we have completed the review of the following documents as received by this office on January 8, 2021:

- [x] Conditional Use Application
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [ ] Approval of Conditional Use
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] No comments

JRA/tst/tst

Q:\ENGINEERING\Site Development Projects\Addresses\1577 Thumb Point\CU\Submittal No. 1 - 011221\CU Approval - 011421.docx

Jennifer Hofmeister

From: WBoyer@slcfd.org
Sent: Monday, January 11, 2021 3:43 PM
To: Jennifer Hofmeister
Subject: 1182 Binney Drive, Unit B and 1577 Thumb point Drive

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Jennifer,

FD has no comments at this time for these projects.

Take care,



Captain Wayne Boyer, M.S., FO, MIFireE, CFEI
Water Supply Officer
Community Risk Reduction Division
St. Lucie County Fire District
Office: 772-621-3322|Mobile: 772-631-8877
5160 NW Milner Drive
Port St. Lucie, FL 34983

FPUA
COMMUNITY PROUD

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

January 21, 2021

TECHNICAL REVIEW PROJECT # 20- 040000027

Conditional Use – Readler Dwelling Rental – 1182 Drive, Unit B

Comments

FPUA W/WW Engineering: Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required.

FPUA Electric & Gas Engineering: No comment

FPUA
COMMUNITY PROUD

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

January 21, 2021

TECHNICAL REVIEW PROJECT # 20- 040000028

Conditional Use – 1577 Thumb Point Drive

Comments

FPUA W/WW Engineering: Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required.

FPUA Electric & Gas Engineering: No comment

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

~~Conditional Use – No New Construction~~

Property address or Location 1182 Binney Dr., Unit B, Fort Pierce 34949

Parcel ID #(s) 2401-501-0300-010-1

Project description Short term rental of less than 6 months-Unit B only

---

John Readler/Jackie Ellis-Readler
Property Owner(s)

78 Bennett Road
Street Address

Bloomsburg PA 17815
City State Zip

570-818-0387
Phone Number

jackier51@icloud.com
Email Address

Jane Land, McCurdy & Co.
Applicant/Representative, Title, Company

1182 Binney Dr., Unit A
Street Address

Fort Pierce FL 34949
City State Zip

813-241-3890
Phone Number

Jland269@aol.com
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.*

John T Readler Jackie Ellis-Readler
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 7th day of December, 2020, by Jackie & John Readler who is personally known to me or has produced Beaver License as identification.

Signature of Notary

NOTARY PUBLIC (seal)
MORGAN JONES
Notary Public, State of Florida
Commission# GG291758
My comm. expires Jan. 15, 2023

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_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____
_____
_____
_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☒ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☒ *If no site improvements are required:*
  - ☒ As-built survey
  - ☒ Floor plan of existing building(s)
- ☐ *If parking and drainage improvements are required:*
  - ☐ As-built survey;
  - ☐ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ☐ Lighting plan
- ☒ Complete, notarized application

Application Type:

- ☒ Conditional Use: No new construction with no site improvements
- ☐ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 1370 Parking Spaces: 2

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

North	South	East	West
Rental Apts.	Single Fam/Rental Duplex	Rental Dup.	Rental Duplex

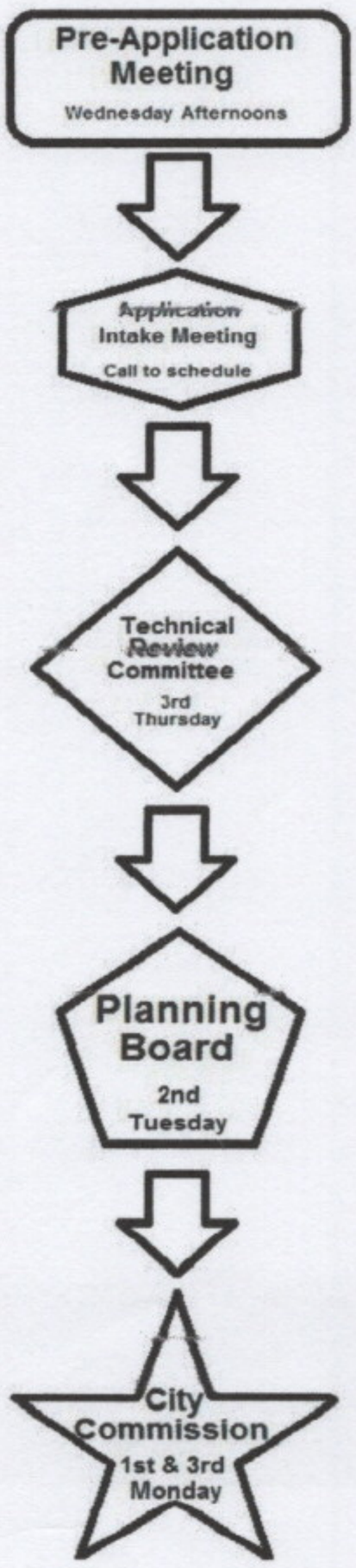
The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

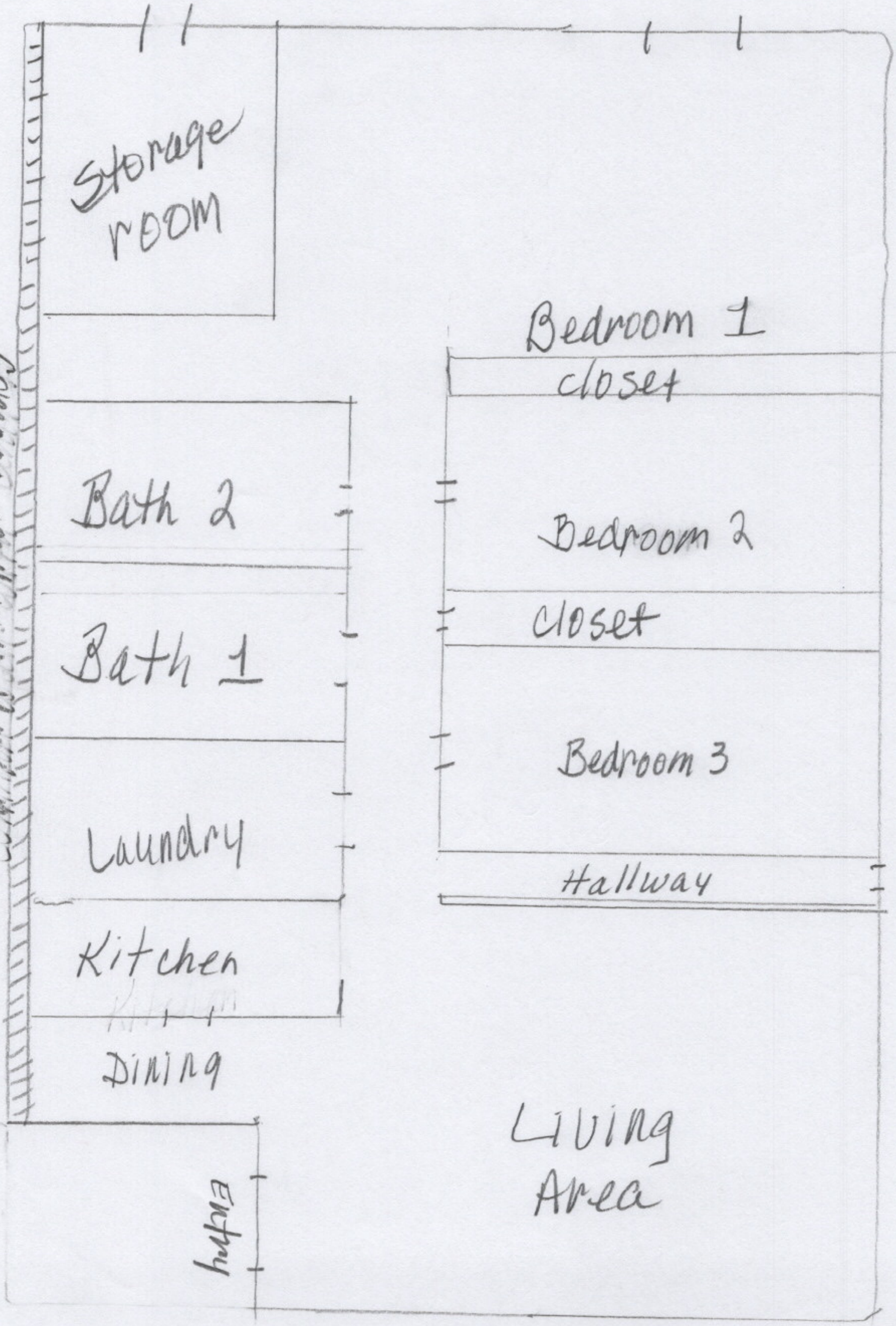
(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

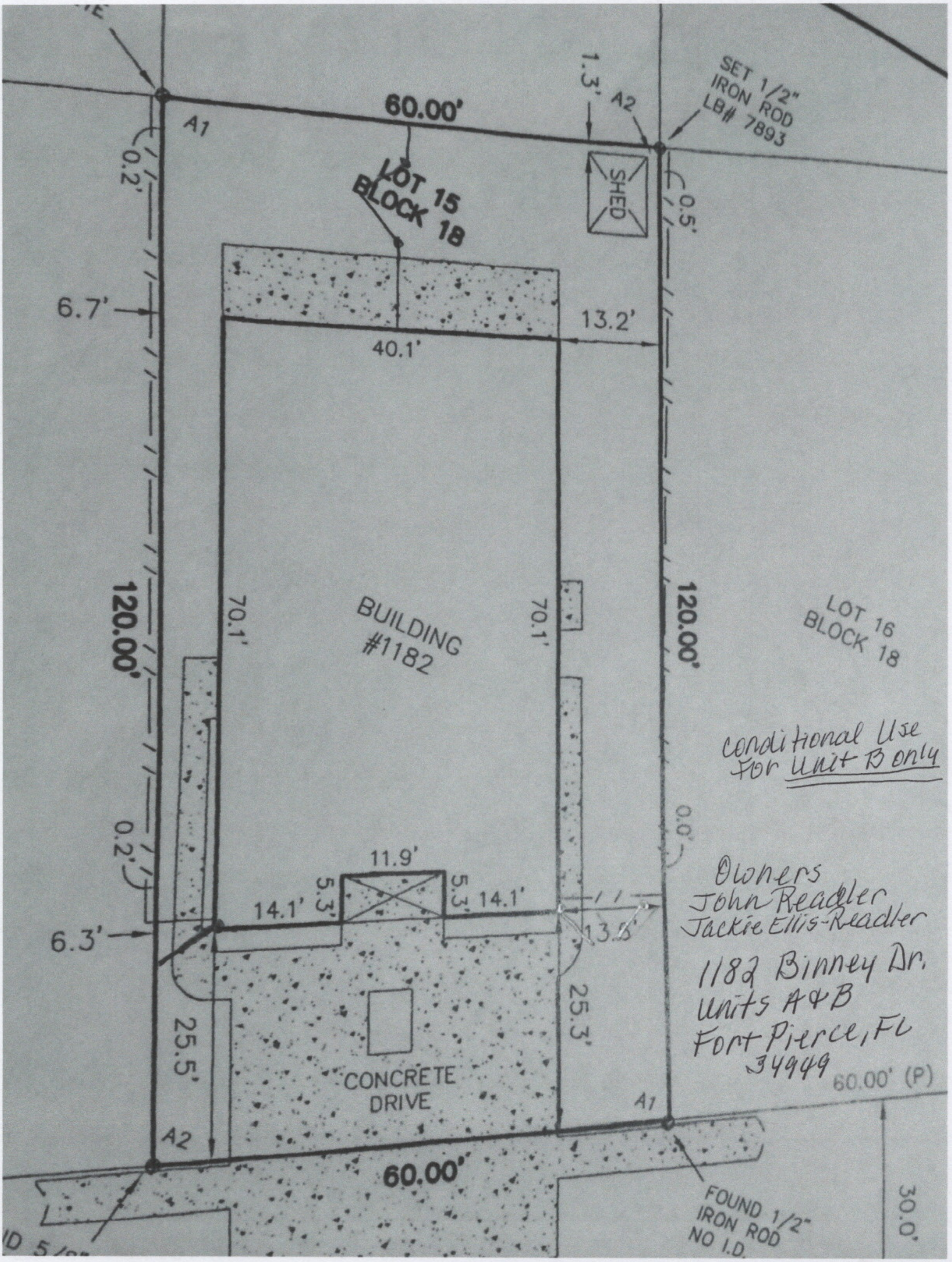
~~Application Outlook~~



1182 Binney Drive, Unit B
Fort Pierce, FL 34949



Owners: John Readler / Jackie Ellis-Readler


60.00'
A1
1.3'
A2
SET 1/2" IRON ROD LB# 7893
0.2'
LOT 15 BLOCK 18
SHED
0.5'
6.7'
13.2'
40.1'
120.00'
70.1'
BUILDING #1182
70.1'
120.00'
LOT 16 BLOCK 18
0.2'
11.9'
5.3'
5.3'
14.1'
14.1'
13.5'
6.3'
25.5'
25.3'
CONCRETE DRIVE
A2
A1
60.00' (P)
60.00'
FOUND 1/2" IRON ROD NO I.D.
30.0'
Conditional Use For Unit B only
Owners
John Readler
Jackie Ellis-Readler
1182 Binney Dr.
Units A & B
Fort Pierce, FL
34949

Planning Board **7. I.**

Meeting Date: 02/09/2021

Information

REQUESTED ACTION

Site Plan - Crossroads Industrial - Parcel ID 2325-122-0002-000-3

LOCATION

Parcel ID 2325-122-0002-000-3

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Approval Subject to Three (3) Conditions:

1. The applicant shall provide architectural up lighting along the facades of the building(s) facing I-95 and Florida's Turnpike. The same architectural lighting shall be provided along the north façade of the building(s) in the areas not utilized for bay doors/loading. The applicant shall provide details of the lighting program at the time of building permit review.
2. After a minimum of six months of full operation of this project site, the applicant should update the trip generation, trip distribution and level of service to verify the assumptions provided as part of this traffic study at the time of approval. If discrepancies are detected, the updated study should provide mitigation measures if needed. The updated study should be submitted to St Lucie County for review.
3. The Airborne Mountain Bike Club shall be able to maintain their club and trails within the South Florida Water Management (SFWMD) District Conservation Easement per their existing agreements with either SFWMD and or the property owner.

Attachments

Staff Report

Application & Supporting Documents

Aerial Map

Future Land Use Map

Zoning Map

TRC Comments & Applicants Response

Letter from Airborne Mountain Bike Club

Form Review

Form Started By: Brandon Creagan Started On: 02/02/2021 04:29 PM

Final Approval Date: 02/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Development Review & Design Review** **Crossroads Industrial – Parcel ID 2325-122-0002-000-3**
BOARD DATE:	February 9, 2021

STAFF REPORT

Property Owner/Applicant:	FLF Crossroads Industrial I LLC 601 Heritage Drive, Suite 227 Jupiter, FL 33458
Representative:	Schmidt Nichols 1551 N. Flagler Drive, Suite 102 West Palm Beach, FL 33401
Requested Action:	Approval to construct a warehouse development with associated site improvements
Site Location:	South of Okeechobee Road, east of the Turnpike and west of I-95
Parcel IDs:	2325-122-0002-000-3
Existing Use:	Vacant
Parcel Size:	129.52 Acres
Current Future Land Use:	General Commercial (GC)
Current Zoning:	Commercial Parkway (CP-1)
Utilities:	FPUA

	North	East	South	West
Surrounding FLU:	GC	MXD (SLC)	R/C (SLC)	T/U (SLC)
Surrounding Zoning:	CP-1	RM-5 (SLC)	IX (SLC)	I (SLC)

Staff Analysis

Request

In accordance with Code Sections 125-313, and 125-314, the applicant is requesting review and approval of a Development Review (Major Site Plan), and Design Review for a warehouse development with associated site improvements. The current Future Land Use on the property is General Commercial (GC) with a Zoning of Commercial Parkway (CP-1).

Site Plan

The subject site is approximately 129.52 acres of vacant land. The applicant is proposing to build a 1,133,000 square foot warehouse that can be designed as either one (1) building for a single user or two (2) separate buildings for two (2) separate users. Ten-Mile Creek flows though the site and the site plan calls for preserving approximately 47.75 acres in its natural state as a South Florida Water Management District Conservation Easement. Additionally, the applicant has agreed to maintain the Airborne Mountain Bike Club use of the conservation easement for its bike trails as a Conditional of Approval.

The lighting for the property will be compliant with City Code 125-315(j)(1)(a) that stipulates that parking lot lighting shall be provided at a minimum average of two (2) foot-candles. The Lighting Plan or Photometric survey will be reviewed as part of the Building Permit process. The required parking for the site based on the warehouse use calculation pursuant to City Code 125-315(d)(3)(a) is 1 space per 600 square feet of gross floor area. Based on the proposed buildout of 1,133,000 square feet, the site would need to provide 1,888 parking spaces. Due to the constraints of the site because of the conservation easement and industry parking standards for other like uses, the site plan only provides 434 spaces for the one (1) building site plan and 536 spaces for the two (2) building site plan.

Pursuant to City Code, the applicant has submitted to the City a parking study that demonstrates a reduction in the parking requirement. The Planning Department is in support of the decrease in parking on the basis that the use will not generate retail customer traffic and the parking areas will mainly be used for employees. The reduction in parking also reduces the impact that impervious services will have on the surrounding environment and provide more green and open space on the site.

Landscaping

The landscape plan is consistent with City Code 123-37 and will consist of the following:

- 587 trees, which will feature the Red Maple, East Palatka Holly, Crape Myrtle, Brown Beauty Magnolia, South Florida Slash Pine, American Sycamore, Southern Live Oak, Bald Cypress, and Tulip Tree
- 96 palm trees, which will feature the Sabal Palm
- 3,295 shrubs
- Tree Mitigation will not be required on-site as the applicant will be preserving approximately 47.75 acres as part of the South Florida Management District Conservation Easement.

Design Review

The City's Design Review guidelines provide approaches to design situations that will contribute to the existing and developing character of the City. The intent of the City's design review process is not to stifle innovative architecture, but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the City. This may be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs should take cues from traditional proportioning systems and be synonymous with a chosen style.

It is staff's professional opinion the proposed design for the warehouse complex is consistent with the built environment as most of the uses that surround the site are warehouse or distribution centers. The proposed building elevation is articulated with varying roof heights and accents. The applicant has also agreed to provide up lighting for the outside of the building that will provide a unique visual que that can be seen from Interstate 95 and the Turnpike.

Traffic Analysis

According to the Traffic Report provided by the applicant, the current annual average daily traffic (AADT) is 2,275 trips. This also includes 244 AM peak hour trips and 247 PM peak hour trips. The traffic report provided by the application concludes that the current roadway links are sufficient to accommodate the increase in projected traffic to the site. St. Lucie County is requiring the applicant to submit an updated traffic study after 6 months in operation to ensure that the roadway network operates at an acceptable level of service.

Technical Review Committee

All affected City and County Departments have reviewed the proposed Development Review, and Design Review applications and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

Staff Recommendation

The requested Application Development Review, and Design Review meets the criteria specified in Section 125-313, and 125-314 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Planning Staff recommends **APPROVAL** of the proposed Development Review & Design Review subject to three (3) conditions:

1. The applicant shall provide architectural up lighting along the facades of the building(s) facing I-95 and Florida's Turnpike. The same architectural lighting shall be provided along the north façade of the building(s) in the areas not utilized for bay doors/loading. The applicant shall provide details of the lighting program at the time of building permit review.
2. After a minimum of six (6)months of full operation of this project site, the applicant should update the trip generation, trip distribution and level of service to verify the assumptions provided as part of this traffic study at the time of approval. If discrepancies are detected, the updated study should provide mitigation measures if needed. The updated study should be submitted to St Lucie County for review.
3. The Airborne Mountain Bike Club shall be able to maintain their club and trails within the South Florida Water Management (SFWMD) District Conservation Easement per their existing agreements with either SFWMD and or the property owner.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location West of I95, East of Turnpike--south of Crossroads parkway

Parcel ID #(s) 2325-122-0002-000-3

Project description Crossroads Industrial

FLF Crossroads Industrial I LLC
Property Owner(s)
601 Heritage Drive, Suite 227
Street Address
Jupiter FL 33458
City State Zip
561-575-6454
Phone Number
JoshSimon@FLFHoldings.com
Email Address

Josh Nichols & Christen Hutton, Schmidt Nichols
Applicant/Representative, Title, Company
1551 N. Flagler Dr., Suite 102
Street Address
West Palm Beach FL 33401
City State Zip
561-684-6141
Phone Number
JNICHOLS@SNLANDPLAN.COM & CHUTTON@SNLANDPLAN.COM
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.*

Property Owner(s) Signature(s) Josh Simon, Manager

STATE OF FLORIDA -- COUNTY Palm Beach

The foregoing instrument was acknowledged before me this 22 day of October, 2020, by Josh Simon who is personally known to me or has produced _____ as identification.

Alexia Sacka
Signature of Notary

(seal)

ALEXIA SACKA
Notary Public - State of Florida
Commission # GG 916324
My Comm. Expires Sep 24, 2023
Bonded through National Notary Assn.

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		
■ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
■ Conceptual Development Plan		❑ Minor Amendment

Site Information:

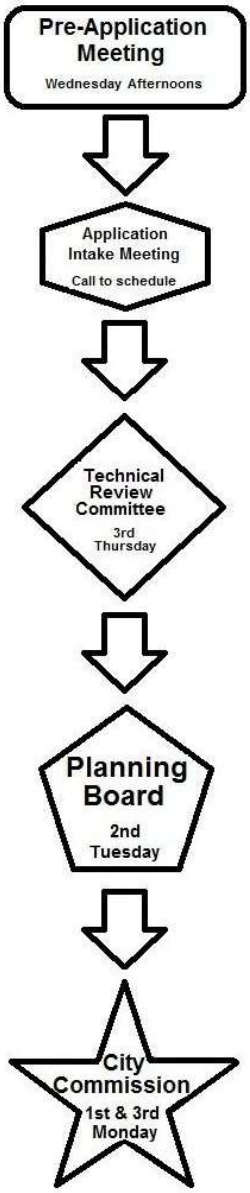
Non-Residential: Proposed Sq. Ft.: 1,133,000 s.f.

Residential: Proposed Units: N/A

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

North	South	East	West
Industrial	Vacant/Industrial Warehouse	Place of Worship	Turnpike/Vacant

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)

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location: West of I95, East of Turnpike--south of Crossroads parkway

Parcel ID #(s): 2325-122-0002-000-3

Project Description: Crossroads Industrial

FLF Crossroads Industrial I LLC	Josh Nichols & Christen Hutton, Schmidt Nichols
Property Owner(s)	Applicant/Representative, Title, Company
601 Heritage Drive, Suite 227	1551 N. Flagler Dr., Suite 102
Street Address	Street Address
Jupiter FL 33458	West Palm Beach FL 33401
City State Zip	City State Zip
561-575-6457	561-684-6141
Phone Number	Phone Number
joshsimon@flfholdings.com	JNICHOLS@SNLANDPLAN.COM & CHUTTON@SNLANDPLAN.COM
Email Address	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 Application (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.*

Property Owner(s) Signature(s) Josh Simon, Manager

STATE OF FLORIDA -- COUNTY Palm Beach

The foregoing instrument was acknowledged before me this 22 day of October, 2020, by

Josh Simon who is personally known to me or has produced

as identification.

Alyssa Jacka

Signature of Notary

ALEXIA [illegible]
Notary Public - State of Florida
Commission # GG 916324
My Comm. Expires Sep 24, 2023
Bonded through National Notary Assn.

(Seal)

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					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
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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)

Impact	

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	2275 Trips	Trips 244 AM & 247 PM
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? [ ] Yes [ ] No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA N/A

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

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

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING

PLANNING & ZONING

Design & Development Review Justification

Crossroads Industrial

City of Fort Pierce, FL

PREPARED BY:

Schmidt Nichols
1551 N. Flagler Dr. Suite 102
West Palm Beach, FL 33401

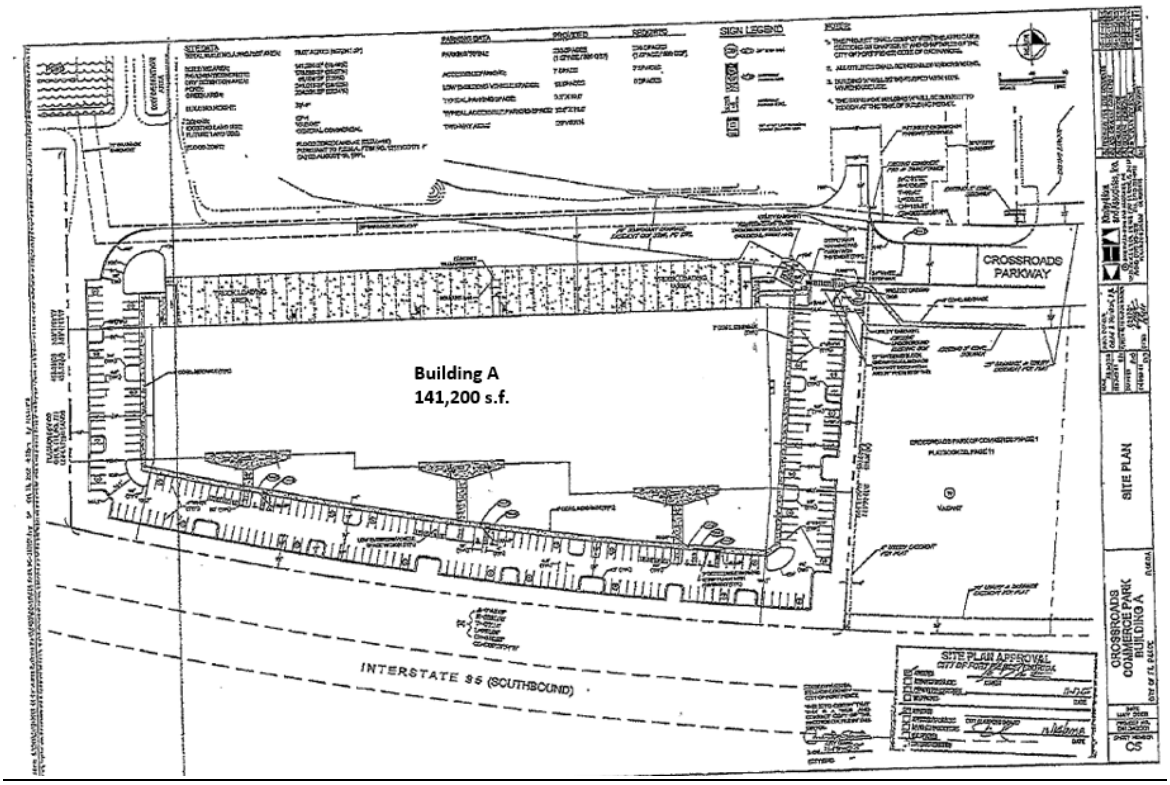
Original Submittal October 30, 2020
Resubmittal December 23, 2020

REQUEST

The purpose of this application is to request 1,133,000 SF of Warehouse use via the Design and Development Review entitlement process through the City of Fort Pierce.

PRIOR ENTITLEMENTS

We have confirmed there is a prior site plan that was approved in November 7, 2008 by the City Commission on 11/07/2008 to construct a 141,200 square-foot industrial warehouse located in the southeast corner of the Crossroads Industrial Park adjacent to I-95, but has since expired. A copy of the previous site plan is shown below.



LOCATION

The subject parcel is located south of Okeechobee Road, east of the Florida Turnpike and west of Interstate 95 in the City of Fort Pierce, Florida as shown on the Location Map. We have also confirmed the street address for this vacant parcel has not yet been assigned and according to the St. Lucie County Property Appraiser's website, this parcel is approximately 129.52 acres**.**

PROPOSED DEVELOPMENT

The proposed development is a 1,133,000 sf warehouse and 3% of total building area dedicated to accessory office use, that will be operational 24 hours per day, seven days per week. Typical employee counts on site will be 3 per 1,000 sf of office and 1 per 10,000 sf of warehouse use. The use is being marketed toward ecommerce warehouse storage and distribution specific usage. We have a two phase approach for the actual building with the first phase or option being a single building as indicated in Phase I. Phase II or option II includes two buildings within the same building envelope as Phase I both structures approximately 550,000 s.f. each. Site plans for both phases/options have been provided with the submittal package.

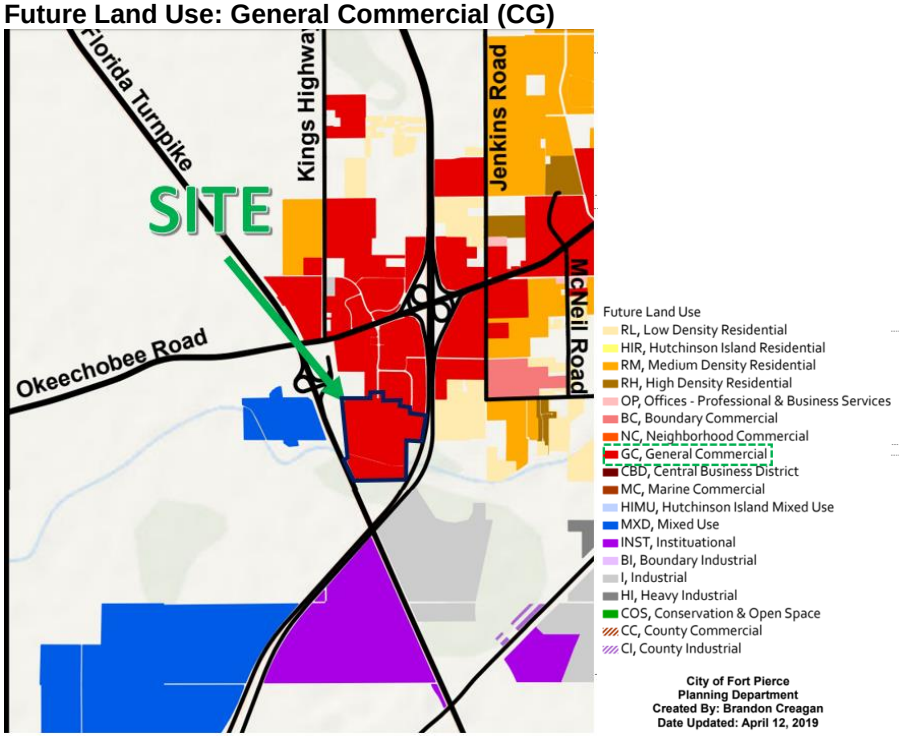
Color renderings of the proposed building, illustrating the scale and economic opportunity this project presents have been submitted in this application. Additionally, the site plan and landscape plans also depict how the proposed traffic circulation, parking, and landscaping comply with the CP1 zoning requirements set forth in the City of Fort Pierce zoning Code.

As shown in the site photos submitted, the site is vacant and undeveloped, but located in a developed industrial park, where the proposed development and according architecture is compatible and suitable for the community location, in close proximity to two major state highways, Interstate 95 and Florida Turnpike.

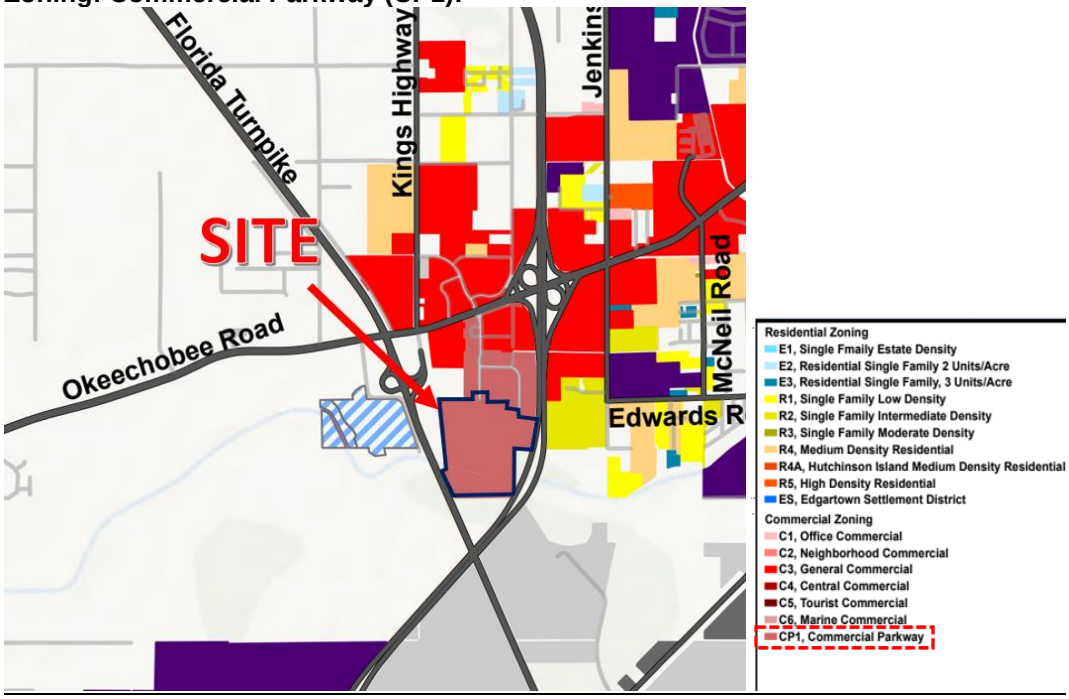
FUTURE LAND USE AND ZONING

Using the City of Fort Pierce planning maps website, we have confirmed the Future Land Use designation for this parcel is General Commercial (CG) and the current Zoning designation is Commercial Parkway (CP-1). We also have confirmed this CP-1 Zoning designation allows for office commercial and industrial operations which are typically characterized by a business park setting.

Future Land Use: General Commercial (CG)



Zoning: Commercial Parkway (CP1):



Basic Use Standards in CP-1 Zoning City Code Section 125-207

Lot Size:

a. The minimum lot area shall be twenty thousand (20,000) square feet.
b. The minimum lot width shall be one hundred (100) feet.
c. The minimum lot depth shall be one hundred (100) feet.

This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

Minimum Yards:

a. The minimum depth of the front yard shall be twenty-five (25) feet.
b. The minimum depth of the rear yard shall be twenty (20) feet.
c. The minimum depth of the side yard shall be ten (10) feet, except corner lots the minimum side yard depth on a street side will be twenty (20) feet.

This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

Lot Coverage:

Buildings not allowed to cover more than sixty (60) percent of the lot area. The parcel is approximately 129.52 acres. Maximum building coverage cannot exceed 3,385,483 sf as allowed per the CP-1 Zoning designation.

This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

Building Height:

No building shall exceed a height of sixty-five (65) feet above grade.
This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

Open Space Standards:
A minimum of twenty (20) percent of the gross area of land to be devoted to a commercial parkway development must be reserved for use as parks, recreation areas, marinas, open space, plantings or other public purposes other than rights-of-way, utility easements and parking areas. Areas that are natural or man-made floodways, lakes and stormwater retention areas may also be used to satisfy the total open space requirements.
This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

Design Standards City Code Section 125-314

(2) The design review board shall review the application and make a recommendation to the commission for approval or disapproval. If the board recommends disapproval, the reasons shall be stated. The board shall consider the following standards:

a. The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;

b. If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;

c. The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty;

d. The design avoids undue monotony in structural design features.

Response: The proposed structure and use is compatible with the surrounding industrial and warehouse oriented uses, and will not detract or decrease property values of neighboring properties. Further, the property is not located within a historic district. Moreover, the structure's design avoids monotony, but provides an efficient use of building materials for a sustainable use and warehouse operation.

(g) *Design review guidelines.*

(1) *Roofs.*

a. Principal pitched roofs of wood vernacular styles shall be a symmetrical hip with a slope of 6:12 to 10:12. Pitched roofs of designs reflecting Mediterranean, Mission, Spanish Eclectic, Craftsman and Prairie styles may have slopes of 3:12 to 6:12. A broken pitch roof (a roof which becomes shallower in slope at one-third of the distance from the eave to the peak) is encouraged. Also allowed are gabled hips, flared hips and, where appropriate to mark an architectural feature or civic gesture, gable ends.

Response: The proposed roof will comply with this standard.

b. Rooflines may be punctuated with dormers, windows or ventilation louvers that add detail and interest to the facade. Dormers shall light habitable spaces and have shed roofs with a minimum slope of 3:12 or pitched roofs with a slope to match the principal structure. Eyebrow dormers are also encouraged.

Response: The proposed roof will comply with this standard.

c. The use of deep (32 inches to 40 inches) overhangs and, where appropriate, detailed eave brackets, are strongly encouraged. Variation in roof heights or articulation of a flat roof overhang along the facade is encouraged to add visual interest to a streetscape and delineation of activity within a structure.

Response: The proposed roof will comply with this standard.

d. Ancillary roofs (attached to walls or roofs) may be sheds sloped no less than 3:12. Roofs on towers shall be flat or have a slope which matches the primary structure.

Response: The proposed roof will comply with this standard.

e. The finished roofing material for visible pitched roofs shall be one of the following:

1. Cedar shingles with factory treated class B finish;
2. Steel, copper, or factory painted aluminum standing seam, batten seam, or Bermuda roofing;
3. Galvanized steel 5-V crimp roofing panels or pre-finished steel;
4. Galvanized metal or copper shingles of Victorian or diamond shape or pattern;
5. Asphalt dimensional shingles for residential buildings only;
6. Built-up or membrane roof behind parapets;
7. Flat concrete tile;
8. Clay or cement barrel, s-shaped or mission tiles.

Response: The proposed roof will comply with this standard.

f. The fascias around the eaves shall have limited simple detail that complements the fenestration, porch overhangs or entrances.

Response: The proposed roof will comply with this standard.

g. Exposed rafters with simple detailed ends may be substituted for fascia type arrangements.

Response: The proposed building will support a flat roof with a parapet which will be designed with some undulation for visual interest.

(2) *Entrances.*

a. Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. Covered entrances shall be proportioned to human scale and follow logic of design relative to the building. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.

Response: The proposed entrance will comply with this standard while appropriately located for pedestrian safety and standard vehicle parking, in conjunction with truck traffic on site.

b. To provide for consistent spatial order of streets, and to accommodate a human scale and pedestrian activity, the inside line of the front yard (setback) shall be considered a frontage line. Exceptions to this requirement may be granted for development in the following zoning districts: OS-1 (Open Space Recreation), OS-2 (Open Space Conservation), I-1 (Light Industrial), CP-1 (Commercial Parkway), C-6 (Marine Commercial), and C-3 (General Commercial) on properties backing onto a highway and fronting an internal access road.

Response: The proposed development is exempt from this standard as its in CP-1 zoning.

c. Doors shall have detail appropriate to the architectural character of the proposed building and may be defined with sidelights, transoms or wooden or metal shutters.

Response: The proposed doors will comply with this standard.

d. Porches shall have a minimum depth of six feet and may encroach up to six feet into the front yard (setback), or into a side yard that abuts a public right-of-way or public space.

Response: N/A

(3) *Windows.*

a. Windows shall have well-defined frames, transoms or sills, and should be accentuated with shutters or Bahamas awnings where appropriate. Material of frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel or aluminum.

Response: The proposed windows will comply with this standard. The corners of the building have been designed as the office spaces with ample glazing.

b. Reflective or mirrored glass is not permitted, however on side and rear elevations, translucent glass may be used. Minimal tinting to meet energy code requirements may be permitted. Glass block may be used where appropriate to the architectural style.

Response: The proposed windows will comply with this standard.

c. Storefront glass shall be clear and unobstructed from signs and the backs of counters, display racks and merchandise.

Response: N/A

d. Windows must be placed on elevations that face the public right-of-way and must be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall not be lower than 24 inches in residential or office buildings, or higher than 48 inches from grade or sidewalk in retail buildings.

Response: The proposed windows will comply with this standard.

e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited. Retail buildings shall have fenestration that reveals interior activity and encourages interest in the products or services provided.

Response: The proposed windows will comply with this standard.

(4) *Elevations.*

a. Building designs shall reflect traditional proportions and architectural vocabularies demonstrated in local precedents or regional building types and styles. Wood vernacular styles include Cracker, Classical Revival and Victorian. Masonry vernacular buildings demonstrate details of Mediterranean styles including Mission and Spanish Eclectic. Streamlined Art Deco and Mid-Century Modern buildings in masonry systems are also imbedded in local and regional vernacular. Elements borrowed and interpreted from Colonial, Prairie and Craftsman styles can be found in wood and masonry systems, or a combination of the two.

Response: The proposed architecture is industrial, thus is not applicable with the intent of this standard.

b. Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestration or detailing.

c. Articulation in the facade should give visual relief and be of sufficient depth to provide shade and shadow on adjacent building surfaces. Colors of wall surfaces shall be chosen to complement this facade articulation and colors shall be in keeping with the chosen architectural style and character.

Response: The proposed architecture will comply with this standard.

d. Materials for facades shall be of stucco, wood clapboard, wood shingles, cement siding in clapboard style boards, modular unit masonry, coral or keystone. Brick coursework should use traditional methods that enhance elevations and frame fenestration and door openings. Metal or vinyl siding, and simulated stonework on expanses of building walls shall not be permitted. Two-dimensional stucco details that mimic three-dimensional articulation or structure shall not be permitted.

Response: The proposed architecture will comply with this standard.

e. Proportion and composition of fenestration on new construction shall be compatible with architectural style. Vertical proportions are generally encouraged in all wall openings, especially for traditional architectural vocabulary. Stylistically modern buildings may utilize horizontally proportioned openings where appropriate.

Response: The proposed architecture will comply with this standard.

f. Storefronts and their entrances are to follow logic of design and be contained within structural bays of the building.

Response: The proposed architecture will comply with this standard.

g. Infill storefront design shall be compatible with the existing architecture of the building and block. Details and architectural features should relate to the entire building and block.

Response: The proposed architecture is industrial, thus not intended to apply to this standard.

h. Roll down gates, security shutters and bars that are visible from any public right-of-way should be avoided.

Response: The proposed architecture is industrial, thus not intended to apply to this standard.

i. Storm shutters shall be deployed only upon the issuance of a storm warning from the governing agency authorized to issue such warning.

Response: The proposed architecture will comply with this standard.

j. Exterior building components and all proposed elements of the streetscape shall be painted with a color compatible with the architectural character and style of the proposed development as well as the surrounding buildings.

Response: The proposed architecture will comply with this standard.

k. Blank walls are discouraged. Walls shall be punctuated with windows, doors or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape.

Response: The proposed architecture will comply with this standard.

l. To ensure compatible site design and elevations as seen from the water, development adjacent to or visible from waterways may be expected to meet specific requests from the design review board beyond what is outlined in this section.

Response: The proposed architecture will comply with this standard.

(5) *Streetscape improvement guidelines.* Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the environment. Examples include, but are not limited to, decorative light fixtures, fountains, sculpture and other civic art, benches and tables, planters, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, bollards and fences. These improvements shall be designed to be consistent with all guidelines of this section, and shall be reviewed for aesthetic functionality and compatibility with the city's design expectations.

Response: The proposed entry will provide safe vehicular and pedestrian circulation, thus will comply with this standard.

(6) *Lighting.*

a. Decorative, low-level intensity, non-concealed source lighting which defines vehicular and/or pedestrian ways may be acceptable if not used as general lighting for a development.

b. Exterior architectural, display and decorative lighting visible from all public rights-of-way shall be generated from concealed light source, low-level light fixtures. Color lamps shall not be used.

c. Site lighting shall conform to the provisions of section 125-313(d)(8).

Response: Please see the proposed photometric plans submitted with this application.

(7) *Landscaping.*

a. All landscape designs and drawings shall conform to chapter 123, article I.

b. Landscaping for the proposed development shall provide visually harmonious and compatible settings for structures on the same lot as well as adjoining or nearby lots and shall blend with the surrounding landscape. The scale of the proposed landscaping shall be in proportion to the building and to the human scale of the streetscape.

c. Screening shall be provided by appropriately designed walls and mature plant materials rather than the construction of berms.

Response: Please see the proposed landscape plans submitted with this application.

(8) *Walls and fences.*

a. Walls and fences shall be considered as an integral part of the design proposal, and shall generally be constructed of the same material as the first floor of the primary building.

b. Concrete walls shall be faced with stuccoed or stone, or shall incorporate some perforated pattern cohesive with the design intent. Gates and fences shall be wood, an appropriate composition of iron, metal or aluminum, or masonry piers with wood pickets.

Response: All walls or fences will comply with this standard.

(9) *Signs.*

a. Signs will be reviewed for compliance with the guidelines of this section, section 117-6, and for compatibility with the city's developing character.

b. Signage shall be considered as an external architectural feature consistent with and in proportion to the overall design scheme for new construction and renovation.

Response: All signage will comply with this standard.

(10) *Awnings.*

a. Awnings shall only be used where architecturally compatible with the building. The shape of the awning and related hardware should be consistent with the architecture of the building as well as proportionate with the scale of the facade and its surroundings regarding design, color, scale and fabric.

b. Where a single building has several storefronts and tenants, or within a single center, they should all have a consistent design, scale, color scheme, and fabric throughout.

c. Awning fabric shall be made of non-glossy material, such as treated cotton for durability, and ribbing (seams) should run vertically.

d. Awnings shall not be used as an attention-getting device, and should contain only minimal signage on the awning fabric. Awnings should not be backlit; simple down-lighting to illuminate the window, door or sidewalk should be used.

Response: All awnings will comply with this standard.

(11) *Renovations, alterations and/or additions.*

a. Renovations, alterations and/or additions to existing structures shall be reviewed as minor applications.

b. Such alterations shall be compatible with the city's existing and developing character regarding scale, massing, materials and architectural design referenced in the above sections. Primary elevations of the facade shall be reconstructed, as appropriate, according to the design review guidelines for new development.

c. Renovation projects shall encompass, where appropriate, the entire site.

Response: N/A

TRAFFIC

A traffic study has been completed by Simmons & White and submitted in this application package for the City’s review.

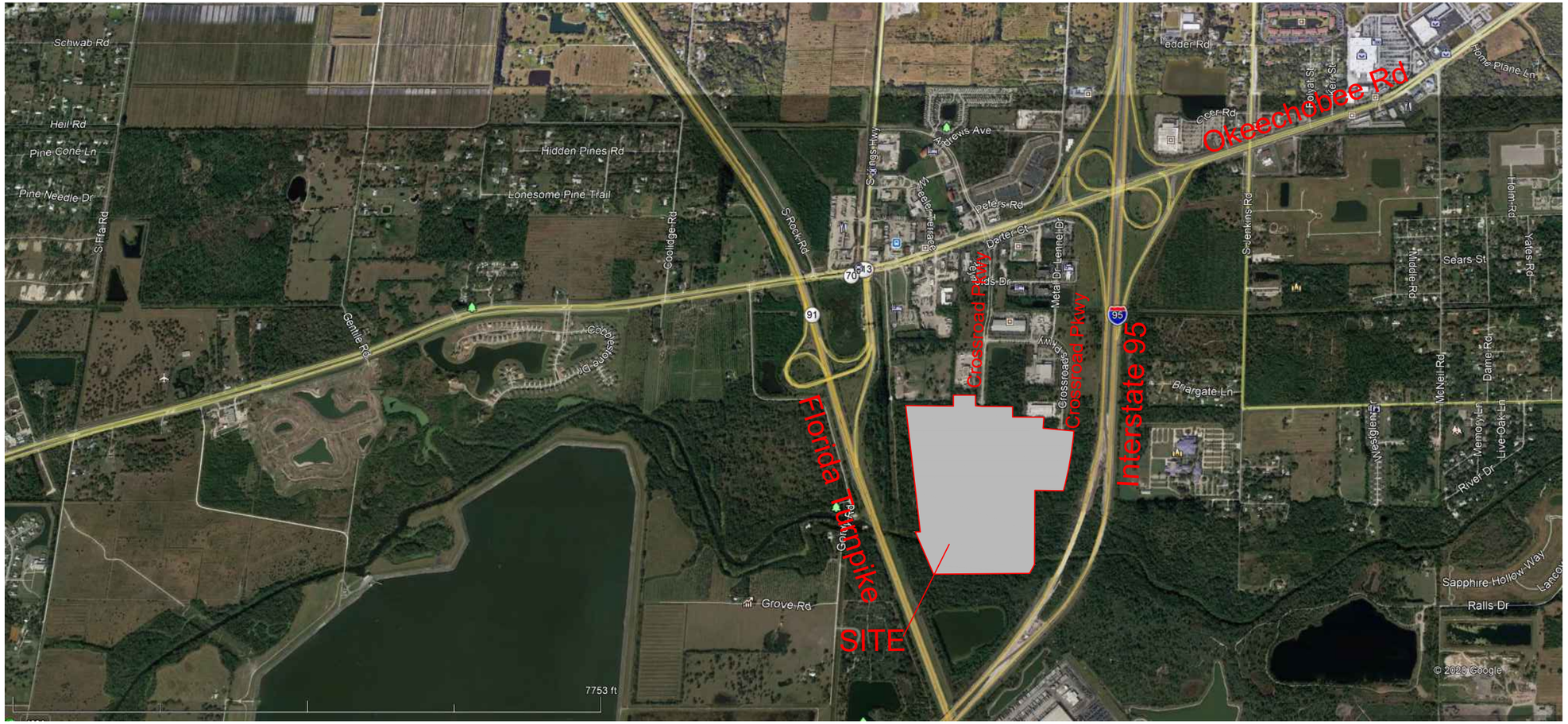
PARKING

In accordance with the provisions of Section 125-315 of the City's LDR's, entitled "Off-street parking and loading" 1,883 parking spaces are required for the Project. A total of 434 vehicle parking spaces have been provided in the proposed site plan for Phase I with the single building. A total of 536 parking spaces have been provided for the two building option as it includes a double row of parking in between the buildings. The parking provided equates to .33 spaces per 1,000 s.f.

CONSERVATION EASEMENT

We understand the City is interested in seeking an interest in the SFWMD conservation easement which encumbers the south portion of the subject site. The goal would be to transfer this easement over to the City to bring into their parks system. The applicant is happy to assist in this effort and has no objection to the continuation of the Airborne Mountain Bike Club utilizing the easement area for their trail system. We are continuing to discuss the ability to transfer the easement from SFWMD to the City and will loop in the City as this discussion with the District progresses.

LOCATION MAP



North

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: CROSSROADS PKWY
Sec/Town/Range: 25/35S/39E
Map ID: 23/25N
Zoning: Comm Parkw

Parcel ID: 2325-122-0002-000-3
Account #: 14302
Use Type: 6700
Jurisdiction: Fort Pierce

Ownership

FLF Crossroads Industrial I LLC
601 Heritage DR Ste 227
Jupiter, FL 33458



Legal Description

25 35 39 FROM NW COR OF SEC RUN S 88 DEG 24 MIN 15 SEC E 1326.36FT TO NE COR OF NW 1/4 OF NW 1/4, TH S 00 DEG 17 MIN 00 SEC W 1180 FT FOR POB, TH S 89 DEG 43 MIN E 360 FT, TH S 00 DEG 17 MIN W 179.14 FT TO PC OF CURVE CONC WLY, R OF 300 FT, CA OF 06 DEG 10 MIN 11 SEC, TH SLY ALG ARC 32.30 FT, TH S 83 DEG 32 MIN 49 SEC E 100 FT, TH S 89 DEG 43 MIN E 502.32 FT.TJ S 00 DEG 17 MIN W 170 FT, TH S 89 DEG 43 MIN E 506.20 FT TO PT ON NON-TANG CURVE CONC WLY, R OF 5135.58 FT, CA OF 02 DEG 01 MIN 42 SEC, THSLY ALG ARC 181.80 FT, TH S 84 DEG 51 MIN 20 SEC E 500 FT TO WLY R/W I-95, TH SLY ALG NON-TANGCURVE CONC WLY, CB S 07 DEG 59 MIN 05 SEC W, CA 09 DEG 40 MIN 34SEC, R OF 5635.58 FT 951.74 FT TO1/4 SEC LI, TH N 89 DEG 14 MIN 57SEC W ON SD 1/4 SEC LI 463.23 FTTO INT 1/4 SEC COR, TH S 00 DEG 13 MIN 25 SEC W ON N/S 1/4 SEC LI 1202.20 FT TO WLY R/W I-95 AND PC OF CURVE CONC NW, TH RUN SWLY ON R/W AND SD CURVE, R OF 5635.58 FT, CA OF 01 DEG 43 MIN 31 SEC 169.70 FT TO PT ON S 1/4 1/4 SECLI, TH N 89 DEG 37 MIN 30 SEC W 1556.08 FT TO ELY R/W TRNPK, TH N23 DEG 27 MIN 14 SEC W ON R/W 745.65 FT, TH S 89 DEG 26 MIN 14 SEC E 80.91 FT, TH N 06 DEG 33 MIN 35 SEC W 2063.36 FT TO N 1/41/4 SEC LI, TH S 88 DEG 49 MIN 38SEC E 772.11 FT TO SE COR OF NW 1/4 OF NW 1/4, TH N 00 DEG 17 MINE 178.44 FT TO POB (129.52 AC) (OR 2928-451; 453)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	129.52
Land Size (SF):	5,641,891.2

Current Values

Just/Market Value:	$4,172,860
Assessed Value:	$87,750
Exemptions:	$0
Taxable Value:	$87,750

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 26, 2019	4352 / 2747	0001	SP	Industrial Developments International Inc	$3,515,000
Jan 15, 2008	2928 / 0453	XX01	SP	St Andrews Episcopal Church	$17,000,000
Jun 28, 2002	1631 / 0946	XX01	WD	Industrial Developments Inc	$900,000
Oct 26, 1989	0660 / 2164	XX02	WD	HARBOR FED SAV AND LOAN ASSN	$7,250,000
Aug 1, 1988	0602 / 0237	XX00	CV		$4,359,000

Jan 1, 1986	0492 / 0329	XX01	CV	$250,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt
BARB WIRE	1	108	2010
CHAINLINK 6'	1	108	2010

Current Year Values

Current Values Breakdown

Building:	$800
Land:	$4,172,060
Just/Market:	$4,172,860
Ag Credit:	$4,085,110
Save Our Homes or 10% Cap:	$0
Assessed:	$87,750
Exemption(s):	$0
Taxable:	$87,750

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0041	355	Fort Pierce Stormwater Charge	$24,495.00
2013	0054	129.52	North St. Lucie Water Management District	$2,331.36

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2019	$4,172,860	$87,750	$0	$87,750
2018	$4,173,000	$87,650	$0	$87,650
2017	$4,752,100	$1,998,000	$0	$1,998,000

Permits

Number	Issue Date	Description	Amount	Fee
0700001801	Jan 11, 2008	Chainlink Fence	$5,700	$132

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Detail by Entity Name

Florida Limited Liability Company
FLF CROSSROADS INDUSTRIAL I LLC

Filing Information

Document Number	L19000275905
FEI/EIN Number	APPLIED FOR
Date Filed	11/14/2019
Effective Date	11/13/2019
State	FL
Status	ACTIVE

Principal Address

601 HERITAGE DRIVE
STE 227
JUPITER, FL 33458

Mailing Address

601 HERITAGE DRIVE
STE 227
JUPITER, FL 33458

Registered Agent Name & Address

SIMON, JOSHUA
601 HERITAGE DRIVE
STE 227
JUPITER, FL 33458

Authorized Person(s) Detail

Name & Address

Title MGR

SIMON, JOSHUA
601 HERITAGE DRIVE, STE 227
JUPITER, FL 33458

Title MGR

NORTMAN, MICHAEL
1300 E. WOODFIELD ROAD, SUITE 150
SCHAUMBURG, IL 60173

Annual Reports

Report Year	Filed Date
2020	03/19/2020

Document Images

03/19/2020 -- ANNUAL REPORT	View image in PDF format
11/14/2019 -- Florida Limited Liability	View image in PDF format

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4647695 OR BOOK 4352 PAGE 2747, Recorded 12/02/2019 12:49:55 PM Doc
Tax: $24605.00

INSTRUMENT PREPARED BY AND
WHEN RECORDED ~~RETURN TO:~~

Alston & Bird LLP
1201 W. Peachtree St.
Atlanta, GA 303039
Attn: Randy H. Luffman, Esq.

When Recorded Return To:
Heather Townsend
First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 974123

Tax Parcel: 2325-122-0002-000-3

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27 day of November, 2019, by IDI LOGISTICS, LLC, a Delaware limited liability company, herein called the Grantor, as successor by name change from Industrial Developments International, LLC ("**IDI, LLC**"), as evidenced by that certain certificate of name change, a copy of which is attached hereto as **Exhibit B**, and as IDI, LLC is successor by conversion from Industrial Developments International, Inc. ("**IDI, Inc.**"), as evidenced by that certain certificate of conversion, a copy of which is attached hereto as **Exhibit C**, to FLF CROSSROADS INDUSTRIAL I LLC, a Florida limited liability company, whose address is 601 Heritage Drive, Suite 227, Jupiter, FL 33458, herein called the Grantee.

The Grantor, for and in consideration of the sum of Ten Dollars ($10.00), to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the land, situate, lying and being in St. Lucie County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof.

Together with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

To have and to hold the same in fee simple forever.

Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject to all matters of public record and such state of facts as would be disclosed by a current accurate survey of the property.

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires, and shall include heirs, personal representatives, successors or assigns.)

Grantor and Grantee acknowledge that: (i) the Property was transferred to IDI Logistics Services Group, LLC, a Georgia limited liability company (f/k/a IDI Services Group, LLC, a Georgia limited liability company), ("**IDILSG**"), via a contribution of capital pursuant to that Written Consent dated as of December 17, 2014 (the "**Internal Transfer**") and that IDILSG is the owner of the Property; and (ii) as the administrative step of recording such contribution via deed was not previously completed, the Grantor remains the "owner of record" of the Property. IDILSG, for an inconsideration of the sum of Ten Dollars ($10.00), to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto Grantee the Property, to have and to hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, and claim whatsoever of the said IDILSG, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee.

[remainder of page left intentionally blank]

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be executed in its name and caused its seal to be affixed as of the day and year first above written.

GRANTOR:

IDI LOGISTICS, LLC, a Delaware limited liability company

Witness (print name): ISHA RAYAMAJHI

Name: G. Bryan Blasingame
Title: EVP and Chief Investment Officer

Witness (print name): BEN FALADE

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The foregoing instrument was acknowledged before me this 26th day of November, 2019 by G. Bryan Blasingame, the EVP and Chief Investment Officer of Grantor. He/She personally appeared before me, is personally known to me or produced _____ as identification.

Notary: Antoinette Pennant
Print Name: ANTOINETTE PENNANT
Notary Public, State of GEORGIA
My commission expires: 1/14/2021

ANTOINETTE PENNANT NOTARY PUBLIC ROCKDALE COUNTY EXPIRES GEORGIA January 14, 2021

The undersigned hereby joins in this Deed for the purpose of quitclaiming all right, title and interest of IDILSG in and to the Property by virtue of the Internal Transfer.

IDI LOGISTICS SERVICES GROUP, LLC, a Georgia limited liability company (f/k/a IDI Services Group, LLC, a Georgia limited liability company)

Witness (print name): ISHA RAYAMAJHI

Witness (print name): BEN FALANT

Name: G. Bryan Blasingame
Title: EVP and Chief Investment Officer

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The foregoing instrument was acknowledged before me this 26th day of November, 2019 by G. Bryan Blasingame, the EVP and Chief Investment Officer of IDI Logistics Services Group, LLC. He/She personally appeared before me, is personally known to me or produced _____ as identification.

ANTOINETTE PENNANT NOTARY PUBLIC ROCKDALE COUNTY GEORGIA EXPIRES January 14, 2021

Notary: _____
Print Name: ANTOINETTE PENNANT
Notary Public, State of GEORGIA
My commission expires: 1/14/2021

EXHIBIT A
Legal Description

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN SOUTH 88° 24' 15" EAST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 1326.36 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND THE POINT OF BEGINNING; THENCE RUN NORTH 00° 25' 52" EAST, ALONG THE WEST 1/4-1/4 SECTION LINE OF SAID SECTION 24, A DISTANCE OF 863.92 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD; THENCE RUN NORTH 70° 36' 10" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 315.25 FEET; THENCE RUN SOUTH 19° 23' 50" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 70° 36' 10" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 219.93 FEET; THENCE RUN SOUTH 00° 26' 24" WEST, A DISTANCE OF 1004.32 FEET, TO THE NORTH LINE OF AFORESAID SECTION 25; THENCE RUN SOUTH 88° 24' 15" EAST, ALONG SAID NORTH LINE OF SECTION 25, DISTANCE OF 804.31 FEET, TO THE NORTH 1/4 SECTION CORNER OF SAID SECTION 25; THENCE RUN SOUTH 00° 13' 25" WEST, ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 25 AND THE RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 39, A DISTANCE OF 40.51 FEET; THENCE RUN SOUTH 88° 24' 08" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CANAL NO. 39 AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 630.24 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95; THENCE MEANDERING ALONG SAID INTERSTATE 95 RIGHT-OF-WAY LINE, RUN SOUTH 03° 22' 54" EAST, A DISTANCE OF 29.28 FEET; THENCE RUN SOUTH 00° 41' 46" EAST, A DISTANCE OF 899.24 FEET; THENCE RUN SOUTH 00° 26' 58" WEST, A DISTANCE OF 320.99 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 5635.58 FEET, A CENTRAL ANGLE OF 14° 22' 16", AND AN ARC LENGTH OF 1413.53 FEET, TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN NORTH 89° 14' 57" WEST, ALONG SAID 1/4 SECTION LINE, A DISTANCE OF 463.23 FEET, TO THE INTERIOR 1/4 SECTION CORNER OF SAID SECTION 25; THENCE RUN SOUTH 00° 13' 25" WEST, ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 25, A DISTANCE OF 1202.20 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 5635.58 FEET, A CENTRAL ANGLE OF 01° 43' 31" AND AN ARC LENGTH OF 169.70 FEET, TO A POINT ON THE SOUTH 1/4-1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN NORTH 89° 37' 30" WEST, ALONG SAID SOUTH 1/4-1/4 SECTION LINE, A DISTANCE OF 1556.08 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA SUNSHINE STATE PARKWAY; THENCE RUN NORTH 23° 27' 14" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA TURNPIKE, A DISTANCE OF 745.65 FEET; THENCE RUN SOUTH 89° 26' 14" EAST, A DISTANCE OF 80.91 FEET, TO A POINT ON THE EASTERLY LINE OF THE FLORIDA TURNPIKE ACCESS ROAD; THENCE RUN NORTH 06° 33' 35" WEST, ALONG THE SAID EASTERLY LINE OF ACCESS ROAD, A DISTANCE OF 2063.36 FEET, TO THE NORTH 1/4-1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN SOUTH 88° 49' 38" EAST, ALONG SAID 1/4-1/4 SECTION LINE, A DISTANCE OF 772.11 FEET, TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE RUN NORTH 00° 17' 00" EAST, ALONG THE WEST 1/4-1/4 SECTION LINE OF SAID SECTION 25, A DISTANCE OF 1359.14 FEET, TO THE POINT OF BEGINNING, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT

CROSSROADS PARK OF COMMERCE PHASE I AS RECORDED IN PLAT BOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXHIBIT B
CERTIFICATE OF NAME CHANGE

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE RESTATED CERTIFICATE OF "INDUSTRIAL DEVELOPMENTS INTERNATIONAL, LLC", CHANGING ITS NAME FROM "INDUSTRIAL DEVELOPMENTS INTERNATIONAL, LLC" TO "IDI LOGISTICS, LLC", FILED IN THIS OFFICE ON THE FIRST DAY OF NOVEMBER, A.D. 2017, AT 6:40 O`CLOCK P.M.

Jeffrey W. Bullock, Secretary of State

2193224 8100
SR# 20176893791

Authentication: 203522156
Date: 11-06-17

You may verify this certificate online at corp.delaware.gov/authver.shtml

State of Delaware
Secretary of State
Division of Corporations
Delivered 06:40 PM 11/01/2017
FILED 06:40 PM 11/01/2017
SR 20176893791 - File Number 2193224

AMENDED AND RESTATED CERTIFICATE OF FORMATION OF INDUSTRIAL DEVELOPMENTS INTERNATIONAL, LLC

Pursuant to Section 18-208 of the Delaware Limited Liability Company Act, the Certificate of Formation of Industrial Developments International, LLC that was filed with the Secretary of State of Delaware on September 30, 2013 is amended and restated in its entirety as follows:

1. The name of the limited liability company is IDI Logistics, LLC.

2. The address of its registered office in the State of Delaware is Corporation Trust Center, 1209 Orange Street, Wilmington, Delaware 19801. The name of its registered agent at such address is The Corporation Trust Company.

IN WITNESS WHEREOF, the undersigned has executed this Amended and Restated Certificate of Formation this 1st day of November, 2017.

INDUSTRIAL DEVELOPMENTS INTERNATIONAL, LLC

By: _____
David Laibstain
Secretary

EXHIBIT C
CERTIFICATE OF CONVERSION

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THAT THE CERTIFICATE OF CONVERSION OF A DELAWARE CORPORATION "INDUSTRIAL DEVELOPMENTS INTERNATIONAL, INC." TO A DELAWARE LIMITED LIABILITY COMPANY OF "INDUSTRIAL DEVELOPMENTS INTERNATIONAL, LLC", WAS FILED IN THIS OFFICE ON THE THIRTIETH DAY OF SEPTEMBER, A.D. 2013, AT 12:57 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF CONVERSION IS THE THIRTIETH DAY OF SEPTEMBER, A.D. 2013, AT 5:07 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID LIMITED LIABILITY COMPANY IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE NOT HAVING BEEN CANCELLED OR DISSOLVED SO FAR AS THE RECORDS OF THIS OFFICE SHOW AND IS DULY AUTHORIZED TO TRANSACT BUSINESS.

Jeffrey W. Bullock, Secretary of State

2193224 8317

131231305

AUTHENTICATION: 0839319

DATE: 10-24-13

You may verify this certificate online at corp.delaware.gov/authver.shtml

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:1597273 OR BOOK 1114 PAGE 0667
Recorded: 12-09-97 01:24 P.M.

standard form – July 14, 1997

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT is given this 15th day of October, 19 97, by Reynolds Metals Development Company, (address) 1095 A Shotgun Road, Sunrise, Florida 33326 (mailing P. O. Box 551346 Fort Lauderdale, Florida 33355-1346 ("Grantor") to the South Florida Water Management District ("Grantee"). As used herein, the term Grantor shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term Grantee shall include any successor or assignee of Grantee.

0.00
0.70
0.00

* Doc Assump: $
* Doc Tax : $
* Int Tax : $

WITNESSETH

WHEREAS, the Grantor is the owner of certain lands situated in St. Lucie County, Florida, and more specifically described in Exhibit A attached hereto and incorporated herein ("Property"); and

WHEREAS, the Grantor desires to construct (name of project) Crossroads Park of Commerce ("Project") at a site in St. Lucie County, which is subject to the regulatory jurisdiction of South Florida Water Management District ("District"); and

WHEREAS, District Permit No. 56-01012-S ("Permit") authorizes certain activities which affect surface waters in or of the State of Florida; and

WHEREAS, this Permit requires that the Grantor preserve and/or mitigate wetlands and/or uplands under the District's jurisdiction; and

WHEREAS, the Grantor has developed and proposed as part of the permit conditions a conservation tract and maintenance buffer involving preservation of certain wetland and/or upland systems on the Property; and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit, is agreeable to granting and securing to the Grantee a perpetual conservation easement as defined in Section 704.06, Florida Statutes (1995), over the Property.

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Grantor hereby grants, creates, and establishes a perpetual conservation easement for and in favor of the Grantee upon the Property which

Ret: South Florida Water
3301 Gun Club Rd.
WPB, Fl. 33406

shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this conservation easement shall be as follows:

1. It is the purpose of this conservation easement to retain land or water areas in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife. Those wetland and/or upland areas included in the conservation easement which are to be enhanced or created pursuant to the Permit shall be retained and maintained in the enhanced or created conditions required by the Permit.

To carry out this purpose, the following rights are conveyed to Grantee by this easement:

a. To enter upon the Property at reasonable times with any necessary equipment or vehicles to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Property by Grantor at the time of such entry; and

b. To enjoin any activity on or use of the Property that is inconsistent with this conservation easement and to enforce the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.

2. Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, which are permitted or required by the Permit, the following activities are prohibited in or on the Property:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic or nuisance vegetation in accordance with a District approved maintenance plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas;

h. Acts or uses which are detrimental to the preservation of any features or aspects of the Property having historical or archaeological significance.

3. Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and which are not inconsistent with any District rule, criteria, permit and the intent and purposes of this Conservation Easement.

4. No right of access by the general public to any portion of the Property is conveyed by this conservation easement.

5. Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep or maintenance of the Property.

6. Grantor shall pay any and all real property taxes and assessments levied by competent authority on the Property.

7. Any costs incurred in enforcing, judicially or otherwise, the terms, provisions and restrictions of this conservation easement shall be borne by and recoverable against the nonprevailing party in such proceedings.

8. Enforcement of the terms, provisions and restrictions of this conservation easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.

9. Grantee will hold this conservation easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this conservation easement except to another organization qualified to hold such interests under the applicable state laws.

10. If any provision of this conservation easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this

conservation easement shall not be affected thereby, as long as the purpose of the conservation easement is preserved.

11. Grantor shall insert the terms and restrictions of this conservation easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Property.

12. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. This conservation easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in St. Lucie County.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purpose imposed with this conservation easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Property.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances that are inconsistent with the terms of this conservation easement and all mortgages have been joined or subordinated; that Grantor has good right and lawful authority to convey this conservation easement; and that it hereby fully warrants and defends the title to the conservation easement hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Reynolds Metals Dev. Co. has hereunto set its authorized hand this 15th day of October 1997.

Signed, sealed and delivered
in our presence as witnesses:

W.S. Wasilewski

Print Name: W.S. WASILEWSKI

Claretha Mass

Print Name: CLARETHA MASS

Reynolds Metals Development Company
A ~~Florida~~ Delaware corporation

By: L. Daniel Libutti

Print Name: L. Daniel Libutti

Title: Vice President

STATE OF ~~FLORIDA~~ VIRGINIA

) ss:

COUNTY OF HENRICO

On this 15th day of October, 1997 before me, the undersigned notary public, personally appeared L. Daniel Libutti, personally known to me to be the person who subscribed to the foregoing instrument and did not take an oath, as the (position) Vice President, of (corporation) Reynolds Metals Development Co., a ~~Florida~~ Delaware corporation, and acknowledged that he executed the same on behalf of said corporation and that he was duly authorized to do so.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Delano J. Rutledge

Print Name: DELANO J. RUTLEDGE

My Commission Expires: July 31, 2001

South Florida Water Management District
Legal Form Approved: SFWMD – July 14, 1997

c:\data\conserv.eas\formstd.797.doc

SKETCH AND DESCRIPTION

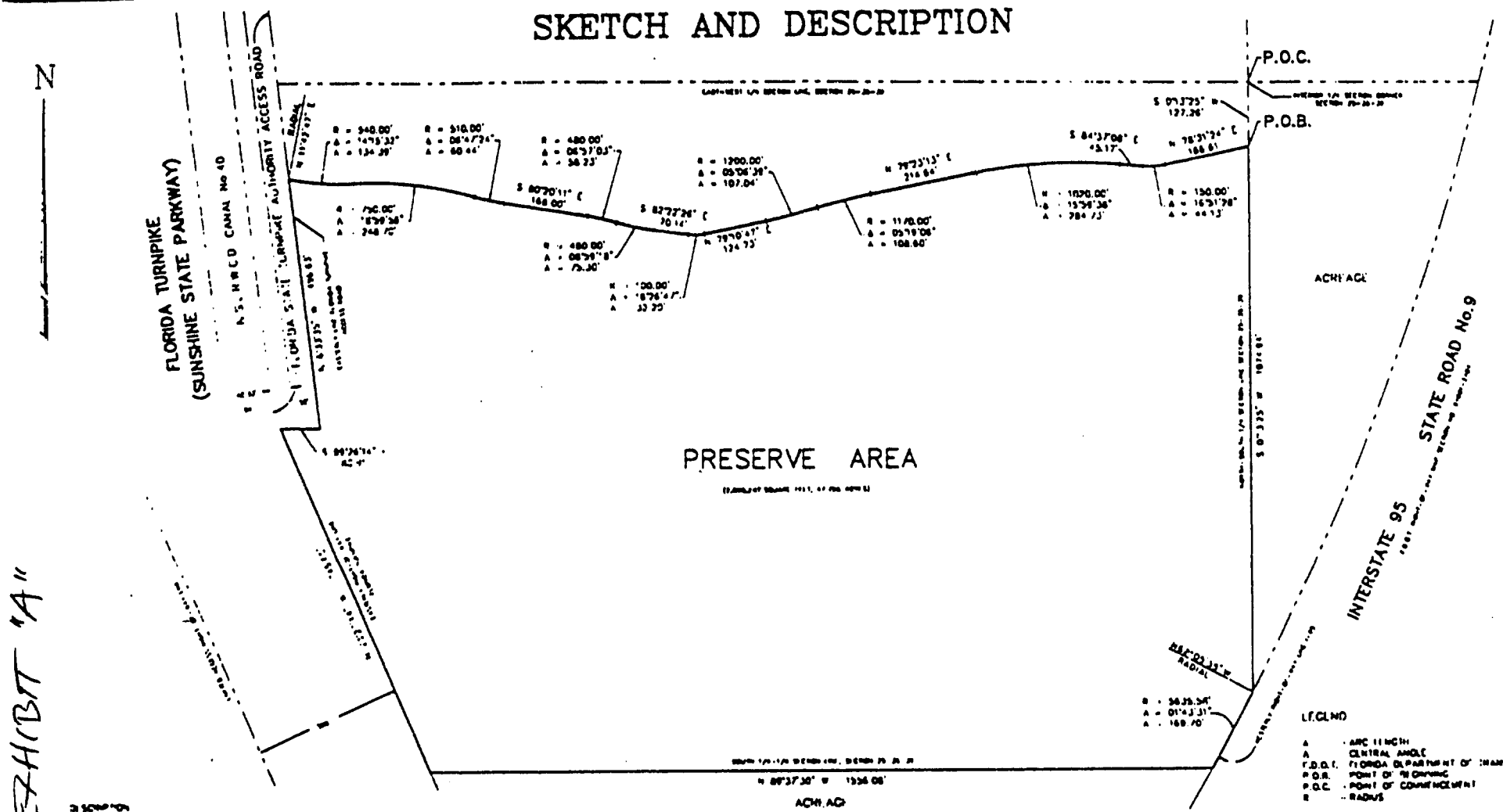


EXHIBIT "A"

DESCRIPTION

A portion of the Southwest 1/4, Section 25, Township 35 South, Range 39 East, St. Lucie County, Florida described as follows:

COMMENCE at the Interior 1/4 Section corner of said Section 25, thence South 00°13'25" West along the North-South 1/4 Section line of said Section 25, a distance of 127.26 feet to the POINT OF BEGINNING; thence continue South 00°13'25" West along said North-South 1/4 Section line, a distance of 1,074.94 feet to the Westerly right of way line of INTERSTATE 95 and a point on the arc of a curve concave to the Northwest and whose radius point bears North 62°05'35" West from the last described point; thence Southwesterly along said Westerly right of way line and along said curve having a radius of 5,635.56 feet, a central angle of 01°43'31", and an arc length of 169.70 feet to a point on the South 1/4 1/4 Section line of said Section 25; thence North 89°37'30" West along said South 1/4 1/4 Section line a distance of 1,556.08 feet to the Easterly right of way line of the FLORIDA TURNPIKE; thence North 23°27'14" West along said Easterly right of way line of the FLORIDA TURNPIKE, a distance of 745.63 feet; thence South 89°26'14" East a distance of 88.91 feet to a point on the Easterly line of the FLORIDA TURNPIKE access road; thence North 06°33'35" West along the Easterly line of said access road, a distance of 496.83 feet to a point on the arc of curve concave to the North and whose radius point bears North 11°42'47" East from the last described point; thence Easterly along the arc of said curve having a radius of 540.00 feet, a central angle of 14°15'32", and an arc length of 134.39 feet to a point of reverse curvature of a curve concave to the South; thence Easterly along the arc of said curve having a radius of 750.00 feet, a central angle of 18°59'58", and an arc length of 248.70 feet to a point of reverse curvature of a curve concave to the Northeast; thence Southeasterly along the arc of said curve having a radius of 510.00 feet, a central angle of 06°47'24", and an arc length of 60.44 feet to a point of tangency; thence South 80°20'11" East a distance of 168.00 feet to a point of curvature of a curve concave to the Southwest; thence Southeasterly along the arc of said curve having a radius of 480.00 feet, a central angle of 06°57'03", and an arc length of 58.23 feet to a point of reverse curvature of a curve concave to the Northeast; thence Southeasterly along the arc of said curve having a radius of 480.00 feet, a central angle of 08°59'18", and an arc length of 75.30 feet to a point of tangency; thence South 82°22'26" East a distance of 70.14 feet to a point of curvature of a curve concave to the North; thence Easterly along the arc of said curve having a radius of 100.00 feet, a central angle of 18°26'47", and an arc length of 32.20 feet to a point of tangency; thence North 79°10'47" East a distance of 124.73 feet to a point of curvature of a curve concave to the Northwest; thence Northeasterly along the arc of said curve having a radius of 1,200.00 feet, a central angle of 05°06'39", and an arc length of 107.04 feet to a point of reverse curvature of a curve concave to the Southeast; thence Northeasterly along the arc of said curve having a radius of 1,170.00 feet, a central angle of 05°19'06", and an arc length of 108.60 feet to a point of tangency; thence North 79°23'13" East a distance of 214.64 feet to a point of curvature of a curve concave to the South; thence Easterly along the arc of said curve having a radius of 1,020.00 feet, a central angle of 15°59'36", and an arc length of 284.73 feet to a point of tangency; thence South 84°37'08" East a distance of 45.17 feet to a point of curvature of a curve concave to the North; thence Easterly along the arc of said curve having a radius of 150.00 feet, a central angle of 16°51'26", and an arc length of 44.13 feet to a point of tangency; thence North 78°31'24" East a distance of 166.61 feet to the POINT OF BEGINNING.

Subject to all easements, reservations, and rights-of-way of record.

Said land lying in St. Lucie County, Florida, containing 47.736 acres (2,080,247 square feet) more or less.

NOTES

1. Reproductions of the Sketch are not valid unless sealed with an embossed surveyor's seal.
2. This is not a Sketch of Survey but only a graphic depiction of the lands described hereon, and in no way reflects actual field measurements or locations.
3. Bearing reference: the North line of the Northwest one quarter (1/4) of Section 25, Township 35 South, Range 39 East is assumed to bear South 88°24'15" East.
4. This drawing is the property of DARBY AND WAY, INC. and shall not be used or reproduced in whole or in part without written permission.
5. The lands shown hereon were not abstracted by the undersigned for rights-of-way, easements, reservations, and other similar matters of record. Such information should be obtained and verified by others through appropriate title verification.

CERTIFICATE:

I hereby certify that this SKETCH AND LEGAL DESCRIPTION is true and correct to the best of my knowledge and belief and meets the Minimum Technical Standards for Land Surveying in the State of Florida as set forth in Chapter 21HH-6 of the FLORIDA ADMINISTRATIVE CODE.

DARBY AND WAY, INC.

Darby and Way, Inc.

SKETCH AND DESCRIPTION
PRESERVE AREA
PORTION OF S.W. 1/4, SECTION 25-35-39

F054

OR BOOK 1114
PAGE 0671-A

OR BOOK 0804 PAGE 2460

SEC. 25, TWP. 35 S, RNG. 39 E

NOTE:
THE SUBJECT PARCEL LIES WITHIN THE CITY LIMITS OF FT. PIERCE, FLORIDA.

No.	REVISIONS	DATE	BY
1	UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 24, 2020	9/10/20	DFD
2	UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 29, 2019	9/25/19	DFD
3	UPDATE SURVEY TO 2016 ALTA	9/12/18	DFD
4	PER ATTORNEY COMMENTS & AMENDED TITLE (8-5-07)	12/13/07	PCS

LINE TABLE (M)		
LINE	LENGTH	BEARING
L1	863.92	N00°05'53"W
L2	315.25	N70°04'25"E
L3	55.00	S19°55'35"E
L4	219.93	N70°04'25"E
L5	1004.32	S00°05'21"E
L6	40.28	S00°18'38"E
L7	179.14	S00°17'16"E
L8	100.00	S84°07'05"E

LINE TABLE (D)		
LINE	LENGTH	BEARING
L1	863.92	N00°25'52"E(D)(P)
L2	315.25	N70°36'10"E(D)(P)
L3	55.00	S19°23'50"E(D)(P)
L4	219.93	N70°36'10"E(D)(P)
L5	1004.32	S00°26'24"W(D)(P)
L6	40.51	S00°13'25"W(D)(P)
L7	179.14	N00°17'00"E(P)
L8	100.00	N83°32'49"W(P)

CURVE TABLE (M)						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	32.30	300.00	16.17	32.29	S02°47'50"W	6°10'11"
C2	180.82	5136.03	90.42	180.81	S03°35'56"W	2°01'02"

CURVE TABLE (P)			
CURVE	LENGTH	RADIUS	DELTA
C1	32.30	300.00	6°10'11"
C2	181.80	5135.58	2°01'42"

ADJACENT PROPERTY OWNERS

LOT 7 – ALCAT FT. PIERCE, LLC
LOT 22 – BRONE CROSSROADS PARK OF COMMERCE, LLC
LOT 17 – TED GLASRUD ASSOCIATES FL, LLC
LOT 16 – JEFFERY LEFKOVITS

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100 LB 696
WWW.KIMLEY-HORN.COM

SCALE	1"=200
DESIGNED BY	PCS
DRAWN BY	PCS
CHECKED BY	ECD

SL CROSSROADS
BUSINESS CENTER LLC
CROSSROADS PARK OF COMMERCE

2016 ALTA/NSPS LAND TITLE SURVEY

ST. LUCIE COUNTY FLORIDA

DATE
10/1/07
PROJECT NO.
047383000
041342000
147757000
SHEET NUMBER
1

SHEET INDEX

1 – 2016 ALTA/ACSM LAND TITLE SURVEY
2 – LEGAL DESCRIPTION, SURVEYOR'S NOTES, LEGEND AND ABBREVIATIONS
3 – EASEMENT DETAILS

TO: First American Title Insurance Company
SL Crossroads Business Center LLC, a Florida Limited Liability Company

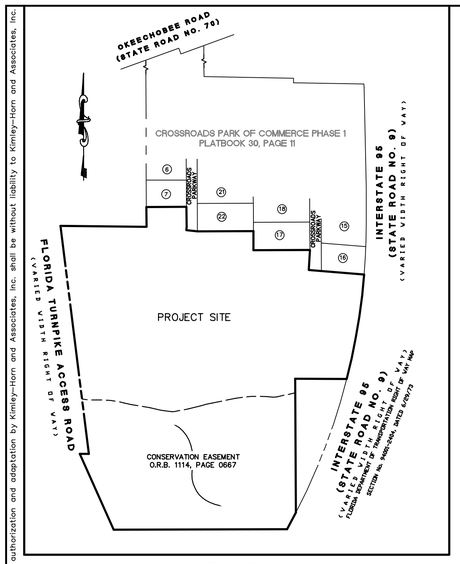
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1–4, 6(b), 8, 9, 11 and 13 of Table A thereof. The fieldwork was completed on September 10, 2020.

E.C. DEMETER, PSM No. 5179

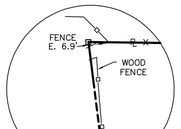
Date of Plat or Map: _____
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

E.C. DEMETER License Number 5179 STATE OF FLORIDA Professional Surveyor and Mapper

VICINITY MAP
(NOT TO SCALE)



DETAIL "A"
NOT TO SCALE



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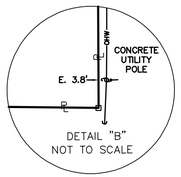
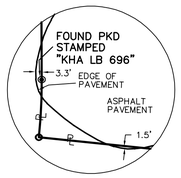


DETAIL "C"
NOT TO SCALE



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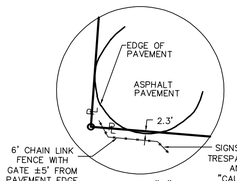

DETAIL "F"
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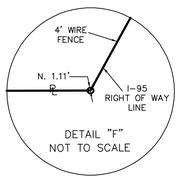
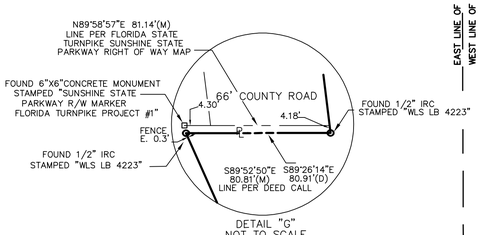


DETAIL "G"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE

REFERENCE DRAWINGS

1. ST. LUCIE AERIAL IMAGERY MAPS SOUTH 1/2 OF SECTIONS 25, 24 AND 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST MAP NUMBERS 102 A, 101 D, AND 101 C, RESPECTIVELY, AND THE NORTH 1/2 OF SAID SECTION MAP NUMBER 102 A.
2. SKETCH AND DESCRIPTION OF PRESERVE AREA PORTION OF SW 1/4, SECTION 25-35-39 PREPARED BY DARBY AND WAY, INC. FILE NUMBER F054R, DATED JANUARY 20, 1992.
3. CROSSROADS PARK OF COMMERCE PHASE 1 PREPARED BY DARBY AND WAY, INC. SHEETS 1-3 AS RECORDED IN PLAT BOOK 30, PAGE 11 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STATE ROAD NO. 9 (I-95) RIGHT OF WAY MAP ST. LUCIE COUNTY, SECTION 94001-2404, APPROVED 6-29-73.
5. FLORIDA STATE PARKWAY FLORIDA STATE TURNPIKE AUTHORITY, SECTION 6 RIGHT OF WAY MAP ST. LUCIE COUNTY, CONTRACT No 6.3, DATED 12/9/55.
6. ST. LUCIE COUNTY ASSESSMENT MAP OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST, SHEET 23/25S.
7. ST. LUCIE COUNTY ASSESSMENT MAP OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST, SHEET 23/25N.

SURVEYOR'S NOTES

1. THE LEGAL DESCRIPTIONS USED IN THE PREPARATION OF THIS BOUNDARY SURVEY ARE THOSE DESCRIBED AS THE SCHEDULE "A" LANDS AS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 1062-4899651 COMMITMENT DATE JULY 24, 2020.
2. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
3. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990). THE EXISTING CONTROL UTILIZED TO ESTABLISH SAID REFERENCE ARE AS FOLLOWS:
   1) STATION NAME "BOUFFORD"
   2) STATION NAME "DUCK"
   3) STATION NAME "I95 85 A31"
   4) STATION NAME "I95 85 A33"
   5) STATION NAME "I95 85 A34"

   THE BEARING BASE FOR THIS SURVEY IS STATE PLANE GRID NORTH, AS ESTABLISHED BY GPS OBSERVATIONS ON THE PRECEDING CONTROL STATIONS.
4. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN FLOOD ZONE X AND AE AT THIS TIME PURSUANT TO F.E.M.A. FIRM NO. 12111C016J DATED FEBRUARY 16, 2012 AND FIRM NO. 12111C0169J DATED FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS REFER TO AFOREMENTIONED FIRM PANELS.
5. THIS SURVEY WAS PERFORMED IN THE FIELD FROM MAY 21, 2002 THROUGH MAY 31, 2002. A FIELD UPDATE TO THE BOUNDARY SURVEY WAS PERFORMED ON FEBRUARY 22 AND 23, 2006. KIMLEY-HORN AND ASSOCIATES FILE NO. 047383001, FIELD BOOK 212, PAGE 1-24. AN ALTA SURVEY WAS PERFORMED ON SEPTEMBER 24, 2007 THROUGH OCTOBER 3, 2007, KIMLEY-HORN FILE NO. 047342000. AN ALTA SURVEY UPDATE WAS PERFORMED SEPTEMBER 4, 2018, KIMLEY-HORN FILE NO. 047463017 AND ON SEPTEMBER 25, 2019, KIMLEY-HORN FILE NO. 147757000.
6. NO TITLE OPINION IS HEREBY EXPRESSED OR IMPLIED.
7. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSON OR PERSONS NAMED HEREON, AND IS NOT SUITABLE NOR INTENDED FOR ANY REUSE WITHOUT THE EXPRESS WRITTEN VERIFICATION OR ADAPTATION BY THIS SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED. THIS SURVEY IS NOT VALID UNLESS SIGNED, DATED, AND STAMPED WITH THIS SURVEYOR'S EMBOSSED SEAL.
8. THIS SURVEY IS NOT INTENDED TO LOCATE ANY UNDERGROUND FOUNDATIONS, UNDERGROUND ENCROACHMENTS OR UNDERGROUND UTILITIES, EXCEPT AS OTHERWISE SHOWN HEREON.
9. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
10. THE PREMISES SHOWN HEREON MAY BE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER 1062-4899651
COMMITMENT DATE: JULY 24, 2020

SCHEDULE A LANDS

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN SOUTH 88°24'15" EAST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 1326.36 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND THE POINT OF BEGINNING; THENCE RUN NORTH 00°25'52" EAST, ALONG THE WEST 1/4-1/4 SECTION LINE OF SAID SECTION 24, A DISTANCE OF 863.92 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD; THENCE RUN NORTH 70°36'10" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 315.25 FEET; THENCE RUN SOUTH 19°23'50" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 70°36'10" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 219.93 FEET; THENCE RUN SOUTH 00°26'24" WEST, A DISTANCE OF 1004.32 FEET, TO THE NORTH LINE OF AFORESAID SECTION 25; THENCE RUN SOUTH 88°24'15" EAST, ALONG THE SAID NORTH LINE OF SECTION 25, A DISTANCE OF 804.31 FEET, TO THE NORTH 1/4 SECTION CORNER OF SAID SECTION 25; THENCE RUN SOUTH 00°13'25" WEST, ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 25 AND THE RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 39, A DISTANCE OF 40.51 FEET; THENCE RUN SOUTH 88°24'08" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CANAL NO. 39 AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 630.24 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE MEANDERING ALONG SAID INTERSTATE 95 RIGHT-OF-WAY LINE, RUN SOUTH 03°22'54" EAST, A DISTANCE OF 29.28 FEET; THENCE RUN SOUTH 00°41'46" EAST, A DISTANCE OF 899.24 FEET; THENCE RUN SOUTH 00°26'58" WEST, A DISTANCE OF 320.99 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 5635.58 FEET, A CENTRAL ANGLE OF 14°22'16", AND AN ARC LENGTH OF 1413.53 FEET, TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN NORTH 89°14'57" WEST, ALONG SAID 1/4 SECTION LINE, A DISTANCE OF 463.23 FEET, TO THE INTERIOR 1/4 SECTION CORNER OF SAID SECTION 25; THENCE RUN SOUTH 00°13'25" WEST, ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 25, A DISTANCE OF 1202.20 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 5635.58 FEET, A CENTRAL ANGLE OF 01°43'31" AND AN ARC LENGTH OF 169.70 FEET, TO A POINT ON THE SOUTH 1/4-1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN NORTH 89°37'30" WEST, ALONG SAID SOUTH 1/4-1/4 SECTION LINE, A DISTANCE OF 1556.08 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA SUNSHINE STATE PARKWAY; THENCE RUN NORTH 23°27'14" WEST, ALONG SAID EASTERLY RIGHT-OF WAY LINE OF THE FLORIDA TURNPIKE, A DISTANCE OF 745.65 FEET; THENCE RUN SOUTH 89°26'14" EAST, A DISTANCE OF 80.91 FEET, TO A POINT ON THE EASTERLY LINE OF THE FLORIDA TURNPIKE ACCESS ROAD; THENCE RUN NORTH 06°33'35" WEST, ALONG THE SAID EASTERLY LINE OF ACCESS ROAD, A DISTANCE OF 2063.36 FEET, TO THE NORTH 1/4-1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN SOUTH 88°49'38" EAST, ALONG SAID 1/4-1/4 SECTION LINE, A DISTANCE OF 772.11 FEET, TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE RUN NORTH 00°17'00" EAST, ALONG THE WEST 1/4-1/4 SECTION LINE OF SAID SECTION 25, A DISTANCE OF 1359.14 FEET, TO THE POINT OF BEGINNING, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:

CROSSROADS PARK OF COMMERCE PHASE 1 AS RECORDED IN PLATBOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:

CROSSROADS PARK OF COMMERCE PHASE 1 AS RECORDED IN PLATBOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SCHEDULE B-2 EXCEPTIONS

1. – 10. **NO SURVEY COMMENT**

11. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN ANNEXATION AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 425, PAGE 2049. **(INCLUDES THE PROPERTY, BLANKET IN NATURE)**

12. EASEMENT, GRANTED FROM HERMAN GLAZER AND MOLLIE AKA MOLLY GLAZER TO FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 490, PAGE 2035. **(THE EASEMENT IS SHOWN HEREON)**

13. EASEMENT, GRANTED FROM AUDUBON ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP TO FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 492, PAGE 2240. **(THE EASEMENT IS SHOWN HEREON)**

14. NOTE: RESOLUTION 90-191 RECORDED IN OFFICIAL RECORDS BOOK 705, PAGE 219 BY ITS EXPRESSED PROVISIONS PROVIDES IN SECTION D THEREOF THAT "IF THE DEVELOPER HAS NOT OBTAINED A FINAL DEVELOPMENT PLAN APPROVAL BY AUGUST 7, 1991, FOR ANY PORTION OF THE AREA IDENTIFIED IN SECTION B, PURSUANT TO SECTION 11.02.06 ST. LUCIE COUNTY LAND DEVELOPMENT CODE, THE PRELIMINARY DEVELOPMENT PLAN APPROVAL GRANTED THROUGH THIS RESOLUTION SHALL BECOME NULL AND VOID. NO SUCH APPROVAL WAS OBTAINED BY SUCH DATE AS TO THAT PORTION OF THE PROPERTY THAT CONSTITUTES THE PROPERTY TO BE INSURED IN THIS POLICY. **(INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)**

15. TERMS AND CONDITIONS OF THE ANNEXATION AGREEMENT CORPORATION BETWEEN REYNOLDS METALS DEVELOPMENT COMPANY AND FORT PIERCE UTILITIES AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 737, PAGE 562. **(INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)**

16. NOTE: SINCE THE PROPERTY TO BE INSURED IN THE POLICY, HAS NEVER BEEN PLATTED, THE INSURED PROPERTY IS NOT A "SITE" AS DEFINED BY THE TERMS OF THE DECLARATION OF PROTECTIVE COVENANTS, RECORDED IN OFFICIAL RECORDS BOOK 804, PAGE 2435 AND ITS SUBSEQUENT AMENDMENTS, AT OFFICIAL RECORDS BOOK 744, PAGE 931, AND OFFICIAL RECORDS BOOK 1232, PAGE 846. **(INCLUDES PROPERTY AND IS BLANKET IN NATURE)**

17. DEED OF CONSERVATION EASEMENT, GRANTED FROM REYNOLDS METALS DEVELOPMENT COMPANY TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 1114, PAGE 667. **(THE EASEMENT IS SHOWN HEREON)**

18. EASEMENT, GRANTED FROM ST. ANDREWS EPISCOPAL CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION TO CROSSROADS PARK OF COMMERCE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2796, PAGE 1506. **(THE EASEMENT IS SHOWN HEREON)**

19. GRANT OF TEMPORARY DRAINAGE EASEMENT, GRANTED FROM ST. ANDREWS EPISCOPAL CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION TO CROSSROADS PARK OF COMMERCE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2796, PAGE 1511. **(THE EASEMENT IS SHOWN HEREON)**

20. EASEMENT, GRANTED FROM ST. ANDREWS EPISCOPAL CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION TO CROSSROADS PARK OF COMMERCE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2796, PAGE 1516. **(THE EASEMENT IS SHOWN HEREON)**

21. TERMS AND CONDITIONS OF THE MODIFIED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN INDUSTRIAL DEVELOPMENTS INTERNATIONAL, INC. AND THE CITY OF FORT PIERCE, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 3207, PAGE 733. **(INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)**

22. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 3277, PAGE 2590. **(INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)**

23. RIPARIAN RIGHTS ARE NOT GUARANTEED OR INSURED. TITLE TO NO PORTION OF THE HEREIN DESCRIBED LAND LYING BELOW ORDINARY HIGH WATER MARK IS HEREBY INSURED.

LEGEND OF SYMBOLS

- = FIRE HYDRANT
- = CONCRETE MONUMENT as NOTED
- = IRON PIPE or IRON ROD as NOTED
- = PK NAIL & DISK
- = VALVE (AS NOTED)
- = SANITARY SEWER MANHOLE
- = UTILITY POLES
- = CATCH BASIN
- = SIGN
- = PROPERTY LINE
- = RIGHT-OF-WAY LINE
- = EASEMENT LINE
- = STORMWATER PIPE as NOTED
- = BARBED WIRE FENCE
- = WOOD FENCE

ABBREVIATIONS

BOC	BACK OF CURB	NCF/NCS	NO CORNER FOUND/NO CORNER SET
CCR	CERTIFIED CORNER RECORD	No	NUMBER
CH	CHORD	NTS	NOT TO SCALE
CH BRG	CHORD BEARING	ORB	OFFICIAL RECORD BOOK
CM	CONCRETE MONUMENT	(P)	PLATTED COURSE
CMP	CORRUGATED METAL PIPE	PB	PLAT BOOK
(D)	DEED AND RECORD COURSE	PG	PAGE
Δ	DELTA ANGLE	PK	PARKER KALON
DWG	DRAWING	PSM	PROFESSIONAL SURVEYOR AND MAPPER
E	EAST	POB	POINT OF BEGINNING
ELEV	ELEVATION	POC	POINT OF COMMENCEMENT
INC	INCORPORATED	R	RADIUS
IP	IRON PIPE	RLS	REGISTERED LAND SURVEYOR
IR	IRON ROD	ROW	RIGHT OF WAY
IRC	IRON ROD with CAP	RNG	RANGE
KHA	KIMLEY-HORN & ASSOCIATES, INC.	S	SOUTH
L	LENGTH	SEC	SECTION
LB	LICENSED BUSINESS	T	TANGENT
(M)	MEASURED COURSE	TWP	TOWNSHIP
N	NORTH	TYP	TYPICAL
N/A	NOT APPLICABLE	W	WEST

No.	REVISIONS	DATE	BY
4	UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 24, 2020	9/10/20	DFD
3	UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 29, 2019	9/25/19	DFD
2	UPDATE SURVEY TO 2016 ALTA	9/12/18	DFD
1	PER ATTORNEY COMMENTS & AMENDED TITLE (8-5-07)	12/13/07	PCS

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100 FAX: 772-794-4130
WWW.KIMLEY-HORN.COM LB 696

SCALE N/A
DESIGNED BY PCS
DRAWN BY PCS
CHECKED BY ECD

SL CROSSROADS
BUSINESS CENTER LLC
CROSSROADS PARK OF COMMERCE

LEGAL DESCRIPTION, SURVEYOR'S NOTES, LEGEND & ABBREVIATIONS
FLORIDA
ST. LUCIE COUNTY

DATE
10/01/07

PROJECT NO.
047383000
041342000
147757000

SHEET NUMBER
2

Drawing name: K:\VRB_Survey\047383000-St. Andrews (DD)\Survey\02 - FLF HOLDINGS LLC - LEGAL - UPDATE.dwg Layout1 Sep 10, 2020 4:56pm by: Domenic.Durr
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\VRB_Survey\047383000-St. Andrews (ID)\Survey\03 - FLF HOLDINGS LLC - ESMT - UPDATE.dwg Layout1 Sep 10, 2020 4:58pm by: Domenic.Durr
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SEC. 25, TWP. 35 S, RNG. 39 E

NOTE:
THE SUBJECT PARCEL LIES WITHIN THE CITY LIMITS OF FT. PIERCE, FLORIDA.

OKEECHOBEE ROAD (STATE ROAD NO. 70)
SOUTHERLY RIGHT OF WAY LINE
L2 S.E. 14 SOUTHERLY RIGHT OF WAY LINE
L5

S88°24'15"E 1326.36'(D)(P) 1326.33'(M) — NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 SECTION 25-35-39 — SOUTH BOUNDARY LINE OF THE

P.O.C.
ORB 1631, PG 946
NORTHWEST CORNER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST
FOUND PK NAIL AND DISK STAMPED "GCY LB 4108"
POSITION HELD
CCR #44054

P.O.B.
ORB 1631, PG 946
SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST

BASIS OF BEARINGS
SOUTHWEST 1/4 SECTION 24-35-39
S88°24'15"E S88°55'55"E 804.31'(D)(P) 804.53'(M)

NORTH 1/4 CORNER OF SECTION 25, TOWNSHIP 35 SOUTH, 39 EAST
FOUND 3/4" IPC STAMPED "GCY LB 4108"
E. 0.22'
S. 0.09'
C.C.R. # 070824

SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 SECTION 24-35-39
NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 SECTION 25-35-39
NCF/NCS

S88°24'08"E S88°55'55"E 630.24'(D)(P) 630.24'(M)
S03°54'54"E 29.58'(M) S03°22'54"E 29.28'(D)(P)
SOUTHERLY RIGHT OF WAY LINE NORTH ST LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 39

UTILITY EASEMENT ORB 490, PG 2035
ORB 492, PG 2240, EXCEPTION #12 AND #13

CROSSROADS PARK OF COMMERCE PHASE 1
PLATBOOK 30, PAGE 11

LESS AND EXCEPT PARCEL

UNPLATTED LANDS
FALCON REAL ESTATE, INC.
O.R.B. 3805, PG. 682

1359.14'(D) 1359.39'(M) N00°17'00"E N00°15'37"W 1180.00'(P) MONUMENTED WEST 1/4 – 1/4 SECTION LINE

25' DRAINAGE & UTILITY EASEMENT PER PLAT
CROSSROADS PARKWAY
PAVED ROADWAY 52' FROM BOC TO BOC 2' CURB AND GUTTER ASPHALT IS 48' WIDE
30' UTILITY EASEMENT O.R.B. 444, PG. 888
12' UTILITY EASEMENT PER PLAT
CONCRETE UTILITY POLE NO ENCROACHMENT
5' WIDE CONCRETE SIDEWALK
60' PUBLIC ROW
FOUND 4"X4" CM TOP BROKEN
N89°43'00"W 360.00'(P) 360.12'(M) N89°42'44"E
FOUND 5/8" IRC STAMPED "C AND T LB 4286"
6' CHAIN LINK FENCE 10' N. OF PL
SANITARY SEWER MANHOLE, (TYP.)
15" CMP
EDGE OF PAVEMENT
SET 5/8" IRC STAMPED "LB 696 KIMLEY-HORN"
FIRE HYDRANT/ VALVES S. 6.9'
6' HIGH CHAIN LINK FENCE ±5' OFF PAVEMENT
FENCE GATE
WASTEWATER PUMP AREA
WOODEN LIGHT POLE (TYP.)
30'X30' 8' HIGH CHAIN LINK FENCE
15' WIDE DIRT TRAIL CONTINUES THROUGHOUT PROPERTY
UTILITY EASEMENT ORB 490, PG 2035 ORB 492, PG 2240, EXCEPTION #12 AND #13

PASTURE
N00°15'37"W 178.89'(M) 772.11'(D) 772.21'(M)
ONLINE
S88°49'38"E S89°21'36"E
FOUND 4"X4" CM
MONUMENTED NORTH 1/4 – 1/4 SECTION LINE
WOOD FENCE/ CORRAL
FOUND 4"X4" CM SOUTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 SECTION 25

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 26-35-39
WEST LINE OF THE NORTHWEST 1/4 OF SECTION 25-35-39

FLORIDA TURNPIKE (SUNSHINE STATE PARKWAY)
(VARIED WIDTH RIGHT OF WAY)
RELOCATED CANAL No. 40
UNIMPROVED COUNTY ROAD
2063.33'(M) 2063.36'(D)
FENCE W. 6.8'

MANY TRAILS MEANDER THROUGH THIS SITE THAT HAVE NOT BEEN LOCATED.

VACANT LAND
"NO BUILDINGS"

TEMPORARY DRAINAGE EASEMENT ORB 2796, PG 1511, EXCEPTION #19
70'
DITCH AND ACCESS ROAD
DRAINAGE MANHOLE
PERMANENT DRAINAGE EASEMENT ORB 2796, PG 1516, EXCEPTION #20

FENCE W. 1.6'
SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 SECTION 25-35-39
NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 SECTION 25-35-39
S89°44'56"E
10' WIDE DIRT TRAIL
WEST 1/4 CORNER FOUND 3/4" IPC STAMPED "GCY LB 4108" CCR # 070827
66'

CENTER OF SECTION 25 FOUND 4"X4" CM POSITION HELD
463.23'(D) N89°14'57"W 463.19'(M) N89°47'03"W
FENCE 1.4' W.
EAST/WEST 1/4 SECTION LINE
FOUND 4"X4" CM E. 0.17' S. 0.04'
FENCE 5' WIDE AND BARB

CATCH BASIN
N79°23'13"E 214.64'(D) 214.64'(M)
N77°59'38"E 167.10'(M) N78°31'24"E 166.61'(D)
FECI PROPERTY LLC O.R.B. 4012, PG. 2488
S85°08'54"E 45.17'(M) S84°37'08"E 45.17'(D)
S00°13'25"W S00°19'02"E
UNPLATTED LANDS
1202.26'(D) 1201.77'(M)

INTERSTATE 95 (STATE ROAD NO. 9)
(VARIED WIDTH RIGHT OF WAY)
FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP
SECTION No. 94001-2404, DATED 6/29/73
WESTERLY RIGHT OF WAY LINE
S00°13'46"E S00°19'02"E 899.24'(D)(P) 899.24'(M)
S00°05'52"W 320.99'(D)(P) S00°05'02"E 320.94'(M)
NCF/NCS

CONSERVATION EASEMENT
O.R.B. 1114, PAGE 0667
EXCEPTION #17
AND
FLOWAGE EASEMENT O.R.B. 2796, PAGE 1506
EXCEPTION #18
2,080,284± SQUARE FEET
47.75± ACRES

NOTE:
PORTIONS OF THIS PROPERTY ARE BEING USED FOR PUBLIC RECREATION (BICYCLE TRAILS)

TEN MILE CREEK AND NORTH ST LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL No. 97 LIE WITHIN THE CONSERVATION EASEMENT AREA AND WERE NOT LOCATED AS PART OF THIS SURVEY.

THERE MAY BE RIGHTS OF OTHERS ASSOCIATED WITH TEN MILE CREEK AND CANAL NO. 97 THAT HAVE NOT BEEN ADDRESSED AS PART OF THIS SURVEY.

THIS SURVEY DOES NOT LOCATE, IDENTIFY OR MAP ANY NATURAL OR MAN-MADE FEATURES WITHIN THE CONSERVATION EASEMENT.

N89°58'57"E 81.14'(M) LINE PER FLORIDA STATE TURNPIKE SUNSHINE STATE PARKWAY RIGHT OF WAY MAP
FOUND 1/2" IRC STAMPED "WLS LB 4223" FOUND 6"X6" CONCRETE MONUMENT STAMPED "SUNSHINE STATE PARKWAY R/W MARKER FLORIDA TURNPIKE PROJECT #1" W. 0.90' N. 3.97'
FENCE E. 0.3'
FOUND 1/2" IRC STAMPED "WLS LB 4223"
S89°52'50"E 80.81'(M) S89°26'14"E 80.91'(D) LINE PER DEED CALL
EASTERLY R/W LINE
4" WIRE FENCE ON LINE
N23°27'14"W 745.23'(M) 745.65'(D)
FLORIDA TURNPIKE (SUNSHINE STATE PARKWAY)
(VARIED WIDTH RIGHT OF WAY)
FOUND 1/2" IRC PARTIAL CAP STAMPED "W LB 3" W. 0.32'
FENCE E. 0.4'
1555.24'(M) 1556.08'(D)
SOUTH 1/4 – 1/4 SECTION LINE
S89°50'10"W N89°37'30"W
FOUND 1/2" IRC STAMPED "WLS B 422" E. 0.10' S. 0.06'
4" WIRE FENCE ON LINE
FOUND 1/2" IR S. 0.23'
JOHN R KING JR ROBERT W SUMMERHAYS JR O.R.B. 1337, PG. 2012

LINE TABLE (M)		
LINE	LENGTH	BEARING
L1	863.92	N00°05'53"W
L2	315.25	N70°04'25"E
L3	55.00	S19°55'35"E
L4	219.93	N70°04'25"E
L5	1004.32	S00°05'21"E
L6	40.28	S00°18'38"E
L7	179.14	S00°17'16"E
L8	100.00	S84°07'05"E

LINE TABLE (D)		
LINE	LENGTH	BEARING
L1	863.92	N00°25'52"E(D)(P)
L2	315.25	N70°36'10"E(D)(P)
L3	55.00	S19°23'50"E(D)(P)
L4	219.93	N70°36'10"E(D)(P)
L5	1004.32	S00°26'24"W(D)(P)
L6	40.51	S00°13'25"W(D)(P)
L7	179.14	N00°17'00"E(P)
L8	100.00	N83°32'49"W(P)

CURVE TABLE (M)						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	32.30	300.00	16.17	32.29	S02°47'50"W	6°10'11"
C2	180.82	5136.03	90.42	180.81	S03°35'56"W	2°01'02"

CURVE TABLE (P)			
CURVE	LENGTH	RADIUS	DELTA
C1	32.30	300.00	6°10'11"
C2	181.80	5135.58	2°01'42"

(M) Δ=14°22'19" R=5635.58' L=1413.61' CH=1409.91' CB=S07°06'07"W
(D) Δ=14°22'16" R=5635.58' L=1413.53'
OVERALL

(M) Δ=4°41'33" R=5635.58' L=461.55' CH=461.43' CB=S02°15'44"W
OVERALL

(M) Δ=9°40'46" R=5635.58' T=477.16' L=952.06' CH=950.93' CB=S09°26'54"W

(M) Δ=1°43'39" R=5635.58' T=84.96' L=169.91' CH=169.91' CB=S28°14'00"W
(D) Δ=1°43'31" R=5635.58' L=169.70'

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.

No.	REVISIONS	DATE	BY
4	UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 24, 2020	9/10/20	DFD
3	UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 29, 2019	9/25/19	DFD
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WWW.KIMLEY-HORN.COM LB 696

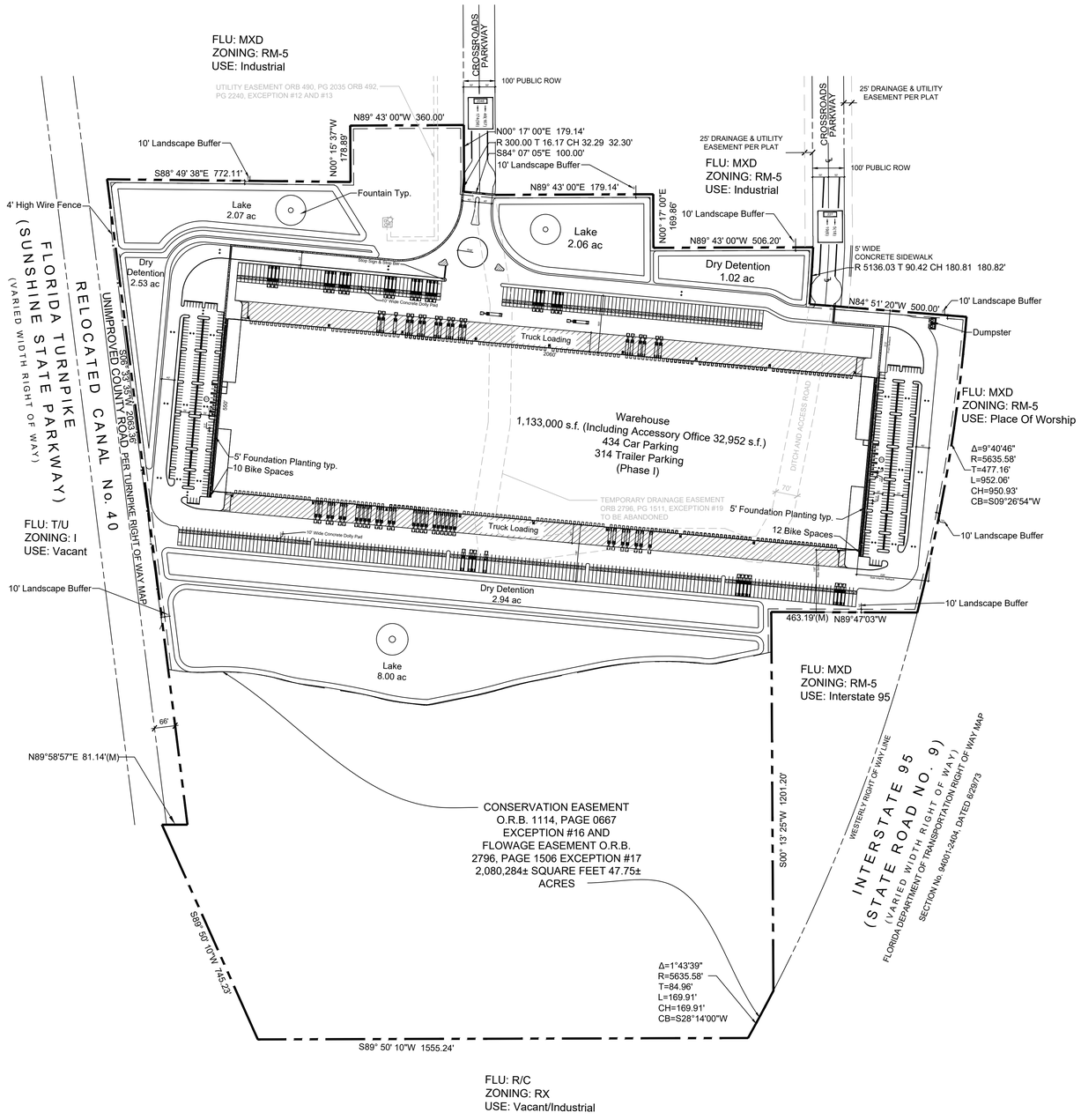
SCALE 1"=200'
DESIGNED BY PCS
DRAWN BY PCS
CHECKED BY ECD

SL CROSSROADS
BUSINESS CENTER LLC
CROSSROADS PARK OF COMMERCE

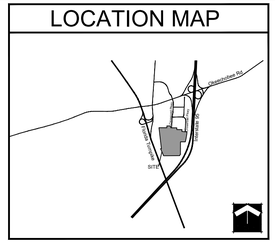
EASEMENT DETAILS

FLORIDA
ST. LUCIE COUNTY

DATE 10/1/07
PROJECT NO. 047383000 041342000 147757000
SHEET NUMBER 3



LOCATION MAP



SITE TABULAR DATA	
Application Name	Crossroads Industrial
Petition Number	TBD
Parcel Control Number	23 25 12 20 0020 003
Flood Control Panel	169
Existing Future Land Use Designation	CG
Existing Zoning District	CP1
Total Gross Floor Area	1,133,000 s.f.
Existing Use	Vacant
Proposed Use	Warehouse
Total Gross Site Area	129.52 AC. (5,641,891.20 s.f.)
Total Gross Floor Area	1,133,000 s.f.
Total Proposed Building Coverage (Max 60%)	20% (1,133,000 s.f.)
Total Proposed Floor Area Ratio	0.2 (1,133,000 s.f.)
Total Proposed Open Space (Min 20%)	80% (4,508,891 s.f.)
Building Height (Max 65')	40'
Number of Stories	1-Story
Proposed Detention Tract	856,291 s.f. (15%)
Parking Required	1,888 SPACES
Warehouse - 1 space/600 s.f. @1,133,000 s.f. = 1,888	
Proposed Parking	448 SPACES*
Handicap Spaces Required	9
Handicap Spaces Proposed	14
Loading Required (15' x 55' Min.)	38
Loading Provided	282
Total Proposed Landscape Buffers	(65,726.17 sf) 1.50 ac.
Conservation Area	(2,080,284 sf) 47.75 ac.

* Parking Reduction Based On Similar Uses As Well As Parking Reduction Analysis

PROPERTY DEVELOPMENT REQUIREMENTS

	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				DENSITY/ GFA (CLR)	MAX BLDG COVER	SETBACKS/SEPARATIONS			
		SIZE	WIDTH	FRONTAGE	DEPTH			FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE	IND	20,000 sf	100'	100'	100'	n/a	60%	25'	10'	20'	20'
PROP	IND	129.52 AC.	2,417.45'	2,417.45'	2997.48'	n/a	20%	215'	228'	N/A	197'

DEVELOPMENT TEAM	
DEVELOPER:	FLF CROSSROADS INDUSTRIAL I LLC
	601 HERITAGE DRIVE, SUITE 227
	JUPITER, FL 33458
CIVIL/TRAFFIC ENGINEER:	SIMMONS & WHITE
	2581 METROCENTRE BLVD, SUITE 3
	WEST PALM BEACH, FL 33407
	561-478-7848
PLANNER:	SCHMIDT NICHOLS
	1551 N FLAGLER DRIVE, SUITE 102
	WEST PALM BEACH, FL 33401
	(561) 684-6141
SURVEYOR:	KIMLEY-HORN AND ASSOCIATES, INC.
	445 24TH STREET, SUITE 200
	VERO BEACH, FL 32960
	772-794-4100

NOTES
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY CAUFIELD & WHEELER, INC. DATED 09/11/18
DECORATIVE STREET LIGHTS WILL BE PROVIDED AT THE DEVELOPMENT ENTRANCE
D/R DUMPSTER WITH ENCLOSURES
CENTERLINE IS BASED ON NORTH SOUTH 1/4 SECTION LINE OF SECTION 3-44-42

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING IN AND BEING A PORTION OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST OF THE TALLAHASSEE BASE MERIDIAN, ST. LUCIE COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

;BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, CROSSROADS PARK OF COMMERCE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD 9);

SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,635.58 FEET, A CENTRAL ANGLE OF 09°40'46", A CHORD LENGTH OF 950.93 FEET BEARING SOUTH 09°25'54" WEST;

THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 952.06 FEET TO A POINT;

THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE, BEARING NORTH 89°47'03" WEST, A DISTANCE OF 463.19 FEET TO A POINT;

THENCE, BEARING SOUTH 00°19'02" EAST, A DISTANCE OF 1,201.77 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD 9);

SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,635.58 FEET, A CENTRAL ANGLE OF 01°43'39", A CHORD LENGTH OF 169.91 FEET BEARING SOUTH 28°14'00" WEST;

THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 169.91 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT OF WAY LINE, BEARING SOUTH 89°50'10" WEST, A DISTANCE OF 1,555.24 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE (SUNSHINE STATE PARKWAY);

THENCE, BEARING NORTH 24°02'44" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 745.23 FEET TO A POINT;

THENCE, LEAVING SAID EASTERLY RIGHT OF WAY LINE, BEARING NORTH 89°52'50" EAST, A DISTANCE OF 80.81 FEET TO A POINT;

THENCE, BEARING NORTH 07°05'54" WEST, A DISTANCE OF 2,063.33 FEET TO A POINT;

THENCE, BEARING SOUTH 89°21'36" EAST, A DISTANCE OF 772.21 FEET TO A POINT;

THENCE, BEARING NORTH 00°15'37" WEST, A DISTANCE OF 178.89 FEET TO A POINT;

THENCE, BEARING NORTH 89°42'44" EAST, A DISTANCE OF 360.12 FEET TO A POINT;

THENCE, BEARING SOUTH 00°17'16" EAST, A DISTANCE OF 179.14 FEET TO A POINT;

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Crossroads Industrial

Fort Pierce, Florida

Date:	10/30/20
Scale:	1" = 200'-0"
Design By:	JN
Drawn By:	AH
Checked By:	JN
File No.	743.01
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REVISIONS / SUBMISSIONS
10/30/20 Submittal
12/23/20 Resubmittal

Overall Phase I Site Plan

SP-1 of 7

FLU: MXD
ZONING: RM-5
USE: Industrial

UTILITY EASEMENT ORB 490, PG 2035 ORB 492, PG 2240, EXCEPTION #12 AND #13

Match Line

N89° 43' 00"W 360.00'

N00° 15' 37"W 178.89'

10' Landscape Buffer

S88° 49' 38"E 772.11'

Fountain Typ.

4' High Wire Fence

Lake
2.07 ac

Dry
Detention
2.53 ac

Stop Sign & Stop Bar

10' Wide Concrete Dolly Pad

FLORIDA TURNPIKE
(SUNSHINE STATE PARKWAY)
(VARIED WIDTH)

RELOCATED

UNIMPROVED

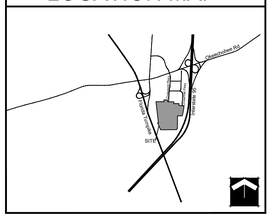
S06° 3

Match Line

0 30' 60' 120' 180'
Scale 1"= 60'-0"

North

LOCATION MAP



SITE TABULAR DATA

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Existing Zoning District	CP1
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Existing Use	Vacant
Proposed Use	Warehouse
Total Gross Site Area	129.52 AC. (5,641,891.20 s.f.)
Total Gross Floor Area	1,133,000 s.f.
Total Proposed Building Coverage (Max 60%)	20% (1,133,000 s.f.)
Total Proposed Floor Area Ratio	0.2 (1,133,000 s.f.)
Total Proposed Open Space (Min 20%)	80% (4,508,891 s.f.)
Building Height (Max 65')	40'
Number of Stories	1-Story
Proposed Detention Tract	856,291 s.f. (15%)
Parking Required	1,888 SPACES
Warehouse - 1 space/600 s.f. @1,133,000 s.f. = 1,888	
Proposed Parking	448 SPACES*
Handicap Spaces Required	9
Handicap Spaces Proposed	14
Loading Required (15' x 55' Min.)	38
Loading Provided	282
Total Proposed Landscape Buffers	(65,726.17 sf) 1.50 ac.
Conservation Area	(2,080,284 sf) 47.75 ac.

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PROPERTY DEVELOPMENT REQUIREMENTS

	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				DENSITY/ GFA (CLR)	MAX BLDG COVER	SETBACKS/SEPARATIONS			
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	JUPITER, FL 33458
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- D/R DUMPSTER WITH ENCLOSURES
- CENTERLINE IS BASED ON NORTH SOUTH 1/4 SECTION LINE OF SECTION 3-44-42

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;BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, CROSSROADS PARK OF COMMERCE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD 9);

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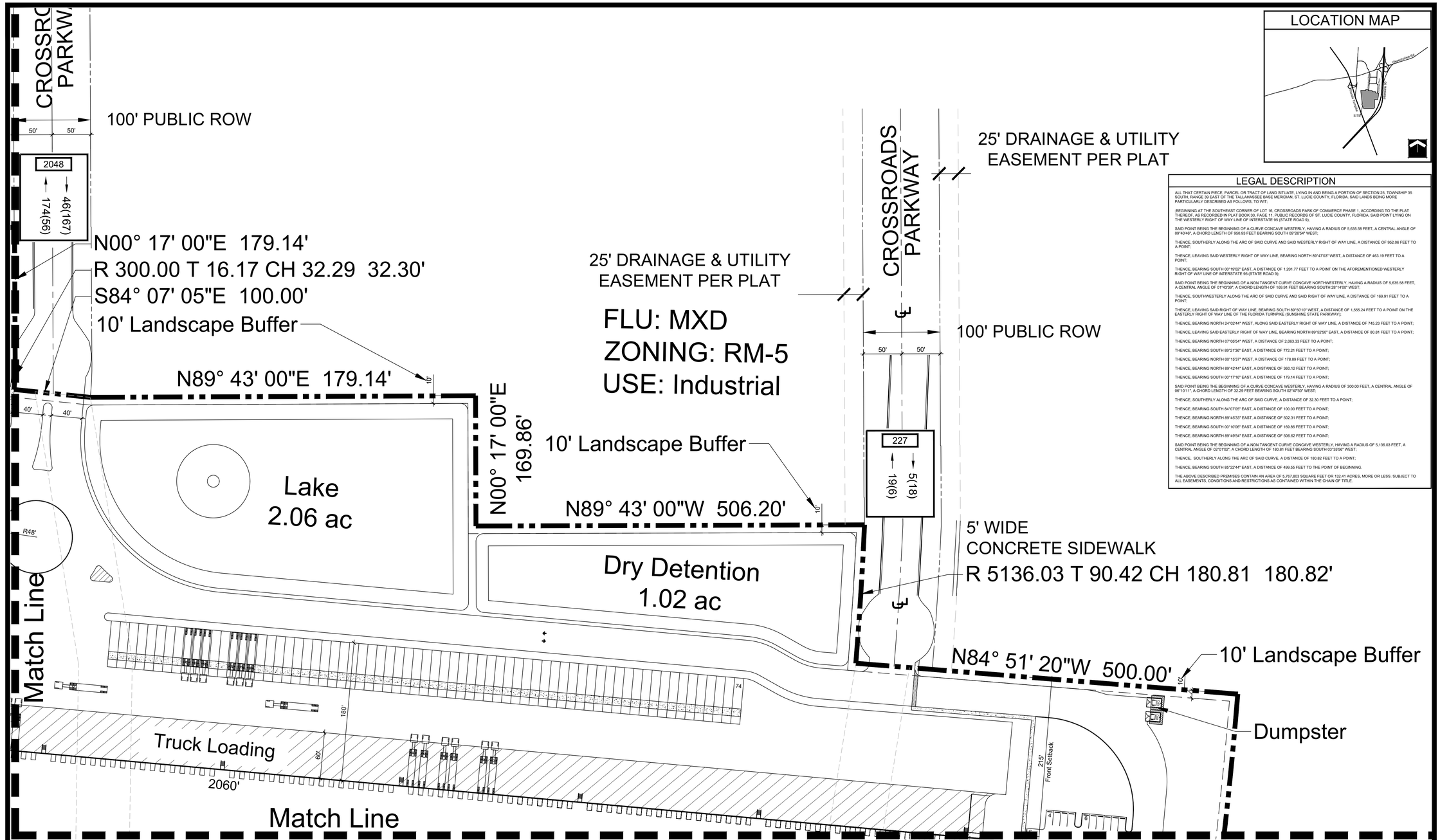
Phase I Site Plan

SP-2 of 7



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Scale 1"= 60'-0"

0 30' 60' 120' 180'

North

NOTES

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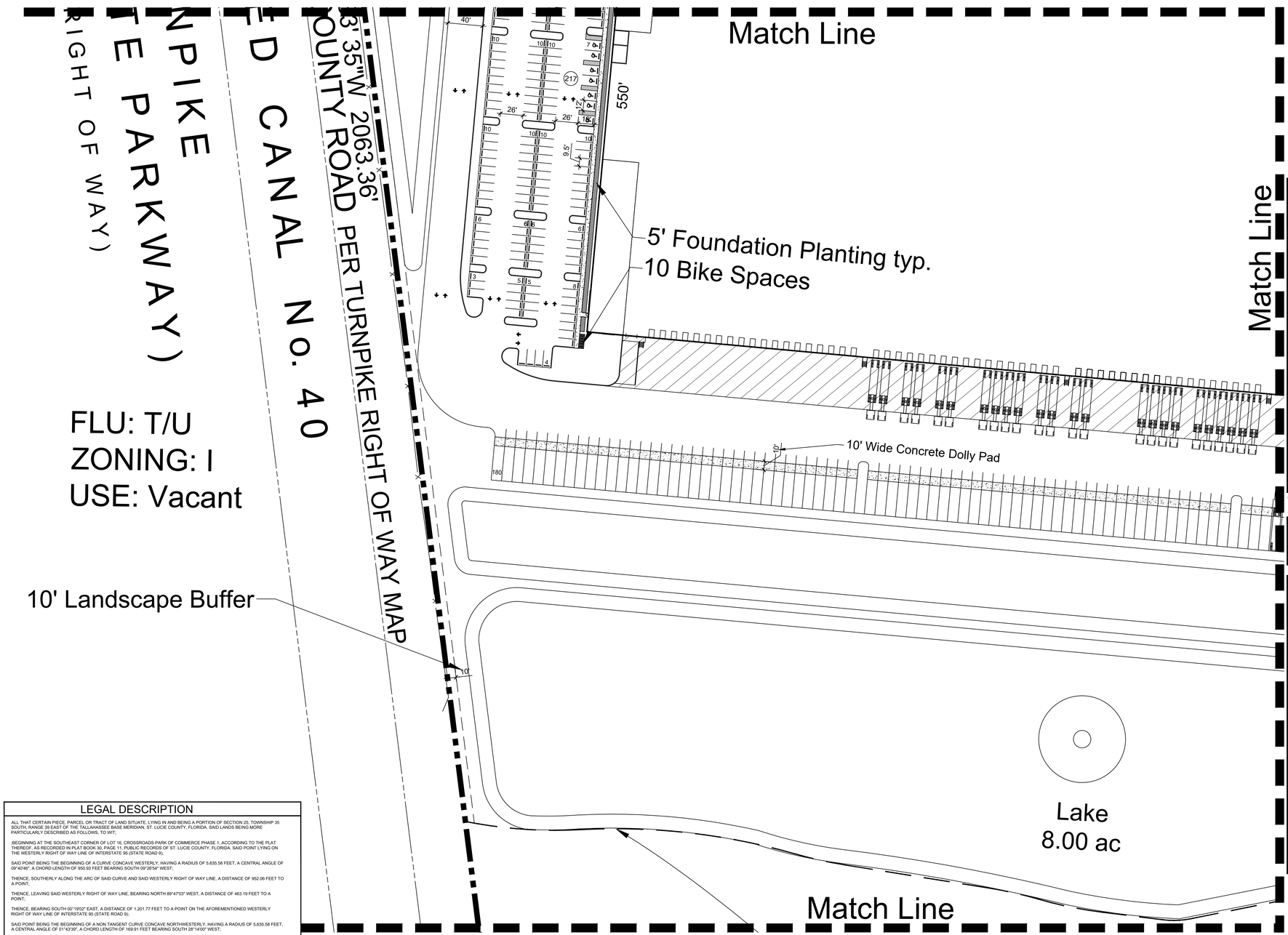

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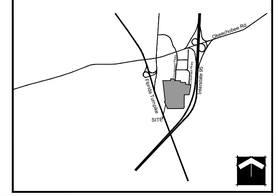

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0 30' 60' 120' 180'

Scale 1"= 60'-0"

North

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Phone: 561.684.6141
Email: info@snlandplan.com
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Crossroads Industrial

Fort Pierce, Florida

Date:	10/30/20
Scale:	1" = 60'-0"
Design By:	JN
Drawn By:	AH
Checked By:	JN
File No.	743.01
Job No.	20-66

REVISIONS / SUBMISSIONS

10/30/20 Submittal

12/23/20 Resubmittal

Phase I Site Plan

SP-4 of 7

Match Line

Warehouse
1,133,000 s.f. (Including Accessory Office 32,952 s.f.)
434 Car Parking
314 Trailer Parking
(Phase I)

Match Line

DITCH AND ACCESS ROAD

70'

TEMPORARY DRAINAGE EASEMENT
ORB 2796, PG 1511, EXCEPTION #19
TO BE ABANDONED

5' Foundation Planting typ.

12 Bike Spaces

Truck Loading

60'

180'

197'
Rear Setback

228'
Side Interior Setback

40'

FLU: MXD
ZONING: RM-5
USE: Place Of W

Δ=9°40'46"
R=5635.58'
T=477.16'
L=952.06'
CH=950.93'
CB=S09°26'54"W

10'

10' Landscape Buffer

Dry Detention
2.94 ac

10'

10' Landscape Buffer

463.19'(M) N89°47'03"W

0 30' 60' 120' 180'
Scale 1"= 60'-0"
North

FLU: MXD
ZONING: RM-5
USE: Interstate 95

Match Line

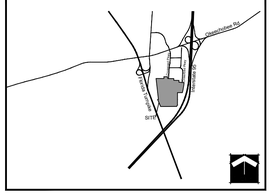
SITE TABULAR DATA	
Application Name	Crossroads Industrial
Petition Number	TBD
Parcel Control Number	23 25 12 20 0020 003
Flood Control Panel	169
Existing Future Land Use Designation	CG
Existing Zoning District	CP1
Total Gross Floor Area	1,133,000 s.f.
Existing Use	Vacant
Proposed Use	Warehouse
Total Gross Site Area	129.52 AC. (5,641,891.20 s.f.)
Total Gross Floor Area	1,133,000 s.f.
Total Proposed Building Coverage (Max 60%)	20% (1,133,000 s.f.)
Total Proposed Floor Area Ratio	0.2 (1,133,000 s.f.)
Total Proposed Open Space (Min 20%)	80% (4,508,891 s.f.)
Building Height (Max 65')	40'
Number of Stories	1-Story
Proposed Detention Tract	856,291 s.f. (15%)
Parking Required	1,888 SPACES
Warehouse - 1 space/600 s.f. @1,133,000 s.f. = 1,888	
Proposed Parking	448 SPACES*
Handicap Spaces Required	9
Handicap Spaces Proposed	14
Loading Required (15' x 55' Min.)	38
Loading Provided	282
Total Proposed Landscape Buffers	(65,726.17 sf) 1.50 ac.
Conservation Area	(2,080,284 sf) 47.75 ac.

NOTES
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY CAUFIELD & WHEELER, INC. DATED 09/11/18
DECORATIVE STREET LIGHTS WILL BE PROVIDED AT THE DEVELOPMENT ENTRANCE
D/R DUMPSTER WITH ENCLOSURES
CENTERLINE IS BASED ON NORTH SOUTH 1/4 SECTION LINE OF SECTION 3-44-42

PROPERTY DEVELOPMENT REQUIREMENTS											
	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				DENSITY/ GFA (CLR)	MAX BLDG COVER	SETBACKS/SEPARATIONS			
		SIZE	WIDTH	FRONTAGE	DEPTH			FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE	IND	20,000 sf	100'	100'	100'	n/a	60%	25'	10'	20'	20'
PROP	IND	129.52 AC.	2,417.45'	2,417.45'	2997.48'	n/a	20%	215'	228'	N/A	197'

* Parking Reduction Based On Similar Uses As Well As Parking Reduction Analysis

LOCATION MAP



DEVELOPMENT TEAM	
DEVELOPER:	FLF CROSSROADS INDUSTRIAL I LLC
	601 HERITAGE DRIVE, SUITE 227
	JUPITER, FL 33458
CIVIL/TRAFFIC ENGINEER:	SIMMONS & WHITE
	2581 METROCENTRE BLVD, SUITE 3
	WEST PALM BEACH, FL 33407
	561-478-7848
PLANNER:	SCHMIDT NICHOLS
	1551 N FLAGLER DRIVE, SUITE 102
	WEST PALM BEACH, FL 33401
	(561) 684-6141
SURVEYOR:	KIMLEY-HORN AND ASSOCIATES, INC.
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	VERO BEACH, FL 32960
	772-794-4100

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BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, CROSSROADS PARK OF COMMERCE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD 9);

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Crossroads Industrial

Fort Pierce, Florida

Date:	10/30/20
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REVISIONS / SUBMISSIONS
10/30/20 Submittal
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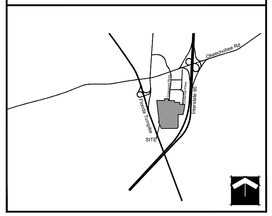
Phase I Site Plan

SP-5 of 7

LOCATION MAP



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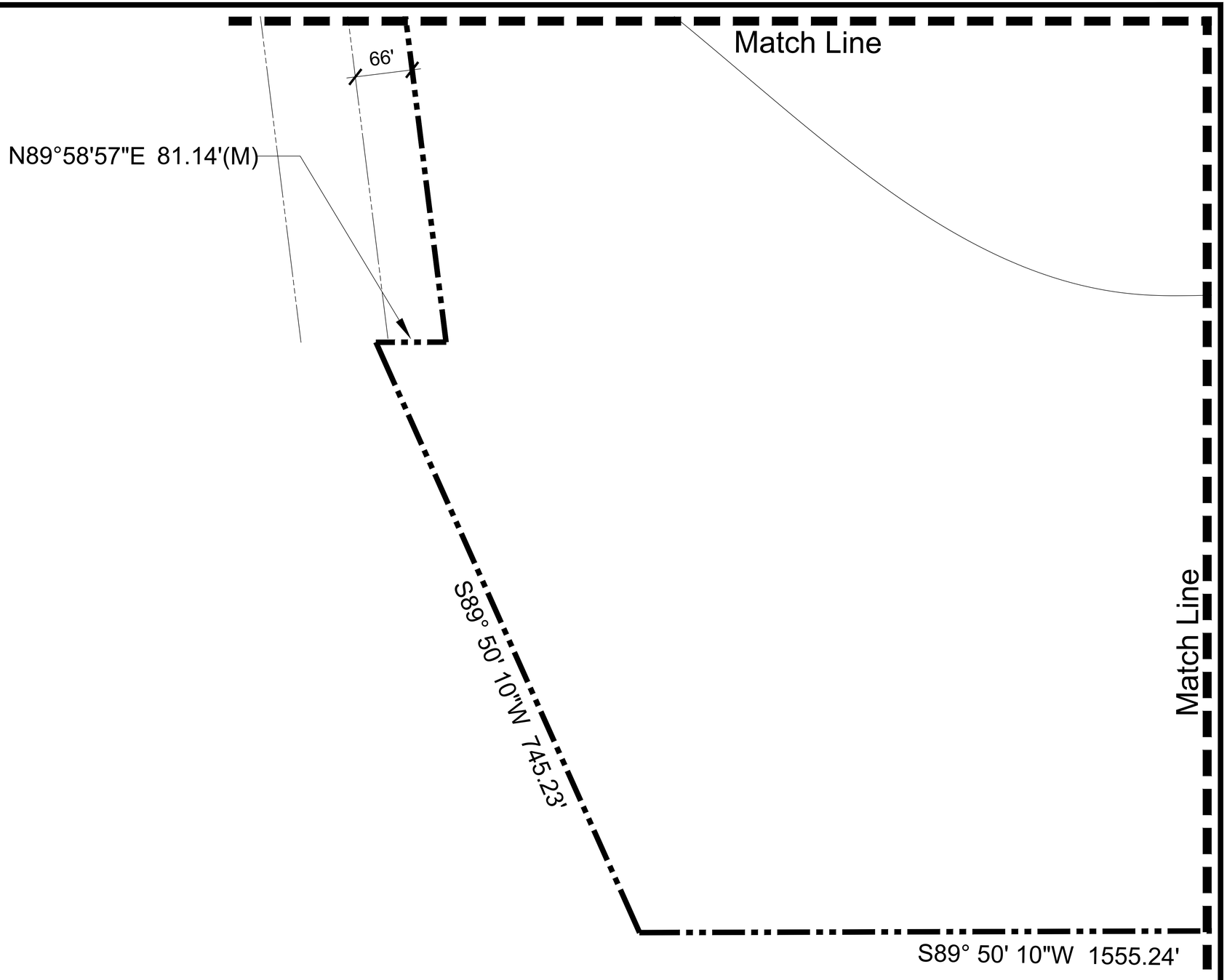

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REVISIONS / SUBMISSIONS

10/30/20 Submittal

12/23/20 Resubmittal

Phase I Site Plan

SP-6 of 7

Match Line

CONSERVATION EASEMENT
O.R.B. 1114, PAGE 0667
EXCEPTION #16 AND
FLOWAGE EASEMENT O.R.B.
2796, PAGE 1506 EXCEPTION #17
2,080,284± SQUARE FEET 47.75±
ACRES

Match Line

S00° 13' 25"W 1201.20'

WESTERLY RIGHT OF WAY LINE

(STATE ROAD NO. 9)
INTERSTATE 95
(VARIED WIDTH RIGHT OF WAY)
FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP
SECTION No. 94001-2404, DATED 6/29/73

Δ=1°43'39"
R=5635.58'
T=84.96'
L=169.91'
CH=169.91'
CB=S28°14'00"W

FLU: R/C
ZONING: RX
USE: Vacant/Industrial

0 30' 60' 120' 180'
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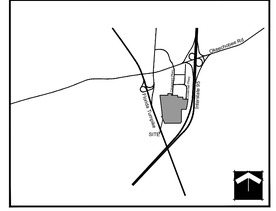
LOCATION MAP



SITE TABULAR DATA

Application Name	Crossroads Industrial
Petition Number	TBD
Parcel Control Number	23 25 12 20 0020 003
Flood Control Panel	169
Existing Future Land Use Designation	CG
Existing Zoning District	CP1
Total Gross Floor Area	1,133,000 s.f.
Existing Use	Vacant
Proposed Use	Warehouse
Total Gross Site Area	129.52 AC. (5,641,891.20 s.f.)
Total Gross Floor Area	1,133,000 s.f.
Total Proposed Building Coverage (Max 60%)	20% (1,133,000 s.f.)
Total Proposed Floor Area Ratio	0.2 (1,133,000 s.f.)
Total Proposed Open Space (Min 20%)	80% (4,508,891 s.f.)
Building Height (Max 65')	40'
Number of Stories	1-Story
Proposed Detention Tract	856,291 s.f. (15%)
Parking Required	1,888 SPACES
Warehouse - 1 space/600 s.f. @1,133,000 s.f. = 1,888	
Proposed Parking	448 SPACES*
Handicap Spaces Required	9
Handicap Spaces Proposed	14
Loading Required (15' x 55' Min.)	38
Loading Provided	282
Total Proposed Landscape Buffers	(65,726.17 sf) 1.50 ac.
Conservation Area	(2,080,284 sf) 47.75 ac.

* Parking Reduction Based On Similar Uses As Well As Parking Reduction Analysis

PROPERTY DEVELOPMENT REQUIREMENTS

	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				DENSITY/ GFA (CLR)	MAX BLDG COVER	SETBACKS/SEPARATIONS			
		SIZE	WIDTH	FRONTAGE	DEPTH			FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE	IND	20,000 sf	100'	100'	100'	n/a	60%	25'	10'	20'	20'
PROP	IND	129.52 AC.	2,417.45'	2,417.45'	2997.48'	n/a	20%	215'	228'	N/A	197'

SCHMIDT NICHOLS
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Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Crossroads Industrial

Fort Pierce, Florida

Date:	10/30/20
Scale:	1" = 60'-0"
Design By:	JN
Drawn By:	AH
Checked By:	JN
File No.	743.01
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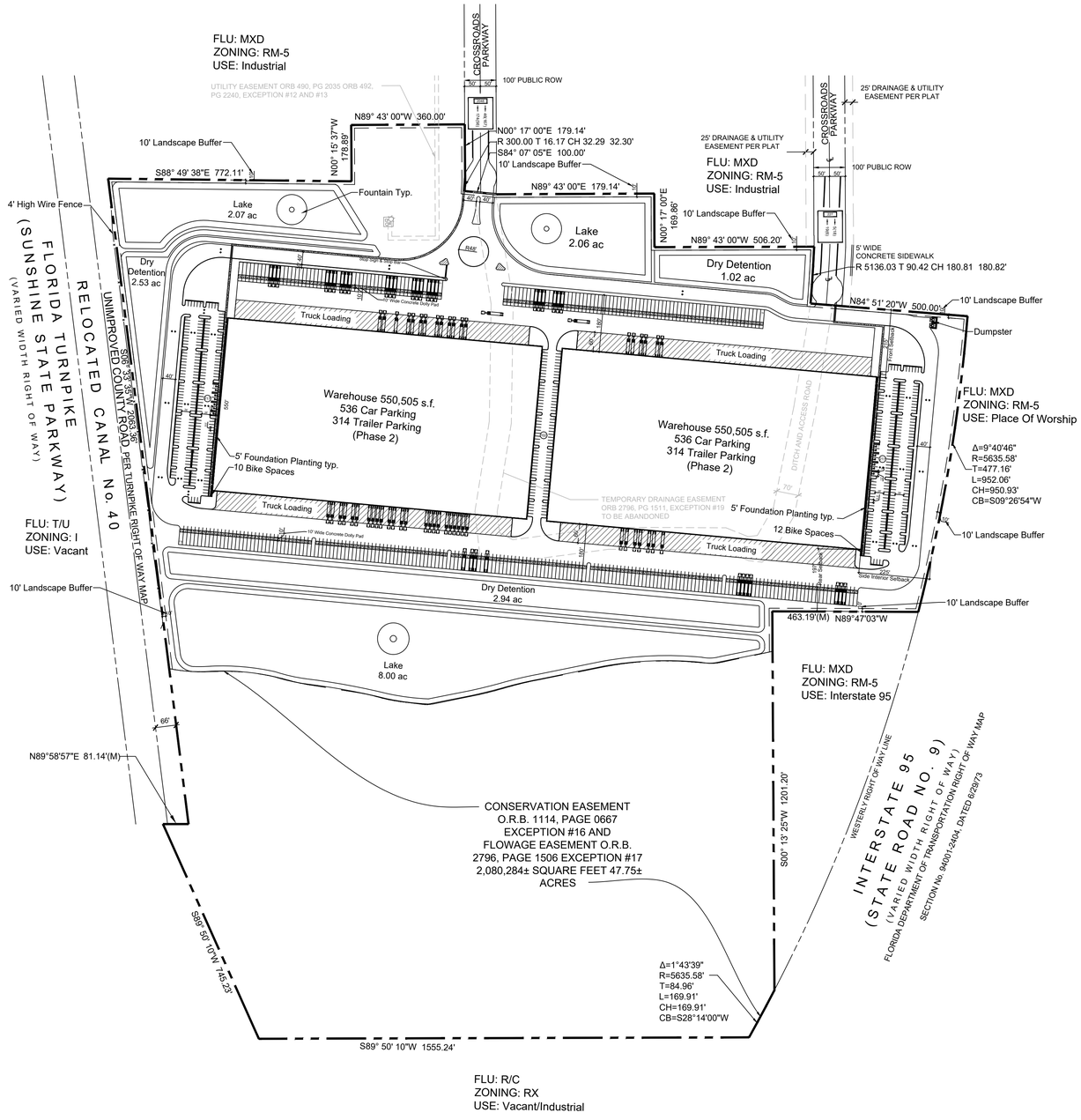
REVISIONS / SUBMISSIONS
10/30/20 Submittal
12/23/20 Resubmittal

Phase I Site Plan

SP-7 of 7



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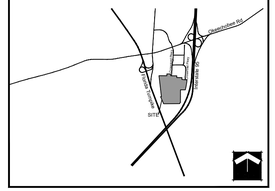

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	JUPITER, FL 33458
CIVIL/TRAFFIC ENGINEER:	SIMMONS & WHITE
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	WEST PALM BEACH, FL 33407
	561-478-7848
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NOTES
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY CAUFIELD & WHEELER, INC. DATED 09/11/18
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D/R DUMPSTER WITH ENCLOSURES
CENTERLINE IS BASED ON NORTH SOUTH 1/4 SECTION LINE OF SECTION 3-44-42

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REVISIONS / SUBMISSIONS

10/30/20 Submittal

12/23/20 Resubmittal

Overall Phase II Site Plan

SP-1 of 7

FLU: MXD
ZONING: RM-5
USE: Industrial

UTILITY EASEMENT ORB 490, PG 2035 ORB 492, PG 2240, EXCEPTION #12 AND #13

Match Line

N89° 43' 00"W 360.00'

N00° 15' 37"W 178.89'

10' Landscape Buffer

S88° 49' 38"E 772.11'

10'

Fountain Typ.

4' High Wire Fence

Lake
2.07 ac

Dry
Detention
2.53 ac

10' 40'

Stop Sign & Stop Bar

10'

10' Wide Concrete Dolly Pad

Truck Loading

FLORIDA TURNPIKE
(SUNSHINE STATE PARKWAY)
(VARIED WIDTH)

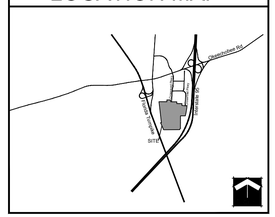
RELOCATED

UNIMPROVED

S06° 3

Match Line

LOCATION MAP



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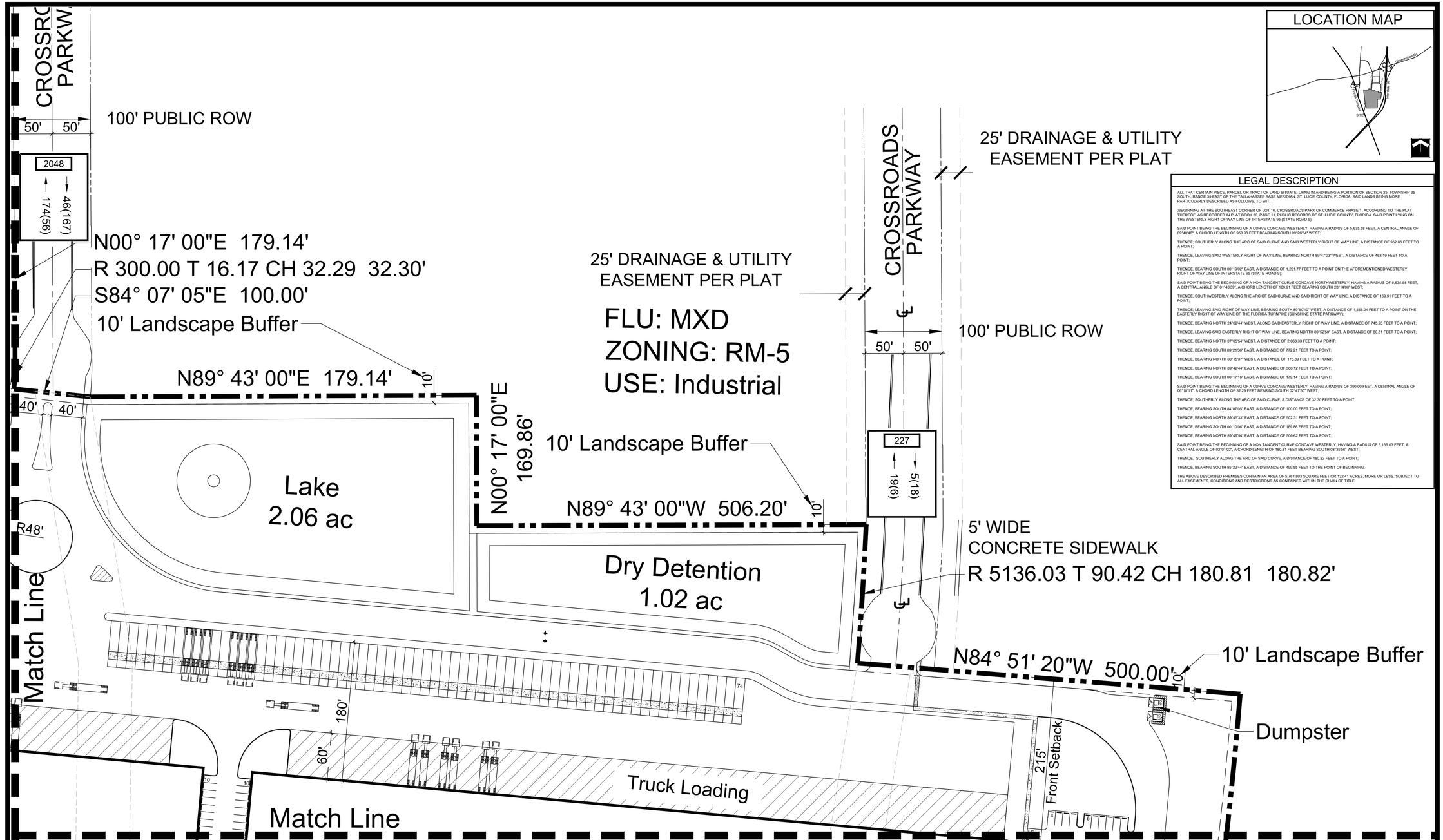
Phase II Site Plan

SP-2 of 7



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Total Proposed Building Coverage (Max 60%)	20% (1,133,000 s.f.)
Total Proposed Floor Area Ratio	0.2 (1,133,000 s.f.)
Total Proposed Open Space (Min 20%)	80% (4,508,891 s.f.)
Building Height (Max 65')	40'
Number of Stories	1-Story
Proposed Detention Tract	856,291 s.f. (15%)
Parking Required	1,888 SPACES
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Handicap Spaces Required	9
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LOCATION MAP

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Crossroads Industrial

Fort Pierce, Florida

Date:	10/30/20
Scale:	1" = 60'-0"
Design By:	JN
Drawn By:	AH
Checked By:	JN
File No.	743.01
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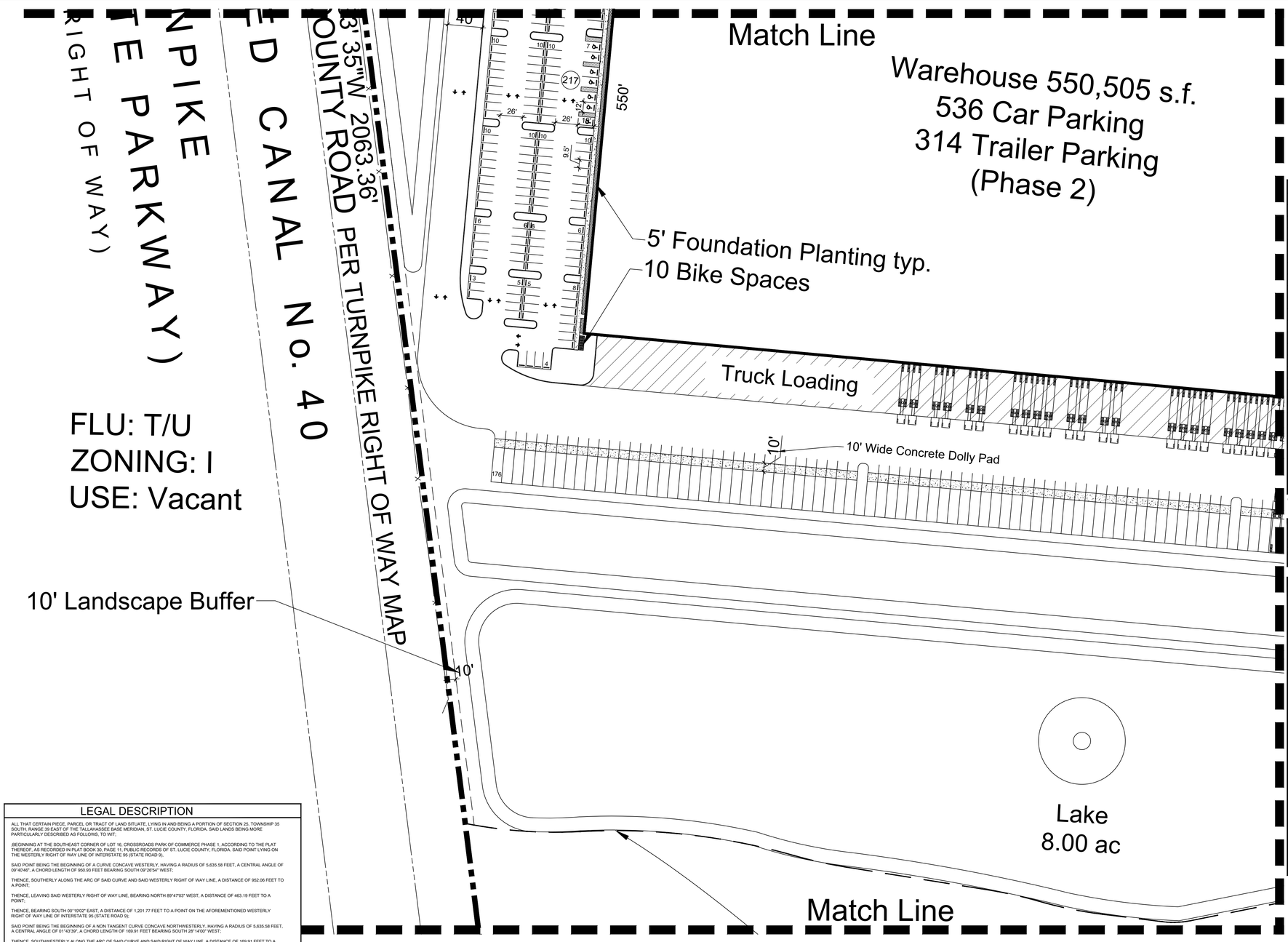
Phase II Site Plan

SP-3 of 7



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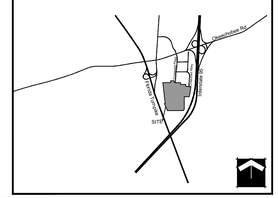

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	JUPITER, FL 33458
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	2581 METROCENTRE BLVD, SUITE 3
	WEST PALM BEACH, FL 33407
	561-478-7848
PLANNER:	SCHMIDT NICHOLS
	1551 N FLAGLER DRIVE, SUITE 102
	WEST PALM BEACH, FL 33401
	(561) 684-6141
SURVEYOR:	KIMLEY-HORN AND ASSOCIATES, INC.
	445 24TH STREET, SUITE 200
	VERO BEACH, FL 32960
	772-794-4100

NOTES
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0 30' 60' 120' 180'

Scale 1"= 60'-0"

North

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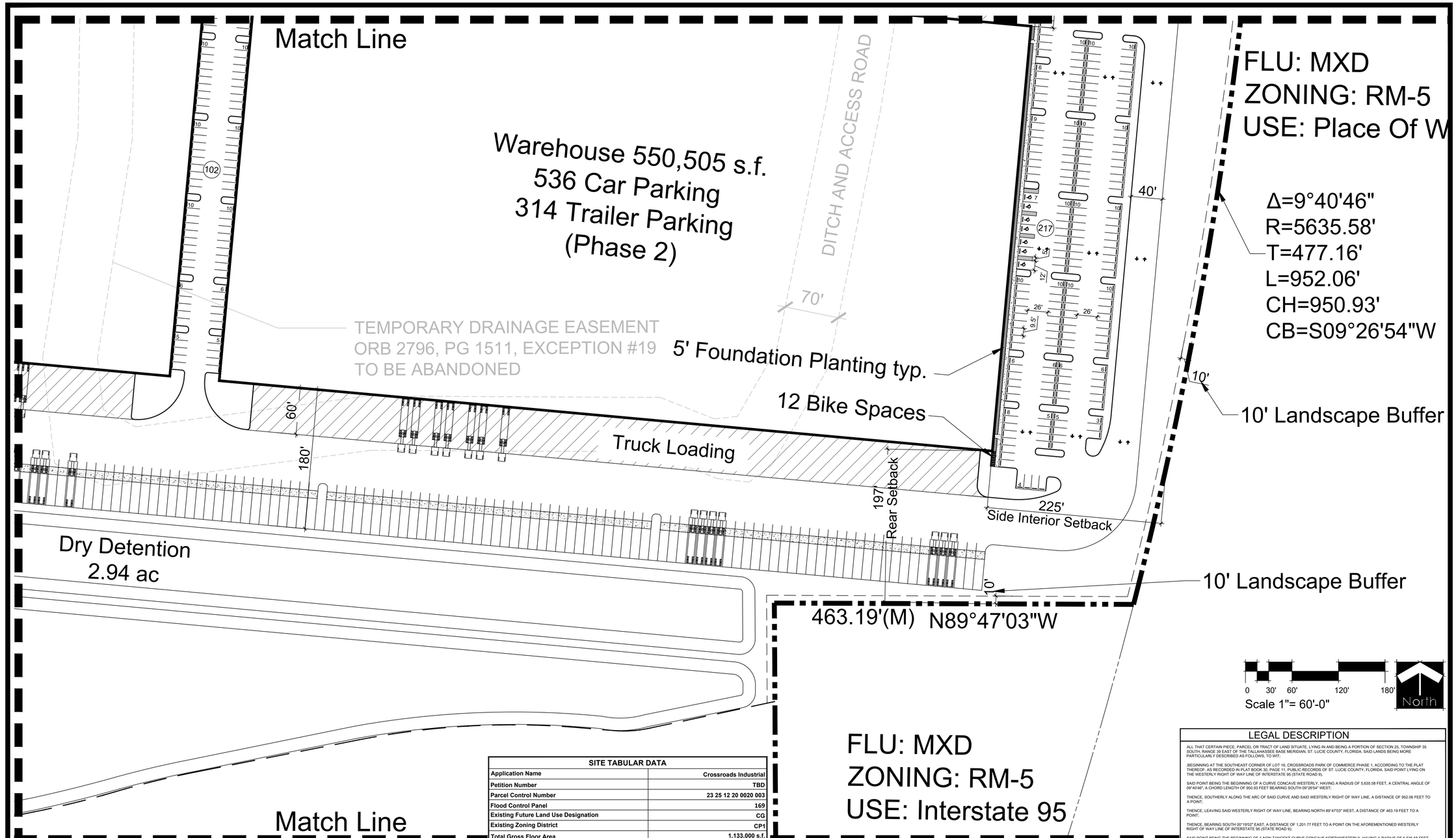
Phase II Site Plan

SP-4 of 7



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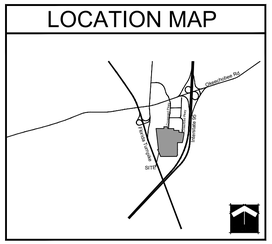

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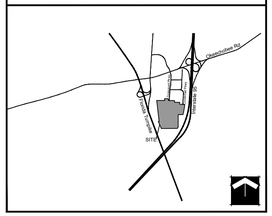

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		SIZE	WIDTH	FRONTAGE	DEPTH			FRONT	SIDE INTERIOR	SIDE STREET	REAR
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PROP	IND	129.52 AC.	2,417.45'	2,417.45'	2987.48'	n/a	20%	215'	228'	N/A	197'

DEVELOPMENT TEAM	
DEVELOPER:	FLF CROSSROADS INDUSTRIAL I LLC
	601 HERITAGE DRIVE, SUITE 227
	JUPITER, FL 33458
CIVIL/TRAFFIC ENGINEER:	SIMMONS & WHITE
	2581 METROCENTRE BLVD, SUITE 3
	WEST PALM BEACH, FL 33407
	561-478-7848
PLANNER:	SCHMIDT NICHOLS
	1551 N FLAGLER DRIVE, SUITE 102
	WEST PALM BEACH, FL 33401
	(561) 684-6141
SURVEYOR:	KIMLEY-HORN AND ASSOCIATES, INC.
	445 24TH STREET, SUITE 200
	VERO BEACH, FL 32960
	772-794-4100

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING IN AND BEING A PORTION OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST OF THE TALLAHASSEE BASE MERIDIAN, ST. LUCIE COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

;BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, CROSSROADS PARK OF COMMERCE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD 9),

SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,635.58 FEET, A CENTRAL ANGLE OF 09°40'46", A CHORD LENGTH OF 950.93 FEET BEARING SOUTH 09°26'54" WEST;

THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 952.06 FEET TO A POINT;

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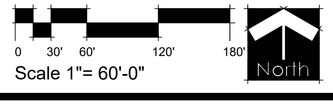
THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 5,767,803 SQUARE FEET OR 132.41 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

NOTES
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY CAUFIELD & WHEELER, INC. DATED 09/11/18
DECORATIVE STREET LIGHTS WILL BE PROVIDED AT THE DEVELOPMENT ENTRANCE
D/R DUMPSTER WITH ENCLOSURES
CENTERLINE IS BASED ON NORTH SOUTH 1/4 SECTION LINE OF SECTION 3-44-42



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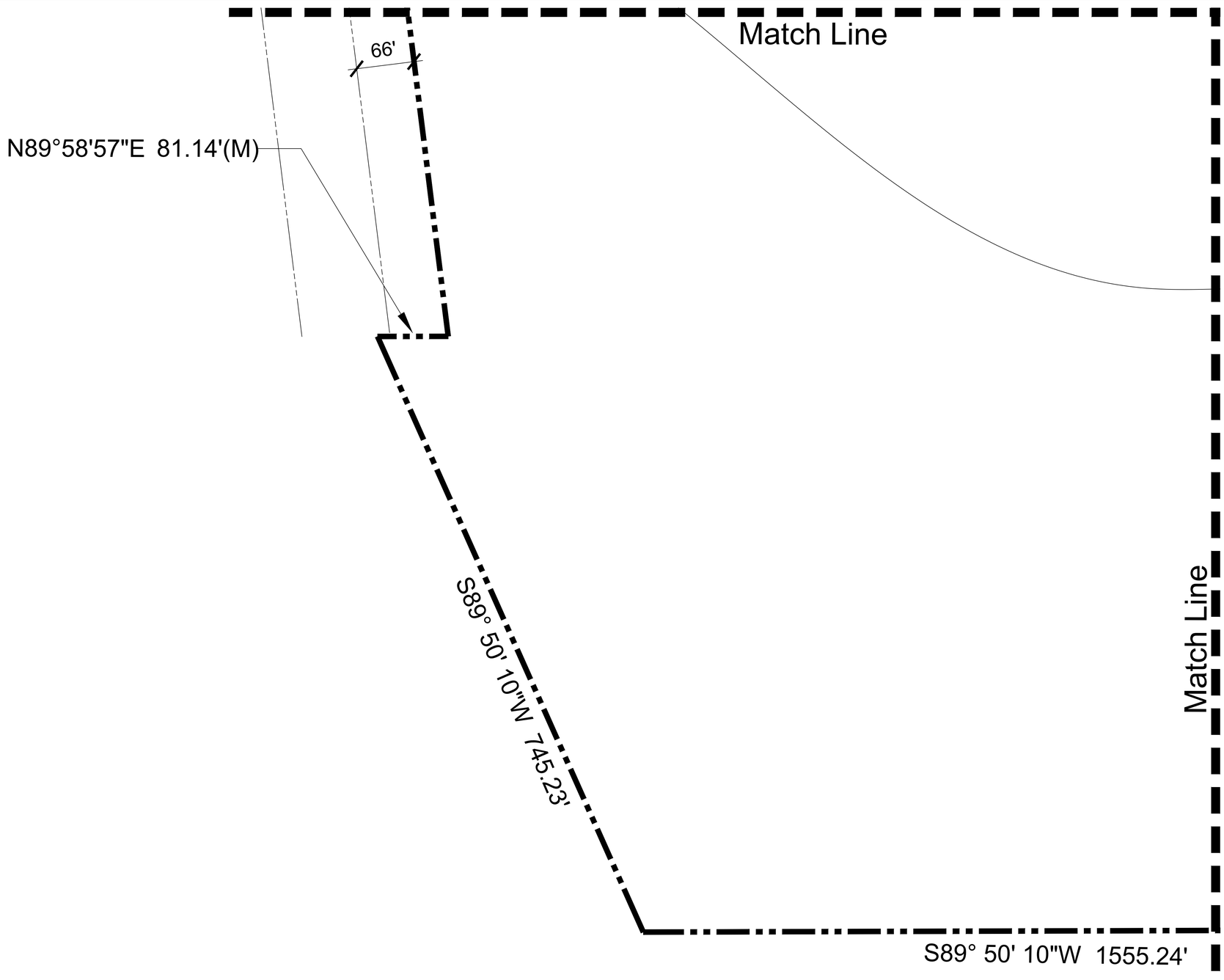

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1551 N. Flagler Dr, Ste 102
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Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Crossroads Industrial

Fort Pierce, Florida

Date:	10/30/20
Scale:	1" = 60'-0"
Design By:	JN
Drawn By:	AH
Checked By:	JN
File No.	743.01
Job No.	20-66

REVISIONS / SUBMISSIONS

10/30/20 Submittal

12/23/20 Resubmittal

Phase II Site Plan

SP-6 of 7

Match Line

CONSERVATION EASEMENT
O.R.B. 1114, PAGE 0667
EXCEPTION #16 AND
FLOWAGE EASEMENT O.R.B.
2796, PAGE 1506 EXCEPTION #17
2,080,284± SQUARE FEET 47.75±
ACRES

Match Line

S00° 13' 25"W 1201.20'

WESTERLY RIGHT OF WAY LINE

(STATE ROAD NO. 9)
INTERSTATE 95
(VARIED WIDTH RIGHT OF WAY)
FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP
SECTION No. 94001-2404, DATED 6/29/73

Δ=1°43'39"
R=5635.58'
T=84.96'
L=169.91'
CH=169.91'
CB=S28°14'00"W

FLU: R/C
ZONING: RX
USE: Vacant/Industrial

0 30' 60' 120' 180'
Scale 1"= 60'-0"
North

NOTES

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D/R DUMPSTER WITH ENCLOSURES
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DEVELOPMENT TEAM

DEVELOPER:	FLF CROSSROADS INDUSTRIAL I LLC
	601 HERITAGE DRIVE, SUITE 227
	JUPITER, FL 33458
CIVIL/TRAFFIC ENGINEER:	SIMMONS & WHITE
	2581 METROCENTRE BLVD, SUITE 3
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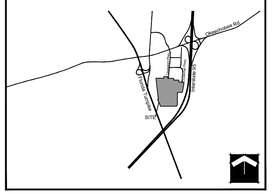

SITE TABULAR DATA

Application Name	Crossroads Industrial
Petition Number	TBD
Parcel Control Number	23 25 12 20 0020 003
Flood Control Panel	169
Existing Future Land Use Designation	CG
Existing Zoning District	CP1
Total Gross Floor Area	1,133,000 s.f.
Existing Use	Vacant
Proposed Use	Warehouse
Total Gross Site Area	129.52 AC. (5,641,891.20 s.f.)
Total Gross Floor Area	1,133,000 s.f.
Total Proposed Building Coverage (Max 60%)	20% (1,133,000 s.f.)
Total Proposed Floor Area Ratio	0.2 (1,133,000 s.f.)
Total Proposed Open Space (Min 20%)	80% (4,508,891 s.f.)
Building Height (Max 65')	40'
Number of Stories	1-Story
Proposed Detention Tract	856,291 s.f. (15%)
Parking Required	1,888 SPACES
Warehouse - 1 space/600 s.f. @1,133,000 s.f. = 1,888	
Proposed Parking	448 SPACES*
Handicap Spaces Required	9
Handicap Spaces Proposed	14
Loading Required (15' x 55' Min.)	38
Loading Provided	282
Total Proposed Landscape Buffers	(65,726.17 sf) 1.50 ac.
Conservation Area	(2,080,284 sf) 47.75 ac.

* Parking Reduction Based On Similar Uses As Well As Parking Reduction Analysis

PROPERTY DEVELOPMENT REQUIREMENTS

	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				DENSITY/ GFA (CLR)	MAX BLDG COVER	SETBACKS/SEPARATIONS			
		SIZE	WIDTH	FRONTAGE	DEPTH			FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE	IND	20,000 sf	100'	100'	100'	n/a	60%	25'	10'	20'	20'
PROP	IND	129.52 AC.	2,417.45'	2,417.45'	2997.48'	n/a	20%	215'	228'	N/A	197'

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1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
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Crossroads Industrial

Fort Pierce, Florida

Date:	10/30/20
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Design By:	JN
Drawn By:	AH
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File No.	743.01
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REVISIONS / SUBMISSIONS
10/30/20 Submittal
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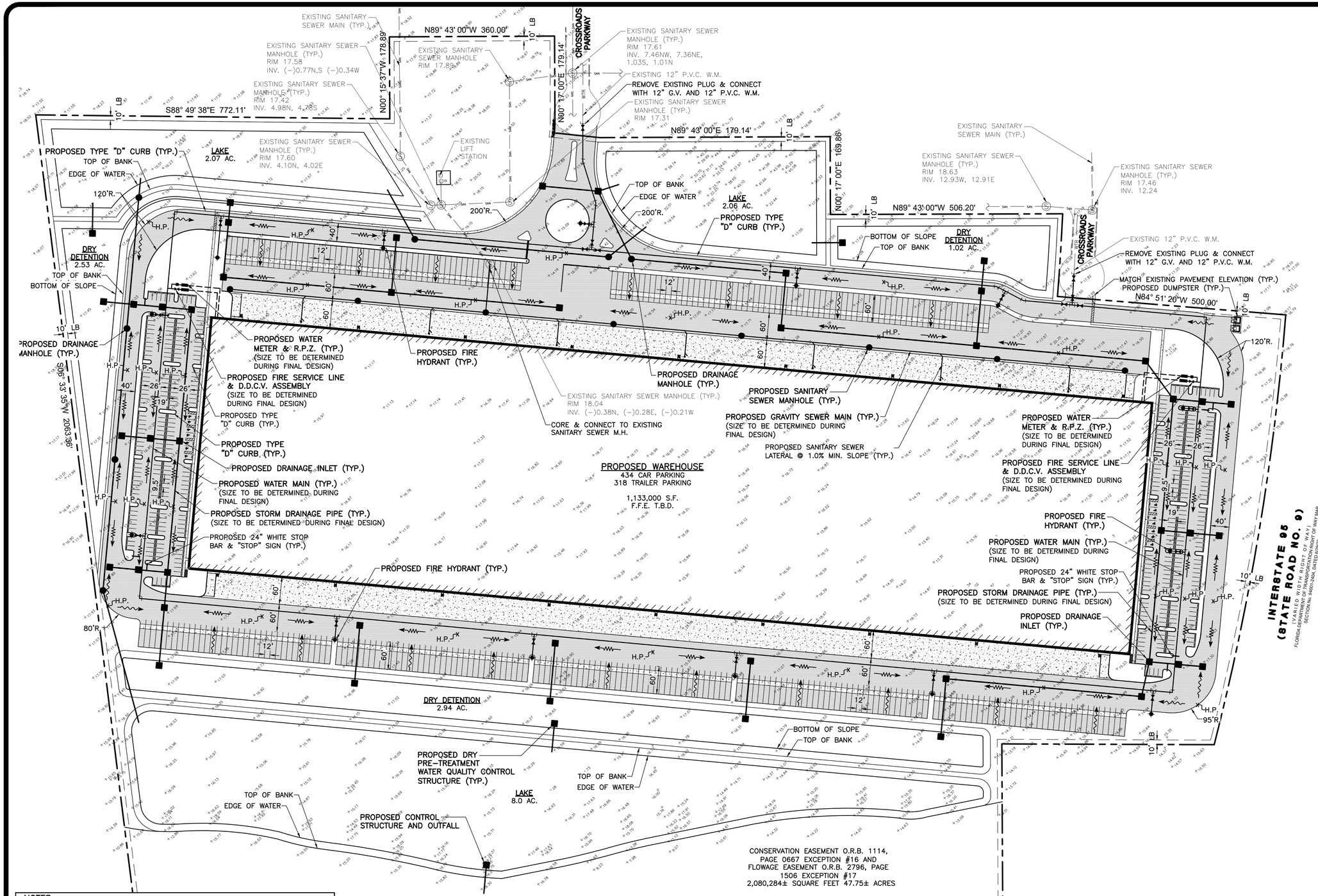
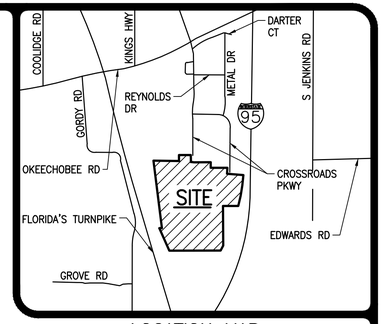
Phase II Site Plan

SP-7 of 7





LOCATION MAP
NOT TO SCALE

N

100 50 0 100 200
SCALE IN FEET
1"=100'

LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- H.P. PROPOSED HIGH POINT
- 13.96 EXISTING GRADE ELEVATION
- PROPOSED ASPHALT OR CONCRETE
- PROPOSED CONCRETE
- PROPOSED DETECTABLE WARNING SURFACE
- SAWCUT & REMOVE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- SEWER SERVICE W/ CLEAN-OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)
- PROPOSED LIGHT POLE (BY OTHERS)
- PROPOSED DIRECTIONAL ARROW
- PROPOSED 24" WHITE STOP BAR, "STOP" SIGN & 6" DOUBLE YELLOW STRIPE
- EXISTING OVERHEAD POWER LINE & POWER POLE
- STM EXISTING STORM DRAINAGE PIPE
- WTR EXISTING WATER MAIN
- SAN EXISTING SEWER MAIN
- FM EXISTING FORCE MAIN

NOTES:

1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE AND FORT PIERCE UTILITIES AUTHORITY.

3.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.

4.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

5.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.

6.) LOCATION OF FIRE DEPARTMENT CONNECTIONS TO BE DETERMINED DURING FINAL DESIGN.

GREGORY FRANKLIN BOLEN LICENSE No 56729 STATE OF FLORIDA PROFESSIONAL ENGINEER

GREGORY F. BOLEN, P.E., STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 56729

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY GREGORY F. BOLEN, P.E. ON 12/23/2020 USING A SHA-1 AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISIONS

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
Authorization No. 3452
2581 Metrocentre Blvd West ● Suite 3 ● West Palm Beach, Florida 33407 ● (561) 478-7848

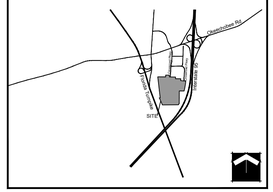
DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	R.S.			

CROSSROADS COMMERCE PARK
SECTION 25, TOWNSHIP 35S., RANGE 39E.
CITY OF FORT PIERCE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET	OF
20-121	20121C01	1	1

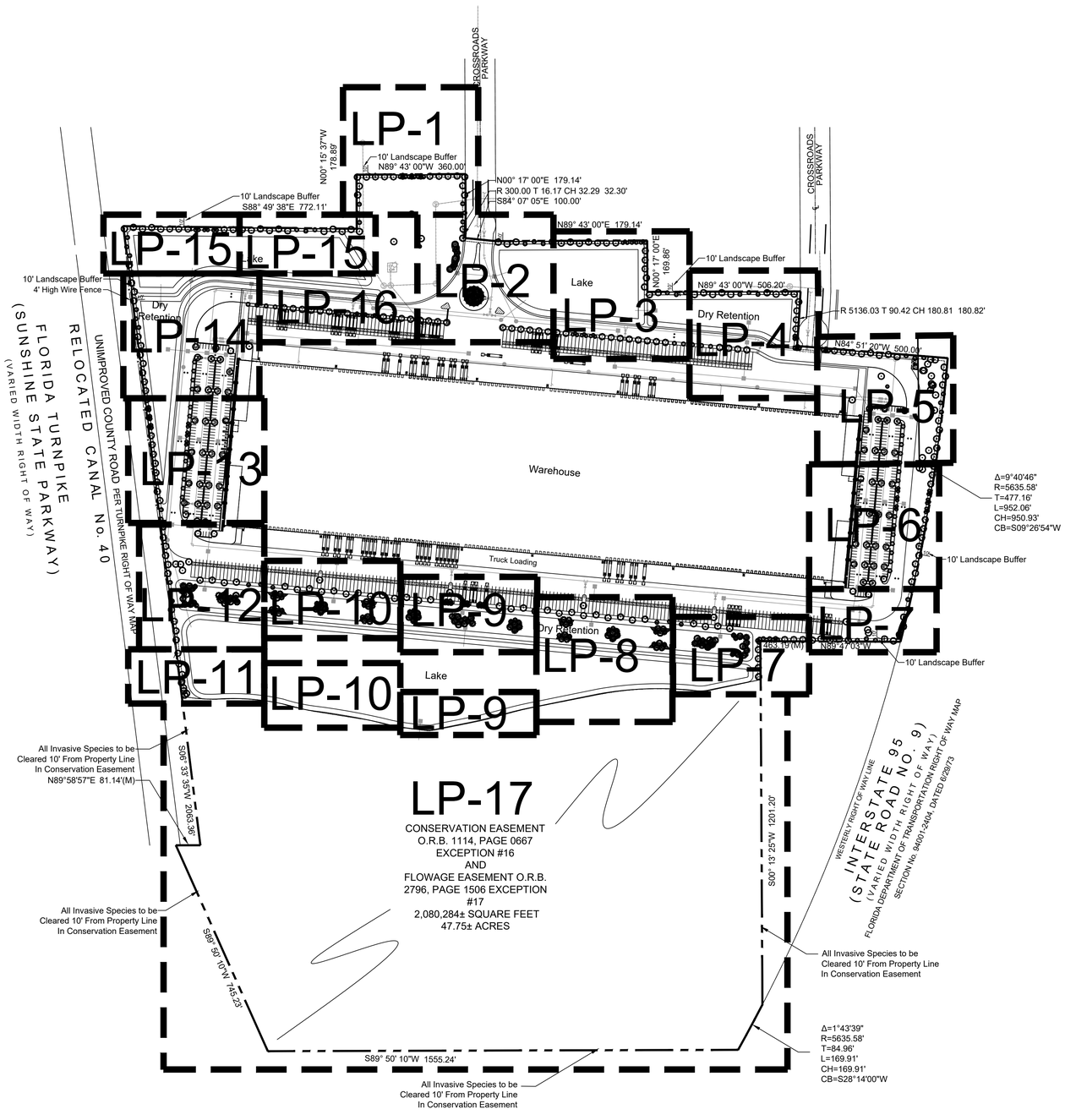
Y:\AUTOCAD_FILES\2020\20-121\CONCEPTUAL\20121C01.dwg 12/23/2020 10:50 AM Ricardo Sanchez

LOCATION MAP



CROSSROADS INDUSTRIAL

LI-1 Landscape Index Sheet
LP-2 Landscape Plan
LP-3 Landscape Plan
LP-4 Landscape Plan
LP-5 Landscape Plan
LP-6 Landscape Plan
LP-7 Landscape Plan
LP-8 Landscape Plan
LP-9 Landscape Plan
LP-10 Landscape Plan
LP-11 Landscape Plan
LP-12 Landscape Plan
LP-13 Landscape Plan
LP-14 Landscape Plan
LP-15 Landscape Plan
LP-16 Landscape Plan
LP-17 Landscape Plan
LP-18 Landscape Notes
LP-19 Landscape Specifications
TD-1 Tree Disposition
TD-2 Tree Disposition
TD-3 Tree Disposition
TD-4 Tree Disposition



811 Know what's below. Call before you dig.

0 100' 200' 400' 600'

Scale 1"= 200'-0"

North

SCHMIDT NICHOLS
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Crossroads Industrial

Fort Pierce, Florida

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REVISIONS / SUBMISSIONS

10/30/20 - Submittal

12/23/20 Resubmittal

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED LANDSCAPE ARCHITECT.

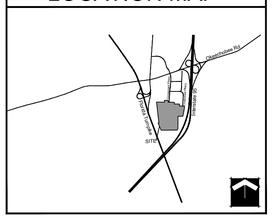
Printed name LA 6667416

FLORIDA REGISTRATION NO. LA 0001638

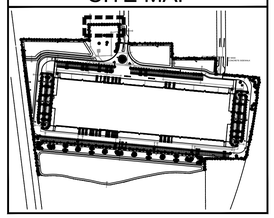
Landscape Index

LI-1 of 1

LOCATION MAP



SITE MAP



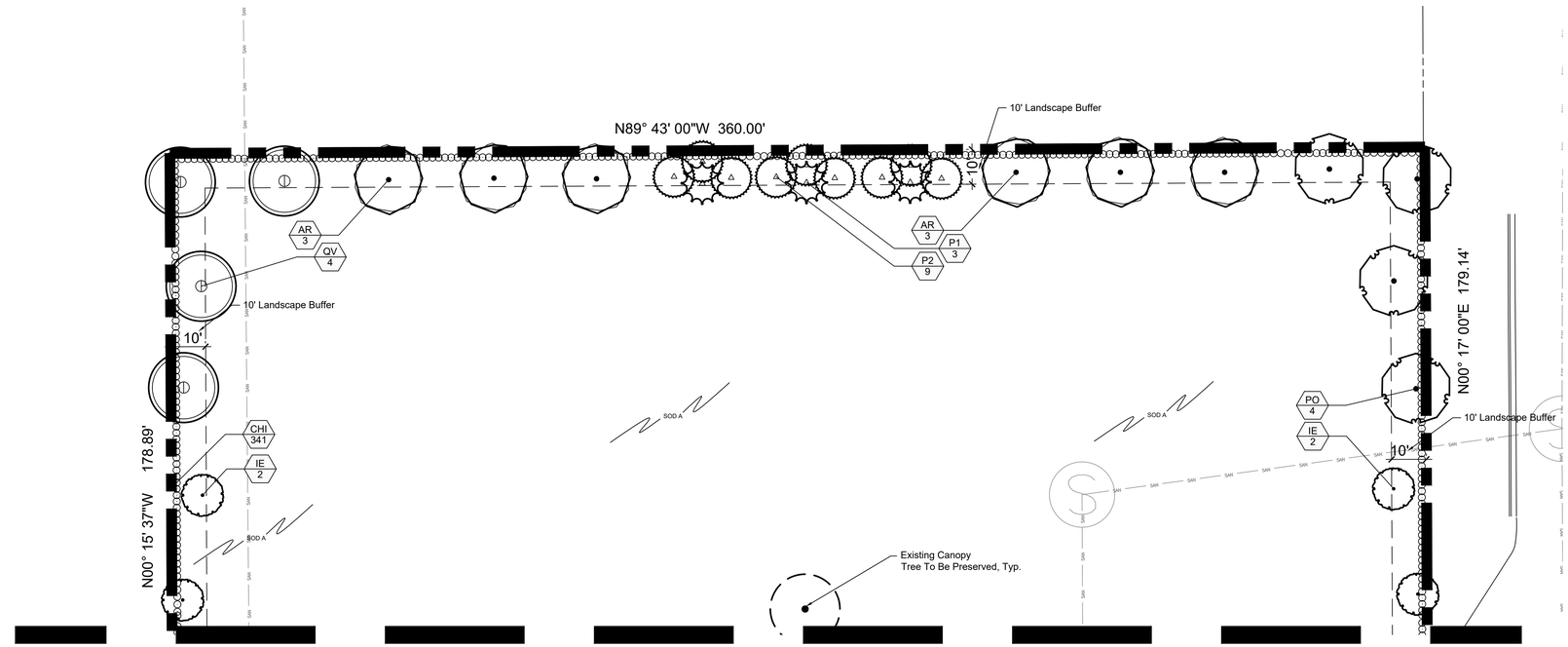
PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	82	Acer rubrum / Red Maple*+ Single Straight Trunk, Min. 5` CT. No Low Crotch
	IE	74	Ilex x attenuata `East Palatka` / East Palatka Holly
	LI	14	Lagerstroemia indica `Natchez` / Natchez Crape Myrtle+ Single Straight Trunk, Min 5` CT
	MG	16	Magnolia grandiflora `Braken`s Brown Beauty` / Brown Beauty Magnolia Full, Matched
	P1	16	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6`, 8`, and 10` Pine per Grouping for a Total of 24` Ht
	PO	62	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5` CT. No Low Crotch
	QV	73	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5` CT. No Low Crotch
	SP	96	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4` in Groups
	TD2	45	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch. 2:1 Credit for Canopy Tree
	TD	37	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch
	TD3	41	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch
	LT	67	Tulip Tree / Liriodendron tulipefera Single Straight Trunk, Min. 5` CT. No Low Crotch

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,295	Chrysobalanus icaco / Coco Plum*+ Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	MYF2	57	Myrcianthes fragrans / Simpson`s Stopper Full to Base, Screening

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	1,325	Hamelia patens `Compacta` / Dwarf Firebush Full, Small Shrubs
	MUC	784	Muhlenbergia capillaris / Pink Muhly Grass*+ Full
	SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	SPB	1,224	Spartina bakeri / Sand Cordgrass Full, Medium Shrubs
	TRD	230	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	2,548	Ficus microcarpa `Green Island` / Green Island Ficus Full to Base
	SOD B	321,108 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas
	SOD A	547,719 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas



MATCHLINE A-A SHEET LP-2

811 Know what's below. Call before you dig.

0 10' 20' 40' 60'

Scale 1"= 20'-0"

North

SCHMIDT NICHOLS
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Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Crossroads Industrial

Fort Pierce, Florida

Date:	10/30/20
Scale:	1" = 20'-0"
Design By:	AM
Drawn By:	AM
Checked By:	JES
File No.	743.01
Job No.	20-66

REVISIONS / SUBMISSIONS

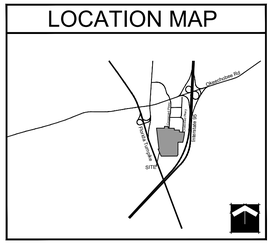
10/30/20 Submittal

12/23/20 Resubmittal

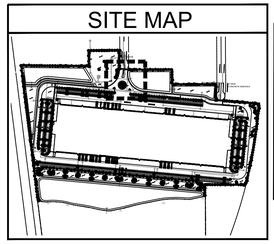
Landscape Plan

LP-1 of 19

LOCATION MAP



SITE MAP



PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	82	Acer rubrum / Red Maple*+ Single Straight Trunk, Min. 5` CT. No Low Crotch
	IE	74	Ilex x attenuata `East Palatka` / East Palatka Holly
	LI	14	Lagerstroemia indica `Natchez` / Natchez Crape Myrtle+ Single Straight Trunk, Min 5` CT
	MG	16	Magnolia grandiflora `Braken`s Brown Beauty` / Brown Beauty Magnolia Full, Matched
	P1	16	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6`, 8`, and 10` Pine per Grouping for a Total of 24` Ht
	PO	62	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5` CT. No Low Crotch
	QV	73	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5` CT. No Low Crotch
	SP	96	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4` in Groups
	TD2	45	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch. 2:1 Credit for Canopy Tree
	TD	37	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch
	TD3	41	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch
	LT	67	Tulip Tree / Liriodendron tulipefera Single Straight Trunk, Min. 5` CT. No Low Crotch

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,295	Chrysobalanus icaco / Coco Plum*+ Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	MYF2	57	Myrcianthes fragrans / Simpson`s Stopper Full to Base, Screening

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	1,325	Hamelia patens `Compacta` / Dwarf Firebush Full, Small Shrubs
	MUC	784	Muhlenbergia capillaris / Pink Muhly Grass*+ Full
	SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	SPB	1,224	Spartina bakeri / Sand Cordgrass Full, Medium Shrubs
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	FMG	2,548	Ficus microcarpa `Green Island` / Green Island Ficus Full to Base
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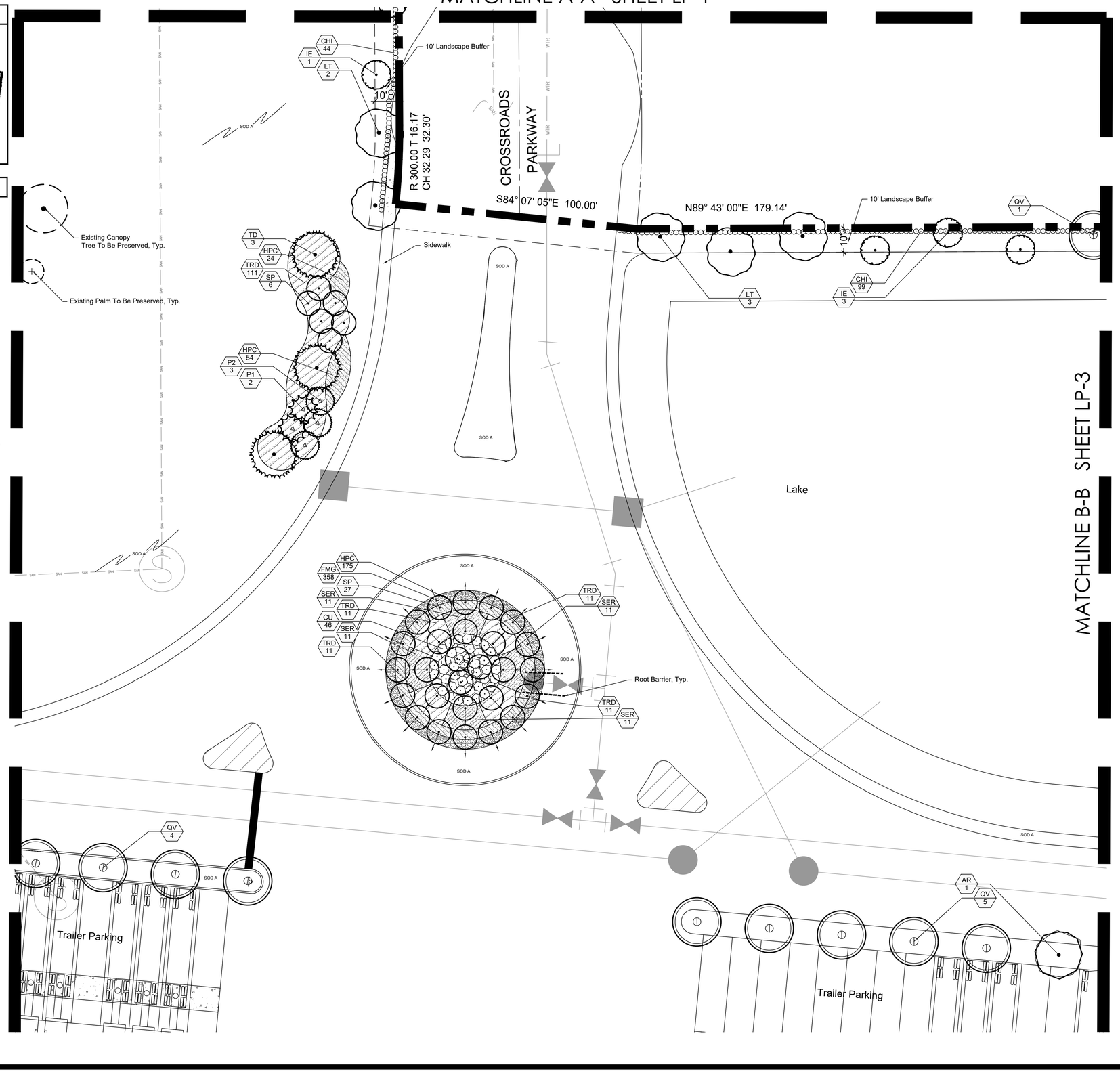

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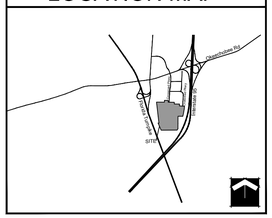
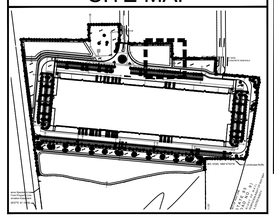
Landscape Plan

LP-2 of 19

LOCATION MAP



SITE MAP



PLANT LIST

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SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
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SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
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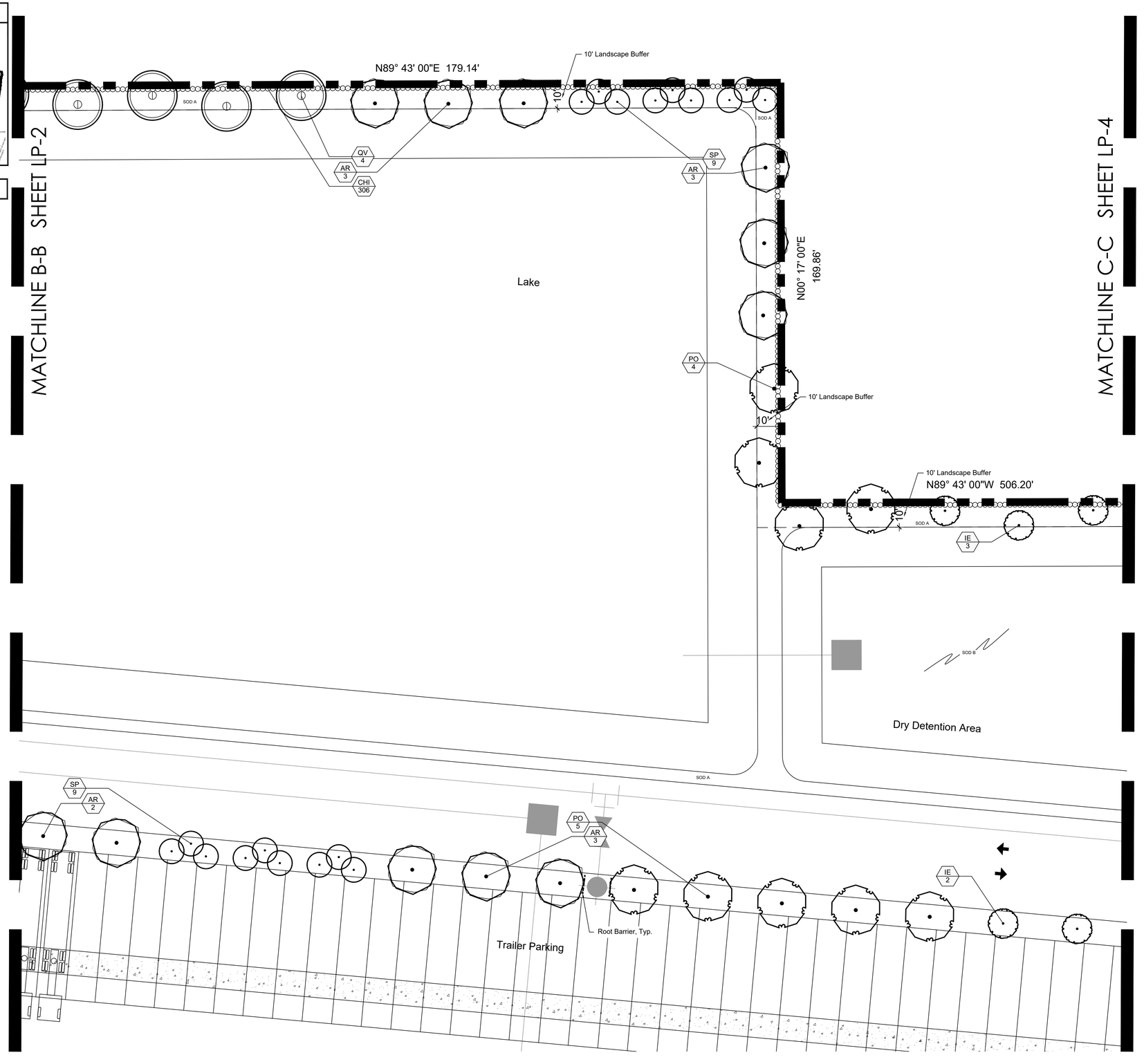

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REVISIONS / SUBMISSIONS

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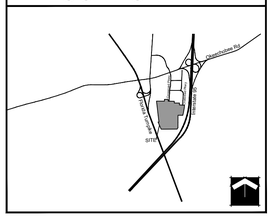
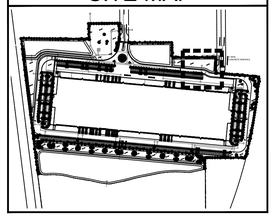
Landscape Plan

LP-3 of 19

LOCATION MAP



SITE MAP



PLANT LIST

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GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
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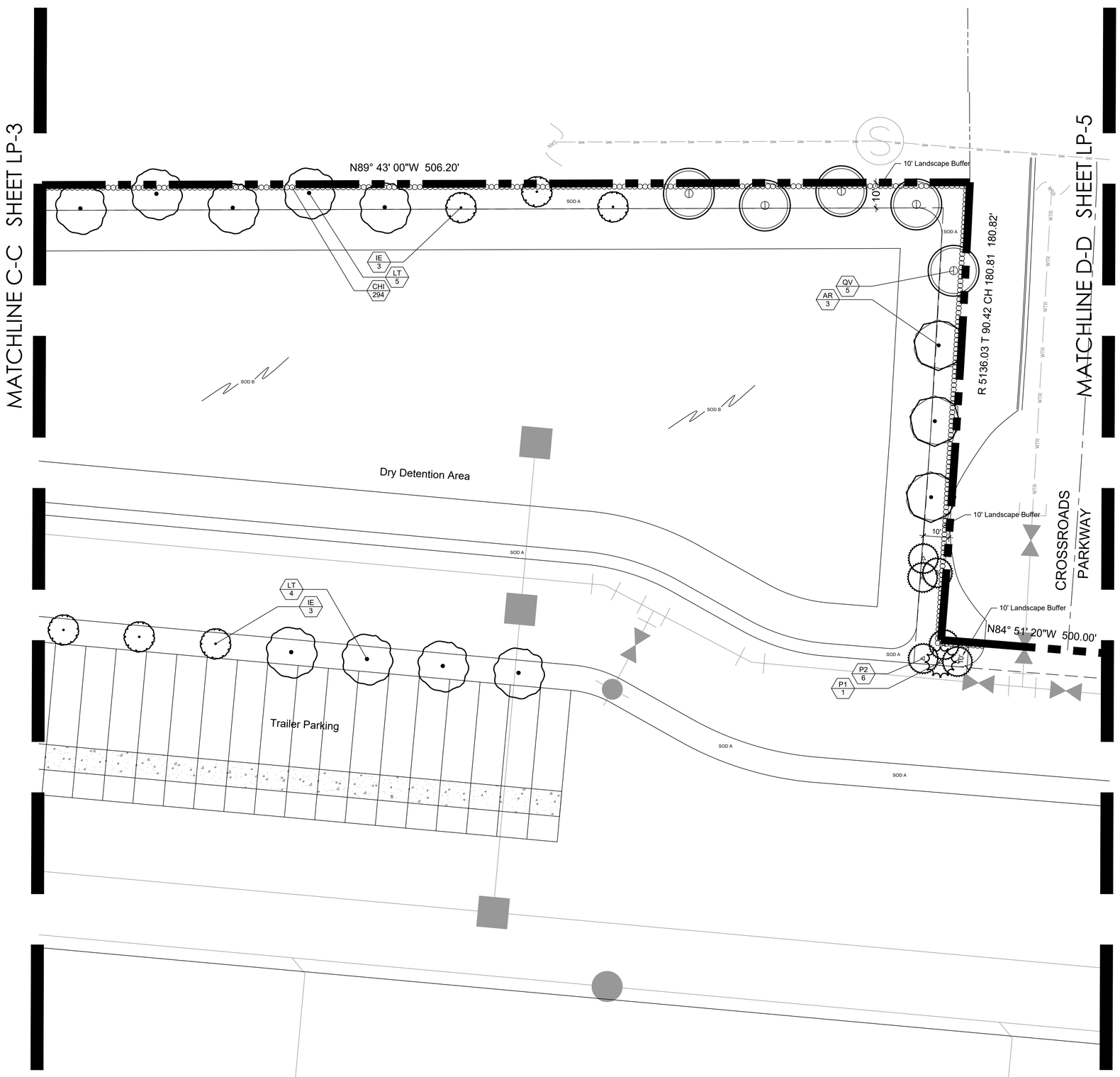

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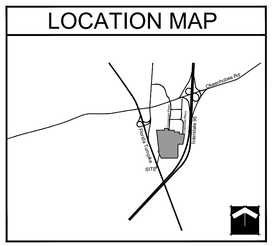
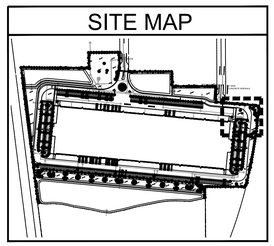
Landscape Plan

LP-4 of 19

LOCATION MAP



SITE MAP



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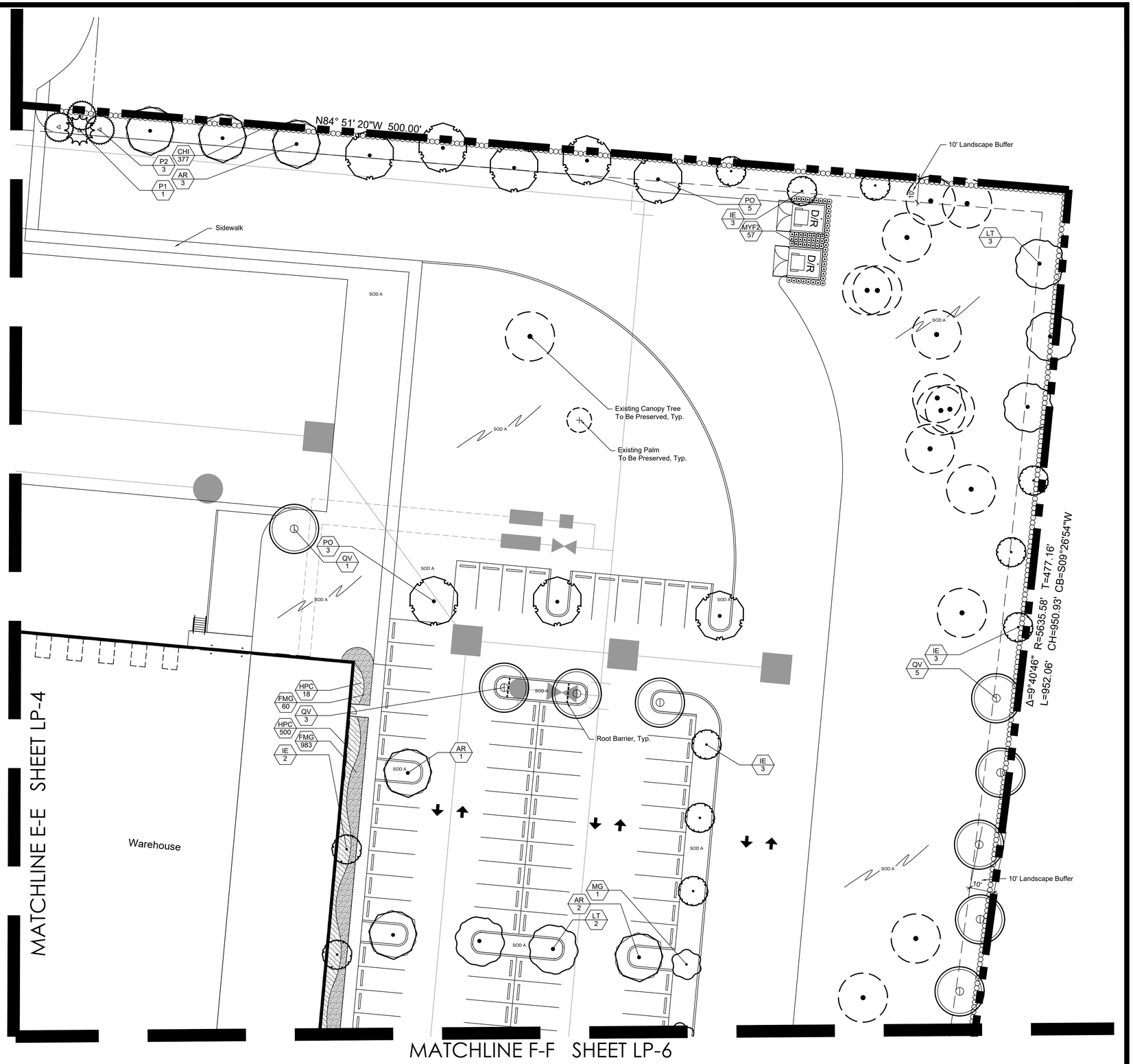

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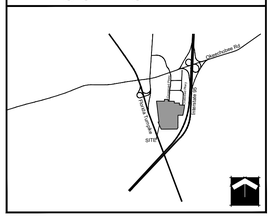
Landscape Plan

LP-5 of 19

LOCATION MAP



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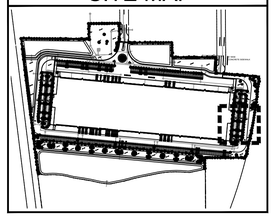

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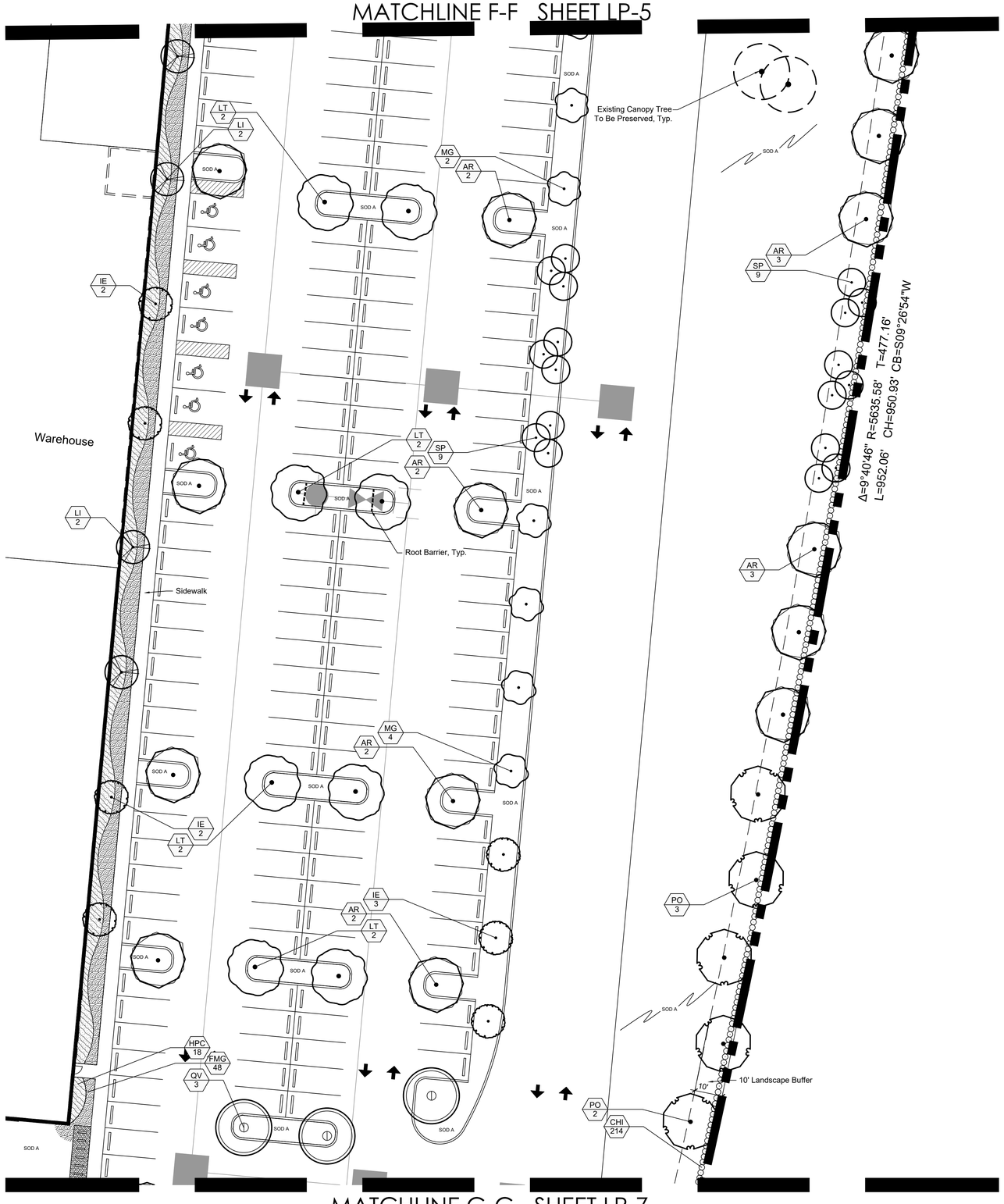
0 10' 20' 40' 60'

Scale 1"= 20'-0"

North

MATCHLINE F-F SHEET LP-5



MATCHLINE G-G SHEET LP-7

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Crossroads Industrial

Fort Pierce, Florida

Date:	10/30/20
Scale:	1" = 20'-0"
Design By:	AM
Drawn By:	AM
Checked By:	JES
File No.	743.01
Job No.	20-66

REVISIONS / SUBMISSIONS

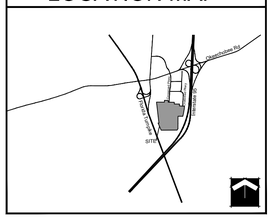
10/30/20 Submittal

12/23/20 Resubmittal

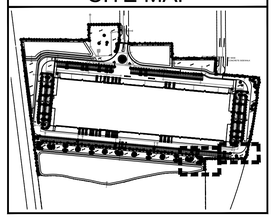
Landscape Plan

LP- 6 of 19

LOCATION MAP



SITE MAP



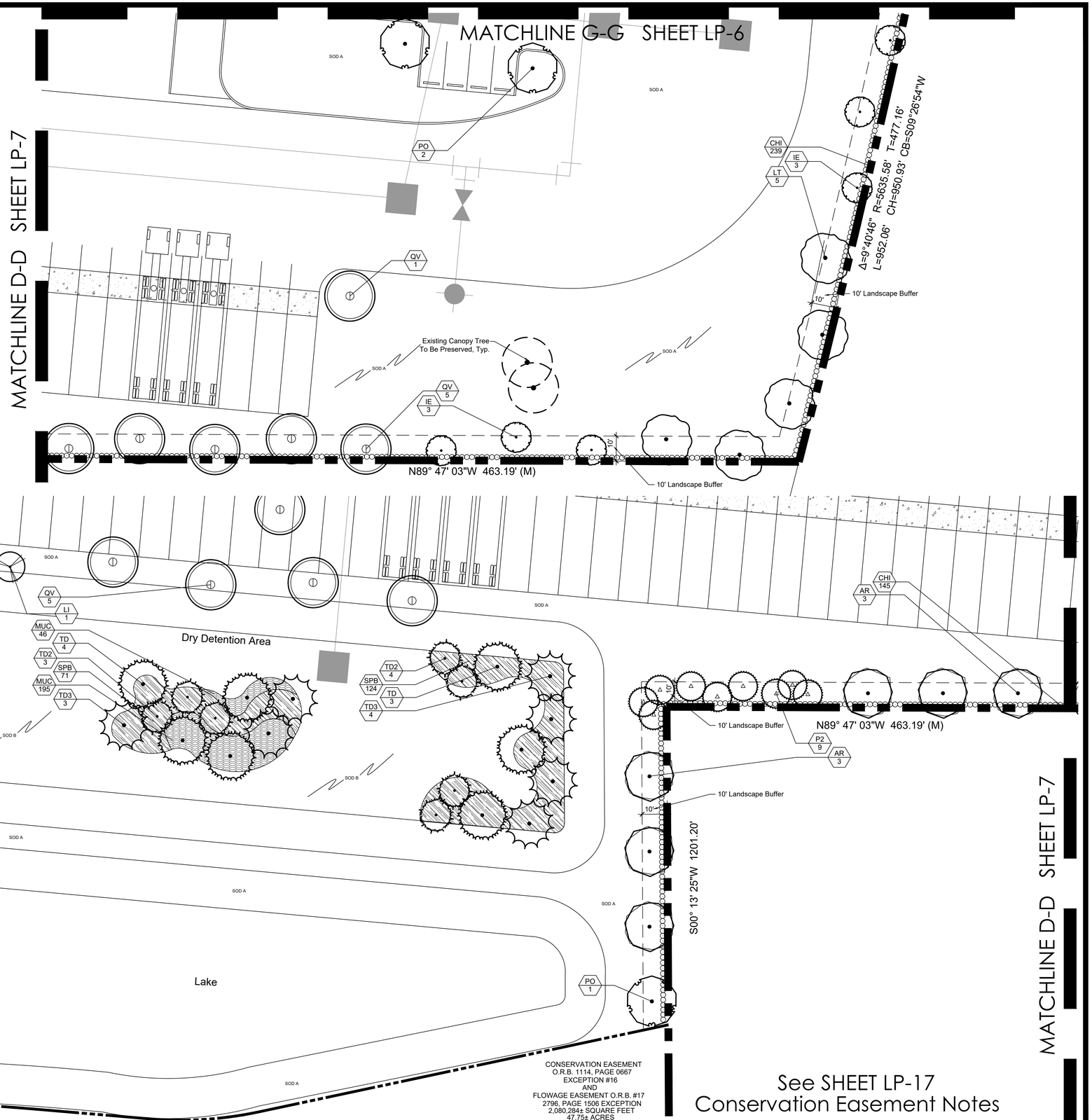
PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	82	Acer rubrum / Red Maple*+ Single Straight Trunk, Min. 5` CT. No Low Crotch
	IE	74	Ilex x attenuata `East Palatka` / East Palatka Holly
	LI	14	Lagerstroemia indica `Natchez` / Natchez Crape Myrtle+ Single Straight Trunk, Min 5` CT
	MG	16	Magnolia grandiflora `Braken`s Brown Beauty` / Brown Beauty Magnolia Full, Matched
	P1	16	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6`, 8`, and 10` Pine per Grouping for a Total of 24` Ht
	PO	62	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5` CT. No Low Crotch
	QV	73	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5` CT. No Low Crotch
	SP	96	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4` in Groups
	TD2	45	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch. 2:1 Credit for Canopy Tree
	TD	37	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch
	TD3	41	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch
	LT	67	Tulip Tree / Liriodendron tulipefera Single Straight Trunk, Min. 5` CT. No Low Crotch

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,295	Chrysobalanus icaco / Coco Plum*+ Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	MYF2	57	Myrcianthes fragrans / Simpson`s Stopper Full to Base, Screening

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	1,325	Hamelia patens `Compacta` / Dwarf Firebush Full, Small Shrubs
	MUC	784	Muhlenbergia capillaris / Pink Muhly Grass*+ Full
	SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	SPB	1,224	Spartina bakeri / Sand Cordgrass Full, Medium Shrubs
	TRD	230	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	2,548	Ficus microcarpa `Green Island` / Green Island Ficus Full to Base
	SOD B	321,108 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas
	SOD A	547,719 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas



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Conservation Easement Notes

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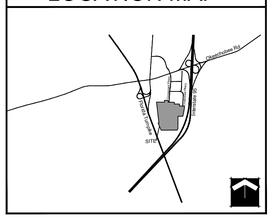
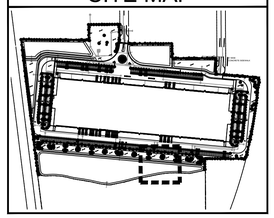
Landscape Plan

LOCATION MAP



SITE MAP



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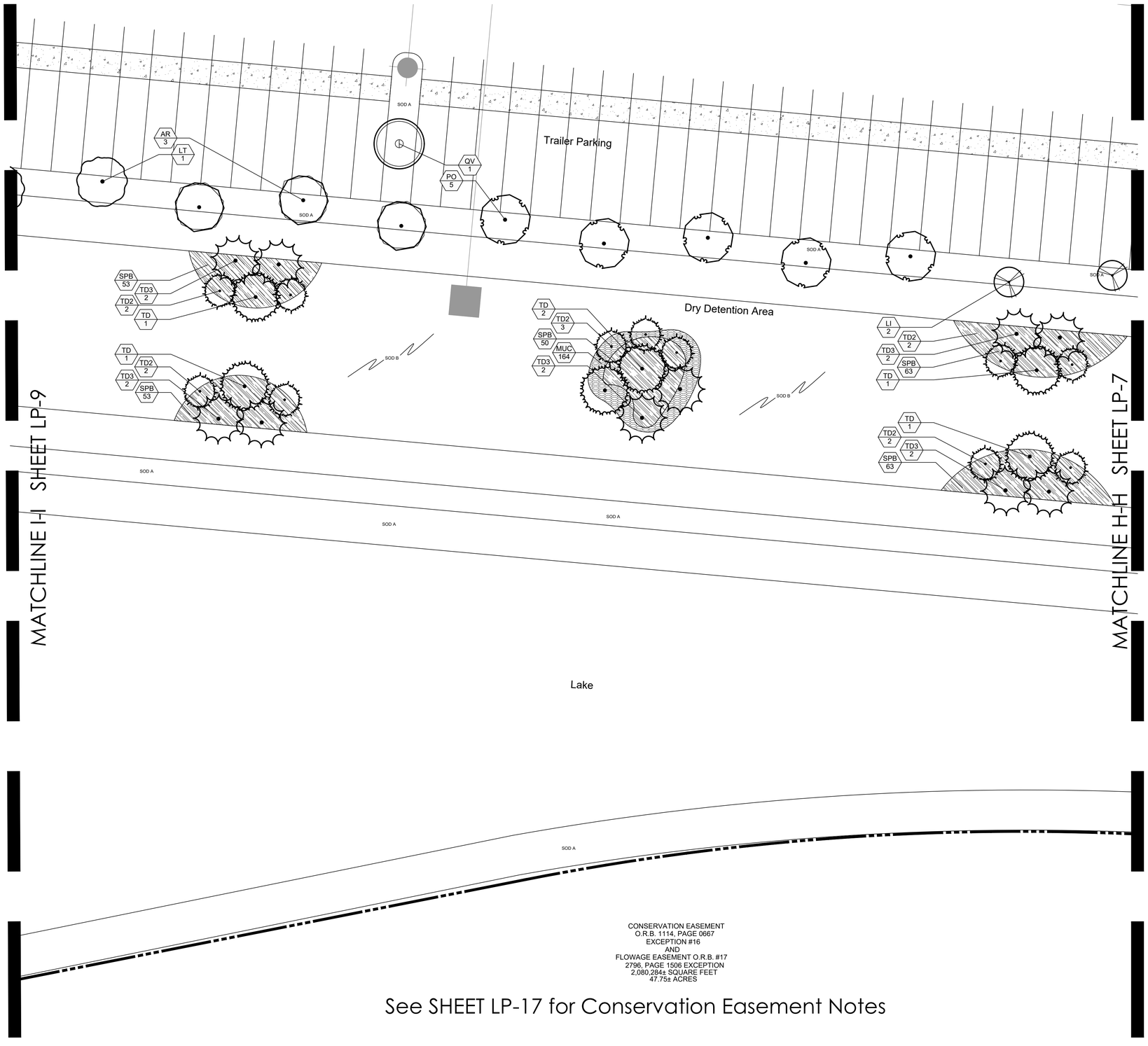

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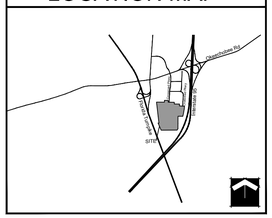
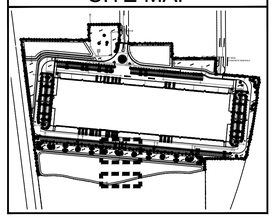


SITE MAP



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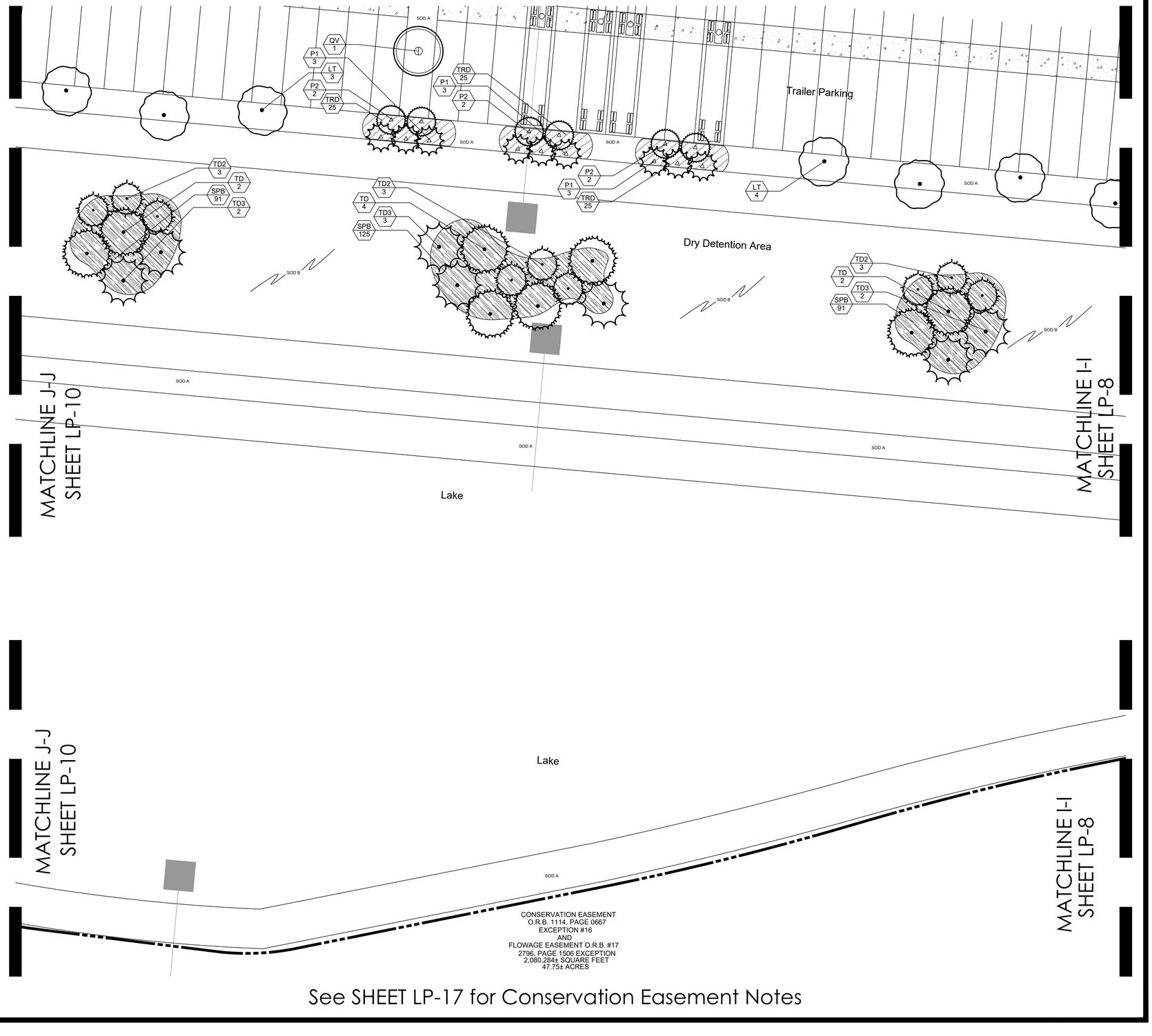

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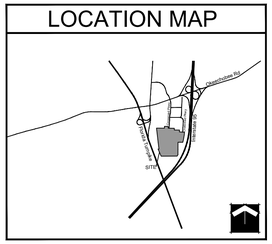
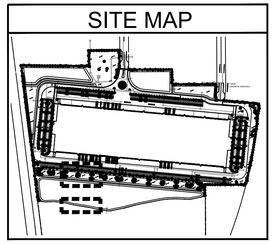
Landscape Plan

LOCATION MAP



SITE MAP



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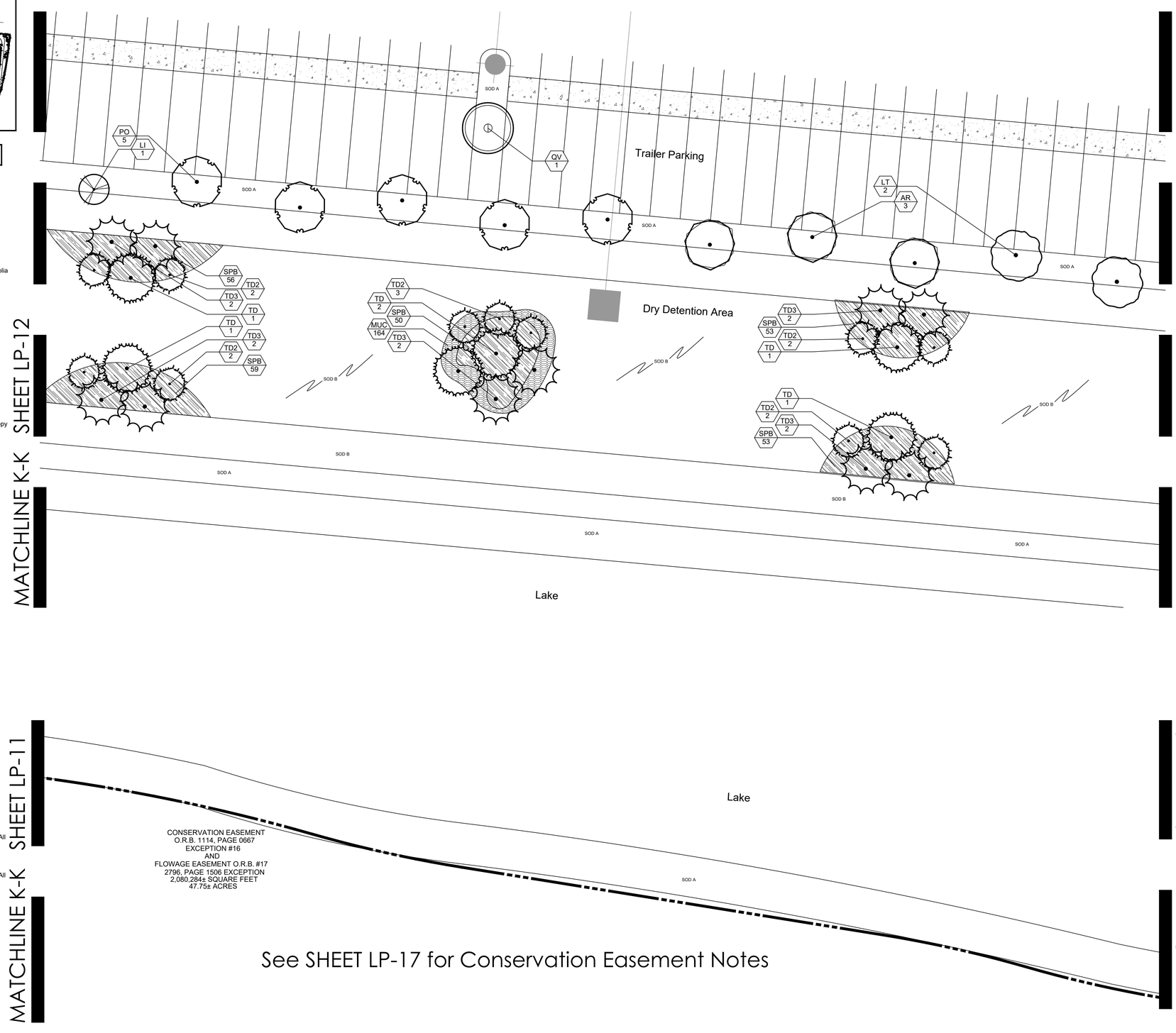

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Landscape Plan

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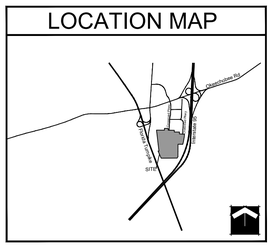

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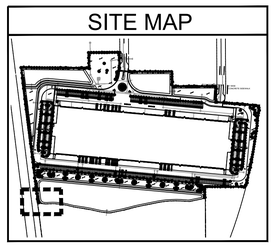

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MATCHLINE L-L SHEET LP-12



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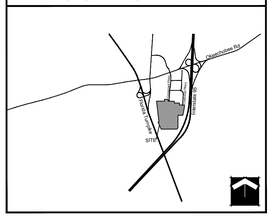
10/30/20 Submittal

12/23/20 Resubmittal

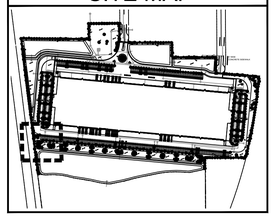
Landscape Plan

LP-11 of 19

LOCATION MAP



SITE MAP



PLANT LIST

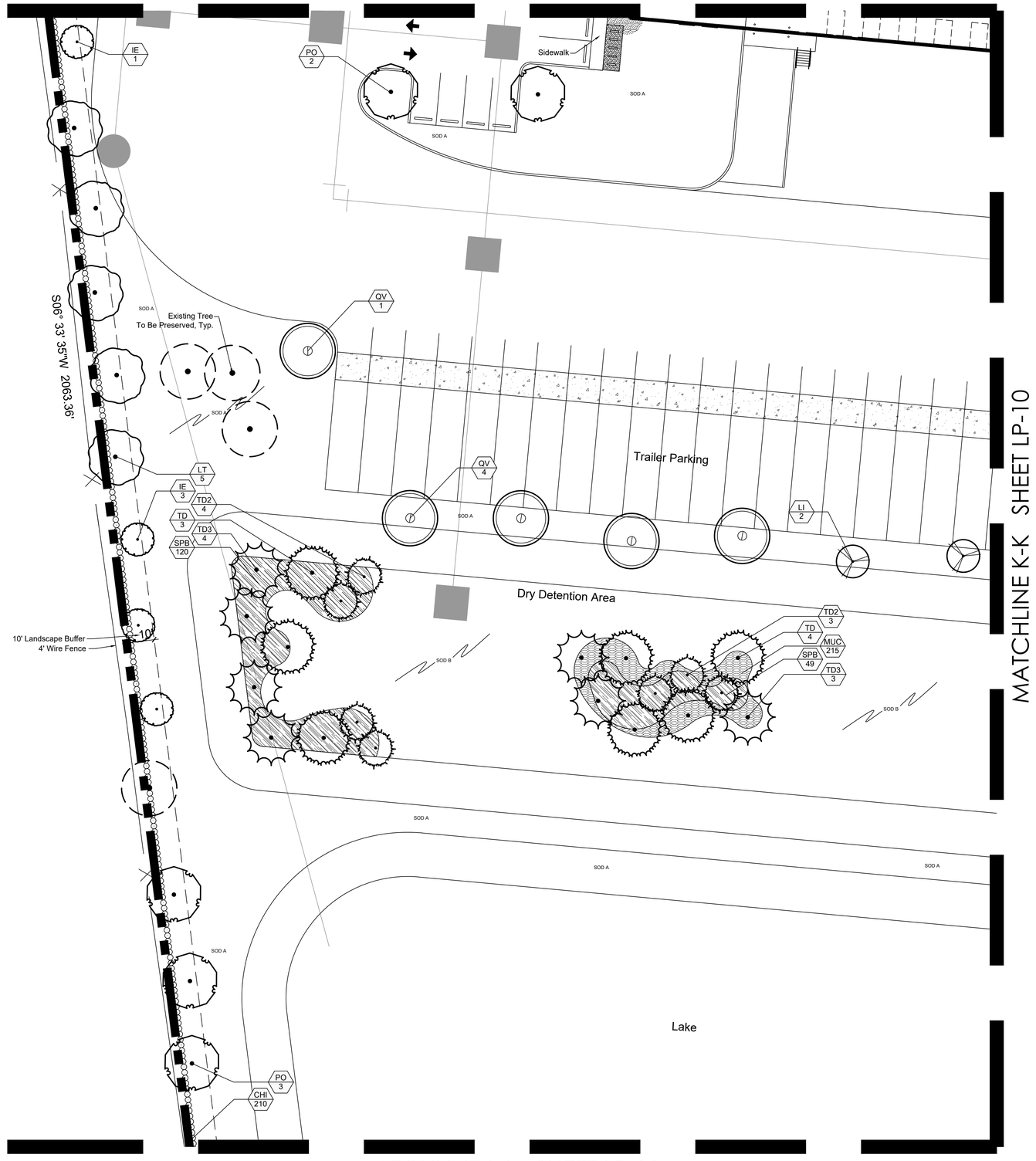
TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	82	Acer rubrum / Red Maple*+ Single Straight Trunk, Min. 5` CT. No Low Crotch
	IE	74	Ilex x attenuata `East Palatka` / East Palatka Holly
	LI	14	Lagerstroemia indica `Natchez` / Natchez Crape Myrtle+ Single Straight Trunk, Min 5` CT
	MG	16	Magnolia grandiflora `Braken`s Brown Beauty` / Brown Beauty Magnolia Full, Matched
	P1	16	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6`, 8`, and 10` Pine per Grouping for a Total of 24` Ht
	PO	62	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5` CT. No Low Crotch
	QV	73	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5` CT. No Low Crotch
	SP	96	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4` in Groups
	TD2	45	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch. 2:1 Credit for Canopy Tree
	TD	37	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch
	TD3	41	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch
	LT	67	Tulip Tree / Liriodendron tulipefera Single Straight Trunk, Min. 5` CT. No Low Crotch

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,295	Chrysobalanus icaco / Coco Plum*+ Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	MYF2	57	Myrcianthes fragrans / Simpson`s Stopper Full to Base, Screening

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	1,325	Hamelia patens `Compacta` / Dwarf Firebush Full, Small Shrubs
	MUC	784	Muhlenbergia capillaris / Pink Muhly Grass*+ Full
	SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	SPB	1,224	Spartina bakeri / Sand Cordgrass Full, Medium Shrubs
	TRD	230	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	2,548	Ficus microcarpa `Green Island` / Green Island Ficus Full to Base
	SOD B	321,108 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas
	SOD A	547,719 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas

MATCHLINE M-M SHEET LP-13



MATCHLINE K-K SHEET LP-10

MATCHLINE L-L SHEET LP-11

811 Know what's **below.** **Call** before you dig.

0 10' 20' 40' 60'

Scale 1"= 20'-0"

North

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Crossroads Industrial

Fort Pierce, Florida

Date:	10/30/20
Scale:	1" = 20'-0"
Design By:	AM
Drawn By:	AM
Checked By:	JES
File No.	743.01
Job No.	20-66

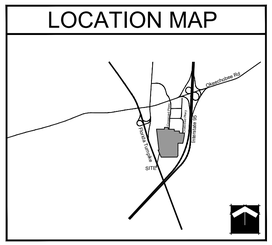
REVISIONS / SUBMISSIONS

10/30/20 Submittal

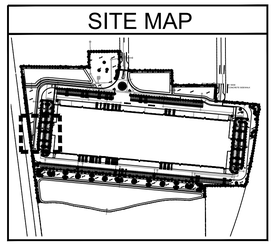
12/23/20 Resubmittal

Landscape Plan

LOCATION MAP



SITE MAP



PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
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	LI	14	Lagerstroemia indica `Natchez` / Natchez Crape Myrtle+ Single Straight Trunk, Min 5` CT
	MG	16	Magnolia grandiflora `Braken`s Brown Beauty` / Brown Beauty Magnolia Full, Matched
	P1	16	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6`, 8`, and 10` Pine per Grouping for a Total of 24` Ht
	PO	62	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5` CT. No Low Crotch
	QV	73	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5` CT. No Low Crotch
	SP	96	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4` in Groups
	TD2	45	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch. 2:1 Credit for Canopy Tree
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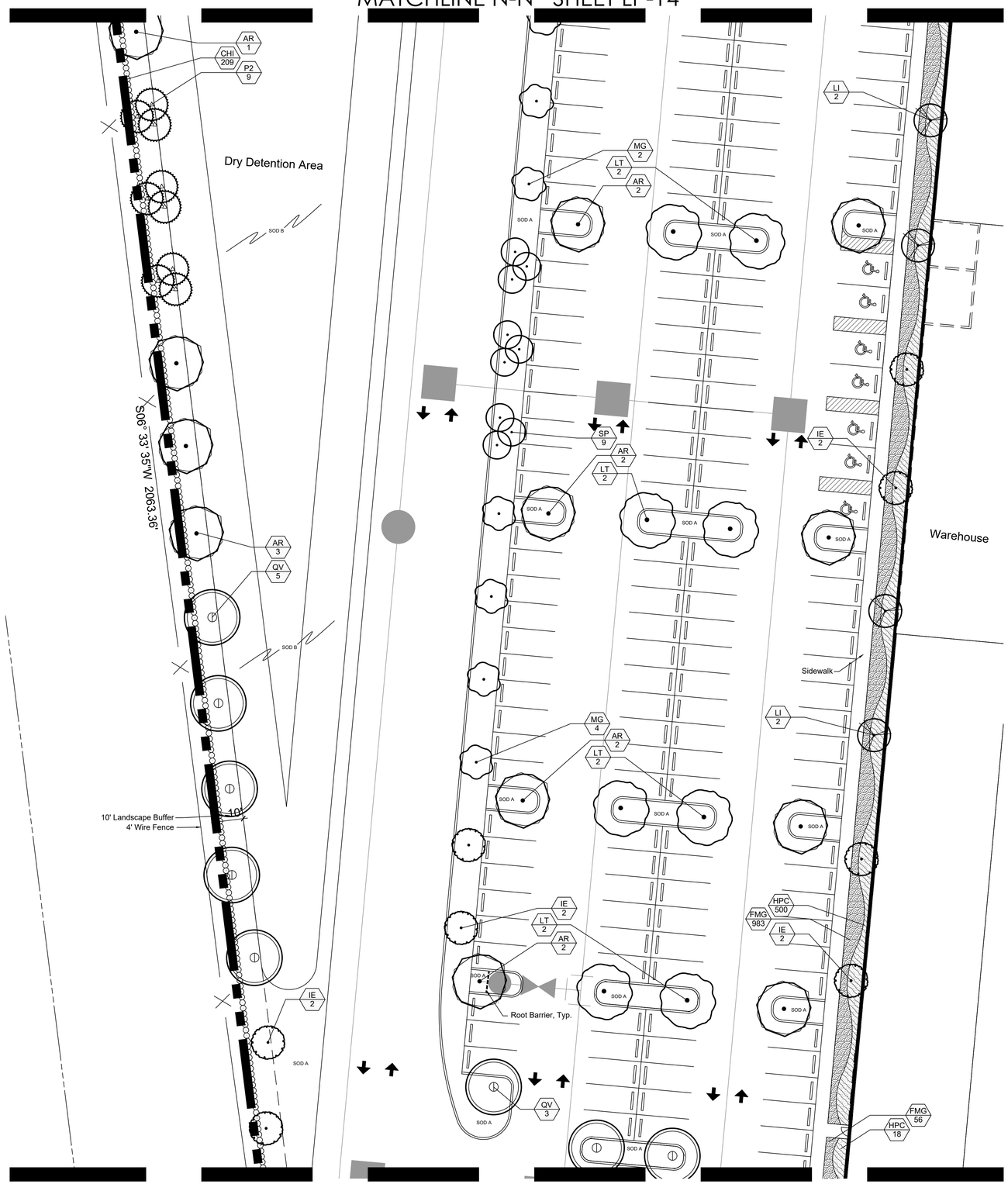
	TD3	41	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch
	LT	67	Tulip Tree / Liriodendron tulipefera Single Straight Trunk, Min. 5` CT. No Low Crotch

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,295	Chrysobalanus icaco / Coco Plum*+ Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	MYF2	57	Myrcianthes fragrans / Simpson`s Stopper Full to Base, Screening

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	1,325	Hamelia patens `Compacta` / Dwarf Firebush Full, Small Shrubs
	MUC	784	Muhlenbergia capillaris / Pink Muhly Grass*+ Full
	SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	SPB	1,224	Spartina bakeri / Sand Cordgrass Full, Medium Shrubs
	TRD	230	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	2,548	Ficus microcarpa `Green Island` / Green Island Ficus Full to Base
	SOD B	321,108 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas
	SOD A	547,719 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas

MATCHLINE N-N SHEET LP-14



MATCHLINE M-M SHEET LP-12

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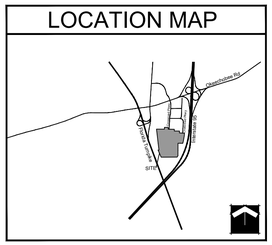
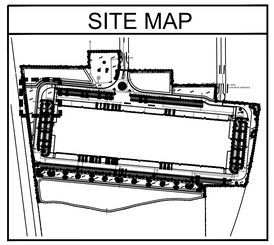
Landscape Plan

LP-13 of 19

LOCATION MAP



SITE MAP



PLANT LIST

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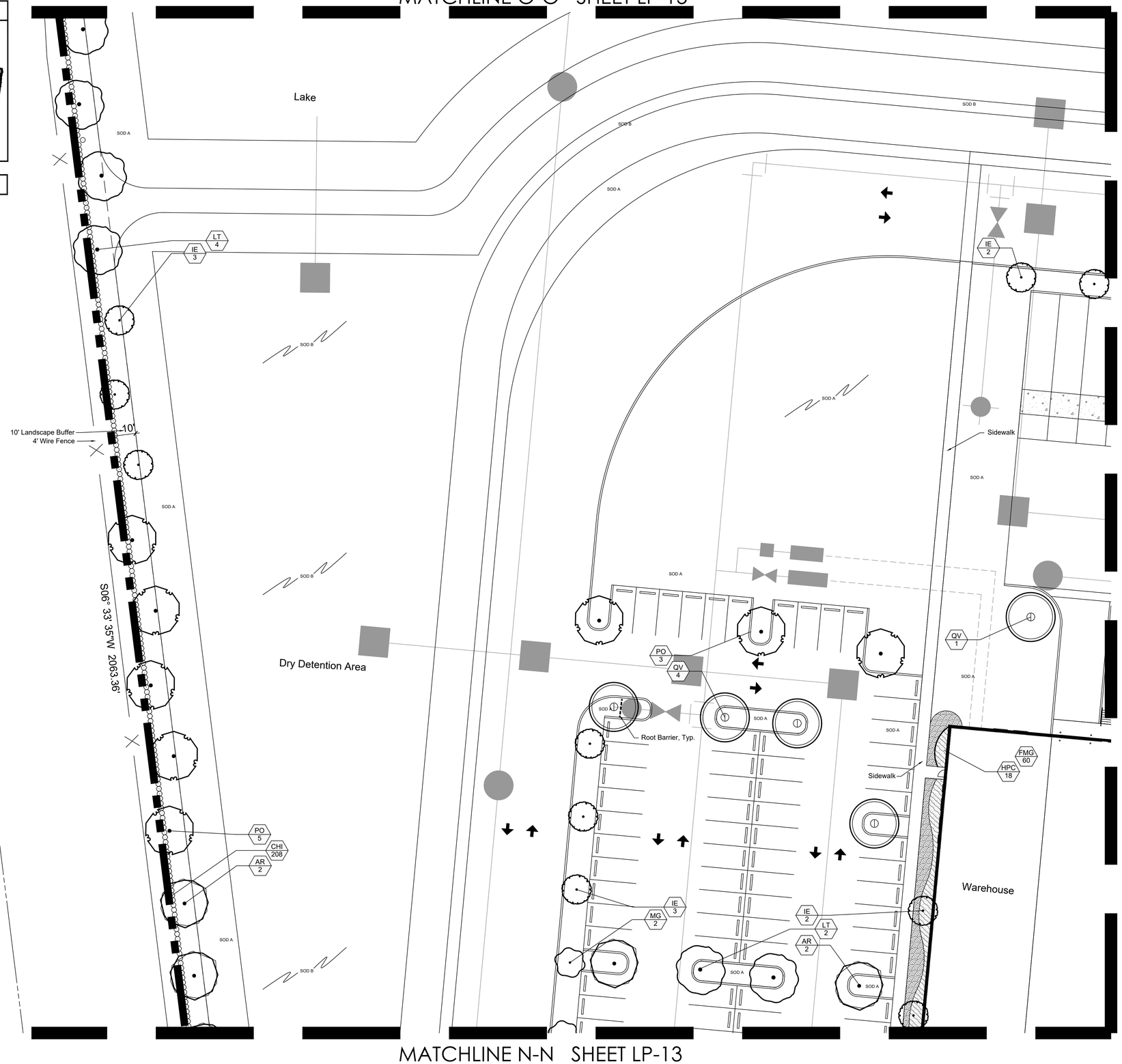

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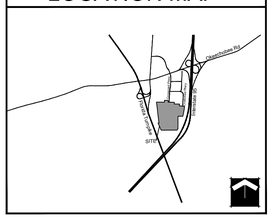
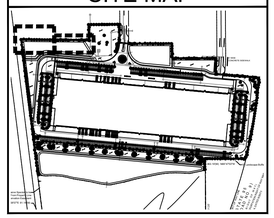
Landscape Plan

LOCATION MAP



SITE MAP



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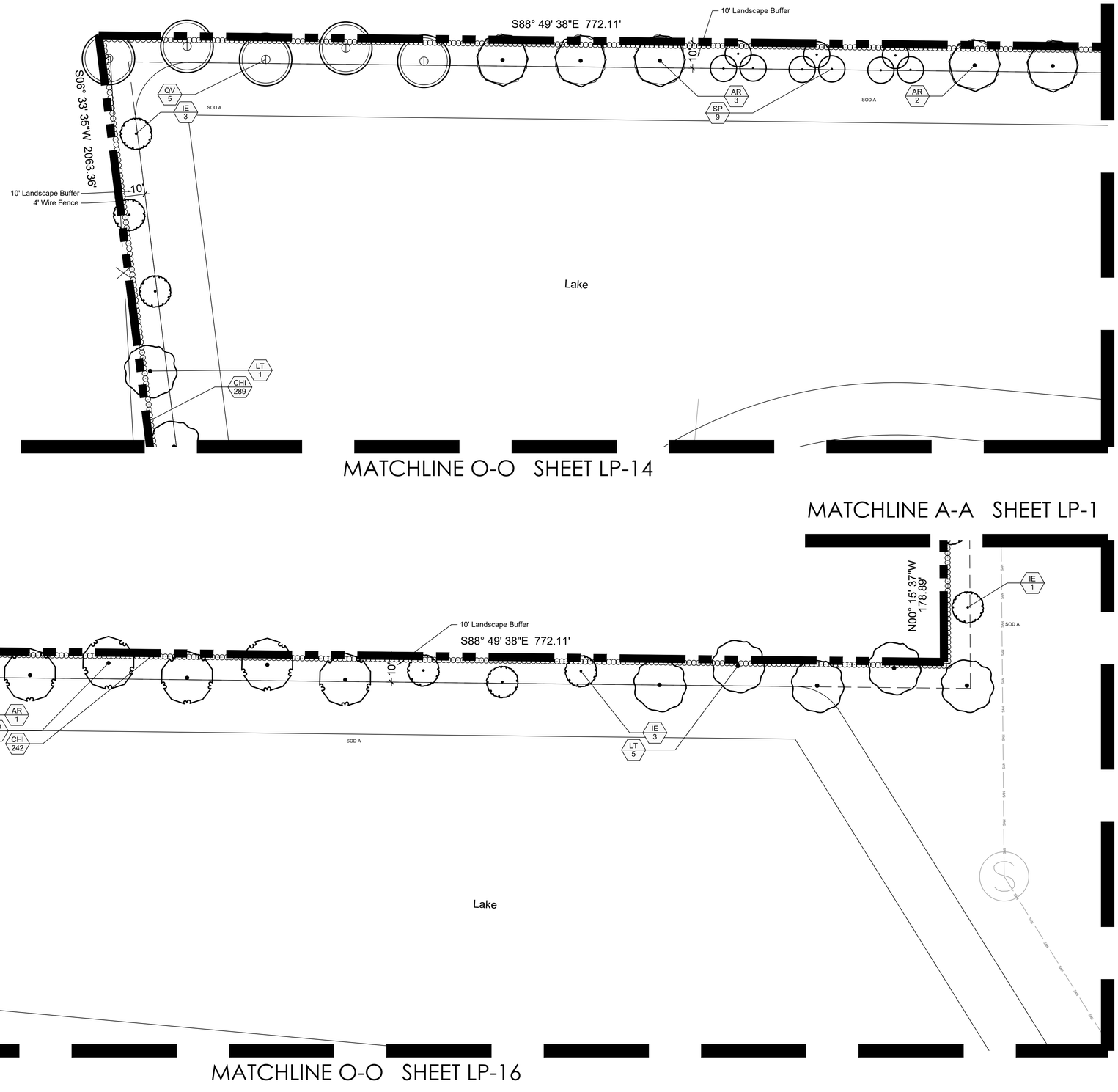

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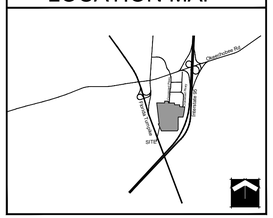
Landscape Plan

LP-15 of 19

LOCATION MAP



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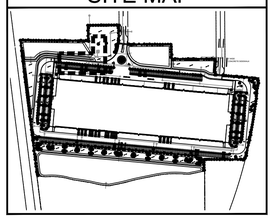

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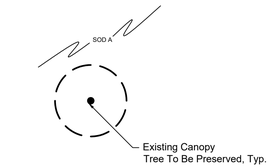
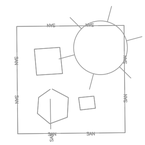
MATCHLINE A-A SHEET LP-1

MATCHLINE P-P SHEET LP-5

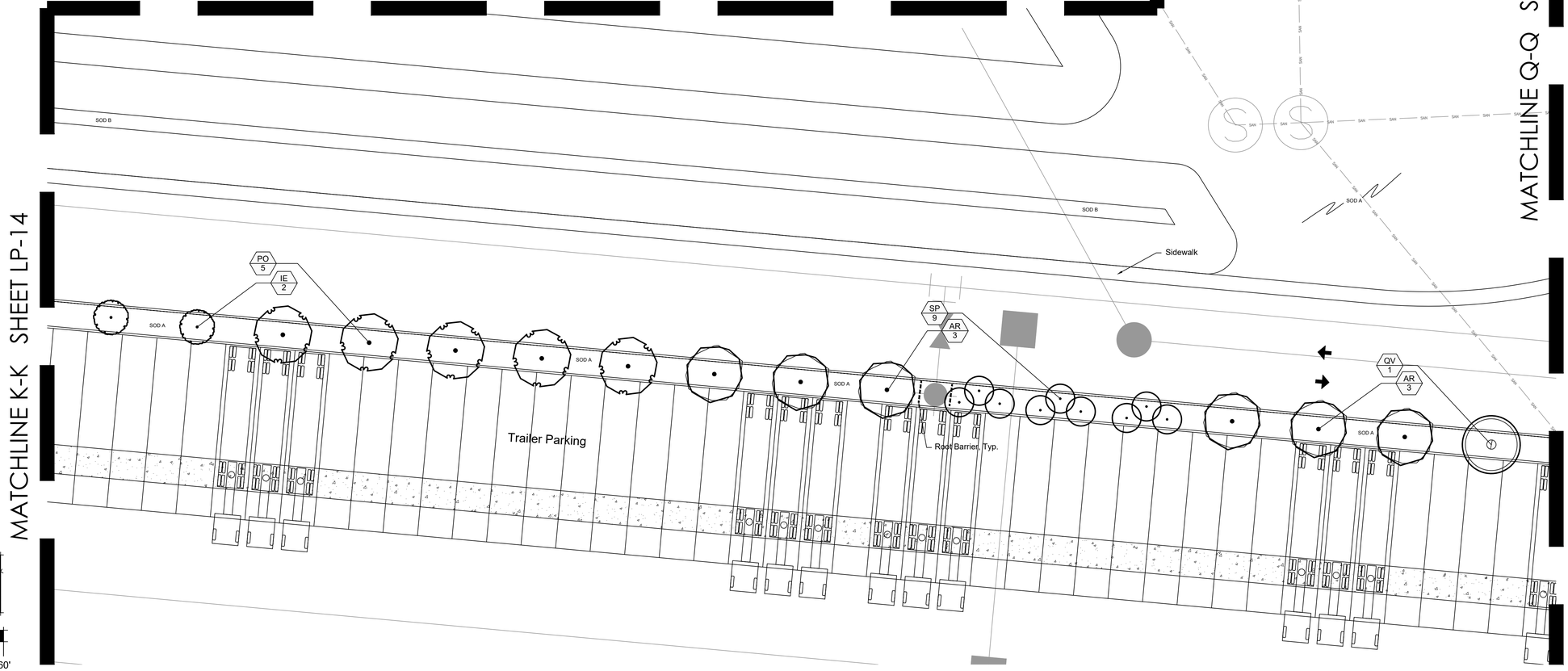
MATCHLINE Q-Q SHEET LP-2





MATCHLINE O-O SHEET LP-15

MATCHLINE K-K SHEET LP-14



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Drawn By:	AM
Checked By:	JES
File No.	743.01
Job No.	20-66

REVISIONS / SUBMISSIONS

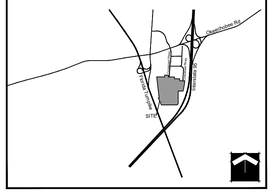
10/30/20 Submittal

12/23/20 Resubmittal

Landscape Plan

LP-16 of 19

LOCATION MAP



SHEET LP-11 | SHEET LP-10 | SHEET LP-9 | SHEET LP-8 | SHEET LP-7

All Invasive Species to be Cleared 10' From Property Line In Conservation Easement

N89°58'57"E 81.14'(M)

CONSERVATION EASEMENT
O.R.B. 1114, PAGE 0667
EXCEPTION #16
AND
FLOWAGE EASEMENT O.R.B. 2796,
PAGE 1506 EXCEPTION #17
2,080,284± SQUARE FEET 47.75±
ACRES

All Invasive Species to be Cleared 10' From Property Line In Conservation Easement

S89° 50' 10"W 745.23'

S89° 50' 10"W 1555.24'

All Invasive Species to be Cleared 10' From Property Line In Conservation Easement

S00° 13' 25"W 1201.20'

All Invasive Species to be Cleared 10' From Property Line In Conservation Easement

Δ=1°43'39"
R=5635.58'
T=84.96'
L=169.91'
CH=169.91'
CB=S28°14'00"W

WESTERLY RIGHT OF WAY LINE
INTERSTATE 95
(STATE ROAD NO. 9)
(VARIED WIDTH RIGHT OF WAY)
FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP
SECTION No. 94001-2404, DATED 6/29/73

811 Know what's below. Call before you dig.

North

0 50' 100' 200' 400'

Scale 1"= 100'-0"

SCHMIDT NICHOLS
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Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Crossroads Industrial

Fort Pierce, Florida

Date:	10/30/20
Scale:	1"=100' - 0"
Design By:	AM
Drawn By:	AM
Checked By:	JES
File No.	743.01
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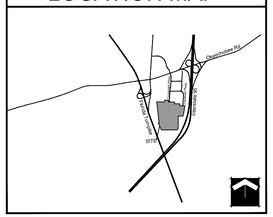
Landscape Plan

LP-16 of 19

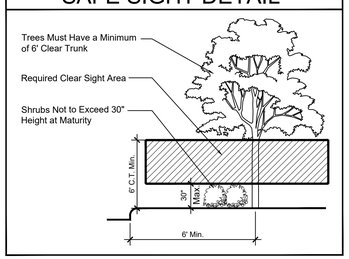
LOCATION MAP



LANDSCAPE NOTES

1. Easements shall not encroach landscape buffers more than 5 feet.
2. Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
3. FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
4. Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 8' above crown of road.
5. Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
6. All plant material is to be installed a the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
7. No muck-grown sod shall be utilized in detention areas.
8. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 150% coverage.
9. Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
10. Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
11. All planters shall be excavated to a minimum depth of the native soil on site and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
12. All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.
13. All ground-mounted equipment shall be screened from view.
14. Prior to C.O., the site must have 100% sod coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.

SAFE SIGHT DETAIL



PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	STATUS
	AR	82	Acer rubrum / Red Maple*+ Single Straight Trunk, Min. 5` CT. No Low Crotch	2.5" DBH	12`	5`	5` Min.	Low	Native
	IE	74	Ilex x attenuata `East Palatka` / East Palatka Holly	2.5" DBH	12`	5`	5` Min.	Low	Native
	LI	14	Lagerstroemia indica `Natchez` / Natchez Crape Myrtle+ Single Straight Trunk, Min 5` CT	2.5" DBH	12`	5`	5` Min.	Low	Non-Native
	MG	16	Magnolia grandiflora ``Braken`s Brown Beauty` / Brown Beauty Magnolia Full, Matched	2.5" DBH	12`	5`	5` Min.	Low	Native
△	P1	16	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree	2.5" DBH	12`	4`	5` Min.	Low	Native
△	P2	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6`, 8`, and 10` Pine per Grouping for a Total of 24` Ht	Varies	6`-10` OA	4` Min.	4` Min	Low	Native
	PO	62	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5` CT. No Low Crotch	2.5" DBH	12`	5`	5` Min.	Low	Native
Φ	QV	73	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5` CT. No Low Crotch	2.5" DBH	12`	5`	5` Min.	Low	Native
	SP	96	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4` in Groups	N/A	10`-14` CT	N/A	10`-16` CT	Low	Native
	TD2	45	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch. 2:1 Credit for Canopy Tree	1" DBH	8`	3`	3`	Low	Native
	TD	37	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch	2" DBH	12`	5`	5` Min.	Low	Native
	TD3	41	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5` CT. No Low Crotch	2.5" DBH	14`	5`	5` Min.	Low	Native
	LT	67	Tulip Tree / Liriodendron tulipefera Single Straight Trunk, Min. 5` CT. No Low Crotch	2.5" DBH	12`	5`	5` Min.	Low	Native

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS
○	CHI	3,295	Chrysobalanus icaco / Coco Plum*+ Full To Base	24"	24"	24" O.C.	Low	Native
⬡	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs	24"	24"	48" O.C.	Low	Native
▲	MYF2	57	Myrcianthes fragrans / Simpson`s Stopper Full to Base, Screening	36"	24"	24" O.C.	Low	Native

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS
	HPC	1,325	Hamelia patens `Compacta` / Dwarf Firebush Full, Small Shrubs	18"	18"	24" O.C.	Low	Native
	MUC	784	Muhlenbergia capillaris / Pink Muhly Grass*+ Full	18"	18"	24" O.C.	Low	Non-Native
	SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs	18"	18"	48" O.C.	Low	Native
	SPB	1,224	Spartina bakeri / Sand Cordgrass Full, Medium Shrubs	24"	24"	48" O.C.	Low	Native
	TRD	230	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs	24"	24"	48" O.C.	Low	Native

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS
	FMG	2,548	Ficus microcarpa `Green Island` / Green Island Ficus Full to Base	12"	12"	18" O.C.	Medium	Non-Native
	SOD B	321,108 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	N/A	N/A	N/A	Low	Non-Native
	SOD A	547,719 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	N/A	N/A	N/A	High	Non-Native

LANDSCAPE REQUIREMENTS CHART

BUFFERS				
TREES:		REQUIREMENT	NO. REQUIRED	NO. PROVIDED
North Property Line	3,482 L.F.	30' O.C.	116	116 (2 Ex,)
East Property Line*	1,542 L.F.	30' O.C.	51	51
West Property Line**	1,566 L.F.	30' O.C.	52	52 (7 Ex.)
		TOTAL TREES:	**219**	**219**
SHRUBS:		REQUIREMENT	NO. REQUIRED	NO. PROVIDED
North Property Line	3,482 L.F.	2' O.C.	1,741	1,741
East Property Line*	1,542 L.F.	2' O.C.	771	771
West Property Line**	1,566 L.F.	2' O.C.	783	783
		TOTAL SHRUBS:	**3,295**	**3,295**
INTERIOR				
VUA AREA		REQUIREMENT	NO. REQUIRED	NO. PROVIDED
Interior Landscape Area	1,102,826 S.F.	1 / 30 S.F	36,761	37,077
Interior Trees	36,761 S.F.	1 / 100 S.F	368	368 (27 Ex.)

OVERALL	REQUIREMENT	NO. REQUIRED	NO. PROVIDED
Native Plants	N/A	N/A	6,837
Drought Tolerant Plants	N/A	N/A	7,635
Canopy Trees Required	50% Min.	294	554

TOTAL TREES	**587**	**587**
TOTAL SHRUBS	**3,295**	**3,295**

*2,787' (Total Length) - 1,245' (Preserve Area) = 1,542'
**2,890' (Total Length) - 1,324' (Preserve Area) = 1,566'

FLORIDA FRIENDLY CHART

Design Options:		Points	Proposed Plan
(1)	Utilization of moisture sensing controller other than rainswitch, alternate source of water such as a cistern, or highly efficient system that promotes water conservation	10	
(2)	Plan submitted with low, moderate, and high water use\age zones indicated.	5	
(3)	Groundcover or Grass:		
	(a) 25-50% of the groundcover or grass areas are made up of natural drought tolerant species from the list*.	5	
	(b) 51% or more of the groundcover or grass area are made up of natural drought tolerant species from the list*.	10	
	(c) 25-50% of the groundcover or grass areas are made up of Florida native plants.	10	
	(d) 51% or more of the groundcover or grass areas are made up of Florida native plants.	15	15
(4)	Shrubs:		
	(a) 25-50% of the required shrubs are made up of natural drought tolerant species from the list*.	5	
	(b) 51% or more of the required shrubs are made up of natural drought tolerant species from the list*.	10	
	(c) 25-50% of the required shrubs are made up of Florida native plants.	10	
	(d) 51% or more of the required shrubs are made up of Florida native plants.	15	15
(5)	Trees:		
	(a) 25-50% of the required trees are made up of natural drought tolerant species from the list*.	5	
	(b) 51% or more of the required trees are made up of natural drought tolerant species from the list*.	10	
	(c) 25-50% of the required trees are made up of Florida native plants.	10	
	(d) 51% or more of the required trees are made up of Florida native plants.	15	15
(6)	Extra Shade Trees in Vehicular Use Areas:		
	(a) 25% more than the required shade trees planted in the vehicular use areas.	5	
	(b) 50% more than the required shade trees planted in the vehicular use areas.	10	
(7)	Natural sod area less than 50 percent of provided landscape area.	10	
(8)	Utilization of compacted mulched planting beds at least three inches in depth in all planted areas except ground covers.	5	5
TOTAL POINTS		50	50

Know what's below. Call before you dig.

0 10' 20' 40' 60'
Scale 1"= 20'-0"
North

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Crossroads Industrial

Fort Pierce, Florida

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Landscape Notes

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PART 1 GENERAL

1.01 WORK INCLUDED

A. The scope of the work for the landscape contractor for the project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. The landscape contractor is responsible for coordinating with the general contractor reasonable access to power and potable water sources as required to ensure plant survivability and delivery of a completed project that meets all the required specifications.
B. Subgrade Elevations: Excavation, filling and grading required to establish elevations 4" lower than elevations and contours shown on drawings are not specified in this Section.
C. Finish Grade Elevations: 1 inch below top of pathway edging.

1.02 QUALITY ASSURANCE

A. Subcontract landscape work to a single firm specializing in landscape work.
B. The landscape contractor shall be responsible for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.
C. The landscape contractor shall be responsible for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, and scheduling and sequencing of work. The landscape contractor is responsible for coordinating all site issues with the general contractor.
D. The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the Landscape Architect for clarification prior to contract award and at commencement of work. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
E. The landscape contractor shall be responsible for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor shall be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.
F. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
G. Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
H. The Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
I. Source Quality Control:
   1. Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
   2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. When authorized, adjustment of contract amount will be made. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
   3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
   4. Trees, Palms and Shrubs: Provide trees, palms and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as decay, knots, sun-scald, injuries, abrasions, and disfigurement. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.
A. Provide trees, palms and shrubs for grade Florida No. 1 as outlined under the current edition of the Grades and Standards for Nursery Plants, Florida Department of Agriculture, unless otherwise noted.
i. Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or balls are increased proportionately.
B. Inspection: Landscape Architect reserves right to inspect trees, palms and shrubs either at place of growth or at site before planting, for compliance with requirements for name, variety, size and quality.

1.03 SUBMITTALS

A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
B. Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
D. Maintenance Instructions: Submit procedures for maintenance of landscape work.

1.04 DELIVERY, STORAGE AND HANDLING

A. Packaged Materials: Deliver packaged materials in original containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
B. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
C. Trees, palms and shrubs: Provide freshly dug trees, palms and shrubs. Do not prune prior to delivery. Do not bend or bind-tie trees or shrubs in such a manner to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
D. Deliver trees, palms and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.
E. Do not remove container grown stock from containers until planting time.

1.05 JOB CONDITIONS

A. Proceed with and complete landscape work as rapidly as portions of site become available.
B. Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
C. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.
D. Planting Schedule: Where applicable, prepare a proposed planting schedule. Schedule dates to establish a logical sequence for completing each type of landscape work to avoid damage to other landscape work and work performed by other discipline. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.
E. Coordination with Lawns: Plant trees, palms and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees, palms and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.06 SPECIAL PROJECT WARRANTY

A. Warrant lawns through specified maintenance period, and until final acceptance. The required period is for one full year following installation of lawn areas.
B. Warrant trees for a period of one year after date of substantial completion against defects death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.
C. Warrant shrubs for 1 full year after date of substantial completion.
D. It is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any plant materials required.
E. Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified on the Landscape Plan. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.
F. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of the Landscape Architect, it is advisable to extend warranty period for a full growing season or for one full year.
   1. Another inspection will be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PART 2 PRODUCTS

2.01 TOPSOIL

A. If topsoil is not available on site it must be furnished as specified. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
B. Topsoil shall be friable fertile soil with representative characteristics of area soils. It should be free of heavy clay, silt, stone, extraneous lime, plant roots and other foreign matter greater than 1 1/2" diameter. It shall not contain noxious plant growth (such as bermuda or nut grass). It shall test in neutral Ph range of 5.0 to 6.75 and contain no toxic substances that can be deemed to impede plant growth. The contractor shall be prepared to have soil lab-tested at his expense by the Landscape Architect or Owner. Topsoil shall comply with the following quantitative analysis.

COMPONENTS	VOLUME MEASURE	PARTICLE SIZE
Organic Matter	3 - 5%	
Silt	10 - 30%	0.05 to 0.002 MM
Sand	25 - 75%	0.2 to 0.05 MM
Clay	5 - 25%	0.002 MM and below

2.02 SOIL AMENDMENTS

A. If necessary to bring soil into above specified limits:
B. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
C. Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.
D. Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
E. Commercial Fertilizer: Complete fertilizer of neutral character, with 40% - 50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.
   1. For trees, palms and shrubs, provide fertilizer with not less than 6% available phosphoric acid, 6% nitrogen and 6% soluble potash.
   2. For lawns, provide fertilizer with not less than 6% phosphoric acid, and 6% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.

2.03 PLANT MATERIAL

A. Plant list/schedule is part of this specification section.
B. Quality: Trees, palms, shrubs and other plants shall conform to the standards for Florida No. 1 or better as given in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture.
C. Deciduous Trees: Provide trees of height, spread, and caliper listed or shown and with branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable.
D. Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. The product received on-site should have a firm ball with natural soils. Dried, cracked or broken rootballs will not be accepted.
E. Coniferous and Broad-leafed Evergreens: Provide evergreens of size shown or listed Dimensions indicate minimum height, spread, and caliper. Provide specified quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown and branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required.
F. The landscape contractor is responsible for confirming the availability of all the specified plant materials within four (4) weeks of project award. All requests for substitution due to lack of availability must be made to the Landscape Architect in writing within this period. No substitution shall be permitted without prior written approval from the Landscape Architect. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
G. Root suckers on Live Oaks are not acceptable.
H. No double or multi-trunk trees unless otherwise specified.

2.04 GRASS MATERIALS

A. Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for purity and germination. Provide seed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified. Attach a schedule of requirements.
B. Sod: Provide strongly rooted sod free of weeds and undesirable native grasses, capable of growth and development when planted.
C. No muck-grown sod shall be utilized in detention areas.

2.05 MISCELLANEOUS LANDSCAPE MATERIALS

A. Ground Cover: Provide plants established and well-rooted in removable containers or internal peat pots and with not less than minimum number and length of runners specified.
B. Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only undeteriorated mulch which can be readily cut into the soil shall be used.
C. Mulch: Melaleuca or equal. The use of cypress mulch is prohibited.
D. Stakes and Guys: When required provide stakes and deadmen of sound new hardwood or treated softwood free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 1/2" hose, cut to required lengths to protect tree trunks from damage by wires.

PART 3 EXECUTION

3.01 LAYOUT

A. Layout individual trees and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as maybe required.

3.02 PREPARATION OF PLANTING SOIL

A. The landscape contractor is responsible for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.
B. Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
C. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
   1. Mix lime with dry soil prior to mixing of fertilizer.
   2. Prevent lime from contacting roots of acid-loving plants.
E. Remove all shellrock encountered and backfill with clean sand or sand/soil mix.

3.03 PREPARATION FOR ALL PLANTING AREAS

A. Eradicate weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, torpedo grass, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site is to be maintained weed free throughout planting operations.
B. Existing plant material to be removed, except where noted on the Landscape or Tree Disposition Plans.
C. Pre--till to scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross ripped to a minimum of 8" depth. In the process of tilling remove unacceptable materials including, but not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than ½" diameter on average. In areas to receive sod till in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.
D. All planters shall be excavated to a minimum depth to reach native soil and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
E. All road rock, concrete, asphalt and other non-natural material to be removed from all planting areas prior to landscape installation.
F. Spread a layer of 2 to 3 inches of humus soil conditioner over the entire planting areas Planting areas shall include all new sod areas, shrub areas and tree areas. These areas shall be as large as 3 times the diameter of the beds of the plants, except where confined by hardscape features such as paved parking areas, paved walk ways, structures, etc. Overlapping areas shall be considered to be one large planting area for the entire mass. The humus soil conditioner shall then be uniformly disked, tilled or aerified into the existing soil to a depth of 6 to 8 inches with the following exception: no rototilling shall occur closer to the trunks of established plants than one half the distance to the dripline of the existing plant canopy. All plants, including hedges and ground cover shall be planted in individually dug holes and the material dug from the holes shall then be further mixed with the prepared site soil prior to backfilling of the planting holes around the rootballs.
G. All landscape beds, including sod areas, shall be leveled and raked smooth prior to any planting.

3.04 PREPARATION FOR PLANTING LAWNS

A. Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows: Till to a depth of not less than 6", apply soil amendments and initial fertilizers; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, free of lumps, clods, stones, roots, and other extraneous matter.
   1. Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property; do not turn over into soil being prepared for lawns.
B. Elsewhere: Loosen subgrade of lawn areas to a minimum depth of 4". Remove stones over 1 1/2" in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
C. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement.
D. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.
E. Allow for sod thickness in areas to be sodded.
F. Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
G. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
H. Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

3.05 PREPARATION OF PLANTING BEDS

A. Loosen subgrade of planting bed areas to a minimum depth of 12" using a cultimulcher or similar equipment\ Remove stones over 1 1/2" in any dimension, and sticks, stones, rubbish and other extraneous matter. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. Add soil amendment.
B. Excavation for Trees and Shrubs: Excavate pits, beds and trenched with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
   1. For balled and burlapped (B & B trees and shrubs), make excavations at least half again as wide as the ball diameter and equal to the ball depth.
   2. For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
C. Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow to percolate out before planting.

3.06 PLANTING TREES, PALMS AND SHRUBS

A. Lay out individual trees, palm and shrub locations and areas for multiple plantings where required. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as may be required upon approval.
B. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill free from rocks and debris around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
C. Balled and burlapped trees with natural burlap back or remove at a minimum, the top 1/3 of the burlap from the root ball. Synthetic/plastic burlap and all other non-biodegradable materials must be removed completely from the root ball and disposed of.
D. Trees in baskets: Remove wire baskets to a depth of 18" min. All synthetic strapping and other non-biodegradable materials must be completely removed and disposed of. Any burlap must be pulled back or removed from the top of the rootball.
E. If trees are to be containerized, root ball will be shaved at the periphery to remove all circling roots.
F. Set container grown stock as specified for balled and burlapped stock, except cut cans on 2 sides with an approved can cutter; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
G. Top-most root shall be visible within the top 2" of the root ball.
H. All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3' wide offset to allow for mowers to maneuver.
I. Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surfaces, unless otherwise notated on plans.
J. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
K. Dish top of backfill to allow for mulching.
L. Mulch pits, trenches and planting areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Not more than 2" mulch shall be placed over the rootball of the trees. At the base of the plant, 2" must be maintained free of mulch.
M. Guy and stake trees immediately after planting, as indicated.
N. The landscape contractor shall install plant materials using the best horticultural practices:
   1. Protect plant material from damage during delivery, staging and installation. Do not begin installation of shrub and groundcover materials prior to completion of irrigation installation and finish grading.
   2. Do not install plant materials in winds in excess of 30 miles per hour.
   3. Do not install plant material if deemed site conditions will impede the ability of plant material to thrive without notifying the Landscape Architect of concerns prior to installation.
   4. Perform all work in accordance with all applicable laws, codes and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.
   5. The use of cables and chains for the lifting of trees is prohibited. Trees are to be lifted using nylon straps a minimum of 4" in width. Wrap trunks to protect from scraping and scarring.
   6. The 'choke' strapping method for lifting trees is prohibited.
   7. Do not drop plant material.
   8. Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.
   9. Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.
   10. Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 18".
   11. Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after settling. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.
   12. Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and use water jet technique to remove all air pockets repeating as required.
   13. Apply re-wetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.
   14. Apply shredded hardwood mulch in even layer to a 3" depth. Mulch must be pulled off the base of all plant material.
   15. Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.

3.07 PRESERVED PLANT MATERIALS

A. The contractor is responsible for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by barricades. Barricades are to be installed prior to any construction or earthwork takes place on the site. Barricades shall remain in place through the duration of all construction activity and not removed until authorization has been received by the Landscape Architect and governing municipality.
B. No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area.
C. The contractor shall bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.

3.08 TRANSPLANTED PLANT MATERIALS

A. Root prune all large canopy trees to be relocated prior relocation one half of the root system at a time and allow of adequate harden off time.
B. Transplanted Sabal Palms shall be hurricane cut and rootballs shall be wrapped in burlap or plastic if not being planted within a 24 hour period.
C. Palms of other species shall have their fronds tied together to prevent leaf damage and facilitate handling.
D. Planting hole for transplanted material should measure two times the diameter of the root ball.
E. Trees shall be planted at the same depth as it was in the field.
F. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish all transplanted trees. The contractor should continue to monitor the moisture content for all transplanted trees and adjust supplemental irrigation as needed.
G. All relocated trees shall be staked accordingly.
H. The contractor shall bear the sole responsibility of replacement for any damage to transplanted materials caused by construction activity, deficient irrigation, or poor transplant procedure without additional costs to the owner.

3.09 PRUNING

A. All pruning shall be done on the site before planting as directed by Landscape Architect. Pruning shall follow modern horticultural practices (Grades and Standards for Nursery Plants) and shall be done with approved tools designed for the purpose intended. Lopping, topping, or shearing of trees or shrubs will be grounds for rejecting the plants as unsuitable and not meeting requirements. Damaged, scarred, frayed, split, or skinned branches, limbs or roots shall be pruned back to line wood nearest to the wood outside lateral bud, branch, limb or root. The terminal leader or bud in all trees or shrubs shall be left intact and not removed unless damaged.
B. Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

3.10 SODDING NEW LAWNS

A. Lay sod within 24 hours from time of stripping.
B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces to sod; remove excess to avoid smothering of adjacent grass.
C. There shall be no gaps greater than ½" between pieces of sod.
D. Water sod thoroughly with a fine spray immediately after planting. Newly sodded areas shall be kept moist for the first week after planting after which a minimum watering rate of 2" per week, including rainfall shall be applied.
E. No muck-grown sod shall be utilized in detention areas.
F. Landscape Contractor is responsible for replacing any damaged sod.

3.11 MAINTENANCE

A. The landscape contractor shall be responsible for the maintenance of all plant materials and the planting areas immediately after planting and until final acceptance but the owner, Landscape Architect, and governing municipality.
B. Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion of planting.
C. Maintain trees, palms, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and diseases.
D. Remove and replace excessively pruned or malformed stock resulting from improper pruning.
E. Maintain lawns for not less than the period stated below, and longer as required to establish an acceptable lawn.
   1. Sodded lawns, not less than 30 days after substantial completion.
   2. Seeded lawns, not less than 60 days after substantial completion.
F. Maintain lawns by watering fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
G. Landscape Contractor is responsible for watering all sod and plant materials from day of installation through final acceptance even if irrigation is not in place, unless this responsibility is assumed in writing by another party.
H. Contractor is responsible for returning to the site after a period of (1) one year to remove the staking from the trees and palms.

3.12 CLEANUP AND PROTECTION

A. During landscape work, keep pavement clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

3.13 INSPECTION AND ACCEPTANCE

A. When landscape work is completed, including maintenance, Landscape Architect wil, upon request, make an inspection to determine acceptability. Landscape work may be inspected for acceptance in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.
B. Seeded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).
C. Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established, free of weeds, open joints and bare areas (95% coverage required for acceptance). Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

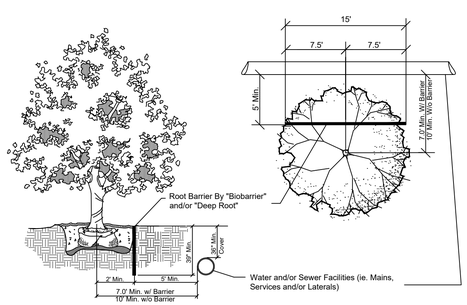
3.14 IRRIGATION

A. An automatic irrigation system providing 100% coverage with 50% minimum overlap is to be designed and installed to maintain an established landscape.
B. Bubblers shall be provided on all trees.
C. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. The contractor should continue to monitor the moisture content for all trees and shrubs.
D. The landscape contractor is responsible for obtaining all necessary permits prior to installation.
E. Provide an as built drawing of the irrigation system to the Landscape Architect.
F. A rain sensor is required on all irrigation systems.

LANDSCAPE AND ROOT BARRIER NOTE:

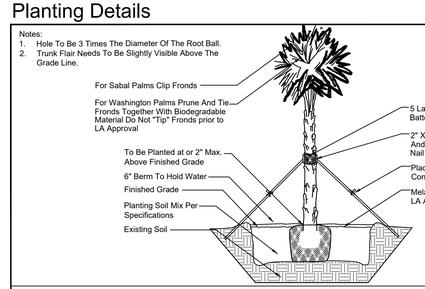
Trees shown on this plan are for graphic reprsentation only. Tree spacing is based on design requirements and the trees shown on this plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the filed in accordance with the planting details shown hereon.

Additionally, trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements.

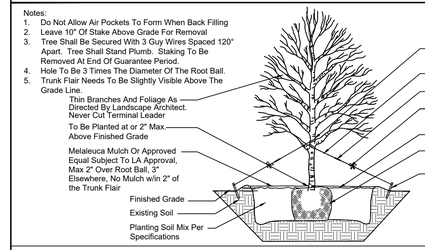


ROOT BARRIER DETAIL

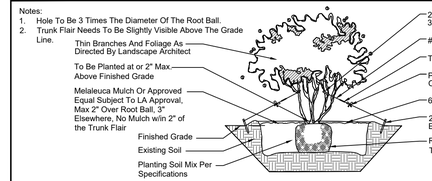
Planting Details



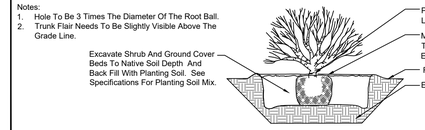
PALM PLANTING DETAIL



LARGE TREE (OVER 8' HEIGHT) PLANTING DETAIL

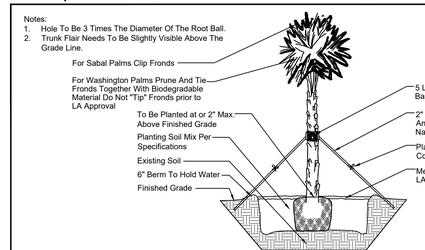


MULTI-TRUNK TREE PLANTING DETAIL

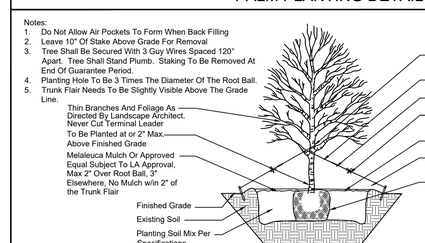


SHRUB AND GROUNDCOVER PLANTING DETAIL

Transplant Details



PALM PLANTING DETAIL



PALM PLANTING DETAIL

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
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Crossroads Industrial

Fort Pierce, Florida

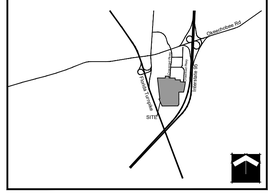
Date:	10/30/20
Scale:	NTS
Design By:	AM
Drawn By:	AM
Checked By:	JES
File No.	743.01
Job No.	20-66

REVISIONS / SUBMISSIONS
10/30/20 Submittal
12/23/20 Resubmittal

Landscape Specs

LP-19 of 19

LOCATION MAP



Know what's below. Call before you dig.

North

70' 140' 280' 420'

Scale 1"= 140'-0"

TREE KEY

Trees To Be Preserved

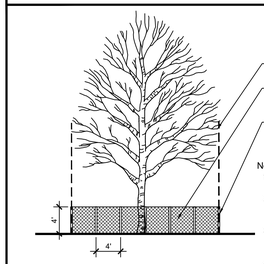
TREE SUMMARY

Category	Total Trees
Preserved Trees	36
Removed Trees	928
Transplanted Trees	0

VEGETATION NOTES

1. Tree protection barriers shall be installed and in place prior to any other construction activity on site. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.
2. During land altering and construction, protective barriers shall be maintained around all trees / palms or groups of trees / palms to be protected. The movement of equipment or the storage of equipment, materials, and placement of debris or fill within protective barriers is prohibited.
3. A permit to remove trees / palms must be applied for with the governing agency prior to and tree removal.
4. All relocated trees and palms shall be staked and guyed as indicated in the details.
5. Hurricane cut all Sabals prior to transplant.
6. All transplanted trees must be transplanted using best industry standards.
7. Provide irrigation to transplanted trees or trees within holding areas to ensure survivorship.

TREE PROTECTION DETAIL



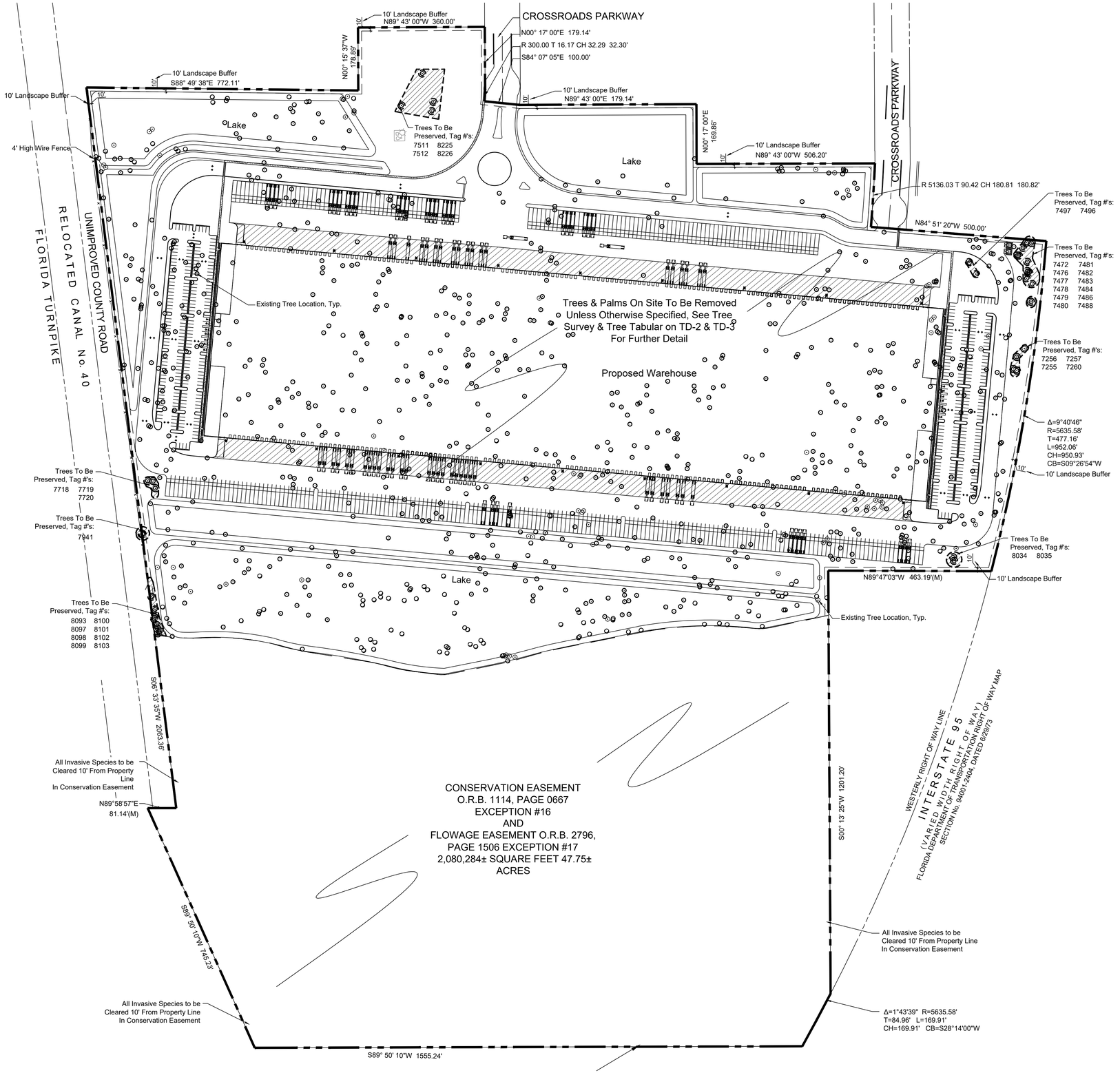
Drip Line of Tree Canopy

Construction Fence (Color: Orange)

Staking 4' O.C. (Pressure treated wood or metal)

Notes:
1. Barricade required at drip line of all existing trees where construction activity is to take place.
2. Adjustment of Barricades is allowed to Barricade off Larger Areas, All Barricades Must be Placed at a minimum at the Dripline of the Tree
3. Tree protection barriers shall be installed and in place prior to any other construction activity on site.
4. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.

N.T.S



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Crossroads Industrial

Fort Pierce, Florida

Date:	10/30/20
Scale:	1" = 140'-0"
Design By:	AM
Drawn By:	AM
Checked By:	JES
File No.	743.04
Job No.	20-66

REVISIONS / SUBMISSIONS

Submittal 12/23/20

Tree Disposition Plan

TD-1 of 4

TAG #	TREE SPECIES (COMMON)	TREE SPECIES (BOTANICAL)	SIZE	DISPOSITION
7175	Slash Pine	*Pinus elliottii*	17"	Remove
7176	Slash Pine	*Pinus elliottii*	14"	Remove
7177	Slash Pine	*Pinus elliottii*	14"	Remove
7178	Slash Pine	*Pinus elliottii*	15"	Remove
7179	Slash Pine	*Pinus elliottii*	15"	Remove
7180	Slash Pine	*Pinus elliottii*	15"	Remove
7181	Slash Pine	*Pinus elliottii*	15"	Remove
7182	Slash Pine	*Pinus elliottii*	14"	Remove
7186	Slash Pine	*Pinus elliottii*	14"	Remove
7187	Slash Pine	*Pinus elliottii*	15"	Remove
7188	Slash Pine	*Pinus elliottii*	15"	Remove
7189	Slash Pine	*Pinus elliottii*	16"	Remove
7190	Slash Pine	*Pinus elliottii*	16"	Remove
7192	Slash Pine	*Pinus elliottii*	16"	Remove
7193	Slash Pine	*Pinus elliottii*	14"	Remove
7194	Slash Pine	*Pinus elliottii*	15"	Remove
7195	Slash Pine	*Pinus elliottii*	18"	Remove
7196	Slash Pine	*Pinus elliottii*	14"	Remove
7197	Slash Pine	*Pinus elliottii*	14"	Remove
7198	Slash Pine	*Pinus elliottii*	14"	Remove
7199	Slash Pine	*Pinus elliottii*	22"	Remove
7200	Slash Pine	*Pinus elliottii*	15"	Remove
7201	Slash Pine	*Pinus elliottii*	15"	Remove
7202	Slash Pine	*Pinus elliottii*	17"	Remove
7203	Slash Pine	*Pinus elliottii*	17"	Remove
7204	Slash Pine	*Pinus elliottii*	14"	Remove
7205	Slash Pine	*Pinus elliottii*	15"	Remove
7206	Slash Pine	*Pinus elliottii*	16"	Remove
7207	Slash Pine	*Pinus elliottii*	15"	Remove
7208	Slash Pine	*Pinus elliottii*	16"	Remove
7209	Slash Pine	*Pinus elliottii*	17"	Remove
7212	Slash Pine	*Pinus elliottii*	18"	Remove
7213	Slash Pine	*Pinus elliottii*	14"	Remove
7214	Slash Pine	*Pinus elliottii*	16"	Remove
7215	Slash Pine	*Pinus elliottii*	15"	Remove
7216	Slash Pine	*Pinus elliottii*	14"	Remove
7218	Slash Pine	*Pinus elliottii*	18"	Remove
7219	Slash Pine	*Pinus elliottii*	17"	Remove
7220	Slash Pine	*Pinus elliottii*	20"	Remove
7221	Slash Pine	*Pinus elliottii*	21"	Remove
7222	Slash Pine	*Pinus elliottii*	16"	Remove
7223	Sabal Palm	*Sabal palmetto*	16"	Remove
7224	Sabal Palm	*Sabal palmetto*	16"	Remove
7225	Slash Pine	*Pinus elliottii*	14"	Remove
7226	Slash Pine	*Pinus elliottii*	14"	Remove
7227	Slash Pine	*Pinus elliottii*	18"	Remove
7228	Slash Pine	*Pinus elliottii*	14"	Remove
7229	Slash Pine	*Pinus elliottii*	14"	Remove
7230	Slash Pine	*Pinus elliottii*	15"	Remove
7231	Slash Pine	*Pinus elliottii*	14"	Remove
7233	Slash Pine	*Pinus elliottii*	18"	Remove
7234	Slash Pine	*Pinus elliottii*	14"	Remove
7235	Slash Pine	*Pinus elliottii*	16"	Remove
7236	Slash Pine	*Pinus elliottii*	15"	Remove
7237	Slash Pine	*Pinus elliottii*	15"	Remove
7238	Slash Pine	*Pinus elliottii*	18"	Remove
7239	Slash Pine	*Pinus elliottii*	14"	Remove
7240	Slash Pine	*Pinus elliottii*	15"	Remove
7241	Slash Pine	*Pinus elliottii*	15"	Remove
7242	Slash Pine	*Pinus elliottii*	18"	Remove
7245	Slash Pine	*Pinus elliottii*	20"	Remove
7246	Sabal Palm	*Sabal palmetto*	12"	Remove
7247	Live Oak	*Quercus virginiana*	15"	Remove
7248	Slash Pine	*Pinus elliottii*	18"	Remove
7249	Slash Pine	*Pinus elliottii*	14"	Remove
7250	Slash Pine	*Pinus elliottii*	14"	Remove
7251	Slash Pine	*Pinus elliottii*	15"	Remove
7252	Sabal Palm	*Sabal palmetto*	10"	Remove
7253	Slash Pine	*Pinus elliottii*	20"	Remove
7254	Slash Pine	*Pinus elliottii*	15"	Remove
7255	Slash Pine	*Pinus elliottii*	14"	Preserve
7256	Slash Pine	*Pinus elliottii*	15"	Preserve
7257	Slash Pine	*Pinus elliottii*	15"	Preserve
7258	Live Oak	*Quercus virginiana*	18"	Remove
7259	Slash Pine	*Pinus elliottii*	14"	Remove
7260	Sabal Palm	*Sabal palmetto*	18"	Preserve
7261	Slash Pine	*Pinus elliottii*	18"	Remove
7262	Slash Pine	*Pinus elliottii*	15"	Remove
7263	Slash Pine	*Pinus elliottii*	15"	Remove
7264	Slash Pine	*Pinus elliottii*	14"	Remove
7265	Slash Pine	*Pinus elliottii*	14"	Remove
7266	Slash Pine	*Pinus elliottii*	15"	Remove
7267	Slash Pine	*Pinus elliottii*	15"	Remove
7268	Slash Pine	*Pinus elliottii*	15"	Remove
7269	Slash Pine	*Pinus elliottii*	15"	Remove
7270	Sabal Palm	*Sabal palmetto*	18"	Remove
7271	Sabal Palm	*Sabal palmetto*	18"	Remove
7272	Sabal Palm	*Sabal palmetto*	10"	Remove
7274	Slash Pine	*Pinus elliottii*	24"	Remove

TAG #	TREE SPECIES (COMMON)	TREE SPECIES (BOTANICAL)	SIZE	DISPOSITION
7275	Slash Pine	*Pinus elliottii*	24"	Remove
7276	Slash Pine	*Pinus elliottii*	24"	Remove
7277	Slash Pine	*Pinus elliottii*	16"	Remove
7278	Sabal Palm	*Sabal palmetto*	12"	Remove
7279	Sabal Palm	*Sabal palmetto*	12"	Remove
7280	Sabal Palm	*Sabal palmetto*	14"	Remove
7281	Sabal Palm	*Sabal palmetto*	14"	Remove
7282	Slash Pine	*Pinus elliottii*	15"	Remove
7283	Slash Pine	*Pinus elliottii*	28"	Remove
7284	Slash Pine	*Pinus elliottii*	18"	Remove
7285	Slash Pine	*Pinus elliottii*	17"	Remove
7286	Slash Pine	*Pinus elliottii*	14"	Remove
7287	Slash Pine	*Pinus elliottii*	14"	Remove
7288	Slash Pine	*Pinus elliottii*	14"	Remove
7289	Slash Pine	*Pinus elliottii*	18"	Remove
7290	Slash Pine	*Pinus elliottii*	18"	Remove
7291	Slash Pine	*Pinus elliottii*	18"	Remove
7292	Slash Pine	*Pinus elliottii*	18"	Remove
7293	Slash Pine	*Pinus elliottii*	17"	Remove
7294	Slash Pine	*Pinus elliottii*	18"	Remove
7295	Slash Pine	*Pinus elliottii*	16"	Remove
7296	Slash Pine	*Pinus elliottii*	16"	Remove
7297	Slash Pine	*Pinus elliottii*	18"	Remove
7298	Slash Pine	*Pinus elliottii*	30"	Remove
7299	Slash Pine	*Pinus elliottii*	30"	Remove
7300	Slash Pine	*Pinus elliottii*	18"	Remove
7306	Slash Pine	*Pinus elliottii*	15"	Remove
7307	Sabal Palm	*Sabal palmetto*	18"	Remove
7308	Slash Pine	*Pinus elliottii*	14"	Remove
7309	Slash Pine	*Pinus elliottii*	18"	Remove
7310	Slash Pine	*Pinus elliottii*	15"	Remove
7311	Slash Pine	*Pinus elliottii*	17"	Remove
7312	Slash Pine	*Pinus elliottii*	15"	Remove
7313	Slash Pine	*Pinus elliottii*	14"	Remove
7314	Slash Pine	*Pinus elliottii*	14"	Remove
7315	Slash Pine	*Pinus elliottii*	16"	Remove
7316	Sabal Palm	*Sabal palmetto*	14"	Remove
7317	Sabal Palm	*Sabal palmetto*	14"	Remove
7318	Slash Pine	*Pinus elliottii*	14"	Remove
7319	Slash Pine	*Pinus elliottii*	15"	Remove
7320	Slash Pine	*Pinus elliottii*	18"	Remove
7321	Slash Pine	*Pinus elliottii*	17"	Remove
7322	Slash Pine	*Pinus elliottii*	15"	Remove
7323	Slash Pine	*Pinus elliottii*	18"	Remove
7324	Sabal Palm	*Sabal palmetto*	16"	Remove
7325	Sabal Palm	*Sabal palmetto*	14"	Remove
7326	Slash Pine	*Pinus elliottii*	18"	Remove
7327	Slash Pine	*Pinus elliottii*	18"	Remove
7328	Slash Pine	*Pinus elliottii*	15"	Remove
7329	Live Oak	*Quercus virginiana*	17"	Remove
7330	Slash Pine	*Pinus elliottii*	14"	Remove
7331	Slash Pine	*Pinus elliottii*	14"	Remove
7332	Slash Pine	*Pinus elliottii*	18"	Remove
7333	Sabal Palm	*Sabal palmetto*	16"	Remove
7334	Slash Pine	*Pinus elliottii*	15"	Remove
7335	Live Oak	*Quercus virginiana*	14"	Remove
7336	Live Oak	*Quercus virginiana*	14"	Remove
7337	Live Oak	*Quercus virginiana*	14"	Remove
7338	Live Oak	*Quercus virginiana*	20"	Remove
7339	Sabal Palm	*Sabal palmetto*	12"	Remove
7340	Sabal Palm	*Sabal palmetto*	12"	Remove
7341	Live Oak	*Quercus virginiana*	22"	Remove
7342	Slash Pine	*Pinus elliottii*	16"	Remove
7343	Slash Pine	*Pinus elliottii*	14"	Remove
7344	Slash Pine	*Pinus elliottii*	18"	Remove
7345	Slash Pine	*Pinus elliottii*	14"	Remove
7346	Slash Pine	*Pinus elliottii*	14"	Remove
7347	Slash Pine	*Pinus elliottii*	15"	Remove
7348	Slash Pine	*Pinus elliottii*	18"	Remove
7349	Slash Pine	*Pinus elliottii*	16"	Remove
7350	Slash Pine	*Pinus elliottii*	17"	Remove
7351	Slash Pine	*Pinus elliottii*	14"	Remove
7352	Live Oak	*Quercus virginiana*	20"	Remove
7353	Slash Pine	*Pinus elliottii*	18"	Remove
7354	Slash Pine	*Pinus elliottii*	17"	Remove
7355	Slash Pine	*Pinus elliottii*	17"	Remove
7356	Slash Pine	*Pinus elliottii*	18"	Remove
7357	Slash Pine	*Pinus elliottii*	20"	Remove
7358	Slash Pine	*Pinus elliottii*	16"	Remove
7359	Slash Pine	*Pinus elliottii*	17"	Remove
7360	Slash Pine	*Pinus elliottii*	20"	Remove
7361	Live Oak	*Quercus virginiana*	14"	Remove
7362	Live Oak	*Quercus virginiana*	15"	Remove
7363	Slash Pine	*Pinus elliottii*	-	Remove
7373	Slash Pine	*Pinus elliottii*	18"	Remove
7374	Slash Pine	*Pinus elliottii*	18"	Remove
7375	Slash Pine	*Pinus elliottii*	20"	Remove
7376	Slash Pine	*Pinus elliottii*	14"	Remove
7377	Slash Pine	*Pinus elliottii*	14"	Remove
7378	Slash Pine	*Pinus elliottii*	18"	Remove

TAG #	TREE SPECIES (COMMON)	TREE SPECIES (BOTANICAL)	SIZE	DISPOSITION
7379	Slash Pine	*Pinus elliottii*	21"	Remove
7380	Slash Pine	*Pinus elliottii*	15"	Remove
7381	Live Oak	*Quercus virginiana*	18"	Remove
7382	Slash Pine	*Pinus elliottii*	16"	Remove
7383	Live Oak	*Quercus virginiana*	14"	Remove
7385	Slash Pine	*Pinus elliottii*	17"	Remove
7386	Slash Pine	*Pinus elliottii*	16"	Remove
7387	Slash Pine	*Pinus elliottii*	15"	Remove
7388	Slash Pine	*Pinus elliottii*	18"	Remove
7389	Slash Pine	*Pinus elliottii*	16"	Remove
7390	Slash Pine	*Pinus elliottii*	14"	Remove
7391	Slash Pine	*Pinus elliottii*	18"	Remove
7392	Slash Pine	*Pinus elliottii*	18"	Remove
7393	Slash Pine	*Pinus elliottii*	18"	Remove
7394	Sabal Palm	*Sabal palmetto*	16"	Remove
7395	Slash Pine	*Pinus elliottii*	14"	Remove
7396	Slash Pine	*Pinus elliottii*	14"	Remove
7397	Slash Pine	*Pinus elliottii*	14"	Remove
7398	Slash Pine	*Pinus elliottii*	15"	Remove
7401	Slash Pine	*Pinus elliottii*	16"	Remove
7402	Slash Pine	*Pinus elliottii*	18"	Remove
7403	Slash Pine	*Pinus elliottii*	14"	Remove
7404	Slash Pine	*Pinus elliottii*	24"	Remove
7405	Slash Pine	*Pinus elliottii*	16"	Remove
7406	Slash Pine	*Pinus elliottii*	16"	Remove
7407	Slash Pine	*Pinus elliottii*	24"	Remove
7408	Slash Pine	*Pinus elliottii*	14"	Remove
7409	Slash Pine	*Pinus elliottii*	15"	Remove
7410	Slash Pine	*Pinus elliottii*	14"	Remove
7411	Slash Pine	*Pinus elliottii*	20"	Remove
7412	Slash Pine	*Pinus elliottii*	15"	Remove
7413	Slash Pine	*Pinus elliottii*	14"	Remove
7414	Slash Pine	*Pinus elliottii*	18"	Remove
7415	Slash Pine	*Pinus elliottii*	14"	Remove
7416	Slash Pine	*Pinus elliottii*	26"	Remove
7417	Slash Pine	*Pinus elliottii*	14"	Remove
7418	Slash Pine	*Pinus elliottii*	24"	Remove
7419	Slash Pine	*Pinus elliottii*	18"	Remove
7420	Slash Pine	*Pinus elliottii*	18"	Remove
7421	Slash Pine	*Pinus elliottii*	14"	Remove
7422	Slash Pine	*Pinus elliottii*	15"	Remove
7424	Slash Pine	*Pinus elliottii*	15"	Remove
7425	Slash Pine	*Pinus elliottii*	15"	Remove
7426	Slash Pine	*Pinus elliottii*	18"	Remove
7427	Live Oak	*Quercus virginiana*	15"	Remove
7428	Live Oak	*Quercus virginiana*	14"	Remove
7429	Slash Pine	*Pinus elliottii*	22"	Remove
7430	Slash Pine	*Pinus elliottii*	15"	Remove
7431	Slash Pine	*Pinus elliottii*	18"	Remove
7432	Sabal Palm	*Sabal palmetto*	13"	Remove
7433	Sabal Palm	*Sabal palmetto*	10"	Remove
7434	Slash Pine	*Pinus elliottii*	20"	Remove
7435	Slash Pine	*Pinus elliottii*	16"	Remove
7436	Slash Pine	*Pinus elliottii*	17"	Remove
7437	Live Oak	*Quercus virginiana*	22"	Remove
7438	Sabal Palm	*Sabal palmetto*	12"	Remove
7439	Sabal Palm	*Sabal palmetto*	14"	Remove
7440	Sabal Palm	*Sabal palmetto*	14"	Remove
7441	Sabal Palm	*Sabal palmetto*	14"	Remove
7447	Sabal Palm	*Sabal palmetto*	16"	Remove
7448	Slash Pine	*Pinus elliottii*	29"	Remove
7449	Live Oak	*Quercus virginiana*	15"	Remove
7450	Sabal Palm	*Sabal palmetto*	14"	Remove
7451	Live Oak	*Quercus virginiana*	18"	Remove
7452	Live Oak	*Quercus virginiana*	30"	Remove
7453	Live Oak	*Quercus virginiana*	24"	Remove
7454	Live Oak	*Quercus virginiana*	18"	Remove
7455	Live Oak	*Quercus virginiana*	16"	Remove
7456	Sabal Palm	*Sabal palmetto*	14"	Remove
7457	Slash Pine	*Pinus elliottii*	15"	Remove
7466	Slash Pine	*Pinus elliottii*	14"	Remove
7467	Slash Pine	*Pinus elliottii*	20"	Remove
7468	Slash Pine	*Pinus elliottii*	15"	Remove
7469	Slash Pine	*Pinus elliottii*	20"	Remove
7470	Slash Pine	*Pinus elliottii*	16"	Remove
7471	Slash Pine	*Pinus elliottii*	16"	Remove
7472	Slash Pine	*Pinus elliottii*	15"	Preserve
7474	Slash Pine	*Pinus elliottii*	14"	Remove
7475	Slash Pine	*Pinus elliottii*	15"	Remove
7476	Slash Pine	*Pinus elliottii*	20"	Preserve
7477	Slash Pine	*Pinus elliottii*	14"	Preserve
7478	Slash Pine	*Pinus elliottii*	16"	Preserve
7479	Slash Pine	*Pinus elliottii*	14"	Preserve
7480	Slash Pine	*Pinus elliottii*	18"	Preserve
7481	Slash Pine	*Pinus elliottii*	20"	Preserve
7482	Slash Pine	*Pinus elliottii*	14"	Preserve
7483	Slash Pine	*Pinus elliottii*	15"	Preserve
7484	Slash Pine	*Pinus elliottii*	18"	Preserve
7485	Slash Pine	*Pinus elliottii*	15"	Remove

TAG #	TREE SPECIES (COMMON)	TREE SPECIES (BOTANICAL)	SIZE	DISPOSITION
7486	Slash Pine	*Pinus elliottii*	17"	Preserve
7487	Slash Pine	*Pinus elliottii*	18"	Remove
7488	Slash Pine	*Pinus elliottii*	14"	Preserve
7489	Slash Pine	*Pinus elliottii*	14"	Remove
7490	Slash Pine	*Pinus elliottii*	14"	Remove
7491	Slash Pine	*Pinus elliottii*	15"	Remove
7492	Slash Pine	*Pinus elliottii*	14"	Remove
7493	Slash Pine	*Pinus elliottii*	16"	Remove
7494	Slash Pine	*Pinus elliottii*	20"	Remove
7495	Slash Pine	*Pinus elliottii*	16"	Remove
7496	Sabal Palm	*Sabal palmetto*	12"	Preserve
7497	Slash Pine	*Pinus elliottii*	14"	Preserve
7498	Slash Pine	*Pinus elliottii*	14"	Remove
7499	Slash Pine	*Pinus elliottii*	14"	Remove
7500	Slash Pine	*Pinus elliottii*	14"	Remove
7501	Slash Pine	*Pinus elliottii*	14"	Remove
7502	Sabal Palm	*Sabal palmetto*	18"	Remove
7503	Slash Pine	*Pinus elliottii*	14"	Remove
7504	Sabal Palm	*Sabal palmetto*	18"	Remove
7505	Slash Pine	*Pinus elliottii*	14"	Remove
7506	Slash Pine	*Pinus elliottii*	14"	Remove
7507	Slash Pine	*Pinus elliottii*	14"	Remove
7508	Slash Pine	*Pinus elliottii*	14"	Remove
7509	Slash Pine	*Pinus elliottii*	14"	Remove
7510	Slash Pine	*Pinus elliottii*	18"	Remove
7511	Slash Pine	*Pinus elliottii*	18"	Preserve
7512	Slash Pine	*Pinus elliottii*	18"	Preserve
7514	Slash Pine	*Pinus elliottii*	16"	Remove
7515	Slash Pine	*Pinus elliottii*	15"	Remove
7516	Slash Pine	*Pinus elliottii*	18"	Remove
7517	Slash Pine	*Pinus elliottii*	16"	Remove
7520	Slash Pine	*Pinus elliottii*	14"	Remove
7521	Slash Pine	*Pinus elliottii*	14"	Remove
7522	Slash Pine	*Pinus elliottii*	14"	Remove
7523	Slash Pine	*Pinus elliottii*	15"	Remove
7525	Slash Pine	*Pinus elliottii*	14"	Remove
7526	Slash Pine	*Pinus elliottii*	14"	Remove
7528	Slash Pine	*Pinus elliottii*	15"	Remove
7529	Slash Pine	*Pinus elliottii*	14"	Remove
7530	Live Oak	*Quercus virginiana*	16"	Remove
7531	Live Oak	*Quercus virginiana*	18"	Remove
7532	Slash Pine	*Pinus elliottii*	15"	Remove
7533	Slash Pine	*Pinus elliottii*	15"	Remove
7534	Slash Pine	*Pinus elliottii*	14"	Remove
7536	Slash Pine	*Pinus elliottii*	15"	Remove
7537	Slash Pine	*Pinus elliottii*	16"	Remove
7538	Slash Pine	*Pinus elliottii*	14"	Remove
7539	Slash Pine	*Pinus elliottii*	14"	Remove
7540	Slash Pine	*Pinus elliottii*	14"	Remove
7541	Slash Pine	*Pinus elliottii*	15"	Remove
7542	Slash Pine	*Pinus elliottii*	14"	Remove
7543	Slash Pine	*Pinus elliottii*	18"	Remove
7544	Slash Pine	*Pinus elliottii*	15"	Remove
7545	Slash Pine	*Pinus elliottii*	14"	Remove
7546	Live Oak	*Quercus virginiana*	14"	Remove
7549	Slash Pine	*Pinus elliottii*	14"	Remove
7550	Slash Pine	*Pinus elliottii*	18"	Remove
7551	Slash Pine	*Pinus elliottii*	14"	Remove
7552	Slash Pine	*Pinus elliottii*	14"	Remove
7553	Live Oak	*Quercus virginiana*	28"	Remove
7554	Slash Pine	*Pinus elliottii*	14"	Remove
7555	Slash Pine	*Pinus elliottii*	14"	Remove
7557	Slash Pine	*Pinus elliottii*	14"	Remove
7558	Slash Pine	*Pinus elliottii*	14"	Remove
7559	Slash Pine	*Pinus elliottii*	16"	Remove
7560	Slash Pine	*Pinus elliottii*	16"	Remove
7561	Slash Pine	*Pinus elliottii*	14"	Remove
7562	Slash Pine	*Pinus elliottii*	16"	Remove
7563	Slash Pine	*Pinus elliottii*	14"	Remove
7564	Slash Pine	*Pinus elliottii*	15"	Remove
7565	Slash Pine	*Pinus elliottii*	18"	Remove
7566	Slash Pine	*Pinus elliottii*	18"	Remove
7567	Slash Pine	*Pinus elliottii*	18"	Remove
7570	Slash Pine	*Pinus elliottii*	14"	Remove
7571	Slash Pine	*Pinus elliottii*	14"	Remove
7572	Slash Pine	*Pinus elliottii*	14"	Remove
7573	Slash Pine	*Pinus elliottii*	16"	Remove
7574	Live Oak	*Quercus virginiana*	15"	Remove
7575	Slash Pine	*Pinus elliottii*	15"	Remove
7576	Slash Pine	*Pinus elliottii*	14"	Remove
7577	Slash Pine	*Pinus elliottii*	16"	Remove
7578	Slash Pine	*Pinus elliottii*	15"	Remove
7579	Slash Pine	*Pinus elliottii*	24"	Remove
7580	Slash Pine	*Pinus elliottii*	14"	Remove
7581	Slash Pine	*Pinus elliottii*	15"	Remove
7582	Slash Pine	*Pinus elliottii*	14"	Remove
7585	Slash Pine	*Pinus elliottii*	14"	Remove
7586	Slash Pine	*Pinus elliottii*	14"	Remove
7587	Slash Pine	*Pinus elliottii*	14"	Remove

Know what's **below.**
Call before you dig.

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Crossroads Industrial

Fort Pierce, Florida

Date:	10/30/20
Scale:	N.A.
Design By:	AM
Drawn By:	AM
Checked By:	JES
File No.	743.04
Job No.	20-66

REVISIONS / SUBMISSIONS
Submittal 12/23/20

Tree Disposition Plan

TD-2 of 4

TAG #	TREE SPECIES (COMMON)	TREE SPECIES (BOTANICAL)	SIZE	DISPOSITION
7588	Slash Pine	*Pinus elliottii*	14"	Remove
7589	Slash Pine	*Pinus elliottii*	14"	Remove
7590	Slash Pine	*Pinus elliottii*	16"	Remove
7591	Slash Pine	*Pinus elliottii*	16"	Remove
7592	Slash Pine	*Pinus elliottii*	15"	Remove
7593	Slash Pine	*Pinus elliottii*	14"	Remove
7594	Slash Pine	*Pinus elliottii*	14"	Remove
7595	Slash Pine	*Pinus elliottii*	14"	Remove
7596	Slash Pine	*Pinus elliottii*	14"	Remove
7597	Slash Pine	*Pinus elliottii*	14"	Remove
7598	Slash Pine	*Pinus elliottii*	14"	Remove
7599	Slash Pine	*Pinus elliottii*	16"	Remove
7600	Slash Pine	*Pinus elliottii*	14"	Remove
7601	Slash Pine	*Pinus elliottii*	15"	Remove
7602	Slash Pine	*Pinus elliottii*	14"	Remove
7603	Slash Pine	*Pinus elliottii*	14"	Remove
7604	Slash Pine	*Pinus elliottii*	14"	Remove
7605	Slash Pine	*Pinus elliottii*	14"	Remove
7606	Slash Pine	*Pinus elliottii*	15"	Remove
7607	Slash Pine	*Pinus elliottii*	18"	Remove
7608	Slash Pine	*Pinus elliottii*	16"	Remove
7609	Slash Pine	*Pinus elliottii*	14"	Remove
7612	Live Oak	*Quercus virginiana*	14"	Remove
7613	Slash Pine	*Pinus elliottii*	14"	Remove
7614	Slash Pine	*Pinus elliottii*	14"	Remove
7615	Slash Pine	*Pinus elliottii*	14"	Remove
7616	Slash Pine	*Pinus elliottii*	14"	Remove
7617	Slash Pine	*Pinus elliottii*	15"	Remove
7618	Slash Pine	*Pinus elliottii*	14"	Remove
7619	Sabal Palm	*Sabal palmetto*	18"	Remove
7622	Slash Pine	*Pinus elliottii*	15"	Remove
7623	Slash Pine	*Pinus elliottii*	15"	Remove
7624	Slash Pine	*Pinus elliottii*	14"	Remove
7625	Slash Pine	*Pinus elliottii*	14"	Remove
7626	Live Oak	*Quercus virginiana*	14"	Remove
7627	Slash Pine	*Pinus elliottii*	14"	Remove
7628	Slash Pine	*Pinus elliottii*	16"	Remove
7629	Slash Pine	*Pinus elliottii*	14"	Remove
7630	Slash Pine	*Pinus elliottii*	15"	Remove
7631	Slash Pine	*Pinus elliottii*	14"	Remove
7632	Slash Pine	*Pinus elliottii*	14"	Remove
7641	Slash Pine	*Pinus elliottii*	15"	Remove
7642	Slash Pine	*Pinus elliottii*	20"	Remove
7643	Slash Pine	*Pinus elliottii*	14"	Remove
7644	Slash Pine	*Pinus elliottii*	15"	Remove
7645	Slash Pine	*Pinus elliottii*	14"	Remove
7646	Slash Pine	*Pinus elliottii*	15"	Remove
7647	Slash Pine	*Pinus elliottii*	16"	Remove
7648	Slash Pine	*Pinus elliottii*	15"	Remove
7649	Slash Pine	*Pinus elliottii*	22"	Remove
7650	Slash Pine	*Pinus elliottii*	14"	Remove
7651	Slash Pine	*Pinus elliottii*	14"	Remove
7652	Slash Pine	*Pinus elliottii*	14"	Remove
7653	Slash Pine	*Pinus elliottii*	14"	Remove
7654	Slash Pine	*Pinus elliottii*	18"	Remove
7655	Slash Pine	*Pinus elliottii*	15"	Remove
7656	Slash Pine	*Pinus elliottii*	14"	Remove
7657	Slash Pine	*Pinus elliottii*	14"	Remove
7658	Slash Pine	*Pinus elliottii*	14"	Remove
7659	Slash Pine	*Pinus elliottii*	14"	Remove
7660	Slash Pine	*Pinus elliottii*	15"	Remove
7661	Slash Pine	*Pinus elliottii*	15"	Remove
7662	Slash Pine	*Pinus elliottii*	14"	Remove
7663	Slash Pine	*Pinus elliottii*	16"	Remove
7664	Slash Pine	*Pinus elliottii*	14"	Remove
7665	Slash Pine	*Pinus elliottii*	14"	Remove
7666	Slash Pine	*Pinus elliottii*	14"	Remove
7667	Slash Pine	*Pinus elliottii*	18"	Remove
7668	Slash Pine	*Pinus elliottii*	18"	Remove
7669	Slash Pine	*Pinus elliottii*	15"	Remove
7670	Slash Pine	*Pinus elliottii*	16"	Remove
7671	Slash Pine	*Pinus elliottii*	14"	Remove
7672	Slash Pine	*Pinus elliottii*	14"	Remove
7673	Slash Pine	*Pinus elliottii*	14"	Remove
7674	Slash Pine	*Pinus elliottii*	16"	Remove
7675	Slash Pine	*Pinus elliottii*	14"	Remove
7676	Slash Pine	*Pinus elliottii*	15"	Remove
7677	Slash Pine	*Pinus elliottii*	14"	Remove
7678	Slash Pine	*Pinus elliottii*	18"	Remove
7679	Slash Pine	*Pinus elliottii*	16"	Remove
7680	Slash Pine	*Pinus elliottii*	14"	Remove
7681	Slash Pine	*Pinus elliottii*	14"	Remove
7682	Slash Pine	*Pinus elliottii*	18"	Remove
7683	Slash Pine	*Pinus elliottii*	16"	Remove
7684	Slash Pine	*Pinus elliottii*	14"	Remove
7685	Slash Pine	*Pinus elliottii*	15"	Remove
7686	Live Oak	*Quercus virginiana*	14"	Remove
7687	Slash Pine	*Pinus elliottii*	16"	Remove
7688	Slash Pine	*Pinus elliottii*	15"	Remove

TAG #	TREE SPECIES (COMMON)	TREE SPECIES (BOTANICAL)	SIZE	DISPOSITION
7689	Slash Pine	*Pinus elliottii*	21"	Remove
7690	Slash Pine	*Pinus elliottii*	16"	Remove
7691	Live Oak	*Quercus virginiana*	24"	Remove
7692	Live Oak	*Quercus virginiana*	24"	Remove
7693	Live Oak	*Quercus virginiana*	24"	Remove
7694	Live Oak	*Quercus virginiana*	14"	Remove
7695	Slash Pine	*Pinus elliottii*	14"	Remove
7696	Slash Pine	*Pinus elliottii*	17"	Remove
7697	Slash Pine	*Pinus elliottii*	15"	Remove
7698	Sabal Palm	*Sabal palmetto*	15"	Remove
7699	Slash Pine	*Pinus elliottii*	22"	Remove
7700	Sabal Palm	*Sabal palmetto*	14"	Remove
7701	Slash Pine	*Pinus elliottii*	16"	Remove
7702	Slash Pine	*Pinus elliottii*	15"	Remove
7703	Slash Pine	*Pinus elliottii*	15"	Remove
7704	Slash Pine	*Pinus elliottii*	14"	Remove
7705	Slash Pine	*Pinus elliottii*	18"	Remove
7706	Slash Pine	*Pinus elliottii*	16"	Remove
7707	Slash Pine	*Pinus elliottii*	14"	Remove
7708	Slash Pine	*Pinus elliottii*	16"	Remove
7709	Slash Pine	*Pinus elliottii*	15"	Remove
7710	Slash Pine	*Pinus elliottii*	15"	Remove
7711	Slash Pine	*Pinus elliottii*	14"	Remove
7712	Slash Pine	*Pinus elliottii*	14"	Remove
7713	Slash Pine	*Pinus elliottii*	14"	Remove
7714	Slash Pine	*Pinus elliottii*	14"	Remove
7715	Slash Pine	*Pinus elliottii*	18"	Remove
7716	Slash Pine	*Pinus elliottii*	14"	Remove
7717	Slash Pine	*Pinus elliottii*	16"	Remove
7718	Slash Pine	*Pinus elliottii*	15"	Preserve
7719	Slash Pine	*Pinus elliottii*	16"	Preserve
7720	Slash Pine	*Pinus elliottii*	15"	Preserve
7721	Slash Pine	*Pinus elliottii*	18"	Remove
7722	Slash Pine	*Pinus elliottii*	15"	Remove
7723	Live Oak	*Quercus virginiana*	20"	Remove
7724	Slash Pine	*Pinus elliottii*	15"	Remove
7725	Slash Pine	*Pinus elliottii*	15"	Remove
7726	Slash Pine	*Pinus elliottii*	16"	Remove
7727	Slash Pine	*Pinus elliottii*	18"	Remove
7728	Slash Pine	*Pinus elliottii*	14"	Remove
7729	Slash Pine	*Pinus elliottii*	18"	Remove
7730	Slash Pine	*Pinus elliottii*	16"	Remove
7731	Slash Pine	*Pinus elliottii*	18"	Remove
7732	Slash Pine	*Pinus elliottii*	18"	Remove
7733	Slash Pine	*Pinus elliottii*	18"	Remove
7734	Slash Pine	*Pinus elliottii*	15"	Remove
7735	Slash Pine	*Pinus elliottii*	15"	Remove
7736	Slash Pine	*Pinus elliottii*	22"	Remove
7737	Slash Pine	*Pinus elliottii*	18"	Remove
7738	Slash Pine	*Pinus elliottii*	14"	Remove
7739	Slash Pine	*Pinus elliottii*	14"	Remove
7740	Slash Pine	*Pinus elliottii*	14"	Remove
7741	Slash Pine	*Pinus elliottii*	18"	Remove
7742	Slash Pine	*Pinus elliottii*	18"	Remove
7743	Slash Pine	*Pinus elliottii*	16"	Remove
7744	Slash Pine	*Pinus elliottii*	14"	Remove
7745	Slash Pine	*Pinus elliottii*	15"	Remove
7746	Slash Pine	*Pinus elliottii*	14"	Remove
7747	Slash Pine	*Pinus elliottii*	14"	Remove
7748	Slash Pine	*Pinus elliottii*	16"	Remove
7749	Slash Pine	*Pinus elliottii*	14"	Remove
7750	Slash Pine	*Pinus elliottii*	16"	Remove
7751	Slash Pine	*Pinus elliottii*	18"	Remove
7752	Slash Pine	*Pinus elliottii*	20"	Remove
7753	Slash Pine	*Pinus elliottii*	16"	Remove
7754	Slash Pine	*Pinus elliottii*	18"	Remove
7755	Sabal Palm	*Sabal palmetto*	12"	Remove
7756	Sabal Palm	*Sabal palmetto*	12"	Remove
7757	Slash Pine	*Pinus elliottii*	14"	Remove
7758	Slash Pine	*Pinus elliottii*	20"	Remove
7759	Slash Pine	*Pinus elliottii*	14"	Remove
7760	Slash Pine	*Pinus elliottii*	15"	Remove
7761	Slash Pine	*Pinus elliottii*	15"	Remove
7762	Slash Pine	*Pinus elliottii*	17"	Remove
7763	Slash Pine	*Pinus elliottii*	18"	Remove
7764	Slash Pine	*Pinus elliottii*	15"	Remove
7765	Slash Pine	*Pinus elliottii*	15"	Remove
7766	Live Oak	*Quercus virginiana*	15"	Remove
7767	Slash Pine	*Pinus elliottii*	16"	Remove
7768	Sabal Palm	*Sabal palmetto*	14"	Remove
7769	Slash Pine	*Pinus elliottii*	16"	Remove
7770	Slash Pine	*Pinus elliottii*	20"	Remove
7771	Slash Pine	*Pinus elliottii*	18"	Remove
7772	Slash Pine	*Pinus elliottii*	20"	Remove
7773	Slash Pine	*Pinus elliottii*	20"	Remove
7774	Slash Pine	*Pinus elliottii*	18"	Remove
7775	Slash Pine	*Pinus elliottii*	14"	Remove
7776	Slash Pine	*Pinus elliottii*	14"	Remove
7777	Slash Pine	*Pinus elliottii*	15"	Remove

TAG #	TREE SPECIES (COMMON)	TREE SPECIES (BOTANICAL)	SIZE	DISPOSITION
7778	Live Oak	*Quercus virginiana*	20"	Remove
7779	Slash Pine	*Pinus elliottii*	16"	Remove
7780	Slash Pine	*Pinus elliottii*	15"	Remove
7781	Slash Pine	*Pinus elliottii*	16"	Remove
7782	Slash Pine	*Pinus elliottii*	20"	Remove
7783	Slash Pine	*Pinus elliottii*	16"	Remove
7784	Slash Pine	*Pinus elliottii*	14"	Remove
7785	Slash Pine	*Pinus elliottii*	15"	Remove
7786	Slash Pine	*Pinus elliottii*	18"	Remove
7787	Slash Pine	*Pinus elliottii*	16"	Remove
7788	Sabal Palm	*Sabal palmetto*	14"	Remove
7789	Slash Pine	*Pinus elliottii*	14"	Remove
7790	Slash Pine	*Pinus elliottii*	16"	Remove
7791	Slash Pine	*Pinus elliottii*	17"	Remove
7792	Slash Pine	*Pinus elliottii*	17"	Remove
7793	Slash Pine	*Pinus elliottii*	15"	Remove
7794	Slash Pine	*Pinus elliottii*	14"	Remove
7795	Slash Pine	*Pinus elliottii*	14"	Remove
7796	Slash Pine	*Pinus elliottii*	15"	Remove
7797	Slash Pine	*Pinus elliottii*	15"	Remove
7798	Slash Pine	*Pinus elliottii*	14"	Remove
7799	Slash Pine	*Pinus elliottii*	16"	Remove
7800	Slash Pine	*Pinus elliottii*	15"	Remove
7801	Slash Pine	*Pinus elliottii*	18"	Remove
7802	Slash Pine	*Pinus elliottii*	15"	Remove
7803	Slash Pine	*Pinus elliottii*	15"	Remove
7804	Slash Pine	*Pinus elliottii*	20"	Remove
7805	Slash Pine	*Pinus elliottii*	15"	Remove
7806	Sabal Palm	*Sabal palmetto*	18"	Remove
7807	Sabal Palm	*Sabal palmetto*	14"	Remove
7808	Live Oak	*Quercus virginiana*	20"	Remove
7809	Slash Pine	*Pinus elliottii*	14"	Remove
7810	Slash Pine	*Pinus elliottii*	16"	Remove
7811	Slash Pine	*Pinus elliottii*	18"	Remove
7812	Slash Pine	*Pinus elliottii*	14"	Remove
7813	Slash Pine	*Pinus elliottii*	16"	Remove
7814	Slash Pine	*Pinus elliottii*	14"	Remove
7815	Slash Pine	*Pinus elliottii*	17"	Remove
7816	Slash Pine	*Pinus elliottii*	20"	Remove
7817	Live Oak	*Quercus virginiana*	16"	Remove
7818	Slash Pine	*Pinus elliottii*	22"	Remove
7819	Slash Pine	*Pinus elliottii*	15"	Remove
7820	Slash Pine	*Pinus elliottii*	14"	Remove
7823	Live Oak	*Quercus virginiana*	14"	Remove
7824	Slash Pine	*Pinus elliottii*	14"	Remove
7825	Slash Pine	*Pinus elliottii*	20"	Remove
7826	Slash Pine	*Pinus elliottii*	16"	Remove
7827	Slash Pine	*Pinus elliottii*	15"	Remove
7828	Slash Pine	*Pinus elliottii*	18"	Remove
7829	Slash Pine	*Pinus elliottii*	15"	Remove
7830	Slash Pine	*Pinus elliottii*	14"	Remove
7831	Slash Pine	*Pinus elliottii*	14"	Remove
7832	Slash Pine	*Pinus elliottii*	17"	Remove
7833	Slash Pine	*Pinus elliottii*	14"	Remove
7834	Slash Pine	*Pinus elliottii*	20"	Remove
7835	Slash Pine	*Pinus elliottii*	18"	Remove
7836	Slash Pine	*Pinus elliottii*	17"	Remove
7837	Slash Pine	*Pinus elliottii*	14"	Remove
7838	Slash Pine	*Pinus elliottii*	18"	Remove
7839	Slash Pine	*Pinus elliottii*	18"	Remove
7840	Slash Pine	*Pinus elliottii*	14"	Remove
7841	Slash Pine	*Pinus elliottii*	16"	Remove
7842	Slash Pine	*Pinus elliottii*	14"	Remove
7843	Slash Pine	*Pinus elliottii*	18"	Remove
7844	Slash Pine	*Pinus elliottii*	14"	Remove
7845	Slash Pine	*Pinus elliottii*	14"	Remove
7846	Slash Pine	*Pinus elliottii*	15"	Remove
7847	Slash Pine	*Pinus elliottii*	15"	Remove
7848	Slash Pine	*Pinus elliottii*	15"	Remove
7849	Slash Pine	*Pinus elliottii*	14"	Remove
7850	Slash Pine	*Pinus elliottii*	17"	Remove
7851	Slash Pine	*Pinus elliottii*	14"	Remove
7852	Slash Pine	*Pinus elliottii*	15"	Remove
7853	Slash Pine	*Pinus elliottii*	15"	Remove
7854	Slash Pine	*Pinus elliottii*	14"	Remove
7855	Slash Pine	*Pinus elliottii*	15"	Remove
7856	Slash Pine	*Pinus elliottii*	14"	Remove
7857	Slash Pine	*Pinus elliottii*	15"	Remove
7858	Slash Pine	*Pinus elliottii*	15"	Remove
7859	Slash Pine	*Pinus elliottii*	18"	Remove
7860	Slash Pine	*Pinus elliottii*	16"	Remove
7861	Slash Pine	*Pinus elliottii*	14"	Remove
7862	Slash Pine	*Pinus elliottii*	18"	Remove
7863	Slash Pine	*Pinus elliottii*	14"	Remove
7864	Slash Pine	*Pinus elliottii*	14"	Remove
7865	Slash Pine	*Pinus elliottii*	15"	Remove
7866	Slash Pine	*Pinus elliottii*	15"	Remove
7867	Slash Pine	*Pinus elliottii*	14"	Remove
7868	Slash Pine	*Pinus elliottii*	18"	Remove

TAG #	TREE SPECIES (COMMON)	TREE SPECIES (BOTANICAL)	SIZE	DISPOSITION
7869	Slash Pine	*Pinus elliottii*	14"	Remove
7870	Slash Pine	*Pinus elliottii*	16"	Remove
7871	Slash Pine	*Pinus elliottii*	16"	Remove
7872	Slash Pine	*Pinus elliottii*	14"	Remove
7873	Slash Pine	*Pinus elliottii*	14"	Remove
7874	Slash Pine	*Pinus elliottii*	14"	Remove
7875	Slash Pine	*Pinus elliottii*	15"	Remove
7876	Slash Pine	*Pinus elliottii*	16"	Remove
7877	Slash Pine	*Pinus elliottii*	18"	Remove
7878	Slash Pine	*Pinus elliottii*	14"	Remove
7879	Slash Pine	*Pinus elliottii*	15"	Remove
7880	Slash Pine	*Pinus elliottii*	18"	Remove
7881	Slash Pine	*Pinus elliottii*	15"	Remove
7882	Slash Pine	*Pinus elliottii*	15"	Remove
7883	Slash Pine	*Pinus elliottii*	17"	Remove
7884	Slash Pine	*Pinus elliottii*	14"	Remove
7885	Slash Pine	*Pinus elliottii*	17"	Remove
7886	Slash Pine	*Pinus elliottii*	15"	Remove
7887	Slash Pine	*Pinus elliottii*	16"	Remove
7888	Slash Pine	*Pinus elliottii*	15"	Remove
7889	Slash Pine	*Pinus elliottii*	14"	Remove
7890	Slash Pine	*Pinus elliottii*	17"	Remove
7891	Slash Pine	*Pinus elliottii*	16"	Remove
7892	Slash Pine	*Pinus elliottii*	14"	Remove
7893	Slash Pine	*Pinus elliottii*	14"	Remove
7894	Slash Pine	*Pinus elliottii*	15"	Remove
7895	Slash Pine	*Pinus elliottii*	15"	Remove
7896	Slash Pine	*Pinus elliottii*	14"	Remove
7897	Slash Pine	*Pinus elliottii*	14"	Remove
7898	Slash Pine	*Pinus elliottii*	14"	Remove
7899	Slash Pine	*Pinus elliottii*	14"	Remove
7900	Slash Pine	*Pinus elliottii*	14"	Remove
7901	Slash Pine	*Pinus elliottii*	14"	Remove
7902	Slash Pine	*Pinus elliottii*	15"	Remove
7903	Slash Pine	*Pinus elliottii*	16"	Remove
7904	Slash Pine	*Pinus elliottii*	15"	Remove
7905	Slash Pine	*Pinus elliottii*	14"	Remove
7906	Slash Pine	*Pinus elliottii*	18"	Remove
7907	Slash Pine	*Pinus elliottii*	18"	Remove
7908	Slash Pine	*Pinus elliottii*	14"	Remove
7909	Slash Pine	*Pinus elliottii*	24"	Remove
7910	Slash Pine	*Pinus elliottii*	24"	Remove
7911	Slash Pine	*Pinus elliottii*	15"	Remove
7912	Slash Pine	*Pinus elliottii*	16"	Remove
7913	Slash Pine	*Pinus elliottii*	20"	Remove
7914	Slash Pine	*Pinus elliottii*	14"	Remove
7915	Slash Pine	*Pinus elliottii*	16"	Remove
7916	Slash Pine	*Pinus elliottii*	15"	Remove
7917	Slash Pine	*Pinus elliottii*	15"	Remove
7918	Slash Pine	*Pinus elliottii*	15"	Remove
7919	Slash Pine	*Pinus elliottii*	15"	Remove
7920	Slash Pine	*Pinus elliottii*	14"	Remove
7921	Slash Pine	*Pinus elliottii*	15"	Remove
7922	Slash Pine	*Pinus elliottii*	14"	Remove
7923	Slash Pine	*Pinus elliottii*	15"	Remove
7924	Slash Pine	*Pinus elliottii*	14"	Remove
7925	Slash Pine	*Pinus elliottii*	15"	Remove
7926	Slash Pine	*Pinus elliottii*	17"	Remove
7927	Slash Pine	*Pinus elliottii*	14"	Remove
7928	Slash Pine	*Pinus elliottii*	14"	Remove
7929	Slash Pine	*Pinus elliottii*	15"	Remove
7930	Slash Pine	*Pinus elliottii*	14"	Remove
7931	Slash Pine	*Pinus elliottii*	14"	Remove
7932	Live Oak	*Quercus virginiana*	15"	Remove
7933	Slash Pine	*Pinus elliottii*	18"	Remove
7934	Slash Pine	*Pinus elliottii*	17"	Remove
7935	Slash Pine	*Pinus elliottii*	14"	Remove
7936	Slash Pine	*Pinus elliottii*	22"	Remove
7937	Live Oak	*Quercus virginiana*	24"	Offsite
7938	Slash Pine	*Pinus elliottii*	16"	Offsite
7939	Live Oak	*Quercus virginiana*	18"	Offsite
7940	Live Oak	*Quercus virginiana*	14"	Offsite
7941	Slash Pine	*Pinus elliottii*	24"	Preserve
7942	Slash Pine	*Pinus elliottii*	20"	Offsite
7943	Slash Pine	*Pinus elliottii*	20"	Offsite
7944	Slash Pine	*Pinus elliottii*	14"	Offsite
7945	Slash Pine	*Pinus elliottii*	24"	Offsite
7946	Slash Pine	*Pinus elliottii*	24"	Offsite
7947	Slash Pine	*Pinus elliottii*	17"	Offsite
7948	Slash Pine	*Pinus elliottii*	16"	Remove
7949	Slash Pine	*Pinus elliottii*	15"	Remove
7950	Slash Pine	*Pinus elliottii*	14"	Offsite
7951	Slash Pine	*Pinus elliottii*	14"	Offsite
7952	Slash Pine	*Pinus elliottii*	14"	Offsite
7953	Slash Pine	*Pinus elliottii*	17"	Remove
7954	Slash Pine	*Pinus elliottii*	17"	Remove
7955	Slash Pine	*Pinus elliottii*	14"	Remove
7956	Slash Pine	*Pinus elliottii*	18"	Remove
7957	Slash Pine	*Pinus elliottii*	18"	Remove

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Crossroads Industrial

Fort Pierce, Florida

Date:	10/30/20
Scale:	N.A.
Design By:	AM
Drawn By:	AM
Checked By:	JES
File No.	743.04
Job No.	20-66

REVISIONS / SUBMISSIONS

Submittal 12/23/20

Tree Disposition Plan

811 Know what's below. Call before you dig.

TAG #	TREE SPECIES (COMMON)	TREE SPECIES (BOTANICAL)	SIZE	DISPOSITION
7958	Slash Pine	*Pinus elliottii*	18"	Remove
7959	Slash Pine	*Pinus elliottii*	20"	Remove
7960	Slash Pine	*Pinus elliottii*	14"	Remove
7961	Slash Pine	*Pinus elliottii*	18"	Remove
7962	Slash Pine	*Pinus elliottii*	14"	Remove
7963	Slash Pine	*Pinus elliottii*	14"	Remove
7964	Slash Pine	*Pinus elliottii*	14"	Remove
7965	Slash Pine	*Pinus elliottii*	15"	Remove
7966	Slash Pine	*Pinus elliottii*	14"	Remove
7967	Slash Pine	*Pinus elliottii*	15"	Remove
7968	Slash Pine	*Pinus elliottii*	14"	Remove
7969	Slash Pine	*Pinus elliottii*	20"	Remove
7970	Slash Pine	*Pinus elliottii*	14"	Remove
7971	Slash Pine	*Pinus elliottii*	15"	Remove
7972	Slash Pine	*Pinus elliottii*	15"	Remove
7973	Slash Pine	*Pinus elliottii*	18"	Remove
7974	Slash Pine	*Pinus elliottii*	15"	Remove
7975	Slash Pine	*Pinus elliottii*	14"	Remove
7976	Slash Pine	*Pinus elliottii*	15"	Remove
7977	Slash Pine	*Pinus elliottii*	14"	Remove
7978	Live Oak	*Quercus virginiana*	18"	Remove
7979	Live Oak	*Quercus virginiana*	22"	Remove
7980	Live Oak	*Quercus virginiana*	18"	Remove
7981	Live Oak	*Quercus virginiana*	26"	Remove
7982	Slash Pine	*Pinus elliottii*	16"	Remove
7983	Slash Pine	*Pinus elliottii*	16"	Remove
7984	Live Oak	*Quercus virginiana*	24"	Remove
7985	Live Oak	*Quercus virginiana*	18"	Remove
7986	Live Oak	*Quercus virginiana*	18"	Remove
7988	Sabal Palm	*Sabal palmetto*	8"	Remove
7989	Slash Pine	*Pinus elliottii*	16"	Remove
7990	Live Oak	*Quercus virginiana*	27"	Remove
7991	Live Oak	*Quercus virginiana*	16"	Remove
7992	Live Oak	*Quercus virginiana*	22"	Remove
7993	Slash Pine	*Pinus elliottii*	14"	Remove
7994	Slash Pine	*Pinus elliottii*	18"	Remove
7995	Slash Pine	*Pinus elliottii*	16"	Remove
7996	Slash Pine	*Pinus elliottii*	18"	Remove
7997	Slash Pine	*Pinus elliottii*	18"	Remove
7998	Slash Pine	*Pinus elliottii*	18"	Remove
7999	Slash Pine	*Pinus elliottii*	20"	Remove
8000	Slash Pine	*Pinus elliottii*	15"	Remove
8001	Live Oak	*Quercus virginiana*	18"	Remove
8002	Live Oak	*Quercus virginiana*	16"	Remove
8004	Slash Pine	*Pinus elliottii*	18"	Remove
8005	Slash Pine	*Pinus elliottii*	22"	Remove
8006	Slash Pine	*Pinus elliottii*	21"	Remove
8007	Slash Pine	*Pinus elliottii*	14"	Remove
8008	Live Oak	*Quercus virginiana*	14"	Remove
8009	Slash Pine	*Pinus elliottii*	16"	Remove
8010	Slash Pine	*Pinus elliottii*	16"	Remove
8011	Slash Pine	*Pinus elliottii*	14"	Remove
8012	Slash Pine	*Pinus elliottii*	16"	Remove
8013	Slash Pine	*Pinus elliottii*	18"	Remove
8014	Slash Pine	*Pinus elliottii*	16"	Remove
8017	Slash Pine	*Pinus elliottii*	15"	Remove
8018	Slash Pine	*Pinus elliottii*	18"	Remove
8019	Slash Pine	*Pinus elliottii*	18"	Remove
8020	Slash Pine	*Pinus elliottii*	20"	Remove
8021	Slash Pine	*Pinus elliottii*	15"	Remove
8022	Slash Pine	*Pinus elliottii*	14"	Remove
8023	Slash Pine	*Pinus elliottii*	16"	Offsite
8024	Live Oak	*Quercus virginiana*	16"	Offsite
8025	Live Oak	*Quercus virginiana*	14"	Offsite
8026	Slash Pine	*Pinus elliottii*	15"	Remove
8027	Slash Pine	*Pinus elliottii*	20"	Remove
8028	Slash Pine	*Pinus elliottii*	22"	Remove
8029	Slash Pine	*Pinus elliottii*	17"	Remove
8030	Slash Pine	*Pinus elliottii*	14"	Remove
8031	Slash Pine	*Pinus elliottii*	20"	Remove
8032	Slash Pine	*Pinus elliottii*	21"	Remove
8033	Live Oak	*Quercus virginiana*	14"	Remove
8034	Live Oak	*Quercus virginiana*	14"	Preserve
8035	Slash Pine	*Pinus elliottii*	24"	Preserve
8036	Slash Pine	*Pinus elliottii*	15"	Offsite
8037	Live Oak	*Quercus virginiana*	14"	Offsite
8038	Live Oak	*Quercus virginiana*	16"	Offsite
8039	Slash Pine	*Pinus elliottii*	22"	Remove
8040	Sabal Palm	*Sabal palmetto*	16"	Remove
8041	Slash Pine	*Pinus elliottii*	14"	Remove
8042	Slash Pine	*Pinus elliottii*	15"	Remove
8043	Slash Pine	*Pinus elliottii*	14"	Remove
8044	Slash Pine	*Pinus elliottii*	14"	Remove
8045	Sabal Palm	*Sabal palmetto*	14"	Remove
8046	Slash Pine	*Pinus elliottii*	26"	Remove
8047	Slash Pine	*Pinus elliottii*	20"	Remove
8048	Slash Pine	*Pinus elliottii*	15"	Remove
8049	Slash Pine	*Pinus elliottii*	18"	Remove
8050	Slash Pine	*Pinus elliottii*	24"	Remove

TAG #	TREE SPECIES (COMMON)	TREE SPECIES (BOTANICAL)	SIZE	DISPOSITION
8051	Live Oak	*Quercus virginiana*	15"	Remove
8052	Live Oak	*Quercus virginiana*	20"	Remove
8053	Slash Pine	*Pinus elliottii*	20"	Remove
8054	Slash Pine	*Pinus elliottii*	16"	Remove
8055	Slash Pine	*Pinus elliottii*	20"	Remove
8056	Sabal Palm	*Sabal palmetto*	10"	Remove
8057	Live Oak	*Quercus virginiana*	18"	Remove
8058	Live Oak	*Quercus virginiana*	15"	Remove
8059	Sabal Palm	*Sabal palmetto*	8"	Remove
8060	Live Oak	*Quercus virginiana*	26"	Remove
8061	Live Oak	*Quercus virginiana*	15"	Remove
8062	Live Oak	*Quercus virginiana*	15"	Remove
8063	Sabal Palm	*Sabal palmetto*	8"	Remove
8064	Live Oak	*Quercus virginiana*	14"	Remove
8065	Live Oak	*Quercus virginiana*	15"	Remove
8066	Live Oak	*Quercus virginiana*	15"	Remove
8067	Live Oak	*Quercus virginiana*	14"	Remove
8068	Live Oak	*Quercus virginiana*	22"	Remove
8069	Live Oak	*Quercus virginiana*	22"	Remove
8070	Live Oak	*Quercus virginiana*	16"	Remove
8072	Sabal Palm	*Sabal palmetto*	18"	Remove
8073	Sabal Palm	*Sabal palmetto*	18"	Remove
8074	Slash Pine	*Pinus elliottii*	16"	Remove
8075	Slash Pine	*Pinus elliottii*	16"	Remove
8076	Live Oak	*Quercus virginiana*	20"	Remove
8077	Slash Pine	*Pinus elliottii*	18"	Remove
8078	Live Oak	*Quercus virginiana*	24"	Remove
8079	Sabal Palm	*Sabal palmetto*	13"	Remove
8080	Slash Pine	*Pinus elliottii*	15"	Remove
8081	Slash Pine	*Pinus elliottii*	14"	Remove
8082	Live Oak	*Quercus virginiana*	18"	Remove
8083	Live Oak	*Quercus virginiana*	28"	Remove
8084	Slash Pine	*Pinus elliottii*	14"	Remove
8086	Live Oak	*Quercus virginiana*	14"	Remove
8087	Uknown	*#N/A*	18"	Remove
8088	Sabal Palm	*Sabal palmetto*	16"	Remove
8089	Sabal Palm	*Sabal palmetto*	16"	Remove
8090	Sabal Palm	*Sabal palmetto*	14"	Remove
8093	Live Oak	*Quercus virginiana*	14"	Preserve
8094	Live Oak	*Quercus virginiana*	30"	Offsite
8095	Live Oak	*Quercus virginiana*	18"	Offsite
8096	Sabal Palm	*Sabal palmetto*	14"	Offsite
8097	Live Oak	*Quercus virginiana*	14"	Preserve
8098	Live Oak	*Quercus virginiana*	15"	Preserve
8099	Live Oak	*Quercus virginiana*	15"	Preserve
8100	Live Oak	*Quercus virginiana*	14"	Preserve
8101	Live Oak	*Quercus virginiana*	15"	Preserve
8102	Live Oak	*Quercus virginiana*	18"	Preserve
8103	Live Oak	*Quercus virginiana*	14"	Preserve
8104	Live Oak	*Quercus virginiana*	15"	Remove
8105	Live Oak	*Quercus virginiana*	18"	Remove
8106	Live Oak	*Quercus virginiana*	15"	Remove
8107	Slash Pine	*Pinus elliottii*	15"	Remove
8108	Slash Pine	*Pinus elliottii*	15"	Remove
8109	Slash Pine	*Pinus elliottii*	14"	Remove
8110	Slash Pine	*Pinus elliottii*	15"	Remove
8111	Slash Pine	*Pinus elliottii*	14"	Remove
8112	Sabal Palm	*Sabal palmetto*	12"	Remove
8113	Live Oak	*Quercus virginiana*	15"	Remove
8114	Live Oak	*Quercus virginiana*	14"	Remove
8115	Live Oak	*Quercus virginiana*	14"	Remove
8116	Live Oak	*Quercus virginiana*	15"	Remove
8117	Live Oak	*Quercus virginiana*	14"	Remove
8118	Live Oak	*Quercus virginiana*	18"	Remove
8119	Live Oak	*Quercus virginiana*	22"	Remove
8120	Live Oak	*Quercus virginiana*	21"	Remove
8121	Live Oak	*Quercus virginiana*	20"	Remove
8122	Sabal Palm	*Sabal palmetto*	8"	Remove
8123	Sabal Palm	*Sabal palmetto*	8"	Remove
8124	Sabal Palm	*Sabal palmetto*	8"	Remove
8125	Sabal Palm	*Sabal palmetto*	8"	Remove
8126	Slash Pine	*Pinus elliottii*	15"	Remove
8127	Slash Pine	*Pinus elliottii*	15"	Remove
8128	Slash Pine	*Pinus elliottii*	18"	Remove
8129	Slash Pine	*Pinus elliottii*	14"	Remove
8130	Slash Pine	*Pinus elliottii*	14"	Remove
8131	Slash Pine	*Pinus elliottii*	18"	Remove
8132	Slash Pine	*Pinus elliottii*	18"	Remove
8133	Slash Pine	*Pinus elliottii*	14"	Remove
8134	Slash Pine	*Pinus elliottii*	14"	Remove
8135	Slash Pine	*Pinus elliottii*	15"	Remove
8136	Slash Pine	*Pinus elliottii*	15"	Remove
8137	Slash Pine	*Pinus elliottii*	15"	Remove
8138	Slash Pine	*Pinus elliottii*	15"	Remove
8139	Slash Pine	*Pinus elliottii*	14"	Remove
8140	Slash Pine	*Pinus elliottii*	14"	Remove
8141	Slash Pine	*Pinus elliottii*	15"	Remove
8142	Sabal Palm	*Sabal palmetto*	14"	Remove
8143	Slash Pine	*Pinus elliottii*	19"	Remove

TAG #	TREE SPECIES (COMMON)	TREE SPECIES (BOTANICAL)	SIZE	DISPOSITION
8144	Live Oak	*Quercus virginiana*	16"	Remove
8145	Slash Pine	*Pinus elliottii*	14"	Remove
8146	Sabal Palm	*Sabal palmetto*	14"	Remove
8147	Sabal Palm	*Sabal palmetto*	16"	Remove
8148	Sabal Palm	*Sabal palmetto*	16"	Remove
8150	Live Oak	*Quercus virginiana*	16"	Remove
8151	Slash Pine	*Pinus elliottii*	14"	Remove
8152	Slash Pine	*Pinus elliottii*	18"	Remove
8153	Slash Pine	*Pinus elliottii*	18"	Remove
8154	Slash Pine	*Pinus elliottii*	14"	Remove
8155	Slash Pine	*Pinus elliottii*	14"	Remove
8156	Sabal Palm	*Sabal palmetto*	14"	Remove
8157	Slash Pine	*Pinus elliottii*	14"	Remove
8158	Slash Pine	*Pinus elliottii*	18"	Remove
8159	Slash Pine	*Pinus elliottii*	15"	Remove
8160	Slash Pine	*Pinus elliottii*	14"	Remove
8161	Slash Pine	*Pinus elliottii*	18"	Remove
8162	Slash Pine	*Pinus elliottii*	15"	Remove
8163	Slash Pine	*Pinus elliottii*	14"	Remove
8164	Slash Pine	*Pinus elliottii*	15"	Remove
8165	Slash Pine	*Pinus elliottii*	14"	Remove
8166	Slash Pine	*Pinus elliottii*	16"	Remove
8167	Slash Pine	*Pinus elliottii*	15"	Remove
8168	Slash Pine	*Pinus elliottii*	15"	Remove
8169	Slash Pine	*Pinus elliottii*	14"	Remove
8170	Slash Pine	*Pinus elliottii*	14"	Remove
8171	Slash Pine	*Pinus elliottii*	26"	Remove
8172	Slash Pine	*Pinus elliottii*	14"	Remove
8173	Slash Pine	*Pinus elliottii*	14"	Remove
8174	Slash Pine	*Pinus elliottii*	16"	Remove
8175	Slash Pine	*Pinus elliottii*	14"	Remove
8176	Slash Pine	*Pinus elliottii*	14"	Remove
8177	Slash Pine	*Pinus elliottii*	14"	Remove
8178	Slash Pine	*Pinus elliottii*	14"	Remove
8179	Slash Pine	*Pinus elliottii*	15"	Remove
8180	Slash Pine	*Pinus elliottii*	18"	Remove
8181	Slash Pine	*Pinus elliottii*	14"	Remove
8182	Slash Pine	*Pinus elliottii*	16"	Remove
8183	Slash Pine	*Pinus elliottii*	16"	Remove
8184	Slash Pine	*Pinus elliottii*	14"	Remove
8185	Slash Pine	*Pinus elliottii*	14"	Remove
8186	Sabal Palm	*Sabal palmetto*	14"	Remove
8187	Live Oak	*Quercus virginiana*	16"	Remove
8188	Sabal Palm	*Sabal palmetto*	14"	Remove
8189	Sabal Palm	*Sabal palmetto*	12"	Remove
8190	Sabal Palm	*Sabal palmetto*	12"	Remove
8191	Sabal Palm	*Sabal palmetto*	16"	Remove
8193	Slash Pine	*Pinus elliottii*	22"	Remove
8194	Sabal Palm	*Sabal palmetto*	16"	Remove
8195	Slash Pine	*Pinus elliottii*	18"	Remove
8196	Slash Pine	*Pinus elliottii*	18"	Remove
8197	Slash Pine	*Pinus elliottii*	14"	Remove
8198	Slash Pine	*Pinus elliottii*	16"	Remove
8199	Slash Pine	*Pinus elliottii*	18"	Remove
8200	Sabal Palm	*Sabal palmetto*	14"	Remove
8201	Slash Pine	*Pinus elliottii*	18"	Remove
8202	Slash Pine	*Pinus elliottii*	14"	Remove
8203	Slash Pine	*Pinus elliottii*	22"	Remove
8204	Slash Pine	*Pinus elliottii*	15"	Remove
8205	Slash Pine	*Pinus elliottii*	20"	Remove
8206	Slash Pine	*Pinus elliottii*	16"	Remove
8207	Sabal Palm	*Sabal palmetto*	10"	Remove
8208	Slash Pine	*Pinus elliottii*	18"	Remove
8209	Sabal Palm	*Sabal palmetto*	12"	Remove
8210	Slash Pine	*Pinus elliottii*	15"	Remove
8211	Sabal Palm	*Sabal palmetto*	14"	Remove
8212	Slash Pine	*Pinus elliottii*	18"	Remove
8213	Slash Pine	*Pinus elliottii*	14"	Remove
8214	Slash Pine	*Pinus elliottii*	17"	Remove
8215	Sabal Palm	*Sabal palmetto*	12"	Remove
8216	Slash Pine	*Pinus elliottii*	16"	Remove
8217	Sabal Palm	*Sabal palmetto*	12"	Remove
8218	Slash Pine	*Pinus elliottii*	20"	Remove
8219	Sabal Palm	*Sabal palmetto*	12"	Remove
8220	Slash Pine	*Pinus elliottii*	14"	Remove
8221	Slash Pine	*Pinus elliottii*	15"	Remove
8222	Sabal Palm	*Sabal palmetto*	12"	Remove
8223	Sabal Palm	*Sabal palmetto*	14"	Remove
8224	Sabal Palm	*Sabal palmetto*	12"	Remove
8225	Slash Pine	*Pinus elliottii*	20"	Preserve
8226	Sabal Palm	*Sabal palmetto*	12"	Preserve
8227	Sabal Palm	*Sabal palmetto*	14"	Remove
8228	Slash Pine	*Pinus elliottii*	14"	Remove
8229	Live Oak	*Quercus virginiana*	26"	Offsite
8230	Slash Pine	*Pinus elliottii*	14"	Remove
8231	Slash Pine	*Pinus elliottii*	14"	Remove
8232	Live Oak	*Quercus virginiana*	15"	Remove
8233	Sabal Palm	*Sabal palmetto*	8"	Remove
8234	Slash Pine	*Pinus elliottii*	20"	Remove

TAG #	TREE SPECIES (COMMON)	TREE SPECIES (BOTANICAL)	SIZE	DISPOSITION
8235	Sabal Palm	*Sabal palmetto*	15"	Remove
8236	Sabal Palm	*Sabal palmetto*	14"	Remove
8237	Sabal Palm	*Sabal palmetto*	14"	Remove
8238	Live Oak	*Quercus virginiana*	15"	Remove
8239	Live Oak	*Quercus virginiana*	15"	Remove
8240	Live Oak	*Quercus virginiana*	17"	Remove

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Crossroads Industrial

Fort Pierce, Florida

Date:	10/30/20
Scale:	N.A.
Design By:	AM
Drawn By:	AM
Checked By:	JES
File No.	743.04
Job No.	20-66

REVISIONS / SUBMISSIONS
Submittal 12/23/20

Tree Disposition Plan

811 Know what's below. Call before you dig.

TD-4 of 4

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

SL CROSSROADS BUSINESS CENTER

Environmental Assessment

Prepared For:

Silverman Group

Prepared By:

EW Consultants, Inc.

October 2020

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I. INTRODUCTION –

This Environmental Assessment documents and summarizes the natural resource characteristics of the SL Crossroads Business Center Property. The 132.4 +/- acre subject property is located within Section 25, Township 35 South, Range 40 East, in Fort Pierce, Florida. The property is more precisely located south of Okeechobee Road (SR 70) and the Crossroads Park of Commerce, west of I-95, and east of the Florida's Turnpike. A portion of the site is bisected by Ten Mile Creek. A Location Map (Figure 1), USGS Quadrangle Map (Figure 2), and Aerial Photo (Figure 3) depicting the parcel boundaries and the immediate surrounding area are provided in the Appendix.

The property contains a 47.75 +/- acre recorded conservation easement that is located in the southern portion of the property. The easement includes the section of Ten Mile Creek that traverses the property. No development activities or impacts resulting from development activities are proposed within the limits of the existing conservation easement area. As such, the focus of this environmental assessment report is on the 84.65 +/- acre development portion of the property.

II. GENERAL PROPERTY DESCRIPTION –

The development portion of the property, which is the subject of this environmental assessment report, is bounded on the north by developed and undeveloped lands that are part of the first phase of the Crossroads Park of Commerce; to the east by I-95, to the west by Florida's Turnpike, and to the south by a recorded conservation easement and undeveloped lands. The property is generally vacant and forested and contains one freshwater marsh wetland and a man-made temporary storm-water management system.

An informal jurisdictional wetland determination was conducted with the South Florida Water Management District (SFWMD) on July 29, 2020. A Wetland Map depicting the results of this determination as well as a copy of the approved informal determination from SFWMD is provided in the Appendix. The informal determination verified the presence, size and location of the wetland and storm-water management system that are described in this report. Detailed discussions of the land cover types are described in subsequent sections of this report.

III. SOIL TYPES –

A Custom Soil Resource Report for the subject property is provided in the Appendix. This report, prepared by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) provides descriptions of the soil types within the subject property along with acreage summaries for each soil type.

IV. EXISTING LAND COVER TYPES

The following is a summary of the land cover types and vegetative communities found on the subject site. Land cover and vegetative community classifications are mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial imagery interpretation were employed in the mapping of the vegetative communities on the subject property. The vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources present in those communities. Detailed observations and occurrences of wildlife are discussed in subsequent sections.

The FLUCFCS classifications observed on the site are described below. A land cover map of the observed vegetative community types is included as Figure 4 in the Appendix of this report. The land cover types observed on the property are described as follows:

Uplands

411 – Pine Flatwoods –

These forested portions of the property consist of a canopy that is dominated by slash pine and contains occasional live oak, laurel oak, and cabbage palm to a lesser extent. The dominant understory and groundcover vegetation consists of saw palmetto, gallberry, fetterbush, rusty lyonia, wiregrass, and other native shrubs and grasses. Non-native invasive species of vegetation are also present including Brazilian pepper, earleaf acacia, and downy rose myrtle.

740/422 – Disturbed Land/Brazilian Pepper –

These upland areas have been disturbed by previous land alterations and/or clearing and have repopulated with a dominance of invasive non-native Brazilian pepper. This species typically established into a monoculture which thereby reduces the quality of wildlife habitat.

Waterbodies

643 – Wet Prairie –

The small isolated wetland is dominated by native wetland groundcover plant species including jointed spikerush, St. John's wort, maidencane, and swamp fern. Non-native species including Peruvian primrose willow and torpedo grass are also present to a lesser extent.

510/534 – Ditches and Reservoirs Less Than 10 Acres

These man-made excavated storm-water retention features and conveyance ditches were constructed to provide temporary drainage outfall for the commerce park located to the north of the subject property. Portions of this surface water management system contain vegetation that predominantly consists of non-native and nuisance species including torpedo grass, cattails, and Carolina willow.

V. WILDLIFE AND LISTED SPECIES EVALUATION –

Non-listed Wildlife

Observations for wildlife presence and signs of utilization were made from October 2019 through October 2020. Several common avian species were observed within the property and several others are likely to occur on a foraging or migratory basis. The non-listed avian species that have been observed during site reconnaissance of the property include mourning dove, northern cardinal, boat-tailed grackle, red-shouldered hawk, black vulture, osprey, and great egret.

Direct observations and signs of utilization by mammals indicate the presence of raccoons, armadillos, opossums, marsh rabbits, feral hogs, and coyotes.

Reptile and amphibian observations included gopher tortoise, black racers, glass snake, southern leopard frogs, barking tree frogs, Cuban tree frogs, and green anole.

Listed Species Inventory and Evaluation –

The survey methodologies used for determining the status of state and/or federally listed wildlife occurrence on the site followed generally accepted protocols as specified in state and Federal guidance documents. The geographic range of the property and its associated habitats, vegetative cover types, and natural or disturbed status were the primary considerations in assessing potential occurrence of listed species.

Pedestrian and vehicular surveys were employed to assess the relative quality and wildlife utilization of the property. In addition, the protected species evaluations and survey methodologies have been, and will continue to be, addressed on a species-specific basis in accordance with the Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS) protocols and techniques relative to the species under consideration.

The state and/or federally listed wildlife species with potential to occur on the subject site are summarized in the following table. Likelihood of occurrence has been indicated based on species-specific evaluations and best professional judgement and noted as either observed during site review or likelihood of occurrence as high, medium, or low.

Common Name	**Scientific Name**	**Preferred Habitat**	**Occurrence***	**Listed Status**
				State/Federal
American alligator	*Alligator mississippiensis*	Wetland and aquatic habitat	L	FT/SA
Bald eagle	*Haliaeetus leucocephalus*	Nest in tall trees (usually pine) near coasts, rivers, lakes and wetlands	L	No longer listed Nest trees protected
Florida burrowing owl	*Athene cunicularia*	Sandhills, ruderal communities, dry prairies	L	ST/-
Florida bonneted bat	*Eumops floridanus*	A diversity of forested habitats	L	FE
Eastern indigo snake	*Drymarchon corais couperi*	A diversity of upland/low land habitat	M	FT
Florida pine snake	*Pituophis melanoleucus mugitus*	Well drained sandy soils, moderate to open pine canopy	M	ST
Florida sandhill crane	*Grus canadensis pratensis*	Breed in emergent palustrine wetlands; forage in pastures/prairies	L	ST/-
Gopher tortoise	*Gopherus polyphemus*	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	O[2]	ST/-
Audubon's crested caracara	*Polyborus plancus audbonii*	Nest in cabbage palms, dry prairie and pastures	L	FT
Little blue heron	*Egretta caerulea*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	M	ST/-
Red-cockaded woodpecker	*Picoides borealis*	Mature pine woodlands	L	FE
Roseate spoonbill	*Ajaia ajaja*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	L	ST/-

Common Name	Scientific Name	Preferred Habitat	Occurrence*	Listed Status
Reddish egret	*Egretta rufescens*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	L	ST/-
Southeast American kestrel	*Falco sparverius paulus*	Sandhill and open rangeland nest in cavities of dead trees and abandoned woodpecker nests	L	ST/-
Tricolored heron	*Egretta tricolor*	Breeding: marshes, swamps, ponds, nest in shrubs and small trees	M	ST/-
Wood stork	*Mycteria americana*	Estuarine or freshwater wetlands; nest in tops of trees in cypress or mangrove swamps	M	FT

[1] Observed transient
[2] Observed nesting and/or resident
[3] Observed utilization
*O= Observed; H= High probability; M= Medium probability; L= Low probability; FE = Federal Endangered; FT = Federal Threatened; FT/SA = Federal Threatened due to similarity of appearance; ST = State Threatened

The preferred nesting habitat for Florida sandhill cranes is native freshwater marsh habitat, which does occur on the property. The on-site marsh would not however be well suited for sandhill crane nesting as the marsh is less than one half acre in size and only seasonally inundated. Sandhill cranes prefer larger marsh systems with longer hydroperiods. No sandhill cranes or sandhill crane nests were observed on the subject property during site reconnaissance.

Bald eagles, while no longer listed, remain protected under the Bald and Golden Eagle Protection Act. No bald eagles or bald eagle nests were observed on site. According to the FFWCC database there is a documented bald eagle nest located approximately 0.4 mile southeast of the site, on the eastern side of I-95 and south of Ten Mile Creek. This nest was last reported to be active in 2016.

The subject site is within the U.S. Fish and Wildlife Service (USFWS) designated consultation area for Audubon's crested caracara. The lack of open prairie and rangeland on the site as well as lack of typical nest tree opportunities indicates little if any potential habitat for foraging or nesting by Audubon's crested caracara.

The wood stork is a federally listed threatened species. The development portion of the property does not provide suitable nesting habitat due to the absence of naturally forested wetlands. The site is, however within the 18.6-mile core forage area of wood stork rookeries as per USFWS, thus forage maintenance measures will be taken to support this species.

The occurrence of a wetland and surface water management features indicates that there is potential for several species of wading birds that are listed as State Threatened to utilize the site for foraging opportunities. These species would include the little blue heron, tricolored heron, and roseate spoonbill. None of these wading bird species have been observed on site during field reconnaissance. Their occurrence would likely be limited to transient foraging as no evidence of nesting or habitat conducive to nesting was observed on the site.

Florida burrowing owls are a state listed, ground dwelling species that is often found in open, treeless fields where it spends most of its time on the ground or perched on posts, fences, and short shrubs. The lack of dry prairie habitat with generally low vegetative cover indicates that this species has low potential to occur on the subject site. There were no burrowing owls or potentially occupied owl burrows observed on the site during field reconnaissance.

The gopher tortoise is listed as a threatened species by the state of Florida through the Florida Fish and Wildlife Conservation Commission (FFWCC). The general habitat characteristics and site observations confirm the occurrence of gopher tortoises on the site. The observed gopher tortoises and gopher tortoise burrows were located within the pine flatwoods portion of the property.

A listed reptile species that was not observed but has potential to occur on the site is the Federally threatened eastern indigo snake. The eastern indigo snake ranges widely over a diversity of upland and wetland habitats, and is known to occur in the region. The presence of native pine flatwoods habitat and a population of gopher tortoises on site is such that indigo snakes are moderately likely to occur on the subject property.

Another reptile species that was not observed but has a potential to occur on the site is the State-designated Threatened Florida pine snake. The Florida pine snake inhabits areas that feature well-drained sandy soils with moderate to open canopy. According to the FFWCC publicly available database, the subject site is located within the distribution area for this species.

The American alligator is listed as Federally Threatened due to similarity of appearance with the American crocodile. Alligators are relatively common throughout the region in wetland and aquatic systems. The small isolated wetland and surface water management system would not however be adequate to attract or support alligators.

The Florida bonneted bat is listed as endangered by the U.S. Fish and Wildlife Service (USFWS). This species preferred habitat for roosting and nesting includes a variety of forested habitats and man-made structures. The property is located outside of the designated consultation area for this species, thus its potential for occurrence is considered low.

APPENDIX



LEGEND

- SITE (132.4+/- AC)

0 2,000 Feet

N

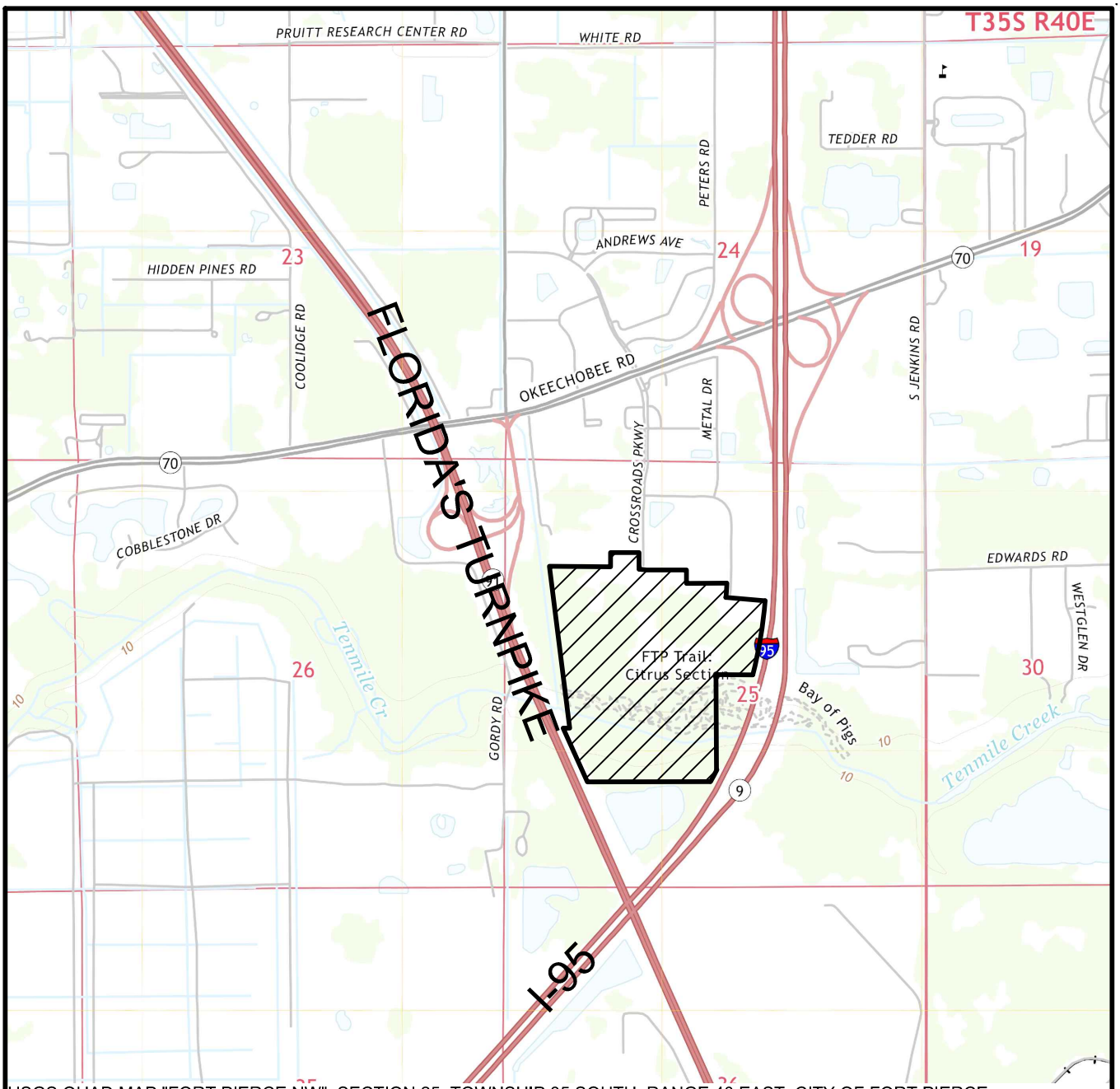
SL CROSSROADS BUSINESS CENTER
LOCATION

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

OCT 2020

FIGURE

1



USGS QUAD MAP "FORT PIERCE NW", SECTION 25, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA, LATITUDE 27°24'15" LONGITUDE -80°23'37"

0 2000
SCALE IN FEET

LEGEND

- SITE (132.4± AC)

SL CROSSROADS BUSINESS CENTER

QUAD

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
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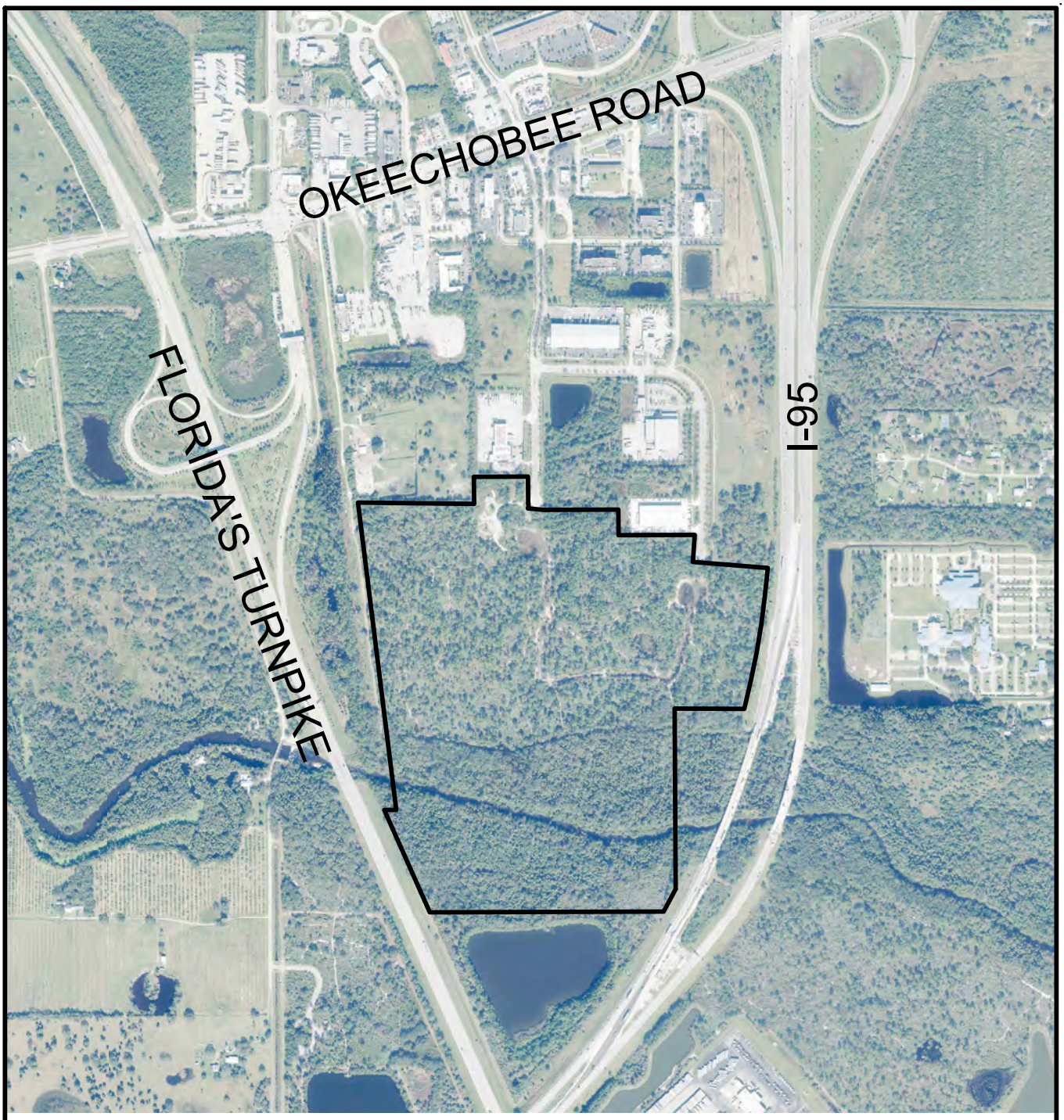
OCT 2020

FIGURE 2

SL Crossroads Business Center.dwg QUAD



FDOT AERIALS DATED 2018

0 1000
SCALE IN FEET

SL CROSSROADS BUSINESS CENTER

AERIAL

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
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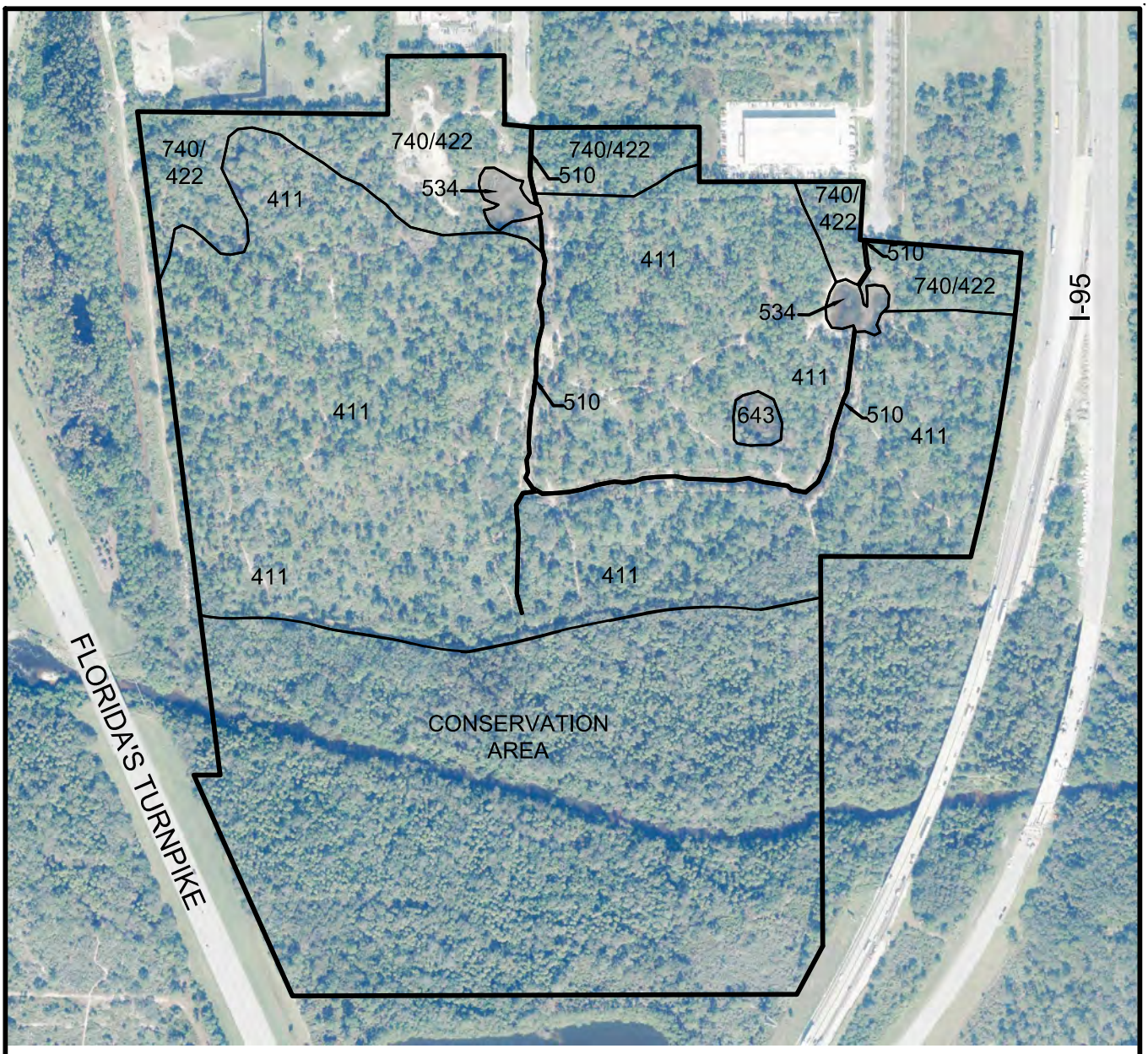
OCT 2020

FIGURE
3

SL Crossroads Business Center.dwg AERIAL



FDOT AERIALS
DATED 2018

LEGEND

411 - PINE FLATWOODS (68.6± AC)
510 - DITCHES (0.4± AC)
534 - RESERVOIRS LESS THAN 10ACS (1.0± AC)
643 - WETLAND PRAIRIE (0.5± AC)
740/422 - DISTURBED LANDS/BRAZILIAN PEPPER (14.1± AC)
CONSERVATION AREA (47.8± AC)
TOTAL SITE (132.4± AC)

0 500
SCALE IN FEET

SL CROSSROADS BUSINESS CENTER

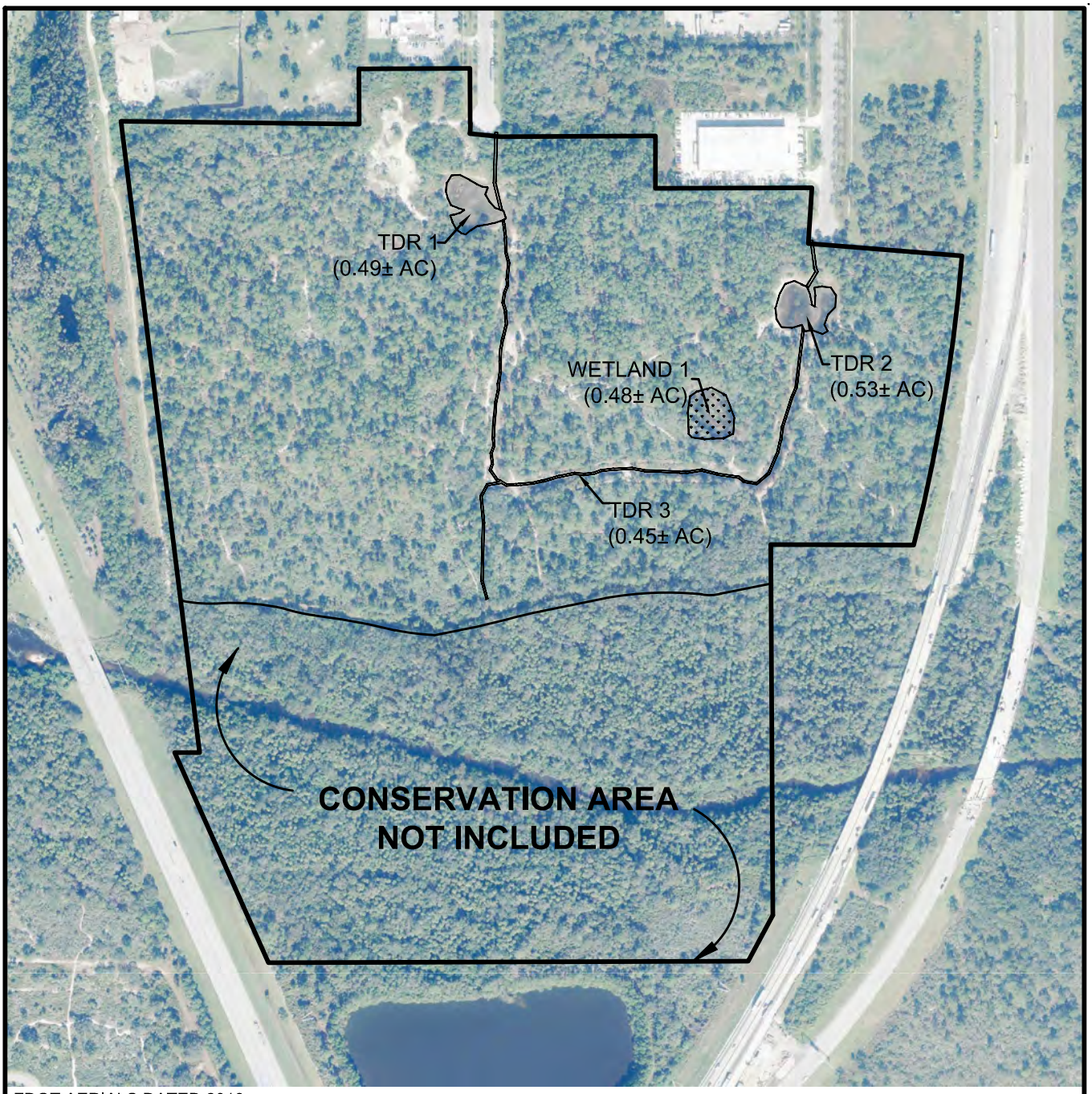
FLUCFCS

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

OCT 2020

FIGURE
4

SL Crossroads Business Center.dwg FLUCFCS



FDOT AERIALS DATED 2018

LEGEND

- PRELIMINARY WETLAND (0.48± AC)
- TEMPORARY DRY RETENTION (1.47± AC)
  PERMIT 56-02931-P

0 500
SCALE IN FEET

SL CROSSROADS BUSINESS CENTER

WETLAND MAP

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
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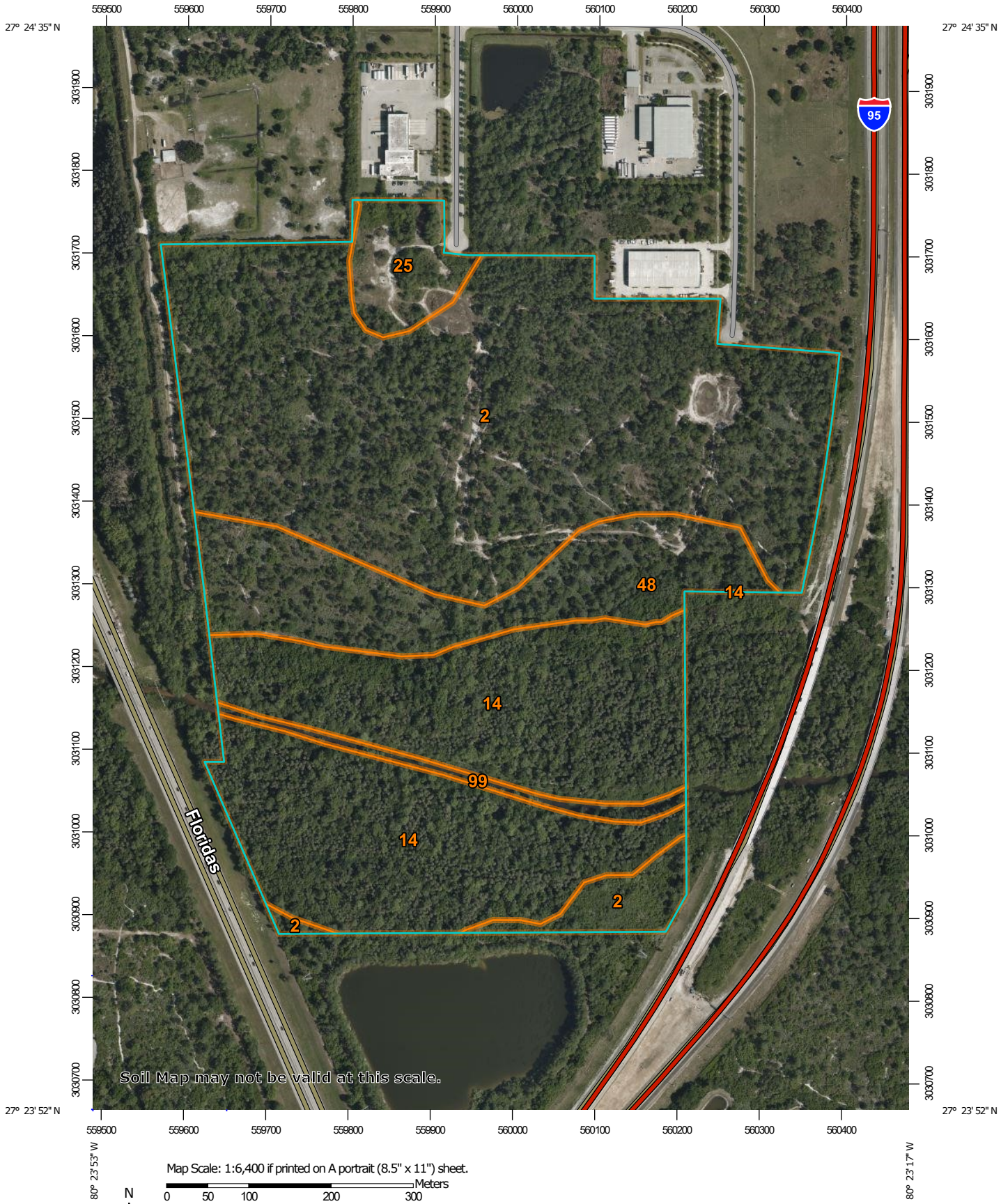
WWW.EWCONSULTANTS.COM

OCT 2020

FIGURE
5

'SL Crossroads Business Center.dwg WETLAND

Soil Map—St. Lucie County, Florida
(SL CROSSROADS BUSINESS CENTER)



Map Scale: 1:6,400 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 14, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 6, 2019—Mar 23, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	65.4	49.4%
14	Fluvaquents, frequently flooded	43.7	33.0%
25	Nettles and Oldsmar sands	4.6	3.5%
48	Wabasso sand, 0 to 2 percent slopes	16.7	12.6%
99	Water	2.0	1.5%
Totals for Area of Interest		**132.5**	**100.0%**

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

August 3, 2020

** Delivered via email*

FLF Crossroads Industrial I, LLC
601 Heritage Drive Suite 227
Jupiter, FL 33458

Subject: Crossroads Park Of Commerce Phase Ii
Application No. 200717-3897
Informal Wetland Determination No. 56-103738-P
St Lucie County

Dear Applicant:

The District reviewed your request for an informal determination of the jurisdictional wetland and other surface water boundaries within the subject property, which is located as shown on the attached Exhibit No. 1.0. A joint site inspection was conducted on July 29, 2020.

Based on the information provided and the results of the site inspection, one jurisdictional wetland as defined in Chapter 62-340, Florida Administrative Code (F.A.C.), exists on the property. Additionally, the property contains two existing stormwater management lakes authorized by Permit No. 56-02931-P; however, in accordance with subsection 62-340.700 F.A.C., these features are exempt from delineation as other surface waters. Exhibit No. 2.0, attached, identifies the boundaries of the property inspected and the approximate landward limits of the features.

This correspondence is an informal jurisdictional wetland determination pursuant to Section 373.421(6), Florida Statutes, and Section 7.3 of Environmental Resource Permit Applicant's Handbook Volume I. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules.

Sincerely,

Barbara Conmy
Section Leader

c: Jason Hahner, EW Consultants, Inc *

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (http://my.sfwmd.gov/ePermitting) and searching under this application number 200717-3897 .

Exhibit No. 1.0 Location Map

Exhibit No. 2.0 Wetland/OSW Map

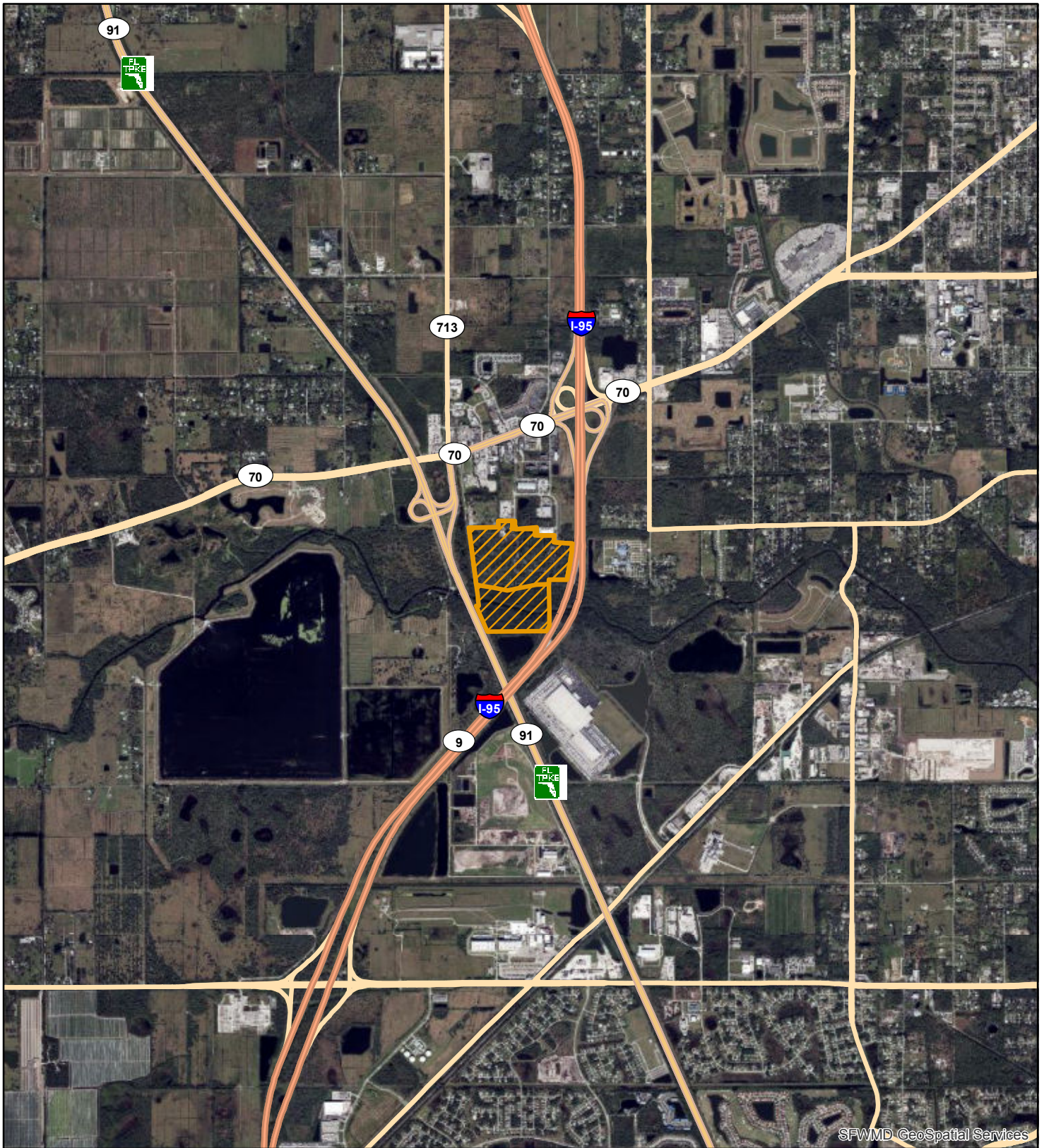


Exhibit No:1.0	Exhibit Created On: 2020-08-03	ST. LUCIE COUNTY, FL

REGULATION DIVISION

Project Name: Crossroads Park Of Commerce Phase Ii

0 3,200 6,400 Feet

N

Application

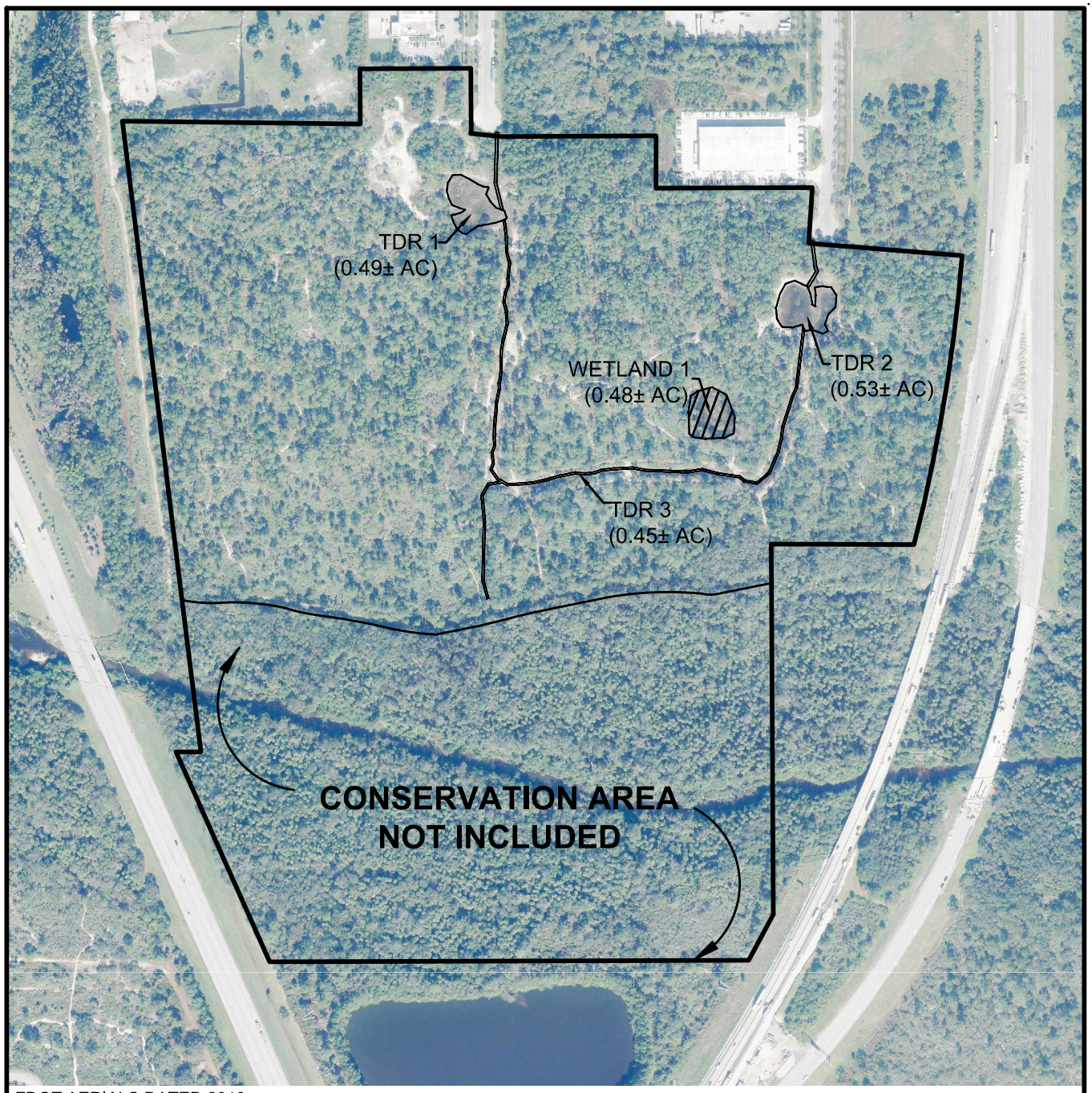
Permit No: 56-103738-P

Application Number: 200717-3897

sfwmd.gov

Created by IT GIS Section

South Florida Water Management District



FDOT AERIALS DATED 2018

LEGEND

- PRELIMINARY WETLAND (0.48± AC)
- TEMPORARY DRY RETENTION (1.47± AC)
  PERMIT 56-02931-P

0 500
SCALE IN FEET

FLF CROSSROADS COMMERCE

WETLAND MAP

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

JULY 2020

FIGURE
A

FLF Crossroads Commerce.dwg WETLAND

SIMMONS & WHITE
2581 Metrocentre Blvd West, Suite 3, West Palm Beach, Florida 33407
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982

TRAFFIC IMPACT STATEMENT

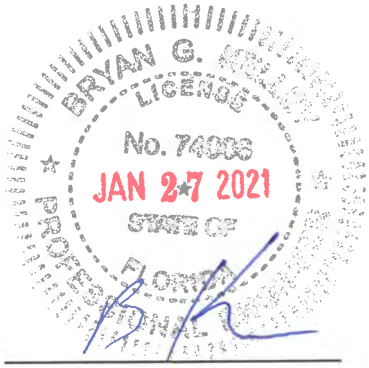
CROSSROADS INDUSTRIAL
FORT PIERCE, FLORIDA

Prepared for:

SL Crossroads Business Center, LLC
195 Morristown Road
Basking Ridge, New Jersey 07920

Job No. 20-121

Date: October 30, 2020
Revised: December 22, 2020
Revised: January 26, 2021



Bryan G. Kelley, P.E.
FL Reg. No. 74006

SIMMONS & WHITE
2581 Metrocentre Blvd West, Suite 3, West Palm Beach, Florida 33407
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982

TRAFFIC IMPACT STATEMENT

CROSSROADS INDUSTRIAL
FORT PIERCE, FLORIDA

Prepared for:

SL Crossroads Business Center, LLC
195 Morristown Road
Basking Ridge, New Jersey 07920

Job No. 20-121

Date: October 30, 2020
Revised: December 22, 2020
Revised: January 26, 2021

Bryan G. Kelley, P.E.
FL Reg. No. 74006

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2.0 TRAFFIC GENERATION 3

3.0 TRAFFIC ANALYSIS 4

4.0 CONCLUSION 8

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FDOT TRAFFIC DATA .....APPENDIX B
GROWTH RATES.....APPENDIX C
TRAFFIC METHODOLOGY LETTER .....APPENDIX D
TRAFFIC COUNTS & FDOT PSCF .....APPENDIX E
SIGNAL TIMING SHEETS .....APPENDIX F
EXISTING CONDITIONS SYNCHRO PRINTOUTS .....APPENDIX G
COMMITTED PROJECTS .....APPENDIX H
INTERSECTION TRAFFIC DEVELOPMENT SHEETS .....APPENDIX I
BACKGROUND CONDITIONS SYNCHRO PRINTOUTS.....APPENDIX J
TOTAL TRAFFIC CONDITIONS SYNCHRO PRINTOUTS .....APPENDIX K

1.0 SITE DATA

The subject parcel is located at the southern terminus of Crossroads Parkway, south of Okeechobee Road and between the Florida Turnpike and I-95 in the City of Fort Pierce, Florida and contains approximately 84.6 acres. The proposed plan of development includes 1,133,000 S.F. of warehouse of which 32,952 S.F. is to be office space with an estimate build out year of 2025. The purpose of this traffic impact statement is to address the traffic impacts of the proposed development plan. Access to the site is proposed via driveway connections to Crossroads Parkway. Crossroads Parkway connects to Okeechobee Road via a signalized intersection. A site location map depicting the location of the project is attached to the report. For more information concerning site layout and geometry, please refer to the Site Plan prepared by Schmidt Nichols.

2.0 TRAFFIC GENERATION

The traffic to be generated by the proposed development is calculated in accordance with the rates provided in the ITE Trip Generation Manual, 10th Edition as shown on Table 1, Table 2, and Table 3 attached with this report. Table 1 shows the daily traffic generation associated with the vested use. Tables 2 and 3 show the A.M. and P.M. peak hour traffic generation, respectively. The traffic generation associated with the proposed 1,100,048 S.F. warehouse and 32,952 S.F. office development may be summarized as follows:

Proposed Development

Daily Traffic Generation	=	2275 tpd
A.M. Peak Hour Traffic Generation	=	244 pht (193 In/51 Out)
P.M. Peak Hour Traffic Generation	=	247 pht (62 In/185 Out)

Since the end user is not known at this time, an estimate of the truck traffic was prepared using the ITE Trip Generation Manual, 10th Edition. The ITE estimates 0.60 daily trucks and 0.03 P.M. peak hour trucks per 1,000 S.F. of warehouse. Therefore, the project is estimated to generate 606 daily trucks and 33 P.M. peak hour trucks. The remaining balance of trips will be standard passenger vehicles.

3.0 TRAFFIC ANALYSIS

Roadway Link Analysis

Figure 1 attached to the report depicts the estimated trip distribution for the proposed development. Based on City Code Section 105-5 and the trip generation of 247 peak hour trips, the radius of development shall be 2 miles.

The trip distribution was based on the engineering judgment that approximately 25% of trips would come from the Florida Turnpike, 25% of trips would come from I-95, and the remaining 50% would utilize the local roadway network. The tenant of the property is not known at this time which could impact the eventual trip assignment. However, due to its location on SR 70 between the Florida Turnpike and I-95, it is anticipated that the property will attract a tenant due to its proximity to these two major freeways. Existing turning movement counts and AADT's were reviewed but the trip distribution was ultimately determined by engineering judgement given the proposed use and location.

Table 4 calculates the area wide growth rate. The data used for the calculations were based on the average of the individual roadway segments growth rate derived from the St. Lucie TPO Data Management System. The area wide growth rate was calculated at 0.45%.

Tables 5 and 6 calculate the project's significance for each of the roadway segments within the radius of influence for the A.M. and P.M. peak hours, respectively. The project was considered to have an insignificant impact if the project trips represented less than 1.0% of the LOS D volume threshold for each roadway segment. All roadway links for which the project had a significant impact, were further analyzed.

Tables 7 and 8 provide the link segment analysis for all significant roadway segments for the A.M. and P.M. peak hour, respectively. The existing counts were generally taken from the St. Lucie TPO Traffic Counts and Level of Service Report (Fall/Winter 2019/2020). The counts for I-95 and the Florida Turnpike were taken from the FDOT Traffic Information Online website. As shown in Tables 7 and 8, all roadway links will meet applicable Level of Service requirements.

In addition to the roadway link analysis, analysis of six intersections were also included in the study. The approved traffic methodology letter is provided in Appendix "D" attached to this report. The six study intersections include the following:

1. Okeechobee Road at Kings Highway/Florida Turnpike
2. Okeechobee Road at Crossroads Parkway
3. Okeechobee Road at I-95 (west intersection)
4. Okeechobee Road at I-95 (east intersection)
5. Okeechobee Road at Jenkins Road
6. Jenkins Road at Edwards Road (unsignalized)

3.0 TRAFFIC ANALYSIS (CONTINUED)

Data Collection

Traffic counts were collected at the study intersections on Thursday, December 10, 2020 from 7:00-9:00 A.M. and from 4:00-6:00 P.M. A peak season correction factor (PSCF) taken from the FDOT Traffic Information website was applied to the existing counts. Additionally, the turning movement counts were compared to recent roadway link counts from the St. Lucie TPO to determine if adjustments should be made due to current coronavirus pandemic. The comparison showed the new collected counts were higher than the historical volumes. Therefore, no adjustment other than the PSCF was used. The existing traffic counts and FDOT PSCF are included in Appendix "E". Due to the high truck volume in the area and to be conservative, a heavy vehicle factor of 10% was used for the intersections on Okeechobee Road between the Florida Turnpike and I-95 and 5% for the intersections east of I-95.

Existing Conditions Analysis

The study intersections were analyzed using Synchro software with HCM 6th Edition methodologies. The existing signal timing was also used and provided by St. Lucie County. The signal timing sheets are included in Appendix "F". The results of the existing conditions analysis are provided below in Table 9 and included in Appendix "G".

Table 9
Existing Conditions Operational Analysis

Intersection	Peak Hour	Average Delay (sec/veh)	LOS
Okeechobee Rd at FL Turnpike/Kings Hwy	AM	43.3	D
	PM	48.1	D
Okeechobee Rd at Crossroads Pkwy	AM	15.1	B
	PM	19.5	B
Okeechobee Rd at I-95 West	AM	15.6	B
	PM	20.7	C
Okeechobee Rd at I-95 East	AM	49.3	D
	PM	38.5	D
Okeechobee Rd at Jenkins Rd	AM	27.7	C
	PM	30.7	C
Jenkins Rd at Edwards Rd (Westbound Right)	AM	11.3	B
	PM	12.3	B

As shown above, all study intersections currently operate at LOS D or better for both peak hours.

3.0 TRAFFIC ANALYSIS (CONTINUED)

Background Conditions

The 2025 background traffic volumes were determined by utilizing the calculated historical growth rate of 0.45% plus trips associated with approved but unbuilt projects. The City of Fort Pierce provided the following three traffic studies to incorporate into the background analysis:

- Home2 Suites
- Ft. Pierce Independence
- 53 Acre KOA Campground

Relevant pages from each of the above traffic studies are included in Appendix "H" and the intersection traffic development sheets are included in Appendix "I". Note that some assumptions were made for the background trip assignments if the provided traffic study did not include a trip distribution at the study intersection. For the background conditions operational analysis, the signal timing was optimized as applicable for each of the study signalized intersections. However, the cycle length was not modified from the existing signal timing. The results of the background conditions analysis are provided below in Table 10 and included in Appendix "J".

Table 10
Background Conditions Operational Analysis

Intersection	Peak Hour	Average Delay (sec/veh)	LOS
Okeechobee Rd at FL Turnpike/Kings Hwy	AM	45.2	D
	PM	49.4	D
Okeechobee Rd at Crossroads Pkwy	AM	15.9	B
	PM	19.2	B
Okeechobee Rd at I-95 West	AM	15.4	B
	PM	20.4	C
Okeechobee Rd at I-95 East	AM	31.1	C
	PM	29.4	C
Okeechobee Rd at Jenkins Rd	AM	41.6	D
	PM	30.9	C
Jenkins Rd at Edwards Rd (Westbound Right)	AM	13.7	B
	PM	13.3	B

As shown above, all study intersections will continue to operate at LOS D or better for both peak hours.

3.0 TRAFFIC ANALYSIS (CONTINUED)

Total Traffic Conditions

The project trips were added to the background conditions based on the trip distribution/assignment to determine the projected 2025 total traffic conditions. The intersection development sheets are included in Appendix "I". Similar to the background conditions analysis, the signal timing was optimized as applicable for each of the study signalized intersections. The results of the total traffic conditions analysis are provided below in Table 11 and included in Appendix "K".

Table 11
Total Traffic Conditions Operational Analysis

Intersection	Peak Hour	Average Delay (sec/veh)	LOS
Okeechobee Rd at FL Turnpike/Kings Hwy	AM	48.2	D
	PM	50.4	D
Okeechobee Rd at Crossroads Pkwy	AM	19.7	B
	PM	26.9	C
Okeechobee Rd at I-95 West	AM	15.2	B
	PM	19.9	C
Okeechobee Rd at I-95 East	AM	30.6	C
	PM	29.0	C
Okeechobee Rd at Jenkins Rd	AM	41.6	D
	PM	30.7	C
Jenkins Rd at Edwards Rd (Westbound Right)	AM	13.9	B
	PM	13.4	B

As shown above, all study intersections will continue to operate at LOS D or better for both peak hours. Additionally, the 95th percentile queues were also evaluated for the Okeechobee Road at Crossroads Parkway intersection and are summarized below in Table 12.

Table 12
Okeechobee Road at Crossroads Parkway 95th Percentile Queue

Turn Lane	Peak Hour	95th Queue (feet)	Turn Lane Length (feet)
Westbound Left	AM	150	420
	PM	200	420
Eastbound Right	AM	100	230
	PM	100	230

Note: 95th percentile queues rounded up and assumed one vehicle per 25 feet.

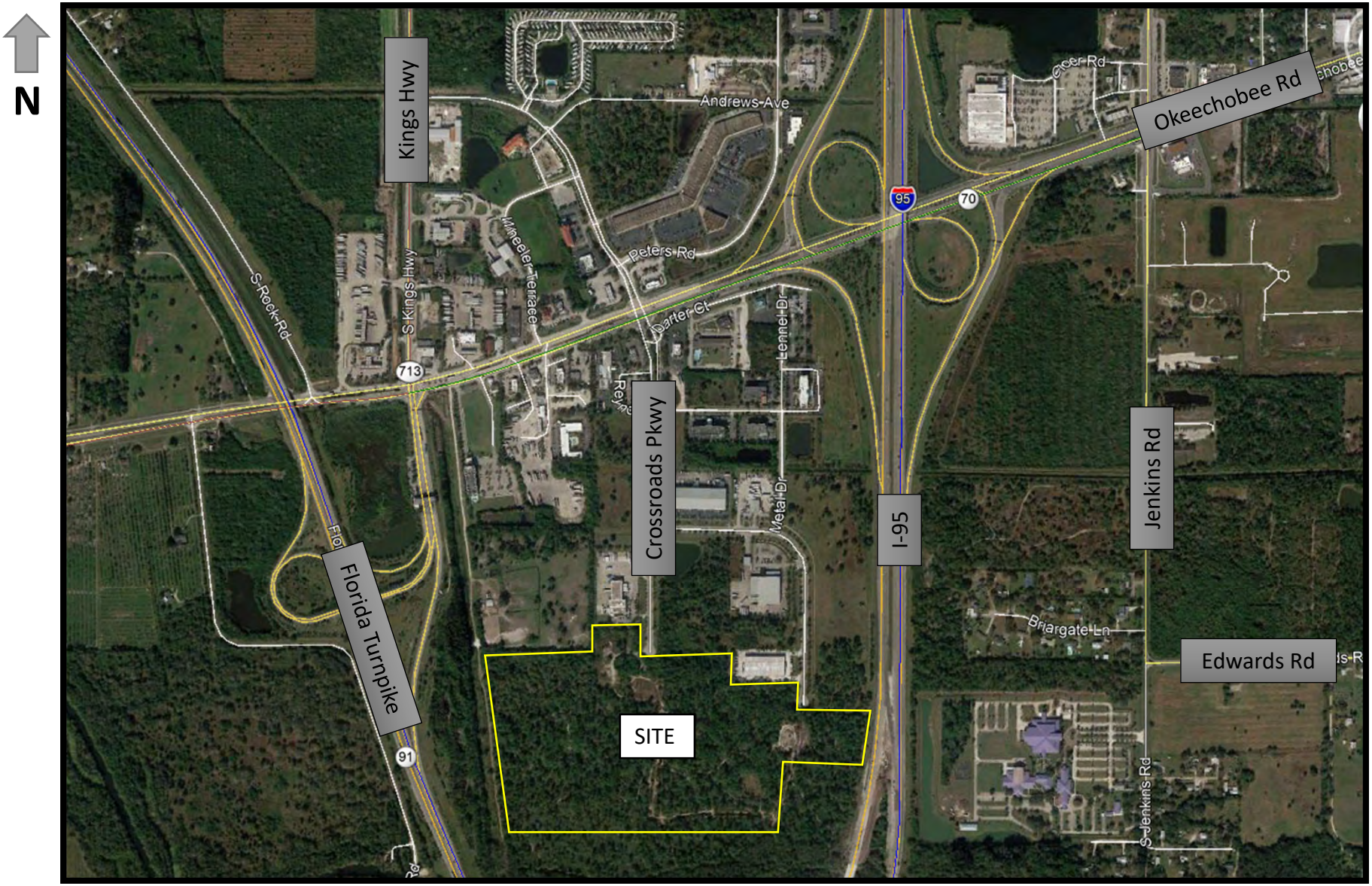
As shown above, the Okeechobee Road at Crossroads Parkway turn lanes will have sufficient vehicle storage.

4.0 SITE CIRCULATION

Access to the site is proposed via two driveway connections to Crossroads Parkway. Crossroads Parkway connects to Okeechobee Road via a signalized intersection. It is anticipated that all trucks and most employees will utilize the western entrance due to it's more direct path to Okeechobee Road. However, some employees will utilize the eastern driveway particularly those using the parking spaces on the eastern side of the building. Upon entering the site, employees will use the perimeter road to access the designated parking lots on either side of the building. Trucks entering the site will use the perimeter road as needed to access the designated truck parking and loading areas on the north and south sides of the building.

5.0 CONCLUSION

The proposed plan of development will result in an increase of 2,275 trips per day, 244 AM peak hour trips, and 247 PM peak hour trips at project build out in 2025. A review of the traffic data revealed that the surrounding roadway network will continue to function at an acceptable Level of Service and meet the requirements outlined in City Code Section 105-5 (Management and monitoring program).



Site Location Map
Crossroads Industrial
Project # 20-121

SIMMONS & WHITE

CROSSROADS INDUSTRIAL

10/30/2020
Revised: 12/22/2020

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
Warehouse	150	1,100,048	S.F.	1.74			1,914		0	1,914	0%	0	1,914
General Office (>5,000 SF GFA)	710	32,952	S.F.	Ln(T) = 0.97 Ln(X) + 2.50			361		0	361	0%	0	361
			Grand Totals:				**2,275**	**0.0%**	**0**	**2,275**	**0%**	**0**	**2,275**

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Warehouse	150	1,100,048	S.F.	0.17	0.77	0.23	144	43	187	0.0%	0	0	0	144	43	187	0%	0	144	43	187
General Office (>5,000 SF GFA)	710	32,952	S.F.	T = 0.94(X) + 26.49	0.86	0.14	49	8	57	0.0%	0	0	0	49	8	57	0%	0	49	8	57
			Grand Totals:				**193**	**51**	**244**	**0.0%**	**0**	**0**	**0**	**193**	**51**	**244**	**0%**	**0**	**193**	**51**	**244**

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Warehouse	150	1,100,048	S.F.	0.19	0.27	0.73	56	153	209	0.0%	0	0	0	56	153	209	0%	0	56	153	209
General Office (>5,000 SF GFA)	710	32,952	S.F.	1.15	0.16	0.84	6	32	38	0.0%	0	0	0	6	32	38	0%	0	6	32	38
			Grand Totals:				**62**	**185**	**247**	**0.0%**	**0**	**0**	**0**	**62**	**185**	**247**	**0%**	**0**	**62**	**185**	**247**

SIMMONS & WHITE

TABLE 4
AREA WIDE GROWTH RATE CALCULATION

STATION	ROADWAY	FROM	TO	EXPONENTIAL GROWTH RATE (%)
940025	OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	0.50%
940748	OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	-1.34%
940106	OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	-0.79%
940029	OKEECHOBEE ROAD	I-95	MCNEIL ROAD	0.66%
940742	OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	-0.38%
688	OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	-0.26%
940030	VIRGINIA AVENUE	OKEECHOBEE ROAD	25TH STREET	0.65%
940033	VIRGINIA AVENUE	25TH STREET	13TH STREET	-1.33%
940757	KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	-0.35%
940077	KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	1.32%
529	25TH STREET	VIRGINIA AVENUE	EDWARDS ROAD	1.22%
159	25TH STREET	EDWARDS ROAD	BELL AVENUE	1.04%
108	EDWARDS ROAD	25TH STREET	SUNRISE BOULEVARD	1.35%
940035	ORANGE AVENUE	I-95	JENKINS ROAD	0.54%
941902	I-95	MIDWAY ROAD	OKEECHOBEE ROAD	2.24%
941903	I-95	OKEECHOBEE ROAD	ORANGE AVENUE	2.28%
941905	I-95	ORANGE AVENUE	INDRIO ROAD	0.36%

AREA WIDE GROWTH RATE = 0.45%

Area wide growth rate calculated using the averages of the individual exponential growth rates derived from the St. Lucio TPO Data Management System

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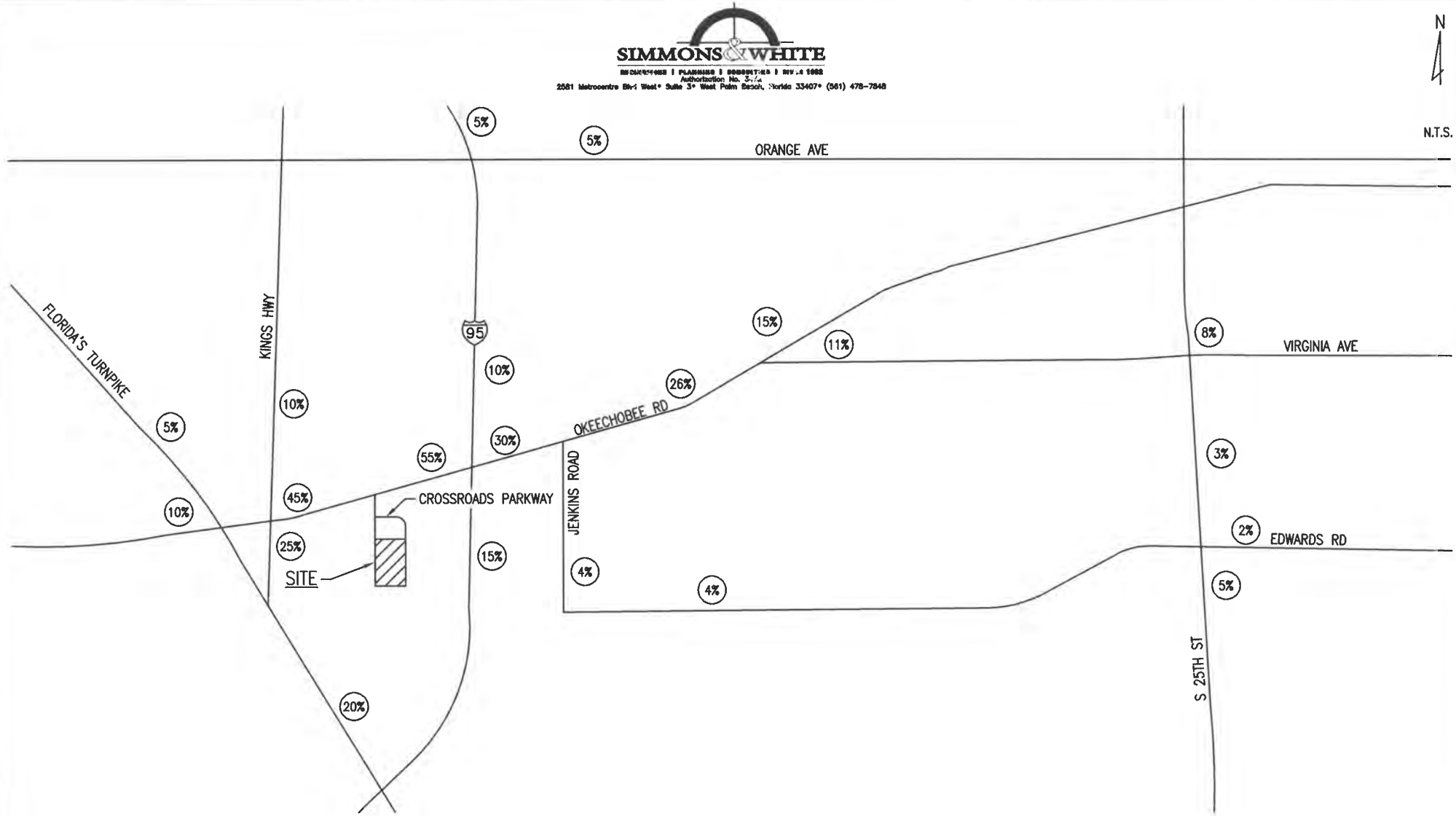

FIGURE 1
PROJECT DISTRIBUTION

LEGEND

(15%) PROJECT DISTRIBUTION

CROSSROADS INDUSTRIAL
20-072 BK 07/20/20
REV 12/22/20

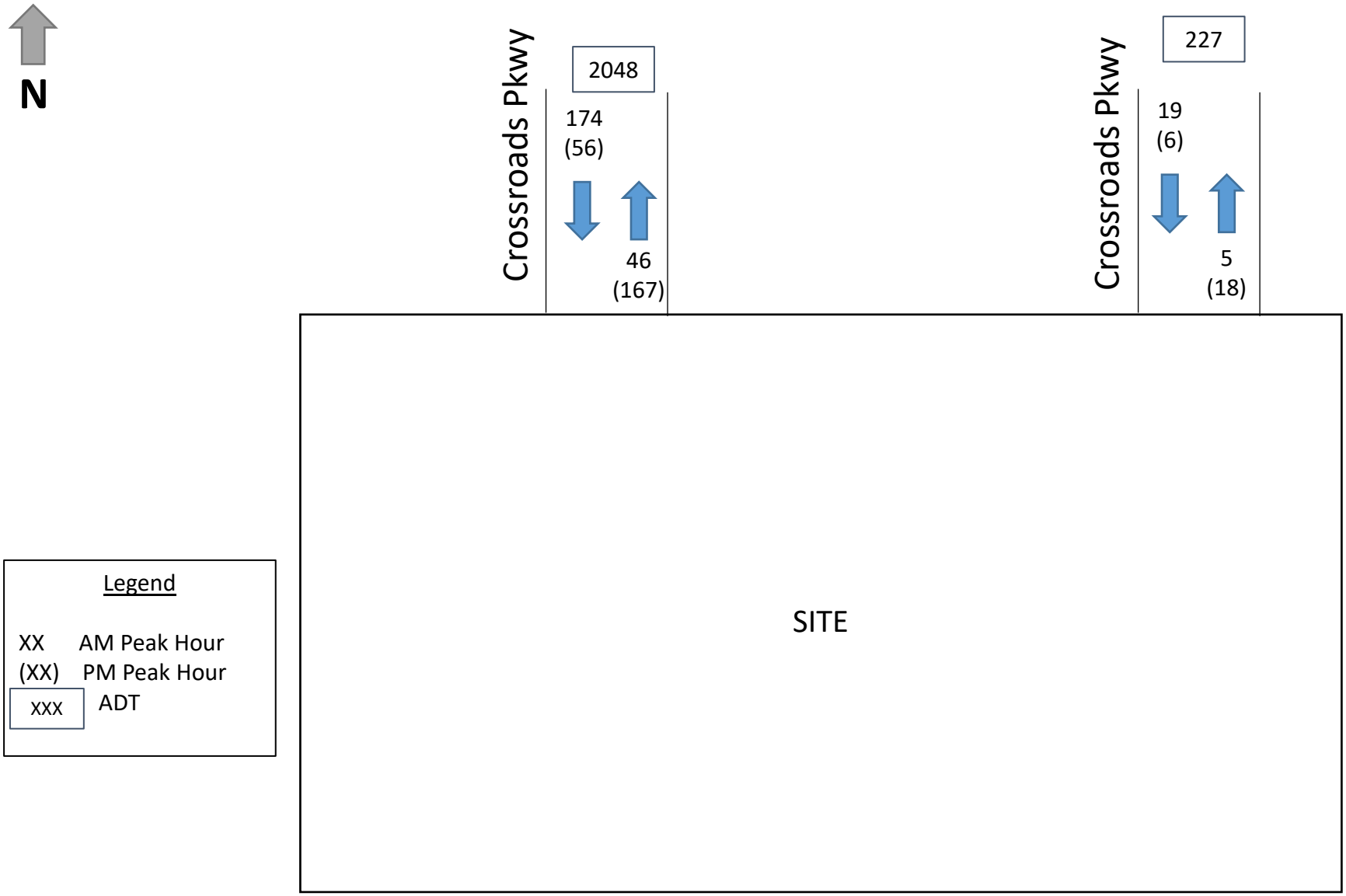

Figure 2 – Driveway Volumes
Crossroads Industrial
Project # 20-121

SIMMONS & WHITE

TABLE 5
PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

2025 BUILD OUT
3 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 193
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 51

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	AM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
940025	OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	10%	19	4D	1810	1.05%	YES
940025	OKEECHOBEE ROAD	FLORIDA TURNPIKE	KINGS HIGHWAY	10%	19	4D	2010	0.95%	NO
940748	OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	45%	87	6D	4170	2.09%	YES
940106	OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	55%	106	6D	4170	2.54%	YES
940029	OKEECHOBEE ROAD	I-95	MCNEIL ROAD	30%	58	6D	4240	1.37%	YES
940742	OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	26%	50	4D	3170	1.58%	YES
688	OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	15%	29	4D	1630	1.78%	YES
940030	VIRGINIA AVENUE	OKEECHOBEE ROAD	25TH STREET	11%	21	6D	3020	0.70%	NO
940030	VIRGINIA AVENUE	25TH STREET	13TH STREET	8%	15	6D	3020	0.50%	NO
940757	KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	10%	19	2	830	2.29%	YES
940077	KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	10%	19	2	870	2.18%	YES
940021	25TH STREET	VIRGINIA AVENUE	EDWARDS ROAD	3%	6	4D	2000	0.30%	NO
159	25TH STREET	EDWARDS ROAD	BELL AVENUE	7%	14	4D	2100	0.67%	NO
133	JENKINS ROAD	OKEECHOBEE ROAD	EDWARDS ROAD	4%	8	2	880	0.91%	NO
110	EDWARDS ROAD	JENKINS ROAD	25TH STREET	4%	8	2	880	0.91%	NO
108	EDWARDS ROAD	25TH STREET	SUNRISE BOULEVARD	5%	10	4D	1630	0.61%	NO
940035	ORANGE AVENUE	I-95	JENKINS ROAD	5%	10	4D	2000	0.50%	NO
941902	I-95	MIDWAY ROAD	OKEECHOBEE ROAD	15%	29	6X	4580	0.63%	NO
941903	I-95	OKEECHOBEE ROAD	ORANGE AVENUE	10%	19	8X	7320	0.26%	NO
941905	I-95	ORANGE AVENUE	INDRIO ROAD	5%	10	8X	7320	0.14%	NO
N/A	FLORIDA TURNPIKE	NORTH COUNTY LINE	OKEECHOBEE ROAD	5%	10	4X	3020	0.33%	NO
N/A	FLORIDA TURNPIKE	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	20%	39	4X	3020	1.29%	YES

TABLE 6
PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

2025 BUILD OUT
3 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 62
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 185

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	PM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
940025	OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	10%	19	4D	1810	1.05%	YES
940025	OKEECHOBEE ROAD	FLORIDA TURNPIKE	KINGS HIGHWAY	10%	19	4D	2010	0.95%	NO
940748	OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	45%	83	6D	4170	1.99%	YES
940106	OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	55%	102	6D	4170	2.45%	YES
940029	OKEECHOBEE ROAD	I-95	MCNEIL ROAD	30%	56	6D	4240	1.32%	YES
940742	OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	26%	48	4D	3170	1.51%	YES
688	OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	15%	28	4D	1630	1.72%	YES
940030	VIRGINIA AVENUE	OKEECHOBEE ROAD	25TH STREET	11%	20	6D	3020	0.66%	NO
940030	VIRGINIA AVENUE	25TH STREET	13TH STREET	8%	15	6D	3020	0.50%	NO
940757	KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	10%	19	2	830	2.29%	YES
940077	KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	10%	19	2	870	2.18%	YES
940021	25TH STREET	VIRGINIA AVENUE	EDWARDS ROAD	3%	6	4D	2000	0.30%	NO
159	25TH STREET	EDWARDS ROAD	BELL AVENUE	7%	13	4D	2100	0.62%	NO
133	JENKINS ROAD	OKEECHOBEE ROAD	EDWARDS ROAD	4%	7	2	880	0.80%	NO
110	EDWARDS ROAD	JENKINS ROAD	25TH STREET	4%	7	2	880	0.80%	NO
108	EDWARDS ROAD	25TH STREET	SUNRISE BOULEVARD	5%	9	4D	1630	0.55%	NO
940035	ORANGE AVENUE	I-95	JENKINS ROAD	5%	9	4D	2000	0.45%	NO
941902	I-95	MIDWAY ROAD	OKEECHOBEE ROAD	15%	28	6X	4580	0.61%	NO
941903	I-95	OKEECHOBEE ROAD	ORANGE AVENUE	10%	19	8X	7320	0.26%	NO
941905	I-95	ORANGE AVENUE	INDRIO ROAD	5%	9	8X	7320	0.12%	NO
N/A	FLORIDA TURNPIKE	NORTH COUNTY LINE	OKEECHOBEE ROAD	5%	9	4X	3020	0.30%	NO
N/A	FLORIDA TURNPIKE	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	20%	37	4X	3020	1.23%	YES

TABLE 7
AM PEAK HOUR - TEST 1

2025 BUILD OUT
3 MILE RADIUS OF DEVELOPMENT INFLUENCE
AREA WIDE GROWTH RATE = 0.45%
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 193
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 51

ROADWAY	FROM	TO	Traffic Count Year	AM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	AM PEAK HOUR PROJECT TRIPS	AREA WIDE GROWTH	COMMITTED PROJECTS	TOTAL BACKGROUNI TRAFFIC USED	2025 TRAFFIC WITHOUT PROJECT	2025 TOTAL TRAFFIC	ASSURED LANES	LOS D	MEETS LOS STD.
OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	2017	378	10%	19	14	19	33	411	430	4D	1810	YES
OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	2017	960	45%	87	35	53	88	1048	1135	6D	4170	YES
OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	2017	1063	55%	106	39	38	77	1140	1246	6D	4170	YES
OKEECHOBEE ROAD	I-95	MCNEIL ROAD	2017	1976	30%	58	73	53	126	2102	2160	6D	4240	YES
OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	2017	1580	26%	50	58	187	245	1825	1875	4D	3170	YES
OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	2020	922	15%	29	34	187	221	1143	1172	4D	1630	YES
KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	2017	361	10%	19	13	20	33	394	413	4D	2000	YES
KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	2017	885	10%	19	33	20	53	938	957	4D	2000	YES
FLORIDA TURNPIKE(1)	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	2019	2300	20%	39	85	14	99	2399	2438	4X	3890	YES

Notes:
(1) Florida Turnpike taken from FDOT AADT traffic data and applying the reported K and D factors.
(2) Kings Highway to be widened to 4 lanes as part of FDOT 5-Year Work Program

TABLE 8

PM PEAK HOUR - TEST 1

2025 BUILD OUT
3 MILE RADIUS OF DEVELOPMENT INFLUENCE
AREA WIDE GROWTH RATE = 0.45%
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 62
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 185

ROADWAY	FROM	TO	Traffic Count Year	PM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	PM PEAK HOUR PROJECT TRIPS	AREA WIDE GROWTH	COMMITTED PROJECTS	TOTAL BACKGROUNI TRAFFIC USED	2025 TRAFFIC WITHOUT PROJECT	2025 TOTAL TRAFFIC	ASSURED LANES	LOS D	MEETS LOS STD.
OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	2017	391	10%	19	14	6	20	411	430	4D	1810	YES
OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	2017	1013	45%	83	37	34	71	1084	1167	6D	4170	YES
OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	2017	1086	55%	102	40	33	73	1159	1261	6D	4170	YES
OKEECHOBEE ROAD	I-95	MCNEIL ROAD	2017	1709	30%	56	63	56	119	1828	1884	6D	4240	YES
OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	2017	1649	26%	48	61	41	102	1751	1799	4D	3170	YES
OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	2020	902	15%	28	33	41	74	976	1004	4D	1630	YES
KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	2017	369	10%	19	14	7	21	390	409	4D	2000	YES
KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	2017	890	10%	19	33	7	40	930	949	4D	2000	YES
FLORIDA TURNPIKE	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	2019	2300	20%	37	85	21	106	2406	2443	4X	3890	YES

Notes:
(1) Florida Turnpike volume taken from FDOT AADT traffic data and applying the reported K and D factors.
(2) Kings Highway to be widened to 4 lanes as part of FDOT 5-Year Work Program

APPENDIX A

ST. LUCIE TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORTS

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
17TH ST	ORANGE AVE to AVENUE D	608	4,033	2016	750	236	C	0.638	225	C	0.608
17TH ST	AVENUE D to AVENUE Q	608	4,033	2016	750	236	C	0.638	225	C	0.608
25TH ST	MIDWAY RD to BELL AVE	940016	18,275	2017	2,100	1,310	C	0.652	1,222	C	0.608
25TH ST	BELL AVE to EDWARDS RD	159	19,040	2019	2,100	1,056	C	0.525	1,053	C	0.524
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	22,049	2017	2,000	1,405	C	0.736	1,401	C	0.734
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	21,000	2020	2,000	1,182	C	0.619	1,261	C	0.660
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	20,801	2017	2,000	1,193	C	0.625	1,069	C	0.560
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	20,801	2017	2,000	1,193	C	0.625	1,069	C	0.560
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	23,000	2020	1,630	1,196	D	0.734	1,159	D	0.711
25TH ST	GEORGIA AVE to DELAWARE AVE	609	23,000	2020	1,630	1,196	D	0.734	1,159	D	0.711
25TH ST	DELAWARE AVE to ORANGE AVE	940014	19,612	2017	1,630	1,021	D	0.626	1,015	D	0.623
25TH ST	ORANGE AVE to AVENUE D	610	19,000	2020	1,630	877	D	0.538	904	D	0.555
25TH ST	AVENUE D to AVENUE Q	940050	15,331	2017	1,630	807	D	0.495	784	D	0.481
25TH ST	AVENUE Q to JUANITA AVE	945152	13,301	2017	2,000	752	C	0.394	689	C	0.361
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	14,647	2013	2,100	794	C	0.395	745	C	0.371
25TH ST	ST LUCIE BLVD to US 1	945165	5,924	2017	2,100	340	C	0.169	380	C	0.189
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	7,000	2020	750	419	D	0.559	368	C	0.995
33RD ST	DELAWARE AVE to ORANGE AVE	948507	4,991	2017	790	230	C	0.622	230	C	0.622
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,300	2020	540	497	D	0.920	406	D	0.752
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,300	2020	790	497	D	0.629	406	D	0.514
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,600	2016	750	279	C	0.754	280	C	0.757
53RD ST	ANGLE RD to JUANITA AVE	614	2,767	2016	540	148	C	0.548	163	C	0.604
AE BACKUS AVE	7TH ST to US 1	632	1,033	2017	750	70	C	0.189	81	C	0.219
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	15,500	2019	2,100	1,011	C	0.503	851	C	0.423
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	15,500	2019	2,100	1,011	C	0.503	851	C	0.423

* 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.**

St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	14,500	2020	880	1,030	F	1.170	978	F	1.111
EASY ST	US 1 to BUCHANAN DR	106	8,029	2018	750	601	D	0.801	483	D	0.644
EASY ST	BUCHANAN DR to YUCCA DR	106	8,029	2018	540	601	F	1.036	483	D	0.894
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,500	2020	630	573	C	0.955	594	C	0.990
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,500	2020	700	573	C	0.868	594	C	0.900
EDWARDS RD	SELVITZ RD to 25TH ST	110	15,000	2020	880	755	C	0.910	771	C	0.929
EDWARDS RD	25TH ST to SUNRISE BLVD	108	16,697	2019	1,630	877	D	0.538	867	D	0.532
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,207	2019	1,630	754	D	0.463	735	D	0.451
EDWARDS RD	OLEANDER AVE to US 1	173	9,581	2019	1,630	527	C	0.722	460	C	0.630
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,876	2019	750	130	C	0.351	127	C	0.343
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	13,000	2019	920	900	D	0.978	687	C	0.790
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	12,500	2019	880	810	C	0.976	738	C	0.889
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	12,500	2019	880	810	C	0.976	738	C	0.889
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	11,000	2019	920	671	C	0.771	576	C	0.662
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	9,600	2019	920	559	C	0.643	601	C	0.691
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,467	2018	630	349	C	0.582	365	C	0.608
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,467	2018	880	349	C	0.420	365	C	0.440
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,555	2019	540	267	C	0.989	273	D	0.506
GARDENIA AVE	OLEANDER AVE to US 1	666	2,817	2017	750	188	C	0.508	200	C	0.541
GATLIN BLVD	W OF I-95 to E OF I-95	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,700	2020	600	290	C	0.967	262	C	0.873

* 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.**

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Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

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St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

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Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,041	2016	790	150	C	0.385	116	C	0.297
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,227	2017	870	57	C	0.069	57	C	0.069
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2017	540	175	C	0.648	193	C	0.715
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,498	2017	750	406	D	0.541	426	D	0.568
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,100	2020	750	388	D	0.517	421	D	0.561
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,100	2020	540	388	D	0.719	421	D	0.780
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	12,500	2020	540	671	F	1.157	647	F	1.116
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	12,500	2020	750	671	D	0.895	647	D	0.863
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	10,000	2020	750	611	D	0.815	554	D	0.739
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	10,000	2020	540	611	F	1.053	554	E	0.955
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	10,000	2020	790	611	D	0.773	554	D	0.701
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,561	2019	600	259	C	0.863	270	C	0.900
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,722	2017	380	149	B	0.355	149	B	0.355
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,722	2017	1,070	149	B	0.355	149	B	0.355
ORANGE AVE	KINGS HWY to I-95	940041	18,112	2017	2,000	780	C	0.388	786	C	0.391
ORANGE AVE	I-95 to JENKINS RD	940035	14,009	2017	2,000	962	C	0.479	905	C	0.450
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	ANGLE RD to 25TH ST	940151	10,749	2013	1,710	847	D	0.495	985	D	0.576
ORANGE AVE	25TH ST to 17TH ST	945040	13,196	2017	1,630	690	C	0.945	757	D	0.464
ORANGE AVE	17TH ST to 13TH ST	945040	13,196	2017	1,710	690	C	0.896	757	C	0.983
ORANGE AVE	13TH ST to 10TH ST	945040	13,196	2017	370	690	D	0.920	757	E	0.946
ORANGE AVE	10TH ST to 7TH ST	940155	8,760	2017	300	443	D	0.738	509	D	0.848

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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
US 1	AVENUE H to OLD DIXIE HWY	715	33,500	2020	2,000	1,766	C	0.925	1,742	C	0.912
US 1	OLD DIXIE HWY to AVENUE O	940123	22,051	2017	2,000	1,530	C	0.801	1,196	C	0.626
US 1	AVENUE O to SR A1A NORTH	940123	22,051	2017	2,100	1,530	C	0.761	1,196	C	0.595
US 1	SR A1A NORTH to JUANITA AVE	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	JUANITA AVE to ST LUCIE BLVD	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	ST LUCIE BLVD to 25TH ST	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	25TH ST to INDRIO RD	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	14,500	2019	2,100	779	C	0.388	817	C	0.406
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	14,911	2017	2,100	756	C	0.376	804	C	0.400
VILLAGE GREEN DR	US 1 to WALTON RD	716	9,600	2017	2,100	619	C	0.308	575	C	0.286
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,633	2017	920	249	C	0.286	235	C	0.270
VIRGINIA AVE	35TH ST to 25TH ST	940032	21,557	2017	3,020	1,111	C	0.378	1,083	C	0.368
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	25TH ST to 13TH ST	940033	20,913	2017	3,020	1,093	C	0.372	1,164	C	0.396
VIRGINIA AVE	13TH ST to 11TH ST	940794	22,873	2017	3,020	1,101	C	0.374	1,101	C	0.374
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	22,873	2017	3,170	1,101	C	0.356	1,101	C	0.356
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	19,519	2017	3,020	1,063	C	0.362	992	C	0.337
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,483	2017	3,170	1,043	C	0.338	1,020	C	0.330
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,483	2017	3,020	1,043	C	0.355	1,020	C	0.347
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	14,000	2019	2,650	732	C	0.595	797	C	0.648
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	14,000	2019	1,710	732	C	0.951	797	D	0.466
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,000	2019	1,710	1,208	D	0.706	1,265	D	0.740

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APPENDIX B

FDOT TRAFFIC DATA

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

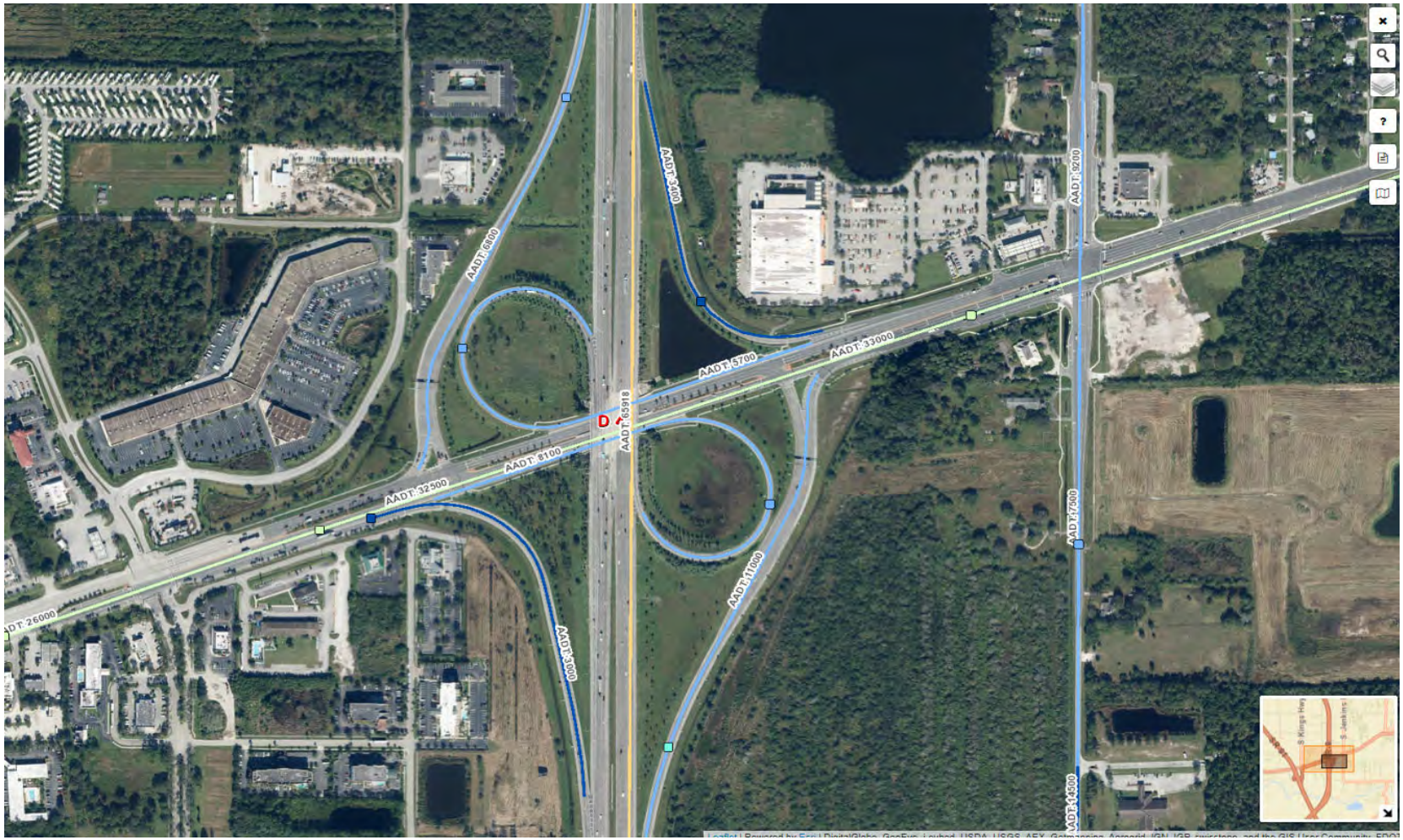
COUNTY: 97 - FL. TURNPIKE

SITE: 1964 - SR-91 M/L, BTWN MM 152 & TEN MILE CREEK BRIDGE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	46800 C	N 23400	S 23400	9.00	54.60	15.70
2018	43300 C	N 21650	S 21650	9.00	54.40	15.50
2017	42000 C	N 21000	S 21000	9.00	54.80	14.30
2016	40300 C	N 20150	S 20150	10.50	55.50	13.70
2015	36000 C	N 18000	S 18000	10.50	54.90	12.60
2014	33000 C	N 16500	S 16500	10.50	55.40	12.30
2013	30000 C	N 15000	S 15000	10.50	54.90	12.60
2012	32000 E	N 16000	S 16000	10.50	55.70	12.30
2011	32000 E	N 16000	S 16000	10.50	56.20	11.30
2010	32300 C	N 16150	S 16150	10.73	58.04	10.30
2009	31000 C	N 15500	S 15500	10.67	56.97	10.00
2008	34400 C	N 18550	S 15850	10.56	56.04	10.00
2007	33200 C	N 16600	S 16600	9.35	52.58	8.40
2006	32700 C	N 16350	S 16350	9.38	54.04	10.80
2005	32100 C	N	S	10.40	57.60	10.50
2004	28100 C	N	S	11.20	57.80	9.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FDOT TRAFFIC INFORMATION ONLINE - AADT



SIMMONS & WHITE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0260 - SR 9/I-95-0.6 MI S OF SR 68/ORANGE AV,ST LUCIE CO

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	65918 C	N 33019	S 32899	9.00	52.00	14.40
2018	63766 C	N 31740	S 32026	9.00	51.80	14.20
2017	61831 C	N 30751	S 31080	9.00	52.10	14.20
2016	58614 C	N 29114	S 29500	9.00	52.40	14.20
2015	54502 C	N 27027	S 27475	9.00	52.60	14.20
2014	52710 C	N 25089	S 27621	9.00	62.50	10.80
2013	47000 S	0	0	9.00	53.00	11.30
2012	46500 F	N 0	S 0	9.00	53.00	15.20
2011	46278 C	N 23032	S 23246	9.00	53.00	15.20
2010	48017 C	N 24027	S 23990	9.72	52.71	15.20
2009	47834 C	N 23971	S 23863	9.69	55.38	15.80
2008	47343 C	N 23829	S 23514	9.84	54.82	17.10
2007	52289 C	N 26271	S 26018	9.17	53.41	17.10
2006	53177 C	N 26770	S 26407	9.26	54.46	18.10
2005	52085 C	N 26259	S 25826	9.50	53.00	19.80
2004	47594 C	N 23936	S 23658	8.30	54.80	10.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
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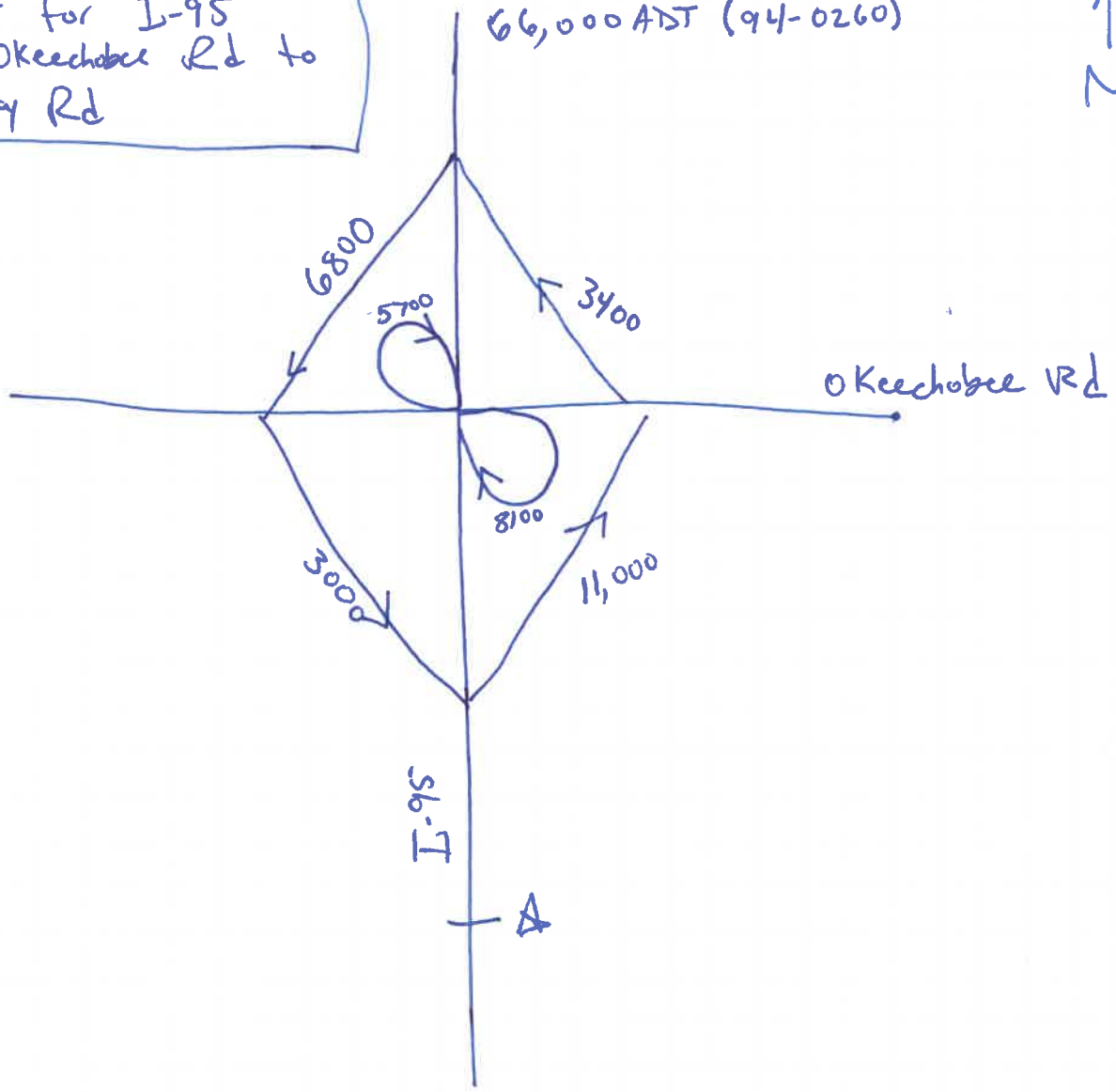
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
2581 Metrocentre Blvd. W., #3
West Palm Beach, FL 33407
Ph: (561) 478-7848 Fax: (561) 478-3738
Website: simmonsandwhite.com

JOB NAME: _____
JOB NO: _____
BY: _____
DATE: _____
SHEET NO: _____ OF: _____

Volumes for I-95 from Okeechobee Rd to Midway Rd



A =

66,000 − 6800 − 3400 − 8100 + 5700 + 3000 + 11,000

= 67,400 K = 9% D = 55%

Peak Direction, Peak Hour = 3336

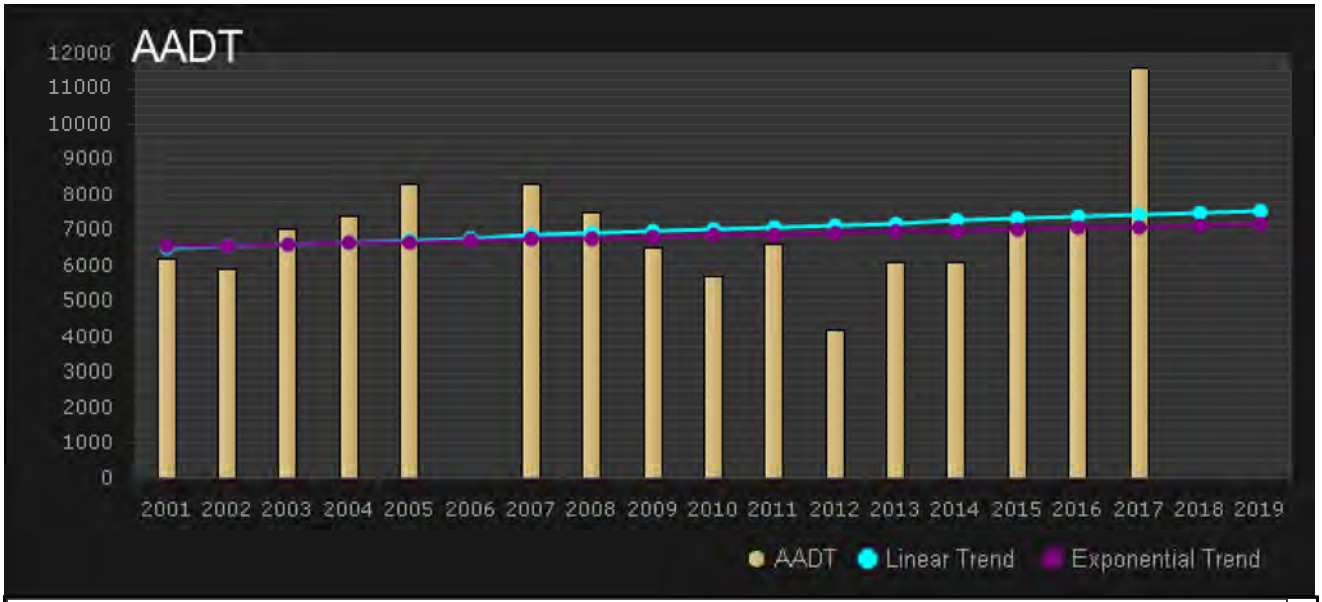
DELUXE FOR BUSINESS 1-800-888-6327
Ref. No: G 249859366

APPENDIX C

GROWTH RATES

Station 940025
SR 70/OKEECHOBEE RD - W OF SR 91/TPK (COUNTY 25)

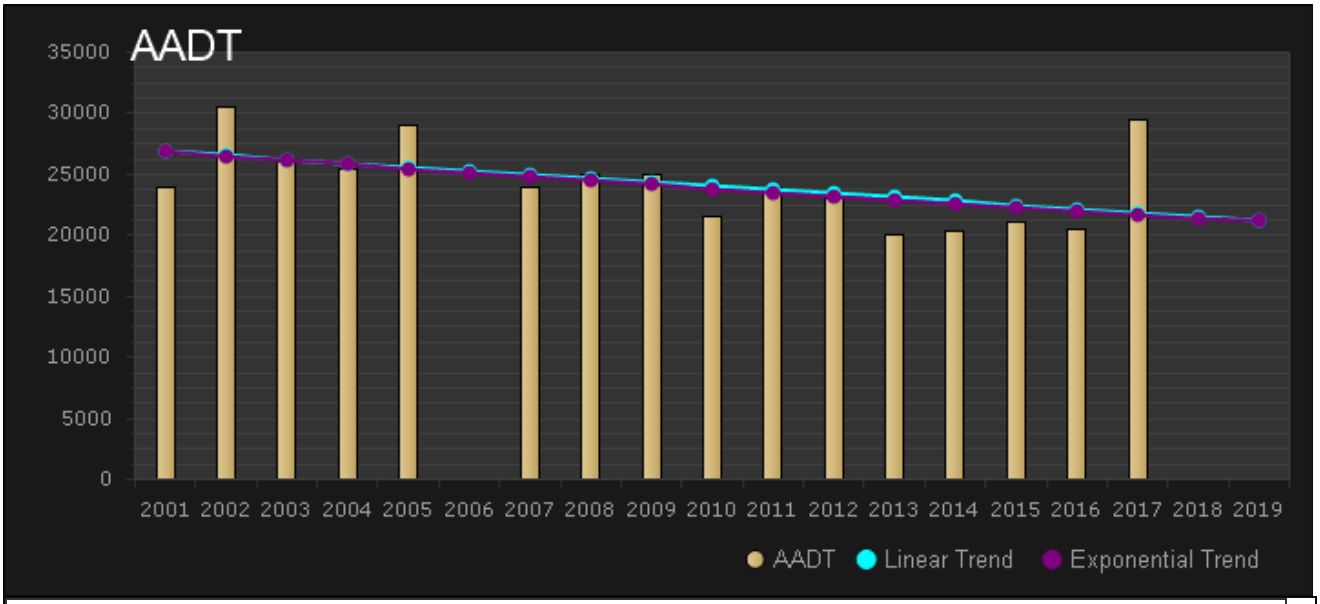
Linear Growth = 0.78%
Exponential Growth = 0.50%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940025-SR 70/OKEECHOBEE RD - W OF SR 91/TPK (COUNTY 25)							
2017	940025	11600		56.2			
2016	940025	7100		57.1			
2015	940025	7100		56.3	5.9		
2014	940025	6100		54.7	6.81		
2013	940025	6100		57.2	5.51		
2012	940025	4200		57			
2011	940025	6600			0		
2010	940025	5700			0	633	671
2009	940025	6500			0	667	687
2008	940025	7500			0	798	844

Station 940748
SR 70/OKEECHOBEE RD - E OF SR 713/KINGS HWY (COUNTY 742)

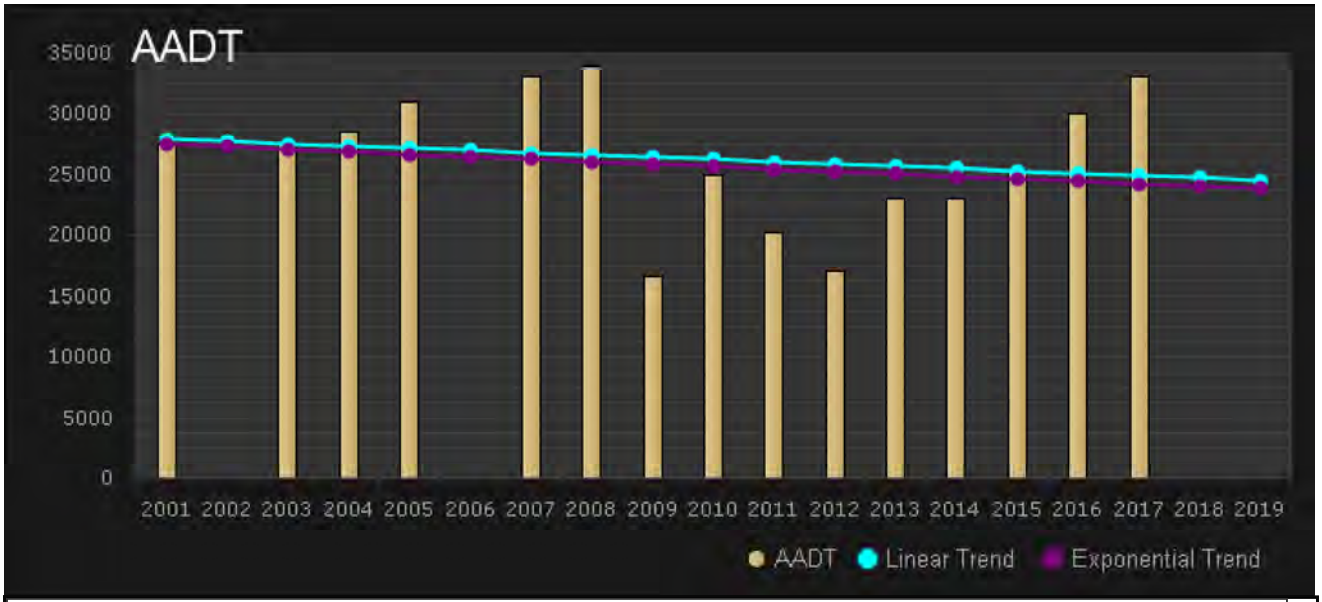
Linear Growth = -1.47%
Exponential Growth = -1.34%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940748-SR 70/OKEECHOBEE RD - E OF SR 713/KINGS HWY (COUNTY 742)							
2017	940748	29500		56.2			
2016	940748	20500		57.1			
2015	940748	21100		56.3	13.71		
2014	940748	20400		54.7	12.69		
2013	940748	20000		57.2	13.97		
2012	940748	23000		57			
2011	940748	24000			0		
2010	940748	21500			0	1737	1898
2009	940748	25000			0	3967	3893
2008	940748	25000			0	2233	2450

Station 940106
SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (COUNTY 0106)

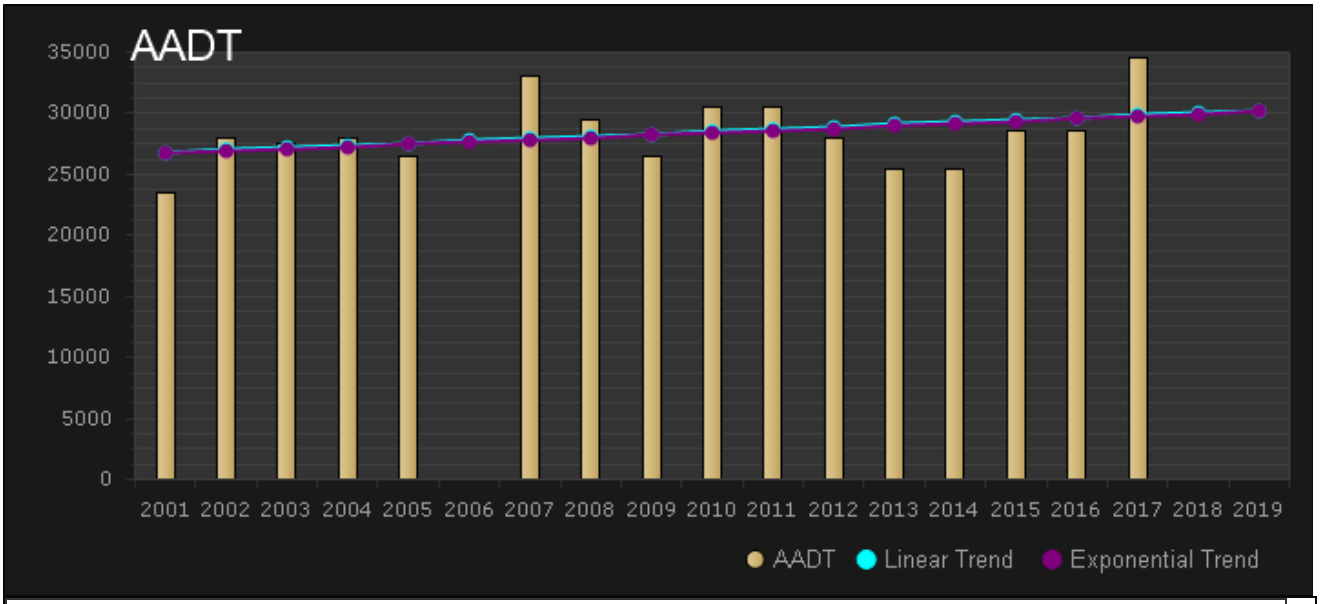
Linear Growth = -0.76%
Exponential Growth = -0.79%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940106-SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (COUNTY 0106)							
2017	940106	33000		56.2			
2016	940106	30000		57.1			
2015	940106	25500		56.3	5.92		
2014	940106	23000		54.7			
2013	940106	23000		57.2	15.64		
2012	940106	17100		57			
2011	940106	20200			0		
2010	940106	25000			0	2148	2155
2009	940106	16600			0	2569	2563
2008	940106	34000			0	2806	2869

Station 940029
SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

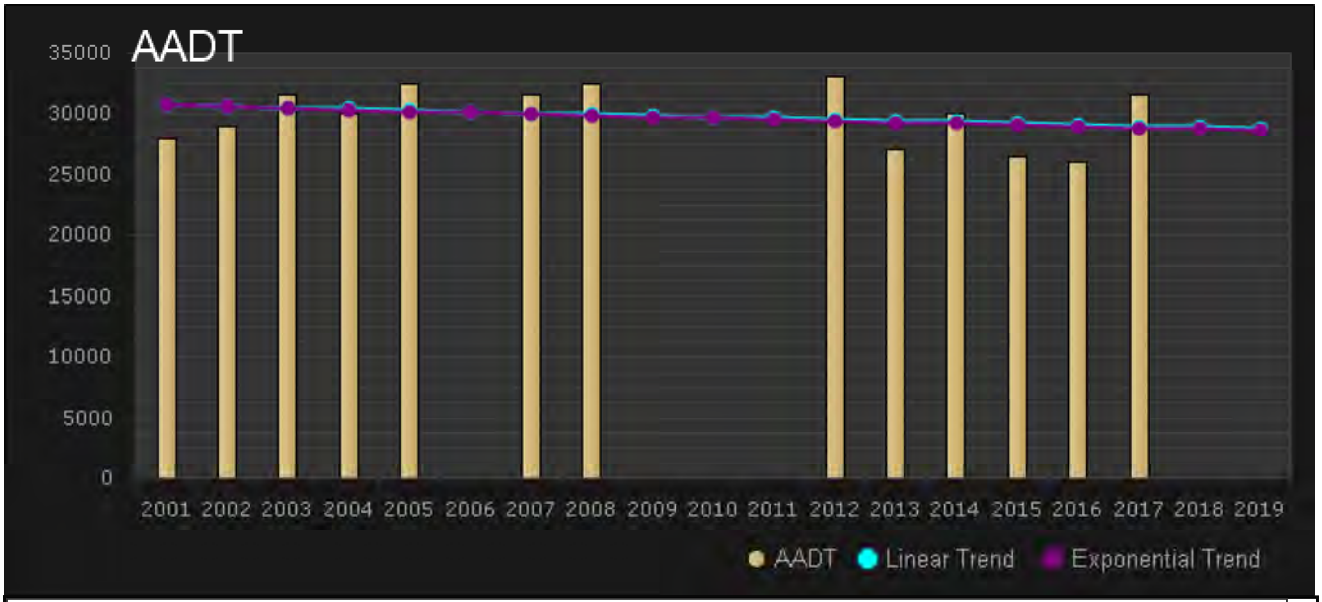
Linear Growth = 0.63%
Exponential Growth = 0.66%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940029-SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)							
2017	940029	34500		50.9			
2016	940029	28500		50.9			
2015	940029	28500		51	8.22		
2014	940029	25500		50.8			
2013	940029	25500		50.8			
2012	940029	28000		56.8	2.78		
2011	940029	30500			0		
2010	940029	30500			0	2708	2712
2009	940029	26500			0	3949	4468
2008	940029	29500			0	2660	2471

Station 940742
SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

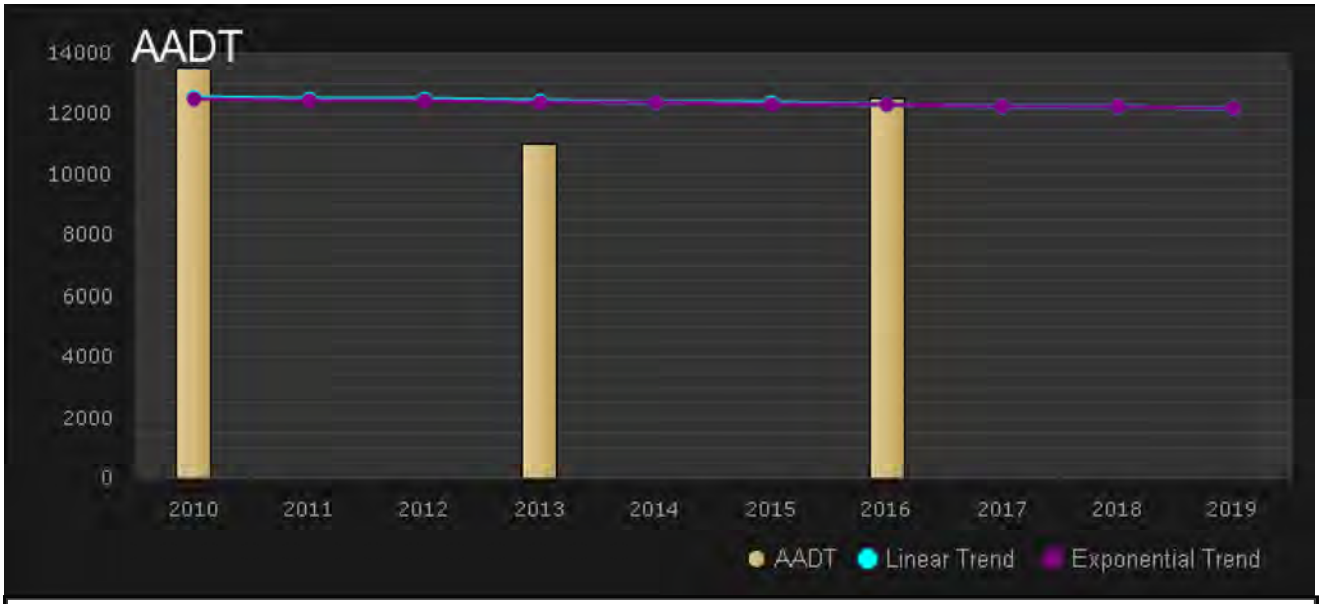
Linear Growth = -0.36%
Exponential Growth = -0.38%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940742-SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)							
2017	940742	31500		50.9			
2016	940742	26000		50.9			
2015	940742	26500		51	7.3		
2014	940742	30000		50.8	1		
2013	940742	27000		50.8			
2012	940742	33000		56.8	1.58		
2008	940742	32500			0	2522	3068
2007	940742	31500			0	2277	2799
2005	940742	32500			0	2352	2780
2004	940742	30000			0	2567	2784

Station 688
OKEECHOBEE RD NE. OF VIRGINIA AVE

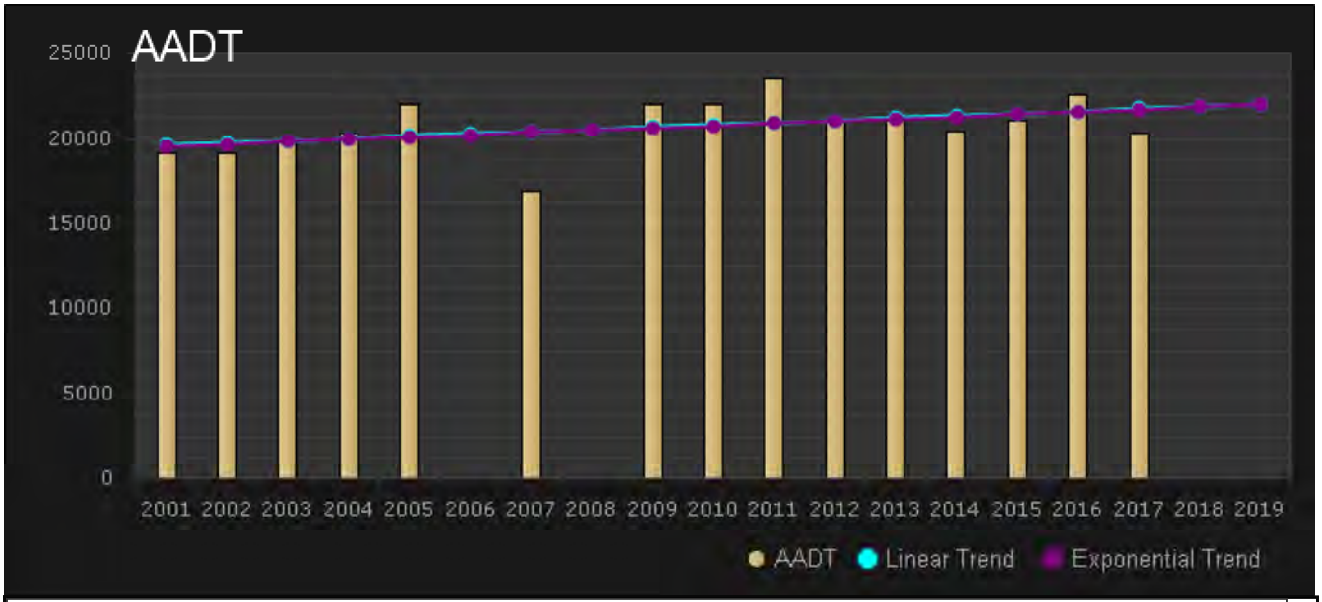
Linear Growth = -0.32%
Exponential Growth = -0.26%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 688-OKEECHOBEE RD NE. OF VIRGINIA AVE							
2020	688	12500	0.105	0.5545	0		
2016	688	12500	0.107	0.5135	0	950	1249
2013	688	11000			0	840	1046
2010	688	13500	0.096	0.558	0	1016	1167

Station 940030
SR 70 / VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY 30)

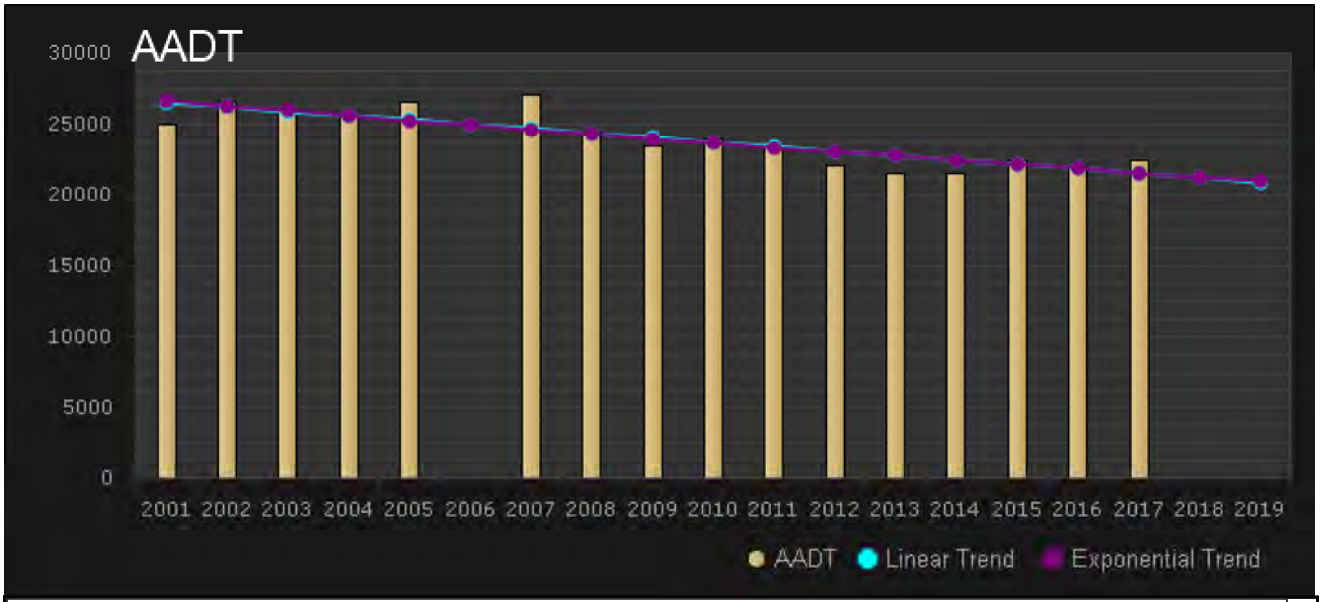
Linear Growth = 0.60%
Exponential Growth = 0.65%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940030-SR 70 / VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY 30)							
2017	940030	20300		50.9			
2016	940030	22500		50.9			
2015	940030	21000		51	1.06		
2014	940030	20400		50.8	1.54		
2013	940030	21000		50.8	1.41		
2012	940030	21000		56.8			
2011	940030	23500			0		
2010	940030	22000			0	1713	1984
2009	940030	22000			0	1743	1948
2007	940030	16900			0	1976	2332

Station 940033
SR 70 / VIRGINIA AVE - E OF SR 615/25 ST (COUNTY 33)

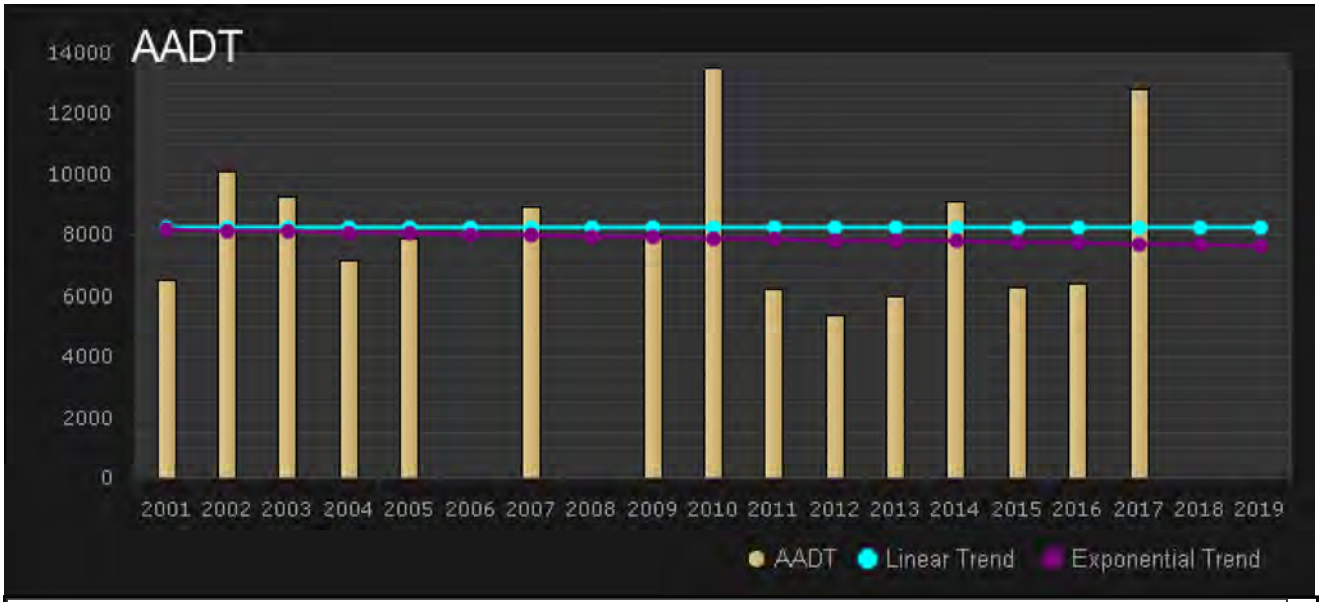
Linear Growth = -1.51%
Exponential Growth = -1.33%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940033-SR 70 / VIRGINIA AVE - E OF SR 615/25 ST (COUNTY 33)							
2017	940033	22500		50.9			
2016	940033	22000		50.9			
2015	940033	22500		51	2.7		
2014	940033	21500		50.8	0.99		
2013	940033	21600		50.8			
2012	940033	22000		56.8			
2011	940033	23500			0		
2010	940033	24000			0	1958	2239
2009	940033	23500			0	1998	2083
2008	940033	24500			0	1980	2223

Station 940757
SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)

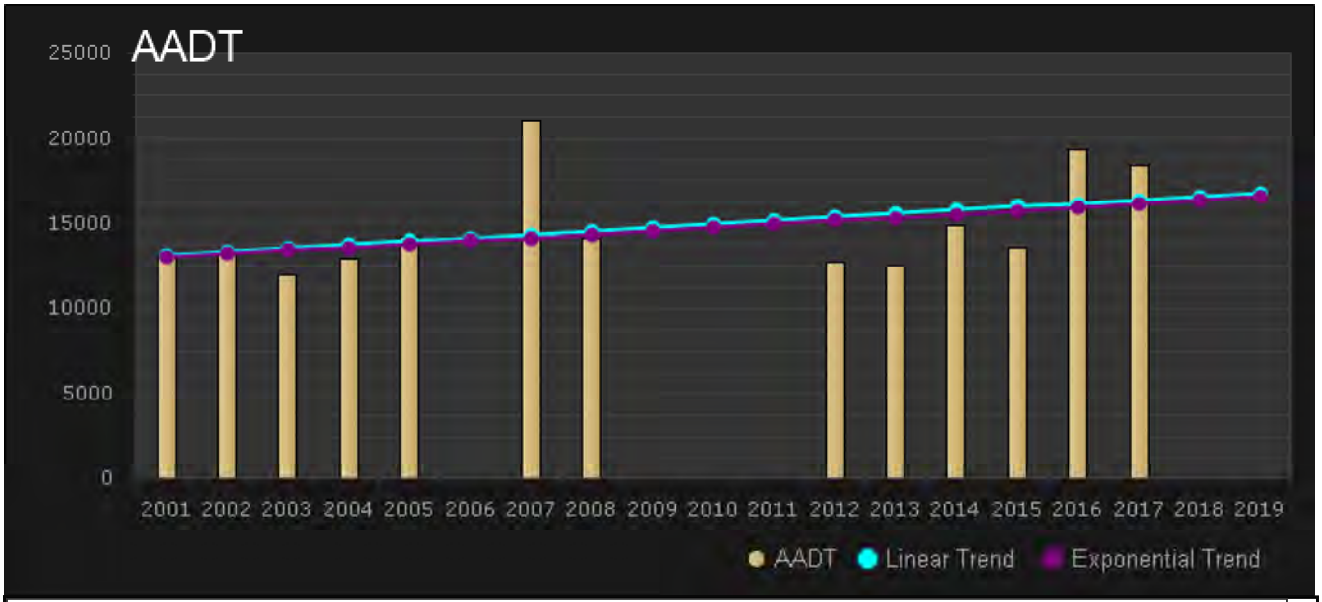
Linear Growth = -0.01%
Exponential Growth = -0.35%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940757-SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)							
2017	940757	12800		56.2			
2016	940757	6400		57.1			
2015	940757	6300		56.3	18.77		
2014	940757	9100		54.7	37.44		
2013	940757	6000		57.2			
2012	940757	5400		57	14.23		
2011	940757	6200			0		
2010	940757	13500			0	1083	1247
2009	940757	8000			0	1264	1318
2007	940757	8900			0	672	696

Station 940077
SR 713 / KINGS HWY - N OF SR 68/ORANGE AVE (COUNTY 77)

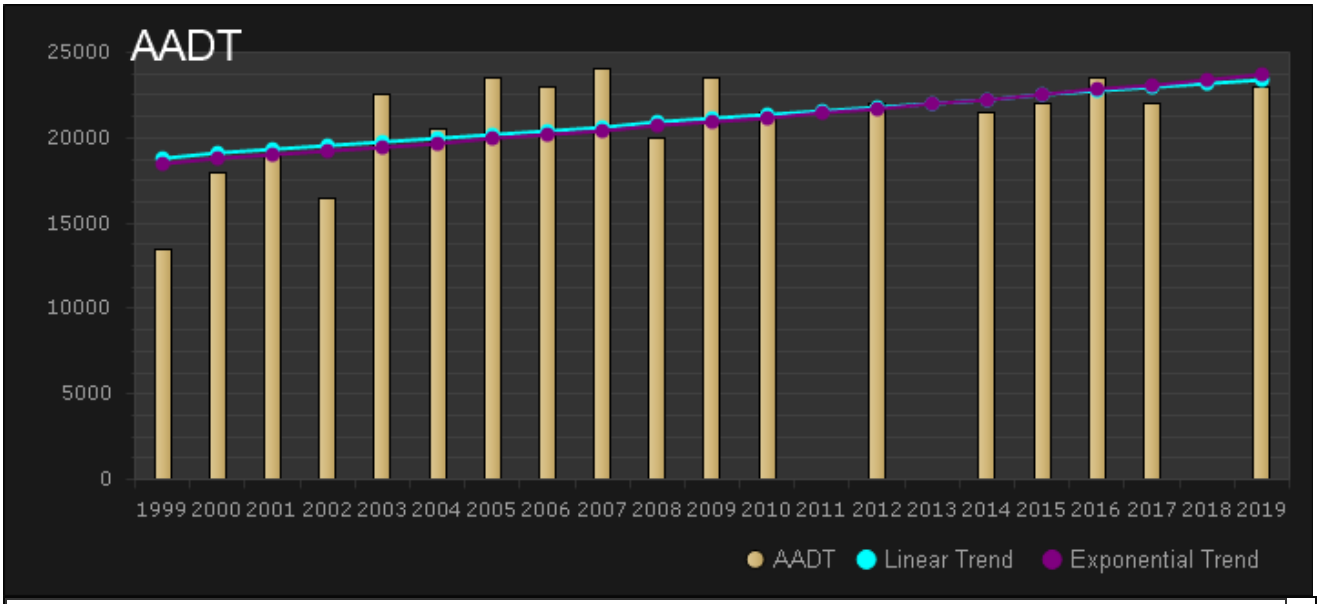
Linear Growth = 1.21%
Exponential Growth = 1.32%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940077-SR 713 / KINGS HWY - N OF SR 68/ORANGE AVE (COUNTY 77)							
2017	940077	18400		56.2			
2016	940077	19300		57.1			
2015	940077	13600		56.3	15.82		
2014	940077	14900		54.7	12.52		
2013	940077	12500		57.2			
2012	940077	12700		57	3.21		
2008	940077	14100			0	1543	1618
2007	940077	21000			0	1554	1783
2005	940077	14200			0	1297	1308
2004	940077	12900			0	1398	1550

Station 529
25TH ST 310 FEET SOUTH OF VIRGINIA AVE

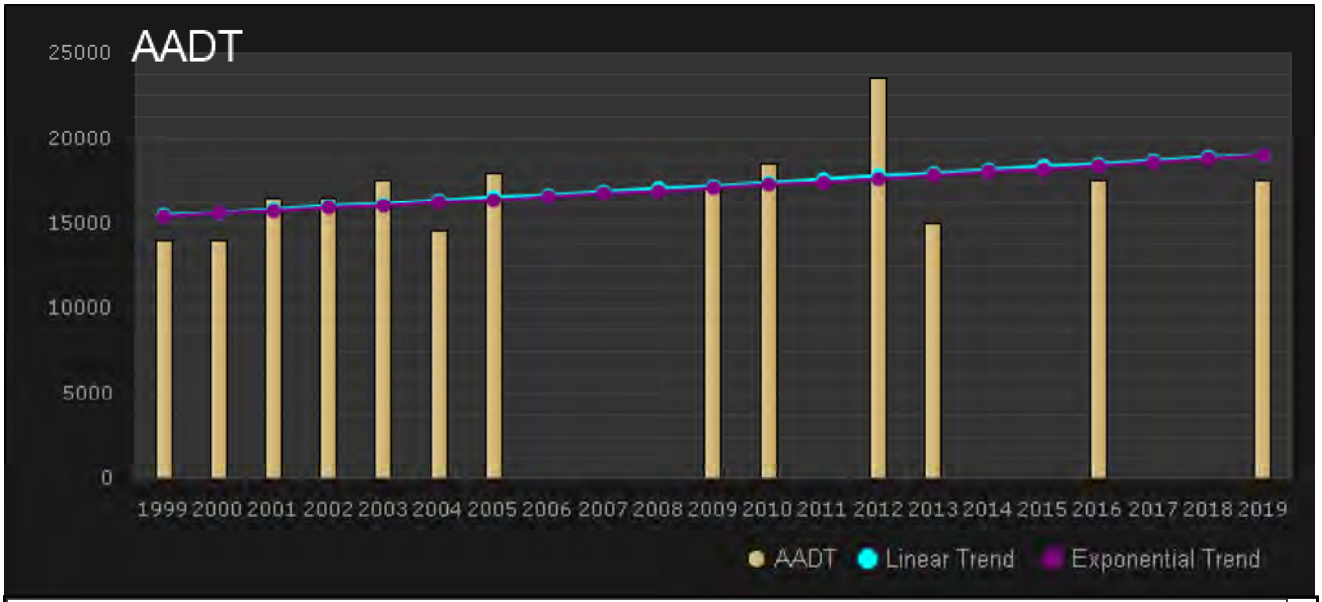
Linear Growth = 0.97%
Exponential Growth = 1.22%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 529-25TH ST 310 FEET SOUTH OF VIRGINIA AVE							
2020	529	21000	0.098	0.613	0		
2019	529	23000	0.101	0.607	0	1986	2108
2017	529	22000	0.095	0.5765	0	1821	1899
2016	529	23500	0.099	0.6045	0	2136	2094
2015	529	22000	0.098	0.6235	0	2004	1962
2014	529	21500	0.099	0.626	0	1946	1966
2012	529	22000	0.105	0.6135	0	2017	2115
2010	529	21500	0.103	0.579	0	2025	1901
2009	529	23500	0.105	0.628		2259	2126
2008	529	20000	0.101	0.605		1792	1882

Station 159
25TH ST 315 FEET SOUTH OF EDWARDS RD

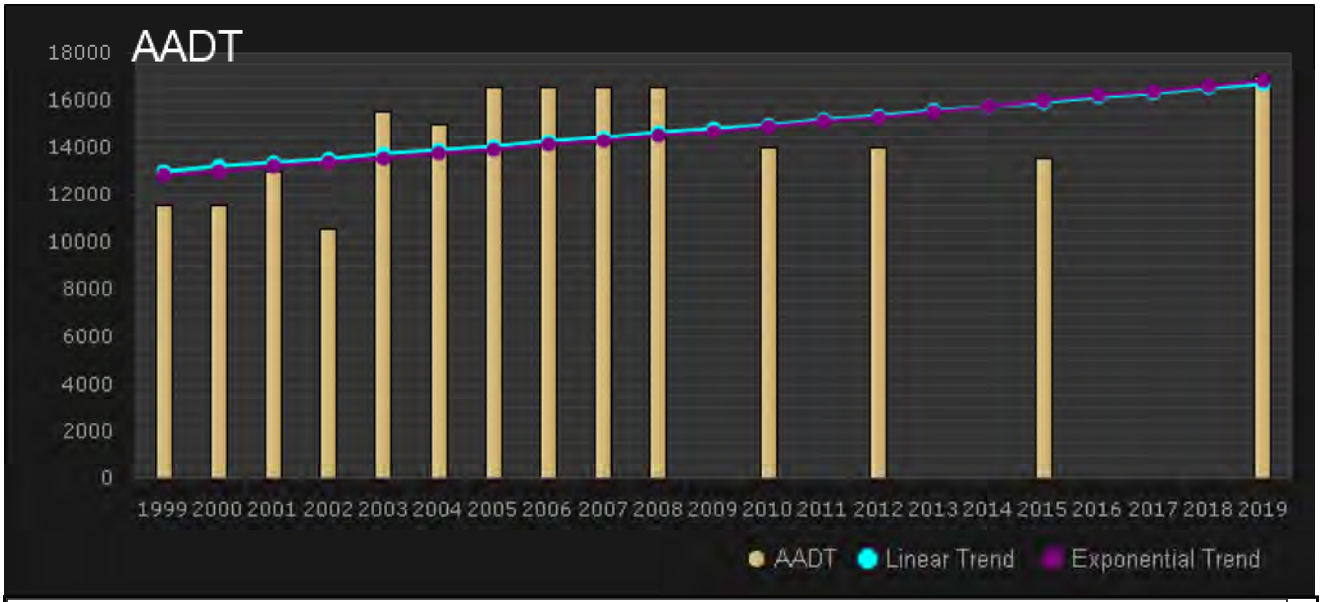
Linear Growth = 0.94%
Exponential Growth = 1.04%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 159-25TH ST 315 FEET SOUTH OF EDWARDS RD							
2019	159	17500	0.097	0.5705	10.87	1553	1488
2016	159	17500	0.097	0.58	6.85	1578	1519
2013	159	15000			8.05	1371	1269
2012	159	23500	0.107	0.538	0	2227	2312
2010	159	18500	0.103	0.581	0	1737	1777
2009	159	17000	0.102	0.619		1575	1571
2005	159	18000	0.114	0.562		1780	1923
2004	159	14500	0.107	0.573		1319	1414
2003	159	17500	0.106	0.512		1535	1677
2002	159	16500	0.109	0.546		1469	1615

Station 108
EDWARDS RD 200 FEET WEST OF SUNRISE BLVD

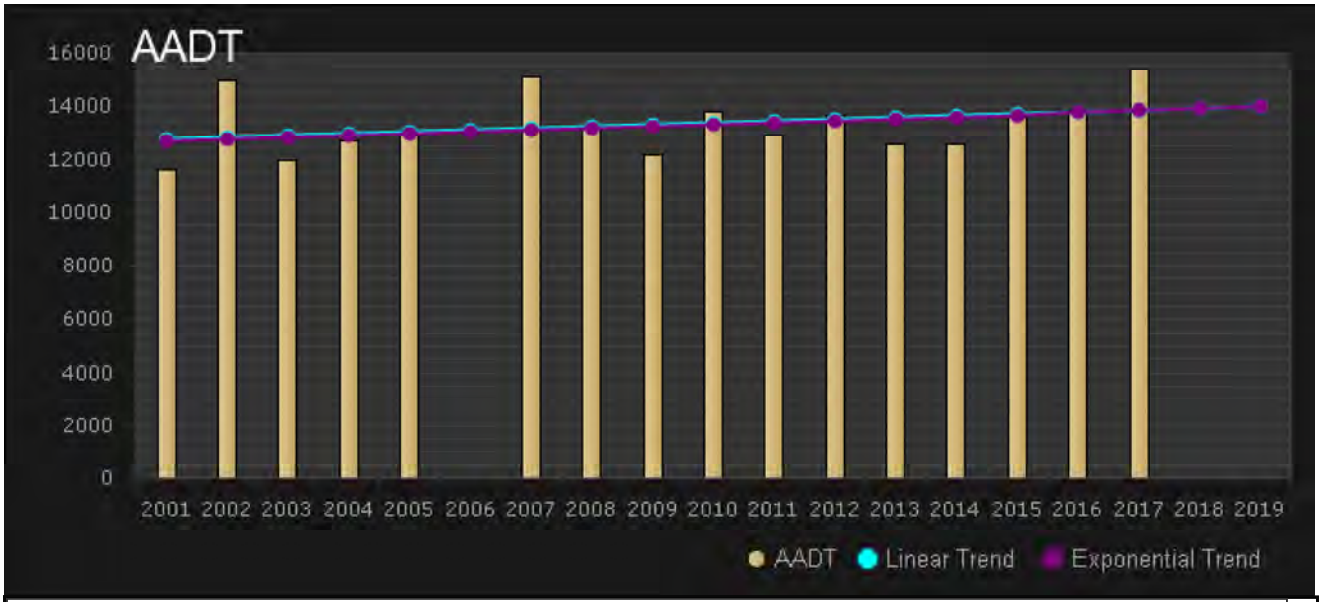
Linear Growth = 1.10%
Exponential Growth = 1.35%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 108-EDWARDS RD 200 FEET WEST OF SUNRISE BLVD							
2019	108	17000	0.102	0.5095	0	1425	1573
2015	108	13500	0.099	0.764	0	1049	1238
2012	108	14000	0.102	0.509	0	1160	1282
2010	108	14000	0.103	0.516	0	1222	1346
2008	108	16500	0.102	0.519		1553	1519
2007	108	16500	0.106	0.521		1564	1612
2006	108	16500	0.098	0.544		1411	1406
2005	108	16500	0.098	0.522		1398	1465
2004	108	15000	0.1	0.523		1286	1371
2003	108	15500	0.103	0.515		1328	1466

Station 940035
SR 68 / ORANGE AVE - E OF SR 9/I-95 (COUNTY 35)

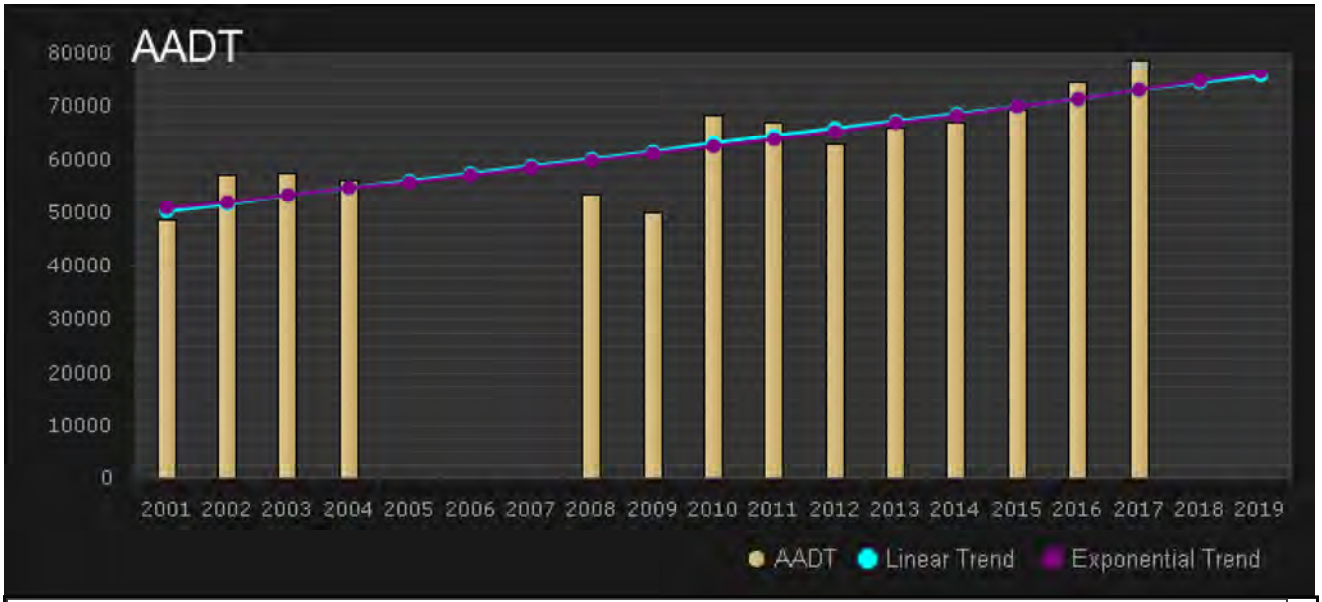
Linear Growth = 0.49%
Exponential Growth = 0.54%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940035-SR 68 / ORANGE AVE - E OF SR 9/I-95 (COUNTY 35)							
2017	940035	15400		50.9			
2016	940035	13900		50.9			
2015	940035	13600		51	4.31		
2014	940035	12600		50.8			
2013	940035	12600		50.8			
2012	940035	13700		56.8	3.94		
2011	940035	12900			0		
2010	940035	13800			0	1502	1290
2009	940035	12200			0	2036	2030
2008	940035	13200			0	1182	1256

Station 941902
SR 9/I-95 - N OF CR 712/MIDWAY RD,2 CABINETS (COUNTY 1902)

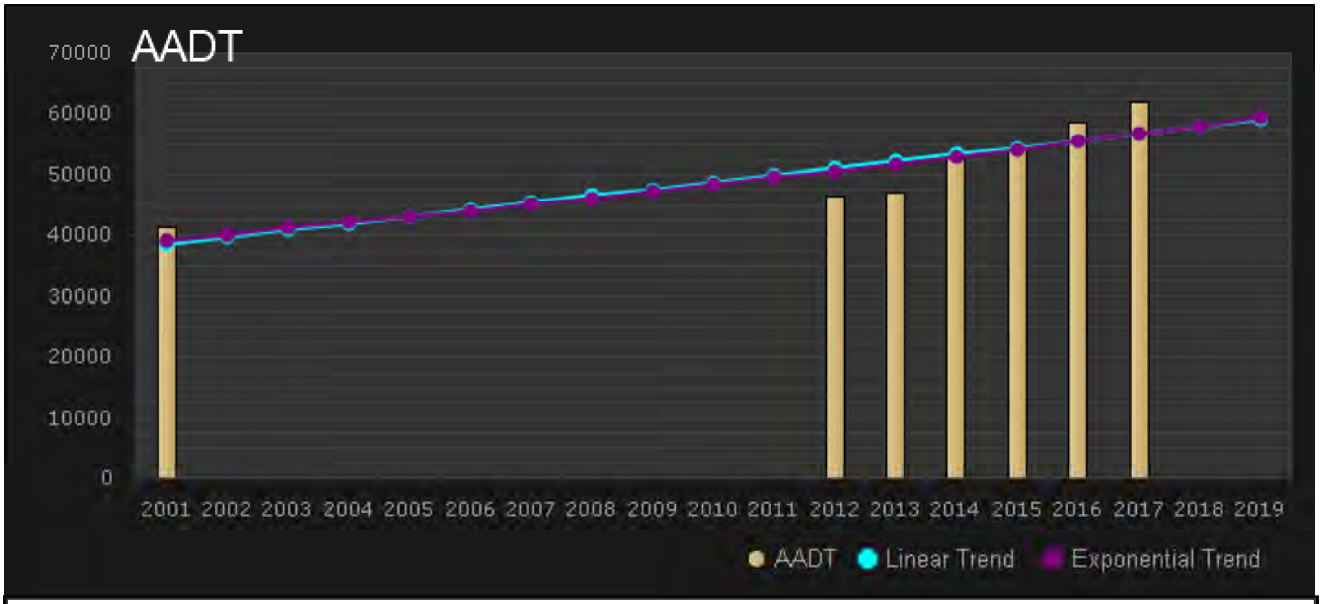
Linear Growth = 1.87%
Exponential Growth = 2.24%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 941902-SR 9/I-95 - N OF CR 712/MIDWAY RD,2 CABINETS (COUNTY 1902)							
2017	941902	78500		61.8			
2016	941902	74500		63.1			
2015	941902	69500		62.8	8.01		
2014	941902	67000		62.5	7.51		
2013	941902	66000		63.1	8.73		
2012	941902	63000		62.6	8.15		
2011	941902	67000			0		
2010	941902	68500			0	5219	5447
2009	941902	50000			0	4436	4390
2008	941902	53500			0	4243	4527

Station 940260
SR 9/I-95-0.6 MI S OF SR 68/ORANGE AV,ST LUCIE CO

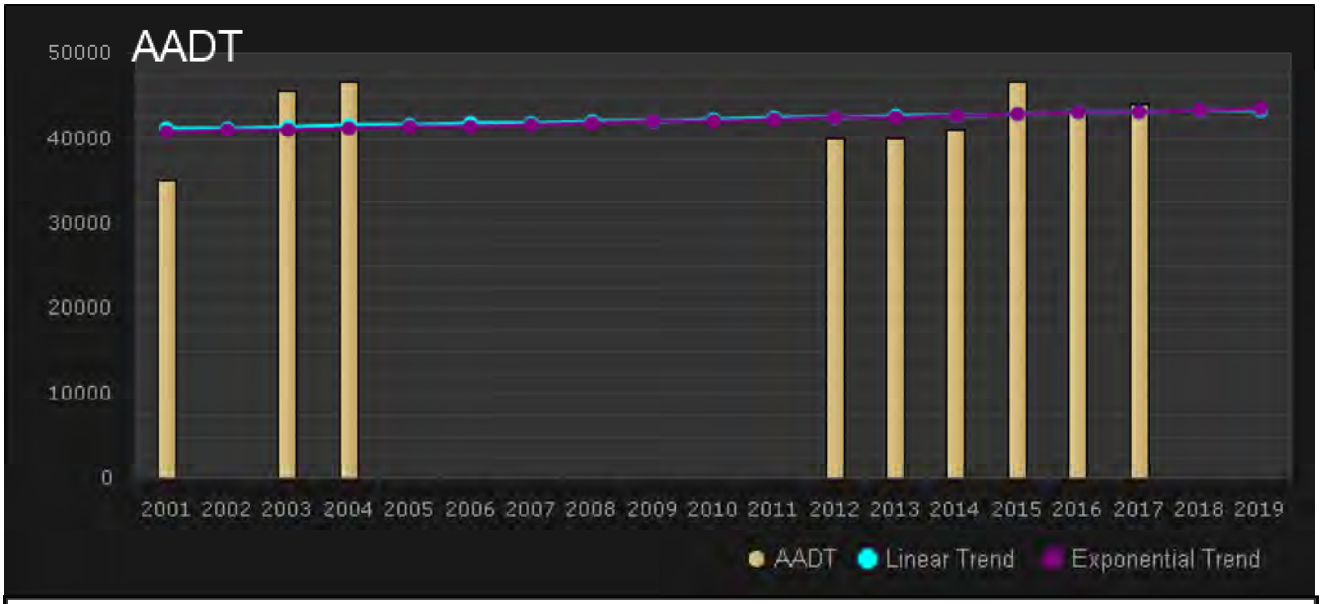
Linear Growth = 1.93%
Exponential Growth = 2.28%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940260-SR 9/I-95-0.6 MI S OF SR 68/ORANGE AV,ST LUCIE CO							
2017	940260	61831		52.1			
2016	940260	58614		52.4			
2015	940260	54502		52.6	11.09		
2014	940260	52710		62.5	0		
2013	940260	47000		53			
2012	940260	46500		53			
2001	940260	41283			0	2707	3126

Station 941905
SR 9 / I-95 - N OF SR 68/ORANGE AVE (COUNTY 1905)

Linear Growth = 0.29%
Exponential Growth = 0.36%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 941905-SR 9 / I-95 - N OF SR 68/ORANGE AVE (COUNTY 1905)							
2017	941905	44000		61.8			
2016	941905	43000		63.1			
2015	941905	46500		62.8	15.3		
2014	941905	41000		62.5			
2013	941905	40000		63.1			
2012	941905	40000		62.6			
2004	941905	46500			0	3115	2882
2003	941905	45500			0	2710	2786
2001	941905	35000			0	2438	2443

APPENDIX D

TRAFFIC METHODOLOGY LETTER

SIMMONS & WHITE

ENGINEERING | PLANNING | CONSULTING | SINCE 1982

October 20, 2020
Revised: December 1, 2020

St. Lucie County
2300 Virginia Avenue
Fort Pierce, Florida 34982

Attention: Mr. Kori Benton, AICP

Reference: Crossroads Industrial Traffic Study Methodology
City of Fort Pierce, Florida

Dear Mr. Benton:

Please accept this letter as the proposed traffic methodology to be used for the traffic analysis for the Crossroads Industrial project being proposed on Crossroads Parkway south of Okeechobee Road in the City of Fort Pierce. The proposed development on the currently unimproved parcel is to consist of ± 1,133,000 S.F. of warehouse.

Trip Generation
Trip generation for the proposed development will be based on the Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 10th Edition. The Land Use code will be determined based on a review of the proposed use.

Project Distribution
Project trip distribution will be based on a review of existing travel patterns in the vicinity of the project site and previous traffic studies.

Study Intersections
The study area for the project will include the following intersections:

1. Okeechobee Road at Kings Highway/Florida Turnpike
2. Okeechobee Road at Crossroads Parkway
3. Okeechobee Road at I-95
4. Okeechobee Road at Jenkins Road
5. Jenkins Road at Edwards Road

2581 Metrocentre Boulevard West Suite 3 West Palm Beach Florida 33407
T: 561.478.7848 F: 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3458

Analysis Scenarios
The analysis scenarios for this study area will include existing (2020), background (2025), and total (2025) traffic conditions.

Background Traffic
Background traffic will be determined by reviewing historical traffic counts and applying a historical growth rate and/or adding traffic anticipated from recently approved projects. Simmons & White, Inc. will coordinate with the City of Fort Pierce and St. Lucie County to obtain the necessary traffic studies for the projects to be included in the analysis.

Intersection Analysis
Intersection capacity analysis will be performed for the study intersections using the Highway Capacity Manual (HCM) methodology. The analysis will be performed for A.M. peak hour conditions from 7:00 to 9:00 A.M and P.M. peak hour conditions from 4:00 to 6:00 P.M. Analyses will be performed using Synchro Software with HCM printouts.

Traffic Data Collection
The applicant will utilize existing intersection turning movement counts collected in 2017 or after where able to be obtained. For intersections requiring new counts, an adjustment factor will be applied as applicable to account for traffic demand changes during the current pandemic. The adjustment factor will be based on current roadway link counts in comparison to historical link counts. Additionally, a peak season correction (PSCF) will also be applied as applicable.

Link Analysis
The radius of influence and roadway link analysis will in accordance with City Code Section 22-217. The project will be considered to have an insignificant impact (and no analysis required) on all roadway segments in which the project's peak hour traffic is anticipated to represent less than 1% of the LOS D service volume threshold. For significant roadway segments, existing traffic counts will be taken from the most recent St. Lucie TPO Traffic Counts publication and/or the FDOT Traffic Information website.

Report
The study methodology and findings will be summarized in a report. A location map will also be provided within the report document. Any roadway failures will be identified in the report and mitigation measures will be reviewed as applicable.

If you have any questions or require any additional information, please contact our office. Thank you for your help with this matter.

Sincerely,

SIMMONS & WHITE, INC.



Bryan G. Kelley, P.E.

BGK/sa x:/docs/miscltr/Kelley/20121.Benton.rev

APPENDIX E

TRAFFIC COUNTS & FDOT PSCF

KMF Traffic Group, LLC
www.kmftraffic.net
772-221-7971

Manual Traffic Count - All Traffic
Okeechobee Rd and Kings Hwy/TPK Entrance
Fort Pierce, FL

File Name : KOAMPM
Site Code : SW2018
Start Date : 12/9/2020
Page No : 1

Groups Printed- ALL TRAFFIC

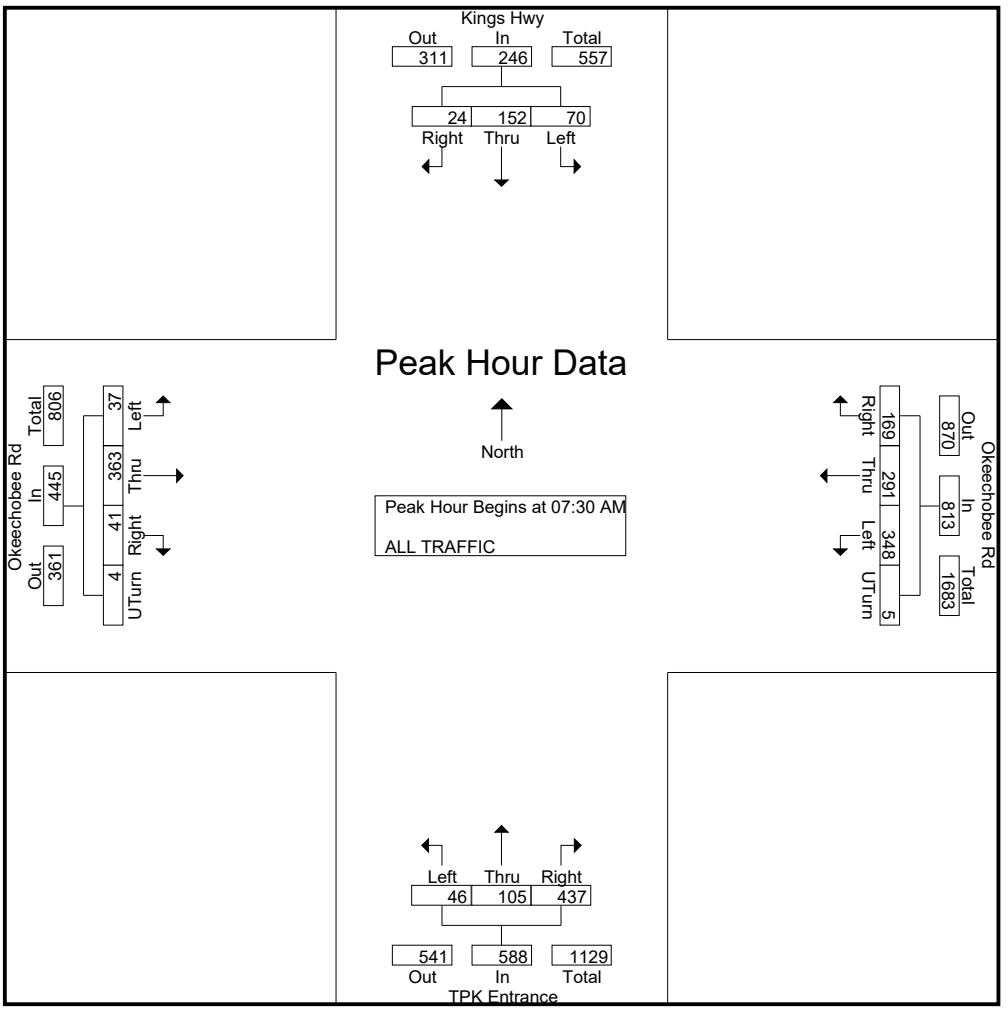
	TPK Entrance NB			Kings Hwy SB			Okeechobee Rd EB				Okeechobee Rd WB				
Start Time	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	UTurn	Right	Thru	Left	UTurn	Int. Total
07:00 AM	77	28	14	5	38	25	8	85	13	4	25	32	65	0	419
07:15 AM	73	33	14	2	41	17	8	94	9	2	40	52	36	2	423
07:30 AM	104	40	18	4	35	11	8	66	7	2	36	83	82	1	497
07:45 AM	120	21	11	2	34	20	17	98	9	1	38	78	87	0	536
Total	374	122	57	13	148	73	41	343	38	9	139	245	270	3	1875
08:00 AM	102	23	5	5	42	16	9	101	12	0	41	70	86	1	513
08:15 AM	111	21	12	13	41	23	7	98	9	1	54	60	93	3	546
08:30 AM	104	16	11	7	47	23	4	60	12	0	40	84	72	2	482
08:45 AM	77	14	10	6	20	11	4	55	9	2	26	41	64	0	339
Total	394	74	38	31	150	73	24	314	42	3	161	255	315	6	1880
09:00 AM	68	12	8	2	15	9	1	47	10	0	23	39	53	2	289
*** BREAK ***															
Total	68	12	8	2	15	9	1	47	10	0	23	39	53	2	289
*** BREAK ***															
04:00 PM	95	31	14	5	40	38	6	72	17	0	15	80	93	6	512
04:15 PM	101	42	13	2	39	26	10	67	11	1	46	83	73	7	521
04:30 PM	134	24	10	6	37	37	2	79	9	3	50	98	101	7	597
04:45 PM	108	25	14	14	43	46	9	65	8	1	35	92	101	7	568
Total	438	122	51	27	159	147	27	283	45	5	146	353	368	27	2198
05:00 PM	114	32	24	8	49	44	8	80	12	1	31	112	80	9	604
05:15 PM	109	27	18	8	43	57	7	77	9	1	32	131	90	14	623
05:30 PM	85	26	12	13	46	50	8	87	8	1	32	104	104	15	591
05:45 PM	81	30	12	3	27	33	4	107	7	2	50	99	89	9	553
Total	389	115	66	32	165	184	27	351	36	5	145	446	363	47	2371
Grand Total	1663	445	220	105	637	486	120	1338	171	22	614	1338	1369	85	8613
Apprch %	71.4	19.1	9.5	8.6	51.9	39.6	7.3	81	10.4	1.3	18	39.3	40.2	2.5	
Total %	19.3	5.2	2.6	1.2	7.4	5.6	1.4	15.5	2	0.3	7.1	15.5	15.9	1	

KMF Traffic Group, LLC
www.kmftraffic.net
772-221-7971

Manual Traffic Count - All Traffic
Okeechobee Rd and Kings Hwy/TPK Entrance
Fort Pierce, FL

File Name : KOAMPM
Site Code : SW2018
Start Date : 12/9/2020
Page No : 2

	TPK Entrance NB				Kings Hwy SB				Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 07:30 AM																			
07:30 AM	104	40	18	162	4	35	11	50	8	66	7	2	83	36	83	82	1	202	497
07:45 AM	120	21	11	152	2	34	20	56	17	98	9	1	125	38	78	87	0	203	536
08:00 AM	102	23	5	130	5	42	16	63	9	101	12	0	122	41	70	86	1	198	513
08:15 AM	111	21	12	144	13	41	23	77	7	98	9	1	115	54	60	93	3	210	546
Total Volume	437	105	46	588	24	152	70	246	41	363	37	4	445	169	291	348	5	813	2092
% App. Total	74.3	17.9	7.8		9.8	61.8	28.5		9.2	81.6	8.3	0.9		20.8	35.8	42.8	0.6		
PHF	.910	.656	.639	.907	.462	.905	.761	.799	.603	.899	.771	.500	.890	.782	.877	.935	.417	.968	.958



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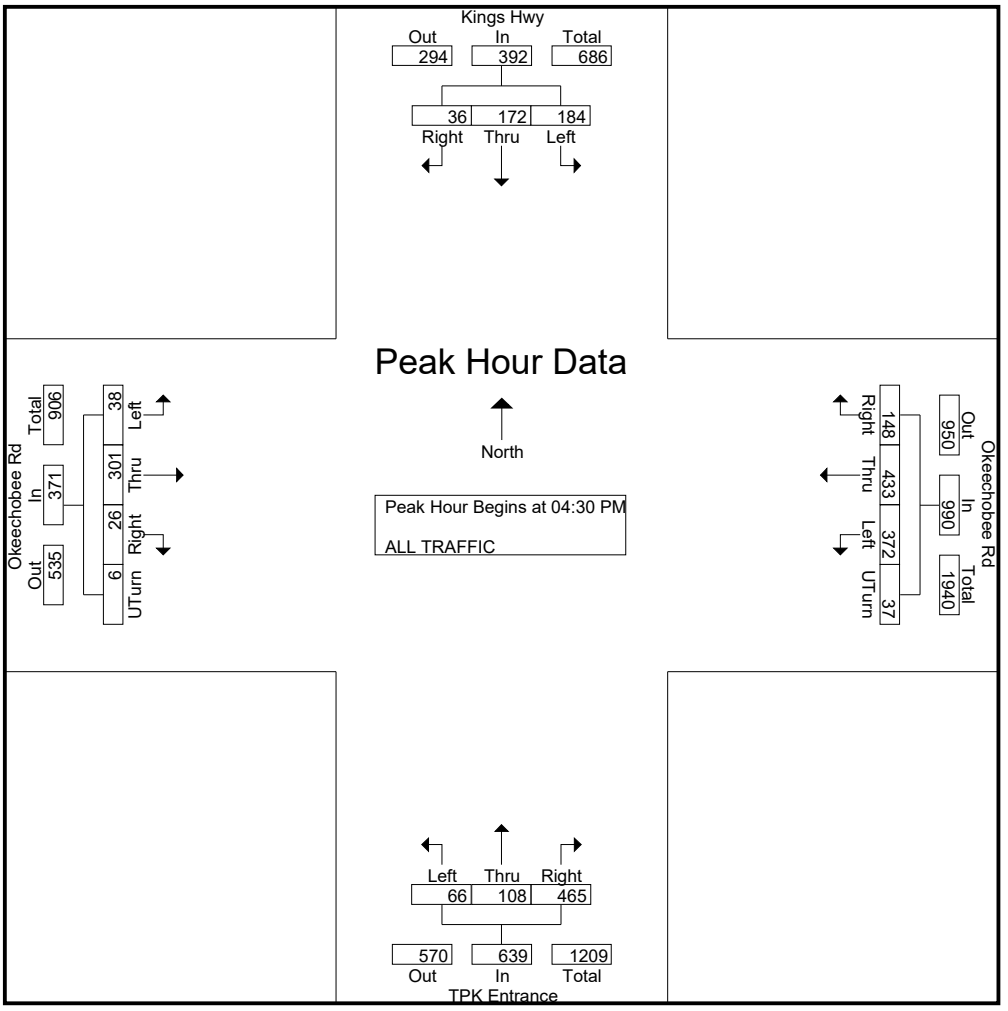
Manual Traffic Count - All Traffic
Okeechobee Rd and Kings Hwy/TPK Entrance
Fort Pierce, FL

File Name : KOAMPM
Site Code : SW2018
Start Date : 12/9/2020
Page No : 3

	TPK Entrance NB				Kings Hwy SB				Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 04:30 PM																			
04:30 PM	134	24	10	168	6	37	37	80	2	79	9	3	93	50	98	101	7	256	597
04:45 PM	108	25	14	147	14	43	46	103	9	65	8	1	83	35	92	101	7	235	568
05:00 PM	114	32	24	170	8	49	44	101	8	80	12	1	101	31	112	80	9	232	604
05:15 PM	109	27	18	154	8	43	57	108	7	77	9	1	94	32	131	90	14	267	623
Total Volume	465	108	66	639	36	172	184	392	26	301	38	6	371	148	433	372	37	990	2392
% App. Total	72.8	16.9	10.3		9.2	43.9	46.9		7	81.1	10.2	1.6		14.9	43.7	37.6	3.7		
PHF	.868	.844	.688	.940	.643	.878	.807	.907	.722	.941	.792	.500	.918	.740	.826	.921	.661	.927	.960



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Manual Traffic Count - All Traffic
Okeechobee Rd and Crossroad/Peters Rd
Fort Pierce, FL

File Name : OKCRAMPM
Site Code : SW2018
Start Date : 12/10/2020
Page No : 1

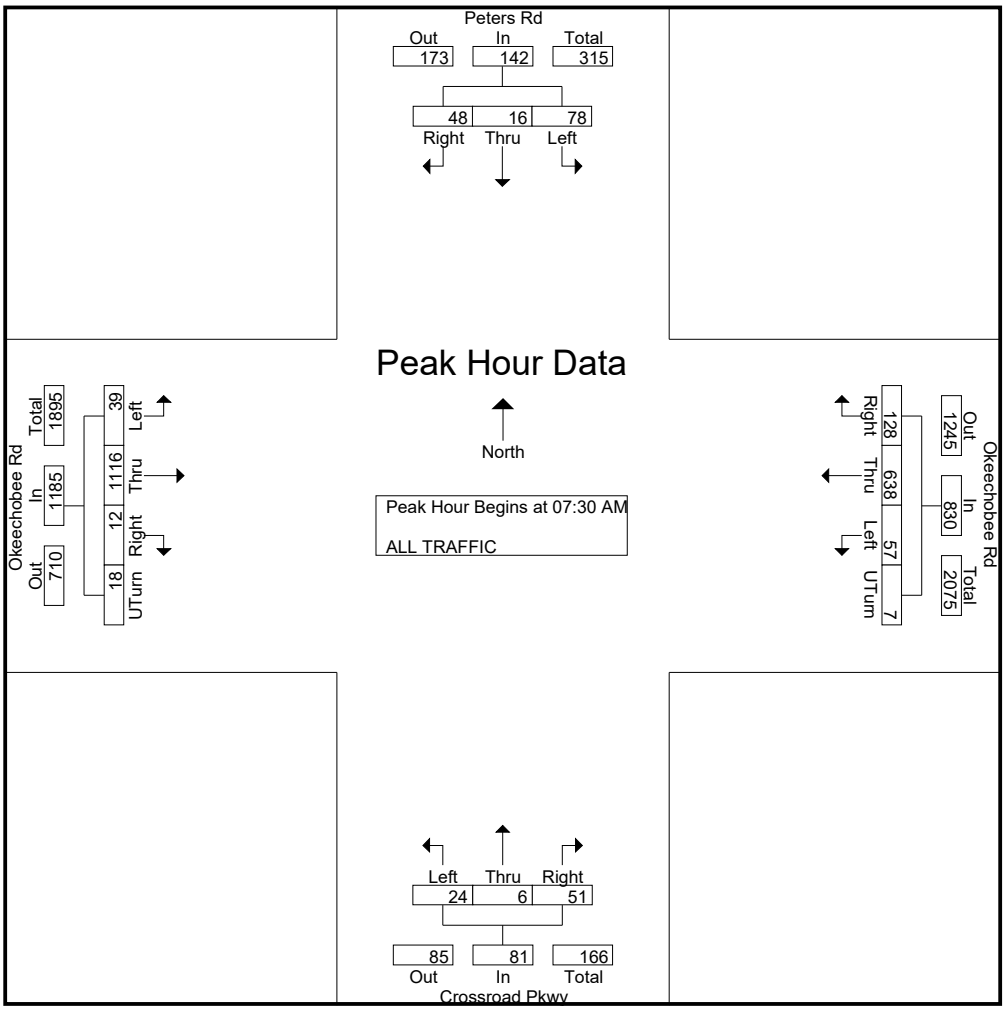
Groups Printed- ALL TRAFFIC

	Crossroad Pkwy NB			Peters Rd SB			Okeechobee Rd EB				Okeechobee Rd WB				
Start Time	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	UTurn	Right	Thru	Left	UTurn	Int. Total
07:00 AM	19	2	7	8	0	13	4	217	8	3	25	95	18	2	421
07:15 AM	18	0	2	7	4	10	7	209	23	6	26	120	14	4	450
07:30 AM	13	2	7	8	4	20	4	320	15	3	38	164	17	2	617
07:45 AM	19	1	6	16	3	21	5	270	12	9	46	138	20	2	568
Total	69	5	22	39	11	64	20	1016	58	21	135	517	69	10	2056
08:00 AM	9	1	8	15	4	21	1	268	3	2	26	148	9	0	515
08:15 AM	10	2	3	9	5	16	2	258	9	4	18	188	11	3	538
08:30 AM	21	0	12	17	3	21	3	236	2	3	20	170	9	2	519
08:45 AM	20	2	6	5	4	10	5	225	7	7	26	167	14	4	502
Total	60	5	29	46	16	68	11	987	21	16	90	673	43	9	2074
*** BREAK ***															
04:00 PM	16	2	4	13	0	23	6	235	8	4	37	237	18	4	607
04:15 PM	27	1	7	8	1	34	14	226	6	5	26	261	23	4	643
04:30 PM	26	2	6	11	2	21	11	252	5	7	26	285	22	9	685
04:45 PM	19	0	14	12	2	27	13	264	7	7	25	259	30	2	681
Total	88	5	31	44	5	105	44	977	26	23	114	1042	93	19	2616
05:00 PM	42	4	8	10	2	42	15	239	8	7	35	269	29	3	713
05:15 PM	19	2	4	10	2	36	5	248	10	10	35	279	34	7	701
05:30 PM	18	1	10	12	3	31	4	235	9	11	33	272	45	10	694
05:45 PM	24	2	7	2	2	38	18	269	23	2	29	208	28	5	657
Total	103	9	29	34	9	147	42	991	50	30	132	1028	136	25	2765
Grand Total	320	24	111	163	41	384	117	3971	155	90	471	3260	341	63	9511
Apprch %	70.3	5.3	24.4	27.7	7	65.3	2.7	91.6	3.6	2.1	11.4	78.8	8.2	1.5	
Total %	3.4	0.3	1.2	1.7	0.4	4	1.2	41.8	1.6	0.9	5	34.3	3.6	0.7	

Manual Traffic Count - All Traffic
Okeechobee Rd and Crossroad/Peters Rd
Fort Pierce, FL

File Name : OKCRAMPM
Site Code : SW2018
Start Date : 12/10/2020
Page No : 2

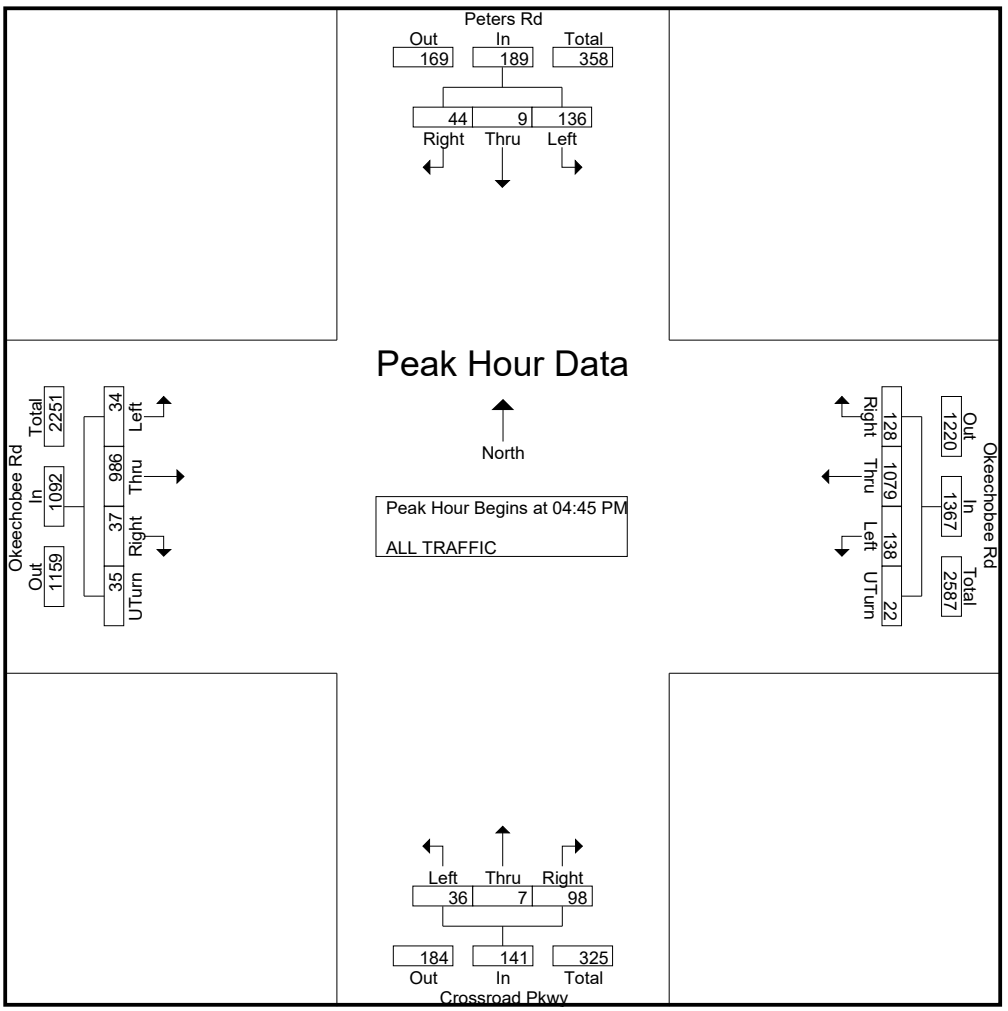
	Crossroad Pkwy NB				Peters Rd SB				Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 07:30 AM																			
07:30 AM	13	2	7	22	8	4	20	32	4	320	15	3	342	38	164	17	2	221	617
07:45 AM	19	1	6	26	16	3	21	40	5	270	12	9	296	46	138	20	2	206	568
08:00 AM	9	1	8	18	15	4	21	40	1	268	3	2	274	26	148	9	0	183	515
08:15 AM	10	2	3	15	9	5	16	30	2	258	9	4	273	18	188	11	3	220	538
Total Volume	51	6	24	81	48	16	78	142	12	1116	39	18	1185	128	638	57	7	830	2238
% App. Total	63	7.4	29.6		33.8	11.3	54.9		1	94.2	3.3	1.5		15.4	76.9	6.9	0.8		
PHF	.671	.750	.750	.779	.750	.800	.929	.888	.600	.872	.650	.500	.866	.696	.848	.713	.583	.939	.907



Manual Traffic Count - All Traffic
Okeechobee Rd and Crossroad/Peters Rd
Fort Pierce, FL

File Name : OKCRAMPM
Site Code : SW2018
Start Date : 12/10/2020
Page No : 3

	Crossroad Pkwy NB				Peters Rd SB				Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 04:45 PM																			
04:45 PM	19	0	14	33	12	2	27	41	13	264	7	7	291	25	259	30	2	316	681
05:00 PM	42	4	8	54	10	2	42	54	15	239	8	7	269	35	269	29	3	336	713
05:15 PM	19	2	4	25	10	2	36	48	5	248	10	10	273	35	279	34	7	355	701
05:30 PM	18	1	10	29	12	3	31	46	4	235	9	11	259	33	272	45	10	360	694
Total Volume	98	7	36	141	44	9	136	189	37	986	34	35	1092	128	1079	138	22	1367	2789
% App. Total	69.5	5	25.5		23.3	4.8	72		3.4	90.3	3.1	3.2		9.4	78.9	10.1	1.6		
PHF	.583	.438	.643	.653	.917	.750	.810	.875	.617	.934	.850	.795	.938	.914	.967	.767	.550	.949	.978



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Manual Traffic Count - All Traffic
Okeechobee Rd and I-95 SB
Fort Pierce, FL

File Name : OKI95EB
Site Code : SW2018
Start Date : 12/10/2020
Page No : 1

Groups Printed- All Traffic

	I-95 SB OFF ramp SB		Okeechobee Rd EB			Okeechobee Rd WB	
Start Time	Right	Left	I-95 NB ON ramp	I-95 SB ON ramp	Thru	Thru	Int. Total
07:00 AM	30	37	63	49	137	108	424
07:15 AM	39	65	70	43	124	121	462
07:30 AM	55	77	95	31	237	164	659
07:45 AM	52	65	69	43	310	152	691
Total	176	244	297	166	808	545	2236
08:00 AM	55	56	83	43	172	128	537
08:15 AM	98	47	61	25	198	119	548
08:30 AM	83	33	87	38	153	116	510
08:45 AM	71	41	78	32	145	136	503
Total	307	177	309	138	668	499	2098
*** BREAK ***							
04:00 PM	76	57	132	50	92	216	623
04:15 PM	96	68	108	51	128	214	665
04:30 PM	109	65	125	58	116	224	697
04:45 PM	112	57	130	58	122	202	681
Total	393	247	495	217	458	856	2666
05:00 PM	120	79	117	67	139	213	735
05:15 PM	105	61	129	73	101	243	712
05:30 PM	104	70	140	53	91	246	704
05:45 PM	72	41	143	50	138	193	637
Total	401	251	529	243	469	895	2788
Grand Total	1277	919	1630	764	2403	2795	9788
Apprch %	58.2	41.8	34	15.9	50.1	100	
Total %	13	9.4	16.7	7.8	24.6	28.6	

Manual Traffic Count - All Traffic
Okeechobee Rd and I-95 SB
Fort Pierce, FL

File Name : OKI95EB
Site Code : SW2018
Start Date : 12/10/2020
Page No : 2

	I-95 SB OFF ramp SB			Okeechobee Rd EB				Okeechobee Rd WB		
Start Time	Right	Left	App. Total	I-95 NB ON ramp	I-95 SB ON ramp	Thru	App. Total	Thru	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:30 AM										
07:30 AM	55	77	132	95	31	237	363	164	164	659
07:45 AM	52	65	117	69	43	310	422	152	152	691
08:00 AM	55	56	111	83	43	172	298	128	128	537
08:15 AM	98	47	145	61	25	198	284	119	119	548
Total Volume	260	245	505	308	142	917	1367	563	563	2435
% App. Total	51.5	48.5		22.5	10.4	67.1		100		
PHF	.663	.795	.871	.811	.826	.740	.810	.858	.858	.881

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Manual Traffic Count - All Traffic
Okeechobee Rd and I-95 SB
Fort Pierce, FL

File Name : OKI95EB
Site Code : SW2018
Start Date : 12/10/2020
Page No : 3

	I-95 SB OFF ramp SB			Okeechobee Rd EB				Okeechobee Rd WB		
Start Time	Right	Left	App. Total	I-95 NB ON ramp	I-95 SB ON ramp	Thru	App. Total	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	112	57	169	130	58	122	310	202	202	681
05:00 PM	120	79	199	117	67	139	323	213	213	735
05:15 PM	105	61	166	129	73	101	303	243	243	712
05:30 PM	104	70	174	140	53	91	284	246	246	704
Total Volume	441	267	708	516	251	453	1220	904	904	2832
% App. Total	62.3	37.7		42.3	20.6	37.1		100		
PHF	.919	.845	.889	.921	.860	.815	.944	.919	.919	.963

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Manual Traffic Count - All Traffic
Okeechobee Rd and I-95 NB Ramps
Fort Pierce, FL

File Name : OKWB I95
Site Code : SW2018
Start Date : 12/10/2020
Page No : 1

Groups Printed- ALL TRAFFIC

	NB OFF RAMP NB		Okeechobee Rd EB	Okeechobe Rd WB			
Start Time	Right	Left	Thru	NB on-ramp	SB on-ramp	Thru	Int. Total
07:00 AM	102	41	138	44	107	63	495
07:15 AM	248	39	160	58	122	103	730
07:30 AM	229	56	219	70	109	114	797
07:45 AM	312	55	204	68	137	104	880
Total	891	191	721	240	475	384	2902
08:00 AM	140	39	183	54	114	100	630
08:15 AM	115	38	217	48	109	101	628
08:30 AM	50	34	199	55	84	97	519
08:45 AM	55	35	207	76	75	96	544
Total	360	146	806	233	382	394	2321
*** BREAK ***							
04:00 PM	181	21	149	74	131	126	682
04:15 PM	172	41	196	66	151	133	759
04:30 PM	182	52	181	55	132	100	702
04:45 PM	145	66	179	58	165	129	742
Total	680	180	705	253	579	488	2885
05:00 PM	169	51	218	58	157	134	787
05:15 PM	222	30	162	54	187	145	800
05:30 PM	233	31	161	46	156	132	759
05:45 PM	189	28	179	43	161	128	728
Total	813	140	720	201	661	539	3074
Grand Total	2744	657	2952	927	2097	1805	11182
Apprch %	80.7	19.3	100	19.2	43.4	37.4	
Total %	24.5	5.9	26.4	8.3	18.8	16.1	

Manual Traffic Count - All Traffic
Okeechobee Rd and I-95 NB Ramps
Fort Pierce, FL

File Name : OKWB I95
Site Code : SW2018
Start Date : 12/10/2020
Page No : 2

	NB OFF RAMP NB			Okeechobee Rd EB		Okeechobe Rd WB				
Start Time	Right	Left	App. Total	Thru	App. Total	NB on-ramp	SB on-ramp	Thru	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:15 AM										
07:15 AM	248	39	287	160	160	58	122	103	283	730
07:30 AM	229	56	285	219	219	70	109	114	293	797
07:45 AM	312	55	367	204	204	68	137	104	309	880
08:00 AM	140	39	179	183	183	54	114	100	268	630
Total Volume	929	189	1118	766	766	250	482	421	1153	3037
% App. Total	83.1	16.9		100		21.7	41.8	36.5		
PHF	.744	.844	.762	.874	.874	.893	.880	.923	.933	.863

Manual Traffic Count - All Traffic
Okeechobee Rd and I-95 NB Ramps
Fort Pierce, FL

File Name : OKWB I95
Site Code : SW2018
Start Date : 12/10/2020

	NB OFF RAMP NB			Okeechobee Rd EB		Okeechobe Rd WB				
Start Time	Right	Left	App. Total	Thru	App. Total	NB on-ramp	SB on-ramp	Thru	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	145	66	211	179	179	58	165	129	352	742
05:00 PM	169	51	220	218	218	58	157	134	349	787
05:15 PM	222	30	252	162	162	54	187	145	386	800
05:30 PM	233	31	264	161	161	46	156	132	334	759
Total Volume	769	178	947	720	720	216	665	540	1421	3088
% App. Total	81.2	18.8		100		15.2	46.8	38		
PHF	.825	.674	.897	.826	.826	.931	.889	.931	.920	.965

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Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKJE
Site Code : SW2018
Start Date : 12/10/2020
Page No : 1

Groups Printed- ALL TRAFFIC

	Jenkins Rd NB			Jenkins Rd SB				Okeechobee Rd EB				Okeechobee Rd WB				
Start Time	Right	Thru	Left	Right	Thru	Left	UTurn	Right	Thru	Left	UTurn	Right	Thru	Left	UTurn	Int. Total
07:00 AM	2	31	65	19	45	26	3	66	215	11	10	31	127	11	7	669
07:15 AM	23	40	87	16	42	29	1	73	326	27	16	15	186	11	12	904
07:30 AM	36	39	102	26	61	66	6	100	388	48	15	14	201	14	17	1133
07:45 AM	16	28	78	25	32	60	5	81	434	40	24	19	196	13	11	1062
Total	77	138	332	86	180	181	15	320	1363	126	65	79	710	49	47	3768
08:00 AM	7	46	63	17	34	49	9	65	266	36	28	25	153	14	15	827
08:15 AM	9	32	66	12	29	76	13	50	277	22	25	34	165	8	20	838
08:30 AM	10	36	57	14	37	71	7	41	165	24	9	24	143	3	20	661
08:45 AM	4	27	51	18	30	40	5	42	178	33	25	32	175	7	15	682
Total	30	141	237	61	130	236	34	198	886	115	87	115	636	32	70	3008
*** BREAK ***																
04:00 PM	4	37	63	32	45	91	8	59	231	18	22	35	260	8	19	932
04:15 PM	19	39	95	38	48	87	7	97	230	27	14	27	240	8	17	993
04:30 PM	10	17	79	21	51	74	7	68	251	29	15	86	199	8	21	936
04:45 PM	7	26	69	17	35	71	8	60	206	32	26	41	279	3	17	897
Total	40	119	306	108	179	323	30	284	918	106	77	189	978	27	74	3758
05:00 PM	5	38	92	30	44	54	6	65	281	27	14	31	307	12	11	1017
05:15 PM	6	33	73	24	47	75	6	78	253	32	21	37	366	6	17	1074
05:30 PM	8	23	67	25	31	72	18	79	252	38	25	46	271	4	17	976
05:45 PM	6	24	57	18	38	74	17	57	271	31	9	36	264	8	18	928
Total	25	118	289	97	160	275	47	279	1057	128	69	150	1208	30	63	3995
Grand Total	172	516	1164	352	649	1015	126	1081	4224	475	298	533	3532	138	254	14529
Apprch %	9.3	27.9	62.9	16.4	30.3	47.4	5.9	17.8	69.5	7.8	4.9	12	79.2	3.1	5.7	
Total %	1.2	3.6	8	2.4	4.5	7	0.9	7.4	29.1	3.3	2.1	3.7	24.3	0.9	1.7	

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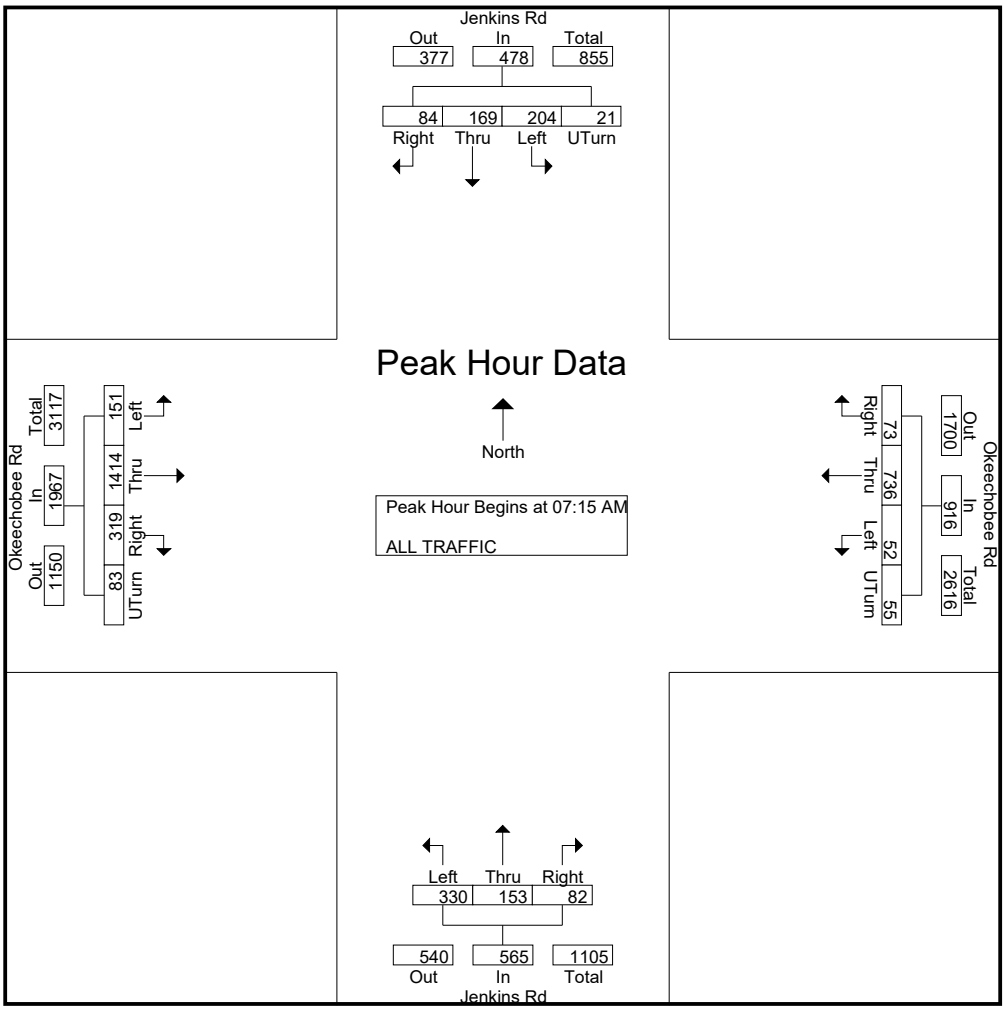
Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKJE
Site Code : SW2018
Start Date : 12/10/2020
Page No : 2

	Jenkins Rd NB				Jenkins Rd SB					Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 07:15 AM																				
07:15 AM	23	40	87	150	16	42	29	1	88	73	326	27	16	442	15	186	11	12	224	904
07:30 AM	36	39	102	177	26	61	66	6	159	100	388	48	15	551	14	201	14	17	246	1133
07:45 AM	16	28	78	122	25	32	60	5	122	81	434	40	24	579	19	196	13	11	239	1062
08:00 AM	7	46	63	116	17	34	49	9	109	65	266	36	28	395	25	153	14	15	207	827
Total Volume	82	153	330	565	84	169	204	21	478	319	1414	151	83	1967	73	736	52	55	916	3926
% App. Total	14.5	27.1	58.4		17.6	35.4	42.7	4.4		16.2	71.9	7.7	4.2		8	80.3	5.7	6		
PHF	.569	.832	.809	.798	.808	.693	.773	.583	.752	.798	.815	.786	.741	.849	.730	.915	.929	.809	.931	.866



KMF Traffic Group, LLC

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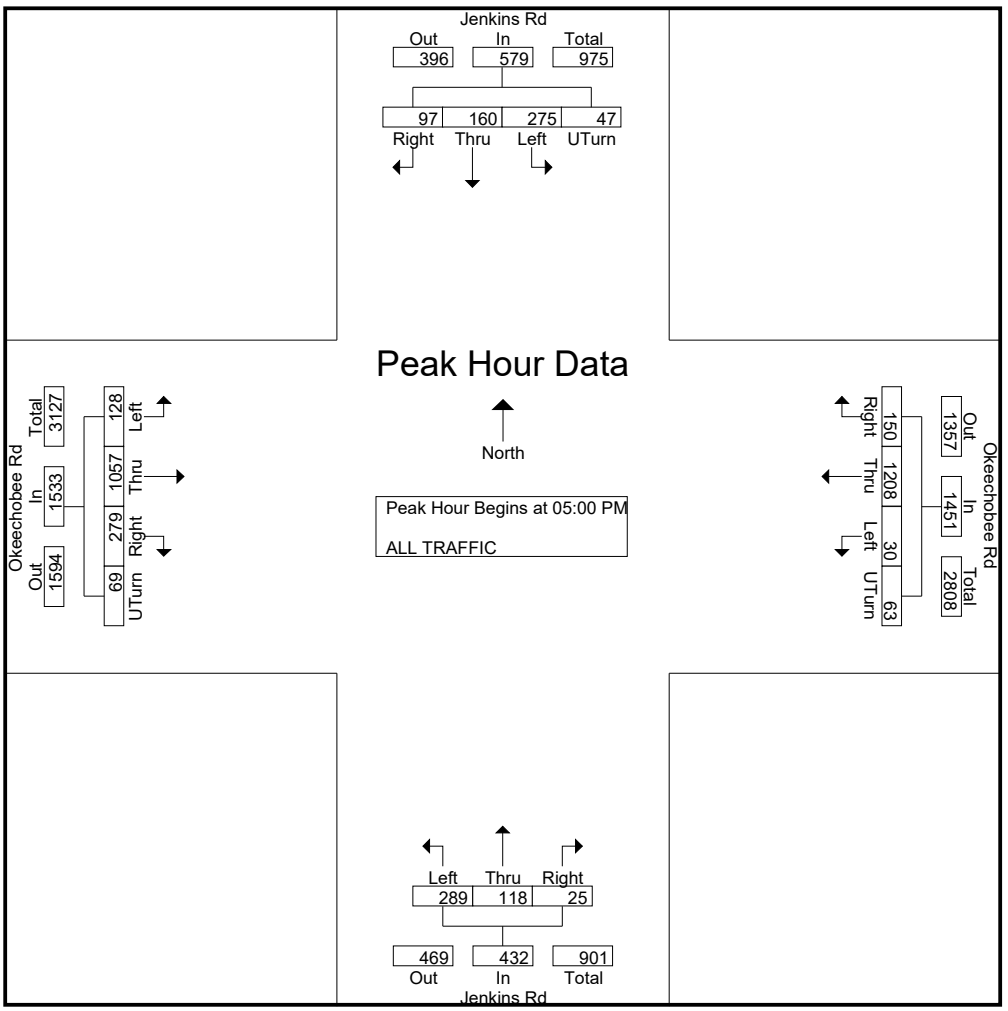
Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKJE
Site Code : SW2018
Start Date : 12/10/2020
Page No : 3

	Jenkins Rd NB				Jenkins Rd SB					Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 05:00 PM																				
05:00 PM	5	38	92	135	30	44	54	6	134	65	281	27	14	387	31	307	12	11	361	1017
05:15 PM	6	33	73	112	24	47	75	6	152	78	253	32	21	384	37	366	6	17	426	1074
05:30 PM	8	23	67	98	25	31	72	18	146	79	252	38	25	394	46	271	4	17	338	976
05:45 PM	6	24	57	87	18	38	74	17	147	57	271	31	9	368	36	264	8	18	326	928
Total Volume	25	118	289	432	97	160	275	47	579	279	1057	128	69	1533	150	1208	30	63	1451	3995
% App. Total	5.8	27.3	66.9		16.8	27.6	47.5	8.1		18.2	68.9	8.3	4.5		10.3	83.3	2.1	4.3		
PHF	.781	.776	.785	.800	.808	.851	.917	.653	.952	.883	.940	.842	.690	.973	.815	.825	.625	.875	.852	.930



KMF Traffic Group, LLC

www.kmftraffic.net

Manual Traffic Count - All Traffic
Jenkins Rd and Edwards Rd.
Fort Pierce, FL

File Name : EDJK
Site Code : SW2018
Start Date : 12/10/2020
Page No : 1

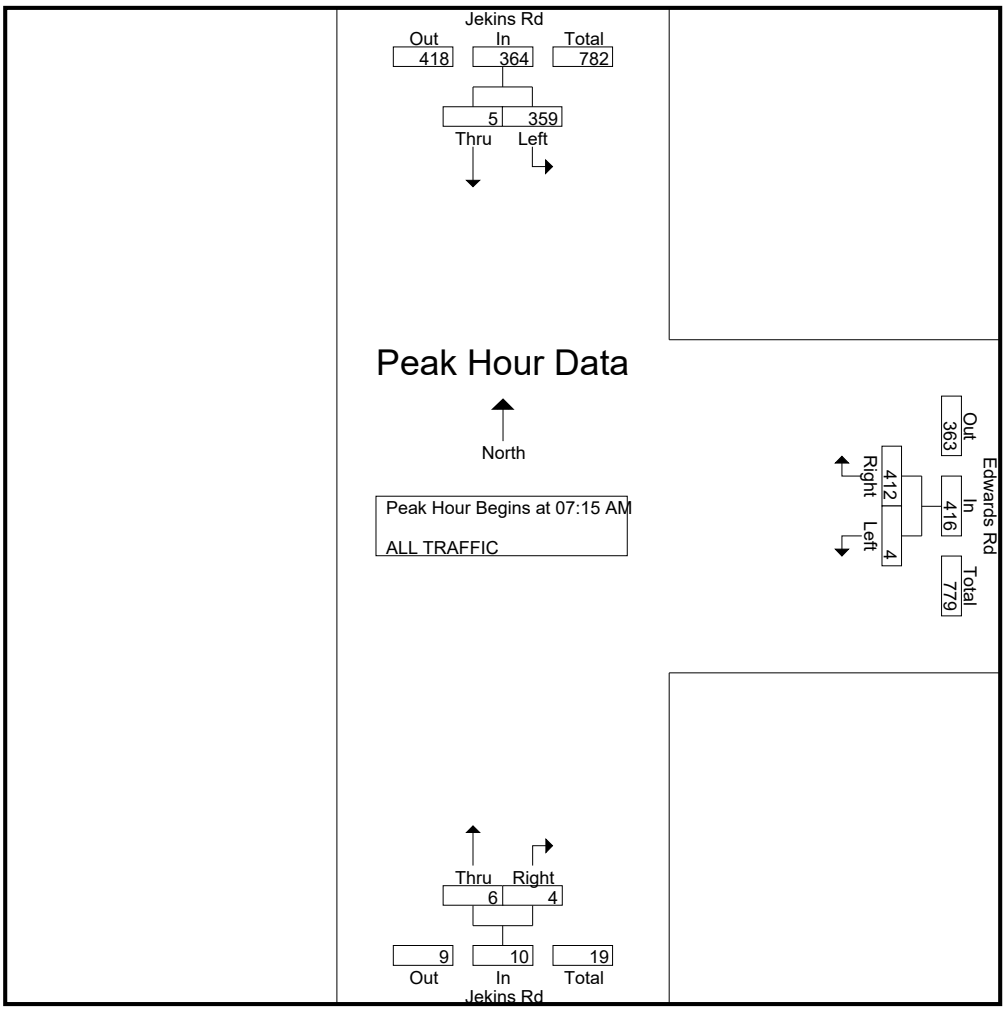
Groups Printed- ALL TRAFFIC

	Jekins Rd NB		Jekins Rd SB		Edwards Rd WB		
Start Time	Right	Thru	Thru	Left	Right	Left	Int. Total
07:00 AM	3	0	3	76	81	1	164
07:15 AM	2	1	1	89	108	1	202
07:30 AM	0	2	1	83	125	1	212
07:45 AM	0	2	3	98	99	1	203
Total	5	5	8	346	413	4	781
08:00 AM	2	1	0	89	80	1	173
08:15 AM	0	1	2	87	72	0	162
08:30 AM	4	0	3	111	91	4	213
08:45 AM	1	1	0	89	87	1	179
Total	7	3	5	376	330	6	727
*** BREAK ***							
04:00 PM	2	4	4	93	98	4	205
04:15 PM	1	6	0	122	97	2	228
04:30 PM	1	2	7	90	127	3	230
04:45 PM	3	3	6	99	74	2	187
Total	7	15	17	404	396	11	850
05:00 PM	4	2	8	109	110	1	234
05:15 PM	0	1	4	97	96	0	198
05:30 PM	1	0	6	84	80	3	174
05:45 PM	0	0	1	78	76	1	156
Total	5	3	19	368	362	5	762
Grand Total	24	26	49	1494	1501	26	3120
Apprch %	48	52	3.2	96.8	98.3	1.7	
Total %	0.8	0.8	1.6	47.9	48.1	0.8	

Manual Traffic Count - All Traffic
Jenkins Rd and Edwards Rd.
Fort Pierce, FL

File Name : EDJK
Site Code : SW2018
Start Date : 12/10/2020
Page No : 2

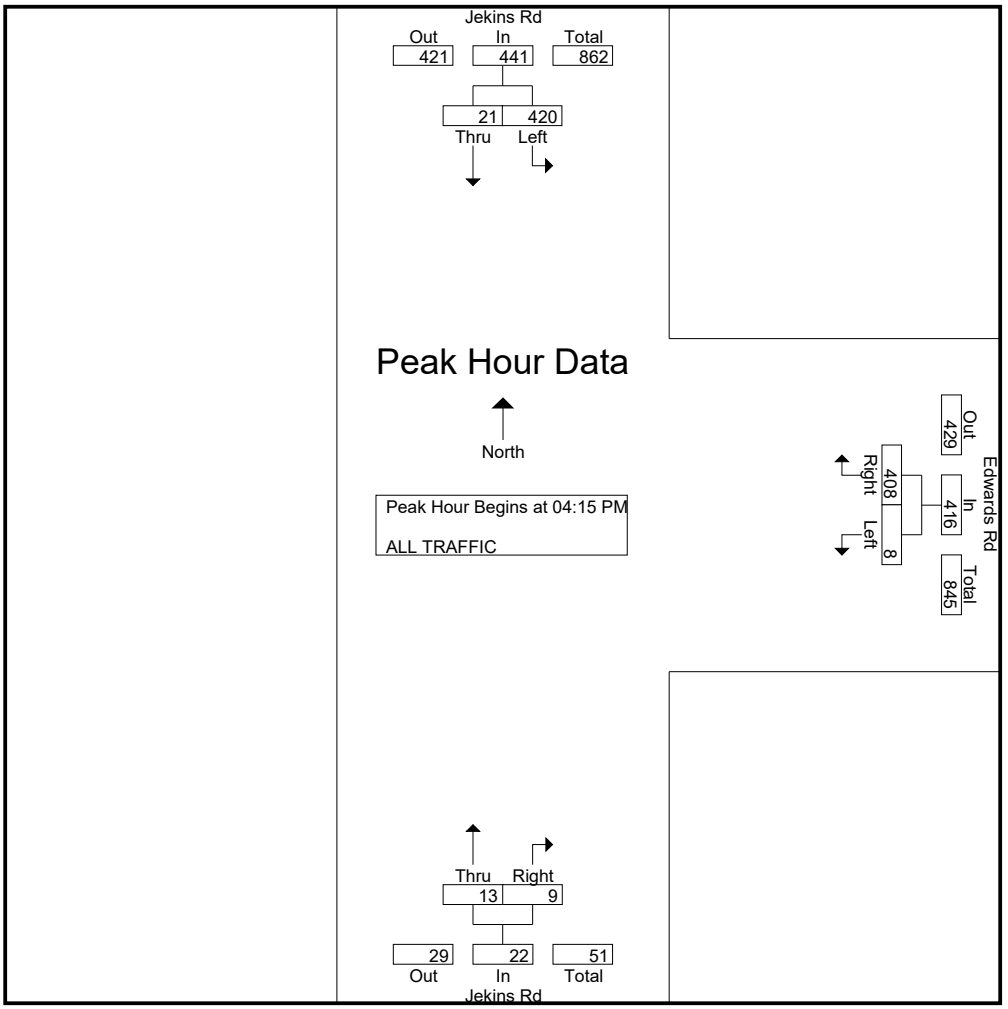
	Jekins Rd NB			Jekins Rd SB			Edwards Rd WB			
Start Time	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:15 AM										
07:15 AM	2	1	3	1	89	90	108	1	109	202
07:30 AM	0	2	2	1	83	84	125	1	126	212
07:45 AM	0	2	2	3	98	101	99	1	100	203
08:00 AM	2	1	3	0	89	89	80	1	81	173
Total Volume	4	6	10	5	359	364	412	4	416	790
% App. Total	40	60		1.4	98.6		99	1		
PHF	.500	.750	.833	.417	.916	.901	.824	1.00	.825	.932



Manual Traffic Count - All Traffic
Jenkins Rd and Edwards Rd.
Fort Pierce, FL

File Name : EDJK
Site Code : SW2018
Start Date : 12/10/2020
Page No : 3

	Jekins Rd NB			Jekins Rd SB			Edwards Rd WB			
Start Time	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:15 PM										
04:15 PM	1	6	7	0	122	122	97	2	99	228
04:30 PM	1	2	3	7	90	97	127	3	130	230
04:45 PM	3	3	6	6	99	105	74	2	76	187
05:00 PM	4	2	6	8	109	117	110	1	111	234
Total Volume	9	13	22	21	420	441	408	8	416	879
% App. Total	40.9	59.1		4.8	95.2		98.1	1.9		
PHF	.563	.542	.786	.656	.861	.904	.803	.667	.800	.939



2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.94

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.01	1.07
2	01/06/2019 - 01/12/2019	0.99	1.05
3	01/13/2019 - 01/19/2019	0.96	1.02
* 4	01/20/2019 - 01/26/2019	0.95	1.01
* 5	01/27/2019 - 02/02/2019	0.94	1.00
* 6	02/03/2019 - 02/09/2019	0.93	0.99
* 7	02/10/2019 - 02/16/2019	0.92	0.98
* 8	02/17/2019 - 02/23/2019	0.92	0.98
* 9	02/24/2019 - 03/02/2019	0.93	0.99
*10	03/03/2019 - 03/09/2019	0.93	0.99
*11	03/10/2019 - 03/16/2019	0.93	0.99
*12	03/17/2019 - 03/23/2019	0.94	1.00
*13	03/24/2019 - 03/30/2019	0.94	1.00
*14	03/31/2019 - 04/06/2019	0.95	1.01
*15	04/07/2019 - 04/13/2019	0.95	1.01
*16	04/14/2019 - 04/20/2019	0.96	1.02
17	04/21/2019 - 04/27/2019	0.97	1.03
18	04/28/2019 - 05/04/2019	0.98	1.04
19	05/05/2019 - 05/11/2019	0.99	1.05
20	05/12/2019 - 05/18/2019	1.00	1.06
21	05/19/2019 - 05/25/2019	1.01	1.07
22	05/26/2019 - 06/01/2019	1.02	1.09
23	06/02/2019 - 06/08/2019	1.02	1.09
24	06/09/2019 - 06/15/2019	1.03	1.10
25	06/16/2019 - 06/22/2019	1.04	1.11
26	06/23/2019 - 06/29/2019	1.05	1.12
27	06/30/2019 - 07/06/2019	1.05	1.12
28	07/07/2019 - 07/13/2019	1.06	1.13
29	07/14/2019 - 07/20/2019	1.07	1.14
30	07/21/2019 - 07/27/2019	1.06	1.13
31	07/28/2019 - 08/03/2019	1.06	1.13
32	08/04/2019 - 08/10/2019	1.05	1.12
33	08/11/2019 - 08/17/2019	1.04	1.11
34	08/18/2019 - 08/24/2019	1.05	1.12
35	08/25/2019 - 08/31/2019	1.07	1.14
36	09/01/2019 - 09/07/2019	1.08	1.15
37	09/08/2019 - 09/14/2019	1.10	1.17
38	09/15/2019 - 09/21/2019	1.11	1.18
39	09/22/2019 - 09/28/2019	1.09	1.16
40	09/29/2019 - 10/05/2019	1.07	1.14
41	10/06/2019 - 10/12/2019	1.04	1.11
42	10/13/2019 - 10/19/2019	1.02	1.09
43	10/20/2019 - 10/26/2019	1.02	1.09
44	10/27/2019 - 11/02/2019	1.02	1.09
45	11/03/2019 - 11/09/2019	1.01	1.07
46	11/10/2019 - 11/16/2019	1.01	1.07
47	11/17/2019 - 11/23/2019	1.01	1.07
48	11/24/2019 - 11/30/2019	1.01	1.07
49	12/01/2019 - 12/07/2019	1.01	1.07
50	12/08/2019 - 12/14/2019	1.01	1.07
51	12/15/2019 - 12/21/2019	1.01	1.07
52	12/22/2019 - 12/28/2019	0.99	1.05
53	12/29/2019 - 12/31/2019	0.96	1.02

* PEAK SEASON

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9402 WEST-W OF I95

MOCF: 0.92

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.05	1.14
2	01/06/2019 - 01/12/2019	1.03	1.12
3	01/13/2019 - 01/19/2019	1.00	1.09
* 4	01/20/2019 - 01/26/2019	0.97	1.05
* 5	01/27/2019 - 02/02/2019	0.93	1.01
* 6	02/03/2019 - 02/09/2019	0.90	0.98
* 7	02/10/2019 - 02/16/2019	0.86	0.93
* 8	02/17/2019 - 02/23/2019	0.87	0.95
* 9	02/24/2019 - 03/02/2019	0.88	0.96
*10	03/03/2019 - 03/09/2019	0.89	0.97
*11	03/10/2019 - 03/16/2019	0.90	0.98
*12	03/17/2019 - 03/23/2019	0.91	0.99
*13	03/24/2019 - 03/30/2019	0.93	1.01
*14	03/31/2019 - 04/06/2019	0.94	1.02
*15	04/07/2019 - 04/13/2019	0.95	1.03
*16	04/14/2019 - 04/20/2019	0.97	1.05
17	04/21/2019 - 04/27/2019	0.99	1.08
18	04/28/2019 - 05/04/2019	1.00	1.09
19	05/05/2019 - 05/11/2019	1.02	1.11
20	05/12/2019 - 05/18/2019	1.04	1.13
21	05/19/2019 - 05/25/2019	1.06	1.15
22	05/26/2019 - 06/01/2019	1.07	1.16
23	06/02/2019 - 06/08/2019	1.09	1.18
24	06/09/2019 - 06/15/2019	1.10	1.20
25	06/16/2019 - 06/22/2019	1.11	1.21
26	06/23/2019 - 06/29/2019	1.12	1.22
27	06/30/2019 - 07/06/2019	1.12	1.22
28	07/07/2019 - 07/13/2019	1.13	1.23
29	07/14/2019 - 07/20/2019	1.14	1.24
30	07/21/2019 - 07/27/2019	1.13	1.23
31	07/28/2019 - 08/03/2019	1.13	1.23
32	08/04/2019 - 08/10/2019	1.12	1.22
33	08/11/2019 - 08/17/2019	1.12	1.22
34	08/18/2019 - 08/24/2019	1.11	1.21
35	08/25/2019 - 08/31/2019	1.10	1.20
36	09/01/2019 - 09/07/2019	1.09	1.18
37	09/08/2019 - 09/14/2019	1.08	1.17
38	09/15/2019 - 09/21/2019	1.08	1.17
39	09/22/2019 - 09/28/2019	1.05	1.14
40	09/29/2019 - 10/05/2019	1.03	1.12
41	10/06/2019 - 10/12/2019	1.00	1.09
42	10/13/2019 - 10/19/2019	0.98	1.07
43	10/20/2019 - 10/26/2019	0.97	1.05
44	10/27/2019 - 11/02/2019	0.96	1.04
45	11/03/2019 - 11/09/2019	0.94	1.02
46	11/10/2019 - 11/16/2019	0.93	1.01
47	11/17/2019 - 11/23/2019	0.95	1.03
48	11/24/2019 - 11/30/2019	0.98	1.07
49	12/01/2019 - 12/07/2019	1.00	1.09
50	12/08/2019 - 12/14/2019	1.02	1.11
51	12/15/2019 - 12/21/2019	1.05	1.14
52	12/22/2019 - 12/28/2019	1.03	1.12
53	12/29/2019 - 12/31/2019	1.00	1.09

* PEAK SEASON

APPENDIX F

SIGNAL TIMING SHEETS

From:	Ed Seissiger
To:	Bryan Kelley
Subject:	Timing sheets for Okeechobee Corridor
Date:	Monday, November 2, 2020 10:10:09 AM
Attachments:	image004.png image006.png image007.png image008.png image010.png image001.png SR70 Corridor-Oleander to Peters.pdf

---

Bryon,
Please find attached timing sheets for the Okeechobee Corridor. I do not have anything current for the Turnpike and Okeechobee, this intersection has been under construction for 2 years and will be completely reconfigured when completed. Thus the timing and movements I currently have are invalid.
Regards,
Ed Seissiger

Edward Seissiger| Project Manager | City of Fort Pierce
Engineering Department
100 N. US Hwy 1
Fort Pierce, FL 34950
Phone: 772.467.3780 Fax: 772.460-6847
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

From: John Andrews <jandrews@cityoffortpierce.com>
Sent: Tuesday, October 27, 2020 1:53 PM
To: Ed Seissiger <eseissiger@cityoffortpierce.com>
Subject: FW: SLC Signal Timing Contact

Ed,

Please provide the requested information.

John "Jack" R. Andrews, II, P.E.| City Engineer | City of Fort Pierce
Engineering Department
Phone: 772.467.3773 Fax: 772.460-6847 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at Crossroads Parkway**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach	EBLT	WBT	SBLT	NB	WBLT	EBT	NBLT	SB		
Initial	5	12	5	8	5	12	5	8		
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
Max1	20.0	60.0	20.0	30.0	20.0	60.0	20.0	30.0		
Yellow	4.8	4.8	3.7	3.7	4.8	4.8	3.7	3.7		
Red	2.0	2.2	3.5	3.5	2.0	2.2	3.5	3.5		
Walk		5.0		5.0		5.0		5.0		
Ped Clear		22.0		39.0		33.0		39.0		
Recall		Min				Min				
LT Type	Prot		Prot+Perm		Prot		Prot+Perm			

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1	22	55	18	35	22	55	18	35	130	84
Split Pattern 2	17	57	20	36	17	57	20	36	130	33
Split Pattern 3	15	68	17	30	17	66	17	30	130	110
Split Pattern 4	15	45	15	25	15	45	15	25	100	6
Split Pattern 5	17	61	17	25	17	61	17	25	120	96

Schedule Implementation

Schedule Notes

Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
Start	End	Pattern	Start	End	Pattern			
0:00	6:30	Free	0:00	7:00	Free			
6:30	10:00	1	7:00	10:00	4			
10:00	15:00	2	10:00	18:00	5			
15:00	19:00	3	18:00	21:00	4			
19:00	21:00	4	21:00	0:00	Free			
21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at I-95 SB Off-ramp**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach		WBT				EBT		SB Off-ramp		
Initial		5				5		7		
Passage		3.0				3.0		5.0		
Max1		40.0				40.0		40.0		
Yellow		4.8				4.8		4.0		
Red		2.0				2.0		2.8		
Walk		5.0								
Ped Clear		13.0								
Recall		Min				Min				
LT Type								Prot		

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1		90				90		40	130	71
Split Pattern 2		90				90		40	130	30
Split Pattern 3		90				90		40	130	105
Split Pattern 4		70				70		30	100	5
Split Pattern 5		80				80		40	120	54

Schedule Implementation

Schedule Notes	Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
	Start	End	Pattern	Start	End	Pattern			
	0:00	6:30	Free	0:00	7:00	Free			
	6:30	10:00	1	7:00	10:00	4			
	10:00	15:00	2	10:00	18:00	5			
	15:00	19:00	3	18:00	21:00	4			
	19:00	21:00	4	21:00	0:00	Free			
	21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

FORT PIERCE

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at I-95 NB Off-ramp**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach		WBT		NB Off-ramp		EBT				
Initial		12		7		12				
Passage		3.0		5.0		3.0				
Max1		40.0		40.0		40.0				
Yellow		4.8		4.0		4.8				
Red		2.0		3.0		2.0				
Walk						5.0				
Ped Clear						16.0				
Recall		Min				Min				
LT Type				Prot						

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1		85		45		85			130	118
Split Pattern 2		90		40		90			130	80
Split Pattern 3		90		40		90			130	19
Split Pattern 4		65		35		65			100	35
Split Pattern 5		85		35		85			120	10

Schedule Implementation

Schedule Notes	Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
	Start	End	Pattern	Start	End	Pattern			
	0:00	6:30	Free	0:00	7:00	Free			
	6:30	9:00	1	7:00	10:00	4			
	9:00	15:00	2	10:00	18:00	5			
	15:00	19:00	3	18:00	21:00	4			
	19:00	21:00	4	21:00	0:00	Free			
	21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at Jenkins Road**

Part I — *Actuated Timing Information*

Non-coordinated Operation

Phase	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*		
Approach	EBLT	WBT	SBLT	NBT	WBLT	EBT	NBLT	SBT		
Initial	7	12	7	7	7	12	7	7		
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
Max1	25.0	50.0	25.0	25.0	25.0	50.0	25.0	25.0		
Yellow	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8		
Red	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5		
Walk		5.0		5.0		5.0				
Ped Clear		34.0		47.0		26.0				
Recall		Min				Min				
LT Type	Prot		Prot		Prot		Prot			

Part II — *Coordinated Timing Information*

Pattern Tables

PHASE	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*Cycle*	*Offset*
Split Pattern 1	21	46	32	31	21	46	32	31	130	12
Split Pattern 2	23	57	25	25	23	57	25	25	130	93
Split Pattern 3	25	52	28	25	15	62	28	25	130	36
Split Pattern 4	18	42	18	22	15	45	18	22	100	48
Split Pattern 5	18	57	20	25	18	57	20	25	120	38

Schedule Implementation

Schedule Notes	Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
	Start	End	Pattern	Start	End	Pattern			
	0:00	6:30	Free	0:00	7:00	Free			
	6:30	10:00	1	7:00	10:00	4			
	10:00	15:00	2	10:00	18:00	5			
	15:00	19:00	3	18:00	21:00	4			
	19:00	21:00	4	21:00	0:00	Free			
	21:00	0:00	Free						

Part III — *Notes and Comments*

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

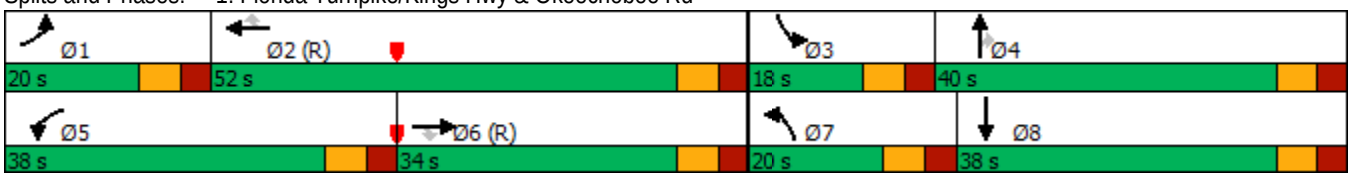
APPENDIX G

EXISTING CONDITIONS SYNCHRO PRINTOUTS

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	46	403	46	392	323	188	51	117	485	78	169
Future Volume (vph)	46	403	46	392	323	188	51	117	485	78	169
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases	1	6		5	2		7	4		3	8
Permitted Phases			6			2			4		
Detector Phase	1	6	6	5	2	2	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Total Split (s)	20.0	34.0	34.0	38.0	52.0	52.0	20.0	40.0	40.0	18.0	38.0
Total Split (%)	15.4%	26.2%	26.2%	29.2%	40.0%	40.0%	15.4%	30.8%	30.8%	13.8%	29.2%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	Max	Max	None	None
Act Effct Green (s)	9.2	35.9	35.9	22.1	51.3	51.3	9.5	35.3	35.3	8.7	37.0
Actuated g/C Ratio	0.07	0.28	0.28	0.17	0.39	0.39	0.07	0.27	0.27	0.07	0.28
v/c Ratio	0.42	0.33	0.09	0.76	0.26	0.28	0.45	0.26	0.48	0.39	0.42
Control Delay	67.8	39.1	0.3	54.0	12.8	4.3	68.6	39.6	4.7	62.9	41.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.8	39.1	0.3	54.0	12.8	4.3	68.6	39.6	4.7	62.9	41.9
LOS	E	D	A	D	B	A	E	D	A	E	D
Approach Delay		38.2			28.9			16.0			47.9
Approach LOS		D			C			B			D

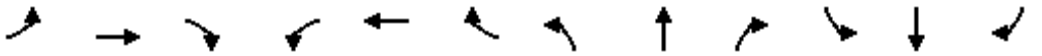
Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.76	
Intersection Signal Delay: 29.5	Intersection LOS: C
Intersection Capacity Utilization 57.0%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: Florida Turnpike/Kings Hwy & Okeechobee Rd



HCM 6th Signalized Intersection Summary
1: Florida Turnpike/Kings Hwy & Okeechobee Rd

01/25/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	46	403	46	392	323	188	51	117	485	78	169	27
Future Volume (veh/h)	46	403	46	392	323	188	51	117	485	78	169	27
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	48	424	48	413	340	198	54	123	511	82	178	28
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	61	1638	508	484	1516	676	68	445	663	126	372	59
Arrive On Green	0.04	0.34	0.34	0.15	0.46	0.46	0.04	0.25	0.25	0.04	0.25	0.25
Sat Flow, veh/h	1668	4782	1485	3237	3328	1485	1668	1752	2613	3237	1478	232
Grp Volume(v), veh/h	48	424	48	413	340	198	54	123	511	82	0	206
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1664	1485	1668	1752	1306	1618	0	1710
Q Serve(g_s), s	3.7	8.3	2.9	16.2	8.1	10.9	4.2	7.3	23.6	3.2	0.0	13.3
Cycle Q Clear(g_c), s	3.7	8.3	2.9	16.2	8.1	10.9	4.2	7.3	23.6	3.2	0.0	13.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.14
Lane Grp Cap(c), veh/h	61	1638	508	484	1516	676	68	445	663	126	0	430
V/C Ratio(X)	0.79	0.26	0.09	0.85	0.22	0.29	0.79	0.28	0.77	0.65	0.00	0.48
Avail Cap(c_a), veh/h	167	1638	508	772	1516	676	167	445	663	274	0	430
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	62.1	30.8	29.0	53.9	21.5	22.2	61.8	38.9	45.0	61.6	0.0	41.4
Incr Delay (d2), s/veh	19.9	0.4	0.4	5.4	0.3	1.1	17.9	1.5	8.4	5.6	0.0	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.4	5.9	2.0	11.3	5.8	7.3	3.8	6.1	13.2	2.6	0.0	9.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	82.1	31.2	29.4	59.3	21.8	23.3	79.7	40.5	53.4	67.2	0.0	42.2
LnGrp LOS	F	C	C	E	C	C	E	D	D	E	A	D
Approach Vol, veh/h		520			951			688			288	
Approach Delay, s/veh		35.7			38.4			53.2			49.3	
Approach LOS		D			D			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.7	66.2	12.1	40.0	26.4	51.5	12.3	39.7
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	13.0	45.0	11.0	33.0	31.0	27.0	13.0	31.0
Max Q Clear Time (g_c+I1), s	5.7	12.9	5.2	25.6	18.2	10.3	6.2	15.3
Green Ext Time (p_c), s	0.0	3.1	0.1	1.8	1.3	2.8	0.0	1.0

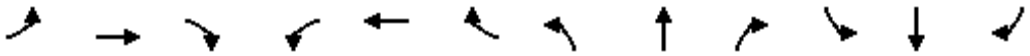
Intersection Summary	
HCM 6th Ctrl Delay	43.3
HCM 6th LOS	D

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	63	1239	13	71	914	142	27	7	57	87	18
Future Volume (vph)	63	1239	13	71	914	142	27	7	57	87	18
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	1	6		5	2		7	4		3	8
Permitted Phases			6			2	4		4	8	
Detector Phase	1	6	6	5	2	2	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	5.0	12.0	12.0	5.0	12.0	12.0	5.0	8.0	8.0	5.0	8.0
Minimum Split (s)	11.8	19.0	19.0	11.8	19.0	19.0	12.2	15.2	15.2	12.2	15.2
Total Split (s)	22.0	55.0	55.0	22.0	55.0	55.0	18.0	35.0	35.0	18.0	35.0
Total Split (%)	16.9%	42.3%	42.3%	16.9%	42.3%	42.3%	13.8%	26.9%	26.9%	13.8%	26.9%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	3.7	3.7	3.7	3.7	3.7
All-Red Time (s)	2.0	2.2	2.2	2.0	2.2	2.2	3.5	3.5	3.5	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	7.0	7.0	6.8	7.0	7.0	7.2	7.2	7.2	7.2	7.2
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	10.6	80.9	80.9	8.4	78.8	78.8	13.8	8.0	8.0	19.3	12.9
Actuated g/C Ratio	0.08	0.62	0.62	0.06	0.61	0.61	0.11	0.06	0.06	0.15	0.10
v/c Ratio	0.50	0.44	0.01	0.36	0.34	0.16	0.18	0.07	0.26	0.51	0.22
Control Delay	60.6	18.7	0.0	59.8	17.7	5.0	45.9	59.0	2.7	55.5	22.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	60.6	18.7	0.0	59.8	17.7	5.0	45.9	59.0	2.7	55.5	22.5
LOS	E	B	A	E	B	A	D	E	A	E	C
Approach Delay		20.5			18.8			19.6			40.7
Approach LOS		C			B			B			D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 84 (65%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.51	
Intersection Signal Delay: 21.0	Intersection LOS: C
Intersection Capacity Utilization 57.1%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: Crossroads Pkwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	63	1239	13	71	914	142	27	7	57	87	18	53
Future Volume (veh/h)	63	1239	13	71	914	142	27	7	57	87	18	53
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	66	1304	14	75	962	149	28	7	60	92	19	56
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	83	2971	922	117	2905	902	172	108	91	235	168	150
Arrive On Green	0.05	0.62	0.62	0.07	1.00	1.00	0.02	0.06	0.06	0.06	0.10	0.10
Sat Flow, veh/h	1668	4782	1485	3237	4782	1485	1668	1752	1485	1668	1664	1485
Grp Volume(v), veh/h	66	1304	14	75	962	149	28	7	60	92	19	56
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1594	1485	1668	1752	1485	1668	1664	1485
Q Serve(g_s), s	5.1	18.5	0.5	2.9	0.0	0.0	2.0	0.5	5.1	6.6	1.3	4.6
Cycle Q Clear(g_c), s	5.1	18.5	0.5	2.9	0.0	0.0	2.0	0.5	5.1	6.6	1.3	4.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	83	2971	922	117	2905	902	172	108	91	235	168	150
V/C Ratio(X)	0.79	0.44	0.02	0.64	0.33	0.17	0.16	0.07	0.66	0.39	0.11	0.37
Avail Cap(c_a), veh/h	195	2971	922	378	2905	902	270	375	317	266	356	317
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.99	0.99	0.99	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	61.1	12.8	9.4	59.5	0.0	0.0	55.2	57.5	59.7	52.6	53.1	54.6
Incr Delay (d2), s/veh	15.3	0.5	0.0	5.6	0.3	0.4	0.4	0.3	7.8	1.1	0.3	1.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.5	10.8	0.3	2.3	0.1	0.2	1.6	0.4	3.8	5.1	1.0	3.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	76.3	13.3	9.4	65.1	0.3	0.4	55.7	57.7	67.5	53.7	53.4	56.1
LnGrp LOS	E	B	A	E	A	A	E	E	E	D	D	E
Approach Vol, veh/h		1384			1186			95			167	
Approach Delay, s/veh		16.3			4.4			63.3			54.4	
Approach LOS		B			A			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.3	86.0	15.6	15.2	11.5	87.8	10.4	20.4
Change Period (Y+Rc), s	6.8	* 7	* 7.2	* 7.2	6.8	* 7	* 7.2	* 7.2
Max Green Setting (Gmax), s	15.2	* 48	* 11	* 28	15.2	* 48	* 11	* 28
Max Q Clear Time (g_c+I1), s	7.1	2.0	8.6	7.1	4.9	20.5	4.0	6.6
Green Ext Time (p_c), s	0.1	9.5	0.0	0.2	0.1	11.5	0.0	0.3

Intersection Summary	
HCM 6th Ctrl Delay	15.1
HCM 6th LOS	B

Notes

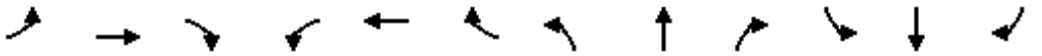
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	EBR	WBT	SBL	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	1018	500	625	272	0	289
Future Volume (vph)	1018	500	625	272	0	289
Turn Type	NA	Free	NA	Perm	NA	Perm
Protected Phases	6		2		4	
Permitted Phases		Free		4		4
Detector Phase	6		2	4	4	4
Switch Phase						
Minimum Initial (s)	5.0		5.0	7.0	7.0	7.0
Minimum Split (s)	11.8		11.8	13.8	13.8	13.8
Total Split (s)	90.0		90.0	40.0	40.0	40.0
Total Split (%)	69.2%		69.2%	30.8%	30.8%	30.8%
Yellow Time (s)	4.8		4.8	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0	2.8	2.8	2.8
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8		6.8	6.8	6.8	6.8
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None		C-Max	None	None	None
Act Effct Green (s)	101.7	130.0	101.7	14.7	14.7	14.7
Actuated g/C Ratio	0.78	1.00	0.78	0.11	0.11	0.11
v/c Ratio	0.29	0.36	0.18	0.55	0.25	0.27
Control Delay	1.9	2.0	2.1	58.1	1.5	0.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	1.9	2.0	2.1	58.1	1.5	0.9
LOS	A	A	A	E	A	A
Approach Delay	2.0		2.1		28.7	
Approach LOS	A		A		C	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 71 (55%), Referenced to phase 2:WBT, Start of Green	
Natural Cycle: 40	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.55	
Intersection Signal Delay: 7.5	Intersection LOS: A
Intersection Capacity Utilization 52.0%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: I-95 West & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1018	500	0	625	0	0	0	0	272	0	289
Future Volume (veh/h)	0	1018	500	0	625	0	0	0	0	272	0	289
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1752	1752	0	1752	0				1752	1752	1752
Adj Flow Rate, veh/h	0	1072	0	0	658	0				286	0	304
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95				0.95	0.95	0.95
Percent Heavy Veh, %	0	10	10	0	10	0				10	10	10
Cap, veh/h	0	3804		0	3804	0				500	0	445
Arrive On Green	0.00	1.00	0.00	0.00	0.80	0.00				0.10	0.00	0.10
Sat Flow, veh/h	0	4940	1485	0	5098	0				5005	0	4454
Grp Volume(v), veh/h	0	1072	0	0	658	0				286	0	304
Grp Sat Flow(s),veh/h/ln	0	1594	1485	0	1594	0				1668	0	1485
Q Serve(g_s), s	0.0	0.0	0.0	0.0	4.2	0.0				7.1	0.0	8.6
Cycle Q Clear(g_c), s	0.0	0.0	0.0	0.0	4.2	0.0				7.1	0.0	8.6
Prop In Lane	0.00		1.00	0.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	3804		0	3804	0				500	0	445
V/C Ratio(X)	0.00	0.28		0.00	0.17	0.00				0.57	0.00	0.68
Avail Cap(c_a), veh/h	0	3804		0	3804	0				1278	0	1137
HCM Platoon Ratio	1.00	2.00	2.00	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	0.90	0.00	0.00	0.99	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	0.0	3.2	0.0				55.9	0.0	56.5
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.1	0.0				1.0	0.0	1.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	0.0	0.0	0.0	2.1	0.0				5.5	0.0	5.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	0.0	0.0	3.3	0.0				56.9	0.0	58.4
LnGrp LOS	A	A		A	A	A				E	A	E
Approach Vol, veh/h		1072	A		658						590	
Approach Delay, s/veh		0.0			3.3						57.7	
Approach LOS		A			A						E	

Timer - Assigned Phs		2		4		6						
Phs Duration (G+Y+Rc), s		110.2		19.8		110.2						
Change Period (Y+Rc), s		6.8		* 6.8		6.8						
Max Green Setting (Gmax), s		83.2		* 33		83.2						
Max Q Clear Time (g_c+I1), s		6.2		10.6		2.0						
Green Ext Time (p_c), s		5.5		2.4		10.6						

Intersection Summary	
HCM 6th Ctrl Delay	15.6
HCM 6th LOS	B

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

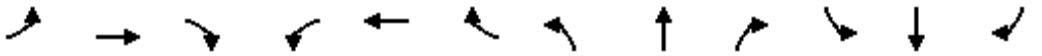
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBT	WBT	WBR	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	850	467	813	210	1031
Future Volume (vph)	850	467	813	210	1031
Turn Type	NA	NA	Free	Prot	Prot
Protected Phases	6	2		4	4
Permitted Phases			Free		
Detector Phase	6	2		4	4
Switch Phase					
Minimum Initial (s)	12.0	12.0		7.0	7.0
Minimum Split (s)	18.8	18.8		14.0	14.0
Total Split (s)	85.0	85.0		45.0	45.0
Total Split (%)	65.4%	65.4%		34.6%	34.6%
Yellow Time (s)	4.8	4.8		4.0	4.0
All-Red Time (s)	2.0	2.0		3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.8	6.8		7.0	7.0
Lead/Lag					
Lead-Lag Optimize?					
Recall Mode	C-Max	None		None	None
Act Effct Green (s)	80.3	80.3	130.0	35.9	35.9
Actuated g/C Ratio	0.62	0.62	1.00	0.28	0.28
v/c Ratio	0.31	0.17	0.58	0.17	0.92
Control Delay	11.3	11.6	11.0	35.6	43.7
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	11.3	11.6	11.0	35.6	43.7
LOS	B	B	B	D	D
Approach Delay	11.3	11.2			
Approach LOS	B	B			

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 118 (91%), Referenced to phase 6:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.92	
Intersection Signal Delay: 22.7	Intersection LOS: C
Intersection Capacity Utilization 52.0%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 4: I-95 East & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑↑			↑↑↑	↱	↰↰↰		↱↱↱			
Traffic Volume (veh/h)	0	850	0	0	467	813	210	0	1031	0	0	0
Future Volume (veh/h)	0	850	0	0	467	813	210	0	1031	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	0	1752	0	0	1752	1752	1752	0	1752			
Adj Flow Rate, veh/h	0	895	0	0	492	0	221	0	1085			
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95			
Percent Heavy Veh, %	0	10	0	0	10	10	10	0	10			
Cap, veh/h	0	2877	0	0	2877		1375	0	989			
Arrive On Green	0.00	0.60	0.00	0.00	1.00	0.00	0.29	0.00	0.29			
Sat Flow, veh/h	0	5098	0	0	4940	1485	4705	0	3385			
Grp Volume(v), veh/h	0	895	0	0	492	0	221	0	1085			
Grp Sat Flow(s),veh/h/ln	0	1594	0	0	1594	1485	1568	0	1128			
Q Serve(g_s), s	0.0	11.9	0.0	0.0	0.0	0.0	4.5	0.0	38.0			
Cycle Q Clear(g_c), s	0.0	11.9	0.0	0.0	0.0	0.0	4.5	0.0	38.0			
Prop In Lane	0.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	0	2877	0	0	2877		1375	0	989			
V/C Ratio(X)	0.00	0.31	0.00	0.00	0.17		0.16	0.00	1.10			
Avail Cap(c_a), veh/h	0	2877	0	0	2877		1375	0	989			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00			
Upstream Filter(I)	0.00	0.95	0.00	0.00	0.90	0.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	0.0	12.7	0.0	0.0	0.0	0.0	34.2	0.0	46.0			
Incr Delay (d2), s/veh	0.0	0.3	0.0	0.0	0.0	0.0	0.1	0.0	58.8			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(95%),veh/ln	0.0	7.6	0.0	0.0	0.0	0.0	3.2	0.0	23.8			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	13.0	0.0	0.0	0.0	0.0	34.2	0.0	104.8			
LnGrp LOS	A	B	A	A	A		C	A	F			
Approach Vol, veh/h		895			492	A		1306				
Approach Delay, s/veh		13.0			0.0			92.8				
Approach LOS		B			A			F				

Timer - Assigned Phs		2		4		6						
Phs Duration (G+Y+Rc), s		85.0		45.0		85.0						
Change Period (Y+Rc), s		6.8		7.0		6.8						
Max Green Setting (Gmax), s		78.2		38.0		78.2						
Max Q Clear Time (g_c+I1), s		2.0		40.0		13.9						
Green Ext Time (p_c), s		3.9		0.0		8.1						

Intersection Summary		
HCM 6th Ctrl Delay		49.3
HCM 6th LOS		D

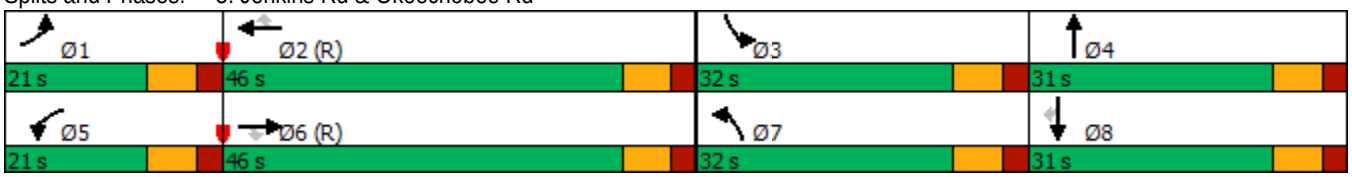
Notes

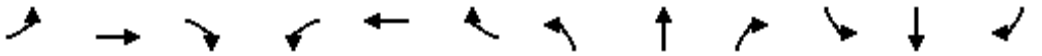
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	250	1513	341	114	788	78	353	164	241	181	90
Future Volume (vph)	250	1513	341	114	788	78	353	164	241	181	90
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			6			2					8
Detector Phase	1	6	6	5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	7.0	12.0	12.0	7.0	12.0	12.0	7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	14.3	19.3	19.3	14.3	19.3	19.3	14.3	14.3	14.3	14.3	14.3
Total Split (s)	21.0	46.0	46.0	21.0	46.0	46.0	32.0	31.0	32.0	31.0	31.0
Total Split (%)	16.2%	35.4%	35.4%	16.2%	35.4%	35.4%	24.6%	23.8%	24.6%	23.8%	23.8%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	15.6	54.1	54.1	14.5	53.0	53.0	19.7	17.0	15.2	12.5	12.5
Actuated g/C Ratio	0.12	0.42	0.42	0.11	0.41	0.41	0.15	0.13	0.12	0.10	0.10
v/c Ratio	0.66	0.62	0.42	0.62	0.33	0.11	0.74	0.55	0.65	0.58	0.33
Control Delay	70.9	21.2	2.7	68.9	28.2	0.3	61.6	43.2	62.7	62.9	3.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.9	21.2	2.7	68.9	28.2	0.3	61.6	43.2	62.7	62.9	3.2
LOS	E	C	A	E	C	A	E	D	E	E	A
Approach Delay		24.1			30.7			53.9		52.3	
Approach LOS		C			C			D		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.74	
Intersection Signal Delay: 33.4	Intersection LOS: C
Intersection Capacity Utilization 68.5%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 5: Jenkins Rd & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	250	1513	341	114	788	78	353	164	88	241	181	90
Future Volume (veh/h)	250	1513	341	114	788	78	353	164	88	241	181	90
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	263	1593	359	120	829	82	372	173	93	254	191	95
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	311	3001	739	144	2943	725	439	267	137	319	294	131
Arrive On Green	0.18	0.96	0.96	0.08	0.47	0.47	0.13	0.12	0.12	0.09	0.08	0.08
Sat Flow, veh/h	3374	6281	1547	1739	6281	1547	3374	2218	1137	3374	3469	1547
Grp Volume(v), veh/h	263	1593	359	120	829	82	372	133	133	254	191	95
Grp Sat Flow(s),veh/h/ln	1687	1570	1547	1739	1570	1547	1687	1735	1621	1687	1735	1547
Q Serve(g_s), s	9.8	3.0	2.5	8.8	10.5	3.9	14.0	9.5	10.2	9.6	6.9	7.8
Cycle Q Clear(g_c), s	9.8	3.0	2.5	8.8	10.5	3.9	14.0	9.5	10.2	9.6	6.9	7.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.70	1.00		1.00
Lane Grp Cap(c), veh/h	311	3001	739	144	2943	725	439	209	195	319	294	131
V/C Ratio(X)	0.85	0.53	0.49	0.83	0.28	0.11	0.85	0.64	0.68	0.80	0.65	0.73
Avail Cap(c_a), veh/h	356	3001	739	183	2943	725	641	316	296	641	632	282
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.72	0.72	0.72	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.1	1.6	1.6	58.7	21.2	19.4	55.3	54.5	54.8	57.6	57.6	58.0
Incr Delay (d2), s/veh	11.7	0.5	1.6	22.1	0.2	0.3	7.1	3.2	4.1	4.6	2.4	7.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.2	1.2	1.5	8.4	7.1	2.6	10.5	7.8	7.8	7.7	5.7	6.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	63.8	2.1	3.2	80.9	21.4	19.7	62.3	57.7	58.9	62.2	60.1	65.4
LnGrp LOS	E	A	A	F	C	B	E	E	E	E	E	E
Approach Vol, veh/h		2215			1031			638			540	
Approach Delay, s/veh		9.6			28.2			60.7			62.0	
Approach LOS		A			C			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.3	68.2	19.6	22.9	18.1	69.4	24.2	18.3
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	13.7	38.7	24.7	23.7	13.7	38.7	24.7	23.7
Max Q Clear Time (g_c+I1), s	11.8	12.5	11.6	12.2	10.8	5.0	16.0	9.8
Green Ext Time (p_c), s	0.2	6.7	0.7	1.1	0.1	18.3	0.9	1.2

Intersection Summary	
HCM 6th Ctrl Delay	27.7
HCM 6th LOS	C

Intersection	
Int Delay, s/veh	9.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	441	7	4	384	5
Future Vol, veh/h	4	441	7	4	384	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	4	464	7	4	404	5

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	822	9	0	0	11	0
Stage 1	9	-	-	-	-	-
Stage 2	813	-	-	-	-	-
Critical Hdwy	6.45	6.25	-	-	4.15	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	340	1064	-	-	1589	-
Stage 1	1006	-	-	-	-	-
Stage 2	431	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	253	1064	-	-	1589	-
Mov Cap-2 Maneuver	253	-	-	-	-	-
Stage 1	749	-	-	-	-	-
Stage 2	431	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.3	0	7.9
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1034	1589	-
HCM Lane V/C Ratio	-	-	0.453	0.254	-
HCM Control Delay (s)	-	-	11.3	8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	2.4	1	-

Timings
1: Florida Turnpike/Kings Hwy & Okeechobee Rd

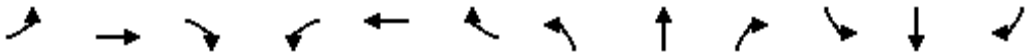
12/22/2020

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	49	334	29	454	481	164	73	120	516	204	191
Future Volume (vph)	49	334	29	454	481	164	73	120	516	204	191
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases	1	6		5	2		7	4		3	8
Permitted Phases			6			2			4		
Detector Phase	1	6	6	5	2	2	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Total Split (s)	19.0	29.0	29.0	39.0	49.0	49.0	22.0	39.0	39.0	23.0	40.0
Total Split (%)	14.6%	22.3%	22.3%	30.0%	37.7%	37.7%	16.9%	30.0%	30.0%	17.7%	30.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	9.5	43.2	43.2	24.7	61.0	61.0	11.2	20.5	20.5	13.6	25.6
Actuated g/C Ratio	0.07	0.33	0.33	0.19	0.47	0.47	0.09	0.16	0.16	0.10	0.20
v/c Ratio	0.44	0.22	0.05	0.79	0.33	0.22	0.55	0.46	0.63	0.65	0.72
Control Delay	68.1	35.0	0.1	63.9	40.8	19.6	70.6	53.4	6.9	64.9	59.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	68.1	35.0	0.1	63.9	40.8	19.6	70.6	53.4	6.9	64.9	59.7
LOS	E	D	A	E	D	B	E	D	A	E	E
Approach Delay		36.5			47.1			21.3			62.1
Approach LOS		D			D			C			E

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.79	
Intersection Signal Delay: 41.1	Intersection LOS: D
Intersection Capacity Utilization 59.4%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: Florida Turnpike/Kings Hwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	49	334	29	454	481	164	73	120	516	204	191	40
Future Volume (veh/h)	49	334	29	454	481	164	73	120	516	204	191	40
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	52	352	31	478	506	173	77	126	543	215	201	42
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	66	1456	452	550	1448	646	96	398	593	269	355	74
Arrive On Green	0.04	0.30	0.30	0.17	0.44	0.44	0.06	0.23	0.23	0.08	0.25	0.25
Sat Flow, veh/h	1668	4782	1485	3237	3328	1485	1668	1752	2613	3237	1405	294
Grp Volume(v), veh/h	52	352	31	478	506	173	77	126	543	215	0	243
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1664	1485	1668	1752	1306	1618	0	1699
Q Serve(g_s), s	4.0	7.2	1.9	18.7	13.2	9.7	5.9	7.8	26.4	8.5	0.0	16.2
Cycle Q Clear(g_c), s	4.0	7.2	1.9	18.7	13.2	9.7	5.9	7.8	26.4	8.5	0.0	16.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.17
Lane Grp Cap(c), veh/h	66	1456	452	550	1448	646	96	398	593	269	0	429
V/C Ratio(X)	0.79	0.24	0.07	0.87	0.35	0.27	0.80	0.32	0.92	0.80	0.00	0.57
Avail Cap(c_a), veh/h	154	1456	452	797	1448	646	193	431	643	398	0	431
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	61.9	33.9	32.1	52.5	24.5	23.5	60.5	41.9	49.0	58.5	0.0	42.4
Incr Delay (d2), s/veh	18.6	0.4	0.3	7.2	0.7	1.0	13.9	0.5	17.1	6.9	0.0	1.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.7	5.2	1.3	12.8	9.2	6.5	5.2	6.2	15.2	6.7	0.0	11.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	80.5	34.3	32.4	59.7	25.1	24.5	74.4	42.3	66.2	65.4	0.0	44.1
LnGrp LOS	F	C	C	E	C	C	E	D	E	E	A	D
Approach Vol, veh/h		435			1157			746			458	
Approach Delay, s/veh		39.7			39.3			63.0			54.1	
Approach LOS		D			D			E			D	

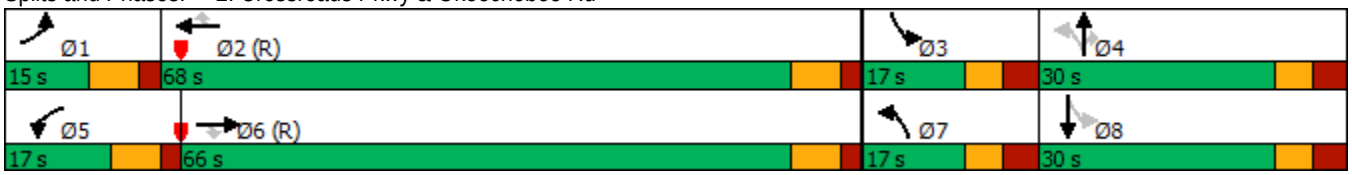
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.1	63.6	17.8	36.5	29.1	46.6	14.5	39.8
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	12.0	42.0	16.0	32.0	32.0	22.0	15.0	33.0
Max Q Clear Time (g_c+I1), s	6.0	15.2	10.5	28.4	20.7	9.2	7.9	18.2
Green Ext Time (p_c), s	0.0	4.3	0.3	1.1	1.4	2.0	0.1	1.2

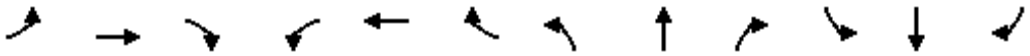
Intersection Summary	
HCM 6th Ctrl Delay	48.1
HCM 6th LOS	D

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	89	1100	47	179	1493	147	32	10	114	163	10
Future Volume (vph)	89	1100	47	179	1493	147	32	10	114	163	10
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	1	6		5	2		7	4		3	8
Permitted Phases			6			2	4		4	8	
Detector Phase	1	6	6	5	2	2	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	5.0	12.0	12.0	5.0	12.0	12.0	5.0	8.0	8.0	5.0	8.0
Minimum Split (s)	11.8	19.0	19.0	11.8	19.0	19.0	12.2	15.2	15.2	12.2	15.2
Total Split (s)	15.0	66.0	66.0	17.0	68.0	68.0	17.0	30.0	30.0	17.0	30.0
Total Split (%)	11.5%	50.8%	50.8%	13.1%	52.3%	52.3%	13.1%	23.1%	23.1%	13.1%	23.1%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	3.7	3.7	3.7	3.7	3.7
All-Red Time (s)	2.0	2.2	2.2	2.0	2.2	2.2	3.5	3.5	3.5	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	7.0	7.0	6.8	7.0	7.0	7.2	7.2	7.2	7.2	7.2
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	14.3	70.5	70.5	13.2	69.3	69.3	16.0	8.3	8.3	21.6	15.8
Actuated g/C Ratio	0.11	0.54	0.54	0.10	0.53	0.53	0.12	0.06	0.06	0.17	0.12
v/c Ratio	0.52	0.45	0.06	0.58	0.63	0.18	0.19	0.10	0.51	0.83	0.13
Control Delay	54.9	22.0	0.7	68.0	22.2	3.0	46.0	59.1	11.8	79.9	23.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	54.9	22.0	0.7	68.0	22.2	3.0	46.0	59.1	11.8	79.9	23.2
LOS	D	C	A	E	C	A	D	E	B	E	C
Approach Delay		23.6			25.2			22.0			66.9
Approach LOS		C			C			C			E

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 110 (85%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.83	
Intersection Signal Delay: 27.0	Intersection LOS: C
Intersection Capacity Utilization 67.0%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 2: Crossroads Pkwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	89	1100	47	179	1493	147	32	10	114	163	10	38
Future Volume (veh/h)	89	1100	47	179	1493	147	32	10	114	163	10	38
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	94	1158	49	188	1572	155	34	11	120	172	11	40
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	105	2577	800	233	2620	813	223	170	144	289	241	215
Arrive On Green	0.06	0.54	0.54	0.14	1.00	1.00	0.03	0.10	0.10	0.08	0.14	0.14
Sat Flow, veh/h	1668	4782	1485	3237	4782	1485	1668	1752	1485	1668	1664	1485
Grp Volume(v), veh/h	94	1158	49	188	1572	155	34	11	120	172	11	40
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1594	1485	1668	1752	1485	1668	1664	1485
Q Serve(g_s), s	7.3	19.2	2.0	7.3	0.0	0.0	2.4	0.7	10.3	9.8	0.7	3.1
Cycle Q Clear(g_c), s	7.3	19.2	2.0	7.3	0.0	0.0	2.4	0.7	10.3	9.8	0.7	3.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	105	2577	800	233	2620	813	223	170	144	289	241	215
V/C Ratio(X)	0.89	0.45	0.06	0.81	0.60	0.19	0.15	0.06	0.83	0.60	0.05	0.19
Avail Cap(c_a), veh/h	105	2577	800	254	2620	813	304	307	260	289	292	260
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.93	0.93	0.93	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.5	18.2	14.3	54.8	0.0	0.0	50.9	53.4	57.7	49.1	47.8	48.8
Incr Delay (d2), s/veh	55.4	0.6	0.1	15.2	1.0	0.5	0.3	0.2	11.8	3.3	0.1	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	8.3	11.5	1.3	5.9	0.4	0.2	1.8	0.6	7.8	9.4	0.6	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	115.8	18.8	14.4	69.9	1.0	0.5	51.2	53.5	69.5	52.5	47.9	49.2
LnGrp LOS	F	B	B	E	A	A	D	D	E	D	D	D
Approach Vol, veh/h		1301			1915			165			223	
Approach Delay, s/veh		25.6			7.7			64.7			51.7	
Approach LOS		C			A			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.0	78.2	17.0	19.8	16.2	77.1	10.7	26.0
Change Period (Y+Rc), s	6.8	* 7	* 7.2	* 7.2	6.8	* 7	* 7.2	* 7.2
Max Green Setting (Gmax), s	8.2	* 61	* 9.8	* 23	10.2	* 59	* 9.8	* 23
Max Q Clear Time (g_c+I1), s	9.3	2.0	11.8	12.3	9.3	21.2	4.4	5.1
Green Ext Time (p_c), s	0.0	20.7	0.0	0.3	0.1	11.1	0.0	0.2

Intersection Summary	
HCM 6th Ctrl Delay	19.5
HCM 6th LOS	B

Notes

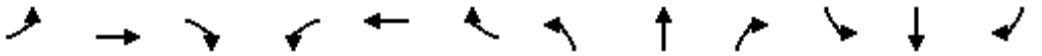
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	EBR	WBT	SBL	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	503	851	1003	296	0	490
Future Volume (vph)	503	851	1003	296	0	490
Turn Type	NA	Free	NA	Perm	NA	Perm
Protected Phases	6		2		4	
Permitted Phases		Free		4		4
Detector Phase	6		2	4	4	4
Switch Phase						
Minimum Initial (s)	5.0		5.0	7.0	7.0	7.0
Minimum Split (s)	11.8		11.8	13.8	13.8	13.8
Total Split (s)	90.0		90.0	40.0	40.0	40.0
Total Split (%)	69.2%		69.2%	30.8%	30.8%	30.8%
Yellow Time (s)	4.8		4.8	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0	2.8	2.8	2.8
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8		6.8	6.8	6.8	6.8
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None		C-Max	None	None	None
Act Effct Green (s)	98.9	130.0	98.9	17.5	17.5	17.5
Actuated g/C Ratio	0.76	1.00	0.76	0.13	0.13	0.13
v/c Ratio	0.15	0.61	0.29	0.50	0.59	0.62
Control Delay	3.8	9.3	2.2	54.3	24.8	22.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	3.8	9.3	2.2	54.3	24.8	22.7
LOS	A	A	A	D	C	C
Approach Delay	7.3		2.2		35.1	
Approach LOS	A		A		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 105 (81%), Referenced to phase 2:WBT, Start of Green	
Natural Cycle: 40	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.62	
Intersection Signal Delay: 12.6	Intersection LOS: B
Intersection Capacity Utilization 46.9%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: I-95 West & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	503	851	0	1003	0	0	0	0	296	0	490
Future Volume (veh/h)	0	503	851	0	1003	0	0	0	0	296	0	490
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1752	1752	0	1752	0				1752	1752	1752
Adj Flow Rate, veh/h	0	529	0	0	1056	0				312	0	516
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95				0.95	0.95	0.95
Percent Heavy Veh, %	0	10	10	0	10	0				10	10	10
Cap, veh/h	0	3555		0	3555	0				761	0	677
Arrive On Green	0.00	1.00	0.00	0.00	0.74	0.00				0.15	0.00	0.15
Sat Flow, veh/h	0	4940	1485	0	5098	0				5005	0	4454
Grp Volume(v), veh/h	0	529	0	0	1056	0				312	0	516
Grp Sat Flow(s),veh/h/ln	0	1594	1485	0	1594	0				1668	0	1485
Q Serve(g_s), s	0.0	0.0	0.0	0.0	9.5	0.0				7.3	0.0	14.4
Cycle Q Clear(g_c), s	0.0	0.0	0.0	0.0	9.5	0.0				7.3	0.0	14.4
Prop In Lane	0.00		1.00	0.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	3555		0	3555	0				761	0	677
V/C Ratio(X)	0.00	0.15		0.00	0.30	0.00				0.41	0.00	0.76
Avail Cap(c_a), veh/h	0	3555		0	3555	0				1278	0	1137
HCM Platoon Ratio	1.00	1.67	1.67	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	0.86	0.00	0.00	0.99	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	0.0	5.5	0.0				49.9	0.0	52.9
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.2	0.0				0.4	0.0	1.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	0.0	0.0	0.0	5.3	0.0				5.6	0.0	9.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	0.0	0.0	5.7	0.0				50.2	0.0	54.7
LnGrp LOS	A	A		A	A	A				D	A	D
Approach Vol, veh/h		529	A		1056						828	
Approach Delay, s/veh		0.0			5.7						53.0	
Approach LOS		A			A						D	

Timer - Assigned Phs		2		4		6						
Phs Duration (G+Y+Rc), s		103.4		26.6		103.4						
Change Period (Y+Rc), s		6.8		* 6.8		6.8						
Max Green Setting (Gmax), s		83.2		* 33		83.2						
Max Q Clear Time (g_c+I1), s		11.5		16.4		2.0						
Green Ext Time (p_c), s		10.3		3.3		4.3						

Intersection Summary		
HCM 6th Ctrl Delay		20.7
HCM 6th LOS		C

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

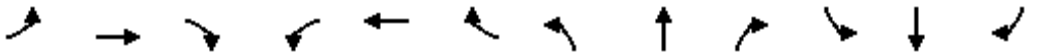
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBT	WBT	WBR	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	799	599	978	198	854
Future Volume (vph)	799	599	978	198	854
Turn Type	NA	NA	Free	Prot	Prot
Protected Phases	6	2		4	4
Permitted Phases			Free		
Detector Phase	6	2		4	4
Switch Phase					
Minimum Initial (s)	12.0	12.0		7.0	7.0
Minimum Split (s)	18.8	18.8		14.0	14.0
Total Split (s)	90.0	90.0		40.0	40.0
Total Split (%)	69.2%	69.2%		30.8%	30.8%
Yellow Time (s)	4.8	4.8		4.0	4.0
All-Red Time (s)	2.0	2.0		3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.8	6.8		7.0	7.0
Lead/Lag					
Lead-Lag Optimize?					
Recall Mode	C-Max	None		None	None
Act Effct Green (s)	89.6	89.6	130.0	26.6	26.6
Actuated g/C Ratio	0.69	0.69	1.00	0.20	0.20
v/c Ratio	0.26	0.19	0.70	0.22	0.87
Control Delay	9.8	6.3	19.4	42.4	34.0
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	9.8	6.3	19.4	42.4	34.0
LOS	A	A	B	D	C
Approach Delay	9.8	14.4			
Approach LOS	A	B			

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 19 (15%), Referenced to phase 6:EBT, Start of Green	
Natural Cycle: 40	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.87	
Intersection Signal Delay: 19.8	Intersection LOS: B
Intersection Capacity Utilization 46.9%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 4: I-95 East & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	799	0	0	599	978	198	0	854	0	0	0
Future Volume (veh/h)	0	799	0	0	599	978	198	0	854	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	0	1752	0	0	1752	1752	1752	0	1752			
Adj Flow Rate, veh/h	0	841	0	0	631	0	208	0	899			
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95			
Percent Heavy Veh, %	0	10	0	0	10	10	10	0	10			
Cap, veh/h	0	3061	0	0	3061		1194	0	859			
Arrive On Green	0.00	0.64	0.00	0.00	1.00	0.00	0.25	0.00	0.25			
Sat Flow, veh/h	0	5098	0	0	4940	1485	4705	0	3385			
Grp Volume(v), veh/h	0	841	0	0	631	0	208	0	899			
Grp Sat Flow(s),veh/h/ln	0	1594	0	0	1594	1485	1568	0	1128			
Q Serve(g_s), s	0.0	10.0	0.0	0.0	0.0	0.0	4.5	0.0	33.0			
Cycle Q Clear(g_c), s	0.0	10.0	0.0	0.0	0.0	0.0	4.5	0.0	33.0			
Prop In Lane	0.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	0	3061	0	0	3061		1194	0	859			
V/C Ratio(X)	0.00	0.27	0.00	0.00	0.21		0.17	0.00	1.05			
Avail Cap(c_a), veh/h	0	3061	0	0	3061		1194	0	859			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00			
Upstream Filter(I)	0.00	0.97	0.00	0.00	0.84	0.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	0.0	10.2	0.0	0.0	0.0	0.0	37.9	0.0	48.5			
Incr Delay (d2), s/veh	0.0	0.2	0.0	0.0	0.0	0.0	0.1	0.0	43.5			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(95%),veh/ln	0.0	6.3	0.0	0.0	0.0	0.0	3.2	0.0	19.0			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	10.4	0.0	0.0	0.0	0.0	37.9	0.0	92.0			
LnGrp LOS	A	B	A	A	A		D	A	F			
Approach Vol, veh/h		841			631	A		1107				
Approach Delay, s/veh		10.4			0.0			81.8				
Approach LOS		B			A			F				

Timer - Assigned Phs		2		4		6						
Phs Duration (G+Y+Rc), s		90.0		40.0		90.0						
Change Period (Y+Rc), s		6.8		7.0		6.8						
Max Green Setting (Gmax), s		83.2		33.0		83.2						
Max Q Clear Time (g_c+I1), s		2.0		35.0		12.0						
Green Ext Time (p_c), s		5.2		0.0		7.5						

Intersection Summary												
HCM 6th Ctrl Delay			38.5									
HCM 6th LOS			D									

Notes

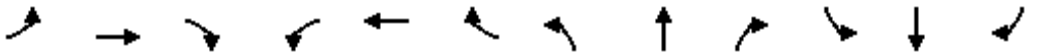
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	211	1131	299	100	1293	161	309	126	345	171	104
Future Volume (vph)	211	1131	299	100	1293	161	309	126	345	171	104
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			6			2					8
Detector Phase	1	6	6	5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	7.0	12.0	12.0	7.0	12.0	12.0	7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	14.3	19.3	19.3	14.3	19.3	19.3	14.3	14.3	14.3	14.3	14.3
Total Split (s)	25.0	62.0	62.0	15.0	52.0	52.0	28.0	25.0	28.0	25.0	25.0
Total Split (%)	19.2%	47.7%	47.7%	11.5%	40.0%	40.0%	21.5%	19.2%	21.5%	19.2%	19.2%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	13.9	57.4	57.4	13.6	57.1	57.1	17.5	11.3	18.5	12.3	12.3
Actuated g/C Ratio	0.11	0.44	0.44	0.10	0.44	0.44	0.13	0.09	0.14	0.09	0.09
v/c Ratio	0.62	0.43	0.37	0.58	0.50	0.21	0.72	0.53	0.77	0.56	0.32
Control Delay	63.6	19.9	4.0	69.6	28.1	1.8	63.4	56.9	64.8	62.6	2.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	63.6	19.9	4.0	69.6	28.1	1.8	63.4	56.9	64.8	62.6	2.4
LOS	E	B	A	E	C	A	E	E	E	E	A
Approach Delay		22.6			28.0			61.2		53.8	
Approach LOS		C			C			E		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 36 (28%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 70	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.77	
Intersection Signal Delay: 33.3	Intersection LOS: C
Intersection Capacity Utilization 64.8%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 5: Jenkins Rd & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	211	1131	299	100	1293	161	309	126	27	345	171	104
Future Volume (veh/h)	211	1131	299	100	1293	161	309	126	27	345	171	104
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	222	1191	315	105	1361	169	325	133	28	363	180	109
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	277	3211	791	103	3068	756	387	228	47	423	313	140
Arrive On Green	0.16	1.00	1.00	0.06	0.49	0.49	0.11	0.08	0.08	0.13	0.09	0.09
Sat Flow, veh/h	3374	6281	1547	1739	6281	1547	3374	2866	589	3374	3469	1547
Grp Volume(v), veh/h	222	1191	315	105	1361	169	325	79	82	363	180	109
Grp Sat Flow(s),veh/h/ln	1687	1570	1547	1739	1570	1547	1687	1735	1720	1687	1735	1547
Q Serve(g_s), s	8.2	0.0	0.0	7.7	18.4	8.2	12.3	5.7	6.0	13.7	6.5	9.0
Cycle Q Clear(g_c), s	8.2	0.0	0.0	7.7	18.4	8.2	12.3	5.7	6.0	13.7	6.5	9.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.34	1.00		1.00
Lane Grp Cap(c), veh/h	277	3211	791	103	3068	756	387	138	137	423	313	140
V/C Ratio(X)	0.80	0.37	0.40	1.02	0.44	0.22	0.84	0.57	0.60	0.86	0.57	0.78
Avail Cap(c_a), veh/h	459	3211	791	103	3068	756	537	236	234	537	472	211
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.80	0.80	0.80	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	53.3	0.0	0.0	61.2	21.7	19.1	56.4	57.7	57.8	55.7	56.7	57.9
Incr Delay (d2), s/veh	4.4	0.3	1.2	94.0	0.5	0.7	8.4	3.7	4.2	10.8	1.7	10.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.1	0.1	0.5	10.2	11.2	5.6	9.6	4.8	5.0	10.6	5.3	7.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	57.7	0.3	1.2	155.2	22.2	19.8	64.7	61.5	62.0	66.5	58.4	68.0
LnGrp LOS	E	A	A	F	C	B	E	E	E	E	E	E
Approach Vol, veh/h		1728			1635			486			652	
Approach Delay, s/veh		7.8			30.5			63.7			64.5	
Approach LOS		A			C			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.0	70.8	23.6	17.6	15.0	73.8	22.2	19.0
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	17.7	44.7	20.7	17.7	7.7	54.7	20.7	17.7
Max Q Clear Time (g_c+I1), s	10.2	20.4	15.7	8.0	9.7	2.0	14.3	11.0
Green Ext Time (p_c), s	0.4	12.0	0.6	0.5	0.0	14.2	0.6	0.8

Intersection Summary	
HCM 6th Ctrl Delay	30.3
HCM 6th LOS	C

Intersection	
Int Delay, s/veh	9.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	9	437	14	10	449	22
Future Vol, veh/h	9	437	14	10	449	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	9	460	15	11	473	23

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	990	21	0	0	26	0
Stage 1	21	-	-	-	-	-
Stage 2	969	-	-	-	-	-
Critical Hdwy	6.45	6.25	-	-	4.15	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	270	1048	-	-	1569	-
Stage 1	994	-	-	-	-	-
Stage 2	363	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	188	1048	-	-	1569	-
Mov Cap-2 Maneuver	188	-	-	-	-	-
Stage 1	691	-	-	-	-	-
Stage 2	363	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.3	0	7.9
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	959	1569	-
HCM Lane V/C Ratio	-	-	0.49	0.301	-
HCM Control Delay (s)	-	-	12.3	8.3	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	2.8	1.3	-

APPENDIX H

COMMITTED PROJECTS

Home2 Suites

Trip Generation Analysis

Using trip generation information obtained from the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 10th Edition, trip generation estimates were developed for the proposed development. Excerpts from ITE are attached in **Appendix B**. Results of the analysis, summarized in **Table 1**, indicate that the proposed development is expected to generate 646 daily trips, 42 AM peak hour trips, and 45 PM peak hour trips.

Table 1 – Trip Generation Analysis

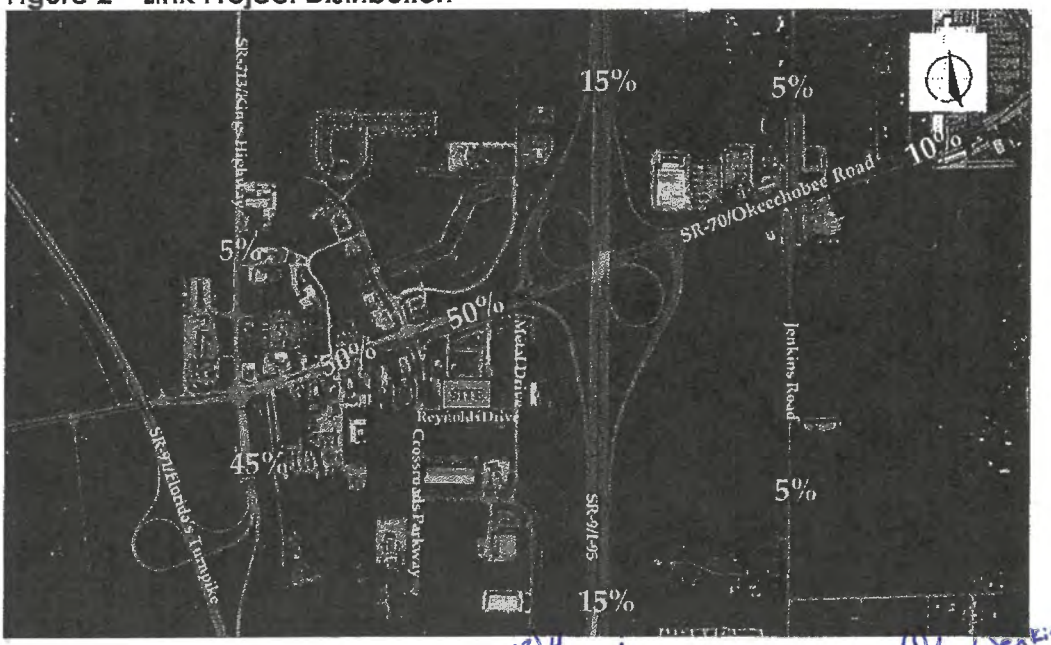
LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE [1]	IN	OUT	TOTAL TRIPS IN	TOTAL TRIPS OUT	TOTAL TRIPS TOTAL
Daily								
Hotel	310	95 ROOMS	T= 11.29 (X)- 426.97	50%	50%	323	323	646
AM Peak Hour								
Hotel	310	95 ROOMS	T= 0.50 (X)- 5.34	59%	41%	25	17	42
PM Peak Hour								
Hotel	310	95 ROOMS	T= 0.75 (X)- 26.02	51%	49%	23	22	45

(1) Source: Institute of Transportation Engineers' Trip Generation Manual, 10th Edition.

Project Distribution and Assignment

The assignment of trips onto the surrounding roadway network was based on a review of travel volumes and characteristics for the roadways located near the project site. SR-9/I-95 is located just east of the project site, and SR-91/Florida's Turnpike is located just west of the project site. Per the City Code Section 22-217, the proposed development is a Minimal Scale and has a 1.0-mile radius of impact based on Table A. The link project distribution is graphically depicted on **Figure 2**.

Figure 2 – Link Project Distribution



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.**

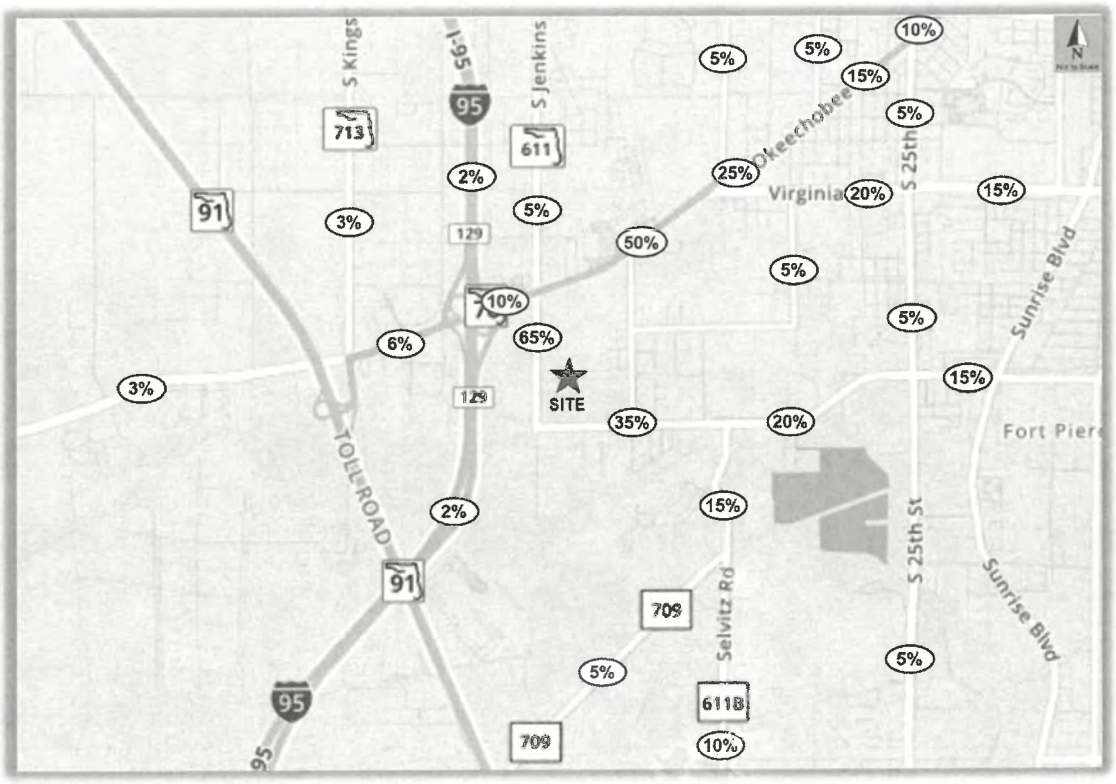


Figure 2 – Project Trip Distribution

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.

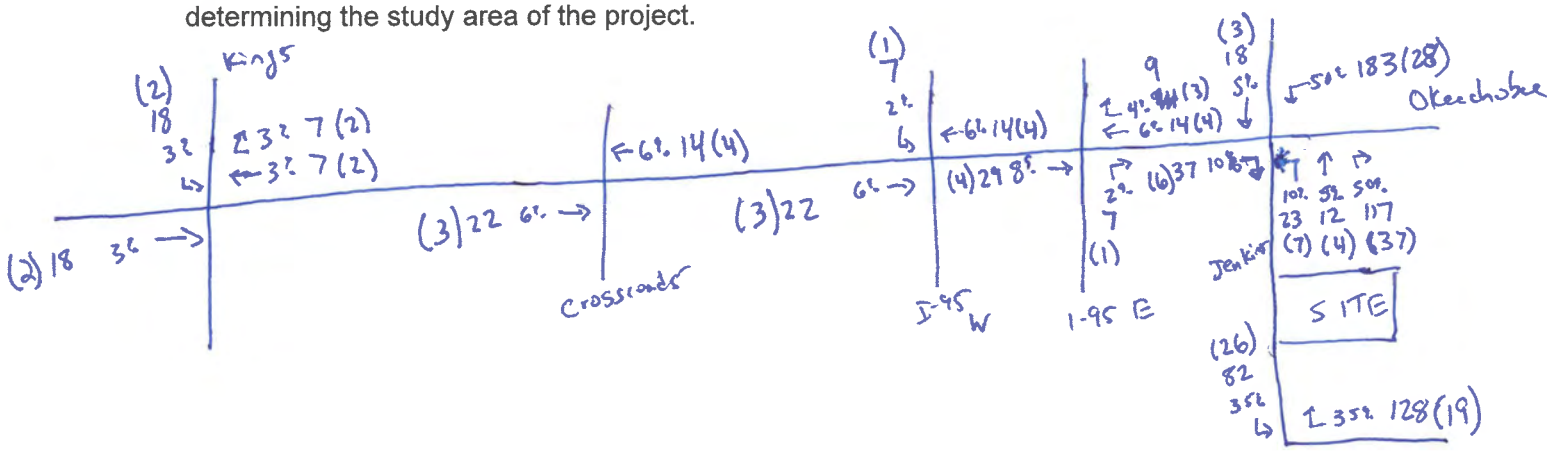


Table 1: Project Trip Generation

KOA

Daily

Land Use	ITE Code	Intensity	Daily Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	260*	399 Occupied Sites	T = 3.16(X)	50%	50%	631	630	1261
TOTAL						**631**	**630**	**1,261**

* LU Code for Recreational Homes used in absence of daily data for LU Code 416

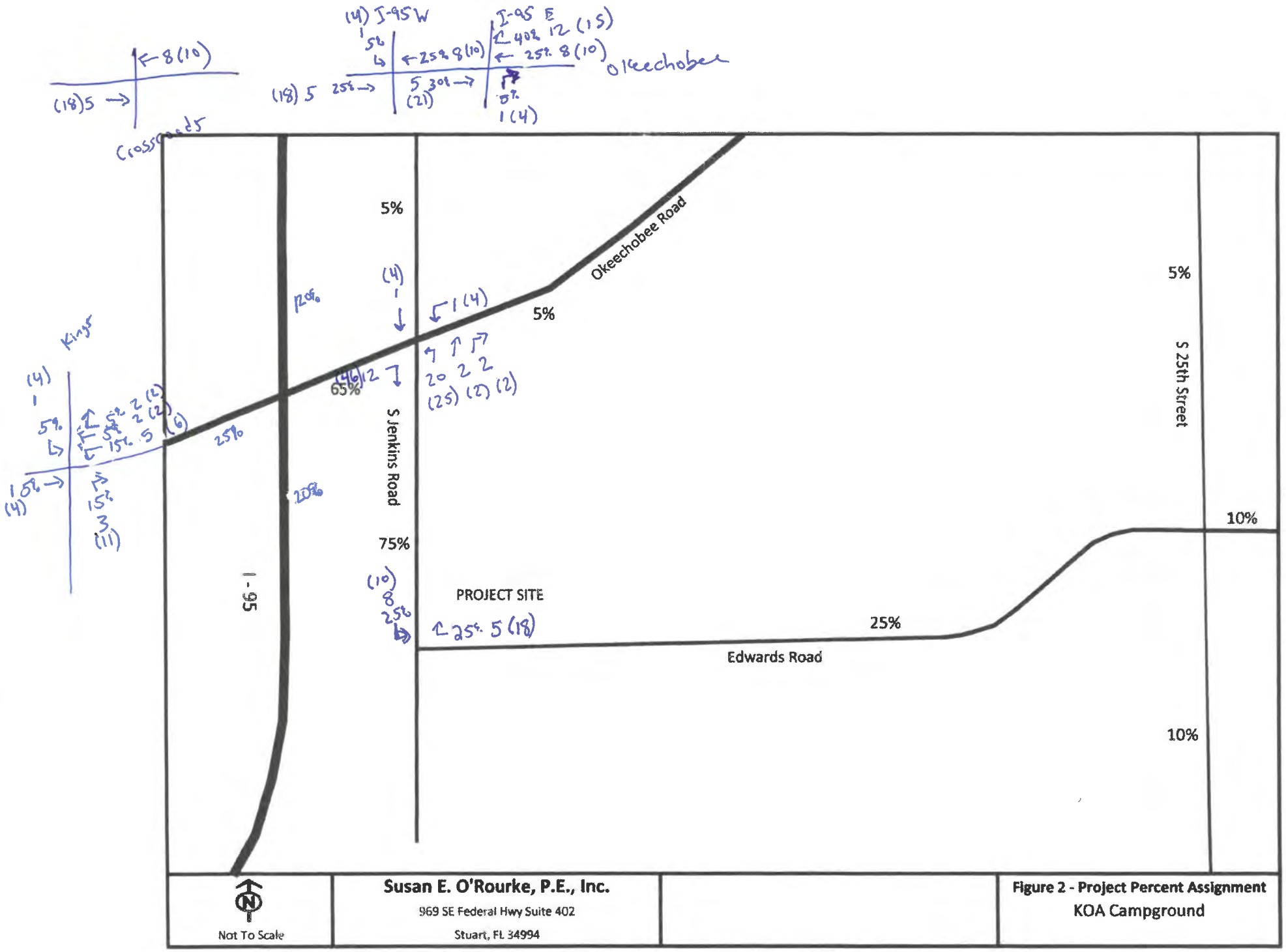
AM

Land Use	ITE Code	Intensity	AM Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	416	399 Occupied Sites	Ln(T) = 0.16 Ln(X) + 2.93	36%	64%	18	31	49
TOTAL						**18**	**31**	**49**

PM

Land Use	ITE Code	Intensity	PM Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	416	399 Occupied Sites	T = .27(X)	65%	35%	70	38	108
TOTAL						**70**	**38**	**108**

Source: ITE Trip Generation 9th Edition



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Stuart, FL 34994

Figure 2 - Project Percent Assignment
KOA Campground

APPENDIX I

INTERSECTION TRAFFIC DEVELOPMENT SHEETS

CMA INTERSECTION ANALYSIS

CROSSROADS INDUSTRIAL

OKEECHOBEE ROAD AT KINGS HIGHWAY/FLORIDA TURNPIKE

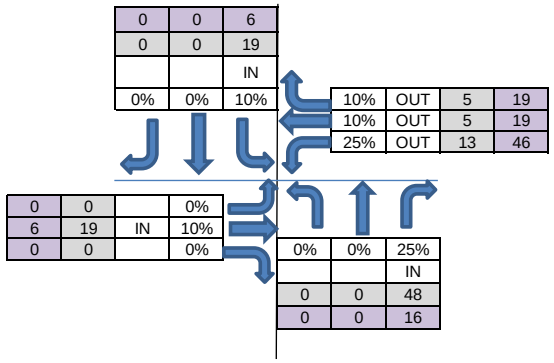
TRIPS

	IN	OUT
AM	**193**	**51**
PM	**62**	**185**

INPUT DATA

Comments:

Area Wide Growth Rate = 0.45% Peak Season = 1.11 Current Year = 2020 Buildout Year = 2025



AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	46	105	437	70	152	24	41	363	41	353	291	169
Peak Season Adjustment	5	12	48	8	17	3	5	40	5	39	32	19
Adjusted Existing Volume (2020)	51	117	485	78	169	27	46	403	46	392	323	188
Background Traffic Growth	1	3	11	2	4	1	1	9	1	9	7	4
Major Projects Traffic	0	0	14	20	0	0	0	19	0	12	9	10
2025 Background Traffic	52	119	510	99	173	27	47	431	47	413	339	202
Project Traffic	0	0	48	19	0	0	0	19	0	13	5	5
Total 2025 Traffic	**52**	**119**	**558**	**118**	**173**	**27**	**47**	**450**	**47**	**426**	**344**	**207**
Approach Total		**730**			**318**			**543**			**977**	

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	66	108	465	184	172	36	44	301	26	409	433	148
Peak Season Adjustment	7	12	51	20	19	4	5	33	3	45	48	16
Adjusted Existing Volume (2020)	73	120	516	204	191	40	49	334	29	454	481	164
Background Traffic Growth	2	3	12	5	4	1	1	8	1	10	11	4
Major Projects Traffic	0	0	21	7	0	0	0	6	0	16	4	5
2025 Background Traffic	75	123	549	216	195	41	50	348	30	480	496	173
Project Traffic	0	0	16	6	0	0	0	6	0	46	19	19
Total	**75**	**123**	**565**	**222**	**195**	**41**	**50**	**354**	**30**	**526**	**515**	**192**
Approach Total		**763**			**458**			**433**			**1,233**	

CMA INTERSECTION ANALYSIS

CROSSROADS INDUSTRIAL

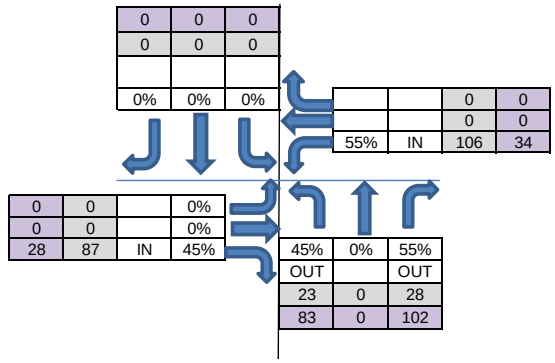
OKEECHOBEE ROAD AT CROSSROADS PARKWAY

TRIPS		
	IN	OUT
AM	193	51
PM	62	185

INPUT DATA

Comments:

Area Wide Growth Rate = 0.45% Peak Season = 1.11 Current Year = 2020 Buildout Year = 2025



AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	24	6	51	78	16	48	57	1116	12	64	823	128
Peak Season Adjustment	3	1	6	9	2	5	6	123	1	7	91	14
Adjusted Existing Volume (2020)	27	7	57	87	18	53	63	1239	13	71	914	142
Background Traffic Growth	1	0	1	2	0	1	1	28	0	2	21	3
Major Projects Traffic	9	0	8	0	0	0	0	27	12	13	22	0
2025 Background Traffic	36	7	66	89	18	54	65	1294	26	86	956	145
Project Traffic	23	0	28	0	0	0	0	0	87	106	0	0
Total 2025 Traffic	**59**	**7**	**94**	**89**	**18**	**54**	**65**	**1294**	**113**	**192**	**956**	**145**
Approach Total		**160**			**161**			**1,471**			**1,293**	

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	29	9	103	147	9	34	80	991	42	161	1345	132
Peak Season Adjustment	3	1	11	16	1	4	9	109	5	18	148	15
Adjusted Existing Volume (2020)	32	10	114	163	10	38	89	1100	47	179	1493	147
Background Traffic Growth	1	0	3	4	0	1	2	25	1	4	34	3
Major Projects Traffic	11	0	11	0	0	0	0	21	11	12	14	0
2025 Background Traffic	44	10	128	167	10	39	91	1146	59	195	1541	150
Project Traffic	83	0	102	0	0	0	0	0	28	34	0	0
Total	**127**	**10**	**230**	**167**	**10**	**39**	**91**	**1146**	**87**	**229**	**1541**	**150**
Approach Total		**367**			**216**			**1,324**			**1,920**	

Note:
Westbound through volume derived from Okeechobee Road at I-95 turning movement counts (WBT + SBR of adjacent I-95 intersection)

CMA INTERSECTION ANALYSIS

CROSSROADS INDUSTRIAL

OKEECHOBEE ROAD AT I-95 WEST INTERSECTION

TRIPS

	IN	OUT
AM	193	51
PM	62	185

INPUT DATA

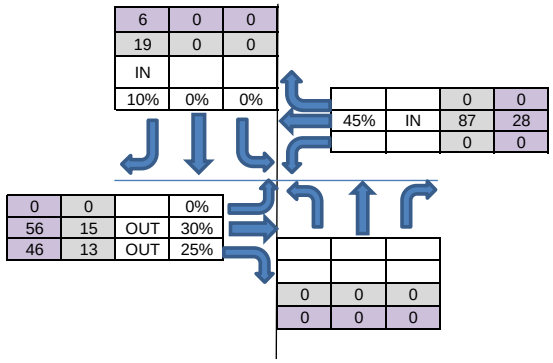
Comments:

Area Wide Growth Rate = 0.45% Peak Season = 1.11 Current Year = 2020 Buildout Year = 2025

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	0	0	0	245	0	260	0	917	450	0	563	0
Peak Season Adjustment	0	0	0	27	0	29	0	101	50	0	62	0
Adjusted Existing Volume (2020)	0	0	0	272	0	289	0	1018	500	0	625	0
Background Traffic Growth	0	0	0	6	0	7	0	23	11	0	14	0
Major Projects Traffic	0	0	0	8	0	4	0	30	5	0	31	0
2025 Background Traffic	0	0	0	286	0	299	0	1071	516	0	670	0
Project Traffic	0	0	0	0	0	19	0	15	13	0	87	0
Total 2025 Traffic	**0**	**0**	**0**	**286**	**0**	**318**	**0**	**1086**	**529**	**0**	**757**	**0**
Approach Total		**0**			**604**			**1,615**			**757**	



PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	0	0	0	267	0	441	0	453	767	0	904	0
Peak Season Adjustment	0	0	0	29	0	49	0	50	84	0	99	0
Adjusted Existing Volume (2020)	0	0	0	296	0	490	0	503	851	0	1003	0
Background Traffic Growth	0	0	0	7	0	11	0	12	19	0	23	0
Major Projects Traffic	0	0	0	5	0	3	0	28	7	0	22	0
2025 Background Traffic	0	0	0	308	0	504	0	542	878	0	1048	0
Project Traffic	0	0	0	0	0	6	0	56	46	0	28	0
Total	**0**	**0**	**0**	**308**	**0**	**510**	**0**	**598**	**924**	**0**	**1076**	**0**
Approach Total		**0**			**818**			**1,522**			**1,076**	

Note: I-95 eastbound on ramp to both NB and SB I-95 included in Easbound Right volumes due to dedicated and seperated turn lane for both on-ramps.

CMA INTERSECTION ANALYSIS

CROSSROADS INDUSTRIAL

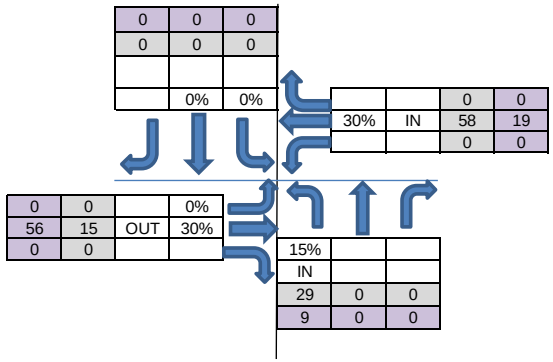
OKEECHOBEE ROAD AT I-95 EAST INTERSECTION

TRIPS		
	IN	OUT
AM	193	51
PM	62	185

INPUT DATA

Comments:

Area Wide Growth Rate = 0.45% Peak Season = 1.11 Current Year = 2020 Buildout Year = 2025



AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	189	0	929	0	0	0	0	766	0	0	421	732
Peak Season Adjustment	21	0	102	0	0	0	0	84	0	0	46	81
Adjusted Existing Volume (2020)	210	0	1031	0	0	0	0	850	0	0	467	813
Background Traffic Growth	5	0	24	0	0	0	0	19	0	0	11	19
Major Projects Traffic	4	0	8	0	0	0	0	37	0	0	27	21
2025 Background Traffic	219	0	1063	0	0	0	0	907	0	0	505	852
Project Traffic	29	0	0	0	0	0	0	15	0	0	58	0
Total 2025 Traffic	**248**	**0**	**1063**	**0**	**0**	**0**	**0**	**922**	**0**	**0**	**563**	**852**
Approach Total		**1,310**			**0**			**922**			**1,415**	

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	178	0	769	0	0	0	0	720	0	0	540	881
Peak Season Adjustment	20	0	85	0	0	0	0	79	0	0	59	97
Adjusted Existing Volume (2020)	198	0	854	0	0	0	0	799	0	0	599	978
Background Traffic Growth	5	0	20	0	0	0	0	18	0	0	14	22
Major Projects Traffic	3	0	5	0	0	0	0	29	0	0	19	18
2025 Background Traffic	205	0	878	0	0	0	0	846	0	0	632	1018
Project Traffic	9	0	0	0	0	0	0	56	0	0	19	0
Total	**214**	**0**	**878**	**0**	**0**	**0**	**0**	**902**	**0**	**0**	**651**	**1018**
Approach Total		**1,092**			**0**			**902**			**1,669**	

Note: I-95 westbound on ramp to both NB and SB I-95 included in Westbound Right volumes due to dedicated and seperated turn lane for both on-ramps.

CMA INTERSECTION ANALYSIS

CROSSROADS INDUSTRIAL

OKEECHOBEE ROAD AT JENKINS ROAD

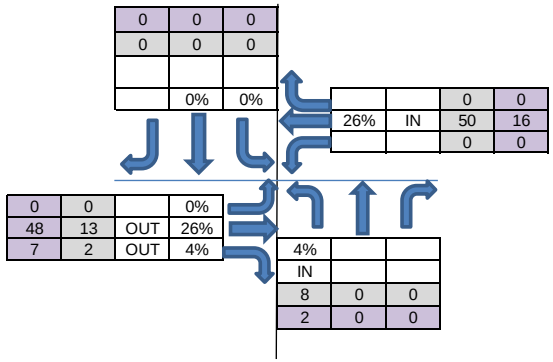
TRIPS

	IN	OUT
AM	193	51
PM	62	185

INPUT DATA

Comments:

Area Wide Growth Rate = 0.45% Peak Season = 1.07 Current Year = 2020 Buildout Year = 2025



AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	330	153	82	225	169	84	234	1414	319	107	736	73
Peak Season Adjustment	23	11	6	16	12	6	16	99	22	7	52	5
Adjusted Existing Volume (2020)	353	164	88	241	181	90	250	1513	341	114	788	78
Background Traffic Growth	8	4	2	6	4	2	6	35	8	3	18	2
Major Projects Traffic	44	14	119	0	19	1	1	2	50	184	3	0
2025 Background Traffic	405	181	209	246	204	93	257	1550	399	301	809	80
Project Traffic	8	0	0	0	0	0	0	13	2	0	50	0
Total 2025 Traffic	**413**	**181**	**209**	**246**	**204**	**93**	**257**	**1563**	**401**	**301**	**859**	**80**
Approach Total		**803**			**543**			**2,221**			**1,240**	

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	289	118	25	322	160	97	197	1057	279	93	1208	150
Peak Season Adjustment	20	8	2	23	11	7	14	74	20	7	85	11
Adjusted Existing Volume (2020)	309	126	27	345	171	104	211	1131	299	100	1293	161
Background Traffic Growth	7	3	1	8	4	2	5	26	7	2	30	4
Major Projects Traffic	33	6	39	0	7	1	1	2	53	32	3	0
2025 Background Traffic	349	135	66	352	182	107	217	1159	358	134	1325	164
Project Traffic	2	0	0	0	0	0	0	48	7	0	16	0
Total	**351**	**135**	**66**	**352**	**182**	**107**	**217**	**1207**	**365**	**134**	**1341**	**164**
Approach Total		**553**			**642**			**1,789**			**1,639**	

CMA INTERSECTION ANALYSIS

CROSSROADS INDUSTRIAL

EDWARDS ROAD AT JENKINS ROAD

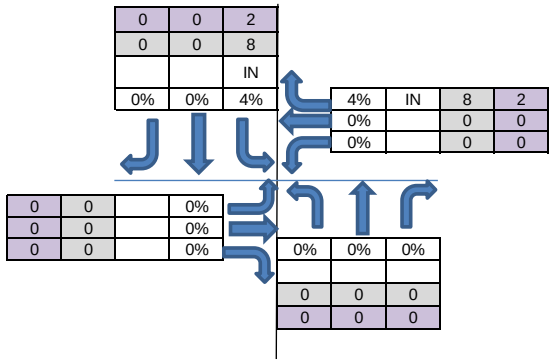
TRIPS

	IN	OUT
AM	193	51
PM	62	185

INPUT DATA

Comments:

Area Wide Growth Rate = 0.45% Peak Season = 1.07 Current Year = 2020 Buildout Year = 2025



AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	0	6	4	359	5	0	0	0	0	4	0	412
Peak Season Adjustment	0	0	0	25	0	0	0	0	0	0	0	29
Adjusted Existing Volume (2020)	0	6	4	384	5	0	0	0	0	4	0	441
Background Traffic Growth	0	0	0	9	0	0	0	0	0	0	0	10
Major Projects Traffic	0	0	0	91	0	0	0	0	0	0	0	134
2025 Background Traffic	0	7	4	484	5	0	0	0	0	4	0	585
Project Traffic	0	0	0	8	0	0	0	0	0	0	0	8
Total 2025 Traffic	**0**	**7**	**4**	**492**	**5**	**0**	**0**	**0**	**0**	**4**	**0**	**593**
Approach Total		**11**			**497**			**0**			**597**	

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	0	13	9	420	21	0	0	0	0	8	0	408
Peak Season Adjustment	0	1	1	29	1	0	0	0	0	1	0	29
Adjusted Existing Volume (2020)	0	14	10	449	22	0	0	0	0	9	0	437
Background Traffic Growth	0	0	0	10	1	0	0	0	0	0	0	10
Major Projects Traffic	0	0	0	37	0	0	0	0	0	0	0	38
2025 Background Traffic	0	14	10	497	23	0	0	0	0	9	0	485
Project Traffic	0	0	0	2	0	0	0	0	0	0	0	2
Total	**0**	**14**	**10**	**499**	**23**	**0**	**0**	**0**	**0**	**9**	**0**	**487**
Approach Total		**24**			**522**			**0**			**495**	

APPENDIX J

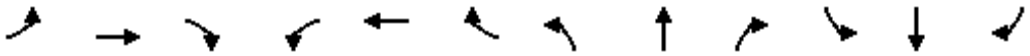
BACKGROUND CONDITIONS SYNCHRO PRINTOUTS

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	47	431	47	413	339	202	52	119	510	99	173
Future Volume (vph)	47	431	47	413	339	202	52	119	510	99	173
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases	1	6		5	2		7	4		3	8
Permitted Phases			6			2			4		
Detector Phase	1	6	6	5	2	2	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Total Split (s)	18.0	35.0	35.0	39.0	56.0	56.0	19.0	38.0	38.0	18.0	37.0
Total Split (%)	13.8%	26.9%	26.9%	30.0%	43.1%	43.1%	14.6%	29.2%	29.2%	13.8%	28.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	Max	Max	None	None
Act Effct Green (s)	8.9	37.0	37.0	23.0	53.7	53.7	9.4	32.7	32.7	9.3	35.2
Actuated g/C Ratio	0.07	0.28	0.28	0.18	0.41	0.41	0.07	0.25	0.25	0.07	0.27
v/c Ratio	0.44	0.34	0.09	0.77	0.26	0.29	0.47	0.29	0.51	0.46	0.45
Control Delay	69.8	38.5	0.3	60.0	17.3	4.1	69.9	42.0	5.1	64.1	44.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	69.8	38.5	0.3	60.0	17.3	4.1	69.9	42.0	5.1	64.1	44.0
LOS	E	D	A	E	B	A	E	D	A	E	D
Approach Delay		37.9			33.0			16.5			50.6
Approach LOS		D			C			B			D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.77	
Intersection Signal Delay: 31.6	Intersection LOS: C
Intersection Capacity Utilization 58.4%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: Florida Turnpike/Kings Hwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	47	431	47	413	339	202	52	119	510	99	173	27
Future Volume (veh/h)	47	431	47	413	339	202	52	119	510	99	173	27
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	49	454	49	435	357	213	55	125	537	104	182	28
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	62	1639	509	507	1539	686	70	418	623	151	361	56
Arrive On Green	0.04	0.34	0.34	0.16	0.46	0.46	0.04	0.24	0.24	0.05	0.24	0.24
Sat Flow, veh/h	1668	4782	1485	3237	3328	1485	1668	1752	2613	3237	1483	228
Grp Volume(v), veh/h	49	454	49	435	357	213	55	125	537	104	0	210
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1664	1485	1668	1752	1306	1618	0	1711
Q Serve(g_s), s	3.8	9.0	2.9	17.0	8.4	11.7	4.2	7.6	25.6	4.1	0.0	13.8
Cycle Q Clear(g_c), s	3.8	9.0	2.9	17.0	8.4	11.7	4.2	7.6	25.6	4.1	0.0	13.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.13
Lane Grp Cap(c), veh/h	62	1639	509	507	1539	686	70	418	623	151	0	417
V/C Ratio(X)	0.79	0.28	0.10	0.86	0.23	0.31	0.79	0.30	0.86	0.69	0.00	0.50
Avail Cap(c_a), veh/h	141	1639	509	797	1539	686	154	418	623	274	0	417
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	62.1	31.0	29.0	53.4	21.0	21.9	61.7	40.6	47.4	61.0	0.0	42.4
Incr Delay (d2), s/veh	19.7	0.4	0.4	5.7	0.4	1.2	17.7	1.8	14.6	5.5	0.0	1.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.5	6.4	2.0	11.8	6.1	7.7	3.9	6.3	14.7	3.3	0.0	10.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	81.8	31.4	29.4	59.1	21.4	23.1	79.5	42.4	62.0	66.5	0.0	43.4
LnGrp LOS	F	C	C	E	C	C	E	D	E	E	A	D
Approach Vol, veh/h		552			1005			717			314	
Approach Delay, s/veh		35.7			38.1			60.0			51.0	
Approach LOS		D			D			E			D	

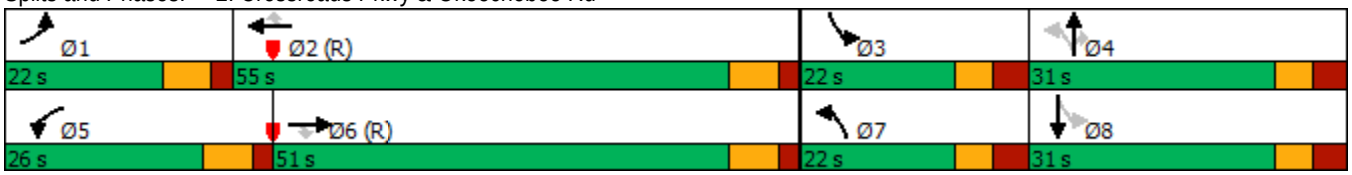
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.8	67.1	13.1	38.0	27.4	51.6	12.4	38.7
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	11.0	49.0	11.0	31.0	32.0	28.0	12.0	30.0
Max Q Clear Time (g_c+I1), s	5.8	13.7	6.1	27.6	19.0	11.0	6.2	15.8
Green Ext Time (p_c), s	0.0	3.4	0.1	1.1	1.3	3.0	0.0	1.0

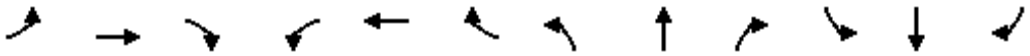
Intersection Summary	
HCM 6th Ctrl Delay	45.2
HCM 6th LOS	D

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	65	1294	26	86	956	145	36	7	66	89	18
Future Volume (vph)	65	1294	26	86	956	145	36	7	66	89	18
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	1	6		5	2		7	4		3	8
Permitted Phases			6			2	4		4	8	
Detector Phase	1	6	6	5	2	2	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	5.0	12.0	12.0	5.0	12.0	12.0	5.0	8.0	8.0	5.0	8.0
Minimum Split (s)	11.8	19.0	19.0	11.8	19.0	19.0	12.2	15.2	15.2	12.2	15.2
Total Split (s)	22.0	51.0	51.0	26.0	55.0	55.0	22.0	31.0	31.0	22.0	31.0
Total Split (%)	16.9%	39.2%	39.2%	20.0%	42.3%	42.3%	16.9%	23.8%	23.8%	16.9%	23.8%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	3.7	3.7	3.7	3.7	3.7
All-Red Time (s)	2.0	2.2	2.2	2.0	2.2	2.2	3.5	3.5	3.5	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	7.0	7.0	6.8	7.0	7.0	7.2	7.2	7.2	7.2	7.2
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	10.7	76.1	76.1	9.1	77.1	77.1	14.4	8.0	8.0	21.2	11.2
Actuated g/C Ratio	0.08	0.59	0.59	0.07	0.59	0.59	0.11	0.06	0.06	0.16	0.09
v/c Ratio	0.50	0.49	0.03	0.41	0.36	0.16	0.24	0.07	0.30	0.47	0.25
Control Delay	61.2	20.5	0.3	63.1	12.2	2.0	45.0	59.0	3.3	51.4	22.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	61.2	20.5	0.3	63.1	12.2	2.0	45.0	59.0	3.3	51.4	22.0
LOS	E	C	A	E	B	A	D	E	A	D	C
Approach Delay		22.0			14.7			20.6			38.3
Approach LOS		C			B			C			D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 84 (65%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.50	
Intersection Signal Delay: 19.8	Intersection LOS: B
Intersection Capacity Utilization 58.3%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: Crossroads Pkwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	65	1294	26	86	956	145	36	7	66	89	18	54
Future Volume (veh/h)	65	1294	26	86	956	145	36	7	66	89	18	54
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	68	1362	27	91	1006	153	38	7	69	94	19	57
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	86	2929	909	137	2886	896	180	109	92	238	165	148
Arrive On Green	0.05	0.61	0.61	0.08	1.00	1.00	0.03	0.06	0.06	0.07	0.10	0.10
Sat Flow, veh/h	1668	4782	1485	3237	4782	1485	1668	1752	1485	1668	1664	1485
Grp Volume(v), veh/h	68	1362	27	91	1006	153	38	7	69	94	19	57
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1594	1485	1668	1752	1485	1668	1664	1485
Q Serve(g_s), s	5.2	20.1	0.9	3.5	0.0	0.0	2.8	0.5	5.9	6.8	1.4	4.7
Cycle Q Clear(g_c), s	5.2	20.1	0.9	3.5	0.0	0.0	2.8	0.5	5.9	6.8	1.4	4.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	86	2929	909	137	2886	896	180	109	92	238	165	148
V/C Ratio(X)	0.79	0.46	0.03	0.66	0.35	0.17	0.21	0.06	0.75	0.40	0.11	0.39
Avail Cap(c_a), veh/h	195	2929	909	478	2886	896	323	321	272	318	305	272
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.99	0.99	0.99	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	61.0	13.6	9.9	58.6	0.0	0.0	55.0	57.4	59.9	52.4	53.3	54.8
Incr Delay (d2), s/veh	15.0	0.5	0.1	5.3	0.3	0.4	0.6	0.2	11.3	1.1	0.3	1.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.6	11.6	0.6	2.7	0.2	0.2	2.1	0.4	4.6	5.2	1.1	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	75.9	14.2	10.0	63.9	0.3	0.4	55.5	57.6	71.2	53.4	53.6	56.5
LnGrp LOS	E	B	B	E	A	A	E	E	E	D	D	E
Approach Vol, veh/h		1457			1250			114			170	
Approach Delay, s/veh		17.0			5.0			65.2			54.5	
Approach LOS		B			A			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.5	85.5	15.8	15.3	12.3	86.6	10.9	20.1
Change Period (Y+Rc), s	6.8	* 7	* 7.2	* 7.2	6.8	* 7	* 7.2	* 7.2
Max Green Setting (Gmax), s	15.2	* 48	* 15	* 24	19.2	* 44	* 15	* 24
Max Q Clear Time (g_c+I1), s	7.2	2.0	8.8	7.9	5.5	22.1	4.8	6.7
Green Ext Time (p_c), s	0.1	10.1	0.1	0.2	0.2	10.8	0.0	0.3

Intersection Summary	
HCM 6th Ctrl Delay	15.9
HCM 6th LOS	B

Notes

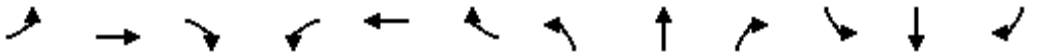
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	EBR	WBT	SBL	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	1071	516	670	286	0	299
Future Volume (vph)	1071	516	670	286	0	299
Turn Type	NA	Free	NA	Perm	NA	Perm
Protected Phases	6		2		4	
Permitted Phases		Free		4		4
Detector Phase	6		2	4	4	4
Switch Phase						
Minimum Initial (s)	5.0		5.0	7.0	7.0	7.0
Minimum Split (s)	11.8		11.8	13.8	13.8	13.8
Total Split (s)	90.0		90.0	40.0	40.0	40.0
Total Split (%)	69.2%		69.2%	30.8%	30.8%	30.8%
Yellow Time (s)	4.8		4.8	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0	2.8	2.8	2.8
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8		6.8	6.8	6.8	6.8
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None		C-Max	None	None	None
Act Effct Green (s)	101.1	130.0	101.1	15.3	15.3	15.3
Actuated g/C Ratio	0.78	1.00	0.78	0.12	0.12	0.12
v/c Ratio	0.31	0.37	0.19	0.55	0.27	0.29
Control Delay	1.8	2.1	4.2	57.6	1.7	1.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	1.8	2.1	4.2	57.6	1.7	1.0
LOS	A	A	A	E	A	A
Approach Delay	1.9		4.2		28.8	
Approach LOS	A		A		C	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 71 (55%), Referenced to phase 2:WBT, Start of Green	
Natural Cycle: 40	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.55	
Intersection Signal Delay: 8.0	Intersection LOS: A
Intersection Capacity Utilization 53.8%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: I-95 West & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1071	516	0	670	0	0	0	0	286	0	299
Future Volume (veh/h)	0	1071	516	0	670	0	0	0	0	286	0	299
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1752	1752	0	1752	0				1752	1752	1752
Adj Flow Rate, veh/h	0	1127	0	0	705	0				301	0	315
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95				0.95	0.95	0.95
Percent Heavy Veh, %	0	10	10	0	10	0				10	10	10
Cap, veh/h	0	3789		0	3789	0				516	0	459
Arrive On Green	0.00	1.00	0.00	0.00	0.79	0.00				0.10	0.00	0.10
Sat Flow, veh/h	0	4940	1485	0	5098	0				5005	0	4454
Grp Volume(v), veh/h	0	1127	0	0	705	0				301	0	315
Grp Sat Flow(s),veh/h/ln	0	1594	1485	0	1594	0				1668	0	1485
Q Serve(g_s), s	0.0	0.0	0.0	0.0	4.7	0.0				7.5	0.0	8.9
Cycle Q Clear(g_c), s	0.0	0.0	0.0	0.0	4.7	0.0				7.5	0.0	8.9
Prop In Lane	0.00		1.00	0.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	3789		0	3789	0				516	0	459
V/C Ratio(X)	0.00	0.30		0.00	0.19	0.00				0.58	0.00	0.69
Avail Cap(c_a), veh/h	0	3789		0	3789	0				1278	0	1137
HCM Platoon Ratio	1.00	2.00	2.00	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	0.87	0.00	0.00	0.99	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	0.0	3.3	0.0				55.6	0.0	56.3
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.1	0.0				1.0	0.0	1.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	0.0	0.0	0.0	2.3	0.0				5.8	0.0	6.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	0.0	0.0	3.4	0.0				56.7	0.0	58.1
LnGrp LOS	A	A		A	A	A				E	A	E
Approach Vol, veh/h		1127	A		705						616	
Approach Delay, s/veh		0.0			3.4						57.4	
Approach LOS		A			A						E	

Timer - Assigned Phs		2		4		6						
Phs Duration (G+Y+Rc), s		109.8		20.2		109.8						
Change Period (Y+Rc), s		6.8		* 6.8		6.8						
Max Green Setting (Gmax), s		83.2		* 33		83.2						
Max Q Clear Time (g_c+I1), s		6.7		10.9		2.0						
Green Ext Time (p_c), s		6.0		2.5		11.4						

Intersection Summary		
HCM 6th Ctrl Delay		15.4
HCM 6th LOS		B

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

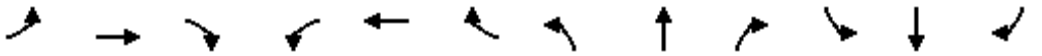
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBT	WBT	WBR	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	907	505	852	219	1063
Future Volume (vph)	907	505	852	219	1063
Turn Type	NA	NA	Free	Prot	Prot
Protected Phases	6	2		4	4
Permitted Phases			Free		
Detector Phase	6	2		4	4
Switch Phase					
Minimum Initial (s)	12.0	12.0		7.0	7.0
Minimum Split (s)	18.8	18.8		14.0	14.0
Total Split (s)	77.0	77.0		53.0	53.0
Total Split (%)	59.2%	59.2%		40.8%	40.8%
Yellow Time (s)	4.8	4.8		4.0	4.0
All-Red Time (s)	2.0	2.0		3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.8	6.8		7.0	7.0
Lead/Lag					
Lead-Lag Optimize?					
Recall Mode	C-Max	None		None	None
Act Effct Green (s)	73.9	73.9	130.0	42.3	42.3
Actuated g/C Ratio	0.57	0.57	1.00	0.33	0.33
v/c Ratio	0.36	0.20	0.61	0.15	0.90
Control Delay	16.0	14.5	11.1	30.7	42.5
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	16.0	14.5	11.1	30.7	42.5
LOS	B	B	B	C	D
Approach Delay	16.0	12.4			
Approach LOS	B	B			

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 118 (91%), Referenced to phase 6:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.90	
Intersection Signal Delay: 23.5	Intersection LOS: C
Intersection Capacity Utilization 53.8%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 4: I-95 East & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	907	0	0	505	852	219	0	1063	0	0	0
Future Volume (veh/h)	0	907	0	0	505	852	219	0	1063	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	0	1752	0	0	1752	1752	1752	0	1752			
Adj Flow Rate, veh/h	0	955	0	0	532	0	231	0	1119			
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95			
Percent Heavy Veh, %	0	10	0	0	10	10	10	0	10			
Cap, veh/h	0	2583	0	0	2583		1636	0	1177			
Arrive On Green	0.00	0.54	0.00	0.00	0.90	0.00	0.35	0.00	0.35			
Sat Flow, veh/h	0	5098	0	0	4940	1485	4705	0	3385			
Grp Volume(v), veh/h	0	955	0	0	532	0	231	0	1119			
Grp Sat Flow(s),veh/h/ln	0	1594	0	0	1594	1485	1568	0	1128			
Q Serve(g_s), s	0.0	14.9	0.0	0.0	1.7	0.0	4.4	0.0	41.9			
Cycle Q Clear(g_c), s	0.0	14.9	0.0	0.0	1.7	0.0	4.4	0.0	41.9			
Prop In Lane	0.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	0	2583	0	0	2583		1636	0	1177			
V/C Ratio(X)	0.00	0.37	0.00	0.00	0.21		0.14	0.00	0.95			
Avail Cap(c_a), veh/h	0	2583	0	0	2583		1665	0	1198			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00			
Upstream Filter(I)	0.00	0.94	0.00	0.00	0.87	0.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	0.0	17.2	0.0	0.0	3.0	0.0	29.1	0.0	41.3			
Incr Delay (d2), s/veh	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	15.5			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(95%),veh/ln	0.0	9.3	0.0	0.0	1.0	0.0	3.0	0.0	19.2			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	17.6	0.0	0.0	3.1	0.0	29.1	0.0	56.8			
LnGrp LOS	A	B	A	A	A		C	A	E			
Approach Vol, veh/h		955			532	A		1350				
Approach Delay, s/veh		17.6			3.1			52.1				
Approach LOS		B			A			D				

Timer - Assigned Phs		2		4		6						
Phs Duration (G+Y+Rc), s		77.0		52.2		77.0						
Change Period (Y+Rc), s		6.8		7.0		6.8						
Max Green Setting (Gmax), s		70.2		46.0		70.2						
Max Q Clear Time (g_c+I1), s		3.7		43.9		16.9						
Green Ext Time (p_c), s		4.3		1.3		8.8						

Intersection Summary	
HCM 6th Ctrl Delay	31.3
HCM 6th LOS	C

Notes

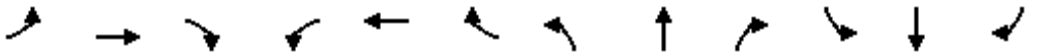
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	257	1550	399	301	809	80	405	181	246	204	93
Future Volume (vph)	257	1550	399	301	809	80	405	181	246	204	93
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			6			2					8
Detector Phase	1	6	6	5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	7.0	12.0	12.0	7.0	12.0	12.0	7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	14.3	19.3	19.3	14.3	19.3	19.3	14.3	14.3	14.3	14.3	14.3
Total Split (s)	24.0	42.0	42.0	36.0	54.0	54.0	28.0	32.0	20.0	24.0	24.0
Total Split (%)	18.5%	32.3%	32.3%	27.7%	41.5%	41.5%	21.5%	24.6%	15.4%	18.5%	18.5%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	15.1	40.3	40.3	27.4	52.6	52.6	19.8	20.6	12.5	13.3	13.3
Actuated g/C Ratio	0.12	0.31	0.31	0.21	0.40	0.40	0.15	0.16	0.10	0.10	0.10
v/c Ratio	0.70	0.85	0.56	0.88	0.34	0.11	0.84	0.62	0.81	0.61	0.24
Control Delay	73.3	34.3	6.3	74.1	28.0	0.3	69.1	29.6	77.3	63.2	1.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	73.3	34.3	6.3	74.1	28.0	0.3	69.1	29.6	77.3	63.2	1.4
LOS	E	C	A	E	C	A	E	C	E	E	A
Approach Delay		33.8			37.8			49.7		59.0	
Approach LOS		C			D			D		E	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.88	
Intersection Signal Delay: 40.4	Intersection LOS: D
Intersection Capacity Utilization 82.2%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 5: Jenkins Rd & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	257	1550	399	301	809	80	405	181	209	246	204	93
Future Volume (veh/h)	257	1550	399	301	809	80	405	181	209	246	204	93
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	271	1632	420	317	852	84	426	191	220	259	215	98
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	323	2038	502	343	2674	659	481	281	251	309	386	172
Arrive On Green	0.19	0.65	0.65	0.20	0.43	0.43	0.14	0.16	0.16	0.09	0.11	0.11
Sat Flow, veh/h	3374	6281	1547	1739	6281	1547	3374	1735	1547	3374	3469	1547
Grp Volume(v), veh/h	271	1632	420	317	852	84	426	191	220	259	215	98
Grp Sat Flow(s),veh/h/ln	1687	1570	1547	1739	1570	1547	1687	1735	1547	1687	1735	1547
Q Serve(g_s), s	10.1	24.7	27.1	23.3	11.7	4.3	16.1	13.5	18.1	9.8	7.6	7.8
Cycle Q Clear(g_c), s	10.1	24.7	27.1	23.3	11.7	4.3	16.1	13.5	18.1	9.8	7.6	7.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	323	2038	502	343	2674	659	481	281	251	309	386	172
V/C Ratio(X)	0.84	0.80	0.84	0.93	0.32	0.13	0.88	0.68	0.88	0.84	0.56	0.57
Avail Cap(c_a), veh/h	433	2038	502	384	2674	659	537	330	294	330	446	199
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.72	0.72	0.72	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.6	19.7	20.2	51.3	24.8	22.7	54.7	51.3	53.2	58.1	54.7	54.8
Incr Delay (d2), s/veh	7.8	2.5	11.4	26.5	0.3	0.4	15.0	4.5	22.0	16.4	1.3	3.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.1	9.7	11.8	18.5	7.9	3.0	12.4	10.3	13.4	8.5	6.1	5.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	59.4	22.2	31.6	77.7	25.1	23.1	69.7	55.7	75.2	74.5	56.0	57.8
LnGrp LOS	E	C	C	E	C	C	E	E	E	E	E	E
Approach Vol, veh/h		2323			1253			837			572	
Approach Delay, s/veh		28.2			38.3			68.0			64.7	
Approach LOS		C			D			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.8	62.6	19.2	28.4	32.9	49.5	25.9	21.7
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	16.7	46.7	12.7	24.7	28.7	34.7	20.7	16.7
Max Q Clear Time (g_c+I1), s	12.1	13.7	11.8	20.1	25.3	29.1	18.1	9.8
Green Ext Time (p_c), s	0.4	7.4	0.1	1.0	0.3	4.7	0.4	0.9

Intersection Summary	
HCM 6th Ctrl Delay	41.6
HCM 6th LOS	D

Intersection	
Int Delay, s/veh	11.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	585	7	4	484	5
Future Vol, veh/h	4	585	7	4	484	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	4	616	7	4	509	5

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1032	9	0	0	11	0
Stage 1	9	-	-	-	-	-
Stage 2	1023	-	-	-	-	-
Critical Hdwy	6.45	6.25	-	-	4.15	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	255	1064	-	-	1589	-
Stage 1	1006	-	-	-	-	-
Stage 2	342	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	173	1064	-	-	1589	-
Mov Cap-2 Maneuver	173	-	-	-	-	-
Stage 1	683	-	-	-	-	-
Stage 2	342	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.7	0	8.2
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1028	1589	-
HCM Lane V/C Ratio	-	-	0.603	0.321	-
HCM Control Delay (s)	-	-	13.7	8.3	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	4.2	1.4	-

Timings
1: Florida Turnpike/Kings Hwy & Okeechobee Rd

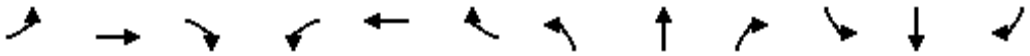
12/22/2020

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	50	348	30	480	496	173	75	123	549	216	195
Future Volume (vph)	50	348	30	480	496	173	75	123	549	216	195
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases	1	6		5	2		7	4		3	8
Permitted Phases			6			2			4		
Detector Phase	1	6	6	5	2	2	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Total Split (s)	23.0	29.0	29.0	39.0	45.0	45.0	22.0	39.0	39.0	23.0	40.0
Total Split (%)	17.7%	22.3%	22.3%	30.0%	34.6%	34.6%	16.9%	30.0%	30.0%	17.7%	30.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	9.6	41.6	41.6	25.8	60.4	60.4	11.3	20.7	20.7	13.9	26.1
Actuated g/C Ratio	0.07	0.32	0.32	0.20	0.46	0.46	0.09	0.16	0.16	0.11	0.20
v/c Ratio	0.44	0.24	0.05	0.80	0.34	0.23	0.55	0.47	0.65	0.67	0.72
Control Delay	68.0	36.4	0.2	73.3	32.1	12.5	70.9	53.4	6.9	65.5	59.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	68.0	36.4	0.2	73.3	32.1	12.5	70.9	53.4	6.9	65.5	59.5
LOS	E	D	A	E	C	B	E	D	A	E	E
Approach Delay		37.5			46.4			20.9			62.4
Approach LOS		D			D			C			E

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.80	
Intersection Signal Delay: 40.8	Intersection LOS: D
Intersection Capacity Utilization 60.7%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: Florida Turnpike/Kings Hwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	50	348	30	480	496	173	75	123	549	216	195	41
Future Volume (veh/h)	50	348	30	480	496	173	75	123	549	216	195	41
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	53	366	32	505	522	182	79	129	578	227	205	43
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	67	1350	419	577	1399	624	99	416	620	281	372	78
Arrive On Green	0.04	0.28	0.28	0.18	0.42	0.42	0.06	0.24	0.24	0.09	0.26	0.26
Sat Flow, veh/h	1668	4782	1485	3237	3328	1485	1668	1752	2613	3237	1404	295
Grp Volume(v), veh/h	53	366	32	505	522	182	79	129	578	227	0	248
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1664	1485	1668	1752	1306	1618	0	1699
Q Serve(g_s), s	4.1	7.7	2.1	19.7	14.0	10.5	6.1	7.9	28.2	9.0	0.0	16.3
Cycle Q Clear(g_c), s	4.1	7.7	2.1	19.7	14.0	10.5	6.1	7.9	28.2	9.0	0.0	16.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.17
Lane Grp Cap(c), veh/h	67	1350	419	577	1399	624	99	416	620	281	0	450
V/C Ratio(X)	0.79	0.27	0.08	0.87	0.37	0.29	0.80	0.31	0.93	0.81	0.00	0.55
Avail Cap(c_a), veh/h	205	1350	419	797	1399	624	193	431	643	398	0	450
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	61.8	36.3	34.2	52.0	25.9	24.9	60.4	40.8	48.6	58.3	0.0	41.1
Incr Delay (d2), s/veh	18.0	0.5	0.4	8.1	0.8	1.2	13.7	0.4	20.2	8.0	0.0	1.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.7	5.6	1.4	13.5	9.7	7.1	5.3	6.3	16.3	7.2	0.0	11.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	79.9	36.8	34.6	60.1	26.7	26.1	74.1	41.2	68.8	66.3	0.0	42.6
LnGrp LOS	E	D	C	E	C	C	E	D	E	E	A	D
Approach Vol, veh/h		451			1209			786			475	
Approach Delay, s/veh		41.7			40.5			64.8			53.9	
Approach LOS		D			D			E			D	

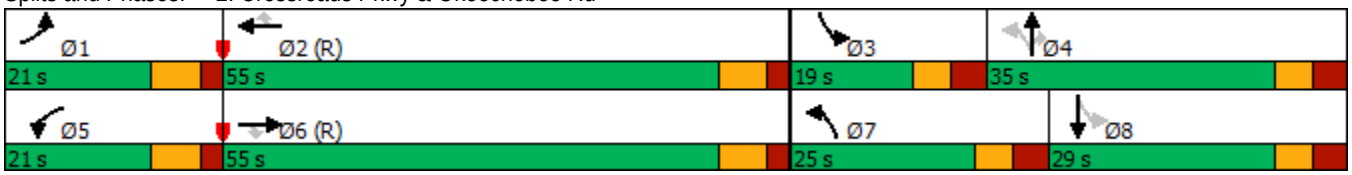
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.2	61.6	18.3	37.8	30.2	43.7	14.7	41.4
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	16.0	38.0	16.0	32.0	32.0	22.0	15.0	33.0
Max Q Clear Time (g_c+I1), s	6.1	16.0	11.0	30.2	21.7	9.7	8.1	18.3
Green Ext Time (p_c), s	0.1	4.3	0.3	0.7	1.4	2.0	0.1	1.2

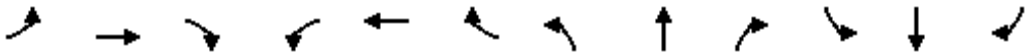
Intersection Summary	
HCM 6th Ctrl Delay	49.4
HCM 6th LOS	D

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	91	1146	28	195	1541	150	44	10	128	167	10
Future Volume (vph)	91	1146	28	195	1541	150	44	10	128	167	10
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	1	6		5	2		7	4		3	8
Permitted Phases			6			2	4		4	8	
Detector Phase	1	6	6	5	2	2	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	5.0	12.0	12.0	5.0	12.0	12.0	5.0	8.0	8.0	5.0	8.0
Minimum Split (s)	11.8	19.0	19.0	11.8	19.0	19.0	12.2	15.2	15.2	12.2	15.2
Total Split (s)	21.0	55.0	55.0	21.0	55.0	55.0	25.0	35.0	35.0	19.0	29.0
Total Split (%)	16.2%	42.3%	42.3%	16.2%	42.3%	42.3%	19.2%	26.9%	26.9%	14.6%	22.3%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	3.7	3.7	3.7	3.7	3.7
All-Red Time (s)	2.0	2.2	2.2	2.0	2.2	2.2	3.5	3.5	3.5	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	7.0	7.0	6.8	7.0	7.0	7.2	7.2	7.2	7.2	7.2
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	12.9	67.8	67.8	13.6	68.5	68.5	17.1	8.7	8.7	23.9	14.5
Actuated g/C Ratio	0.10	0.52	0.52	0.10	0.53	0.53	0.13	0.07	0.07	0.18	0.11
v/c Ratio	0.59	0.49	0.03	0.62	0.65	0.19	0.24	0.10	0.56	0.76	0.15
Control Delay	59.2	27.8	0.4	65.7	21.3	2.9	44.8	58.1	15.9	67.5	22.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	59.2	27.8	0.4	65.7	21.3	2.9	44.8	58.1	15.9	67.5	22.4
LOS	E	C	A	E	C	A	D	E	B	E	C
Approach Delay		29.4			24.4			25.2			57.2
Approach LOS		C			C			C			E

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 110 (85%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.76	
Intersection Signal Delay: 28.2	Intersection LOS: C
Intersection Capacity Utilization 68.2%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 2: Crossroads Pkwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	91	1146	28	195	1541	150	44	10	128	167	10	39
Future Volume (veh/h)	91	1146	28	195	1541	150	44	10	128	167	10	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	96	1206	29	205	1622	158	46	11	135	176	11	41
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	118	2422	752	254	2460	764	246	188	160	325	276	246
Arrive On Green	0.07	0.51	0.51	0.16	1.00	1.00	0.03	0.11	0.11	0.09	0.17	0.17
Sat Flow, veh/h	1668	4782	1485	3237	4782	1485	1668	1752	1485	1668	1664	1485
Grp Volume(v), veh/h	96	1206	29	205	1622	158	46	11	135	176	11	41
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1594	1485	1668	1752	1485	1668	1664	1485
Q Serve(g_s), s	7.4	21.6	1.3	7.9	0.0	0.0	3.2	0.7	11.6	11.8	0.7	3.1
Cycle Q Clear(g_c), s	7.4	21.6	1.3	7.9	0.0	0.0	3.2	0.7	11.6	11.8	0.7	3.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	118	2422	752	254	2460	764	246	188	160	325	276	246
V/C Ratio(X)	0.82	0.50	0.04	0.81	0.66	0.21	0.19	0.06	0.85	0.54	0.04	0.17
Avail Cap(c_a), veh/h	182	2422	752	354	2460	764	420	375	317	325	279	249
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.93	0.93	0.93	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	59.6	21.2	16.2	53.9	0.0	0.0	49.4	52.1	57.0	45.0	45.5	46.5
Incr Delay (d2), s/veh	14.9	0.7	0.1	8.6	1.3	0.6	0.4	0.1	11.5	1.8	0.1	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.5	12.9	0.8	6.0	0.5	0.2	2.4	0.6	8.5	8.9	0.6	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	74.5	21.9	16.2	62.5	1.3	0.6	49.8	52.2	68.5	46.8	45.6	46.8
LnGrp LOS	E	C	B	E	A	A	D	D	E	D	D	D
Approach Vol, veh/h		1331			1985			192			228	
Approach Delay, s/veh		25.6			7.6			63.1			46.8	
Approach LOS		C			A			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.0	73.9	19.0	21.2	17.0	72.8	11.4	28.7
Change Period (Y+Rc), s	6.8	* 7	* 7.2	* 7.2	6.8	* 7	* 7.2	* 7.2
Max Green Setting (Gmax), s	14.2	* 48	* 12	* 28	14.2	* 48	* 18	* 22
Max Q Clear Time (g_c+I1), s	9.4	2.0	13.8	13.6	9.9	23.6	5.2	5.1
Green Ext Time (p_c), s	0.1	20.1	0.0	0.4	0.3	9.9	0.1	0.2

Intersection Summary	
HCM 6th Ctrl Delay	19.2
HCM 6th LOS	B

Notes

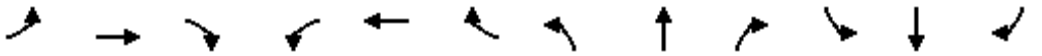
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	EBR	WBT	SBL	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	542	878	1048	308	0	504
Future Volume (vph)	542	878	1048	308	0	504
Turn Type	NA	Free	NA	Perm	NA	Perm
Protected Phases	6		2		4	
Permitted Phases		Free		4		4
Detector Phase	6		2	4	4	4
Switch Phase						
Minimum Initial (s)	5.0		5.0	7.0	7.0	7.0
Minimum Split (s)	11.8		11.8	13.8	13.8	13.8
Total Split (s)	90.0		90.0	40.0	40.0	40.0
Total Split (%)	69.2%		69.2%	30.8%	30.8%	30.8%
Yellow Time (s)	4.8		4.8	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0	2.8	2.8	2.8
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8		6.8	6.8	6.8	6.8
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None		C-Max	None	None	None
Act Effct Green (s)	98.1	130.0	98.1	18.3	18.3	18.3
Actuated g/C Ratio	0.75	1.00	0.75	0.14	0.14	0.14
v/c Ratio	0.16	0.63	0.31	0.50	0.62	0.65
Control Delay	3.0	11.9	2.1	53.4	29.0	27.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	3.0	11.9	2.1	53.4	29.0	27.1
LOS	A	B	A	D	C	C
Approach Delay	8.5		2.1		37.4	
Approach LOS	A		A		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 105 (81%), Referenced to phase 2:WBT, Start of Green	
Natural Cycle: 40	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.65	
Intersection Signal Delay: 13.6	Intersection LOS: B
Intersection Capacity Utilization 48.3%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: I-95 West & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑↑	↱		↑↑↑					↰↰↰	↳	↱↱
Traffic Volume (veh/h)	0	542	878	0	1048	0	0	0	0	308	0	504
Future Volume (veh/h)	0	542	878	0	1048	0	0	0	0	308	0	504
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1752	1752	0	1752	0				1752	1752	1752
Adj Flow Rate, veh/h	0	571	0	0	1103	0				324	0	531
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95				0.95	0.95	0.95
Percent Heavy Veh, %	0	10	10	0	10	0				10	10	10
Cap, veh/h	0	3537		0	3537	0				780	0	694
Arrive On Green	0.00	1.00	0.00	0.00	0.74	0.00				0.16	0.00	0.16
Sat Flow, veh/h	0	4940	1485	0	5098	0				5005	0	4454
Grp Volume(v), veh/h	0	571	0	0	1103	0				324	0	531
Grp Sat Flow(s),veh/h/ln	0	1594	1485	0	1594	0				1668	0	1485
Q Serve(g_s), s	0.0	0.0	0.0	0.0	10.1	0.0				7.6	0.0	14.9
Cycle Q Clear(g_c), s	0.0	0.0	0.0	0.0	10.1	0.0				7.6	0.0	14.9
Prop In Lane	0.00		1.00	0.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	3537		0	3537	0				780	0	694
V/C Ratio(X)	0.00	0.16		0.00	0.31	0.00				0.42	0.00	0.77
Avail Cap(c_a), veh/h	0	3537		0	3537	0				1278	0	1137
HCM Platoon Ratio	1.00	1.67	1.67	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	0.84	0.00	0.00	0.99	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	0.0	5.7	0.0				49.5	0.0	52.6
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.2	0.0				0.4	0.0	1.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	0.0	0.0	0.0	5.7	0.0				5.8	0.0	9.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	0.0	0.0	6.0	0.0				49.9	0.0	54.4
LnGrp LOS	A	A		A	A	A				D	A	D
Approach Vol, veh/h		571	A		1103						855	
Approach Delay, s/veh		0.0			6.0						52.7	
Approach LOS		A			A						D	

Timer - Assigned Phs		2		4		6						
Phs Duration (G+Y+Rc), s		102.9		27.1		102.9						
Change Period (Y+Rc), s		6.8		* 6.8		6.8						
Max Green Setting (Gmax), s		83.2		* 33		83.2						
Max Q Clear Time (g_c+I1), s		12.1		16.9		2.0						
Green Ext Time (p_c), s		11.0		3.4		4.7						

Intersection Summary	
HCM 6th Ctrl Delay	20.4
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

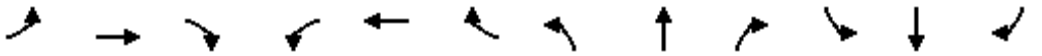
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBT	WBT	WBR	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	846	632	1018	205	878
Future Volume (vph)	846	632	1018	205	878
Turn Type	NA	NA	Free	Prot	Prot
Protected Phases	6	2		4	4
Permitted Phases			Free		
Detector Phase	6	2		4	4
Switch Phase					
Minimum Initial (s)	12.0	12.0		7.0	7.0
Minimum Split (s)	18.8	18.8		14.0	14.0
Total Split (s)	86.0	86.0		44.0	44.0
Total Split (%)	66.2%	66.2%		33.8%	33.8%
Yellow Time (s)	4.8	4.8		4.0	4.0
All-Red Time (s)	2.0	2.0		3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.8	6.8		7.0	7.0
Lead/Lag					
Lead-Lag Optimize?					
Recall Mode	C-Max	None		None	None
Act Effct Green (s)	85.6	85.6	130.0	30.6	30.6
Actuated g/C Ratio	0.66	0.66	1.00	0.24	0.24
v/c Ratio	0.29	0.21	0.73	0.20	0.87
Control Delay	17.1	7.7	20.9	39.1	37.5
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	17.1	7.7	20.9	39.1	37.5
LOS	B	A	C	D	D
Approach Delay	17.1	15.9			
Approach LOS	B	B			

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 19 (15%), Referenced to phase 6:EBT, Start of Green	
Natural Cycle: 45	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.87	
Intersection Signal Delay: 22.8	Intersection LOS: C
Intersection Capacity Utilization 48.3%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 4: I-95 East & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	846	0	0	632	1018	205	0	878	0	0	0
Future Volume (veh/h)	0	846	0	0	632	1018	205	0	878	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	0	1752	0	0	1752	1752	1752	0	1752			
Adj Flow Rate, veh/h	0	891	0	0	665	0	216	0	924			
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95			
Percent Heavy Veh, %	0	10	0	0	10	10	10	0	10			
Cap, veh/h	0	2914	0	0	2914		1338	0	963			
Arrive On Green	0.00	0.61	0.00	0.00	1.00	0.00	0.28	0.00	0.28			
Sat Flow, veh/h	0	5098	0	0	4940	1485	4705	0	3385			
Grp Volume(v), veh/h	0	891	0	0	665	0	216	0	924			
Grp Sat Flow(s),veh/h/ln	0	1594	0	0	1594	1485	1568	0	1128			
Q Serve(g_s), s	0.0	11.6	0.0	0.0	0.0	0.0	4.5	0.0	34.9			
Cycle Q Clear(g_c), s	0.0	11.6	0.0	0.0	0.0	0.0	4.5	0.0	34.9			
Prop In Lane	0.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	0	2914	0	0	2914		1338	0	963			
V/C Ratio(X)	0.00	0.31	0.00	0.00	0.23		0.16	0.00	0.96			
Avail Cap(c_a), veh/h	0	2914	0	0	2914		1339	0	963			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00			
Upstream Filter(I)	0.00	0.97	0.00	0.00	0.80	0.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	0.0	12.2	0.0	0.0	0.0	0.0	34.9	0.0	45.8			
Incr Delay (d2), s/veh	0.0	0.3	0.0	0.0	0.0	0.0	0.1	0.0	19.9			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(95%),veh/ln	0.0	7.5	0.0	0.0	0.0	0.0	3.1	0.0	17.1			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	12.5	0.0	0.0	0.0	0.0	34.9	0.0	65.7			
LnGrp LOS	A	B	A	A	A		C	A	E			
Approach Vol, veh/h		891			665	A		1140				
Approach Delay, s/veh		12.5			0.0			59.9				
Approach LOS		B			A			E				

Timer - Assigned Phs	2	4	6
Phs Duration (G+Y+Rc), s	86.0	44.0	86.0
Change Period (Y+Rc), s	6.8	7.0	6.8
Max Green Setting (Gmax), s	79.2	37.0	79.2
Max Q Clear Time (g_c+I1), s	2.0	36.9	13.6
Green Ext Time (p_c), s	5.6	0.0	8.1

Intersection Summary	
HCM 6th Ctrl Delay	29.4
HCM 6th LOS	C

Notes

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	217	1159	358	134	1325	164	349	135	352	182	107
Future Volume (vph)	217	1159	358	134	1325	164	349	135	352	182	107
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			6			2					8
Detector Phase	1	6	6	5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	7.0	12.0	12.0	7.0	12.0	12.0	7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	14.3	19.3	19.3	14.3	19.3	19.3	14.3	14.3	14.3	14.3	14.3
Total Split (s)	25.0	52.0	52.0	25.0	52.0	52.0	28.0	25.0	28.0	25.0	25.0
Total Split (%)	19.2%	40.0%	40.0%	19.2%	40.0%	40.0%	21.5%	19.2%	21.5%	19.2%	19.2%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	14.2	54.2	54.2	15.2	55.3	55.3	18.6	12.7	18.7	12.8	12.8
Actuated g/C Ratio	0.11	0.42	0.42	0.12	0.43	0.43	0.14	0.10	0.14	0.10	0.10
v/c Ratio	0.63	0.47	0.44	0.70	0.53	0.23	0.77	0.58	0.78	0.57	0.38
Control Delay	67.2	18.8	4.1	73.3	29.7	4.8	65.0	47.8	65.2	62.3	6.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.2	18.8	4.1	73.3	29.7	4.8	65.0	47.8	65.2	62.3	6.1
LOS	E	B	A	E	C	A	E	D	E	E	A
Approach Delay		21.8			30.8			58.7		54.5	
Approach LOS		C			C			E		D	

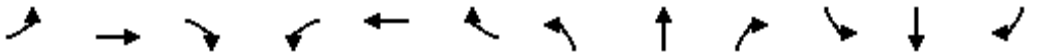
Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 36 (28%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 70	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.78	
Intersection Signal Delay: 34.1	Intersection LOS: C
Intersection Capacity Utilization 65.6%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 5: Jenkins Rd & Okeechobee Rd



HCM 6th Signalized Intersection Summary
5: Jenkins Rd & Okeechobee Rd

12/22/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	217	1159	358	134	1325	164	349	135	66	352	182	107
Future Volume (veh/h)	217	1159	358	134	1325	164	349	135	66	352	182	107
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	228	1220	377	141	1395	173	367	142	69	371	192	113
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	283	2889	712	166	2965	730	427	212	98	431	323	144
Arrive On Green	0.17	0.92	0.92	0.10	0.47	0.47	0.13	0.09	0.09	0.13	0.09	0.09
Sat Flow, veh/h	3374	6281	1547	1739	6281	1547	3374	2304	1065	3374	3469	1547
Grp Volume(v), veh/h	228	1220	377	141	1395	173	367	105	106	371	192	113
Grp Sat Flow(s),veh/h/ln	1687	1570	1547	1739	1570	1547	1687	1735	1634	1687	1735	1547
Q Serve(g_s), s	8.5	3.3	4.9	10.4	19.6	8.6	13.9	7.6	8.2	14.0	6.9	9.3
Cycle Q Clear(g_c), s	8.5	3.3	4.9	10.4	19.6	8.6	13.9	7.6	8.2	14.0	6.9	9.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.65	1.00		1.00
Lane Grp Cap(c), veh/h	283	2889	712	166	2965	730	427	159	150	431	323	144
V/C Ratio(X)	0.81	0.42	0.53	0.85	0.47	0.24	0.86	0.66	0.70	0.86	0.59	0.79
Avail Cap(c_a), veh/h	459	2889	712	237	2965	730	537	236	222	537	472	211
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.79	0.79	0.79	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	53.1	2.9	3.0	57.8	23.3	20.4	55.6	57.1	57.3	55.6	56.6	57.7
Incr Delay (d2), s/veh	4.3	0.4	2.2	17.5	0.5	0.8	11.0	4.6	5.9	11.3	1.8	11.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.2	1.5	2.5	9.2	11.8	5.9	10.7	6.4	6.5	10.9	5.6	7.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	57.4	3.3	5.2	75.3	23.8	21.2	66.6	61.6	63.2	66.8	58.4	68.9
LnGrp LOS	E	A	A	E	C	C	E	E	E	E	E	E
Approach Vol, veh/h		1825			1709			578			676	
Approach Delay, s/veh		10.5			27.8			65.1			64.8	
Approach LOS		B			C			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.2	68.7	23.9	19.2	19.7	67.1	23.8	19.4
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	17.7	44.7	20.7	17.7	17.7	44.7	20.7	17.7
Max Q Clear Time (g_c+I1), s	10.5	21.6	16.0	10.2	12.4	6.9	15.9	11.3
Green Ext Time (p_c), s	0.4	12.0	0.6	0.6	0.2	14.0	0.6	0.8

Intersection Summary	
HCM 6th Ctrl Delay	30.9
HCM 6th LOS	C

Intersection	
Int Delay, s/veh	10.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	9	485	14	10	497	23
Future Vol, veh/h	9	485	14	10	497	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	9	511	15	11	523	24

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1091	21	0	0	26	0
Stage 1	21	-	-	-	-	-
Stage 2	1070	-	-	-	-	-
Critical Hdwy	6.45	6.25	-	-	4.15	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	235	1048	-	-	1569	-
Stage 1	994	-	-	-	-	-
Stage 2	325	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	156	1048	-	-	1569	-
Mov Cap-2 Maneuver	156	-	-	-	-	-
Stage 1	658	-	-	-	-	-
Stage 2	325	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.3	0	8.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	949	1569	-
HCM Lane V/C Ratio	-	-	0.548	0.333	-
HCM Control Delay (s)	-	-	13.3	8.4	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	3.4	1.5	-

APPENDIX K

TOTAL TRAFFIC CONDITIONS SYNCHRO PRINTOUTS

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	47	450	47	426	344	207	52	119	558	118	173
Future Volume (vph)	47	450	47	426	344	207	52	119	558	118	173
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases	1	6		5	2		7	4		3	8
Permitted Phases			6			2			4		
Detector Phase	1	6	6	5	2	2	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Total Split (s)	18.0	35.0	35.0	39.0	56.0	56.0	19.0	38.0	38.0	18.0	37.0
Total Split (%)	13.8%	26.9%	26.9%	30.0%	43.1%	43.1%	14.6%	29.2%	29.2%	13.8%	28.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	Max	Max	None	None
Act Effct Green (s)	8.9	36.5	36.5	23.5	53.7	53.7	9.4	32.2	32.2	9.8	35.2
Actuated g/C Ratio	0.07	0.28	0.28	0.18	0.41	0.41	0.07	0.25	0.25	0.08	0.27
v/c Ratio	0.44	0.36	0.09	0.78	0.27	0.30	0.47	0.29	0.54	0.52	0.45
Control Delay	69.8	39.2	0.3	60.2	17.7	4.2	69.9	42.4	5.1	65.5	44.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	69.8	39.2	0.3	60.2	17.7	4.2	69.9	42.4	5.1	65.5	44.0
LOS	E	D	A	E	B	A	E	D	A	E	D
Approach Delay		38.5			33.3			15.8			52.0
Approach LOS		D			C			B			D

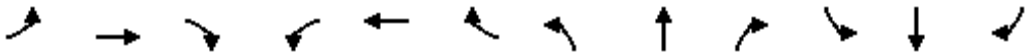
Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.78	
Intersection Signal Delay: 31.8	Intersection LOS: C
Intersection Capacity Utilization 59.1%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: Florida Turnpike/Kings Hwy & Okeechobee Rd



HCM 6th Signalized Intersection Summary
1: Florida Turnpike/Kings Hwy & Okeechobee Rd

12/22/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	47	450	47	426	344	207	52	119	558	118	173	27
Future Volume (veh/h)	47	450	47	426	344	207	52	119	558	118	173	27
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	49	474	49	448	362	218	55	125	587	124	182	28
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	62	1588	493	520	1517	676	70	418	623	173	371	57
Arrive On Green	0.04	0.33	0.33	0.16	0.46	0.46	0.04	0.24	0.24	0.05	0.25	0.25
Sat Flow, veh/h	1668	4782	1485	3237	3328	1485	1668	1752	2613	3237	1483	228
Grp Volume(v), veh/h	49	474	49	448	362	218	55	125	587	124	0	210
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1664	1485	1668	1752	1306	1618	0	1711
Q Serve(g_s), s	3.8	9.6	3.0	17.5	8.6	12.2	4.2	7.6	28.7	4.9	0.0	13.6
Cycle Q Clear(g_c), s	3.8	9.6	3.0	17.5	8.6	12.2	4.2	7.6	28.7	4.9	0.0	13.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.13
Lane Grp Cap(c), veh/h	62	1588	493	520	1517	676	70	418	623	173	0	428
V/C Ratio(X)	0.79	0.30	0.10	0.86	0.24	0.32	0.79	0.30	0.94	0.72	0.00	0.49
Avail Cap(c_a), veh/h	141	1588	493	797	1517	676	154	418	623	274	0	428
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	62.1	32.2	30.0	53.1	21.6	22.6	61.7	40.6	48.6	60.6	0.0	41.7
Incr Delay (d2), s/veh	19.7	0.5	0.4	6.1	0.4	1.3	17.7	1.8	24.3	5.5	0.0	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.5	6.8	2.0	12.1	6.3	8.0	3.9	6.3	17.0	3.9	0.0	9.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	81.8	32.7	30.4	59.3	22.0	23.8	79.5	42.4	72.9	66.0	0.0	42.5
LnGrp LOS	F	C	C	E	C	C	E	D	E	E	A	D
Approach Vol, veh/h		572			1028			767			334	
Approach Delay, s/veh		36.7			38.6			68.4			51.3	
Approach LOS		D			D			E			D	

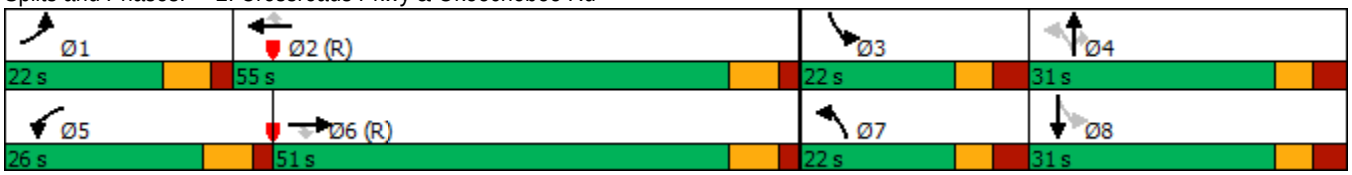
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.8	66.2	13.9	38.0	27.9	50.2	12.4	39.5
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	11.0	49.0	11.0	31.0	32.0	28.0	12.0	30.0
Max Q Clear Time (g_c+I1), s	5.8	14.2	6.9	30.7	19.5	11.6	6.2	15.6
Green Ext Time (p_c), s	0.0	3.4	0.1	0.1	1.4	3.1	0.0	1.0

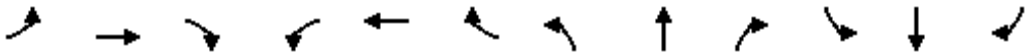
Intersection Summary	
HCM 6th Ctrl Delay	48.2
HCM 6th LOS	D

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	65	1294	113	192	956	145	59	7	94	89	18
Future Volume (vph)	65	1294	113	192	956	145	59	7	94	89	18
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	1	6		5	2		7	4		3	8
Permitted Phases			6			2	4		4	8	
Detector Phase	1	6	6	5	2	2	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	5.0	12.0	12.0	5.0	12.0	12.0	5.0	8.0	8.0	5.0	8.0
Minimum Split (s)	11.8	19.0	19.0	11.8	19.0	19.0	12.2	15.2	15.2	12.2	15.2
Total Split (s)	22.0	51.0	51.0	26.0	55.0	55.0	22.0	31.0	31.0	22.0	31.0
Total Split (%)	16.9%	39.2%	39.2%	20.0%	42.3%	42.3%	16.9%	23.8%	23.8%	16.9%	23.8%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	3.7	3.7	3.7	3.7	3.7
All-Red Time (s)	2.0	2.2	2.2	2.0	2.2	2.2	3.5	3.5	3.5	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	7.0	7.0	6.8	7.0	7.0	7.2	7.2	7.2	7.2	7.2
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	10.7	68.7	68.7	13.5	74.2	74.2	17.5	8.0	8.0	22.7	12.7
Actuated g/C Ratio	0.08	0.53	0.53	0.10	0.57	0.57	0.13	0.06	0.06	0.17	0.10
v/c Ratio	0.50	0.55	0.14	0.61	0.37	0.17	0.32	0.07	0.43	0.41	0.23
Control Delay	61.1	25.3	5.1	62.5	13.0	2.2	46.6	59.0	7.4	48.6	22.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	61.1	25.3	5.1	62.5	13.0	2.2	46.6	59.0	7.4	48.6	22.3
LOS	E	C	A	E	B	A	D	E	A	D	C
Approach Delay		25.4			19.1			24.0			36.8
Approach LOS		C			B			C			D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 84 (65%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 70	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.61	
Intersection Signal Delay: 23.3	Intersection LOS: C
Intersection Capacity Utilization 59.6%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: Crossroads Pkwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	65	1294	113	192	956	145	59	7	94	89	18	54
Future Volume (veh/h)	65	1294	113	192	956	145	59	7	94	89	18	54
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	68	1362	119	202	1006	153	62	7	99	94	19	57
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	86	2663	827	255	2794	867	213	145	123	259	172	153
Arrive On Green	0.05	0.56	0.56	0.16	1.00	1.00	0.04	0.08	0.08	0.06	0.10	0.10
Sat Flow, veh/h	1668	4782	1485	3237	4782	1485	1668	1752	1485	1668	1664	1485
Grp Volume(v), veh/h	68	1362	119	202	1006	153	62	7	99	94	19	57
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1594	1485	1668	1752	1485	1668	1664	1485
Q Serve(g_s), s	5.2	22.9	5.0	7.8	0.0	0.0	4.4	0.5	8.5	6.6	1.3	4.7
Cycle Q Clear(g_c), s	5.2	22.9	5.0	7.8	0.0	0.0	4.4	0.5	8.5	6.6	1.3	4.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	86	2663	827	255	2794	867	213	145	123	259	172	153
V/C Ratio(X)	0.79	0.51	0.14	0.79	0.36	0.18	0.29	0.05	0.81	0.36	0.11	0.37
Avail Cap(c_a), veh/h	195	2663	827	478	2794	867	329	321	272	341	305	272
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.98	0.98	0.98	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	61.0	17.8	13.9	53.7	0.0	0.0	51.5	54.9	58.6	50.1	52.9	54.4
Incr Delay (d2), s/veh	15.0	0.7	0.4	5.4	0.4	0.4	0.8	0.1	11.7	0.9	0.3	1.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.6	13.3	3.2	5.7	0.2	0.2	3.4	0.4	6.5	5.1	1.0	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	75.9	18.6	14.2	59.1	0.4	0.4	52.2	55.1	70.3	50.9	53.2	55.9
LnGrp LOS	E	B	B	E	A	A	D	E	E	D	D	E
Approach Vol, veh/h		1549			1361			168			170	
Approach Delay, s/veh		20.7			9.1			63.0			52.8	
Approach LOS		C			A			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.5	83.0	15.6	17.9	17.0	79.4	13.0	20.6
Change Period (Y+Rc), s	6.8	* 7	* 7.2	* 7.2	6.8	* 7	* 7.2	* 7.2
Max Green Setting (Gmax), s	15.2	* 48	* 15	* 24	19.2	* 44	* 15	* 24
Max Q Clear Time (g_c+I1), s	7.2	2.0	8.6	10.5	9.8	24.9	6.4	6.7
Green Ext Time (p_c), s	0.1	10.1	0.1	0.2	0.4	10.3	0.1	0.3

Intersection Summary	
HCM 6th Ctrl Delay	19.7
HCM 6th LOS	B

Notes

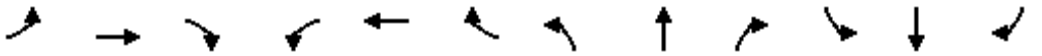
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	EBR	WBT	SBL	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	1086	529	757	286	0	318
Future Volume (vph)	1086	529	757	286	0	318
Turn Type	NA	Free	NA	Perm	NA	Perm
Protected Phases	6		2		4	
Permitted Phases		Free		4		4
Detector Phase	6		2	4	4	4
Switch Phase						
Minimum Initial (s)	5.0		5.0	7.0	7.0	7.0
Minimum Split (s)	11.8		11.8	13.8	13.8	13.8
Total Split (s)	90.0		90.0	40.0	40.0	40.0
Total Split (%)	69.2%		69.2%	30.8%	30.8%	30.8%
Yellow Time (s)	4.8		4.8	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0	2.8	2.8	2.8
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8		6.8	6.8	6.8	6.8
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None		C-Max	None	None	None
Act Effct Green (s)	100.9	130.0	100.9	15.5	15.5	15.5
Actuated g/C Ratio	0.78	1.00	0.78	0.12	0.12	0.12
v/c Ratio	0.31	0.38	0.22	0.55	0.32	0.34
Control Delay	1.8	2.3	4.6	57.3	2.4	1.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	1.8	2.3	4.6	57.3	2.4	1.4
LOS	A	A	A	E	A	A
Approach Delay	2.0		4.6		28.0	
Approach LOS	A		A		C	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 71 (55%), Referenced to phase 2:WBT, Start of Green	
Natural Cycle: 40	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.55	
Intersection Signal Delay: 7.9	Intersection LOS: A
Intersection Capacity Utilization 54.1%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: I-95 West & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1086	529	0	757	0	0	0	0	286	0	318
Future Volume (veh/h)	0	1086	529	0	757	0	0	0	0	286	0	318
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1752	1752	0	1752	0				1752	1752	1752
Adj Flow Rate, veh/h	0	1143	0	0	797	0				301	0	335
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95				0.95	0.95	0.95
Percent Heavy Veh, %	0	10	10	0	10	0				10	10	10
Cap, veh/h	0	3766		0	3766	0				541	0	481
Arrive On Green	0.00	1.00	0.00	0.00	0.79	0.00				0.11	0.00	0.11
Sat Flow, veh/h	0	4940	1485	0	5098	0				5005	0	4454
Grp Volume(v), veh/h	0	1143	0	0	797	0				301	0	335
Grp Sat Flow(s),veh/h/ln	0	1594	1485	0	1594	0				1668	0	1485
Q Serve(g_s), s	0.0	0.0	0.0	0.0	5.5	0.0				7.4	0.0	9.4
Cycle Q Clear(g_c), s	0.0	0.0	0.0	0.0	5.5	0.0				7.4	0.0	9.4
Prop In Lane	0.00		1.00	0.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	3766		0	3766	0				541	0	481
V/C Ratio(X)	0.00	0.30		0.00	0.21	0.00				0.56	0.00	0.70
Avail Cap(c_a), veh/h	0	3766		0	3766	0				1278	0	1137
HCM Platoon Ratio	1.00	2.00	2.00	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	0.83	0.00	0.00	0.99	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	0.0	3.5	0.0				55.0	0.0	55.9
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.1	0.0				0.9	0.0	1.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	0.0	0.0	0.0	2.8	0.0				5.7	0.0	6.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	0.0	0.0	3.7	0.0				55.9	0.0	57.8
LnGrp LOS	A	A		A	A	A				E	A	E
Approach Vol, veh/h		1143	A		797						636	
Approach Delay, s/veh		0.0			3.7						56.9	
Approach LOS		A			A						E	

Timer - Assigned Phs		2		4		6						
Phs Duration (G+Y+Rc), s		109.2		20.8		109.2						
Change Period (Y+Rc), s		6.8		* 6.8		6.8						
Max Green Setting (Gmax), s		83.2		* 33		83.2						
Max Q Clear Time (g_c+I1), s		7.5		11.4		2.0						
Green Ext Time (p_c), s		7.0		2.6		11.7						

Intersection Summary		
HCM 6th Ctrl Delay		15.2
HCM 6th LOS		B

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

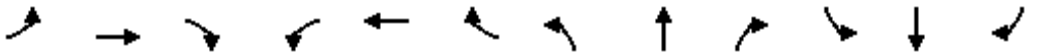
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBT	WBT	WBR	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	922	563	852	248	1063
Future Volume (vph)	922	563	852	248	1063
Turn Type	NA	NA	Free	Prot	Prot
Protected Phases	6	2		4	4
Permitted Phases			Free		
Detector Phase	6	2		4	4
Switch Phase					
Minimum Initial (s)	12.0	12.0		7.0	7.0
Minimum Split (s)	18.8	18.8		14.0	14.0
Total Split (s)	77.0	77.0		53.0	53.0
Total Split (%)	59.2%	59.2%		40.8%	40.8%
Yellow Time (s)	4.8	4.8		4.0	4.0
All-Red Time (s)	2.0	2.0		3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.8	6.8		7.0	7.0
Lead/Lag					
Lead-Lag Optimize?					
Recall Mode	C-Max	None		None	None
Act Effct Green (s)	73.7	73.7	130.0	42.5	42.5
Actuated g/C Ratio	0.57	0.57	1.00	0.33	0.33
v/c Ratio	0.36	0.22	0.61	0.17	0.90
Control Delay	14.4	14.4	11.2	30.9	43.0
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	14.4	14.4	11.2	30.9	43.0
LOS	B	B	B	C	D
Approach Delay	14.4	12.5			
Approach LOS	B	B			

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 118 (91%), Referenced to phase 6:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.90	
Intersection Signal Delay: 23.1	Intersection LOS: C
Intersection Capacity Utilization 54.1%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 4: I-95 East & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	922	0	0	563	852	248	0	1063	0	0	0
Future Volume (veh/h)	0	922	0	0	563	852	248	0	1063	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	0	1752	0	0	1752	1752	1752	0	1752			
Adj Flow Rate, veh/h	0	971	0	0	593	0	261	0	1119			
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95			
Percent Heavy Veh, %	0	10	0	0	10	10	10	0	10			
Cap, veh/h	0	2583	0	0	2583		1637	0	1178			
Arrive On Green	0.00	0.54	0.00	0.00	0.90	0.00	0.35	0.00	0.35			
Sat Flow, veh/h	0	5098	0	0	4940	1485	4705	0	3385			
Grp Volume(v), veh/h	0	971	0	0	593	0	261	0	1119			
Grp Sat Flow(s),veh/h/ln	0	1594	0	0	1594	1485	1568	0	1128			
Q Serve(g_s), s	0.0	15.2	0.0	0.0	2.0	0.0	5.0	0.0	41.9			
Cycle Q Clear(g_c), s	0.0	15.2	0.0	0.0	2.0	0.0	5.0	0.0	41.9			
Prop In Lane	0.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	0	2583	0	0	2583		1637	0	1178			
V/C Ratio(X)	0.00	0.38	0.00	0.00	0.23		0.16	0.00	0.95			
Avail Cap(c_a), veh/h	0	2583	0	0	2583		1665	0	1198			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00			
Upstream Filter(I)	0.00	0.94	0.00	0.00	0.86	0.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	0.0	17.3	0.0	0.0	3.0	0.0	29.3	0.0	41.3			
Incr Delay (d2), s/veh	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	15.5			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(95%),veh/ln	0.0	9.5	0.0	0.0	1.1	0.0	3.4	0.0	19.2			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	17.7	0.0	0.0	3.1	0.0	29.3	0.0	56.8			
LnGrp LOS	A	B	A	A	A		C	A	E			
Approach Vol, veh/h		971			593	A		1380				
Approach Delay, s/veh		17.7			3.1			51.6				
Approach LOS		B			A			D				

Timer - Assigned Phs	2	4	6
Phs Duration (G+Y+Rc), s	77.0	52.2	77.0
Change Period (Y+Rc), s	6.8	7.0	6.8
Max Green Setting (Gmax), s	70.2	46.0	70.2
Max Q Clear Time (g_c+I1), s	4.0	43.9	17.2
Green Ext Time (p_c), s	4.9	1.4	9.0

Intersection Summary	
HCM 6th Ctrl Delay	30.6
HCM 6th LOS	C

Notes

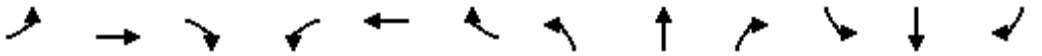
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	257	1563	401	301	859	80	413	181	246	204	93
Future Volume (vph)	257	1563	401	301	859	80	413	181	246	204	93
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			6			2					8
Detector Phase	1	6	6	5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	7.0	12.0	12.0	7.0	12.0	12.0	7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	14.3	19.3	19.3	14.3	19.3	19.3	14.3	14.3	14.3	14.3	14.3
Total Split (s)	24.0	42.0	42.0	36.0	54.0	54.0	28.0	32.0	20.0	24.0	24.0
Total Split (%)	18.5%	32.3%	32.3%	27.7%	41.5%	41.5%	21.5%	24.6%	15.4%	18.5%	18.5%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	15.1	40.2	40.2	27.4	52.4	52.4	19.9	20.7	12.5	13.3	13.3
Actuated g/C Ratio	0.12	0.31	0.31	0.21	0.40	0.40	0.15	0.16	0.10	0.10	0.10
v/c Ratio	0.70	0.85	0.57	0.88	0.36	0.11	0.85	0.61	0.81	0.61	0.24
Control Delay	72.7	37.3	6.7	74.1	28.4	0.3	70.0	29.5	77.3	63.2	1.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	72.7	37.3	6.7	74.1	28.4	0.3	70.0	29.5	77.3	63.2	1.4
LOS	E	D	A	E	C	A	E	C	E	E	A
Approach Delay		35.9			37.7			50.3		59.0	
Approach LOS		D			D			D		E	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.88	
Intersection Signal Delay: 41.4	Intersection LOS: D
Intersection Capacity Utilization 82.4%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 5: Jenkins Rd & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	257	1563	401	301	859	80	413	181	209	246	204	93
Future Volume (veh/h)	257	1563	401	301	859	80	413	181	209	246	204	93
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	271	1645	422	317	904	84	435	191	220	259	215	98
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	323	2038	502	343	2674	659	489	281	251	309	377	168
Arrive On Green	0.19	0.65	0.65	0.20	0.43	0.43	0.15	0.16	0.16	0.09	0.11	0.11
Sat Flow, veh/h	3374	6281	1547	1739	6281	1547	3374	1735	1547	3374	3469	1547
Grp Volume(v), veh/h	271	1645	422	317	904	84	435	191	220	259	215	98
Grp Sat Flow(s),veh/h/ln	1687	1570	1547	1739	1570	1547	1687	1735	1547	1687	1735	1547
Q Serve(g_s), s	10.1	25.1	27.4	23.3	12.6	4.3	16.5	13.5	18.1	9.8	7.7	7.8
Cycle Q Clear(g_c), s	10.1	25.1	27.4	23.3	12.6	4.3	16.5	13.5	18.1	9.8	7.7	7.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	323	2038	502	343	2674	659	489	281	251	309	377	168
V/C Ratio(X)	0.84	0.81	0.84	0.93	0.34	0.13	0.89	0.68	0.88	0.84	0.57	0.58
Avail Cap(c_a), veh/h	433	2038	502	384	2674	659	537	330	294	330	446	199
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.71	0.71	0.71	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.6	19.8	20.2	51.3	25.0	22.7	54.5	51.3	53.2	58.1	55.0	55.1
Incr Delay (d2), s/veh	7.7	2.5	11.5	26.5	0.3	0.4	15.7	4.5	22.0	16.4	1.4	3.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.1	9.8	11.9	18.5	8.4	3.0	12.7	10.3	13.4	8.5	6.2	5.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	59.3	22.4	31.7	77.7	25.4	23.1	70.3	55.7	75.2	74.5	56.4	58.3
LnGrp LOS	E	C	C	E	C	C	E	E	E	E	E	E
Approach Vol, veh/h		2338			1305			846			572	
Approach Delay, s/veh		28.3			37.9			68.3			64.9	
Approach LOS		C			D			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.8	62.6	19.2	28.4	32.9	49.5	26.2	21.4
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	16.7	46.7	12.7	24.7	28.7	34.7	20.7	16.7
Max Q Clear Time (g_c+I1), s	12.1	14.6	11.8	20.1	25.3	29.4	18.5	9.8
Green Ext Time (p_c), s	0.4	7.9	0.1	1.0	0.3	4.5	0.4	0.9

Intersection Summary	
HCM 6th Ctrl Delay	41.6
HCM 6th LOS	D

Intersection	
Int Delay, s/veh	11.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	593	7	4	492	5
Future Vol, veh/h	4	593	7	4	492	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	4	624	7	4	518	5

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1050	9	0	0	11	0
Stage 1	9	-	-	-	-	-
Stage 2	1041	-	-	-	-	-
Critical Hdwy	6.45	6.25	-	-	4.15	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	248	1064	-	-	1589	-
Stage 1	1006	-	-	-	-	-
Stage 2	336	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	167	1064	-	-	1589	-
Mov Cap-2 Maneuver	167	-	-	-	-	-
Stage 1	677	-	-	-	-	-
Stage 2	336	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.9	0	8.3
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1027	1589	-
HCM Lane V/C Ratio	-	-	0.612	0.326	-
HCM Control Delay (s)	-	-	13.9	8.4	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	4.4	1.4	-

Timings
1: Florida Turnpike/Kings Hwy & Okeechobee Rd

12/22/2020

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	50	354	30	526	515	192	75	123	565	222	195
Future Volume (vph)	50	354	30	526	515	192	75	123	565	222	195
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases	1	6		5	2		7	4		3	8
Permitted Phases			6			2			4		
Detector Phase	1	6	6	5	2	2	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Total Split (s)	23.0	29.0	29.0	39.0	45.0	45.0	22.0	39.0	39.0	23.0	40.0
Total Split (%)	17.7%	22.3%	22.3%	30.0%	34.6%	34.6%	16.9%	30.0%	30.0%	17.7%	30.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	9.6	39.6	39.6	27.6	60.1	60.1	11.3	20.7	20.7	14.1	26.3
Actuated g/C Ratio	0.07	0.30	0.30	0.21	0.46	0.46	0.09	0.16	0.16	0.11	0.20
v/c Ratio	0.44	0.26	0.05	0.82	0.36	0.26	0.55	0.47	0.65	0.68	0.72
Control Delay	68.0	38.0	0.2	69.6	36.0	15.2	70.9	53.4	6.9	65.9	58.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	68.0	38.0	0.2	69.6	36.0	15.2	70.9	53.4	6.9	65.9	58.9
LOS	E	D	A	E	D	B	E	D	A	E	E
Approach Delay		38.8			47.1			20.7			62.3
Approach LOS		D			D			C			E

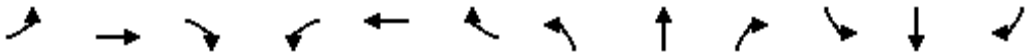
Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 41.3	Intersection LOS: D
Intersection Capacity Utilization 62.1%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: Florida Turnpike/Kings Hwy & Okeechobee Rd



HCM 6th Signalized Intersection Summary
1: Florida Turnpike/Kings Hwy & Okeechobee Rd

12/22/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	50	354	30	526	515	192	75	123	565	222	195	41
Future Volume (veh/h)	50	354	30	526	515	192	75	123	565	222	195	41
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	53	373	32	554	542	202	79	129	595	234	205	43
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	67	1247	387	625	1376	614	99	424	632	288	381	80
Arrive On Green	0.04	0.26	0.26	0.19	0.41	0.41	0.06	0.24	0.24	0.09	0.27	0.27
Sat Flow, veh/h	1668	4782	1485	3237	3328	1485	1668	1752	2613	3237	1404	295
Grp Volume(v), veh/h	53	373	32	554	542	202	79	129	595	234	0	248
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1664	1485	1668	1752	1306	1618	0	1699
Q Serve(g_s), s	4.1	8.1	2.1	21.7	14.8	12.0	6.1	7.8	29.1	9.2	0.0	16.2
Cycle Q Clear(g_c), s	4.1	8.1	2.1	21.7	14.8	12.0	6.1	7.8	29.1	9.2	0.0	16.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.17
Lane Grp Cap(c), veh/h	67	1247	387	625	1376	614	99	424	632	288	0	461
V/C Ratio(X)	0.79	0.30	0.08	0.89	0.39	0.33	0.80	0.30	0.94	0.81	0.00	0.54
Avail Cap(c_a), veh/h	205	1247	387	797	1376	614	193	431	643	398	0	461
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	61.8	38.5	36.3	51.1	26.7	25.9	60.4	40.3	48.4	58.2	0.0	40.4
Incr Delay (d2), s/veh	18.0	0.6	0.4	9.8	0.8	1.4	13.7	0.4	22.1	8.7	0.0	1.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.7	5.9	1.5	14.7	10.1	8.0	5.3	6.2	16.9	7.4	0.0	11.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	79.9	39.1	36.7	60.9	27.5	27.3	74.1	40.7	70.5	66.9	0.0	41.6
LnGrp LOS	E	D	D	E	C	C	E	D	E	E	A	D
Approach Vol, veh/h		458			1298			803			482	
Approach Delay, s/veh		43.7			41.7			66.0			53.9	
Approach LOS		D			D			E			D	

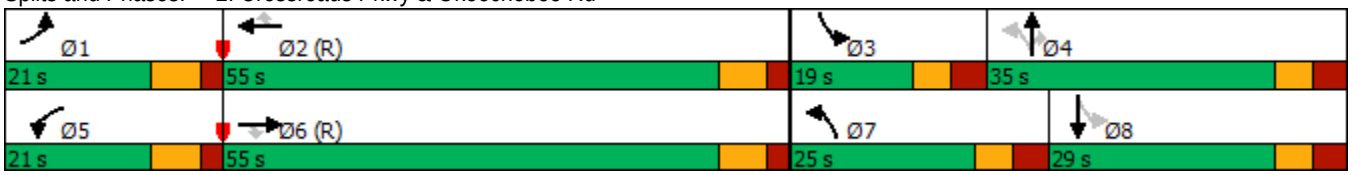
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.2	60.8	18.6	38.4	32.1	40.9	14.7	42.3
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	16.0	38.0	16.0	32.0	32.0	22.0	15.0	33.0
Max Q Clear Time (g_c+I1), s	6.1	16.8	11.2	31.1	23.7	10.1	8.1	18.2
Green Ext Time (p_c), s	0.1	4.4	0.3	0.4	1.4	2.0	0.1	1.2

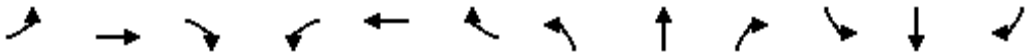
Intersection Summary	
HCM 6th Ctrl Delay	50.4
HCM 6th LOS	D

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	91	1146	87	229	1541	150	127	10	230	167	10
Future Volume (vph)	91	1146	87	229	1541	150	127	10	230	167	10
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	1	6		5	2		7	4		3	8
Permitted Phases			6			2	4		4	8	
Detector Phase	1	6	6	5	2	2	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	5.0	12.0	12.0	5.0	12.0	12.0	5.0	8.0	8.0	5.0	8.0
Minimum Split (s)	11.8	19.0	19.0	11.8	19.0	19.0	12.2	15.2	15.2	12.2	15.2
Total Split (s)	21.0	55.0	55.0	21.0	55.0	55.0	25.0	35.0	35.0	19.0	29.0
Total Split (%)	16.2%	42.3%	42.3%	16.2%	42.3%	42.3%	19.2%	26.9%	26.9%	14.6%	22.3%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	3.7	3.7	3.7	3.7	3.7
All-Red Time (s)	2.0	2.2	2.2	2.0	2.2	2.2	3.5	3.5	3.5	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	7.0	7.0	6.8	7.0	7.0	7.2	7.2	7.2	7.2	7.2
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	12.9	63.6	63.6	15.1	65.8	65.8	27.4	11.3	11.3	18.7	8.5
Actuated g/C Ratio	0.10	0.49	0.49	0.12	0.51	0.51	0.21	0.09	0.09	0.14	0.07
v/c Ratio	0.59	0.52	0.12	0.65	0.68	0.19	0.49	0.07	0.70	0.81	0.23
Control Delay	58.8	32.1	7.0	67.0	23.6	3.2	47.4	53.3	17.5	73.4	24.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	58.8	32.1	7.0	67.0	23.6	3.2	47.4	53.3	17.5	73.4	24.6
LOS	E	C	A	E	C	A	D	D	B	E	C
Approach Delay		32.3			27.2			28.9			62.3
Approach LOS		C			C			C			E

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 110 (85%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.81	
Intersection Signal Delay: 31.1	Intersection LOS: C
Intersection Capacity Utilization 68.2%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 2: Crossroads Pkwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	91	1146	87	229	1541	150	127	10	230	167	10	39
Future Volume (veh/h)	91	1146	87	229	1541	150	127	10	230	167	10	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	96	1206	92	241	1622	158	134	11	242	176	11	41
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	118	2032	631	288	2121	658	400	312	265	390	313	280
Arrive On Green	0.07	0.42	0.42	0.18	0.89	0.89	0.08	0.18	0.18	0.09	0.19	0.19
Sat Flow, veh/h	1668	4782	1485	3237	4782	1485	1668	1752	1485	1668	1664	1485
Grp Volume(v), veh/h	96	1206	92	241	1622	158	134	11	242	176	11	41
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1594	1485	1668	1752	1485	1668	1664	1485
Q Serve(g_s), s	7.4	25.2	4.9	9.3	15.5	2.0	8.4	0.7	20.8	11.2	0.7	3.0
Cycle Q Clear(g_c), s	7.4	25.2	4.9	9.3	15.5	2.0	8.4	0.7	20.8	11.2	0.7	3.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	118	2032	631	288	2121	658	400	312	265	390	313	280
V/C Ratio(X)	0.82	0.59	0.15	0.84	0.76	0.24	0.34	0.04	0.91	0.45	0.04	0.15
Avail Cap(c_a), veh/h	182	2032	631	354	2121	658	493	375	317	390	313	280
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.92	0.92	0.92	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	59.6	28.7	22.9	52.5	5.0	4.2	38.8	44.2	52.4	38.8	43.1	44.0
Incr Delay (d2), s/veh	14.9	1.3	0.5	12.6	2.5	0.8	0.5	0.0	26.8	0.8	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.5	15.0	3.3	7.1	4.5	1.3	6.3	0.5	14.8	8.3	0.5	2.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	74.5	30.0	23.4	65.1	7.4	5.0	39.3	44.2	79.2	39.6	43.2	44.3
LnGrp LOS	E	C	C	E	A	A	D	D	E	D	D	D
Approach Vol, veh/h		1394			2021			387			228	
Approach Delay, s/veh		32.7			14.1			64.4			40.6	
Approach LOS		C			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.0	64.7	19.0	30.4	18.4	62.2	17.7	31.7
Change Period (Y+Rc), s	6.8	* 7	* 7.2	* 7.2	6.8	* 7	* 7.2	* 7.2
Max Green Setting (Gmax), s	14.2	* 48	* 12	* 28	14.2	* 48	* 18	* 22
Max Q Clear Time (g_c+I1), s	9.4	17.5	13.2	22.8	11.3	27.2	10.4	5.0
Green Ext Time (p_c), s	0.1	16.6	0.0	0.4	0.2	9.5	0.2	0.2

Intersection Summary	
HCM 6th Ctrl Delay	26.9
HCM 6th LOS	C

Notes

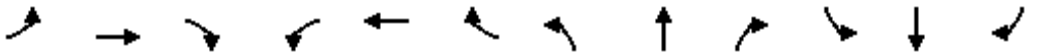
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	EBR	WBT	SBL	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	598	924	1076	308	0	510
Future Volume (vph)	598	924	1076	308	0	510
Turn Type	NA	Free	NA	Perm	NA	Perm
Protected Phases	6		2		4	
Permitted Phases		Free		4		4
Detector Phase	6		2	4	4	4
Switch Phase						
Minimum Initial (s)	5.0		5.0	7.0	7.0	7.0
Minimum Split (s)	11.8		11.8	13.8	13.8	13.8
Total Split (s)	90.0		90.0	40.0	40.0	40.0
Total Split (%)	69.2%		69.2%	30.8%	30.8%	30.8%
Yellow Time (s)	4.8		4.8	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0	2.8	2.8	2.8
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8		6.8	6.8	6.8	6.8
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None		C-Max	None	None	None
Act Effct Green (s)	97.6	130.0	97.6	18.8	18.8	18.8
Actuated g/C Ratio	0.75	1.00	0.75	0.14	0.14	0.14
v/c Ratio	0.18	0.66	0.32	0.48	0.63	0.66
Control Delay	3.2	12.9	2.2	52.6	31.2	29.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	3.2	12.9	2.2	52.6	31.2	29.4
LOS	A	B	A	D	C	C
Approach Delay	9.1		2.2		38.5	
Approach LOS	A		A		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 105 (81%), Referenced to phase 2:WBT, Start of Green	
Natural Cycle: 40	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.66	
Intersection Signal Delay: 14.0	Intersection LOS: B
Intersection Capacity Utilization 49.4%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: I-95 West & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	598	924	0	1076	0	0	0	0	308	0	510
Future Volume (veh/h)	0	598	924	0	1076	0	0	0	0	308	0	510
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1752	1752	0	1752	0				1752	1752	1752
Adj Flow Rate, veh/h	0	629	0	0	1133	0				324	0	537
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95				0.95	0.95	0.95
Percent Heavy Veh, %	0	10	10	0	10	0				10	10	10
Cap, veh/h	0	3530		0	3530	0				787	0	700
Arrive On Green	0.00	1.00	0.00	0.00	0.74	0.00				0.16	0.00	0.16
Sat Flow, veh/h	0	4940	1485	0	5098	0				5005	0	4454
Grp Volume(v), veh/h	0	629	0	0	1133	0				324	0	537
Grp Sat Flow(s),veh/h/ln	0	1594	1485	0	1594	0				1668	0	1485
Q Serve(g_s), s	0.0	0.0	0.0	0.0	10.6	0.0				7.6	0.0	15.0
Cycle Q Clear(g_c), s	0.0	0.0	0.0	0.0	10.6	0.0				7.6	0.0	15.0
Prop In Lane	0.00		1.00	0.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	3530		0	3530	0				787	0	700
V/C Ratio(X)	0.00	0.18		0.00	0.32	0.00				0.41	0.00	0.77
Avail Cap(c_a), veh/h	0	3530		0	3530	0				1278	0	1137
HCM Platoon Ratio	1.00	1.67	1.67	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	0.79	0.00	0.00	0.98	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	0.0	5.8	0.0				49.4	0.0	52.5
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.2	0.0				0.3	0.0	1.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	0.0	0.0	0.0	6.0	0.0				5.8	0.0	9.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	0.0	0.0	6.1	0.0				49.7	0.0	54.3
LnGrp LOS	A	A		A	A	A				D	A	D
Approach Vol, veh/h		629	A		1133						861	
Approach Delay, s/veh		0.0			6.1						52.6	
Approach LOS		A			A						D	

Timer - Assigned Phs		2		4		6						
Phs Duration (G+Y+Rc), s		102.8		27.2		102.8						
Change Period (Y+Rc), s		6.8		* 6.8		6.8						
Max Green Setting (Gmax), s		83.2		* 33		83.2						
Max Q Clear Time (g_c+I1), s		12.6		17.0		2.0						
Green Ext Time (p_c), s		11.4		3.4		5.2						

Intersection Summary		
HCM 6th Ctrl Delay		19.9
HCM 6th LOS		B

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

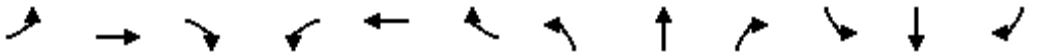
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBT	WBT	WBR	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	902	651	1018	214	878
Future Volume (vph)	902	651	1018	214	878
Turn Type	NA	NA	Free	Prot	Prot
Protected Phases	6	2		4	4
Permitted Phases			Free		
Detector Phase	6	2		4	4
Switch Phase					
Minimum Initial (s)	12.0	12.0		7.0	7.0
Minimum Split (s)	18.8	18.8		14.0	14.0
Total Split (s)	86.0	86.0		44.0	44.0
Total Split (%)	66.2%	66.2%		33.8%	33.8%
Yellow Time (s)	4.8	4.8		4.0	4.0
All-Red Time (s)	2.0	2.0		3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.8	6.8		7.0	7.0
Lead/Lag					
Lead-Lag Optimize?					
Recall Mode	C-Max	None		None	None
Act Effct Green (s)	84.4	84.4	130.0	31.8	31.8
Actuated g/C Ratio	0.65	0.65	1.00	0.24	0.24
v/c Ratio	0.31	0.22	0.73	0.20	0.87
Control Delay	16.9	8.0	20.9	38.4	39.9
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	16.9	8.0	20.9	38.4	39.9
LOS	B	A	C	D	D
Approach Delay	16.9	15.9			
Approach LOS	B	B			

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 19 (15%), Referenced to phase 6:EBT, Start of Green	
Natural Cycle: 45	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.87	
Intersection Signal Delay: 23.2	Intersection LOS: C
Intersection Capacity Utilization 49.4%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 4: I-95 East & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	902	0	0	651	1018	214	0	878	0	0	0
Future Volume (veh/h)	0	902	0	0	651	1018	214	0	878	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	0	1752	0	0	1752	1752	1752	0	1752			
Adj Flow Rate, veh/h	0	949	0	0	685	0	225	0	924			
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95			
Percent Heavy Veh, %	0	10	0	0	10	10	10	0	10			
Cap, veh/h	0	2914	0	0	2914		1338	0	963			
Arrive On Green	0.00	0.61	0.00	0.00	1.00	0.00	0.28	0.00	0.28			
Sat Flow, veh/h	0	5098	0	0	4940	1485	4705	0	3385			
Grp Volume(v), veh/h	0	949	0	0	685	0	225	0	924			
Grp Sat Flow(s),veh/h/ln	0	1594	0	0	1594	1485	1568	0	1128			
Q Serve(g_s), s	0.0	12.6	0.0	0.0	0.0	0.0	4.7	0.0	34.9			
Cycle Q Clear(g_c), s	0.0	12.6	0.0	0.0	0.0	0.0	4.7	0.0	34.9			
Prop In Lane	0.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	0	2914	0	0	2914		1338	0	963			
V/C Ratio(X)	0.00	0.33	0.00	0.00	0.24		0.17	0.00	0.96			
Avail Cap(c_a), veh/h	0	2914	0	0	2914		1339	0	963			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00			
Upstream Filter(I)	0.00	0.97	0.00	0.00	0.80	0.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	0.0	12.4	0.0	0.0	0.0	0.0	35.0	0.0	45.8			
Incr Delay (d2), s/veh	0.0	0.3	0.0	0.0	0.0	0.0	0.1	0.0	19.9			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(95%),veh/ln	0.0	7.9	0.0	0.0	0.0	0.0	3.3	0.0	17.1			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	12.7	0.0	0.0	0.0	0.0	35.0	0.0	65.7			
LnGrp LOS	A	B	A	A	A		D	A	E			
Approach Vol, veh/h		949			685	A		1149				
Approach Delay, s/veh		12.7			0.0			59.7				
Approach LOS		B			A			E				

Timer - Assigned Phs		2		4		6						
Phs Duration (G+Y+Rc), s		86.0		44.0		86.0						
Change Period (Y+Rc), s		6.8		7.0		6.8						
Max Green Setting (Gmax), s		79.2		37.0		79.2						
Max Q Clear Time (g_c+I1), s		2.0		36.9		14.6						
Green Ext Time (p_c), s		5.8		0.0		8.8						

Intersection Summary												
HCM 6th Ctrl Delay			29.0									
HCM 6th LOS			C									

Notes

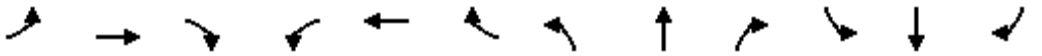
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	217	1207	365	134	1341	164	351	135	352	182	107
Future Volume (vph)	217	1207	365	134	1341	164	351	135	352	182	107
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			6			2					8
Detector Phase	1	6	6	5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	7.0	12.0	12.0	7.0	12.0	12.0	7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	14.3	19.3	19.3	14.3	19.3	19.3	14.3	14.3	14.3	14.3	14.3
Total Split (s)	25.0	52.0	52.0	25.0	52.0	52.0	28.0	25.0	28.0	25.0	25.0
Total Split (%)	19.2%	40.0%	40.0%	19.2%	40.0%	40.0%	21.5%	19.2%	21.5%	19.2%	19.2%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	14.2	54.2	54.2	15.2	55.3	55.3	18.6	12.7	18.7	12.8	12.8
Actuated g/C Ratio	0.11	0.42	0.42	0.12	0.43	0.43	0.14	0.10	0.14	0.10	0.10
v/c Ratio	0.63	0.49	0.44	0.70	0.53	0.23	0.77	0.57	0.78	0.57	0.38
Control Delay	67.5	20.0	4.1	73.3	29.8	4.8	65.1	47.7	65.2	62.3	6.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.5	20.0	4.1	73.3	29.8	4.8	65.1	47.7	65.2	62.3	6.1
LOS	E	B	A	E	C	A	E	D	E	E	A
Approach Delay		22.5			30.9			58.8		54.5	
Approach LOS		C			C			E		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 36 (28%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 70	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.78	
Intersection Signal Delay: 34.2	Intersection LOS: C
Intersection Capacity Utilization 65.8%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 5: Jenkins Rd & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	217	1207	365	134	1341	164	351	135	66	352	182	107
Future Volume (veh/h)	217	1207	365	134	1341	164	351	135	66	352	182	107
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	228	1271	384	141	1412	173	369	142	69	371	192	113
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	283	2886	711	166	2961	729	429	213	98	431	323	144
Arrive On Green	0.17	0.92	0.92	0.10	0.47	0.47	0.13	0.09	0.09	0.13	0.09	0.09
Sat Flow, veh/h	3374	6281	1547	1739	6281	1547	3374	2304	1065	3374	3469	1547
Grp Volume(v), veh/h	228	1271	384	141	1412	173	369	105	106	371	192	113
Grp Sat Flow(s),veh/h/ln	1687	1570	1547	1739	1570	1547	1687	1735	1634	1687	1735	1547
Q Serve(g_s), s	8.5	3.6	5.2	10.4	19.9	8.6	13.9	7.6	8.2	14.0	6.9	9.3
Cycle Q Clear(g_c), s	8.5	3.6	5.2	10.4	19.9	8.6	13.9	7.6	8.2	14.0	6.9	9.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.65	1.00		1.00
Lane Grp Cap(c), veh/h	283	2886	711	166	2961	729	429	160	151	431	323	144
V/C Ratio(X)	0.81	0.44	0.54	0.85	0.48	0.24	0.86	0.66	0.70	0.86	0.59	0.79
Avail Cap(c_a), veh/h	459	2886	711	237	2961	729	537	236	222	537	472	211
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.78	0.78	0.78	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	53.1	3.0	3.1	57.8	23.4	20.4	55.6	57.0	57.2	55.6	56.6	57.7
Incr Delay (d2), s/veh	4.3	0.4	2.3	17.5	0.6	0.8	11.1	4.5	5.8	11.3	1.8	11.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.2	1.6	2.6	9.2	12.0	6.0	10.8	6.4	6.5	10.9	5.6	7.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	57.4	3.4	5.4	75.3	24.0	21.2	66.7	61.5	63.0	66.8	58.4	68.9
LnGrp LOS	E	A	A	E	C	C	E	E	E	E	E	E
Approach Vol, veh/h		1883			1726			580			676	
Approach Delay, s/veh		10.3			27.9			65.1			64.8	
Approach LOS		B			C			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.2	68.6	23.9	19.3	19.7	67.0	23.8	19.4
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	17.7	44.7	20.7	17.7	17.7	44.7	20.7	17.7
Max Q Clear Time (g_c+I1), s	10.5	21.9	16.0	10.2	12.4	7.2	15.9	11.3
Green Ext Time (p_c), s	0.4	12.1	0.6	0.6	0.2	14.7	0.6	0.8

Intersection Summary	
HCM 6th Ctrl Delay	30.7
HCM 6th LOS	C

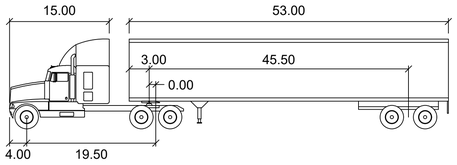
Intersection	
Int Delay, s/veh	10.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	9	487	14	10	499	23
Future Vol, veh/h	9	487	14	10	499	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	9	513	15	11	525	24

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1095	21	0	0	26	0
Stage 1	21	-	-	-	-	-
Stage 2	1074	-	-	-	-	-
Critical Hdwy	6.45	6.25	-	-	4.15	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	233	1048	-	-	1569	-
Stage 1	994	-	-	-	-	-
Stage 2	324	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	154	1048	-	-	1569	-
Mov Cap-2 Maneuver	154	-	-	-	-	-
Stage 1	657	-	-	-	-	-
Stage 2	324	-	-	-	-	-

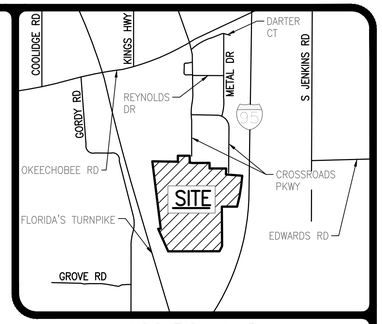
Approach	WB	NB	SB
HCM Control Delay, s	13.4	0	8.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	948	1569	-
HCM Lane V/C Ratio	-	-	0.551	0.335	-
HCM Control Delay (s)	-	-	13.4	8.4	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	3.5	1.5	-

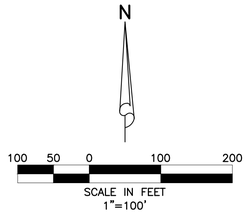


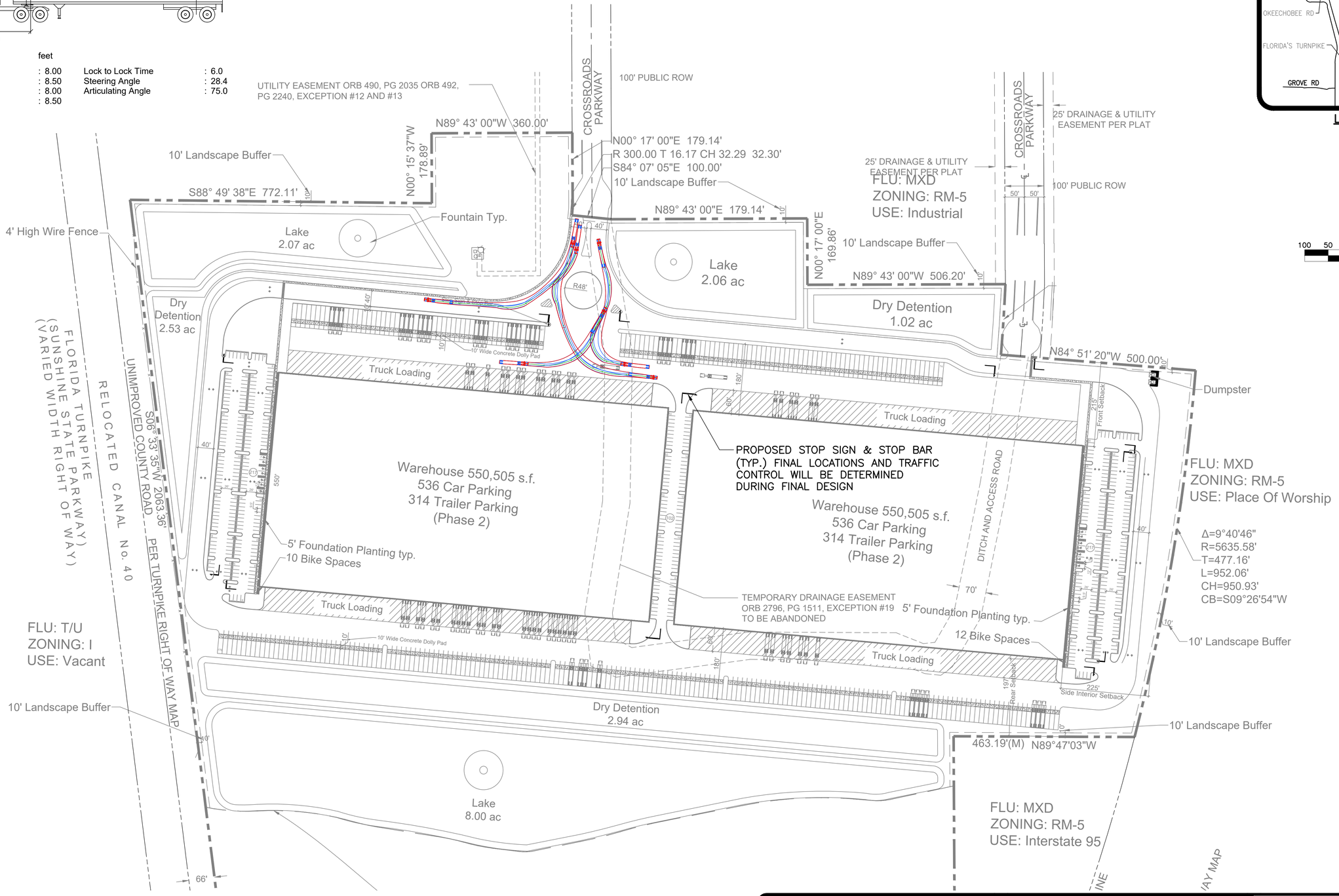
WB-67 (feet)

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



LOCATION MAP
NOT TO SCALE





1/26/2021

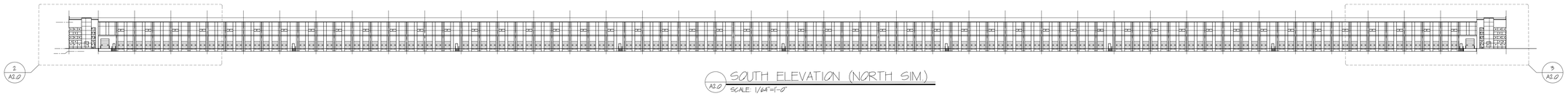
SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
Authorization No. 3452
2581 Metrocentre Blvd West ● Suite 3 ● West Palm Beach, Florida 33407 ● (561) 478-7848

REVISIONS

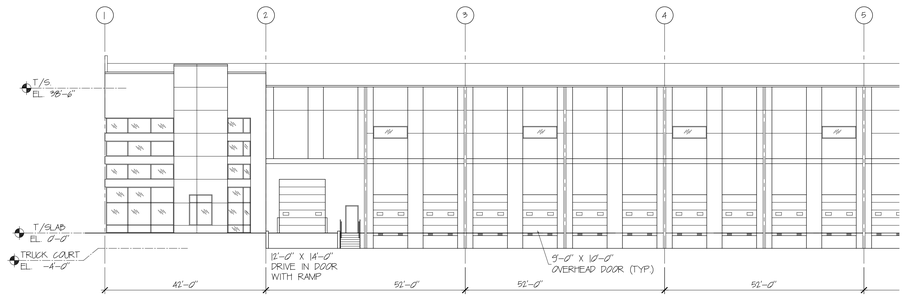
DESIGN	DRAWN	CHECKED	APPROVED	DATE
B.K.	D.B.			

CROSSROADS COMMERCE PARK
SECTION 25, TOWNSHIP 35S., RANGE 39E.
CITY OF FORT PIERCE, FLORIDA
AUTOTURN EXHIBIT

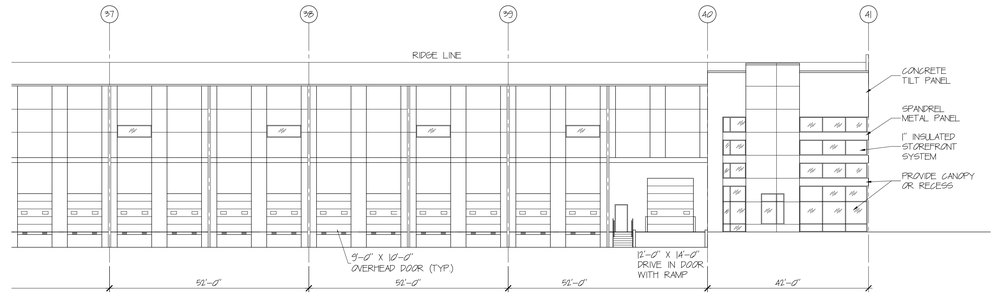
JOB NO.	DRAWING NO.	SHEET	OF
20-121	20121Z01	1	1



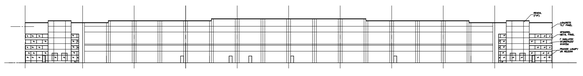
2 / A2.0 — SOUTH ELEVATION (NORTH SIM.)
SCALE: 1/64"=1'-0"



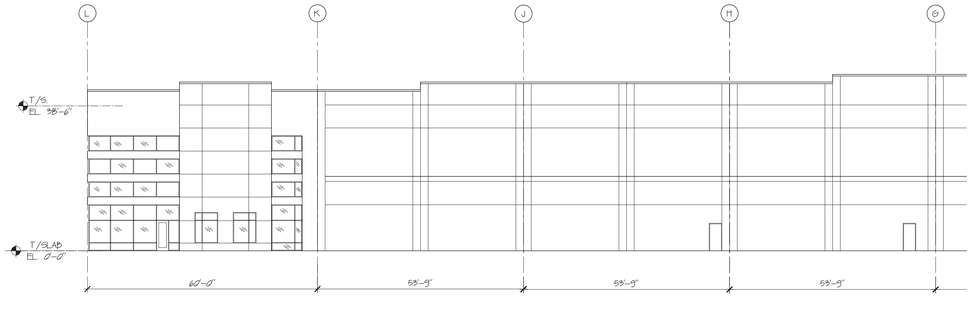
2 / A2.0 — ENLARGED ELEVATION
SCALE: 1/16"=1'-0"



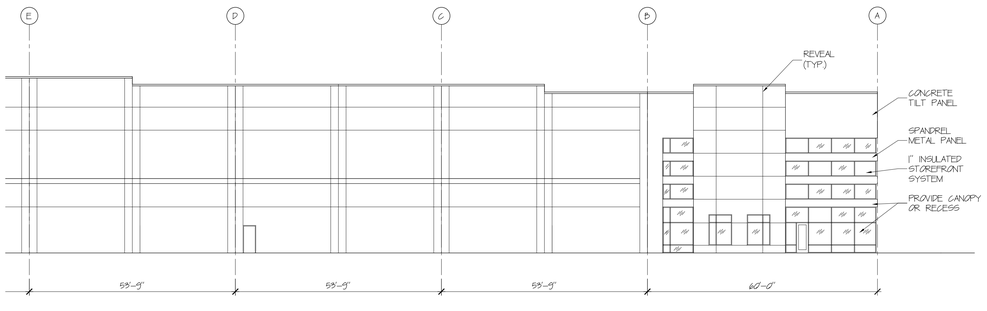
3 / A2.0 — ENLARGED ELEVATION
SCALE: 1/16"=1'-0"



A / A2.0 — WEST ELEVATION (EAST SIM.)
SCALE: 1/64"=1'-0"



5 / A2.0 — ENLARGED ELEVATION
SCALE: 1/16"=1'-0"



6 / A2.0 — ENLARGED ELEVATION
SCALE: 1/16"=1'-0"

S·E·A STUDIOS, P.C.
ARCHITECTURE
SPACE PLANNING
INTERIORS
CONSULTING
6285 BARFIELD ROAD, SUITE 285
ATLANTA, GEORGIA 30328
FAX: (404) 257-5904

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CONSULTANT:

CONSULTANT:

CONSULTANT:

CONSULTANT:

PROJECT NAME:
CROSSROADS INDUSTRIAL
CROSSROADS PARKWAY
FORT PIERCE, FL

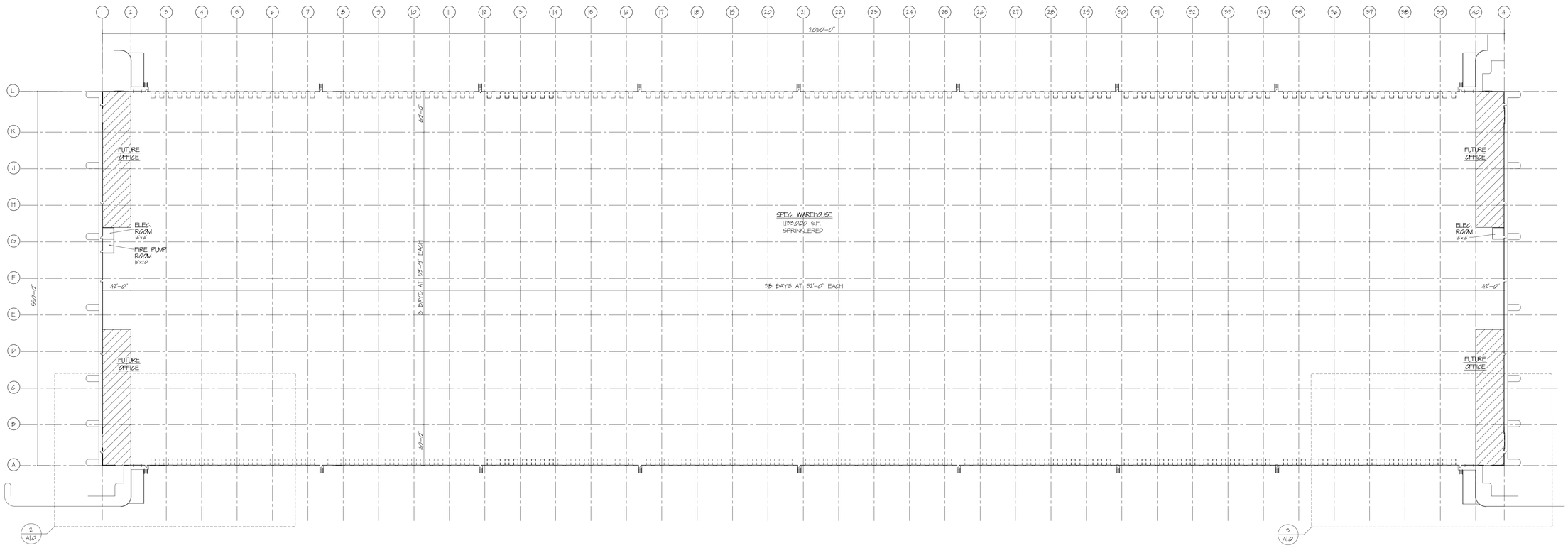
OWNER:
THE SILVERMAN GROUP
188 MORRIS TURNPIKE,
SHORT HILLS, N.J. 07078

MARK:	DATE:	DESCRIPTION:
	10/1/20	PRELIMINARY

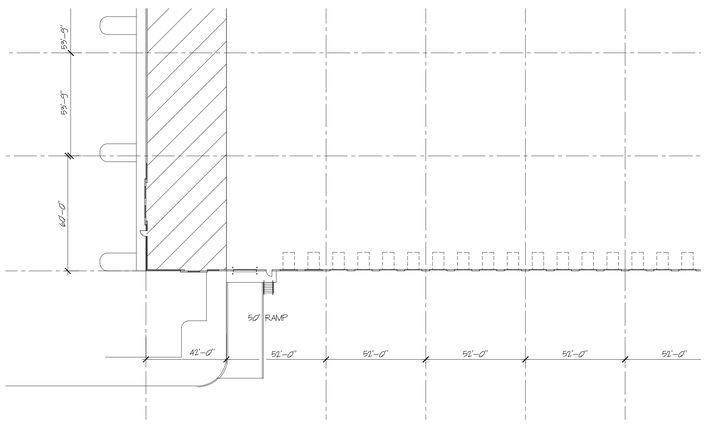
ISSUE DATE: 10/1/20
PROJECT NO: 220045
CAD FILE:
DRAWN BY: BP
CHK'D BY: SE
COPYRIGHT:
S·E·A STUDIOS, P.C.
SHEET CONTENT:
ELEVATIONS

A2.0

SHEET: 2 OF: 2



1 A1.0 FLOOR PLAN
SCALE: 1/64"=1'-0"



2 A1.0 ENLARGED FLOOR PLAN
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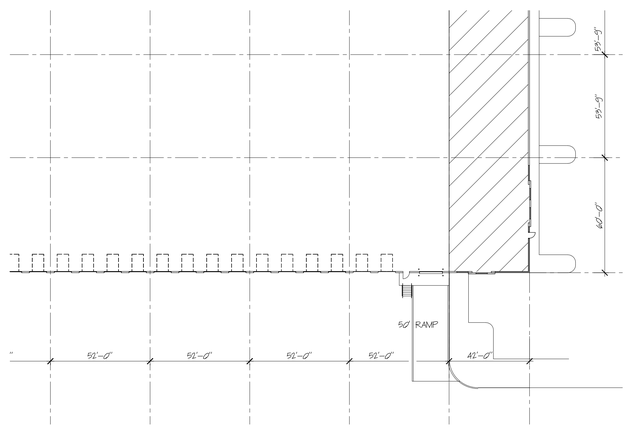

3 A1.0 ENLARGED FLOOR PLAN
SCALE: 1/32"=1'-0"

S·E·A STUDIOS, P.C.
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SPACE PLANNING
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MARK:	DATE:	DESCRIPTION:
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S·E·A STUDIOS, P.C.
SHEET CONTENT:
FLOOR PLAN

A1.0

SHEET: 1 OF: 2



















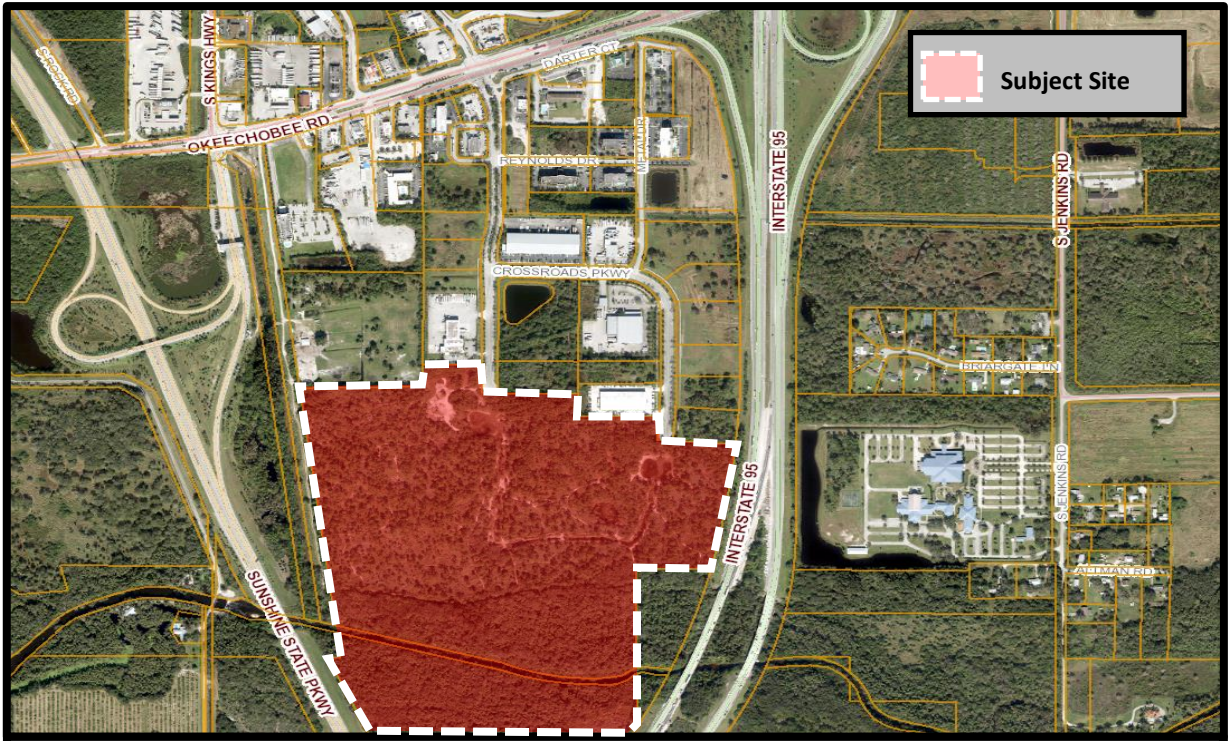

THE SUNRISE CITY
FORT PIERCE
Florida

Development & Design Review
Crossroads Industrial
Aerial Map

N
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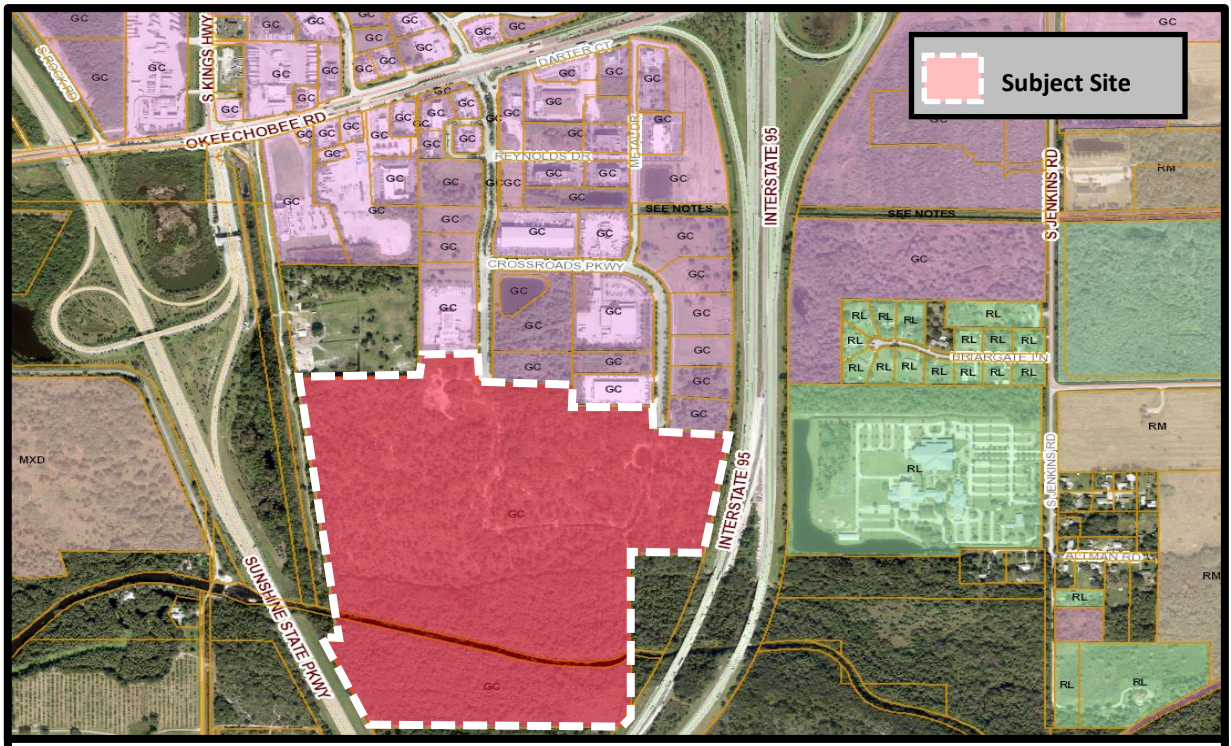
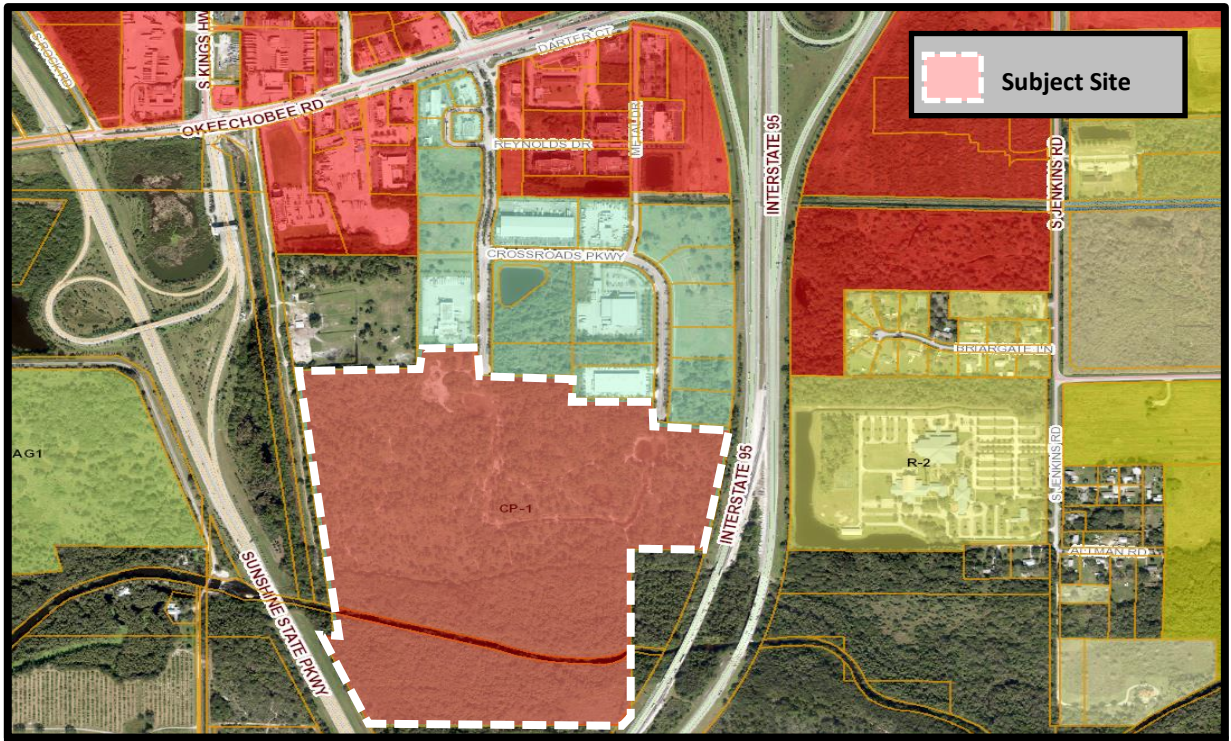


THE SUNRISE CITY FORT PIERCE Florida

Development & Design Review
Crossroads Industrial
Future Land Use Map

N W E S



THE SUNRISE CITY
FORT PIERCE
Florida

Development & Design Review
Crossroads Industrial
Zoning Map

N
W E
S

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING

December 21, 2020

Re-Submittal TRC Response To Comments

Brandon C. Creagan, MCRP, LEED Green Associate
Planner
City of Fort Pierce Planning Department
100 North US 1
Fort Pierce, FL 34950

RE: Technical Review Project: #20-07000018 Crossroads Industrial Comments

We have received your review comments on the above-referenced project and will submit the following response to comments:

ZONING – PLANNING

1. A Landscape Bond pursuant to City Code 123-6 shall be submitted at the time of the Certificate of Occupancy for the building. This also includes all common area landscaping.

   RESPONSE: A landscape bond will be provided prior to issuance of the C.O. according to the City Code 123-6.

2. The back of the Development Review application needs to be filled out.

   RESPONSE: The back of the development review application has been revised.

3. Provide a detailed site plan to scale that contains parking dimensions, building setbacks, lake setbacks from right-of-way, drive aisle widths, signage, and striping locations.

   RESPONSE: The site plan has been reduced to a 1" = 60' scale with added dimensions for ease of review.

4. Along with the Tree Survey, provide a document that lists all the trees that will require mitigation pursuant to City Code 123-66. Also list the DBH for each tree that will require mitigation. If it is found that there are no trees that will require mitigation, then provide a letter from a Florida Registered Landscape Architect that certifies this.

   RESPONSE: A list of all trees that will require mitigation has been provided along with the applicable calculations.

5. On the aerial that was provided that has the structure and two lakes, add the lake in the rear of the property as shown on the site plan so there is a complete visual of the fully developed property.

   RESPONSE: The renderings have been coordinated with the site plan and civil plans to create a complete visual of the developed property.

6. Provide a colored rendering of the landscape plan so that it may be added to the presentation to the Planning Board & City Commission. This can be of the overall site.

RESPONSE: Color rendering has been updated to include landscaping as proposed.

7. Are there any plans to add LED lighting to the outside of the building so that the building can be illuminated at night? This is something that staff would suggest being incorporated into the design. See TAMCO at Tradition in Port St. Lucie for an example. This is a similar project that is also located along the I-95 corridor.

RESPONSE: The building will have accent uplighting to provide visual queues at night. This will likely be at the corners of the building.

8. Bicycle parking shall be provided pursuant to City Code 125-315 (f)(1)(A).

RESPONSE: The site plan has been updated to provide the code required bike parking spaces.

9. Add water features to the two lakes at the front of the development.

RESPONSE: Each lake has been modified to include a fountain for aesthetics as well as for water quality purposes.

10. The City would like to discuss the possibility of having the conservation easement dedicated to the City for the use of park space. Currently the Airborne Mountain Bike Club uses the trials in the conservation easement for their club and they have been using them for over 20 years. The conservation easement is noted as 47.75 acres according to the overall site plan document. A dedication would also further help to satisfy any required tree mitigation requirements.

RESPONSE: Our office has spoken with the SFWMD as well as the President of the Airborne Mountain Bike Club. The applicant is in full support of the Club's use of the easement as long as it is in keeping with the rules and regulations of SFWMD. I've received the contact for the Section Leader which handles conservation easements, Gary Priest, P.E. (863) 462-5260 Ext. 3016. We are happy to set up a conference call to engage the discussion. At this point in time we are unsure if the District will allow for the dedication of the easement.

11. It is noted that the Traffic Study and Methodology is currently being reviewed by SLC's third party reviewer. Additional comments may be forthcoming based on the result of those reviews.

RESPONSE: Comment acknowledged. An updated traffic study has been prepared and will be submitted with the formal resubmittal package.

City Engineer – John R. Andrews, P.E.

1. The site plan was prepared at a scale of 1" = 150' and was void of detailed information. Please submit site plan to a scale which would allow provisions for specific design information.

   RESPONSE: The site plan and supporting plans have been modified to a maximum of 1" = 60'.

2. The conceptual drainage plan reflects different lake sizes and locations from what is shown on the site plan. Please revised accordingly.

   RESPONSE: The site plan has been revised to reflect the proposed drainage plans in terms of applicable drainage lakes, dry detention areas.

3. The drainage plan indicates a dry detention area proposed to be located adjacent ot the eastern Crossroads Parkway; please relocate this detention area to comply with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-9(c)(1) or revise the system to a wet retension system.

   RESPONSE: The conceptual drrianage plan has been modified to reflect the requested changes for the dry detention areas.

Fort Pierce Police Department – Officer Damian Spotts

No comments.

Building Department –

No comments.

Public Works Department – David Hays

Methodology and traffic report being sent out for review by an outside consultant.

Fort Pierce Fire District – Chief Paul Langel, Captain Wayne Boyer

Site Plan Approved with conditions.

Fort Pierce Utilities Authority – Sal Scimeca

Continue to work with FPUA Engineering re: utility design for the project.

SIMMONS & WHITE

ENGINEERING | PLANNING | CONSULTING | SINCE 1982

January 26, 2021

St. Lucie County
Traffic Division
2300 Virginia Avenue
Fort Pierce, FL 34982

Attention: Mr. Xavier Falconi, P.E.

Reference: Crossroads Industrial Park
Palm Beach County, Florida

Dear Mr. Falconi:

We are in receipt of your comments on January 14, 2021 via email for the above referenced project and offer the following responses to your comments:

1. **Please specify how the distribution percentages were calculated and provide supporting documentation in the appendix and a description in the report. Were AADTs, turning movement counts, or a regional planning model used?**

   Response: The trip distribution was based on the engineering judgment that approximately 25% of trips would come from the Florida Turnpike, 25% of trips would come from I-95, and the remaining 50% would utilize the local roadway network. The tenant of the property is not known at the time which could impact the eventual trip assignment. However, due to its location on SR 70 between the Florida Turnpike and I-95, it is anticipated that the property will attract a tenant due to its proximity to these two major freeways. Additional text has been added to the report.

2. **Please provide the intersection timing sheet for SR-70 & S Kings Hwy / Turnpike.**

   Response: The signal timing was requested but the City responded that the intersection is under construction and existing signal timing is not available. The signal timing was estimated based on the cycle lengths of the adjacent intersection and optimized phase times. Correspondence with the City of Fort Pierce is now included in Appendix F verifying the signal timing.

3. **At I-95 West & SR-70, please correct the splits in the Synchro models to reflect the City of Fort Pierce Timing Sheet in the AM Peak Hour.**

   Response: The splits have been corrected for the existing AM peak hour analysis for the intersection of SR 70 at I-95 West.

4. **There is a traffic circle included at the west entrance to the project site from Crossroads Parkway. A STOP sign and bar are included on the west side of the traffic circle. Please revise/update this design since the placement of the stop bar could conflict with the operation of the service road provided for trucks to circulate internally to the site. Also, additional traffic control maybe needed on the other legs of the traffic circle to account for traffic on the other legs of the traffic circle.**

   Response: Additional stop bars and signs have been added to the traffic circle and other locations throughout the Site and are shown on the Autoturn exhibit. Note the exact locations are preliminary and will be determined during final design.

5. **Auto-Turn drawings should be provided to verify adequacy of turning movements for the trucks maneuvering around the traffic circle.**

   Response: An autoturn exhibit has now been provided to show the adequacy of the traffic circle.

6. **STOP signs should be included for exiting vehicular traffic from the employees parking area located on the west side of the warehouse. This same comment applies to the employees parking area located on the east side of the warehouse.**

   Response: Stop signs and bars have been added and are shown on the Autoturn exhibit.

7. **Please provide a description of the vehicular site circulation. It appears from looking at the site plan that most of the truck traffic will be utilizing the west side entrance from Crossroads Parkway by the traffic circle. On the other hand, employees maybe using the east side Crossroads Parkway connector to access the site.**

Response: It is anticipated that the majority of both truck and employee traffic will utilize the western driveway due to it's more direct path to Okeechobee Road. However, some employees will use the eastern driveway depending on intended parking location. The precise site circulation will be determined once the tenant is known. It is expected that employees will use either the western or eastern parking lots and trucks will use the perimeter road and the designated truck parking and drive aisles.

8. **The east side connector to the site from Crossroads Parkway appears to be designed as a turnaround or cul-de-sac. Please explain the proposed design of this connector to the site. This driveway should include STOP signs for trucks utilizing the perimeter road and allow vehicular traffic to continue entering the site from Crossroads Parkway.**

Response: The cul-de-sac is existing and the road will be a secondary access to the site. Stop signs have been added to assign traffic control.

If you have any questions or require any additional information, please contact our office. Thank you for your help with this matter.

Sincerely,

SIMMONS & WHITE, INC.

Bryan G. Kelley, P.E.

BGK/al x:/docs/miscltr/Kelley/20021falconicmnts

AIRBORNE MOUNTAIN BIKE CLUB

OF THE TREASURE COAST, FL., INC.

www.airborne-mtb.org airbornemtb@gmail.com

Subject: Bike Trails on 10 Mile Creek Conservation Easement

Date: November 15, 2020

To: Jennifer Hofmeister, Planning Director, City of Fort Pierce
jhofmeister@cityoffortpierce.com

Dear Ms. Hofmeister,

This letter is regarding the property located at The Crossroads Parkway in Fort Pierce (Parcel # 2325-122-0002-000-3). It has come to our attention that plans for development of this property have been submitted to the City of Fort Pierce by the landowners, FLF Crossroads Industrial I LLC of Jupiter, Florida. The property includes a conservation easement that runs along the southern portion of the property along 10 Mile Creek which contains bike trails that have been in existence for over 20 years. This letter requests that this conservation easement and the bike trails contained within are preserved and protected from development by making this a condition of approval of the site development plans. This shall include all 43 acres of the conservation easement and it is also requested that an access easement be granted and recorded for use of the bike trails within the easement.

Our bike club was formed in 2004 to protect these bike trails from closure and our club and its 800+ members have been very successful in maintaining the trails and the conservation easement. Our club is registered with the State of Florida as a not-for-profit corporation and we carry liability insurance to provide protection for the club and the landowners. We have recently coordinated with personnel from the St. Lucie County Environmental Resource Department and the South Florida Water Management District regarding the bike trails. A SFWMD inspector performed a site inspection earlier this year and the inspector was very impressed by the condition and cleanliness of the easement due to our trail maintenance efforts. We have been successful in keeping all motorized off-road vehicles off the easement which has prevented the severe erosion, noise, and dumping of garbage and waste that is normally associated with these activities.

Having our club continue to maintain these trails and the easement is of great benefit to the City of Fort Pierce, St. Lucie County, and SFMWD as it is a cost effective way of preserving the easement while providing recreational opportunities to the Treasure Coast communities. Thank you for your time and if you have any questions regarding this request, please feel free to contact me via return email or at the below phone number.

Sincerely,

Dave Medina
President
Airborne Mountain Bike Club of the Treasure Coast, Fl.
airbornemtb@gmail.com
www.airborne-mtb.org
772-766-1336

Planning Board **7. m.**

Meeting Date: 02/09/2021

Information

REQUESTED ACTION

Disposal of Surplus Property - 1207 Avenue L - 2404-801-0055-000-5

LOCATION

The property is identified by Parcel ID: 2404-801-0055-000-5, with a legal description of: PROSPERITY PARK BLK 3 LOT 4.

RESPONSIBLE STAFF

Shyanne Harnage, FRA-RP, Economic Development Manager

RECOMMENDATION

In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), staff recommends the Planning Board review the request and forward a recommendation to the City Commission for approval of the sale of real property located at 1207 Avenue L, identified by Parcel ID: 2404-801-0055-000-5, PROSPERITY PARK BLK 3 LOT 4 to Team Facey Real Estate, LLC, Port St. Lucie, FL.

Attachments

staff report
SLC Property Card
KIB Construction
Team Facey
Alishan Zaidi
David Talley
JBM Properties

Form Review

Form Started By: Jennifer Hofmeister Started On: 02/01/2021 08:58 PM

Final Approval Date: 02/02/2021

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE
Florida

TO : Jennifer Hofmeister, AICP, LCAM, Planning Director

THRU : Nicholas C. Mimms, P.E., ICMA-CM, City Manager

FROM : Shyanne Harnage, FRA-RP, Economic Development Manager

RE : Disposal of Surplus Property – 1207 Avenue L – 2404-801-0055-000-5

DATE : February 1, 2021

Background:
The City of Fort Pierce is the owner of real property located at 1207 Avenue L, identified by Parcel ID: 2404-801-0055-000-5, with a legal description of: PROSPERITY PARK BLK 3 LOT 4.

The property was declared surplus by the Fort Pierce City Commission on September 21, 2020 via Resolution 20-R42. Fuller-Armfield-Wagner Appraisal & Research Inc. performed an appraisal on November 10, 2020 and valued the property at $45,000. The CBS structure has a standard floor plan for age/design with 3 bedrooms, 1 bathroom and 1,109 square feet of gross living area above grade. The property is currently in fair/unhabitable condition.

Bid number 2021-013 was issued on December 4, 2020. The invitation was sent to 396 vendors. Five (5) vendors requested specifications with five (5) responding.

City staff evaluated the responses cumulatively as follows:

Respondent	**Proposed Utilization** *Max Points: 80*	**Project Timeline** *Max Points: 60*	**Economic Impact** *Max Points: 60*	**Total** *Max Points: 200*
Team Facey Real Estate, LLC *Port St. Lucie, FL* **Bid Amount: $40,000**	70	60	60	**190**
JBM Properties, LLC *San Diego, CA* **Bid Amount: $10,000**	55	35	45	**135**
KIB Construction Corp. *Port St. Lucie, FL* **Bid Amount: $35,100**	55	30	45	**130**
David Talley Superior Home Svcs. *Fort Pierce, FL* **Bid Amount: $1,500**	65	35	20	**120**
Alishan Zaidi *Fort Pierce, FL* **Bid Amount: $25,000**	70	0	40	**110**

Recommendation:
In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), staff recommends the Planning Board review the request and forward a recommendation to the City Commission for **approval** of the sale of real property located at 1207 Avenue L, identified by Parcel ID: 2404-801-0055-000-5, PROSPERITY PARK BLK 3 LOT 4 to Team Facey Real Estate, LLC, Port St. Lucie, FL.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1207 Avenue L
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-801-0055-000-5
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 17686
Map ID: 24/04S
Zoning: Medium Den

Ownership

City of Fort Pierce
100 N US Highway 1
Fort Pierce, FL 34950



Legal Description

PROSPERITY PARK BLK 3 LOT 4

Current Values

Just/Market Value:	$48,100
Assessed Value:	$48,100
Exemptions:	$0
Taxable Value:	$48,100

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	1,118
Gross Sketched Area (SF):	1,270
Land Size (acres):	0.16
Land Size (SF):	7,050

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sale History

Date:	Feb 5, 2019
Book/Page:	4233 / 0413
Sale Code:	0118
Deed:	DE
Grantor:	St Lucie County
Price:	$0
Date:	Dec 21, 2018
Book/Page:	4217 / 2631
Sale Code:	0111
Deed:	TD
Grantor:	Goldwire (EST) Johnnie L
Price:	$0
Date:	Aug 30, 2011
Book/Page:	3321 / 0149

Sale Code:	0198
Deed:	QC
Grantor:	Goldwire (EST) Johnnie L
Price:	$100
Date:	Aug 26, 2011
Book/Page:	3319 / 0756
Sale Code:	0198
Deed:	QC
Grantor:	Goldwire (EST) Johnnie L
Price:	$100
Date:	Jan 1, 1900
Book/Page:	
Sale Code:	
Deed:	
Grantor:	
Price:	$0

Building Information (1 of 1)

Finished Area: 1,118 SF

Gross Sketched Area: 1,270 SF

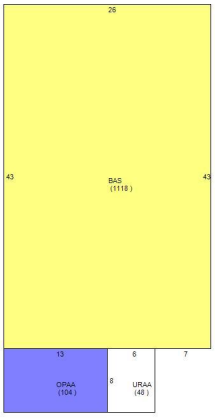
Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: HD	Year Built: 1979	Frame:
Grade: D	Effective Year: 1979	Primary Wall: Frm Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: N/A%





Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	500	1999
CHAINLINK 4'	1	377	1999

Current Year Values

Current Values Breakdown

Building:	$41,500
Land:	$6,600
Just/Market:	$48,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$48,100
Exemption(s):	$0
Taxable:	$48,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	$69.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$48,100	$48,100	$0	$48,100
2019	$43,200	$43,200	$0	$43,200
2018	$41,200	$35,090	$0	$35,090

Permits

Number	Issue Date	Description	Amount	Fee
F00-0001150	Oct 2, 2000	Alterations/Remodeling	$0	$0
F96-000198	Feb 23, 1996	Alterations/Remodeling	$22,900	$22,900

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-013
Mandatory Site-Visit: N/A	Bid Title: SALE OF SURPLUS PROPERTY- 1207 AVENUE L
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:30 PM, TUESDAY, JANUARY 5, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: KIB Construction Corp Mailing Address: 1232 SW Abacus Ave Port St Lucie, FL 34953	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X [signature] Authorized Signature (Manual)
City, State, Zip Code: PSL, FL 34953	Typed or Printed Name: Herematie Baksh
Type of Entity (Select one): Corporation ✓ Partnership Proprietorship	Title: President
Incorporated in the State of: FL Year: 2018	Delivery in 30 days, ARO
Phone Number: 772-224-6371	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number: 83-3032740
E-Mail Address: kibconstcorp@gmail.com	Local Business: ✓Y ___N MWBE: ✓Y ___N
Bid Security is attached, when required, in the amount of $ 1755.00 F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

KIB Construction Corp herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2021-013, Sale of Surplus Property – 1207 Avenue L.**

Name of Bidder: KIB Construction Corp

Address of Bidder: 1232 SW Abacus Ave

City, State, Zip: Port St Lucie, FL 34953

Telephone Number: 772-224-6371

Fax Number: _____ **Email Address:** kibconstcorp@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
1207 Avenue L 2404-801-0055-000-5	$ 35,100.00	$ 1,755.00

INTENDED USE

Residential (select one):

☑ Single Family ☐ Multi-Family ☐ Other: _____

Ownership (select one):

☑ Rental ☐ Resale ☐ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications or new construction and project timeline):

KIB Construction Corp propose to make the following improvement. firstly we will put on a new roof, new electrical box, mold inspection, Fix ceiling that got damage from roof. Total rehabilitation inside property. Repaint ~~and~~ interior and exterior fix fence.

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $ 25,000.00

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Hersenatie Baksh

Typed Name

Bidder of Authorized Representative

01-05-2021

Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	ebidding	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	ebidding ✓	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH PROPOSAL _____

Business Market Rate Savings

WELLS FARGO

KIB CONSTRUCTION CORP
1232 SW ABACUS AVE
PORT SAINT LUCIE FL 34953-6602

Questions?

Available by phone 24 hours a day, 7 days a week:
Telecommunications Relay Services calls accepted
1-800-CALL-WELLS (1-800-225-5935)
TTY: 1-800-877-4833
En español: 1-877-337-7454

Online: wellsfargo.com/biz

Write: Wells Fargo Bank, N.A. (287)
P.O. Box 6995
Portland, OR 97228-6995

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Statement period activity summary

Beginning balance on 12/1	$95,005.67
Deposits/Credits	12,000.84
Withdrawals/Debits	- 0.00
Ending balance on 12/31	**$107,006.51**

Account number: **5469**
KIB CONSTRUCTION CORP
Florida account terms and conditions apply
For Direct Deposit use
Routing Number (RTN): 063107513
For Wire Transfers use
Routing Number (RTN): 121000248

Interest summary

Interest paid this statement	$0.84
Average collected balance	$99,134.70
Annual percentage yield earned	0.01%
Interest earned this statement period	$0.84
Interest paid this year	$3.51

KIB CONSTRUCTION CORP
1232 SW ABACUS AVE
PORT SAINT LUCIE, FL 34953-6602

1100
63-751/631 1104

01-05-2021
Date

Pay to the Order of City of Fort Pierce $ 1755.00

Seventeen hundred & fifty five — Dollars

Photo Safe Deposit Details on t

WELLS FARGO Wells Fargo Bank, N.A.
Florida
wellsfargo.com

For Bid #013-0-2021/41

⑆063107513⑆ 1132488410⑈ 01100

eBid Response

Add Response

Supplier

Date

kib construction corp
Responded Date : 01/05/2021

Superior Home Services
Responded Date : 12/11/2020

TEAM FACEY REAL ESTATE LLC
Responded Date : 12/04/2020

Supplier Details

Edit eBid Response | View History

Supplier Name	kib construction corp
Address	abacus ave , port st lucie, Florida 34953
Phone Number	772-224-6371
Self Declarations	Small Business, Woman Owned
Bid Response Date	01/05/2021 1:37 PM Eastern
Bid Amount	$35,100.00
Response Status	Complete

Required Documents

✓ Bid Submittal Forms - Surplus Property (Electronic/Online)

Download Entire Bid Package

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

KIB Construction Corp herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2021-013, Sale of Surplus Property – 1207 Avenue L.**

Name of Bidder: KIB Construction Corp

Address of Bidder: 1232 SW Abacus Ave

City, State, Zip: Port St Lucie, FL 34953

Telephone Number: 772-224-6371

Fax Number: _____ **Email Address:** kibconstcorp@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
1207 Avenue L 2404-801-0055-000-5	$ 35,100.00	$ 1755.00

INTENDED USE

Residential (select one):

☑ Single Family ☐ Multi-Family ☐ Other: _____

Ownership (select one):

☑ Rental ☐ Resale ☐ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications or new construction and project timeline):

KIB Construction Corp propose to make the following improvement. firstly we will put on a new roof, new electrical box, mold inspection, Fix ceiling that got damage from root. total rehabilitation inside property. Repaint ~~and~~ interior and exterior fix fence.

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $ 25,000.00

BID No. 2021-013
1207 Ave L

KIB Construction is planning on firstly Reroof home, and all associated repairs that the roof acquired. We are planning on a full Rehab interior and then a freshly painted exterior, repair fence, New Electrical box.

KIB Construction is looking forward in working with city of Ft pierce for this project to rent to low income residents.

Since We are a General Contractor We can get this property ready in maxium 30 Days.

Please ask ms. Shicle Wise for (Grants Admin recommendation on Some of our Projects Completed in city of Ft Pierce.

Thank you We appreciate Your Consideration.

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-013
Mandatory Site-Visit: N/A	Bid Title: SALE OF SURPLUS PROPERTY- 1207 AVENUE L
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:30 PM, TUESDAY, JANUARY 5, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: TEAM FACEY REAL ESTATE LLC Mailing Address: 2833 SW BRIGHTON ST PORT ST LUCIE, FL 34953	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code: PORT ST LUCIE, FL 34953	Typed or Printed Name:
Type of Entity (Select one): Corporation X Partnership Proprietorship	Title: OWNER / MANAGING MEMBER
Incorporated in the State of: Year: 2011	Delivery in 30 days, ARO
Phone Number: 772.408.7787	Payment Terms: Net 30 Days
Fax Number: 866.787.9880	FEIN or SS Number: 45-2439228
E-Mail Address: claudefacey@gmail.com	Local Business: x Y ___N MWBE: x Y ___N
Bid Security is attached, when required, in the amount of $ 2,000 F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

TEAM FACEY REAL ESTATE, LLC herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2021-013, Sale of Surplus Property – 1207 Avenue L.**

Name of Bidder: TEAM FACEY REAL ESTATE, LLC

Address of Bidder: 2833 SW BRIGHTON ST

City, State, Zip: PORT ST LUCIE, FL 34953

Telephone Number: 772.408.7787

Fax Number: 866.787.9880 **Email Address:** claudefacey@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
1207 Avenue L 2404-801-0055-000-5	$ 39,900	$ 2,000

INTENDED USE

Residential (select one):

☒ Single Family ☐ Multi-Family ☐ Other: _____

Ownership (select one):

☒ Rental ☒ Resale ☐ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications or new construction and project timeline):

THE FOLLOWING UPDATES WILL BE DONE TO SUBJECT PROPERTY TO INCLUDE: UPDATING KITCHEN AND BATHROOM, WINDOWS & DOORS, ROOF, LANDSCAPE, PAINT INTERIOR AND EXTERIOR, NEW AIR CONDITION NEW DRIVEWAY AND INSTALL WOOD FENCE.

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $ 55,000

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

CLAUDE FACEY

Typed Name

12.4.2020

Bidder of Authorized Representative

Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	YES	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	YES	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**	N/A	
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**	N/A	
Bid envelope is marked accordingly.	YES	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	YES	
Is each Addendum (when issued) signed and included?	YES	

PLEASE SIGN AND RETURN WITH PROPOSAL_____

From: Claude Facey
To: Shyanne Harnage
Cc: Gelencia Carter
Subject: RE: Bid No. 2021-013 -- 1207 Avenue L -- Project Timeline
Date: Tuesday, January 12, 2021 7:56:55 AM
Attachments: image004.png

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Shyanne,
My timeline for completion on repairs and update in Bid application will take 3-6 months from closing date. Can I view interior of property?

Thank you,

Claude Facey, GRI -- **Broker/Owner**

FACEY REALTY
The New Face of Real Estate

2833 SW Brighton St, Port St Lucie, FL 34953
Lic #: BK3076765
Direct (772)408-7787 ~ Office (772)446-1088
Email: claudefacey@gmail.com
Like us on Facebook https://www.facebook.com/FACEY-REALTY-514208075349899/

From: Shyanne Harnage <sharnage@cityoffortpierce.com>
Sent: Monday, January 11, 2021 4:36 PM
To: claudefacey@gmail.com
Cc: Gelencia Carter <gcarter@cityoffortpierce.com>
Subject: Bid No. 2021-013 -- 1207 Avenue L

Good afternoon,

Thank you for your offer to purchase 1207 Avenue L. Please email me your **proposed project timeline** for the improvements as requested on the Offer to Purchase/Bid Response Form (page 2) by **Friday, January 15, 2021.**

Best regards,

Shyanne Harnage, FRA-RP | Communications + Economic Development Manager
City Manager's Office • City of Fort Pierce
Phone: 772.467.3034 • Email: sharnage@cityoffortpierce.com

100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

"Proudly providing quality public service for all citizens."

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2021-013**
Mandatory Site-Visit: **N/A**	**Bid Title: SALE OF SURPLUS PROPERTY- 1207 AVENUE L**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** **City of Ft. Pierce Purchasing Division** **Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Bid Due Date & Time: **3:30 PM, TUESDAY, JANUARY 5, 2021**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.**
Bidder Name: --- **Mailing Address:** 2412 River Branch Dr Fort Pierce FL 34981 ---	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** X _____ **Authorized Signature (Manual)**
City, State, Zip Code: Fort Pierce FL 34981	**Typed or Printed Name:** Alishan Zaidi
Type of Entity (Select one): **Corporation** _____ **Partnership** _____ **Proprietorship** _____	**Title:**
Incorporated in the State of: **Year:**	**Delivery in _____days, ARO**
Phone Number:	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:** 593 49 7507
E-Mail Address:	**Local Business: ___Y ___N MWBE: ___Y ___N**
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

_____ herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2021-013, Sale of Surplus Property – 1207 Avenue L.**

Name of Bidder: Alishan Zaidi

Address of Bidder: 2412 River Branch Dr

City, State, Zip: Fort Pierce FL 34951

Telephone Number: 772-240-6960

Fax Number: _____ **Email Address:** szaidi95@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
1207 Avenue L 2404-801-0055-000-5	$ 25,100.00	$ 1,250.00

INTENDED USE

Residential (select one):

☑ Single Family ☐ Multi-Family ☐ Other: _____

Ownership (select one):

☐ Rental ☐ Resale ☑ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications or new construction and project timeline):

Full and complete rehab of property

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $ 30,000.00

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

PROOF OF FINANCIAL ABILITY
Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT
The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Alishan Zaidi

Typed Name

Alishan Zaidi

Bidder of Authorized Representative

January 5th 2020

Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	✓	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	✓	
Is each Addendum (when issued) signed and included?		

PLEASE SIGN AND RETURN WITH PROPOSAL _____

From:	Shyanne Harnage
To:	szaidi95@gmail.com
Cc:	Gelencia Carter
Subject:	Bid No. 2021-013 -- 1207 Avenue L
Date:	Monday, January 11, 2021 4:36:00 PM
Attachments:	image001.png

Good afternoon,

Thank you for your offer to purchase 1207 Avenue L. Please email me your **proposed project timeline** for the improvements as requested on the Offer to Purchase/Bid Response Form (page 2) by **Friday, January 15, 2021.**

Best regards,

Shyanne Harnage, FRA-RP | Communications + Economic Development Manager

City Manager's Office • City of Fort Pierce

Phone: 772.467.3034 • Email: sharnage@cityoffortpierce.com

100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"Proudly providing quality public service for all citizens."

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE**  **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2021-013**
Mandatory Site-Visit: **N/A**	**Bid Title: SALE OF SURPLUS PROPERTY- 1207 AVENUE L**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** **City of Ft. Pierce Purchasing Division** **Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Bid Due Date & Time: **3:30 PM, TUESDAY, JANUARY 5, 2021**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.**
Bidder Name: David Talley Superior Home Services **Mailing Address:** 1458 N Lawnwood Cir 25A	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** **X**_____ **Authorized Signature (Manual)**
City, State, Zip Code: Fort Pierce, FL 34950	**Typed or Printed Name:**
Type of Entity (Select one): **Corporation** _____ **Partnership** _____ **Proprietorship** _____	**Title:**
Incorporated in the State of: **Year:**	**Delivery in _____days, ARO**
Phone Number: 772-200-0468	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:**
E-Mail Address:	**Local Business: ___Y ___N MWBE: ___Y ___N**
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

David Talley herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2021-013, Sale of Surplus Property – 1207 Avenue L.**

Name of Bidder: David Talley

Address of Bidder: 1458 N Lawnwood cir 25A

City, State, Zip: Fort Pierce, Fl 34950

Telephone Number: 772-200-0468

Fax Number: _____ **Email Address:** DTalley1123@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
1207 Avenue L 2404-801-0055-000-5	$ 1500	$ 75

INTENDED USE

Residential (select one):

☑ Single Family ☐ Multi-Family ☐ Other: _____

Ownership (select one):

☐ Rental ☐ Resale ☑ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications or new construction and project timeline):

Fix roof, Fencing, Paint, Drywall within 90 days

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $ 5000

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

PROOF OF FINANCIAL ABILITY
Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT
The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

David Talley
Typed Name

Bidder of Authorized Representative

1/7/21
Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	X	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH PROPOSAL Daniel Tarff

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-013
Mandatory Site-Visit: N/A	Bid Title: SALE OF SURPLUS PROPERTY- 1207 AVENUE L
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:30 PM, TUESDAY, JANUARY 5, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: JBM PROPERTIES LLC Mailing Address: 12723 ASHLEY FALLS DR SAN DIEGO CA 92130	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name: JOHN BENMOSHE
Type of Entity (Select one): Corporation Partnership X Proprietorship	Title: MGR
Incorporated in the State of: FL. Year: 2016	Delivery in 29 days, ARO
Phone Number: 201-681-3003	Payment Terms: Net 30 Days
Fax Number: 201-334-5841	FEIN or SS Number: 81-4658852
E-Mail Address: JBM@JBMPROPERTIES.ORG	Local Business: ___Y X N MWBE: ___Y X N
Bid Security is attached, when required, in the amount of $ 500 – F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

JBM PROPERTIES LLC herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2021-013, Sale of Surplus Property – 1207 Avenue L.**

Name of Bidder: JBM PROPERTIES LLC

Address of Bidder: 12723 ASHLEY FALLS DRIVE

City, State, Zip: SAN DIEGO CA 92130

Telephone Number: 201-681-3003

Fax Number: 201-334-5841 **Email Address:** JBM@JBMPROPERTIES.ORG

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
1207 Avenue L 2404-801-0055-000-5	$ 10,000 -	$ 500 -

INTENDED USE

Residential (select one):

☒ Single Family ☐ Multi-Family ☐ Other: _____

Ownership (select one):

☒ Rental ☐ Resale ☐ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications or new construction and project timeline):

REMODEL KITCHEN + BATHROOM, UPGRADE PLUMBING + ELECTRIC. PAINTING, NEW FLOORING + NEW AC + NEW ROOF

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $ 50,000

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-013

PROOF OF FINANCIAL ABILITY
Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT
The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

JOHN BENMOSHE
Typed Name

Bidder of Authorized Representative

1/4/2021
Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents. (NOT APPLICABLE).		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents (NOT APPLICABLE).		
Bid envelope is marked accordingly.	X	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH PROPOSAL _____

From: John Benmoshe
To: Shyanne Harnage
Subject: Re: Bid No. 2021-013 -- 1207 Avenue L
Date: Wednesday, January 13, 2021 12:19:03 AM
Attachments: image001.png

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Hello Shyanne my intention is to renovate the home by replacing all the floors in the home with new tiles, replace kitchen cabinets, redoing the bathroom with new tiles and vanity, install a new AC system, update plumbing and electric, paint inside and outside of home, and replace the roof. Timeframe should be about 2 months.

Sincerely,

John Benmoshe
JBM Properties LLC
201-681-3003

On Mon, Jan 11, 2021 at 1:37 PM Shyanne Harnage <sharnage@cityoffortpierce.com> wrote:

> Good afternoon,
>
> Thank you for your offer to purchase 1207 Avenue L. Please email me your **proposed project timeline** for the improvements as requested on the Offer to Purchase/Bid Response Form (page 2) by **Friday, January 15, 2021.**
>
> Best regards,
>
> ---
>
> **Shyanne Harnage, FRA-RP | Communications + Economic Development Manager**
>
> **City Manager's Office • City of Fort Pierce**
>
> Phone: 772.467.3034 • Email: sharnage@cityoffortpierce.com
>
> 100 North U.S. 1 Fort Pierce, FL 34950
> Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

"Proudly providing quality public service for all citizens."

Planning Board **7. n.**

Meeting Date: 02/09/2021

Information

REQUESTED ACTION

Disposal of Surplus Property - Cortez Boulevard - 2421-500-0060-000-2

LOCATION

The subject property is identified as Parcel ID: 2421-500-0060-000-2, with a legal description of: MARAVILLA S/D E 73 FT OF W 384 FT OF LOTS 48 AND 50.

RESPONSIBLE STAFF

Shyanne Harnage, FRA-RP, Economic Development Manager

RECOMMENDATION

In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), staff recommends the Planning Board review the request and forward a recommendation to the City Commission for approval of the sale of real property located on Cortez Boulevard, identified by Parcel ID: 2421-500-0060-000-2, MARAVILLA S/D E 73 FT OF W 384 FT OF LOTS 48 AND 50 to Miguel Aguilar of Fort Pierce, Florida.

Attachments

staff report

SLC Property Card

applicant back up material

Form Review

Form Started By: Jennifer Hofmeister Started On: 02/01/2021 08:48 PM

Final Approval Date: 02/02/2021

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE Florida

TO : Jennifer Hofmeister, AICP, LCAM, Planning Director

THRU : Nicholas C. Mimms, P.E., ICMA-CM, City Manager

FROM : Shyanne Harnage, FRA-RP, Economic Development Manager

RE : Disposal of Surplus Property – Cortez Blvd. – 2421-500-0060-000-2

DATE : February 1, 2021

Background:
The City of Fort Pierce is the owner of real property located on Cortez Boulevard, identified by Parcel ID: 2421-500-0060-000-2, with a legal description of: MARAVILLA S/D E 73 FT OF W 384 FT OF LOTS 48 AND 50. The subject property is mostly cleared, rectangular in shape and consists of +/- 0.34 acres or 14,600 square feet.

The subject property was declared surplus by the Fort Pierce City Commission on September 21, 2020 via Resolution 20-R42. The property was appraised by Fuller-Armfield-Wagner Appraisal & Research Inc. on October 30, 2020 and valued at $35,000.

Bid number 2021-012 was issued on December 4, 2020. The invitation was sent to 396 vendors. Ten (10) vendors requested specifications with one (1) responding. We received one bid in the amount of $51,000 from Miguel Aguilar of Fort Pierce, Florida.

City staff evaluated the response cumulatively as follows:

Respondent	**Proposed Utilization** *Max Points: 80*	**Project Timeline** *Max Points: 60*	**Economic Impact** *Max Points: 60*	**Total** *Max Points: 200*
Miguel Aguilar *Fort Pierce, FL* **Bid Amount: $51,000**	55	30	45	**130**

Recommendation:
In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), staff recommends the Planning Board review the request and forward a recommendation to the City Commission for **approval** of the sale of real property located on Cortez Boulevard, identified by Parcel ID: 2421-500-0060-000-2, MARAVILLA S/D E 73 FT OF W 384 FT OF LOTS 48 AND 50 to Miguel Aguilar of Fort Pierce, Florida.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address:	CORTEZ BLVD
Parcel ID:	2421-500-0060-000-2
Account #:	28093
Map ID:	24/21N
Use Type:	8000
Zoning:	SF Interme
City/County:	Fort Pierce

Ownership

Ft Pierce City Of
PO Box 1480
Fort Pierce, FL 34954

Legal Description

MARAVILLA S/D E 73 FT OF W 384 FT OF LOTS 48 AND 50



Current Values

Just/Market Value:	$43,400
Assessed Value:	$12,577
Exemptions:	$12,577
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.34
Land Size (SF):	14,600

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2021-012**
Mandatory Site-Visit: **N/A**	**Bid Title: SALE OF SURPLUS PROPERTY- CORTEZ BLVD**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** **City of Ft. Pierce Purchasing Division** **Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Bid Due Date & Time: **3:00 PM, TUESDAY, JANUARY 5, 2021**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.**
Bidder Name: Miguel Aguilar **Mailing Address:** 1508 Cortez Blvd.	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** X Miguel Aguilar **Authorized Signature (Manual)**
City, State, Zip Code: Fort Pierce, Fl 34982	**Typed or Printed Name:** Miguel Aguilar.
Type of Entity (Select one): n/a **Corporation** ____ **Partnership** ____ **Proprietorship** ____	**Title:**
Incorporated in the State of: **Year:**	**Delivery in** — **days, ARO**
Phone Number: 772-626-3702.	**Payment Terms: Net 30 Days**
Fax Number: —	**FEIN or SS Number:** 568-21-4290
E-Mail Address: lilianag176@gmail.com	**Local Business:** __Y X N **MWBE:** __Y __N
Bid Security is attached, when required, in the amount of $ 2550.00 **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:** N/A.
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

OFFER TO PURCHASE/BID RESPONSE FORM

BID NO. 2021-012

Miguel Aguilar herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2020-012, Sale of Surplus Property – Cortez Blvd.**

Name of Bidder: Miguel Aguilar

Address of Bidder: 1506 Cortez Boulevard.

City, State, Zip: Fort Pierce, FL 34982

Telephone Number: 772-626-3702

Fax Number: _____ **Email Address:** liliana g176@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
Cortez Blvd. 2421-500-0060-000-2	$ 51,000.00	$ 2550.00

INTENDED USE

Residential (select one):

☐ Single Family ☐ Multi-Family ☒ Other: remain as same.

Ownership (select one):

☐ Rental ☐ Resale ☐ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of new construction and project timeline):

Mom been leaving next door for 25 years, I have been cutting and taking care of the lawn during this time. As well. I would love to be able to get this property so that maybe in the future I can build a house for my grandkids

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $_____

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-012

Miguel Aguilar herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2020-012, Sale of Surplus Property – Cortez Blvd.**

Name of Bidder: Miguel Aguilar.

Address of Bidder: 1508 Coetez Blvd.

City, State, Zip: Fort Pierce, Fl 34982

Telephone Number: 772-626-3702

Fax Number: _____ **Email Address:** liliana9176@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
Cortez Blvd. 2421-500-0060-000-2	$ 51,000.00	$ 2550.00

INTENDED USE

Residential (select one):

☐ Single Family ☐ Multi-Family ☒ Other: Remain as same

Ownership (select one):

☐ Rental ☐ Resale ☐ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of new construction and project timeline):

I been leaving next door por 25 years, I have been cutting and taking care of the lawn during this time. as well. I would like to be able to get this property so that maybe in the future I can build a house for my grandkids.

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $_____

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-012

PROOF OF FINANCIAL ABILITY
Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT
The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Miguel Aguilar.
Typed Name

Miguel Aguilar
Bidder of Authorized Representative

12-23-2020.
Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	✓	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	✓	
Is each Addendum (when issued) signed and included?		

PLEASE SIGN AND RETURN WITH PROPOSAL Miguel Rguelor

FORM128489-0817

00100742

8-9/430

PNC BANK

PNC Bank, National Association
Florida, Bank 001

No. 1426309

CASHIER'S CHECK

DATE DECEMBER 23, 2020

PAY TO THE ORDER OF CITY OF FORT PIERCE $ 2,550.00

TWO THOUSAND FIVE HUNDRED FIFTY AND 00 / 100********** DOLLARS

Security features included. Details on back.

MIGUEL AGUILAR
REMITTER

PNC Bank, National Association

OFFICIAL SIGNATURE

MP

MIX
Paper from responsible sources
FSC® C101537
FSC www.fsc.org

⑈1426309⑈ ⑆043000096⑆ 1026403363⑈

Planning Board **7. o.**

Meeting Date: 02/09/2021

Information

REQUESTED ACTION

Disposal of Surplus Property - S. 11th Street - 2409-826-0005-000-2

LOCATION

The subject property is identified as Parcel ID: 2409-826-0005-000-2, with a legal description of: RICHARD`S S/D BLK B LOT 1 AND N 1/2 OF LOT 2.

RESPONSIBLE STAFF

Shyanne Harnage, FRA-RP, Economic Development Manager

RECOMMENDATION

In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), staff recommends the Planning Board review the request and forward a recommendation to the City Commission for approval of the sale of real property located on South 11th Street, identified by Parcel ID: 2409-826-0005-000-2, RICHARD`S S/D BLK B LOT 1 AND N 1/2 OF LOT 2 to KIB Construction Corp, Port St. Lucie, Florida.

Attachments

Staff Report Revised

SLC Property Card

David Talley

KIB Construction

Form Review

Form Started By: Jennifer Hofmeister Started On: 02/01/2021 09:13 PM

Final Approval Date: 02/02/2021

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE Florida

TO : **Jennifer Hofmeister, AICP, LCAM, Planning Director**

THRU : **Nicholas C. Mimms, P.E., ICMA-CM, City Manager**

FROM : **Shyanne Harnage, FRA-RP, Economic Development Manager**

RE : **Disposal of Surplus Property – 11th Street – 2409-826-0005-000-2**

DATE : **February 1, 2021**

Background:
The City of Fort Pierce is the owner of real property located at on South 11th Street, identified by Parcel ID: 2409-826-0005-000-2, with a legal description of: RICHARD`S S/D BLK B LOT 1 AND N 1/2 OF LOT 2.

The property was declared surplus by the Fort Pierce City Commission on September 21, 2020 via Resolution 20-R42. The subject property is located on South 11th Street in the City of Fort Pierce, Florida. The lot is mostly cleared, rectangular in shape and consists of +/- 0.23 acres or 10,150 square feet. The property abuts Goodwin Park, a passive park with mature oak trees and green space.

Bid number 2021-014 was issued on December 4, 2020. The invitation was sent to 396 vendors. Three (3) vendors requested specifications with two (2) responding.

City staff evaluated the responses cumulatively as follows:

Respondent	**Proposed Utilization** *Max Points: 80*	**Project Timeline** *Max Points: 60*	**Economic Impact** *Max Points: 60*	**Total** *Max Points: 200*
KIB Construction Corp. *Port St. Lucie, FL* **Bid Amount: $8,000**	55	35	45	**135**
David Talley Superior Home Svcs. *Fort Pierce, FL* **Bid Amount: $1,050**	15	5	15	**35**

Recommendation:
In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), staff recommends the Planning Board review the request and forward a recommendation to the City Commission for **approval** of the sale of real property located on South 11th Street, identified by Parcel ID: 2409-826-0005-000-2, RICHARD`S S/D BLK B LOT 1 AND N 1/2 OF LOT 2 to KIB Construction Corp, Port St. Lucie, Florida.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: S 11th ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-826-0005-000-2
Jurisdiction: Fort Pierce

Use Type: 8000
Account #: 22986
Map ID: 24/09S
Zoning: SF Moderat

Ownership

Ft Pierce City Of
PO Box 1480
Fort Pierce, FL 34954

Legal Description

RICHARD`S S/D BLK B LOT 1 AND N 1/2 OF LOT 2



Current Values

Just/Market Value:	$6,900
Assessed Value:	$6,900
Exemptions:	$6,900
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.23
Land Size (SF):	10,150

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sale History

Date:	Jan 1, 1900
Book/Page:	
Sale Code:	
Deed:	
Grantor:	
Price:	$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:

Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$6,900
Just/Market:	$6,900
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$6,900
Exemption(s):	$6,900
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020		8000	City of Ft Pierce	$6,900

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2001	0041	0.5	Fort Pierce Stormwater Charge	$34.50

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$6,900	$6,900	$6,900	$0
2019	$6,900	$6,900	$6,900	$0
2018	$13,800	$7,986	$7,986	$0

Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2021-014**
Mandatory Site-Visit: **N/A**	**Bid Title: SALE OF SURPLUS PROPERTY- SOUTH 11TH STREET**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** **City of Ft. Pierce Purchasing Division** **Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Bid Due Date & Time: **4:00 PM, TUESDAY, JANUARY 5, 2021**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.**
Bidder Name: David Talley Superior Home Services **Mailing Address:** 1458 N Lawnwood Cir 25A Ft Pierce FL 34950	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** X D **Authorized Signature (Manual)**
City, State, Zip Code: Fort Pierce, FL 34950	**Typed or Printed Name:**
Type of Entity (Select one): **Corporation** _____ **Partnership** _____ **Proprietorship** _____	**Title:**
Incorporated in the State of: **Year:**	**Delivery in _____days, ARO**
Phone Number: 772-200-0468	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:**
E-Mail Address: DTalley1123@gmail.com	**Local Business: ___Y ___N MWBE: ___Y ___N**
Bid Security is attached, when required, in the amount of $ 52.50 **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-014

David Talley herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2020-014, Sale of Surplus Property – S 11th Street.**

Name of Bidder: David Talley

Address of Bidder: 1458 N Lawnwood cir 25A

City, State, Zip: Fort Pierce, FL 34950

Telephone Number: 772-200-0468

Fax Number: _____ **Email Address:** DTalley1123@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
South 11th Street 2409-826-0005-000-2	$ 1,050	$ 52.50

INTENDED USE

Residential (select one):

☑ Single Family ☐ Multi-Family ☐ Other: _____

Ownership (select one):

☐ Rental ☐ Resale ☑ Primary Residence ☒ Other: investment

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of new construction and project timeline):

~~Fix roof, cosmetics, paint in and out fix ceiling~~
Fence within 90 days

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $ 3000

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-014

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

David Talley
Typed Name

Bidder of Authorized Representative

1/7/21
Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	X	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X	
Is each Addendum (when issued) signed and included?	Y	

PLEASE SIGN AND RETURN WITH PROPOSAL Jun Tang

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

SeacoastBank
Seacoast National Bank
P.O. BOX 9012 • 815 COLORADO AVE., STUART, FL 34995-9012

No. 1094233

63-515
670

DATE January 07, 2021

PAY TO THE ORDER OF *The City Of Fort Pierce* $ **********52.50

FIFTY TWO DOLLARS AND FIFTY CENTS

Remitter: Jessjernigan LLC

CASHIER'S CHECK

RUB RED IMAGE FADES WITH HEAT

AUTHORIZED SIGNATURE

MP

BR#: 13 TLR: LB -609

⑈1094233⑈ ⑆067005158⑆ 6001486⑈

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-014
Mandatory Site-Visit: N/A	Bid Title: SALE OF SURPLUS PROPERTY- SOUTH 11TH STREET
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 4:00 PM, TUESDAY, JANUARY 5, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: KJB Construction Corp Mailing Address: 1232 SW Abacus Ave Port St Lucie, FL 34953	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code: PSL, FL 34953	Typed or Printed Name: Heremarie Baksh
Type of Entity (Select one): Corporation ✓ Partnership Proprietorship	Title: President
Incorporated in the State of: FL Year: 2018	Delivery in 15 days, ARO
Phone Number: 772-224-6371	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number: 83-3032740
E-Mail Address: kjbconstcorp@gmail.com	Local Business: ✓Y ___N MWBE: ✓Y ___N
Bid Security is attached, when required, in the amount of $ 400.00 F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

eBid Response

Add Response

Supplier

Date

Superior Home Services
Responded Date : 01/05/2021

kib construction corp
Responded Date : 01/05/2021

Supplier Details

Edit eBid Response | View History

Supplier Name	kib construction corp
Address	abacus ave , port st lucie, Florida 34953
Phone Number	772-224-6371
Self Declarations	Small Business, Woman Owned
Bid Response Date	01/05/2021 1:23 PM Eastern
Bid Amount	$8,000.00
Response Status	Complete

Required Documents

✓ Bid Submittal Forms - Surplus Property (Electronic/Online)

Download Entire Bid Package

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-014

KIB Construction Corp herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted (one original and one copy) in a sealed envelope bearing on the outside the name of the bidder, its address, and **Bid No. 2020-014, Sale of Surplus Property – S 11th Street.**

Name of Bidder: KIB Construction Corp

Address of Bidder: 1232 Sw Abacus Ave

City, State, Zip: Port St lucie, FL 34953

Telephone Number: 772-224-6371

Fax Number: _____ **Email Address:** kibconstcorp@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
South 11th Street 2409-826-0005-000-2	$ 8000.00	$ 400.00

INTENDED USE

Residential (select one):

☑ Single Family ☐ Multi-Family ☐ Other: _____

Ownership (select one):

☑ Rental ☐ Resale ☐ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of new construction and project timeline):

KIB Construction Corp will be grateful to Develop this beautiful piece of parcel with a Single family residence or duplex & permits as a rental property. We have been working with City of Ft Pierce SHIP & CDBG we can enhance a property. would love the opportunity to beautify this area.

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $ 90,000.00

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-014

PROOF OF FINANCIAL ABILITY
Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Bidder of Authorized Representative

Typed Name: Hereward Baksh

Date: 01-05-2021

CITY OF FORT PIERCE BIDDER'S CHECKLIST

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Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	Ebidding	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	Ebidding	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH PROPOSAL _____

Business Market Rate Savings



KIB CONSTRUCTION CORP
1232 SW ABACUS AVE
PORT SAINT LUCIE FL 34953-6602

Questions?

Available by phone 24 hours a day, 7 days a week:
Telecommunications Relay Services calls accepted

1-800-CALL-WELLS (1-800-225-5935)

TTY: 1-800-877-4833
En español: 1-877-337-7454

Online: wellsfargo.com/biz

Write: Wells Fargo Bank, N.A. (287)
P.O. Box 6995
Portland, OR 97228-6995

Your Business and Wells Fargo

Visit wellsfargoworks.com to explore videos, articles, infographics, interactive tools, and other resources on the topics of business growth, credit, cash flow management, business planning, technology, marketing, and more.

Statement period activity summary

Beginning balance on 12/1	$95,005.67
Deposits/Credits	12,000.84
Withdrawals/Debits	- 0.00
Ending balance on 12/31	**$107,006.51**

Account number: 5469

KIB CONSTRUCTION CORP

Florida account terms and conditions apply

For Direct Deposit use
Routing Number (RTN): 063107513

For Wire Transfers use
Routing Number (RTN): 121000248

Interest summary

Interest paid this statement	$0.84
Average collected balance	$99,134.70
Annual percentage yield earned	0.01%
Interest earned this statement period	$0.84
Interest paid this year	$3.51

KIB CONSTRUCTION CORP
1232 SW ABACUS AVE
PORT SAINT LUCIE, FL 34953-6602

1099
63-751/631 11043

01-05-2021
Date

Pay to the Order of City of Ft Pierce $ 400.00

four hundred —— Dollars

Photo Safe Deposit® Details on back

WELLS FARGO
Wells Fargo Bank, N.A.
Florida
wellsfargo.com

For Bid#-014-0-2021/LH

MP

⑆063107513⑆ 1132488410⑈ 01099

OFFER TO PURCHASE/BID RESPONSE FORM
BID NO. 2021-014

KIB Construction Corp herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

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Name of Bidder: KIB Construction Corp

Address of Bidder: 1232 Sw Abacus Ave

City, State, Zip: Port St lucie, FL 34953

Telephone Number: 772-224-6371

Fax Number: _____ **Email Address:** kibconstcorp@gmail.com

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
South 11th Street 2409-826-0005-000-2	$ 8000.00	$ 400.00

INTENDED USE

Residential (select one):

☑ Single Family ☐ Multi-Family ☐ Other: _____

Ownership (select one):

☑ Rental ☐ Resale ☐ Primary Residence ☐ Other: _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of new construction and project timeline):

KIB Construction Corp will be grateful to Develop this beautiful piece of parcel with a Single family residence or duplex if Permits as a rental property. We have been working with City of Ft Pierce SHIP & CDBG we can enhance a property. would love the opportunity to beautify this area.

(Attach additional pages as needed)

VALUE

Total estimated value of all improvements to the property: $ 90,000.00

Bid No. 2021-014
South 11th St

KIR Construction would like to put up a duplex (multi family) on this parcel. for Rental.

We have a timeline of approximately 1.5 years to complete.

Thank you!