



To: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
CAPTAIN PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 20-07000010

DATE: SEPTEMBER 3, 2020

Development Review & Design Review - Crossroads Industrial - Parcel ID: 2325-122-0002-000-3

Application for Development Review & Design Review for a master plan and phase 1 site plan for an industrial warehouse complex. The project will be phased out in four (4) phases. The first phase will consist of 150,000 square feet of warehouse space with the total master plan accommodating 1,078,794 square feet of warehouse/manufacturing space. The parcel currently has a zoning of CP-1, Commercial Parkway and a Future Land Use of GC, General Commercial. The parcel ID is 2325-122-0002-000-3.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by September 15, 2020.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan



DEVELOPMENT REVIEW

Property address or Location 0 Crossroads Parkway, Fort Pierce, Florida
 Parcel ID #(s) 232512200020003
 Project description Master Conceptual Site Plan for the project and detailed site plan for Pod A to be constructed. 150,000 SF warehouse and distribution center.

FLF Crossroads Industrial I LLC
Property Owner(s)
601 Heritage DR Ste 227
Street Address
Jupiter FL 33458
City State Zip
Phone Number
joshsimon@fifholdings.com
Email Address

Donaidson Hearing/George Missimer, Principle/Land Planner, Coteur & Hearing
Applicant/Representative, Title, Company
1934 Commerce Lane, Suite 1
Street Address
Jupiter FL 33458
City State Zip
561-747-6336
Phone Number
dhearing@coteur-hearing.com, gmissimer@coteur-hearing.com
Email Address

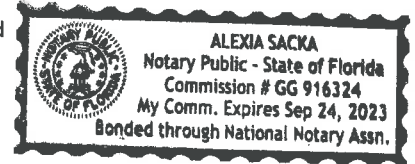
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgment of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other 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)

STATE OF FLORIDA -- COUNTY OF PALM BEACH
 The foregoing instrument was acknowledged before me this 3 day of August, 2020, by
Josh Simon who is personally known to me or has produced
Alexia Sacka 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



DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

150,000

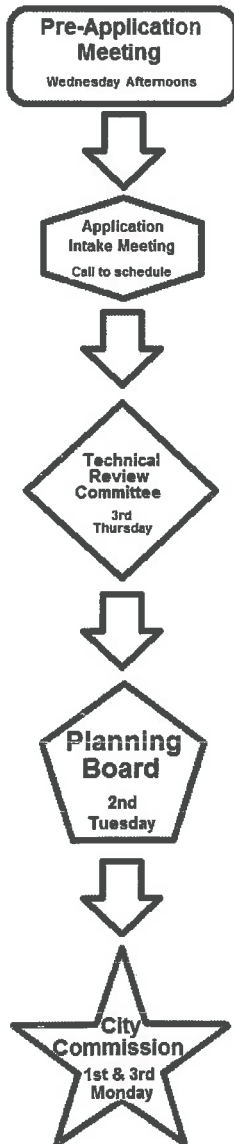
Non-Residential: Proposed Sq. Ft.:

Residential: Proposed Units:

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

North	South	East	West
Commercial Parkway/Industrial	Interstate 95, Turnpike	Interstate 95	Turnpike

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

Property address or Location 0 CROSSROADS PKWY, Fort Pierce, FL
 Parcel ID #(s) 232512200020003
 Project Description Development of a 150,000 SF warehouse/distribution facility within Pod A of the conceptual master plan.

FLF Crossroads Industrial I LLC
 Property Owner(s)
 601 Heritage DR Ste 227
 Street Address
 Jupiter FL 33458
 City State Zip
 Phone Number
 joshsimon@flfholdings.com
 Email Address

Donaldson Hearing/George Missimer, Principle/Land planner, Cotteur & hearing
 Applicant/Representative, Title, Company
 1934 Commerce Lane, Suite 1
 Street Address
 Jupiter FL 33458
 City State Zip
 561-747-6336
 Phone Number
 dhearing@coteleur-hearing.com, gmissimer@coteleur-hearing.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 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)

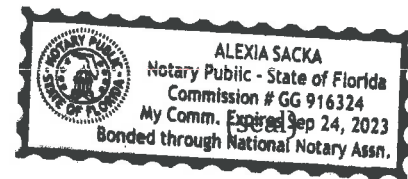
STATE OF FLORIDA -- COUNTY OF PALM BEACH
 The foregoing instrument was acknowledged before me this 3 day of August, 2020, by

Josh Simon who is personally known to me or has produced

as identification.

Signature of Notary

Alexia Sacka



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.

FLF CROSSROADS INDUSTRIAL**Site Plan Application**

Statement of Use

8-3-2020

Introduction

On behalf of the property owner, FLF Crossroads Industrial I, LLC, please accept this as our formal request for approval of the conceptual masterplan for the proposed commercial/ light industrial development located off Crossroads Parkway, and for site plan approval of the first Pod and building. The proposed development is a permitted use within the Commercial Parkway Zoning District and satisfies the goals and objectives of the Comprehensive Plan. The Applicant is proposing a master plan for the subject property which includes 4 Pods that have a master drainage system. Additionally, a detailed site plan for Pod A is also being proposed and would move forward to construction as soon as possible.

Commercial Parkway District (CP-1):

"The CP-1 district is established for the purpose of providing space for large lot development along principal vehicular approaches into the city. This is a mixed-use district which should provide for certain types of office, commercial, and industrial operations which are typically characterized by a business park setting. This district may function as a transition zone between commercial/light industrial activities and uses which may be sensitive to nuisance such as residential land uses."

The proposed development is a permitted use within the current zoning district and is located appropriately for the intensity of the use. Located between Interstate-95 and the Florida Turnpike, the project is ideally suited for the area and won't negatively impact any surrounding property. The Applicant is requesting approval of the conceptual master plan and a detailed site plan for Pod A.

Project Contact

All correspondence in connection with this request should be directed to the agent for the applicant:

Agent / Landscape Architect / Planner

Contact: Donaldson E. Hearing
Cotleur & Hearing
Address : 1934 Commerce Lane, Suite 1
Jupiter, Florida 33458
Phone: (561) 747-6336
Fax: (561) 747- 1377
Email: dhearing@cotleur-hearing.com

Property Owner/ Applicant

Contact: Josh Simon
FLF Crossroads Industrial I LLC
Address: 601 Heritage DR Ste 227,
Jupiter, Florida 33458
Email: joshsimon@flfholdings.com

History

The subject property was purchased in 2019 by the property owner. Prior permits for the subject property include a Fence permit that was pulled in 2008. The southern portion of this property, approximately 47.75 acres, is under a conservation easement that was recorded in 1997.

Project Location

The subject property is located directly between Interstate I-95 and Florida’s Turnpike in the City of Fort Pierce. Direct access is provided at two locations along Crossroads Parkway. The site consists of approximately 130 acres, which includes about 48 acres of land under conservation easement.

Surrounding Property

EXISTING SURROUNDING ZONING AND LAND USE			
	EXISTING USE	FUTURE LAND USE	ZONING
NORTH	AGRICULTURE	MXD-MIXED USE (COUNTY)	RM-5-RESIDENTIAL MULTI-FAMILY-5 (COUNTY)
	INDUSTRIAL FACILITIES	GC- GENERAL COMMERCIAL (CITY)	CP- COMMERCIAL PARKWAY (CITY)
SOUTH	CONSERVATION AREA	R/C-RESIDENTIAL CONSERVATION	IX-INDUSTRIAL EXTRACTION
	VACANT LAND	MXD-MIXED USE (COUNTY)	RM-5- RESIDENTIAL MULTI-FAMILY-5 (COUNTY)
EAST	INTERSTATE-95	INTERSTATE-95	INTERSATE-95
WEST	FLORIDA TURNPIKE	FLORIDA TURNPIKE	FLORIDA TURNPIKE

General Project Description

The applicant is proposing a master plan and Phase 1 Site plan for the subject parcel. The master plan includes 4 Pods totaling 71.68 acres. Each pod is being proposed with a conceptual square footage of warehouse/manufacturing use. The Master Plan also includes approximately 10.27 acres for water management. As mentioned, the southern most portion of the property consisting of 47.75 acres is under conservation easement.

The Phase 1 site plan is being proposed for Pod A. The total pod area is 10.94 acres and has a proposed 157,500 SF Manufacturing /Warehouse facility. The site also includes 231 parking spaces and 64 trailer spaces. The building would also have the potential for 42 exterior docking areas, but 15 are being proposed to be installed. This use is consistent with the current Zoning (Commercial Parkway) and Land Use (General Commercial) for the property and it falls into the I-95 and Turnpike Interchange District. The propose facility will utilize trash removal services as needed by the individual tenants. No shared disposal or permanent trash structure is being proposed. Instead, tenants will have the option to utilize trash compactors/dumpsters at individual loading docks in the rear of the building.

Architecture

This 32' clear precast facility will be designed to accommodate up to four (4) tenants and will have two (2) individual entrances at each of the NE and SE corners of the facility and a dual entrance feature midpoint along the eastern elevation. The entrances will provide for reflective glass/glazing and clerestory windows will be installed along all four elevations of the building. The project will be able to accommodate up to 42 loading positions along the western elevation, however only 15 loading positions will be installed as part of the initial construction of the facility. Additionally, four (4) drive-in doors will be installed; one (1) each at the northwest and southwest corners and two (2) located midpoint along the western wall.

Landscaping

Per code section 22-187, General Landscape Requirements, there is adequate room on the proposed site plan to provide the necessary landscape to both satisfy the code and to create a quality project. Perimeter buffer, vehicle use area landscape, and foundation plantings are being provided to create a true high-quality project.

Parking

In accordance with the provisions of Section 22-60 of the City's LDR's, entitled "Off-street parking and loading" a parking analysis demonstrates that 250 parking spaces are required for the Project. A total of 231 vehicle parking spaces have been provided in the project including eight (8) Handicap spaces. This is 19 less than what is required per the code. However, the proposed use does not fit within this parking requirement based on its operation. A parking study has been prepared in which 12 similar projects have been compared and the average parking provided is .84 spaces per 1,000 SF of Building area. The proposed site plan includes 1.47 parking spaces per 1,000 SF of building area. Providing additional parking area is not necessary for this use and the Applicant is providing the parking study to demonstrate the requirements of this facility. Loading is being provided in accordance with requirements and with the needs of the facility.

Environmental

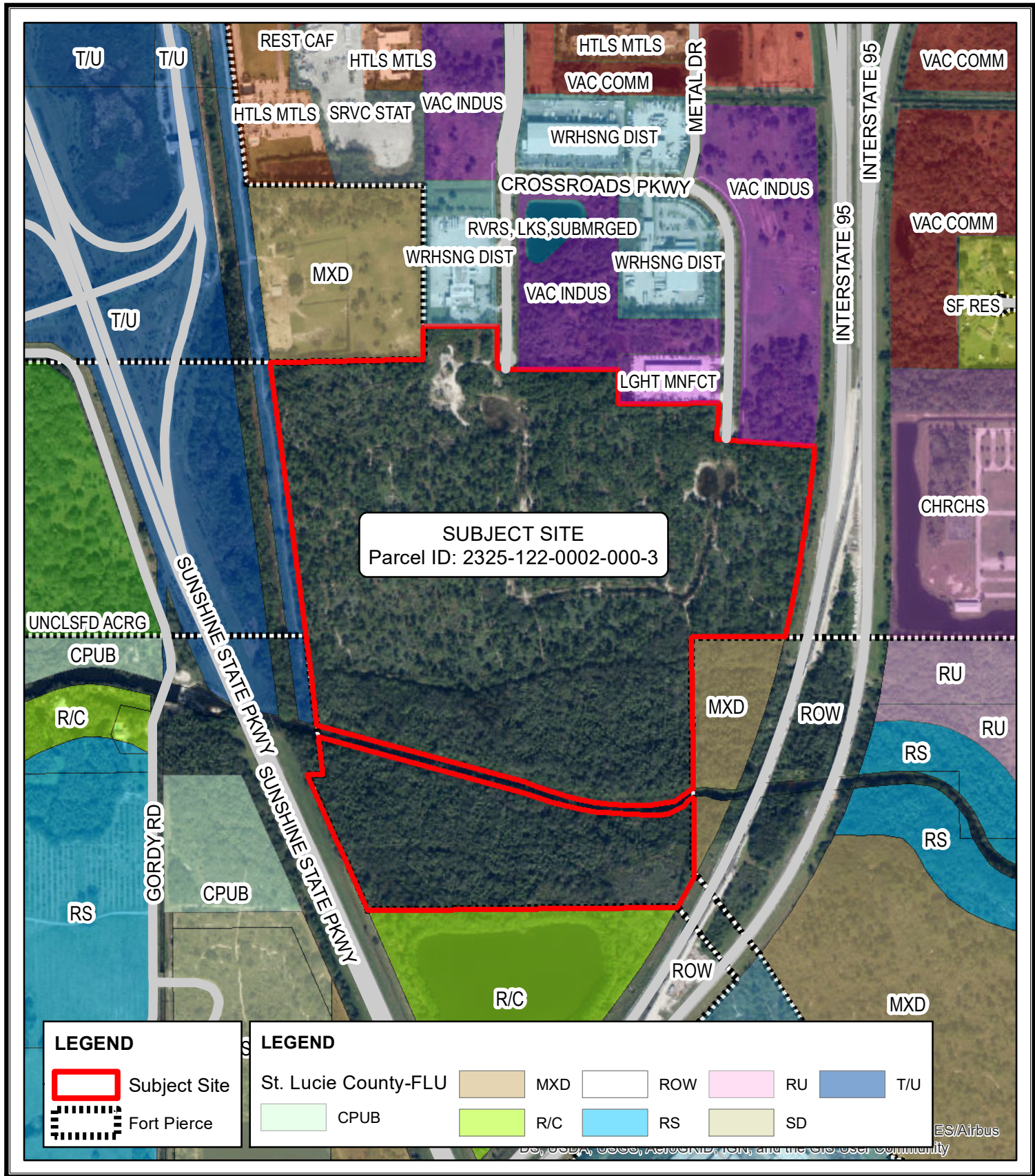
An environmental report has been prepared by EW Consultants for the subject property. In the report the existing vegetation classification, soil types, presence of invasives, and wildlife observations are identified and listed. The presence of invasive species has diminished the quality of habitat for native species. A tree survey has been prepared by Kimley-Horn. Only trees located within Pod A are proposed to be removed and the Applicant will work with Staff to evaluate the necessary mitigation.

Drainage

The site is located within the boundaries of the South Florida Water Management District and the North St Lucie Water Control District and was previously permitted under SFWMD permit # 50-01012-S. It is proposed that runoff be directed to on-site dry detention and on-site lake system via inlets and storm sewer. Overflow and bleed-down is available via discharge to the existing spreader swale south of the site with existing grading routing to the Ten Mile Creek.

Conclusion

The Applicant is requesting site plan and architectural approval of the proposed master site plan and phase 1 site plan for FLF Crossroads Industrial. The project site is located in the City of Fort Pierce between Interstate -95 and the Florida Turnpike. The property is zoned Commercial Parkway and has a future land use of General Commercial. We are excited to discuss this new project with Staff and will be happy to answer any questions ahead of time.



SUBJECT SITE
Parcel ID: 2325-122-0002-000-3

LEGEND

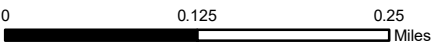
- Subject Site
- Fort Pierce

LEGEND

St. Lucie County-FLU	MXD	ROW	RU	T/U
CPUB	R/C	RS	SD	



1 inch equals 0.125 miles



Map Document:
(F:\Projects Active\20-0604 Crossroads Business Industrial
Distribution Center\Maps and Graphics\ArcMap_Projects)
07-31-2020 -- 1:30:00 PM- MAK

Vicinity Map
Crossroads Industrial
Fort Pierce, Florida



Cotleur & Hearing

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

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 21 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.)

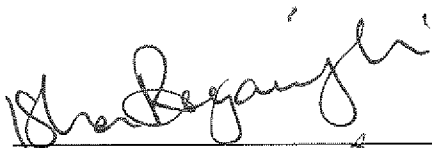
Grantor and Grantee acknowledge that: (i) the Property was transferred to IDI Logistics Services Group, LLC, a Georgia limited liability company (f/k/a IDI Services Group, LLC, a Georgia limited liability company), ("**IDILSG**"), via a contribution of capital pursuant to that Written Consent dated as 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 KAYAMASHI



Name: G. Bryan Blasingame

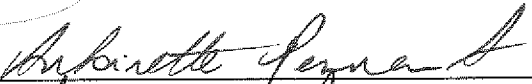
Title: EVP and Chief Investment Officer



Witness (print name): BEN FALAD

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: 
Print Name: ANTOINETTE PENNANT
Notary Public, State of GEORGIA
My commission expires: 1/14/2021



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)

[Handwritten Signature]

Witness (print name): ISHA RAYAMAZHI

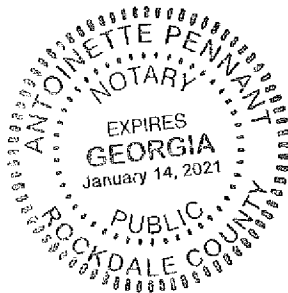
[Handwritten Signature]

Witness (print name): BOB FALANT

[Handwritten Signature]
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.



Notary: *[Handwritten Signature]*
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

Page 1

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 2193214

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

PAGE 1

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.



2193224 8317

131231305

You may verify this certificate online
at corp.delaware.gov/authver.shtml

Jeffrey W. Bullock
Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 0839319

DATE: 10-24-13

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 1326.36 FT 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, TH SLY 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-TANG CURVE CONC WLY, CB S 07 DEG 59 MIN 05 SEC W, CA 09 DEG 40 MIN 34 SEC, R OF 5635.58 FT 951.74 FT TO 1/4 SEC LI, TH N 89 DEG 14 MIN 57 SEC W ON SD 1/4 SEC LI 463.23 FT TO 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 SECL, 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 1/4 1/4 SEC LI, TH S 88 DEG 49 MIN 38 SEC E 772.11 FT TO SE COR OF NW 1/4 OF NW 1/4, TH N 00 DEG 17 MIN E 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
APR 1 1988	0602 / 0237	XX00	CV		\$4,359,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:
Building Type:
Grade:
Story Height:

Roof Cover:
Year Built: N/A
Effective Year: N/A
No. Units: 0

Roof Structure:
Frame:
Primary Wall:
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%



Image
or
Sketch
unavailable
for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
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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
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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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August 3, 2020

City of Fort Pierce
Building Department
100 N. U.S. Highway 1
Fort Pierce, Florida 34950
Page 1

Re: Crossroads Industrial Park – Proposed Shell Building A Parking Analysis

To Whom It May Concern,

This letter is being written in response to an inquiry from the City of Fort Pierce regarding the proposed number of car parking positions for this proposed Industrial Shell Building falling short of 1 position per 600 gross S.F. of building area. In our experience we have seen on average 1 car position per 1,000 S.F. – 1,200 S.F. is sufficient for a building of this type. Our hope is to highlight, with the below list of previously designed buildings by our firm, a typical car parking ratio provided with a shell building like the proposed building.

Project Name	Building Area	Car Parking Provided	Parking Ratio
Chase Avenue Shell Building	133,076 S.F.	113	0.84 Cars / 1,000 S.F.
Cherry Hill BP Shell Building	135,023 S.F.	97	0.71 Cars / 1,000 S.F.
Mannheim Shell Building	139,200 S.F.	40	0.28 Cars / 1,000 S.F.
High Plains Shell Building 6	150,000 S.F.	85	0.56 Cars / 1,000 S.F.
Ridgeland Shell Building	150,000 S.F.	104	0.69 Cars / 1,000 S.F.
Douglas Road Industrial Bldg.	152,350 S.F.	105	0.69 Cars / 1,000 S.F.
Palatine CC – Shell Building	153,043 S.F.	188	1.22 Cars / 1,000 S.F.
Southport Crossing Shell Bldg.	154,000 S.F.	143	0.92 Cars / 1,000 S.F.
Bristol Business Park Bldg. 4	157,043 S.F.	212	1.35 Cars / 1,000 S.F.
South Lake Industrial Bldg. C	168,397 S.F.	193	1.14 Cars / 1,000 S.F.
Werch Drive Industrial Building	168,000 S.F.	152	0.90 Cars / 1,000 S.F.
Irving Park Industrial Building	175,120 S.F.	132	0.75 Cars / 1,000 S.F.

Average Car Parking Ratio: **0.84 Cars / 1,000 S.F.**

Crossroads Industrial A	157,500 S.F.	231	1.47 Cars / 1,000 S.F.
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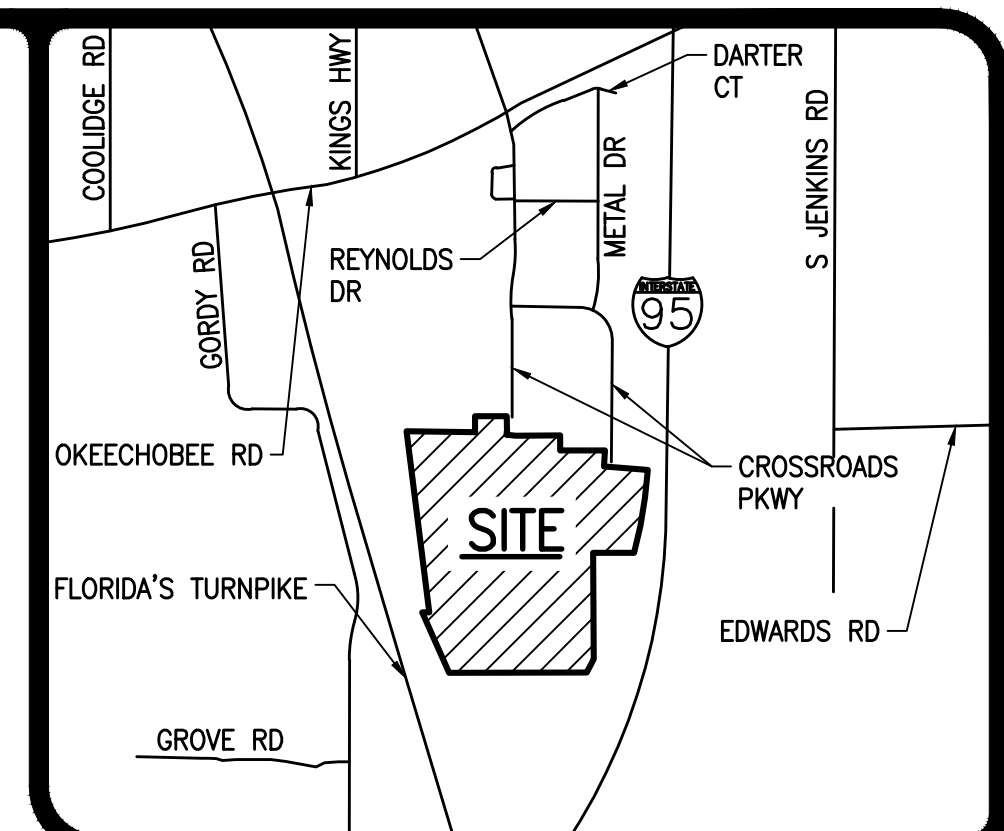
Proposed Building A Parking Ratio: **1.47 Cars / 1,000 S.F.**

Based on the information provided it is our opinion the 231 car parking positions proposed for this Industrial Shell Building are more than adequate for a building of this size, type and function.

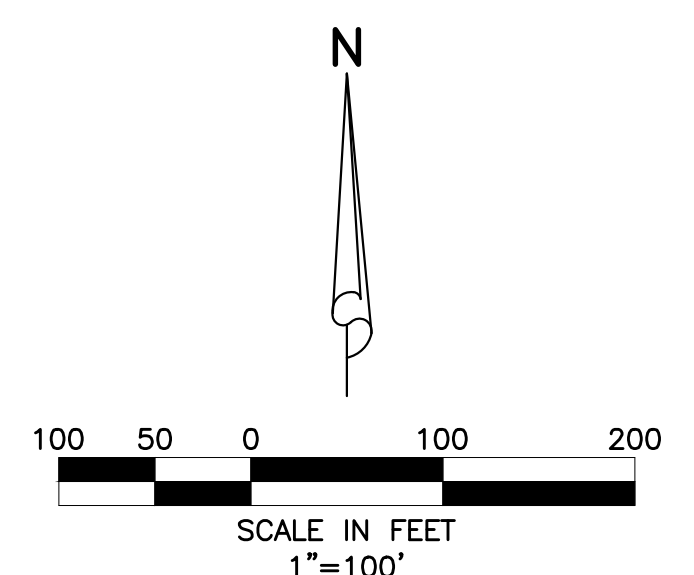
If you have any further questions or concerns, please do not hesitate to contact our office.

Sincerely

Nick Edwards
Project Architect

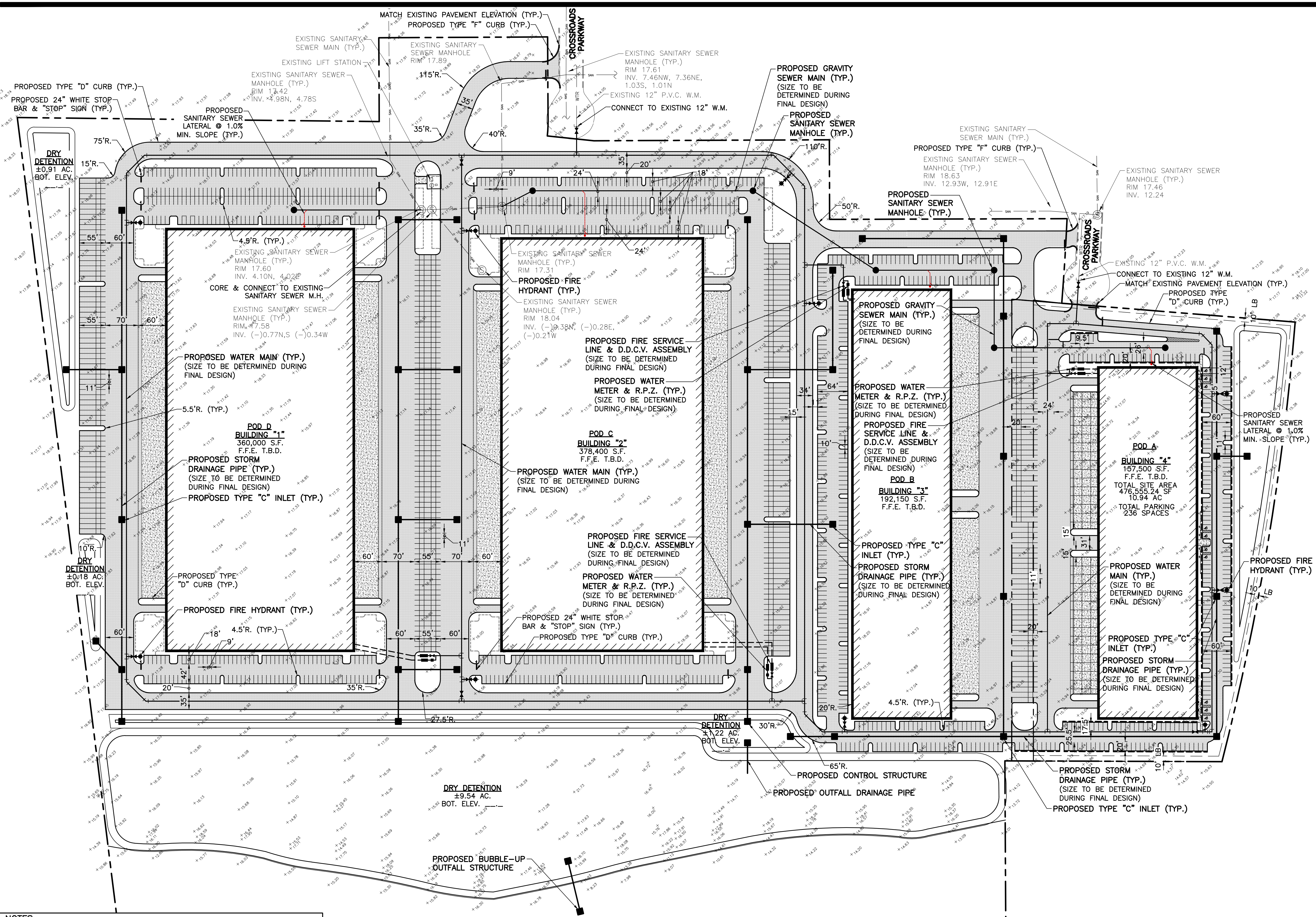


LOCATION MAP
NOT TO SCALE



LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- PROPOSED HIGH POINT
- EXISTING GRADE ELEVATION
- PROPOSED ASPHALT OR CONCRETE
- PROPOSED CONCRETE
- PROPOSED BRICK PAVERS/DECORATIVE PAVEMENT
- PROPOSED DETECTABLE WARNING SURFACE
- SAWCUT, REMOVE, & REPLACE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- SAWCUT & REMOVE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- PROPOSED EXFILTRATION TRENCH (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)
- 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 BENCH & TRASH CAN (BY OTHERS)
- PROPOSED BIKE RACK (BY OTHERS)
- PROPOSED 24" WHITE STOP BAR, "STOP" SIGN & 6" DOUBLE YELLOW STRIPE
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- 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, FLORIDA AND FORT PIERCE UTILITIES AUTHORITY.
 - 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.
 - 4.) 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.
 - 5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.
 - 6.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.

8/3/2020

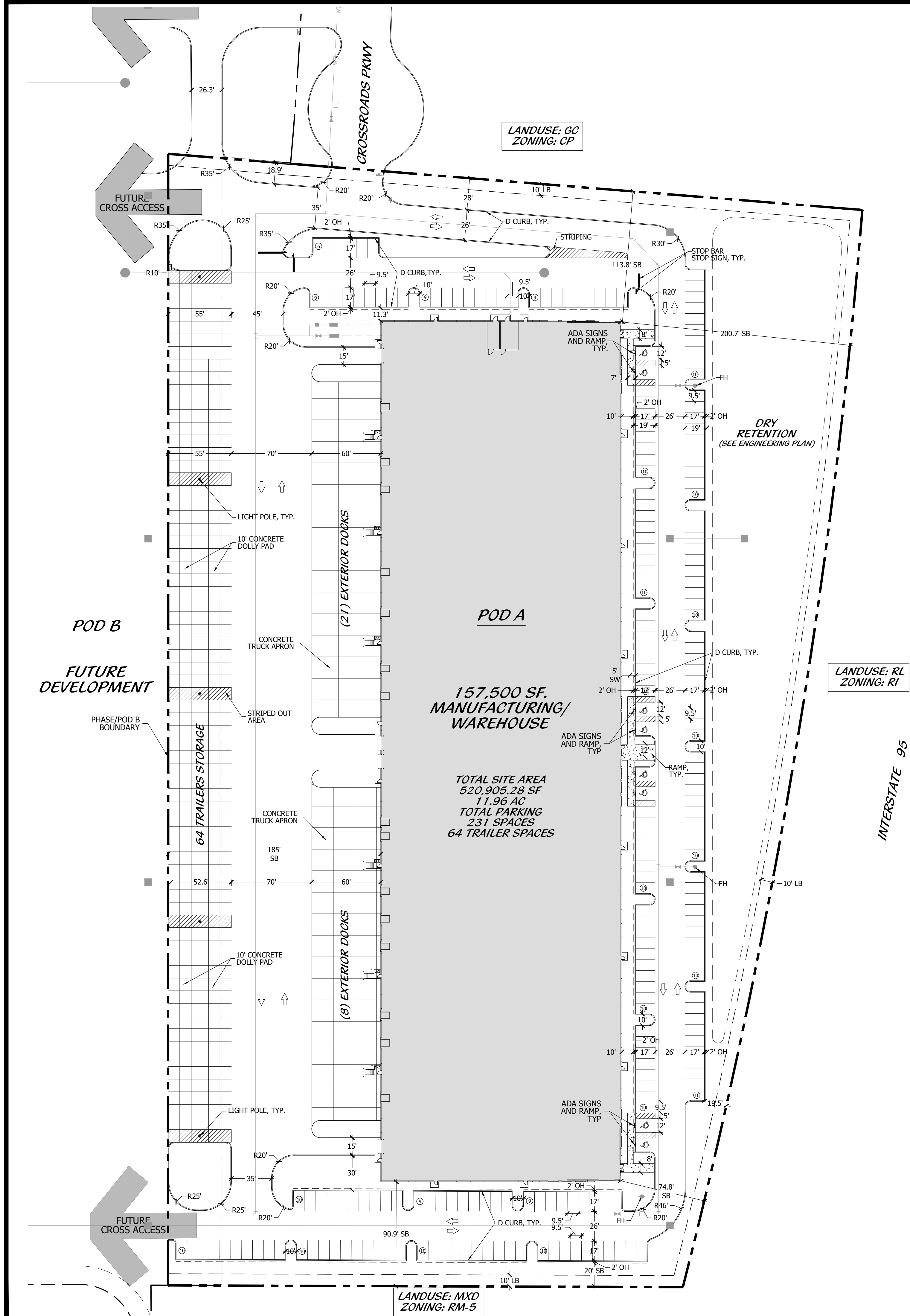
CROSSROADS COMMERCE PARK – PHASE 1
SECTION 25, TOWNSHIP 35S., RANGE 39E.
CITY OF FORT PIERCE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE,
WATER AND WASTEWATER PLAN



DESIGN	DRAWN	CHECKED	APPROVED	DATE
Z.T.	R.S.			

REVISIONS

JOB NO.	DRAWING NO.	SHEET	OF
20-072	20072C01	1	1



LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING IN AND BEING A PORTION OF SECTION 25, TOWNSHIP 25 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 20, 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;

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 89°14'09" 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;

SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 06°10'11", A CHORD LENGTH OF 32.29 FEET BEARING SOUTH 02°47'50" WEST;

THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.30 FEET TO A POINT;

THENCE, BEARING SOUTH 84°07'05" EAST, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE, BEARING NORTH 89°45'33" EAST, A DISTANCE OF 502.31 FEET TO A POINT;

THENCE, BEARING SOUTH 00°10'06" EAST, A DISTANCE OF 169.86 FEET TO A POINT;

THENCE, BEARING NORTH 89°49'54" EAST, A DISTANCE OF 506.62 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,136.03 FEET, A CENTRAL ANGLE OF 02°01'02", A CHORD LENGTH OF 180.81 FEET BEARING SOUTH 03°35'56" WEST;

THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 180.82 FEET TO A POINT;

THENCE, BEARING SOUTH 85°22'44" EAST, A DISTANCE OF 499.55 FEET TO THE POINT OF BEGINNING.

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.

SITE DATA

PROJECT NAME	CROSSROADS INDUSTRIAL	
PETITION NUMBER	TBD	
PARCEL CONTROL NUMBER	23 25 12 20 0020 003	
FLOOD CONTROL PANEL	0169	
TOTAL BUILDING AREA	1,071,400.00 SQ.FT.	
TOTAL SITE AREA	ACRES	SQUARE FEET
	129.52	5,641,891.20
POD A AREA	ACRES	SQUARE FEET
POD AREA	11.96	488,667.54
BUILDING AREA	3.44	157,500.00
POD B AREA		
POD AREA	12.07	566,011.00
BUILDING AREA	4.2	182,952.00
POD C AREA		
POD AREA	24.10	1,043,735.76
BUILDING AREA	8.69	378,536.40
POD D AREA		
POD AREA	23.39	1,025,128.86
BUILDING AREA	8.26	359,805.60
BUILDING LOT COVERAGE	19%	
BUILDING HEIGHT	50'	
FLOOR AREA RATION	0.13	
LAND USE CALCULATIONS	ACRES	PERCENT
LANDSCAPE BUFFERS	1.87	1.44
VEHICULAR USE AREAS	45.06	34.79
BUILDING LOT COVERAGE	24.59	18.99
CONSERVATION AREA	47.73	36.85
WATER MANAGEMENT TRACT	10.27	7.93
SUB TOTAL	129.52	100.00
PARKING DATA	REQUIRED	PROVIDED
TOTAL CAR PARKING		231
TOTAL TRAILER PARKING		64
HANDICAP SPACES (INCLUDED IN TOTAL)		8
LOADING DATA		
LOADING BAYS		29

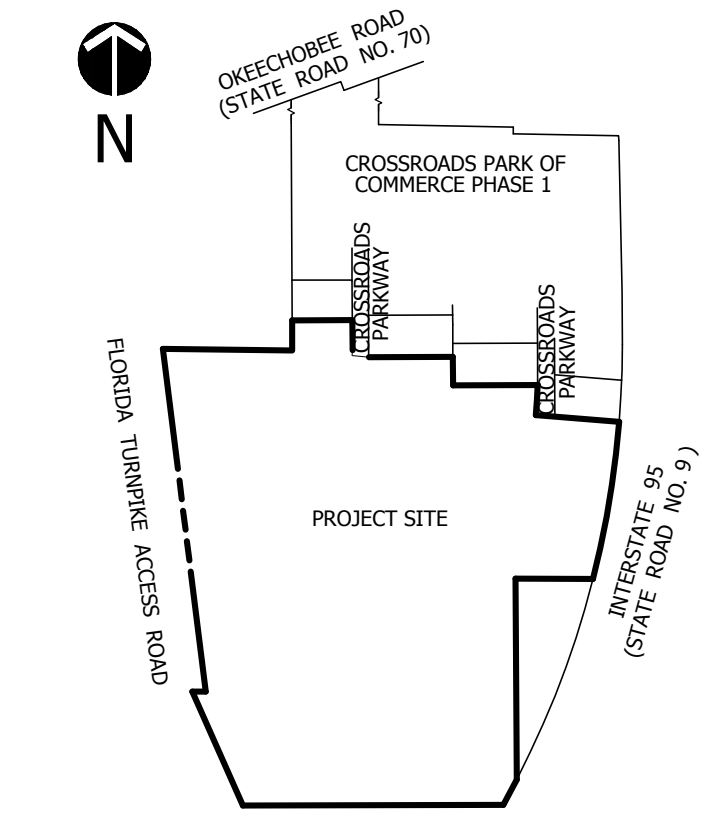
LEGEND

- LB LANDSCAPE BUFFER
- R RADIUS
- SB SETBACK
- ADA AMERICAN DISABILITIES ACT
- SW SIDEWALK
- TYP TYPICAL
- HC SIGN
- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING

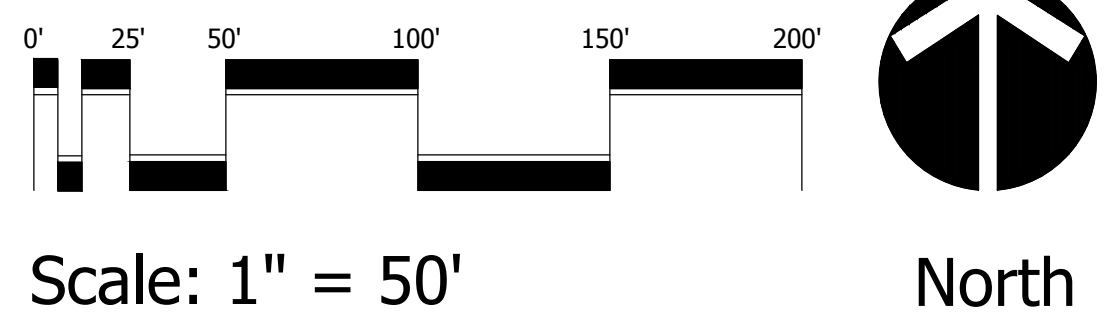
PROJECT TEAM

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LOCATION MAP



Phase 1 Site Plan



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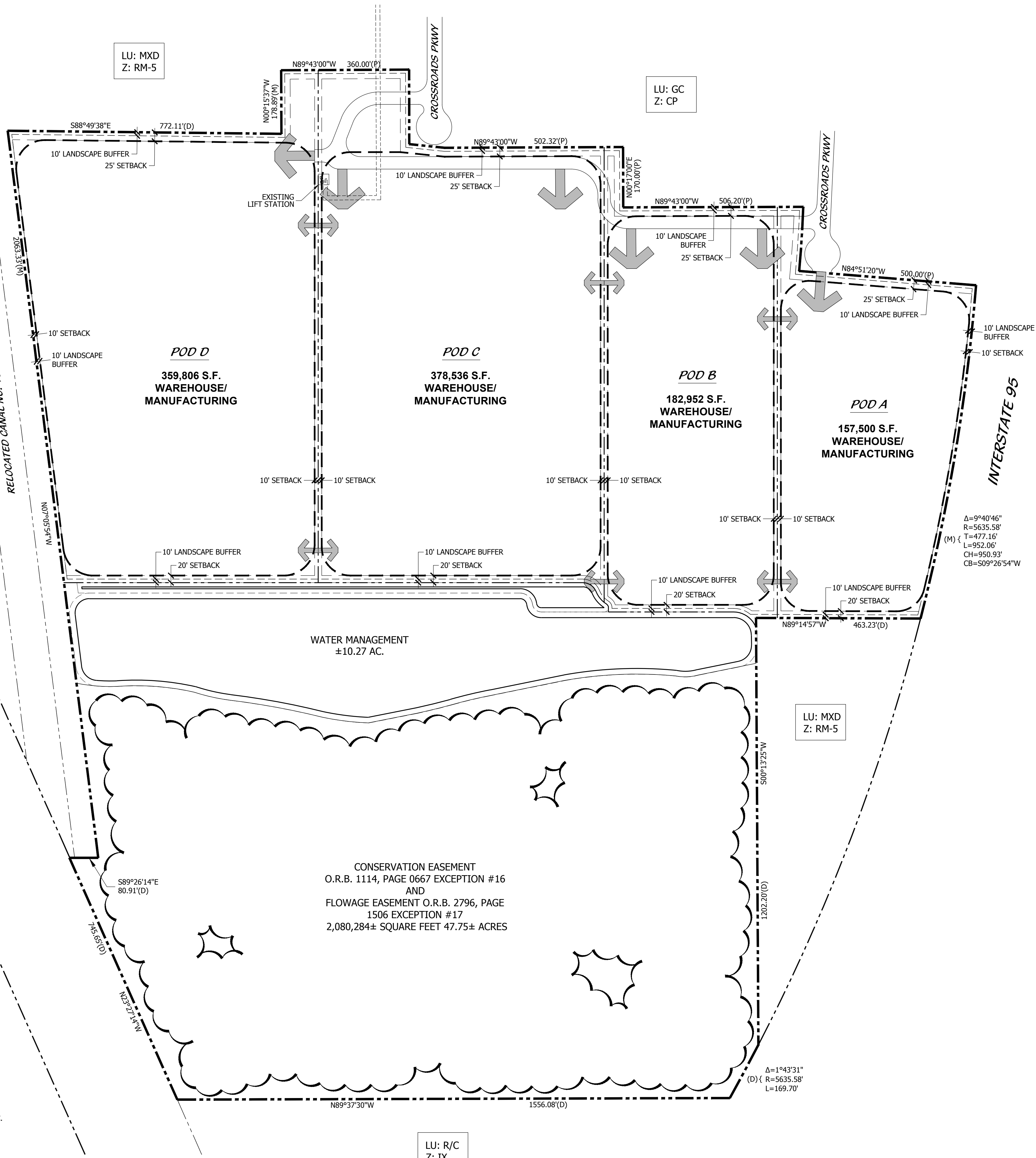
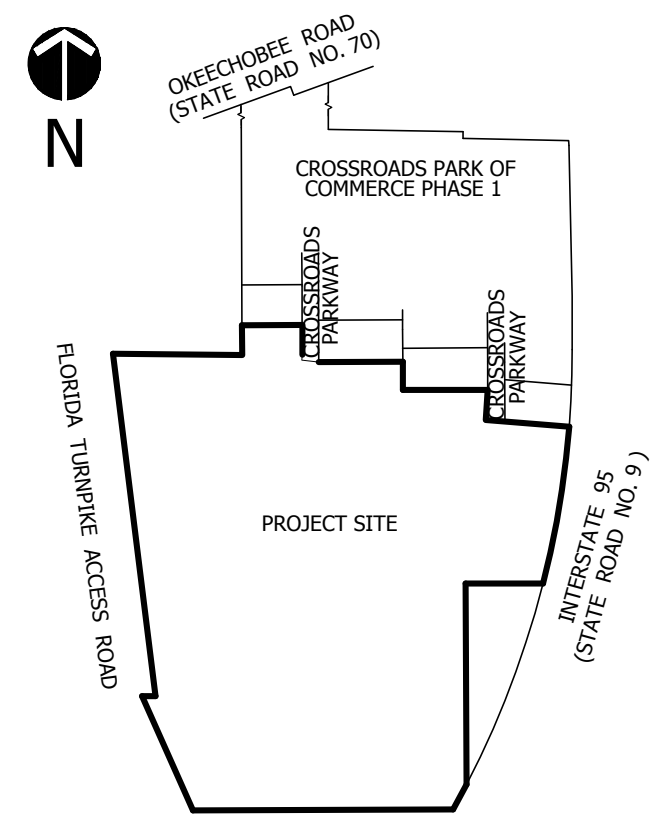
Crossroads Industrial
Fort Pierce, Florida

DESIGNED DEH
DRAWN RO
APPROVED DEH
JOB NUMBER 20-0604
DATE 06-15-2020
REVISIONS

June 12, 2020 11:58:29 a.m.
Drawing: 20-0604.MP.DWG

SHEET 1 OF 1
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LOCATION MAP



SITE DATA

PROJECT NAME	CROSSROADS INDUSTRIAL	
PETITION NUMBER	TBD	
PARCEL CONTROL NUMBER	23 25 12 20 0020 003	
FLOOD CONTROL PANEL	0169	
TOTAL BUILDING AREA	1,071,400.00 SQ. FT.	
TOTAL SITE AREA	ACRES	SQUARE FEET
	129.52	5,641,891.20
POD A AREA	ACRES	SQUARE FEET
POD AREA	11.96	488,667.54
BUILDING AREA	3.44	157,500.00
POD B AREA		
POD AREA	12.07	566,011.00
BUILDING AREA	4.2	182,952.00
POD C AREA		
POD AREA	24.10	1,043,735.76
BUILDING AREA	8.69	378,536.40
POD D AREA		
POD AREA	23.39	1,025,128.86
BUILDING AREA	8.26	359,805.60
BUILDING LOT COVERAGE	19%	
BUILDING HEIGHT	50'	
FLOOR AREA RATION	0.13	
LAND USE CALCULATIONS	ACRES	PERCENT
LANDSCAPE BUFFERS	1.87	1.44
VEHICULAR USE AREAS	45.06	34.79
BUILDING LOT COVERAGE	24.59	18.99
CONSERVATION AREA	47.73	36.85
WATER MANAGEMENT TRACT	10.27	7.93
SUB TOTAL	129.52	100.00
PARKING DATA	REQUIRED	PROVIDED
TOTAL CAR PARKING		231
TOTAL TRAILER PARKING		64
HANDICAP SPACES (INCLUDED IN TOTAL)		8
LOADING DATA		
LOADING BAYS		29

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 I, 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 500.20 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;

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 08°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 80.81 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;

SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3,135.00 FEET, A CENTRAL ANGLE OF 02°01'02", A CHORD LENGTH OF 180.81 FEET BEARING SOUTH 03°35'56" WEST;

THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.30 FEET TO A POINT;

THENCE, BEARING SOUTH 84°07'05" EAST, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE, BEARING NORTH 89°45'33" EAST, A DISTANCE OF 502.31 FEET TO A POINT;

THENCE, BEARING SOUTH 00°10'06" EAST, A DISTANCE OF 169.86 FEET TO A POINT;

THENCE, BEARING NORTH 89°49'54" EAST, A DISTANCE OF 506.62 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,135.00 FEET, A CENTRAL ANGLE OF 02°01'02", A CHORD LENGTH OF 180.81 FEET BEARING SOUTH 03°35'56" WEST;

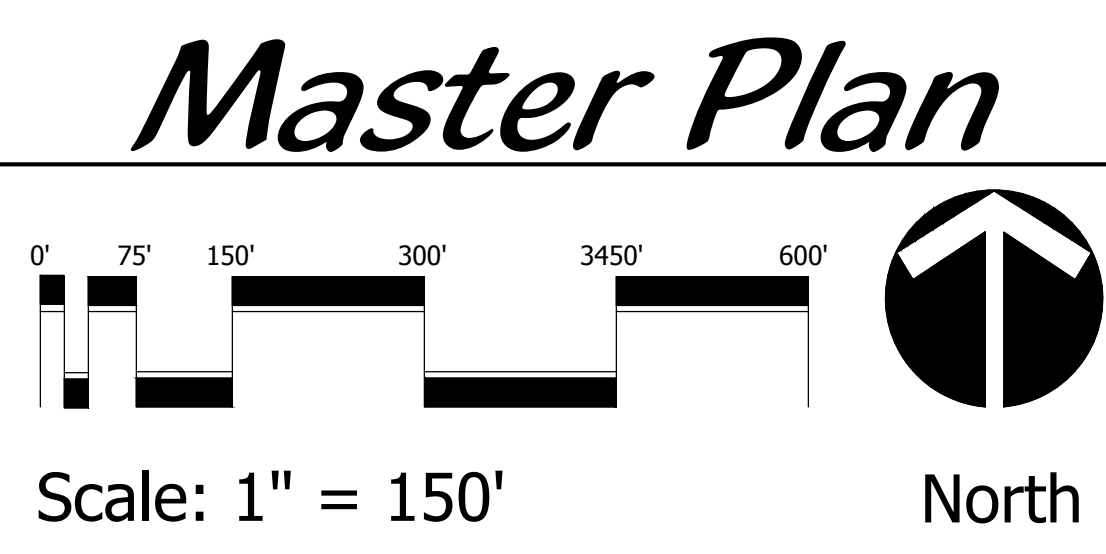
THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 180.82 FEET TO A POINT;

THENCE, BEARING SOUTH 85°22'44" EAST, A DISTANCE OF 499.55 FEET TO THE POINT OF BEGINNING.

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.

PROJECT TEAM

- OWNER/CLIENT:**
FLF CROSSROADS INDUSTRIAL I LLC
601 HERITAGE DRIVE, SUITE 227
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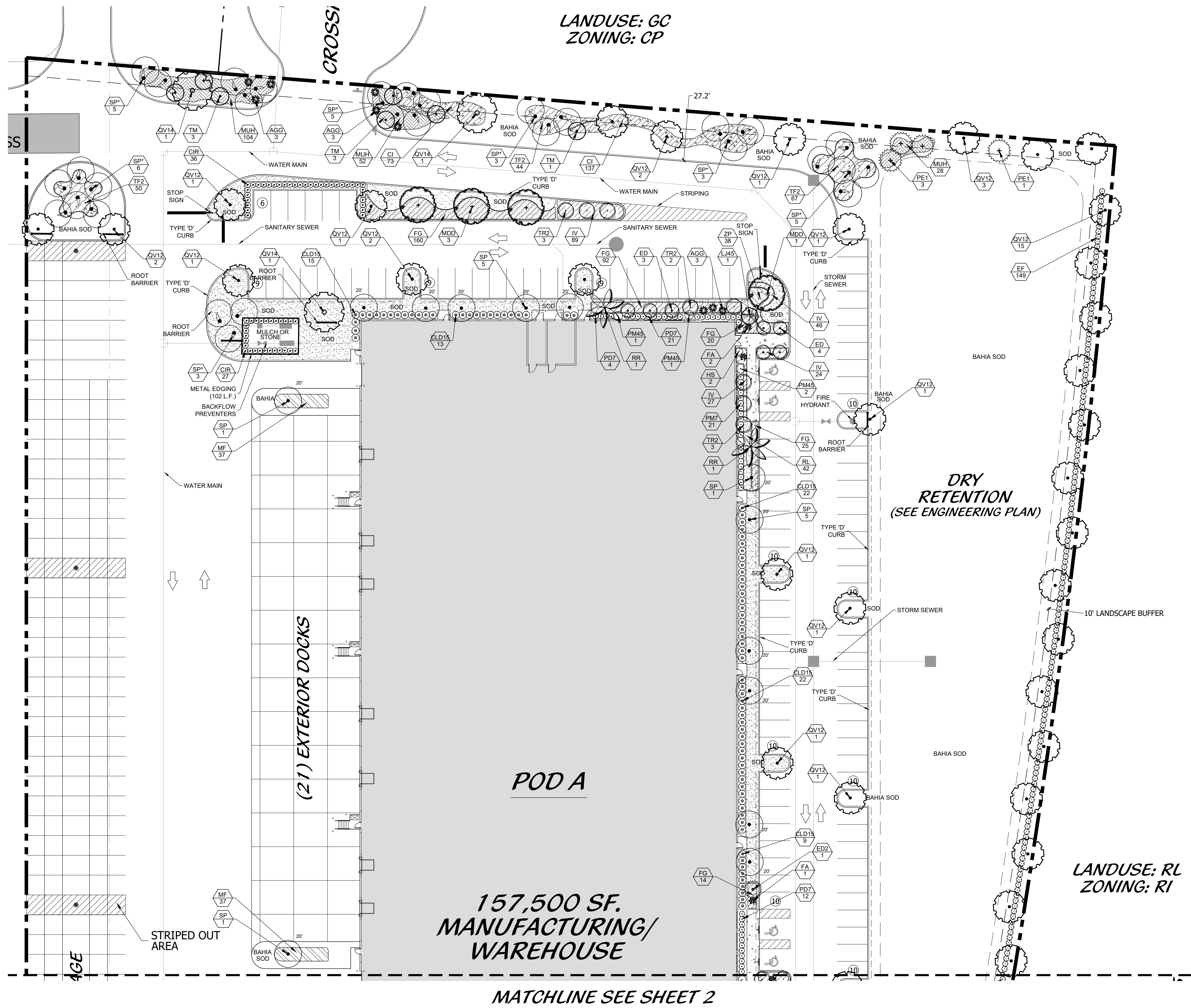
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Crossroads Industrial
Fort Pierce, Florida

DESIGNED _____ DEH
DRAWN _____ RO
APPROVED _____ DEH
JOB NUMBER 20-0604
DATE 06-16-2020
REVISIONS 08-03-2020

August 03, 2020 10:02:01 a.m.
Drawing: 20-0604 MP.DWG

SHEET **1** OF **1**
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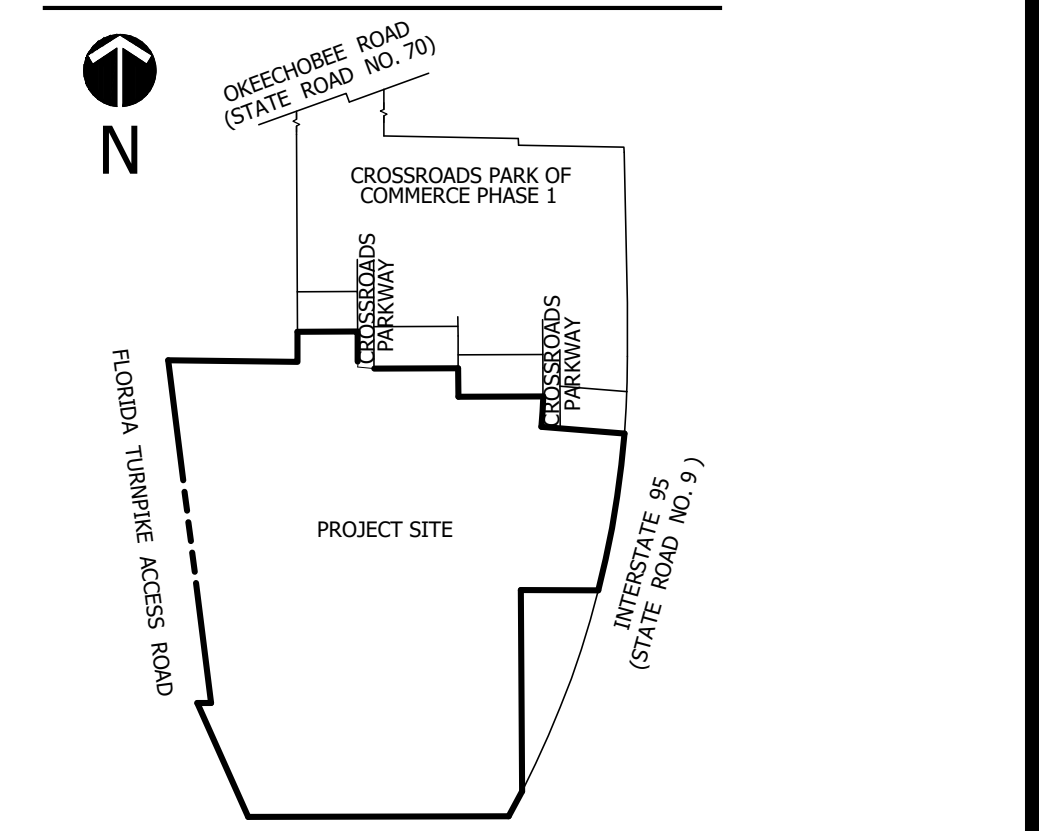
LANDSCAPE DATA

PROJECT NAME	CROSSROADS INDUSTRIAL
PETITION NUMBER	TBD
PARCEL CONTROL NUMBER	23 25 12 20 0020 003
FLOOD CONTROL PANEL	169
TOTAL BUILDING AREA	1,071,400.00 SQ.FT.
TOTAL SITE AREA	ACRES SQUARE FEET 129.52 5,641,891.20
POD A AREA	ACRES SQUARE FEET 11.96 488,667.54
POD A BUFFER REQUIREMENTS	REQUIRED PROVIDED
TREES- (1 PER 30 LF.)	64 64: (59 TREES 15 PALMS)
SHRUBS (1 PER 2 LF.)	964 1225
POD A VEHICULAR USE/ PARKING	
TREES- 1 TREE PER PARKING ISLAND	37 37

LEGEND

LB	LANDSCAPE BUFFER	HC SIGN
R	RADIUS	STOP SIGN
SB	SETBACK	DO NOT ENTER
ADA	AMERICAN DISABILITIES ACT	PEDESTRIAN CROSSING
SW	SIDEWALK	
TYP	TYPICAL	FLORATAM SOD AREA

LOCATION MAP



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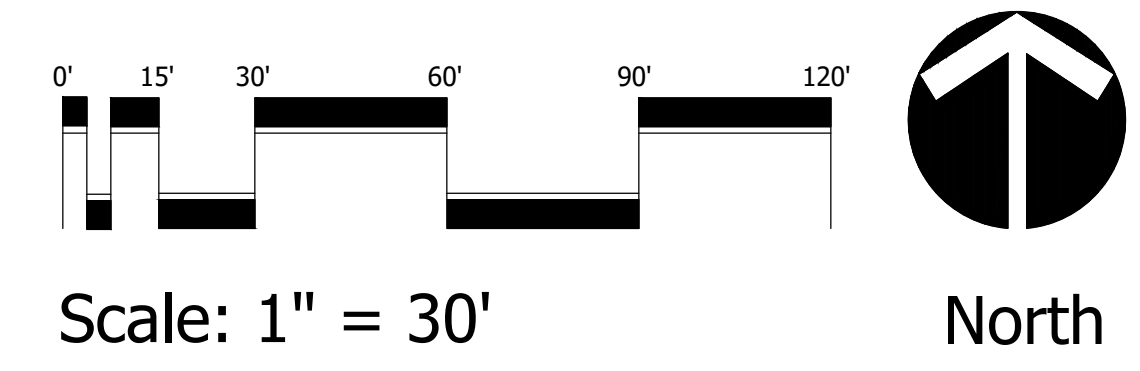
DESIGNED	DEH
DRAWN	GB
APPROVED	DEH
JOB NUMBER	20-0604
DATE	08-03-2020
REVISIONS	

August 03, 2020 3:08:55 p.m.
Drawing: 20-0604 LP.DWG

SHEET 1 OF 3

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Phase 1 Landscape Plan



LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY FLORIDA GRADES AND STANDARDS LATEST EDITION.
ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LAND DEVELOPMENT REGULATIONS. THE TOWN OF JUPITER (LANDS) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/ OR CHANGES WITHOUT THE AUTHORIZATION OF THE TOWN OF JUPITER, THE OWNER, AND THE LANDSCAPE ARCHITECT.
THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE.

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEMAND NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-1262(a)(9)(c) OF THE TOWN OF JUPITER CODE.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB. ALL SOD SHALL BE STENOTAPHRUM SECUNDAIUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITH PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET, TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FOOT INDEK 546.

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 PERMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

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 LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

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 BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF JUPITER. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITHIN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

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.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV., VEGETATION REMOVAL REQUIREMENTS IN THE TOWN OF JUPITER CODE PRIOR TO THE ISSUANCE OF A C.D.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI Z300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION SHALL BE IDENTIFIED AND BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90" TO 45" DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEEDED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

LANDSCAPE SPECIFICATIONS

1. 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.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS: PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL PLANT MATERIAL SHALL CONFORM TO STANDARD SPECIFICATIONS LATEST EDITION. 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 CONTAINER GROWN PLANTING SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPORTED 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.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, I.E. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MULCH. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MULCH SHALL BE 100% CLEAN ORGANIC NATIVE MULCH SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRICORP OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE 16-7-12 AGRIFORM TABLETS (21 GRAM)

1 GAL	1/4 LB.	1
3 GAL	3/8 LB.	3
7-15 GAL	1/2 LB.	5
1" & 1" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

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.

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.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

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.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. 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 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.

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.

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 BAGGED MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND 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 EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE 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.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

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.

4. PLANTING GROUND COVER

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 ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. 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 LAWNS SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

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 SETTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

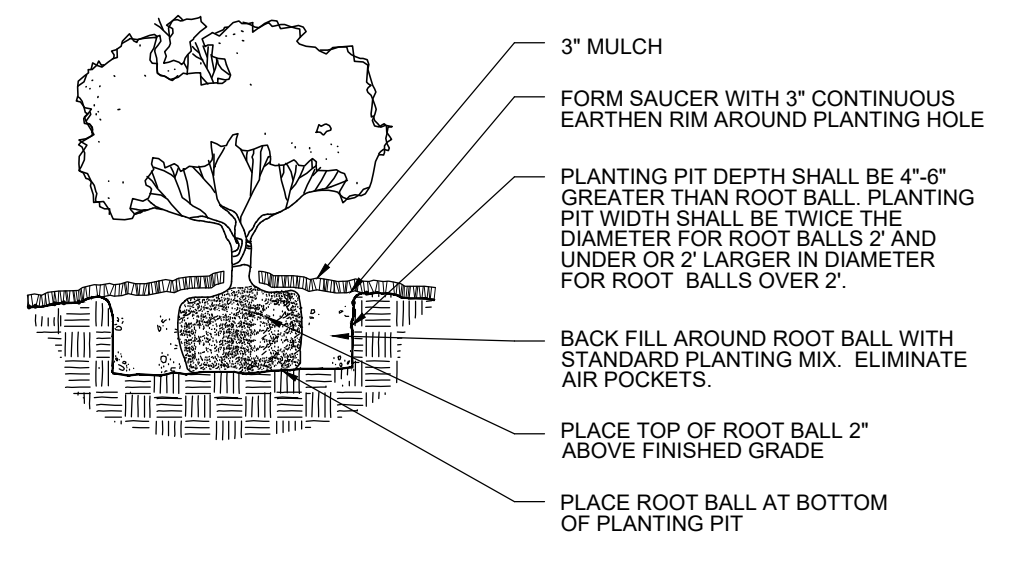
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

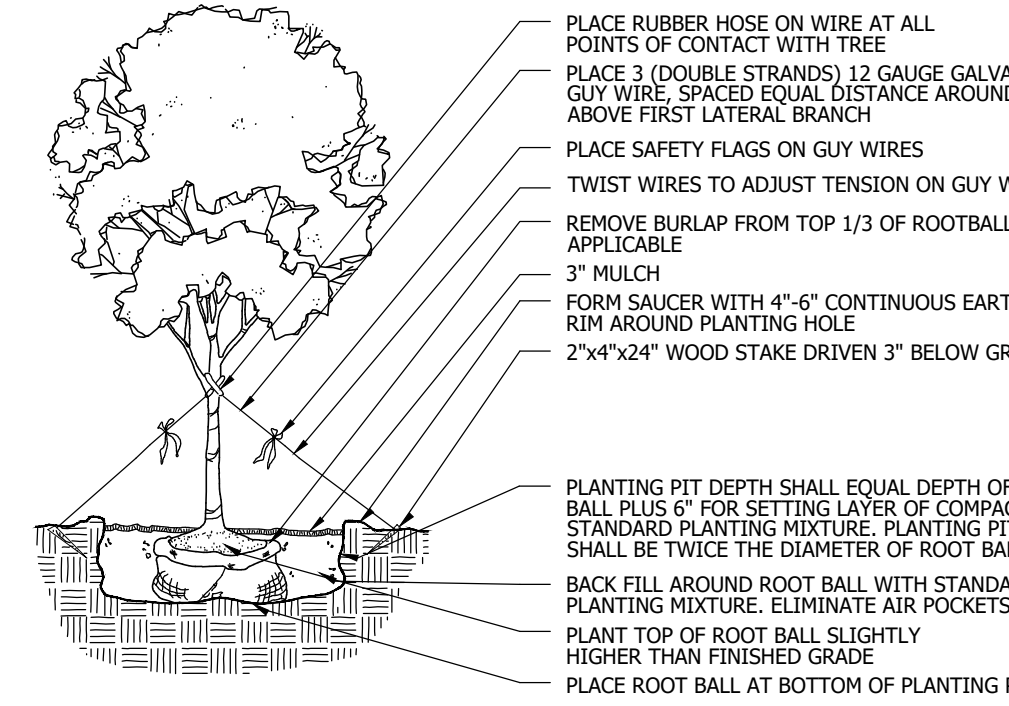
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE 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.

PLANTING DETAILS



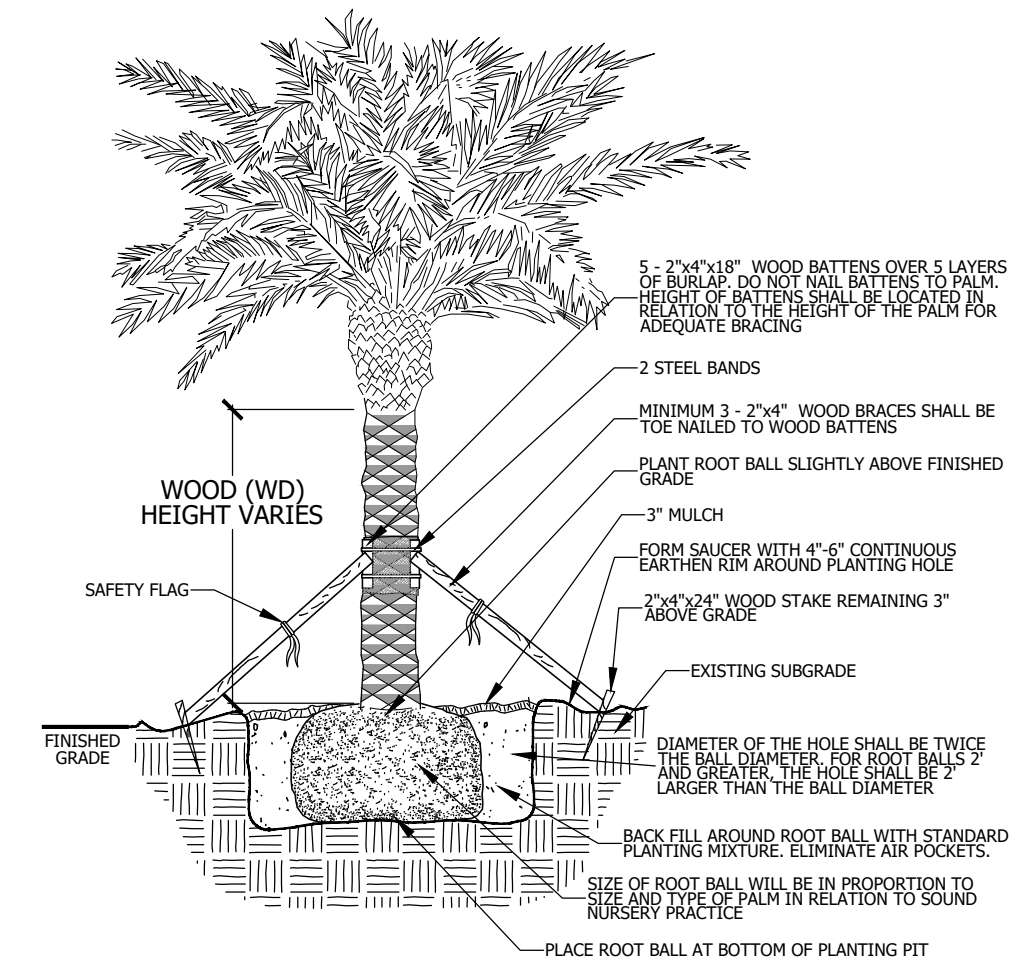
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



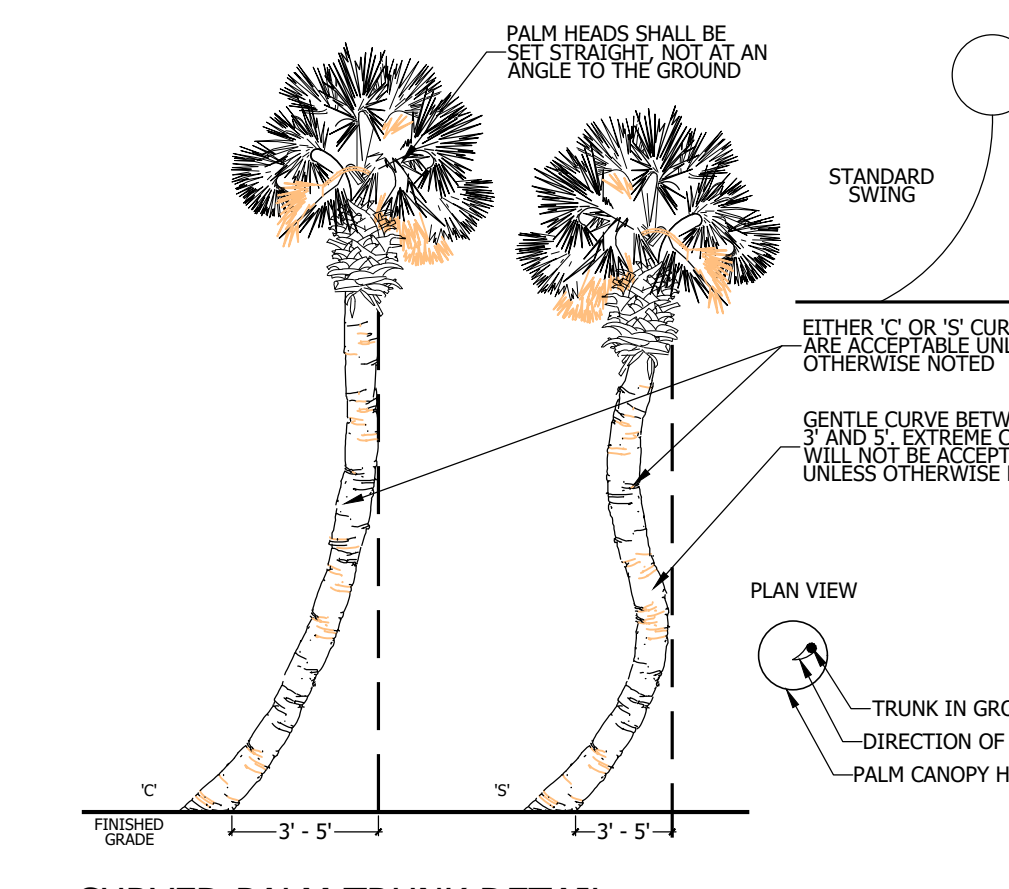
LARGE TREE PLANTING DETAIL

NTS



LARGE PALM PLANTING DETAIL

NTS



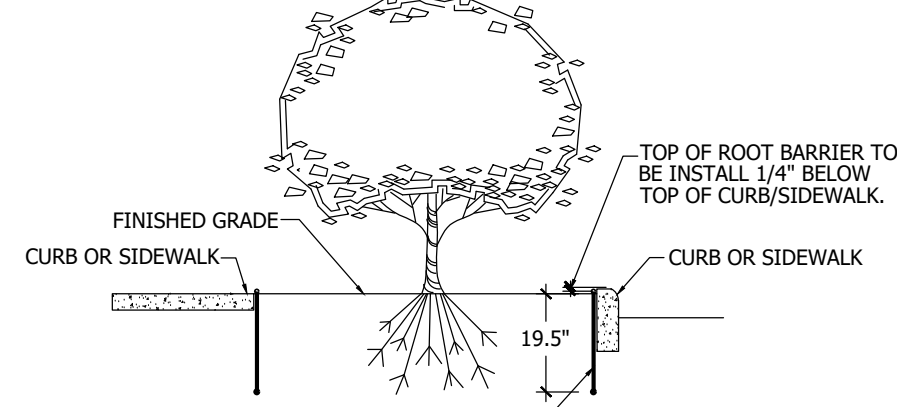
CURVED PALM TRUNK DETAIL

NTS

ROOT BARRIER DETAIL

PLAN VIEW

NTS



ROOT BARRIER DETAIL

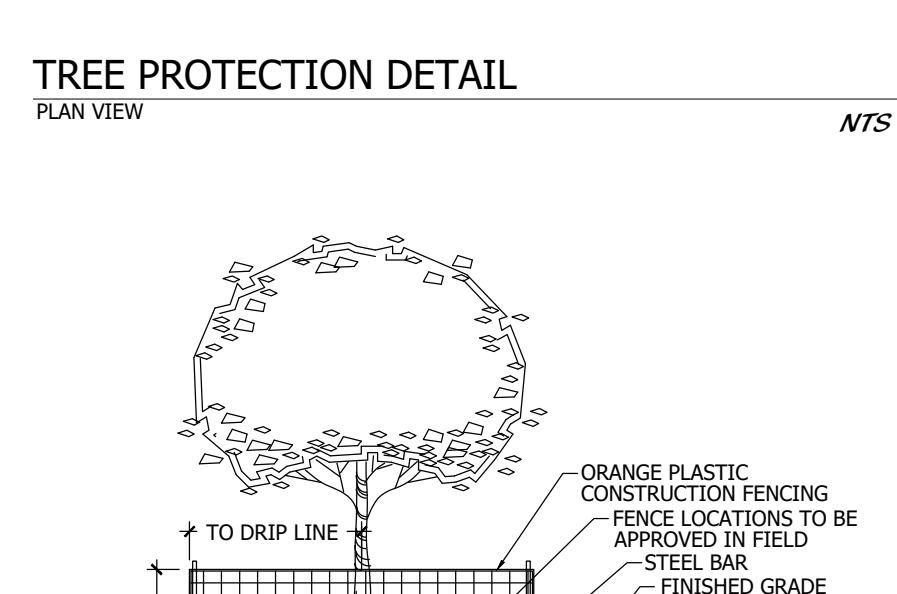
SECTION VIEW

NTS

TREE PROTECTION DETAIL

PLAN VIEW

NTS



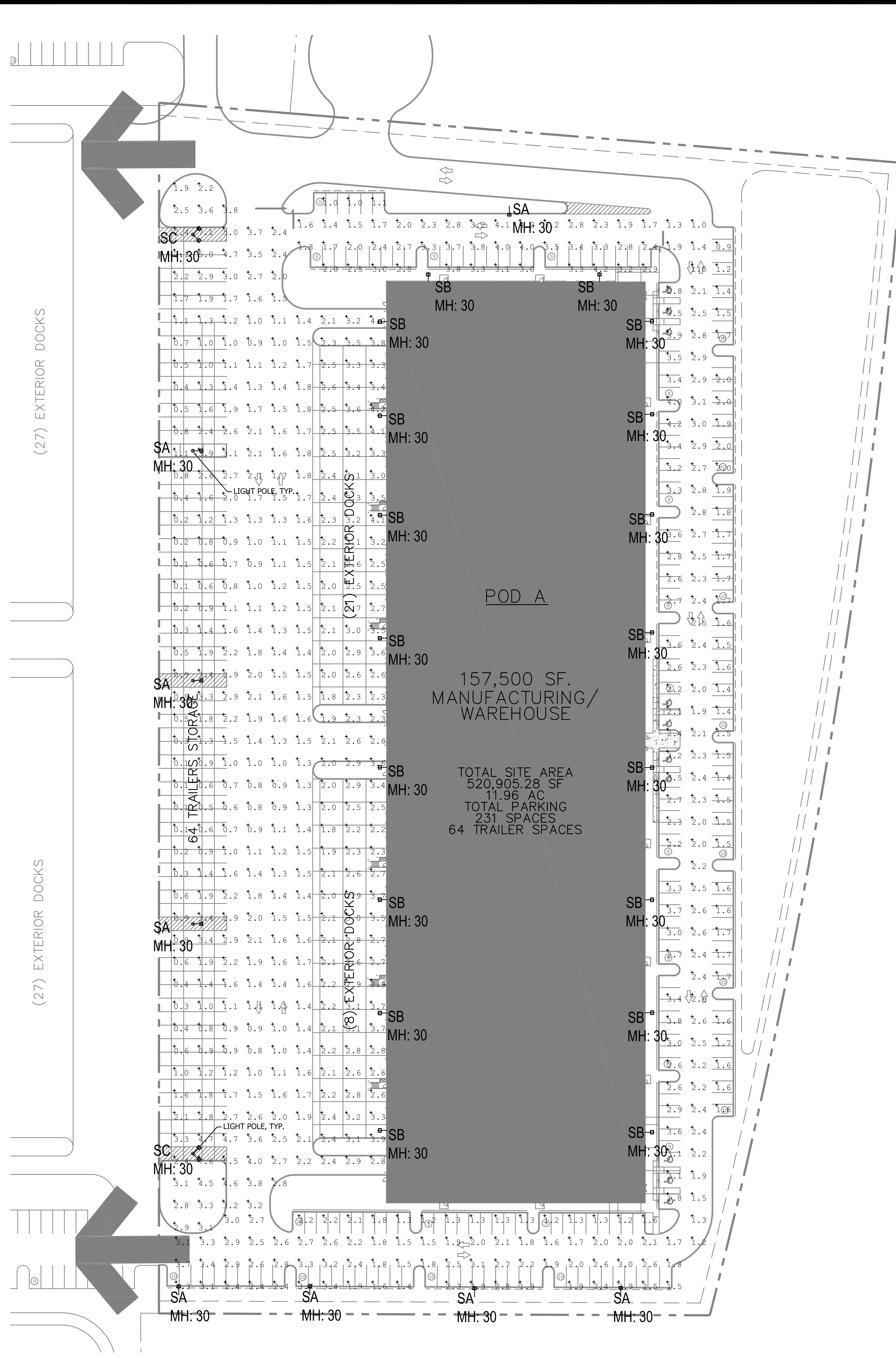
TREE PROTECTION DETAIL

SECTION VIEW

NTS

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
1	BURSERA SIMARUBA	GUMBO LIMBO	FIELD GROWN	3" Cal	14' HT, 6' - 8' SPRD	Y		FULL CANOPY
15	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	30 GAL	N.A.	6'-8" HT.	N		FULL & THICK, SHEARED CONICAL SHAPE. FF, SINGLE STRAIGHT TRUNK.
2	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	65 GAL	N.A.	10-12' OA	N		FULL & THICK, SHEARED CONICAL SHAPE. FF, SINGLE STRAIGHT TRUNK.
1	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL	MULTI TRUNK	6' HT., 6' SPD.	N		FULL CANOPY, FF, MULTI-TRUNK
5	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' ~ *	SOUTHERN MAGNOLIA	100 GAL	4.5" Cal	16' O.A.	N		FULL CANOPY, SOUTH GROWN, MATCHING
4	PINUS ELLIOTTII 'DENS'A	SLASH PINE	N.A.	2.5" Cal	12'-14' HT.			FULL CANOPY
83	QUERCUS VIRGINIANA	LIVE OAK	45 GAL, MIN	2" CAL, MIN	12' HT. X 6' SPRD.	Y		FULL CANOPY, FF, MATCHED
4	QUERCUS VIRGINIANA	LIVE OAK	FIELD GROWN	3" CAL	14' HT. X 7' SPRD	Y		FULL CANOPY, FF
QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
4	ROYSTONEA REGIA	ROYAL PALM	FG	N/A	12' C.T.	Y		HEAVY CALIPER, FULL CANOPY MIN. 6 LEAF COUNT
36	SABAL PALMETTO	CABBAGE PALM	FIELD GROWN	N.A.	14', 18', 22' CT., STGG.			SLICK, CURVED TRUNK,
23	SABAL PALMETTO	CABBAGE PALM	N.A.	N.A.	14', 18', & 22' C.T., SEE PLAN Y			SLICK, STRAIGHT TRUNK,
7	THRINAX MORRISII	KEY THATCH PALM	45 GAL	N.A.	8'-10' OA	Y		FULL HEADS, SINGLE TRUNK
14	THRINAX RADIATA	FLORIDA THATCH PALM	FG	N.A.	8' - 10' HT.	Y		FULL & THICK.
QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
15	AGAVE AMERICANA 'GAINESVILLE BLUE'	GAINESVILLE BLUE AGAVE	30 GAL	4'-5" O.A. X 3'-4" SPRD.	A.S.	N		FULL & THICK
63	CHRYSOBALANUS ICACO 'RED TIP' ~ * ^	RED TIP COCOPLUM	7 gal	3' X 3'	3' O.C.	Y		FULL
166	CLUSIA GUTTIFERA	CLUSIA	15 GAL	6' HT. X 3' SPRD.	3' O.C.	N		FULL & THICK
457	EUGENIA FOETIDIA	SPANISH STOPPER	3 GAL	24" X 24"	2' O.C.			

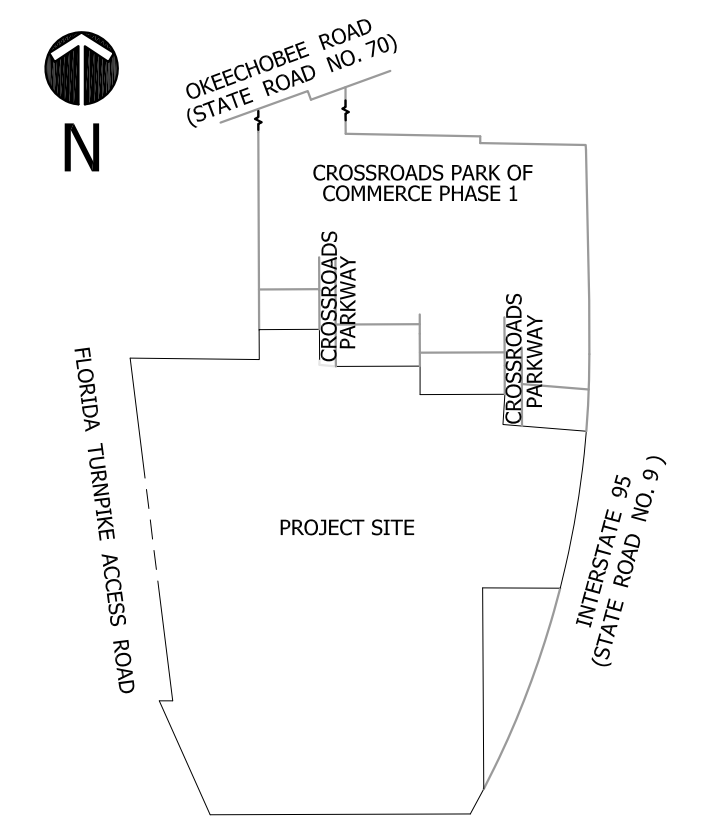


Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts	Arr. Watts
SA	8	DSX1 LED P9 50K T4M MVOLT	SINGLE	N.A.	0.900	DSX1 LED P9 50K T4M MVOLT	241	241
SB	18	DSX1 LED P9 50K T4M MVOLT 1	SINGLE	N.A.	0.900	DSX1 LED P9 50K T4M MVOLT	241	241
SC	2	DSX1 LED P9 50K T4M MVOLT 2	2 @ 90 DEGREES	N.A.	0.900	DSX1 LED P9 50K T4M MVOLT	241	482

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	Fc	2.37	4.3	0.9	2.63	4.78
Trailer Storage and Docks	Illuminance	Fc	2.01	7.6	0.1	20.10	76.00

CROSS ROADS INDUSTRIAL LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	WATTS	MOUNTING	DIMMING	NOTES
SA	SINGLE HEAD LED SITE LIGHTING FIXTURE	LITHONIA LIGHTING	DSX1 LED P9 50K T4M MVOLT	120-277 V	LED	241W PER FIXTURE	POLE MOUNTED	0-10V	ONE FIXTURE PER POLE
SB	SINGLE HEAD LED SITE LIGHTING FIXTURE	LITHONIA LIGHTING	DSX1 LED P9 50K T4M MVOLT	120-277 V	LED	241W PER FIXTURE	WALL BRACKET	0-10V	ONE FIXTURE
SC	DOUBLE HEAD LED SITE LIGHTING FIXTURE	LITHONIA LIGHTING	DSX1 LED P9 50K T4M MVOLT	120-277 V	LED	241W PER FIXTURE	POLE MOUNTED	0-10V	TWO FIXTURES PER POLE @90 DEGREES

LOCATION MAP



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DATE: 7-31-2020

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APPROVED	DAF
JOB NUMBER	20-1111
DATE	07-31-2020
REVISIONS	

E-1.0
SHEET OF 1

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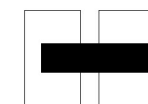
1 PHASE 1 SITE PLAN
SCALE: 1"= 50'-0"



CONCEPTUAL ARCHITECTURAL RENDERING

NEW OFFICE/WAREHOUSE

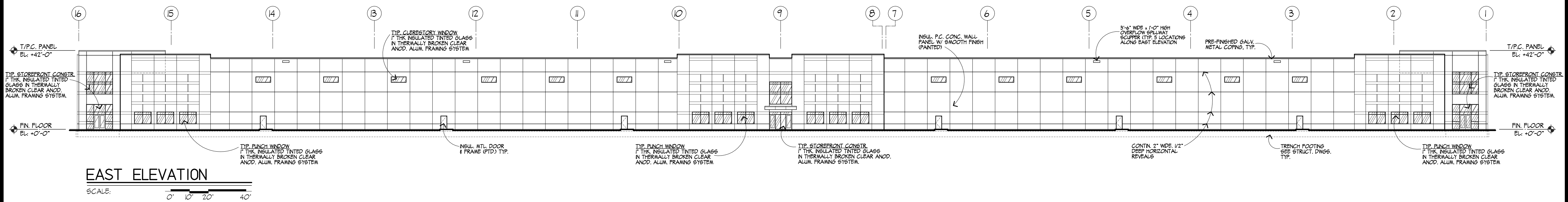
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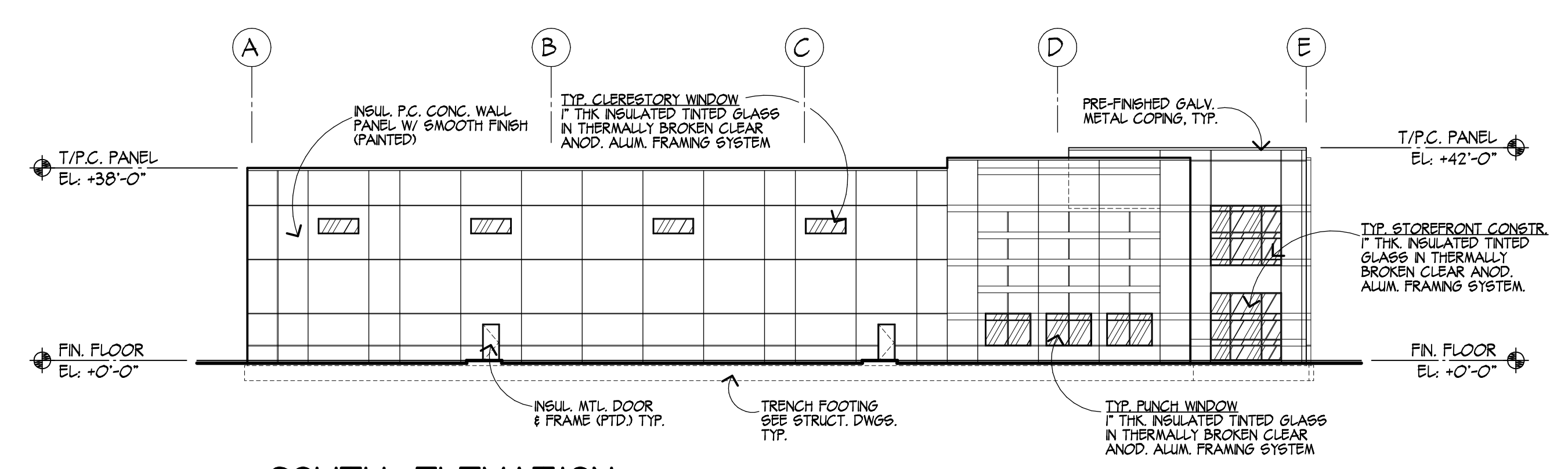
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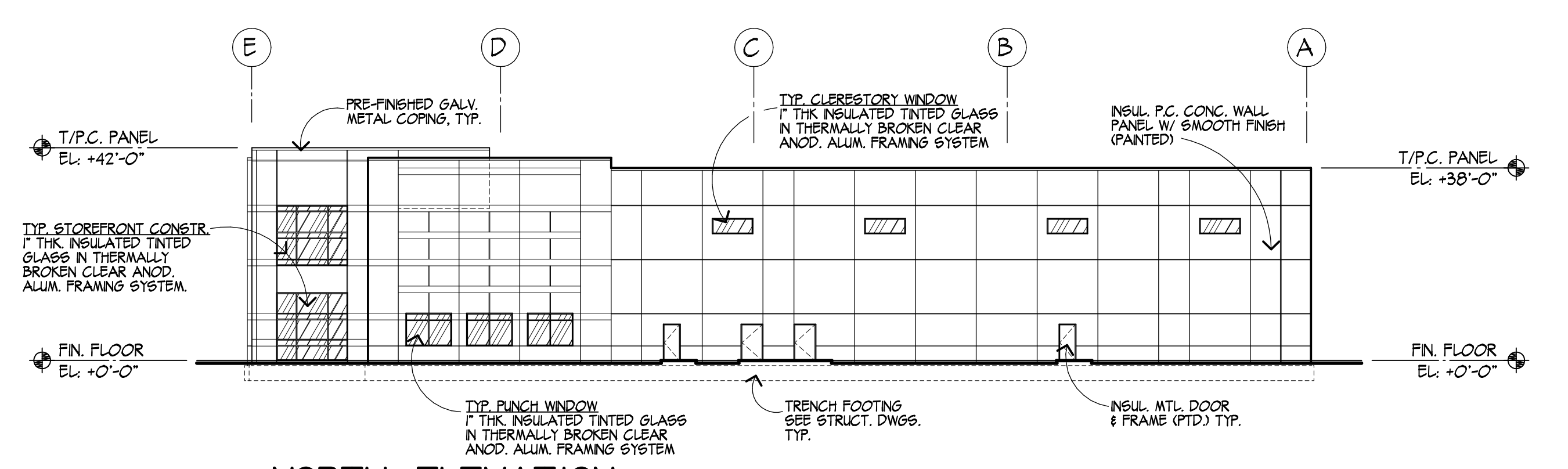
EAST ELEVATION

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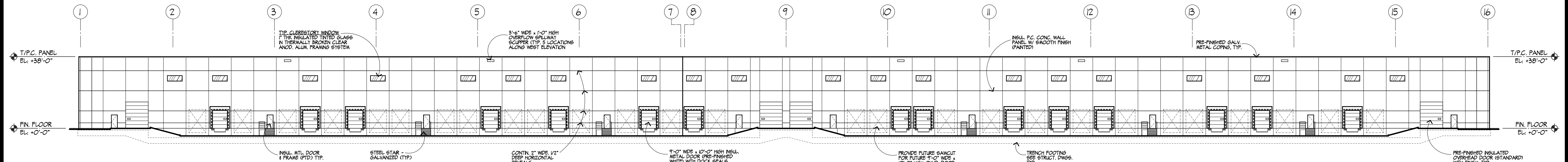
SOUTH ELEVATION

SCALE: 0' 10' 20' 40'



NORTH ELEVATION

SCALE: 0' 10' 20' 40'



WEST ELEVATION

SCALE: 0' 10' 20' 40'

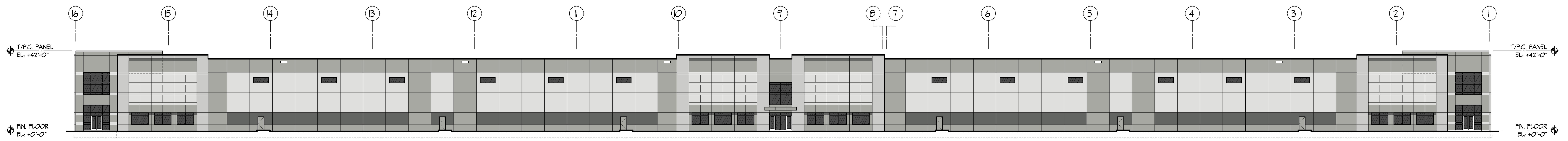
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NEW OFFICEWAREHOUSE BUILDING
CROSSROADS INDUSTRIAL PARK
FORT PIERCE, FLORIDA
BUILDING A

ISSUED FOR VILLAGE SUBMITTAL: 08-03-2020

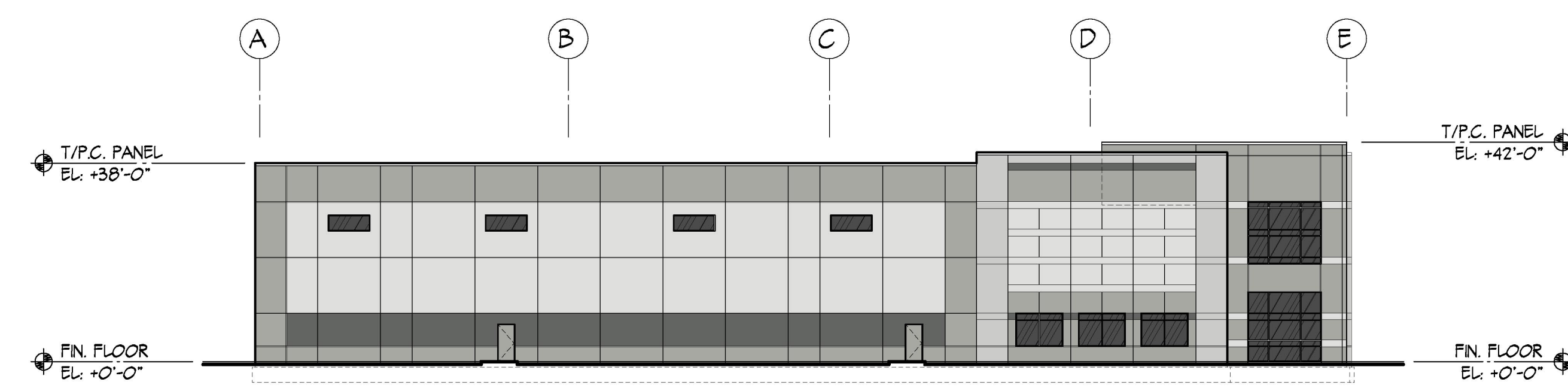
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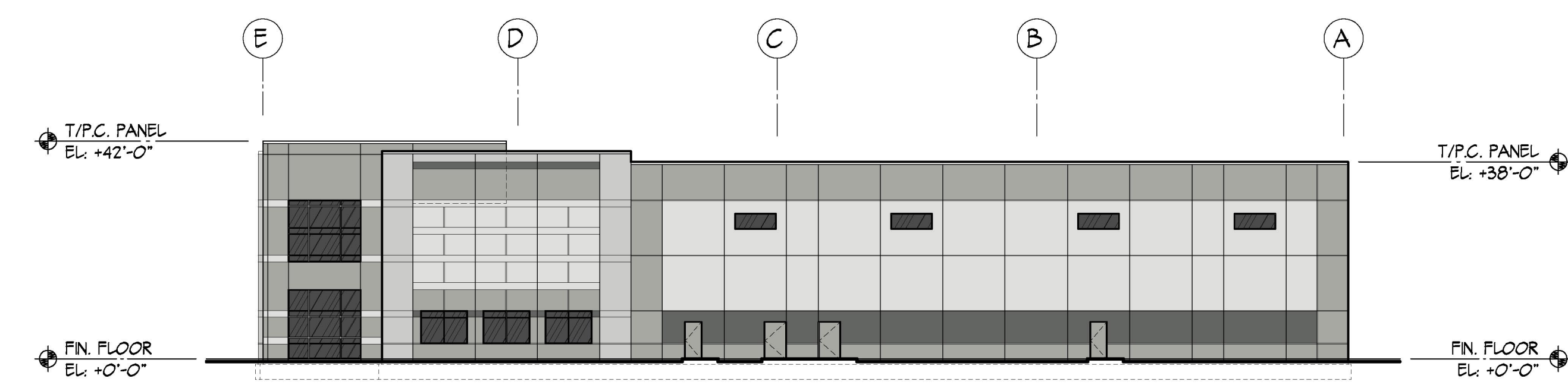
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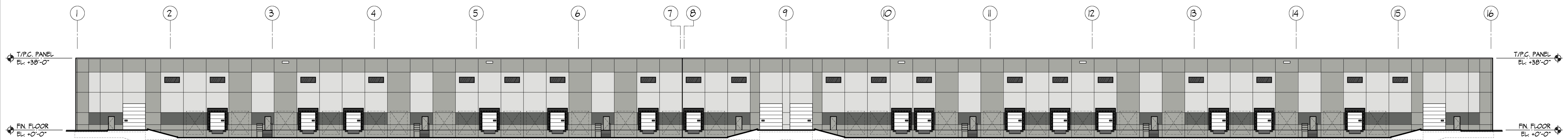
SOUTH ELEVATION

SCALE: 0' 10' 20' 40'



NORTH ELEVATION

SCALE: 0' 10' 20' 40'



WEST ELEVATION

SCALE: 0' 10' 20' 40'

COLOR LEGEND	
EXTERIOR PRECAST TO BE COLORED WITH LOXON VERTICAL CONCRETE STAIN BY SHERWIN WILLIAMS. G.C. TO MATCH SHERWIN WILLIAMS COLORS SELECTED BELOW	
	SHERWIN WILLIAMS T063 NEBULOUS WHITE
	SHERWIN WILLIAMS T064 PASSIVE
	SHERWIN WILLIAMS T066 GRAY MATTERS
	SHERWIN WILLIAMS T068 GRIZZLE GRAY
FASCIA & GRAVEL STOP PAC-CLAD: CHARCOAL PAC-CLAD: STONE WHITE	
CURTAINWALL SYSTEM FRAMES - CLEAR ANODIZED ALUMINUM INSUL. GLASS - GREY TINTED	
PUNCHED/CLEARSTORY WINDOWS FRAMES - CLEAR ANODIZED ALUMINUM INSUL. GLASS - GREY TINTED	
INSUL. WTL. DOORS/FRAMES FRAMES - SW T066 GRAY MATTERS DOOR - SW T066 GRAY MATTERS	
OVERHEAD DOORS DRIVE-IN DOORS - PREFINISHED WHITE DOCK DOORS - PREFINISHED WHITE	
PPE BOLLARDS SAFETY YELLOW	

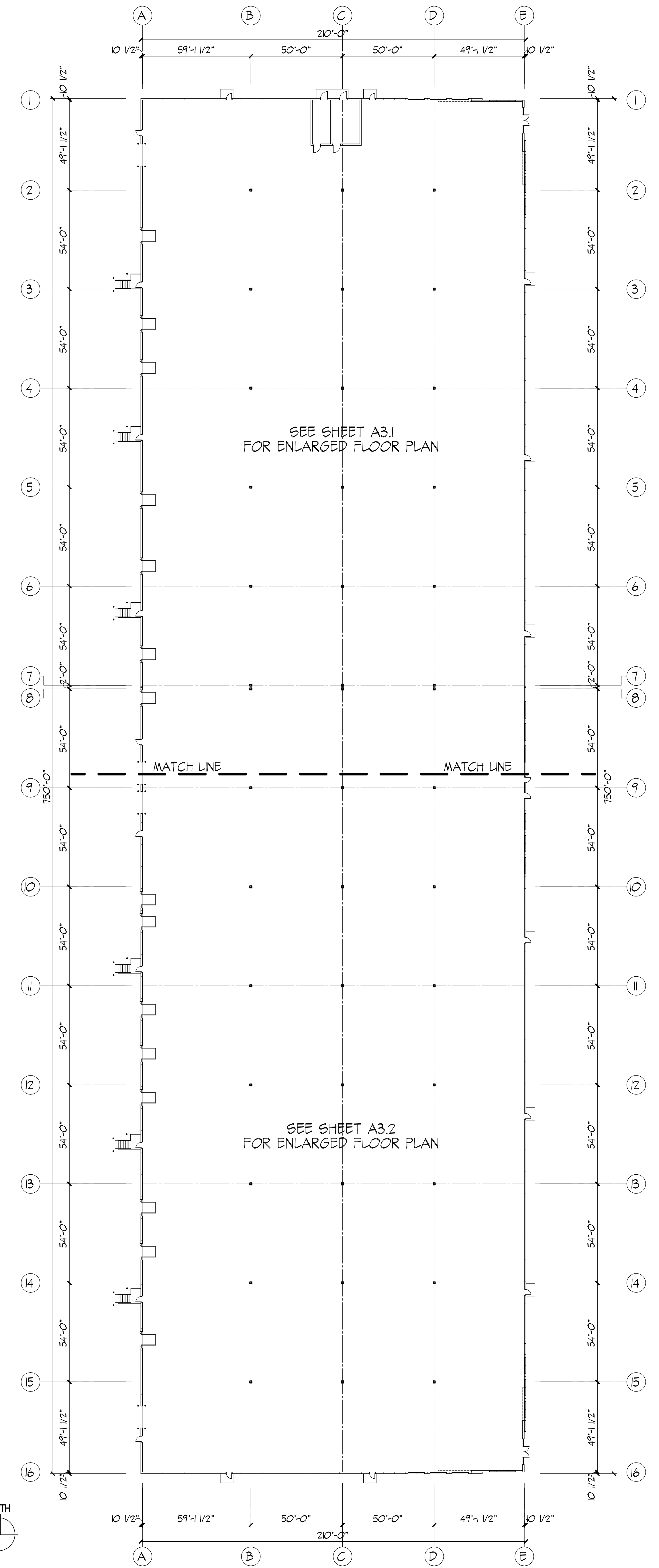
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FORT PIERCE, FLORIDA
BUILDING A

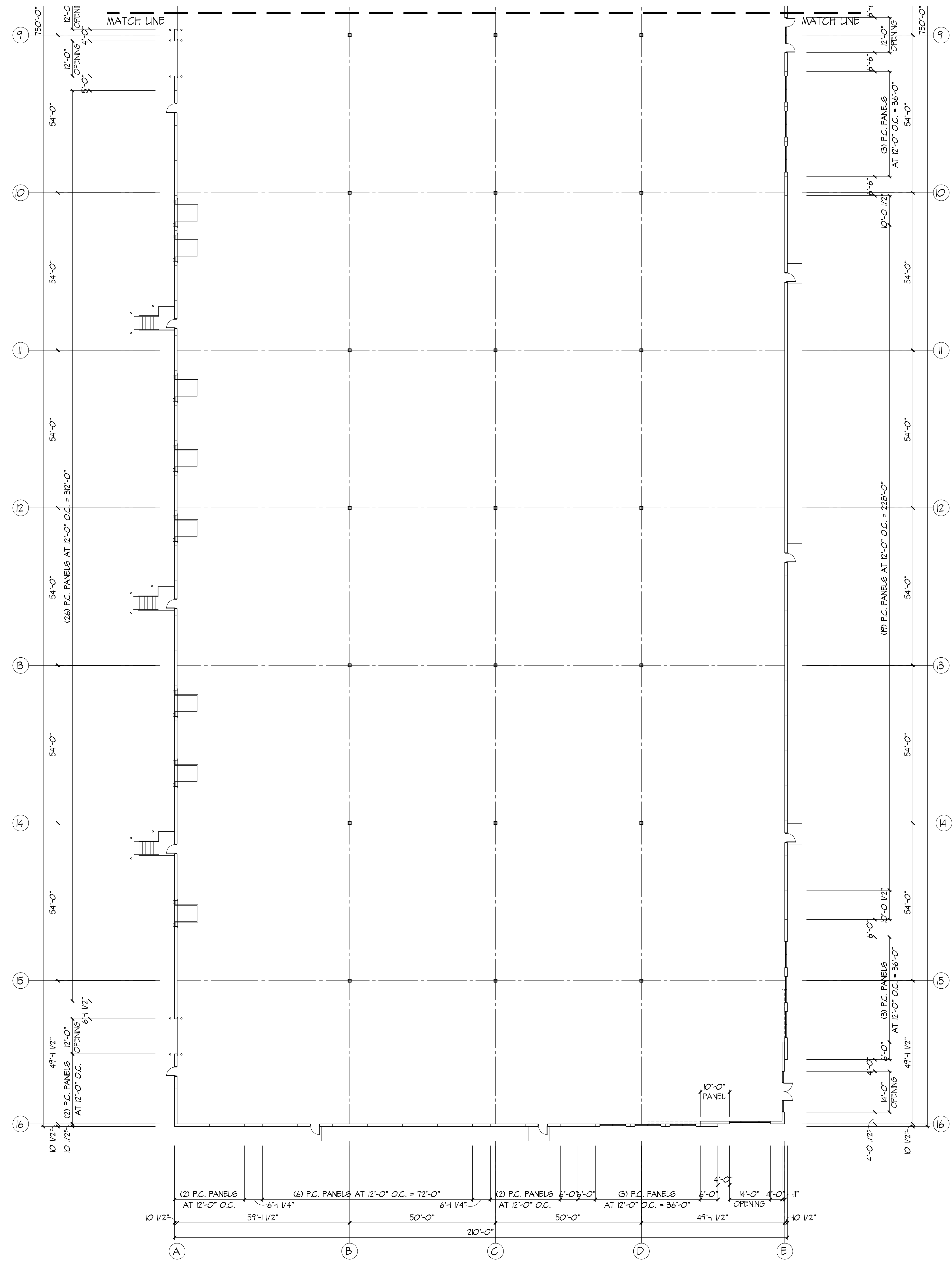
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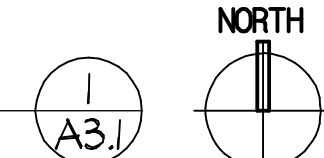
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A2.1
X OF X SHEETS



OVERALL BUILDING FLOOR PLAN
 SCALE: 1" = 30'-0" A3.0



PARTIAL FLOOR PLAN - SOUTH
SCALE: 1/16" = 1'-0"

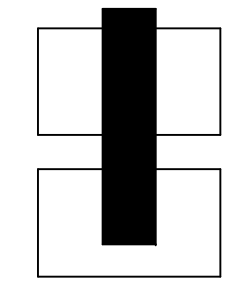


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FORT PIERCE, FLORIDA
BUILDING A



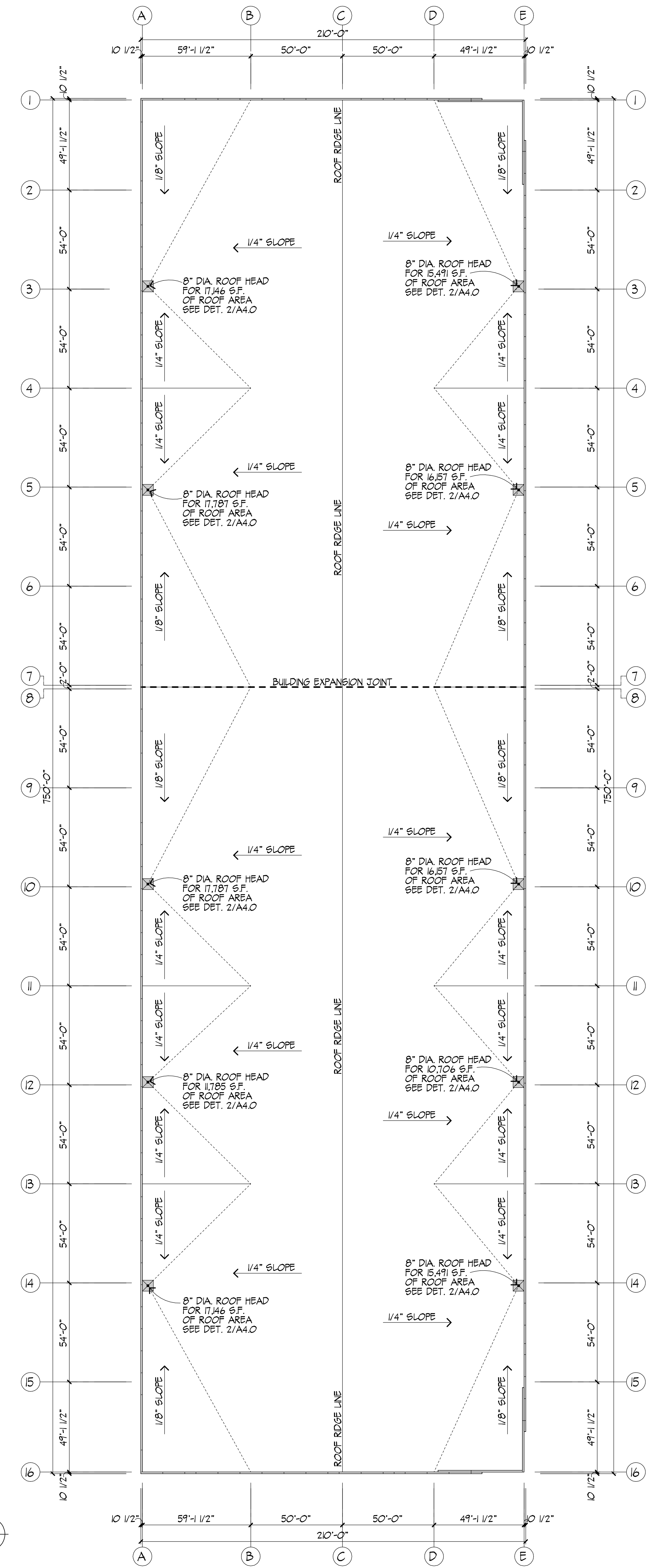
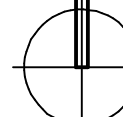
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OVERALL BUILDING ROOF PLAN

SCALE: 1" = 30'-0" A3.0

NORTH



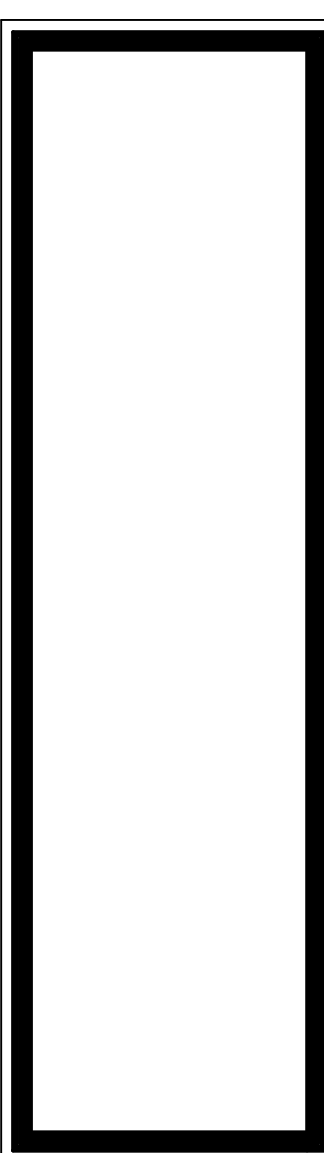
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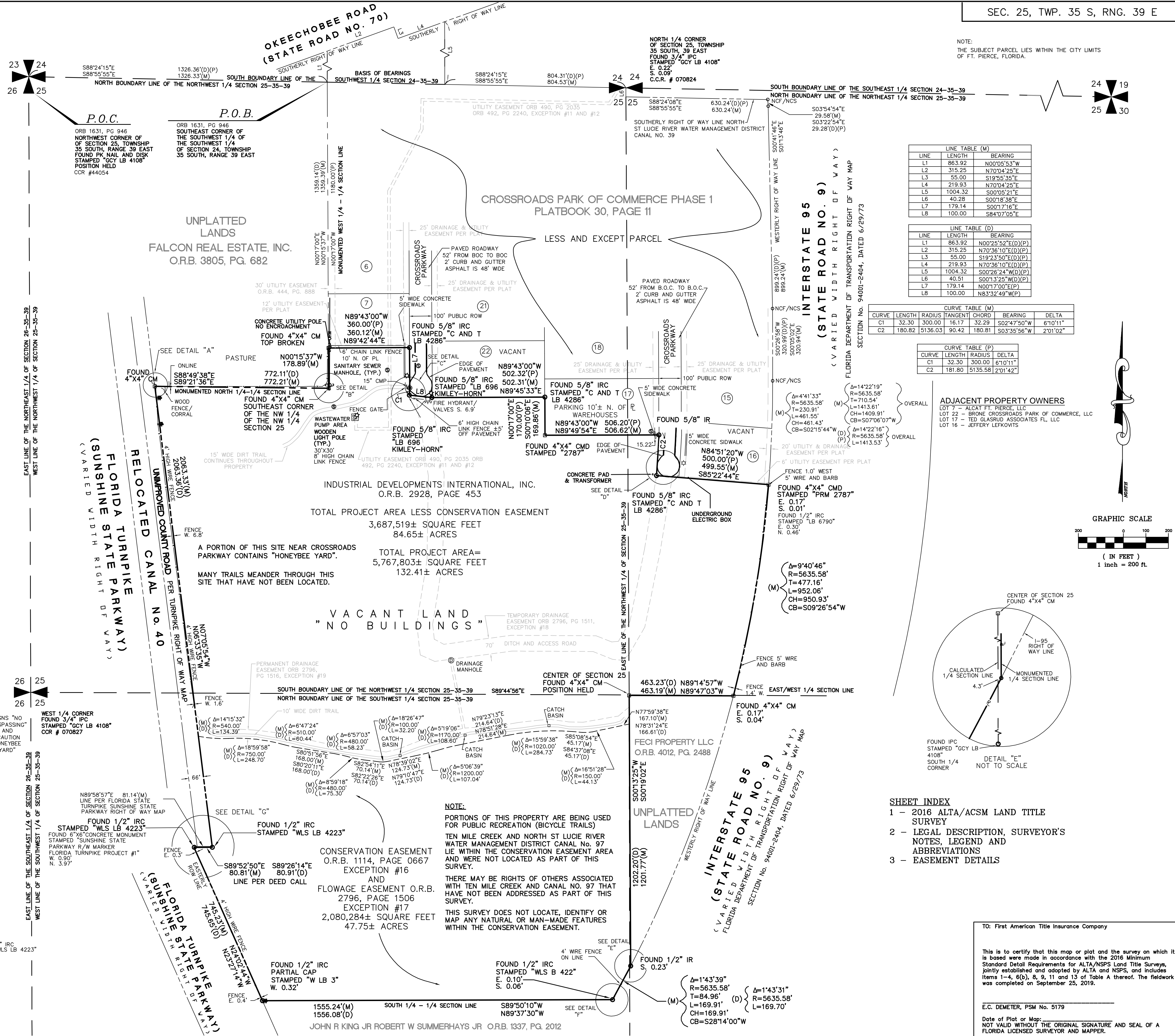
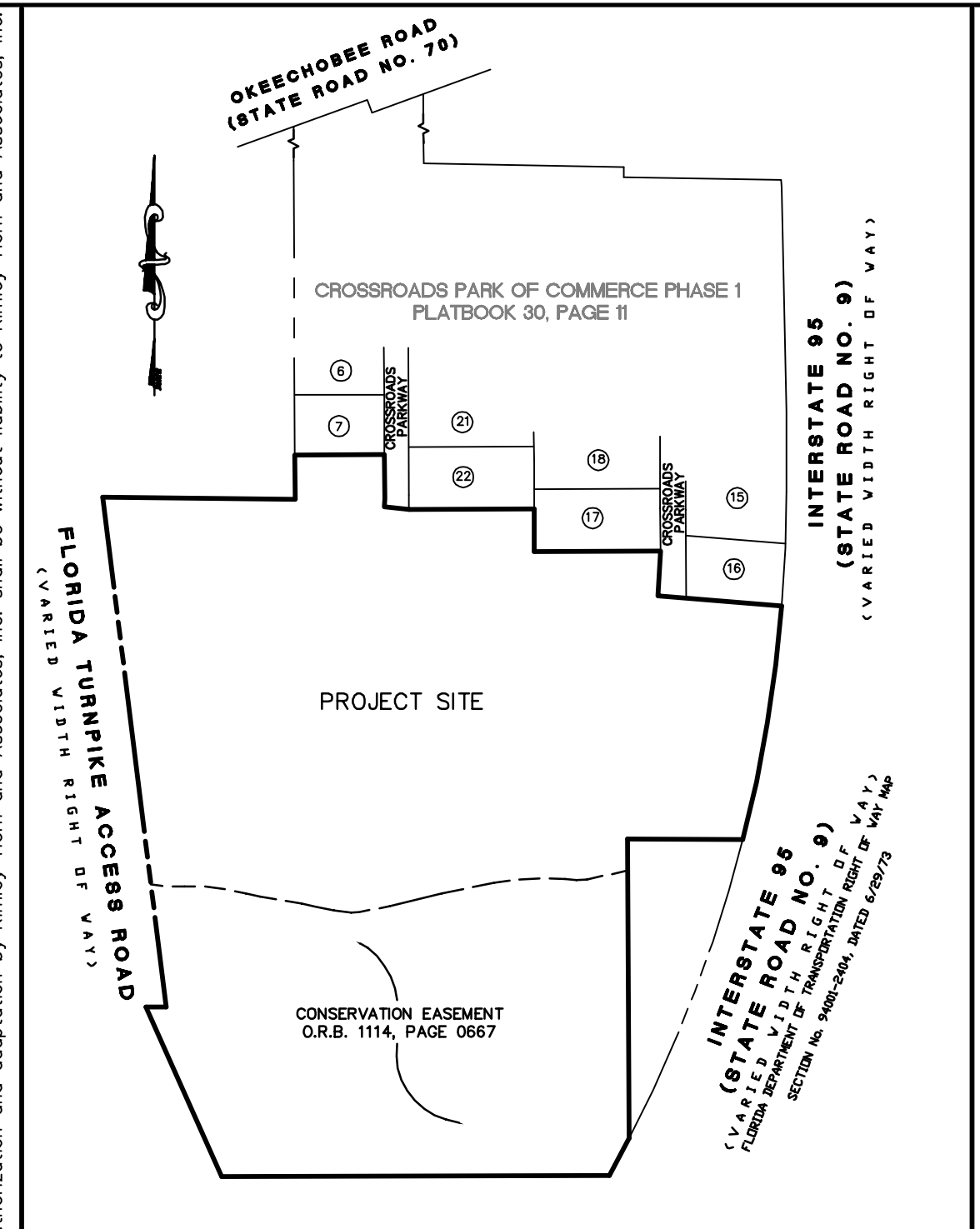
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NEW OFFICEWAREHOUSE BUILDING
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LINE TABLE (M)

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°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

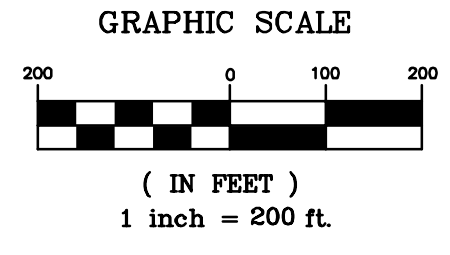
CURVE TABLE (M)

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 - BRONX CROSSROADS PARK OF COMMERCE, LLC
 LOT 17 - TED GLASRU ASSOCIATES FL, LLC
 LOT 16 - JEFFERY LEFKOWITZ



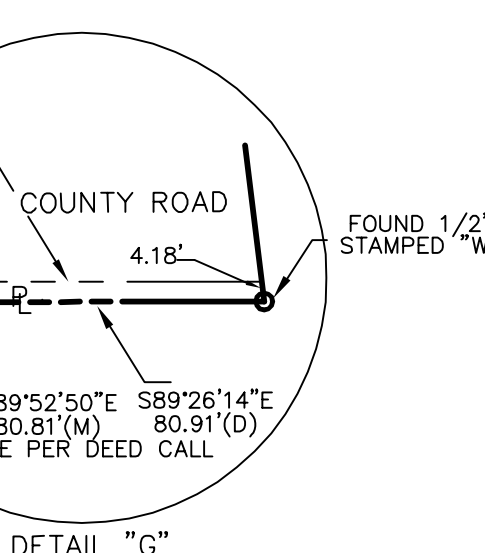
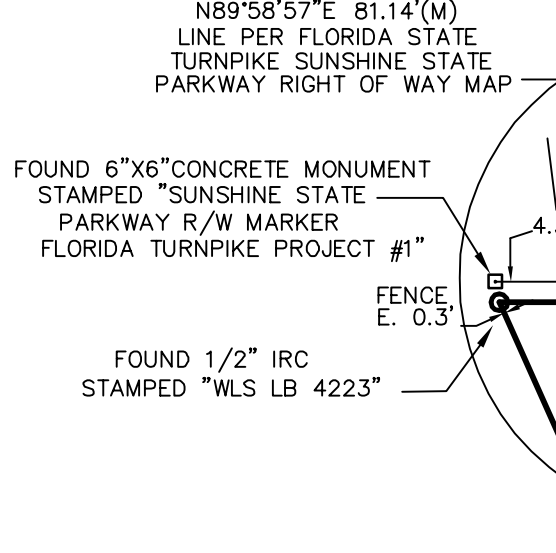
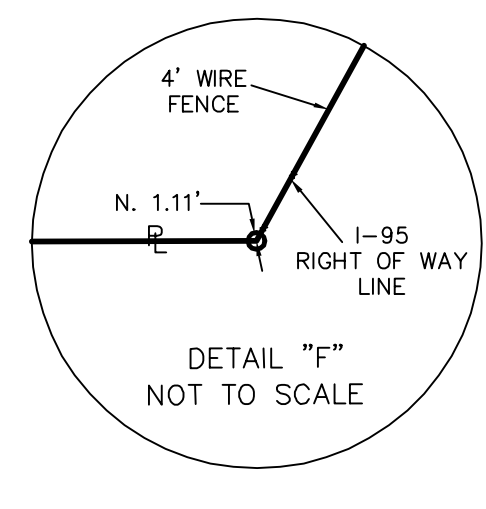
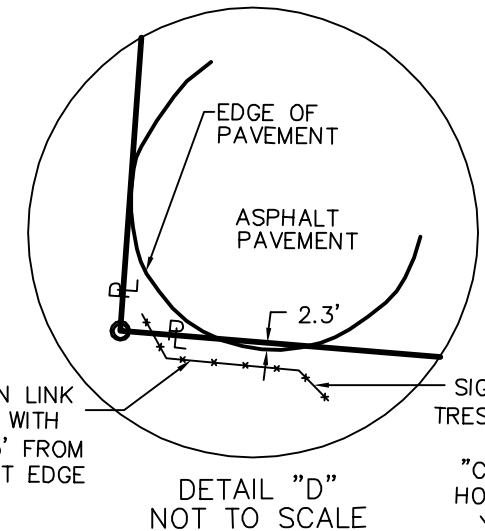
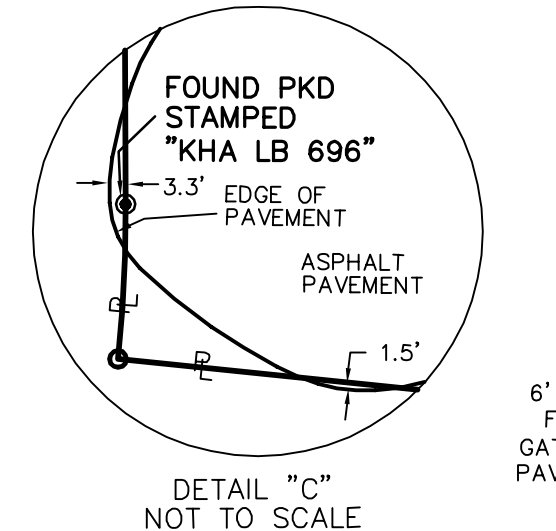
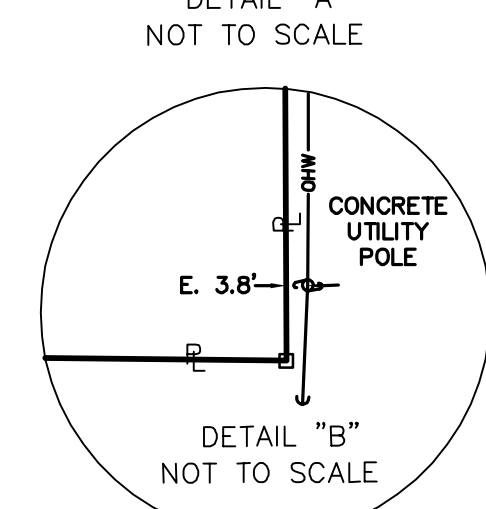
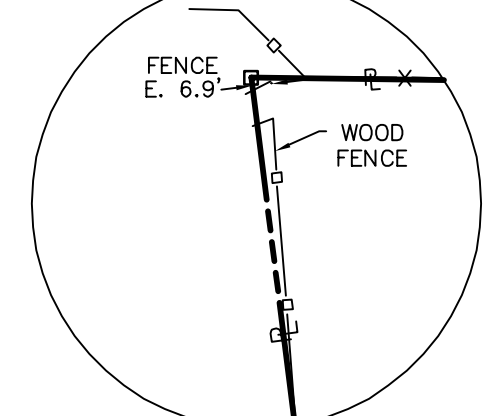
- SHEET INDEX**
- 2016 ALTA/ACSM LAND TITLE SURVEY
 - LEGAL DESCRIPTION, SURVEYOR'S NOTES, LEGEND AND ABBREVIATIONS
 - EASEMENT DETAILS

TO: First American Title Insurance 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 25, 2019.

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.

VICINITY MAP (NOT TO SCALE)



Kimley»Horn

FLH HOLDINGS, LLC
 CROSSROADS PARK OF COMMERCE

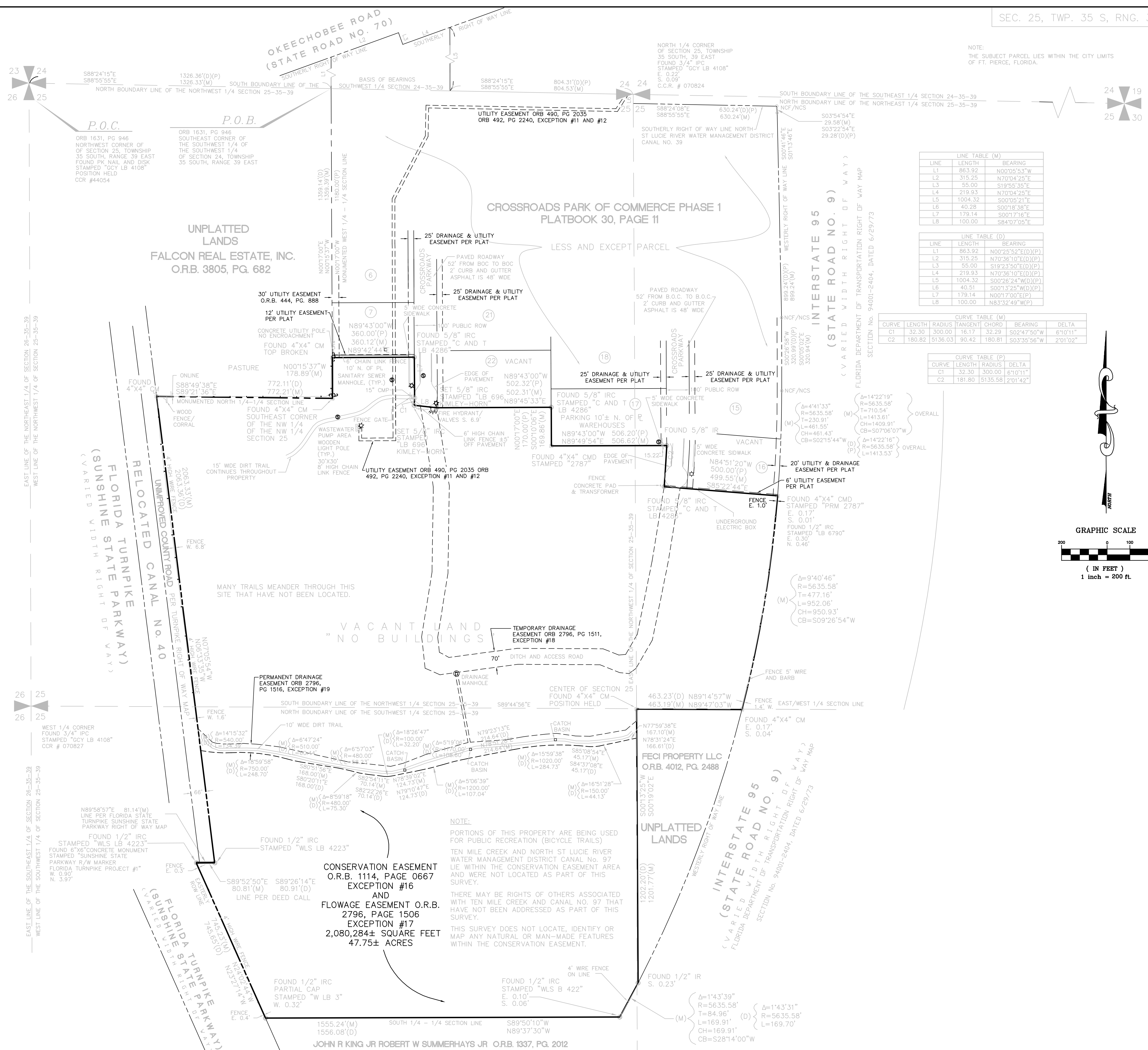
2016 ALTA/NSPS
 LAND TITLE SURVEY

ST. LUCIE COUNTY
 FLORIDA

DATE: 10/1/07
 PROJECT NO: 047383000
 041342000
 147757000

SHEET NUMBER: 1

REVISIONS: 9/25/19 (DP) UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 29, 2019
 9/12/18 (DP) UPDATE SURVEY TO 2016 ALTA
 12/13/07 (PCS) PER ATTORNEY COMMENTS & AMENDED TITLE (8-5-07)
 DATE



LINE TABLE (M)

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°55'35"E
L4	219.93	N70°04'25"E
L5	1004.32	S00°05'21"E
L6	40.51	S00°18'38"E
L7	179.14	S00°17'16"E
L8	100.00	S84°07'05"E

LINE TABLE (D)

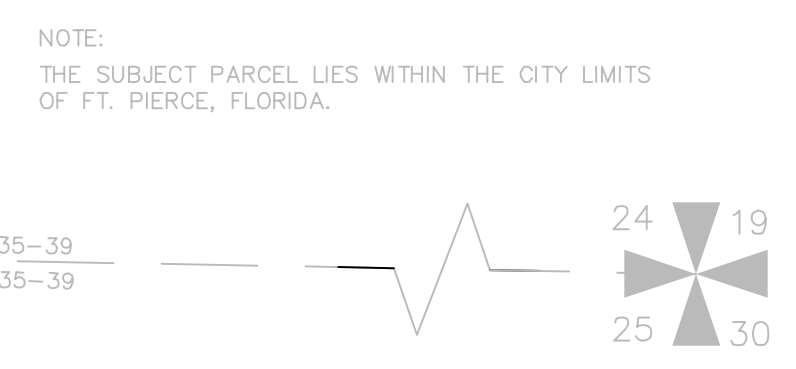
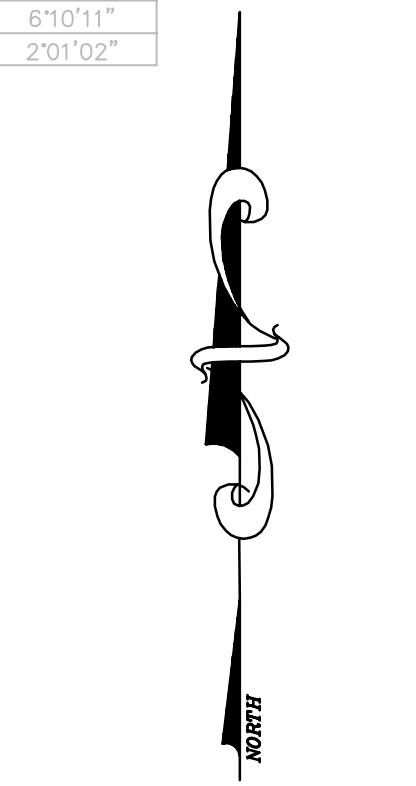
LINE	LENGTH	BEARING
L1	863.92	N00°25'52"E(D)(P)
L2	315.25	N70°36'10"E(D)(P)
L3	55.00	S19°55'35"E(D)(P)
L4	219.93	N70°36'10"E(D)(P)
L5	1004.32	S00°26'24"W(D)(P)
L6	40.51	S00°13'25"W(D)(P)
L7	179.14	N00°17'00"E(D)
L8	100.00	N83°32'49"W(P)

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	181.60	5135.58	2°01'42"



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.

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

Kimley»Horn
 © 2018 KIMLEY-HORN AND ASSOCIATES, INC.
 445 14TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100 FAX: 772-794-4130
 WWW.KIMLEY-HORN.COM

FLF HOLDINGS, LLC
 CROSSROADS PARK OF
 COMMERCE

EASEMENT DETAILS

ST. LUCIE COUNTY FLORIDA

DATE: 10/1/07
 PROJECT NO. 047383000
 041342000
 147757000

SHEET NUMBER 3

NO.	REVISIONS	DATE
1	UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 29, 2019	9/25/19
2	UPDATE SURVEY TO 2016 ALTA	9/12/18
3	PER ATTORNEY COMMENTS & AMENDED TITLE (8-5-07)	12/13/07



August 3, 2020
Job No. 20-072A

DRAINAGE STATEMENT

Crossroads Industrial
City of Fort Pierce, Florida

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 1,078,794 S.F. of light industrial with an estimate build out year of 2025. The purpose of this drainage statement is to address the drainage impacts of the proposed development plan. For more information concerning site layout and geometry, please refer to the Site Plan prepared by Cotleur & Hearing.

PROPOSED DRAINAGE

The site is located within the boundaries of the South Florida Water Management District and the North St Lucie Water Control District and was previously permitted under SFWMD permit # 50-01012-S. It is proposed that runoff be directed to on-site dry detention and on-site lake system via inlets and storm sewer. Overflow and bleed-down is available via discharge to the existing spreader swale south of the site with existing grading routing to the Ten Mile Creek. Drainage design is to address the following:

1. On-site retention of the runoff from the 3 year, 1 hour rainfall event.
2. Building floor elevations to be at or above the level produced by the 100 year, 3 day rainfall event.
3. Parking lots to be protected from flooding during a 10 year, 24 hour.

PROPOSED DRAINAGE CONTINUED

4. Allowable discharge to be in accordance with South Florida Water Management and North St. Lucie Water Control District.
5. Due consideration to water quality (including ½” dry pre-treatment per South Florida Water Management District criteria).

Required permits/approvals shall include the following:

1. City of Fort Pierce Approval
2. South Florida Water Management District Environmental Resource Permit Modification
3. North St. Lucie Water Control District Drainage Permit Modification

Zachary Todd, P.E.
FL Reg. No. 84179

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



TRAFFIC IMPACT STATEMENT

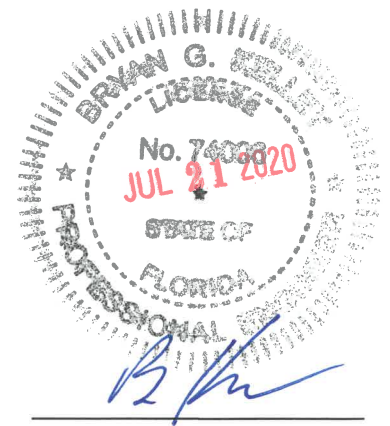
CROSSROADS COMMERCE PARK FORT PIERCE, FLORIDA

Prepared for:

FLF Crossroads Industrial, LLC
601 Heritage Drive, Suite 227
Jupiter, Florida 33458

Job No. 20-072

Date: July 17, 2020



Bryan G. Kelley, P.E.
FL Reg. No. 74006

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 1,078,794 S.F. of light industrial 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. For more information concerning site layout and geometry, please refer to the Site Plan prepared by Cotleur & Hearing.

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 1,078,794 S.F. light industrial development may be summarized as follows:

Proposed Development

Daily Traffic Generation	=	5351 tpd
A.M. Peak Hour Traffic Generation	=	755 pht (664 In/91 Out)
P.M. Peak Hour Traffic Generation	=	680 pht (88 In/592 Out)

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 22-217 and the trip generation of 755 peak hour trips, the radius of development shall be 3 miles.

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.

4.0 CONCLUSION

The proposed plan of development will result in an increase of 5,351 trips per day, 755 AM peak hour trips, and 680 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 22-217 (Management and monitoring program).

CROSSROADS INDUSTRIAL

07/17/2020

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips	Internalization			External Trips	Pass-by		Net Trips
				In	Out		%	Total			%	Trips	
Light Industrial	110	1,078,794	S.F.	4.96			5,351		0	5,351	0%	0	5,351
Grand Totals:							5,351	0.0%	0	5,351	0%	0	5,351

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips			
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Light Industrial	110	1,078,794	S.F.	0.88	0.12	664	91	755	0.0%	0	0	0	664	91	755	0%	0	664	91	755
Grand Totals:						664	91	755	0.0%	0	0	0	664	91	755	0%	0	664	91	755

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips			
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Light Industrial	110	1,078,794	S.F.	0.13	0.87	88	592	680	0.0%	0	0	0	88	592	680	0%	0	88	592	680
Grand Totals:						88	592	680	0.0%	0	0	0	88	592	680	0%	0	88	592	680



N.T.S.

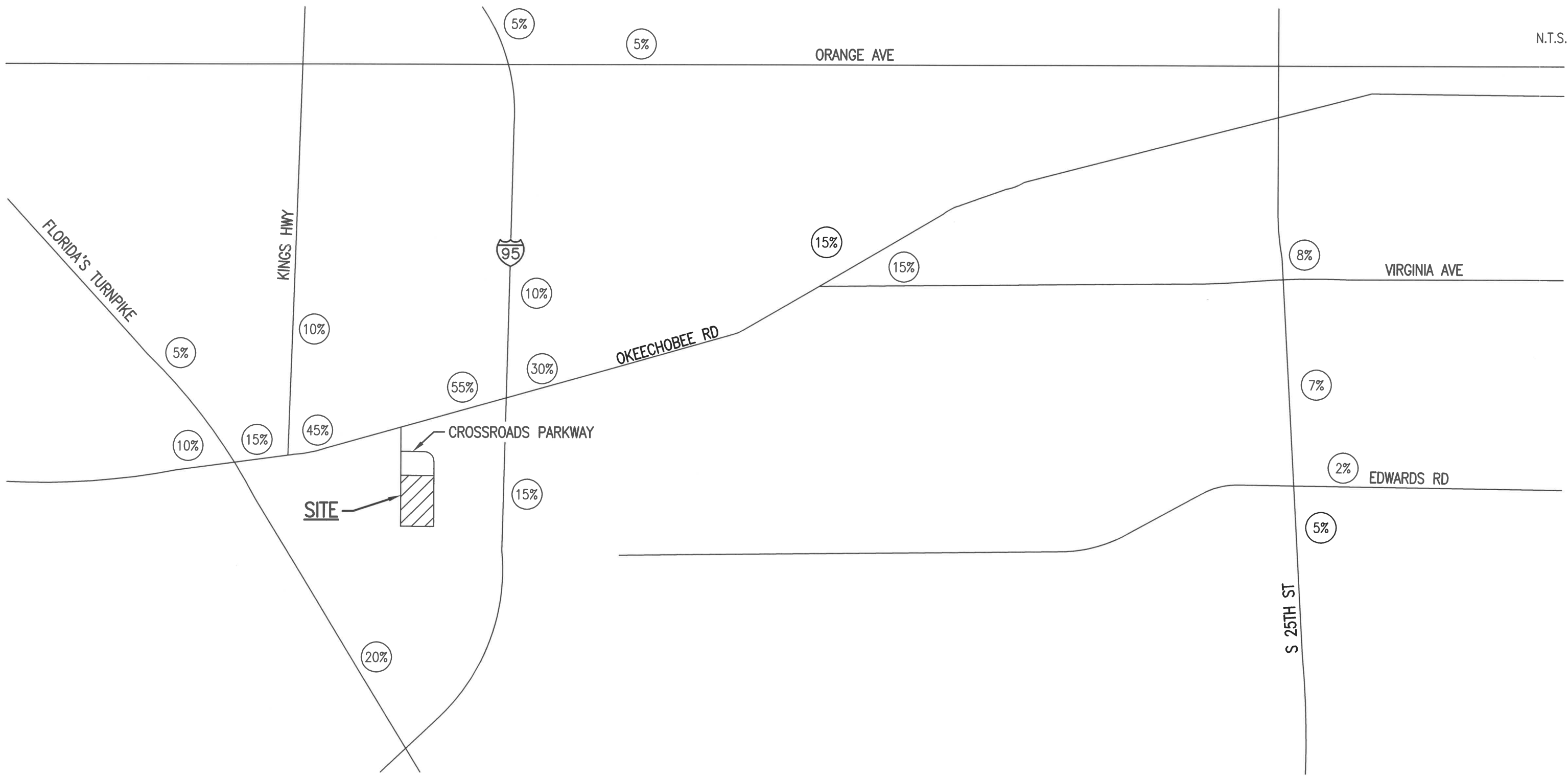


FIGURE 1
PROJECT DISTRIBUTION

LEGEND
 (15%) PROJECT DISTRIBUTION

CROSSROADS
INDUSTRIAL
 20-072 BK 07/20/20

**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. Lucie TPO Data Management System

**TABLE 5
PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR**

2025 BUILD OUT
3 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 664
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 91

STATION	ROADWAY	FROM	TO	AM PEAK HOUR DIRECTIONAL				TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
				PROJECT DISTRIBUTION	PROJECT TRIPS	EXISTING LANES	LOS D STANDARD		
940025	OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	10%	66	4D	1810	3.65%	YES
940025	OKEECHOBEE ROAD	FLORIDA TURNPIKE	KINGS HIGHWAY	15%	100	4D	2010	4.98%	YES
940748	OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	45%	299	6D	4170	7.17%	YES
940106	OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	55%	365	6D	4170	8.75%	YES
940029	OKEECHOBEE ROAD	I-95	MCNEIL ROAD	30%	199	6D	4240	4.69%	YES
940742	OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	30%	199	4D	3170	6.28%	YES
688	OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	15%	100	4D	1630	6.13%	YES
940030	VIRGINIA AVENUE	OKEECHOBEE ROAD	25TH STREET	15%	100	6D	3020	3.31%	YES
940030	VIRGINIA AVENUE	25TH STREET	13TH STREET	8%	53	6D	3020	1.75%	YES
940757	KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	10%	66	2	830	7.95%	YES
940077	KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	10%	66	2	870	7.59%	YES
940021	25TH STREET	VIRGINIA AVENUE	EDWARDS ROAD	7%	46	4D	2000	2.30%	YES
159	25TH STREET	EDWARDS ROAD	BELL AVENUE	5%	33	4D	2100	1.57%	YES
108	EDWARDS ROAD	25TH STREET	SUNRISE BOULEVARD	2%	13	4D	1630	0.80%	NO
940035	ORANGE AVENUE	I-95	JENKINS ROAD	5%	33	4D	2000	1.65%	YES
941902	I-95	MIDWAY ROAD	OKEECHOBEE ROAD	15%	100	6X	4580	2.18%	YES
941903	I-95	OKEECHOBEE ROAD	ORANGE AVENUE	10%	66	8X	7320	0.90%	NO
941905	I-95	ORANGE AVENUE	INDRIO ROAD	5%	33	8X	7320	0.45%	NO
N/A	FLORIDA TURNPIKE	NORTH COUNTY LINE	OKEECHOBEE ROAD	5%	33	4X	3020	1.09%	YES
N/A	FLORIDA TURNPIKE	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	20%	133	4X	3020	4.40%	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) = 88

TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 592

STATION	ROADWAY	FROM	TO	PM PEAK HOUR DIRECTIONAL			LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
				PROJECT DISTRIBUTION	PROJECT TRIPS	EXISTING LANES			
940025	OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	10%	59	4D	1810	3.26%	YES
940025	OKEECHOBEE ROAD	FLORIDA TURNPIKE	FLORIDA TURNPIKE	15%	89	4D	2010	4.43%	YES
940748	OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	45%	266	6D	4170	6.38%	YES
940106	OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	55%	326	6D	4170	7.82%	YES
940029	OKEECHOBEE ROAD	I-95	MCNEIL ROAD	30%	178	6D	4240	4.20%	YES
940742	OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	30%	178	4D	3170	5.62%	YES
688	OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	15%	89	4D	1630	5.46%	YES
940030	VIRGINIA AVENUE	OKEECHOBEE ROAD	25TH STREET	15%	89	6D	3020	2.95%	YES
940030	VIRGINIA AVENUE	25TH STREET	13TH STREET	8%	47	6D	3020	1.56%	YES
940757	KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	10%	59	2	830	7.11%	YES
940077	KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	10%	59	2	870	6.78%	YES
940021	25TH STREET	VIRGINIA AVENUE	EDWARDS ROAD	7%	41	4D	2000	2.05%	YES
159	25TH STREET	EDWARDS ROAD	BELL AVENUE	5%	30	4D	2100	1.43%	YES
108	EDWARDS ROAD	25TH STREET	SUNRISE BOULEVARD	2%	12	4D	1630	0.74%	NO
940035	ORANGE AVENUE	I-95	JENKINS ROAD	5%	30	4D	2000	1.50%	YES
941902	I-95	MIDWAY ROAD	OKEECHOBEE ROAD	15%	89	6X	4580	1.94%	YES
941903	I-95	OKEECHOBEE ROAD	ORANGE AVENUE	10%	59	8X	7320	0.81%	NO
941905	I-95	ORANGE AVENUE	INDRIO ROAD	5%	30	8X	7320	0.41%	NO
N/A	FLORIDA TURNPIKE	NORTH COUNTY LINE	OKEECHOBEE ROAD	5%	30	4X	3020	0.99%	NO
N/A	FLORIDA TURNPIKE	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	20%	118	4X	3020	3.91%	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) = 664
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 91

ROADWAY	FROM	TO	Traffic Count Year	AM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	AM PEAK HOUR PROJECT TRIPS	AREA WIDE GROWTH	TOTAL BACKGROUND TRAFFIC USED	TOTAL 2025 TRAFFIC WITHOUT PROJECT	2025 TOTAL TRAFFIC	ASSURED LANES	LOS D	MEETS LOS STD.
OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	2017	378	10%	66	14	14	392	458	4D	1810	YES
OKEECHOBEE ROAD	FLORIDA TURNPIKE	KINGS HIGHWAY	2017	378	15%	100	14	14	392	492	4D	2010	YES
OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	2017	960	45%	299	35	35	995	1294	6D	4170	YES
OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	2017	1063	55%	365	39	39	1102	1467	6D	4170	YES
OKEECHOBEE ROAD	I-95	MCNEIL ROAD	2017	1976	30%	199	73	73	2049	2248	6D	4240	YES
OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	2017	1580	30%	199	58	58	1638	1837	4D	3170	YES
OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	2020	922	15%	100	34	34	956	1056	4D	1630	YES
VIRGINIA AVENUE	OKEECHOBEE ROAD	25TH STREET	2017	1169	15%	100	43	43	1212	1312	6D	3020	YES
VIRGINIA AVENUE	25TH STREET	13TH STREET	2017	1093	8%	53	40	40	1133	1186	6D	3020	YES
KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	2017	361	10%	66	13	13	374	440	4D	2000	YES
KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	2017	885	10%	66	33	33	918	984	4D	2000	YES
25TH STREET	VIRGINIA AVENUE	EDWARDS ROAD	2020	1182	7%	46	44	44	1226	1272	4D	2000	YES
25TH STREET	EDWARDS ROAD	BELL AVENUE	2019	1056	5%	33	39	39	1095	1128	4D	2100	YES
ORANGE AVENUE	I-95	JENKINS ROAD	2017	962	5%	33	35	35	997	1030	4D	2000	YES
I-95	MIDWAY ROAD	OKEECHOBEE ROAD	2019	3336	15%	100	123	123	3459	3559	6X	4580	YES
FLORIDA TURNPIKE ⁽¹⁾	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	2019	2300	20%	133	85	85	2385	2518	4X	3890	YES

Notes:

(1) Florida Turnpike and I-95 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

**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) = 88
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 592

ROADWAY	FROM	TO	Traffic Count Year	PM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	PM PEAK HOUR PROJECT TRIPS	AREA WIDE GROWTH	TOTAL BACKGROUND TRAFFIC USED	TOTAL 2025 TRAFFIC WITHOUT PROJECT	2025 TOTAL TRAFFIC	ASSURED LANES	LOS D	MEETS LOS STD.
OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	2017	391	10%	59	14	14	405	464	4D	1810	YES
OKEECHOBEE ROAD	FLORIDA TURNPIKE	KINGS HIGHWAY	2017	391	15%	89	14	14	405	494	4D	2010	YES
OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	2017	1013	45%	266	37	37	1050	1316	6D	4170	YES
OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	2017	1086	55%	326	40	40	1126	1452	6D	4170	YES
OKEECHOBEE ROAD	I-95	MCNEIL ROAD	2017	1709	30%	178	63	63	1772	1950	6D	4240	YES
OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	2017	1649	30%	178	61	61	1710	1888	4D	3170	YES
OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	2020	902	15%	89	33	33	935	1024	4D	1630	YES
VIRGINIA AVENUE	OKEECHOBEE ROAD	25TH STREET	2017	1126	15%	89	42	42	1168	1257	6D	3020	YES
VIRGINIA AVENUE	25TH STREET	13TH STREET	2017	1164	8%	47	43	43	1207	1254	6D	3020	YES
KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	2017	369	10%	59	14	14	383	442	4D	2000	YES
KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	2017	890	10%	59	33	33	923	982	4D	2000	YES
25TH STREET	VIRGINIA AVENUE	EDWARDS ROAD	2020	1401	7%	41	52	52	1453	1494	4D	2000	YES
25TH STREET	EDWARDS ROAD	BELL AVENUE	2019	1053	5%	30	39	39	1092	1122	4D	2100	YES
ORANGE AVENUE	I-95	JENKINS ROAD	2017	905	5%	30	33	33	938	968	4D	2000	YES
I-95	MIDWAY ROAD	OKEECHOBEE ROAD	2019	3336	15%	89	123	123	3459	3548	6X	4580	YES
FLORIDA TURNPIKE	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	2019	2300	20%	118	85	85	2385	2503	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



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	VIRGINIA 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.

**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

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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

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Traffic Counts and Level of Service Report
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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
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

* 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.

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
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 LYNNGATE 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

* 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.

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



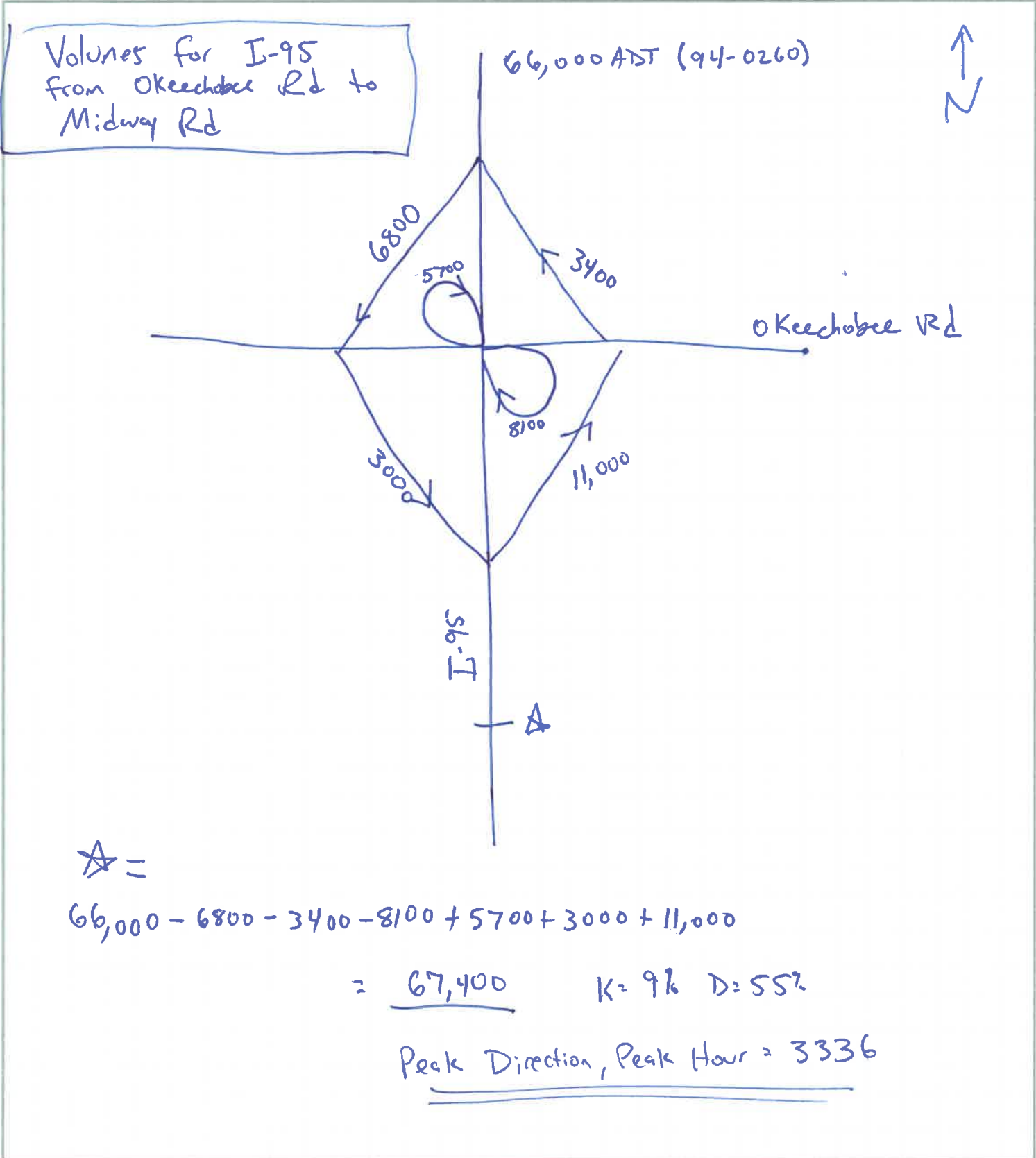
FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2019 HISTORICAL AADT REPORT

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
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



APPENDIX C

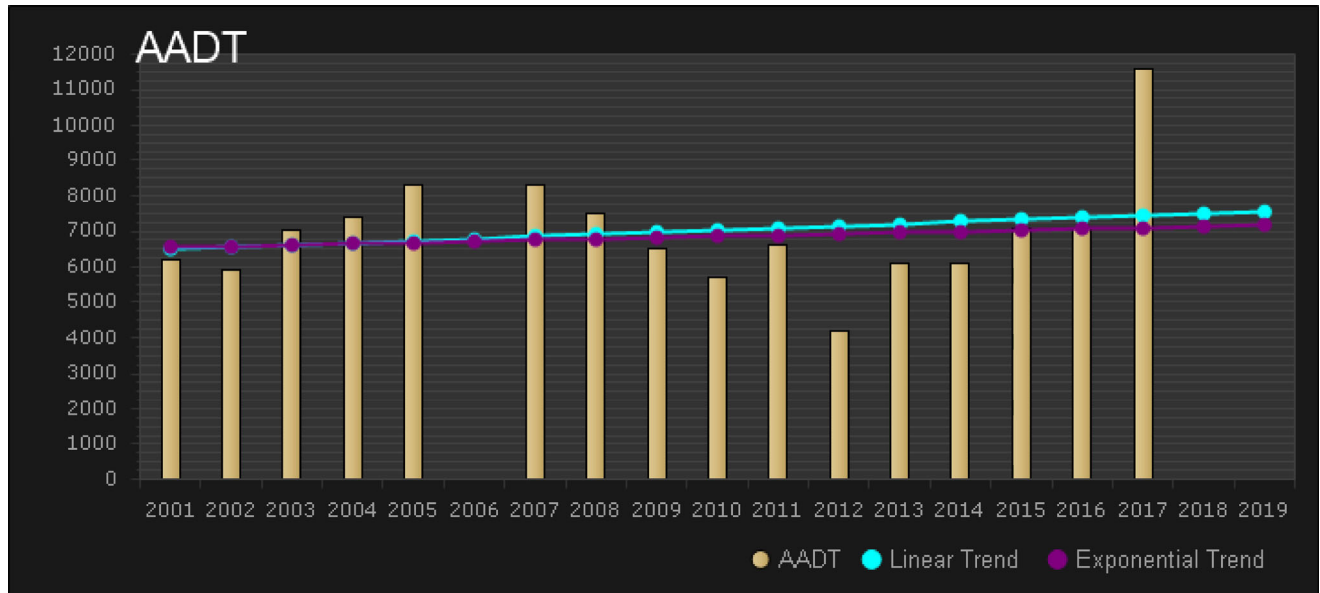
GROWTH RATES

Station 940025

SR 70/OKEECHOBEE RD - W OF SR 91/TPK (COUNTY 25)

Linear Growth = 0.78%

Exponential Growth = 0.50%



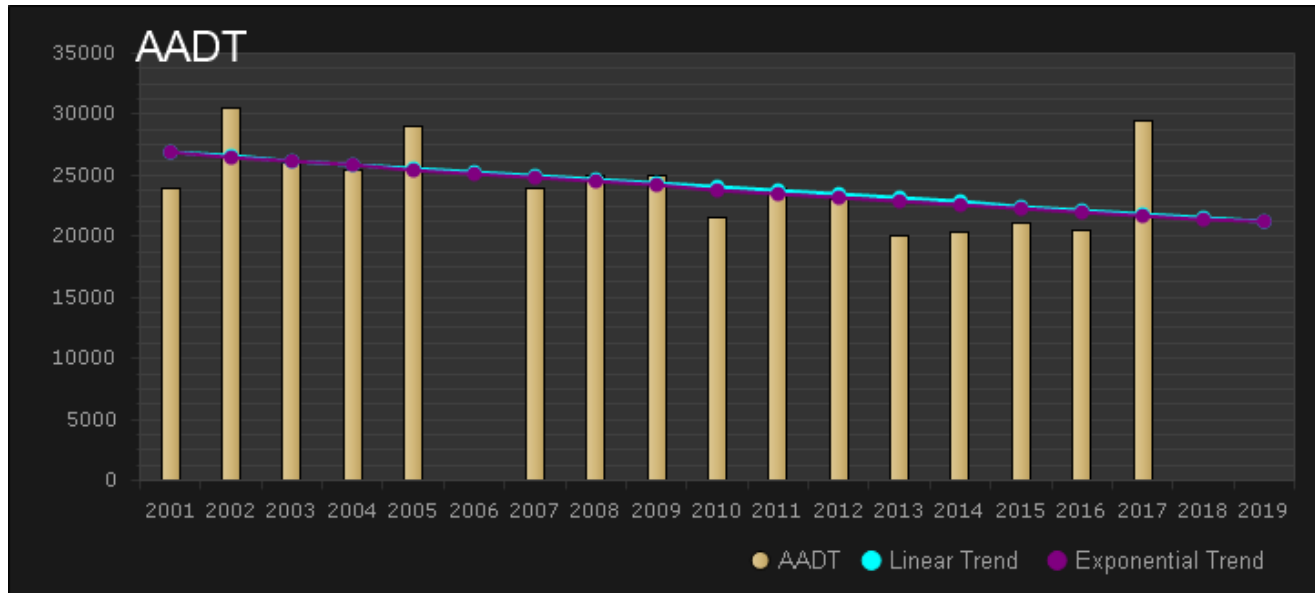
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940025-SR 70/OKEECHOBEE RD - W OF SR 91/TPK (COUNTY 25)							
2017	940025	11600		56.2			
2016	940025	7100		57.1			
2015	940025	7100		56.3	5.9		
2014	940025	6100		54.7	6.81		
2013	940025	6100		57.2	5.51		
2012	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%



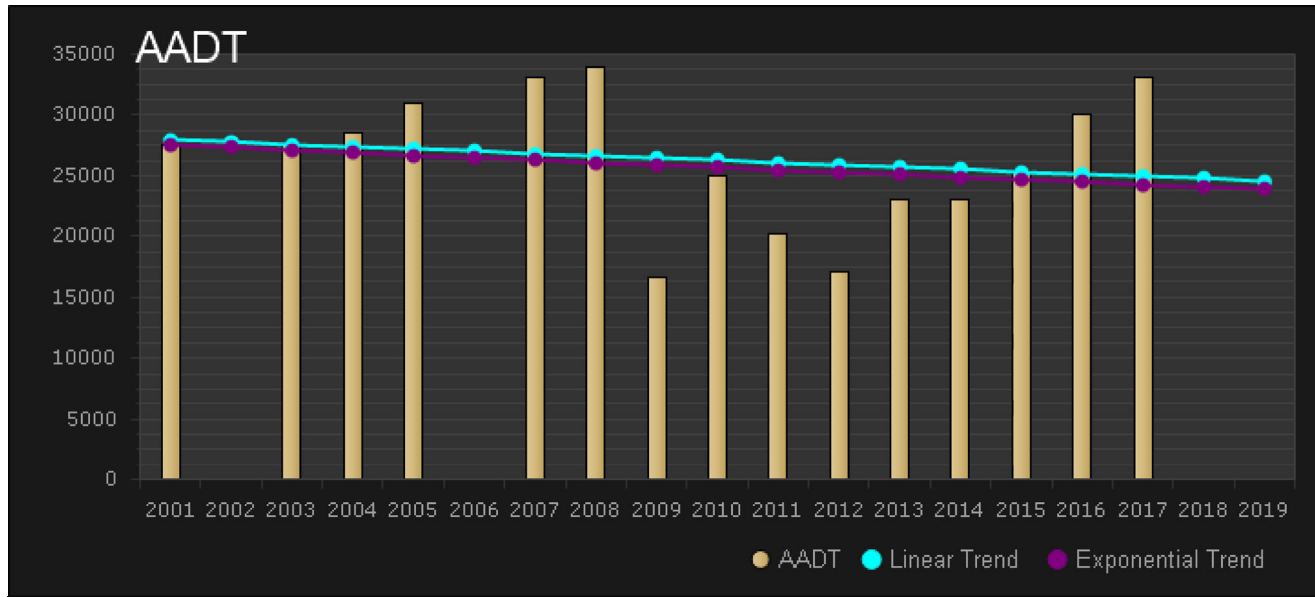
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940748-SR 70/OKEECHOBEE RD - E OF SR 713/KINGS HWY (COUNTY 742)							
2017	940748	29500		56.2			
2016	940748	20500		57.1			
2015	940748	21100		56.3	13.71		
2014	940748	20400		54.7	12.69		
2013	940748	20000		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%



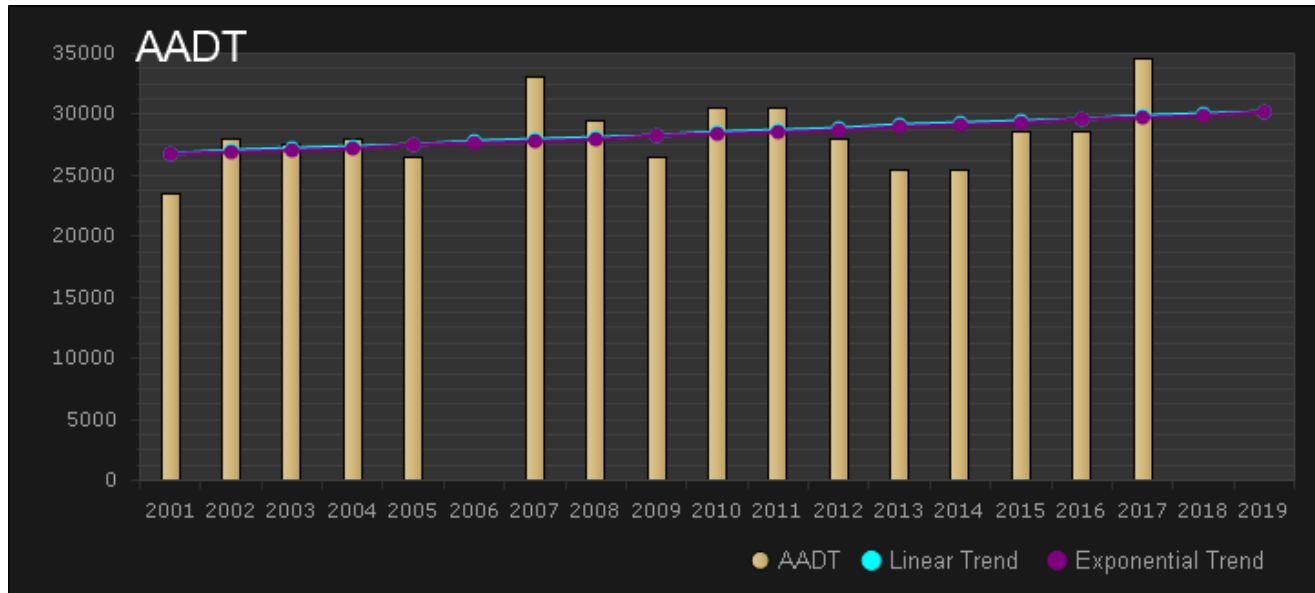
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940106-SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (COUNTY 0106)							
2017	940106	33000		56.2			
2016	940106	30000		57.1			
2015	940106	25500		56.3	5.92		
2014	940106	23000		54.7			
2013	940106	23000		57.2	15.64		
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%



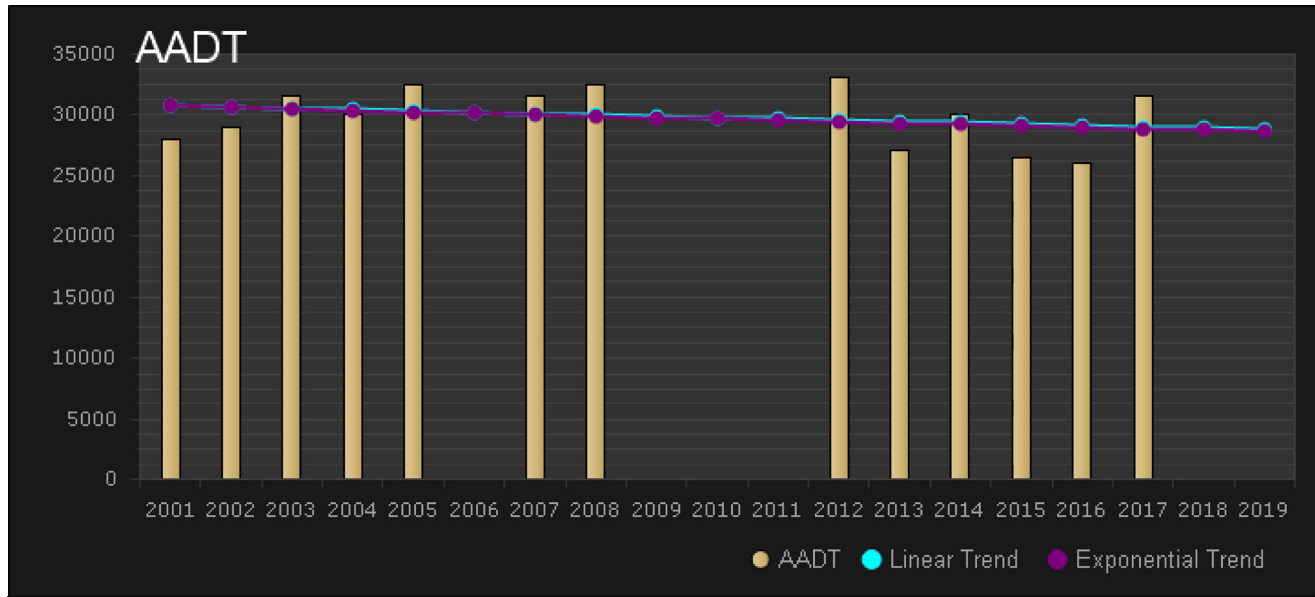
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940029-SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)							
2017	940029	34500		50.9			
2016	940029	28500		50.9			
2015	940029	28500		51	8.22		
2014	940029	25500		50.8			
2013	940029	25500		50.8			
2012	940029	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%



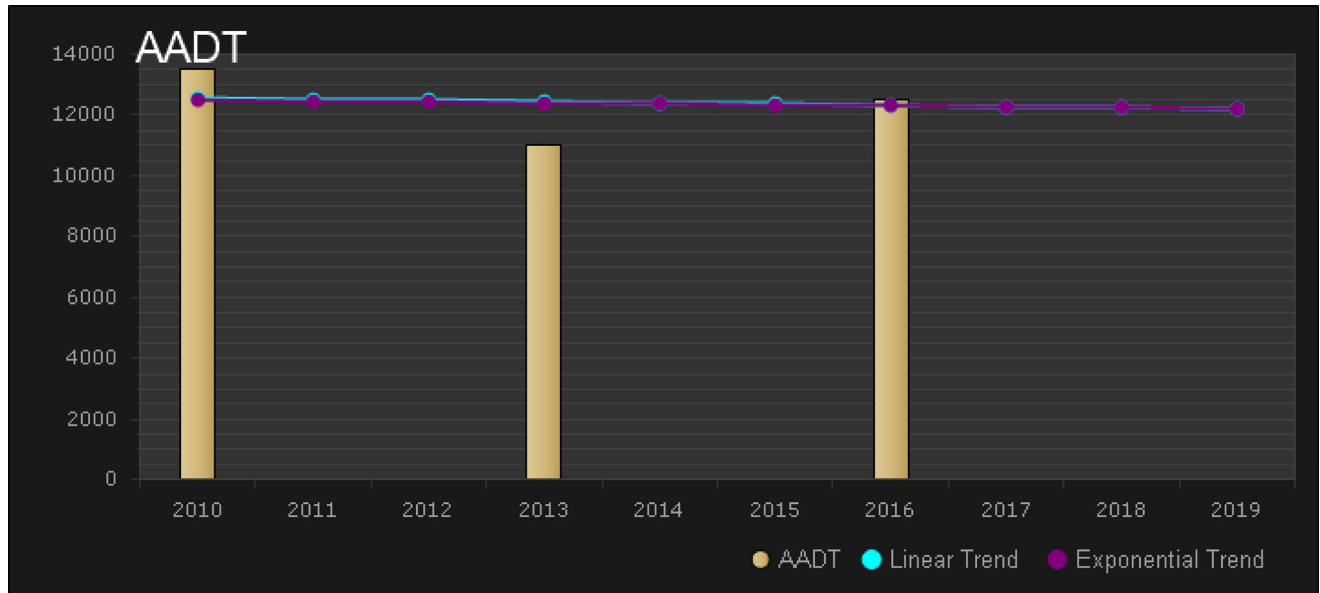
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940742-SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)							
2017	940742	31500		50.9			
2016	940742	26000		50.9			
2015	940742	26500		51	7.3		
2014	940742	30000		50.8	1		
2013	940742	27000		50.8			
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%



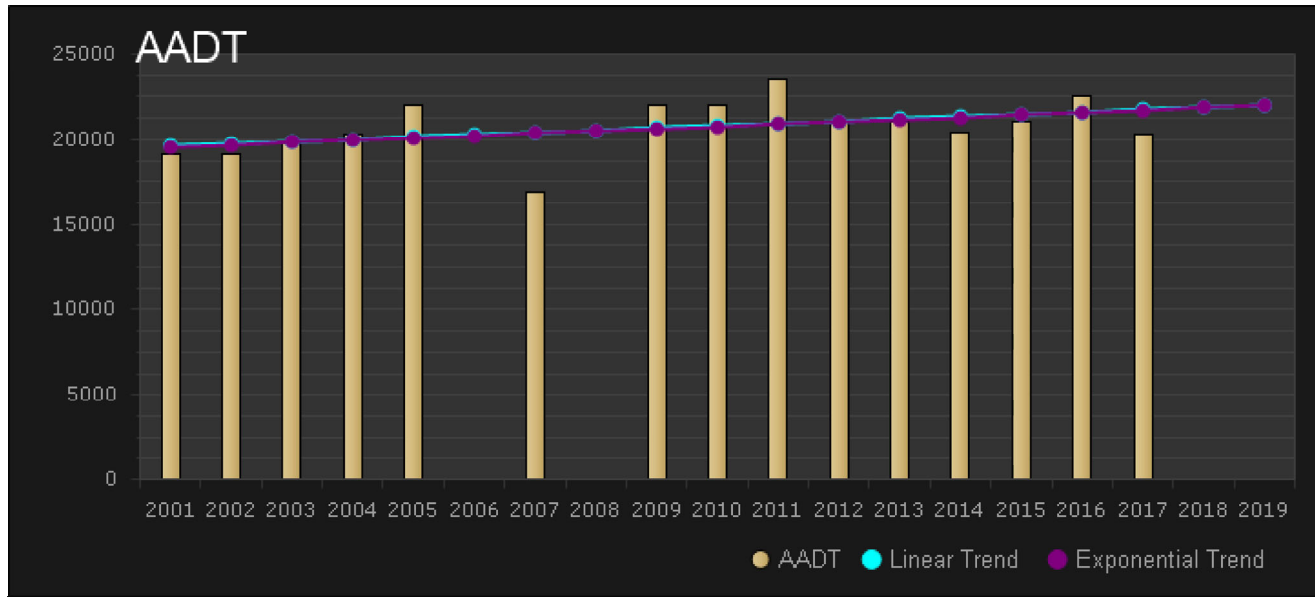
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 688-OKEECHOBEE RD NE. OF VIRGINIA AVE							
2020	688	12500	0.105	0.5545	0		
2016	688	12500	0.107	0.5135	0	950	1249
2013	688	11000			0	840	1046
2010	688	13500	0.096	0.558	0	1016	1167

Station 940030

SR 70 / VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY 30)

Linear Growth = 0.60%

Exponential Growth = 0.65%



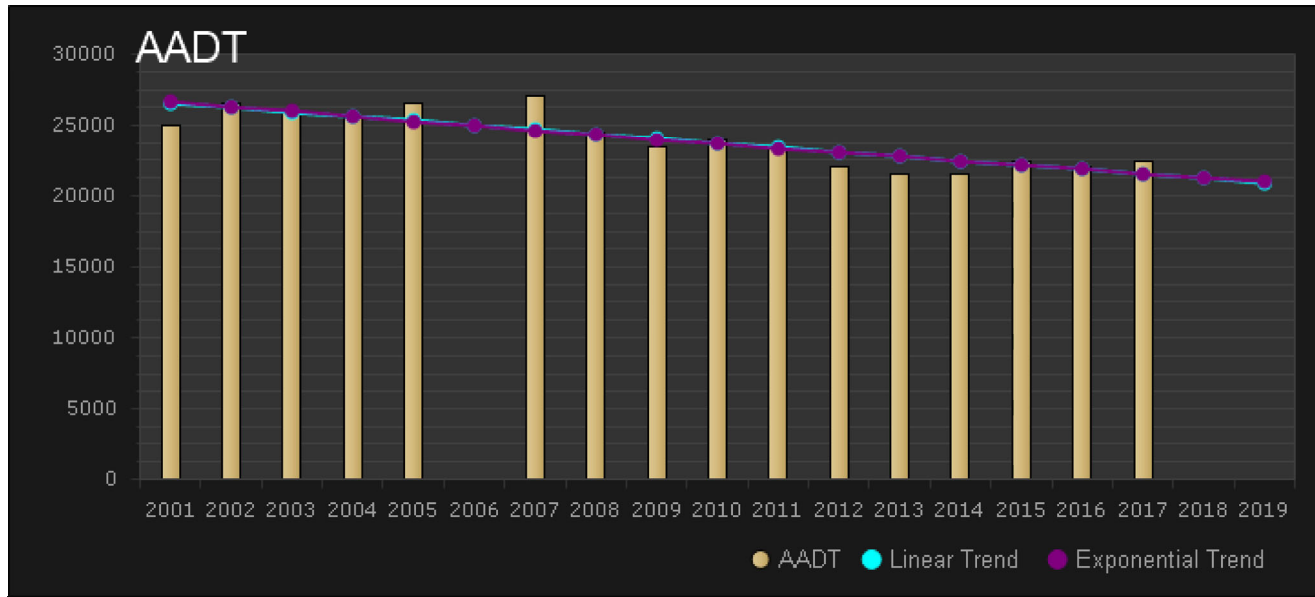
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940030-SR 70 / VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY 30)							
2017	940030	20300		50.9			
2016	940030	22500		50.9			
2015	940030	21000		51	1.06		
2014	940030	20400		50.8	1.54		
2013	940030	21000		50.8	1.41		
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%



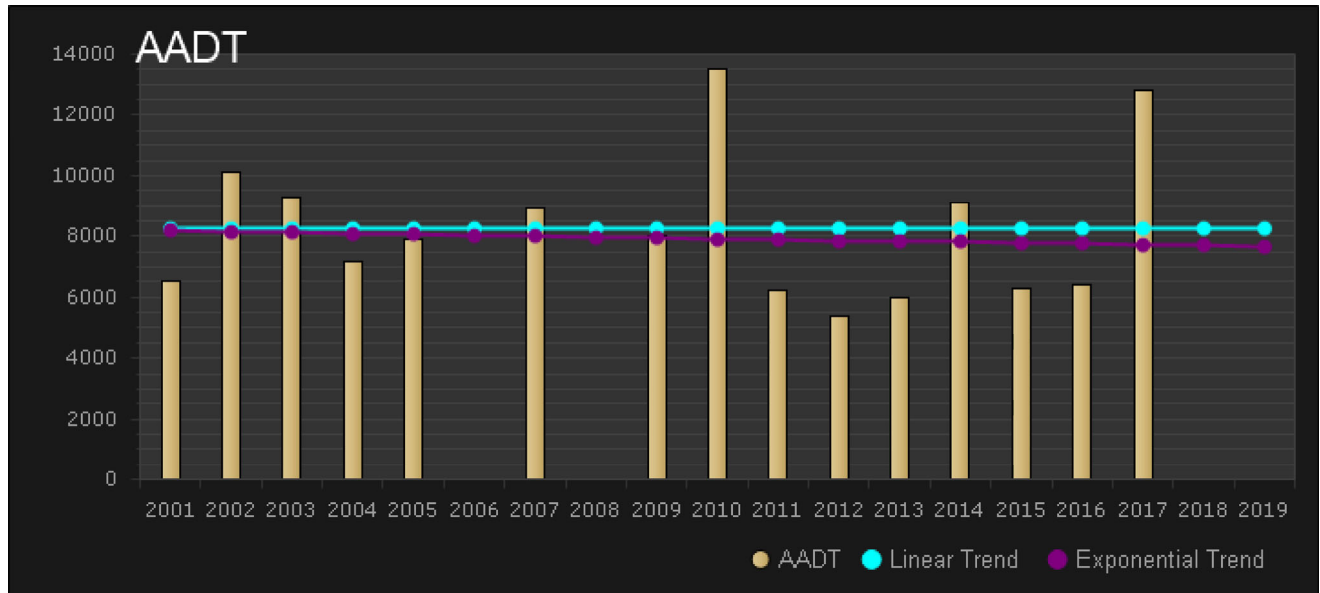
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940033-SR 70 / VIRGINIA AVE - E OF SR 615/25 ST (COUNTY 33)							
2017	940033	22500		50.9			
2016	940033	22000		50.9			
2015	940033	22500		51	2.7		
2014	940033	21500		50.8	0.99		
2013	940033	21600		50.8			
2012	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%



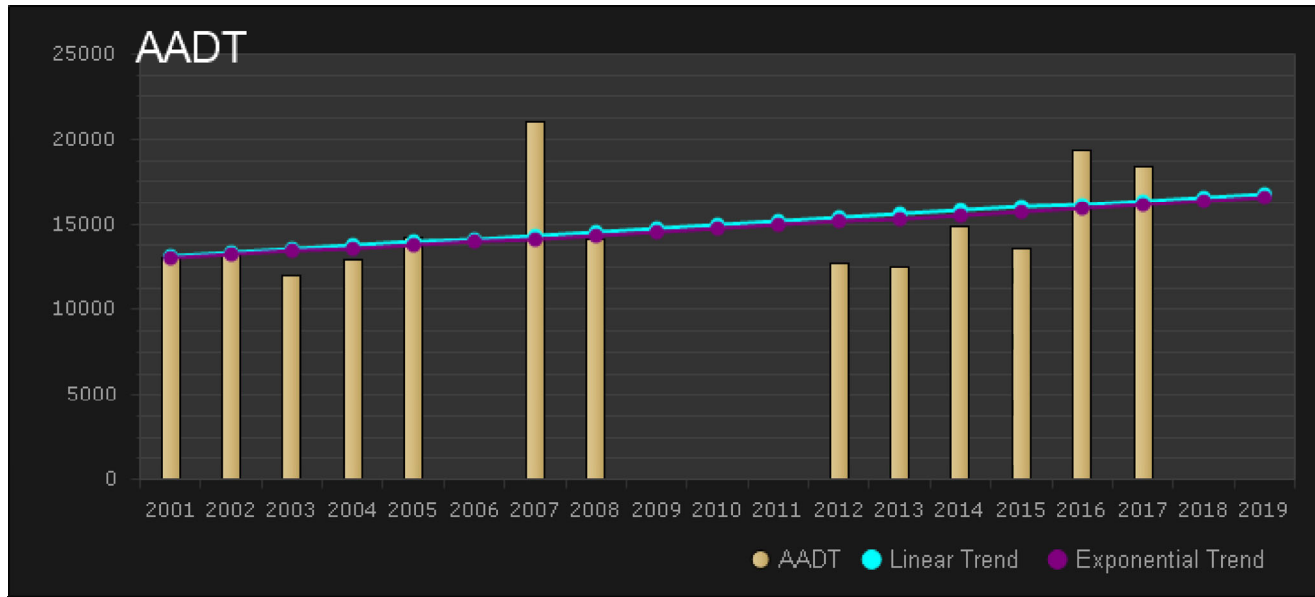
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940757-SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)							
2017	940757	12800		56.2			
2016	940757	6400		57.1			
2015	940757	6300		56.3	18.77		
2014	940757	9100		54.7	37.44		
2013	940757	6000		57.2			
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%



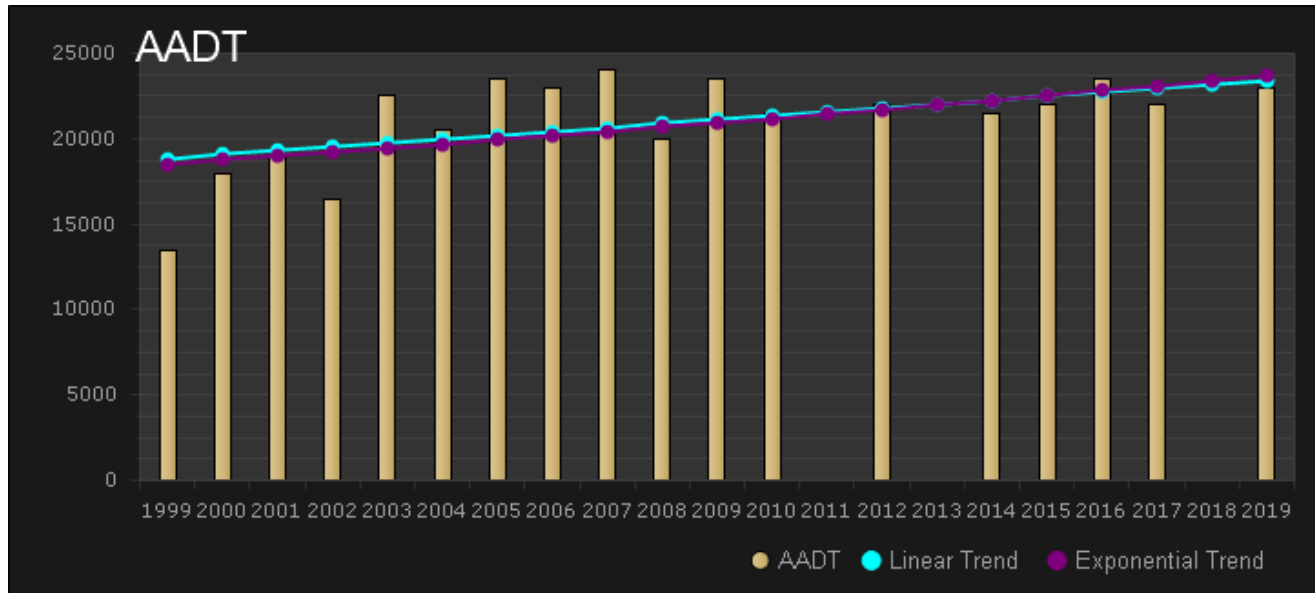
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940077-SR 713 / KINGS HWY - N OF SR 68/ORANGE AVE (COUNTY 77)							
2017	940077	18400		56.2			
2016	940077	19300		57.1			
2015	940077	13600		56.3	15.82		
2014	940077	14900		54.7	12.52		
2013	940077	12500		57.2			
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%



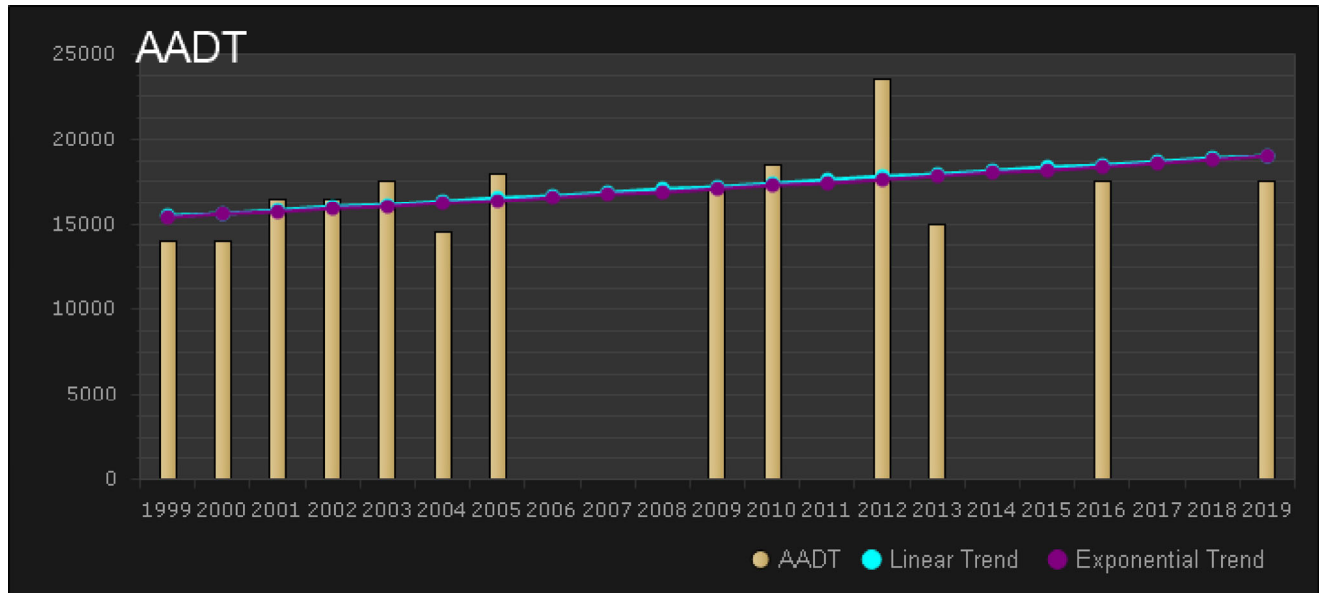
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 529-25TH ST 310 FEET SOUTH OF VIRGINIA AVE							
2020	529	21000	0.098	0.613	0		
2019	529	23000	0.101	0.607	0	1986	2108
2017	529	22000	0.095	0.5765	0	1821	1899
2016	529	23500	0.099	0.6045	0	2136	2094
2015	529	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%



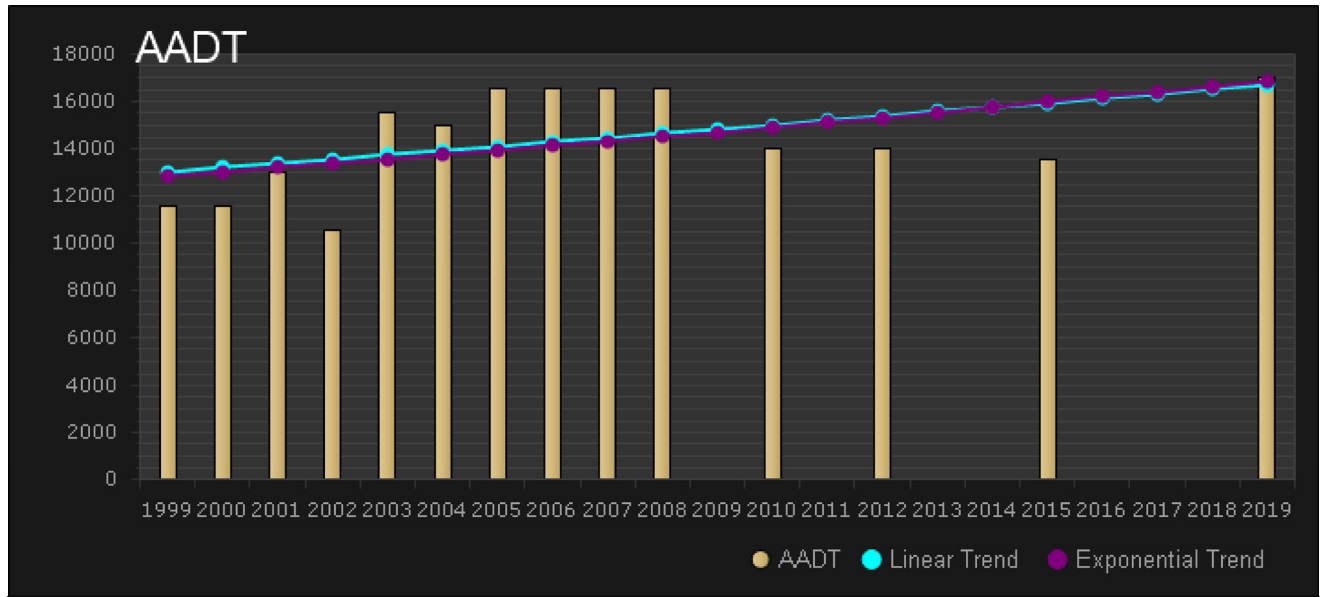
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 159-25TH ST 315 FEET SOUTH OF EDWARDS RD							
2019	159	17500	0.097	0.5705	10.87	1553	1488
2016	159	17500	0.097	0.58	6.85	1578	1519
2013	159	15000			8.05	1371	1269
2012	159	23500	0.107	0.538	0	2227	2312
2010	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%



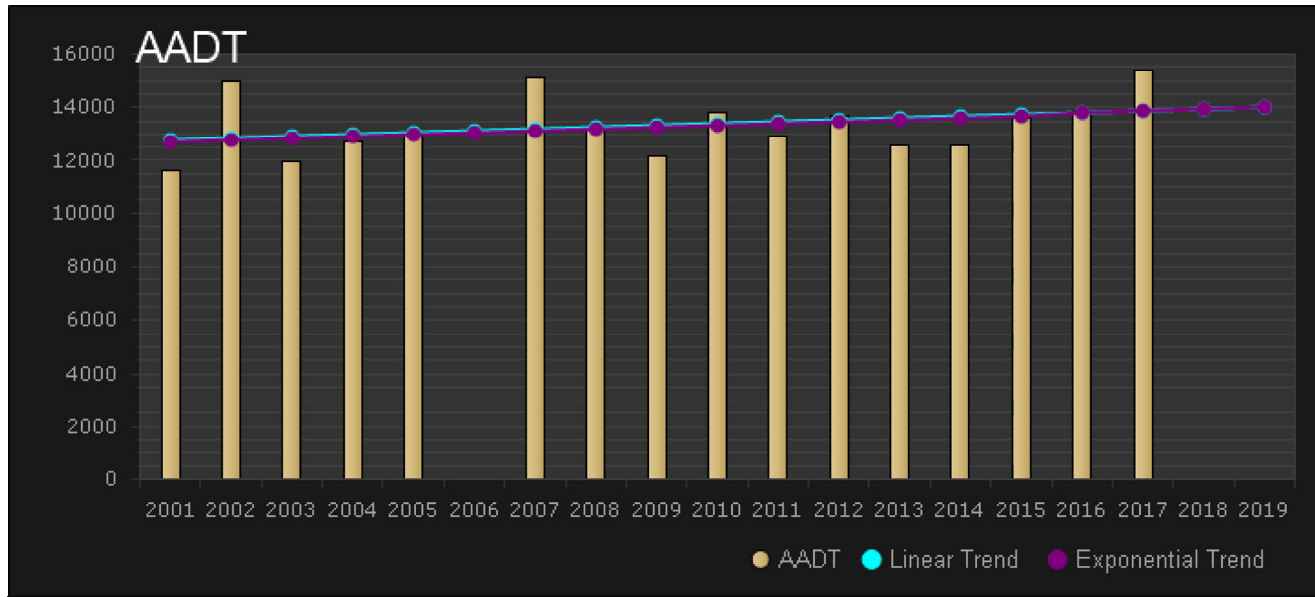
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 108-EDWARDS RD 200 FEET WEST OF SUNRISE BLVD							
2019	108	17000	0.102	0.5095	0	1425	1573
2015	108	13500	0.099	0.764	0	1049	1238
2012	108	14000	0.102	0.509	0	1160	1282
2010	108	14000	0.103	0.516	0	1222	1346
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%



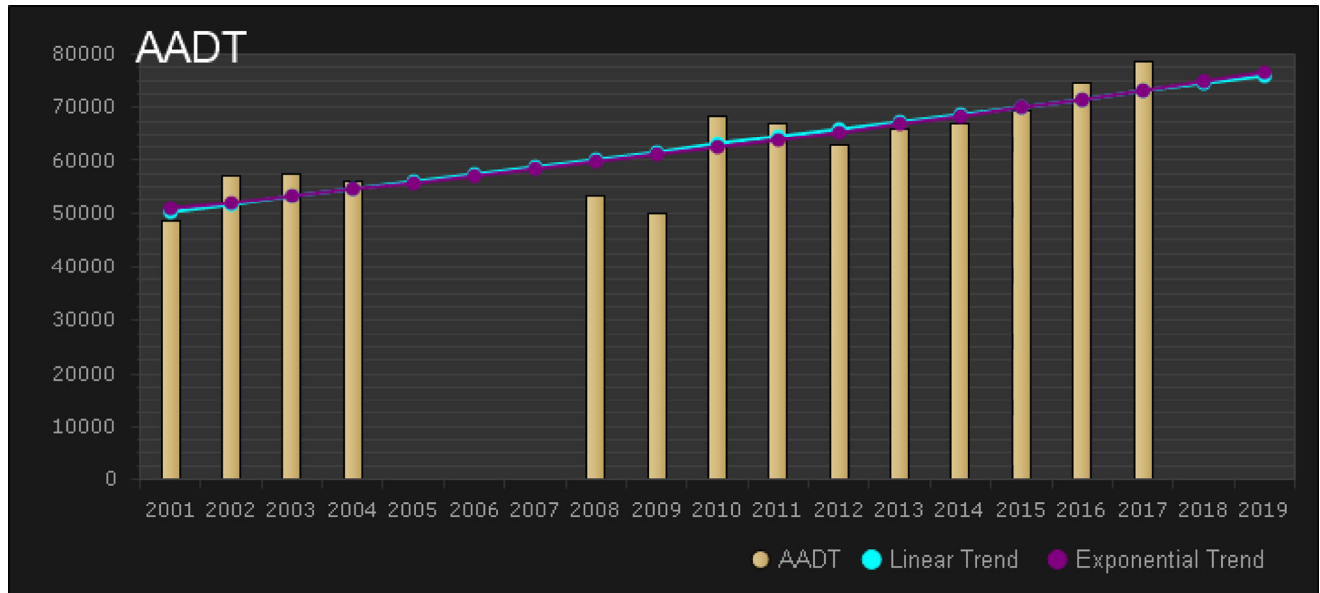
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940035-SR 68 / ORANGE AVE - E OF SR 9/I-95 (COUNTY 35)							
2017	940035	15400		50.9			
2016	940035	13900		50.9			
2015	940035	13600		51	4.31		
2014	940035	12600		50.8			
2013	940035	12600		50.8			
2012	940035	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%



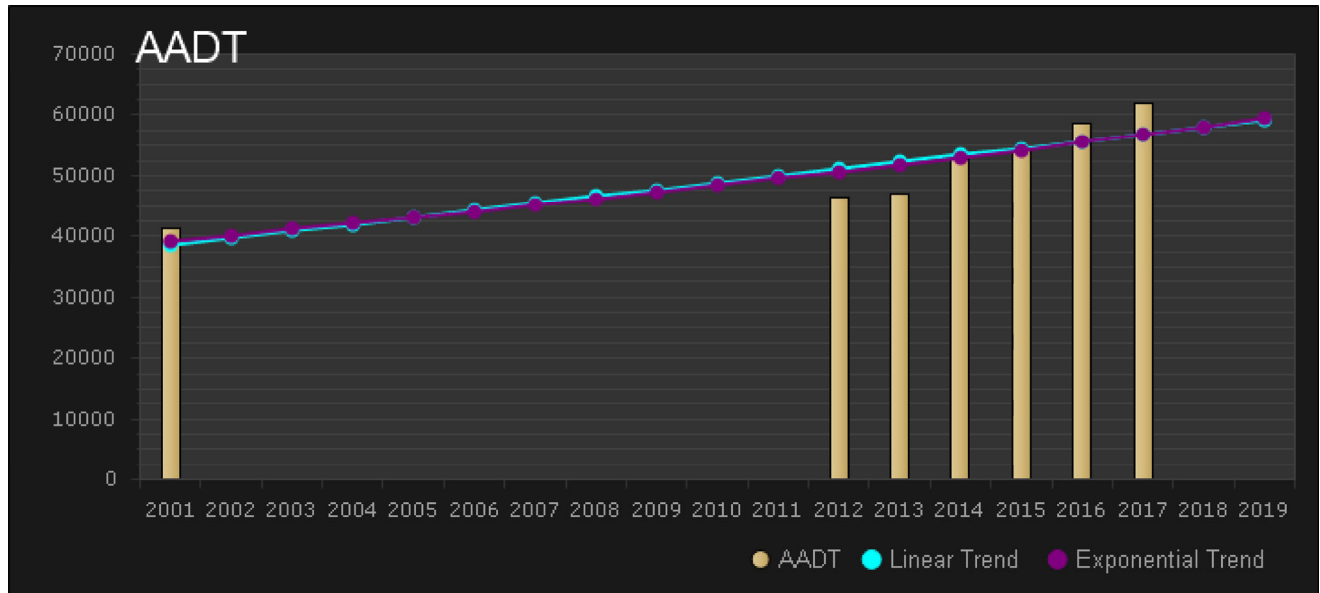
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 941902-SR 9/I-95 - N OF CR 712/MIDWAY RD,2 CABINETS (COUNTY 1902)							
2017	941902	78500		61.8			
2016	941902	74500		63.1			
2015	941902	69500		62.8	8.01		
2014	941902	67000		62.5	7.51		
2013	941902	66000		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%



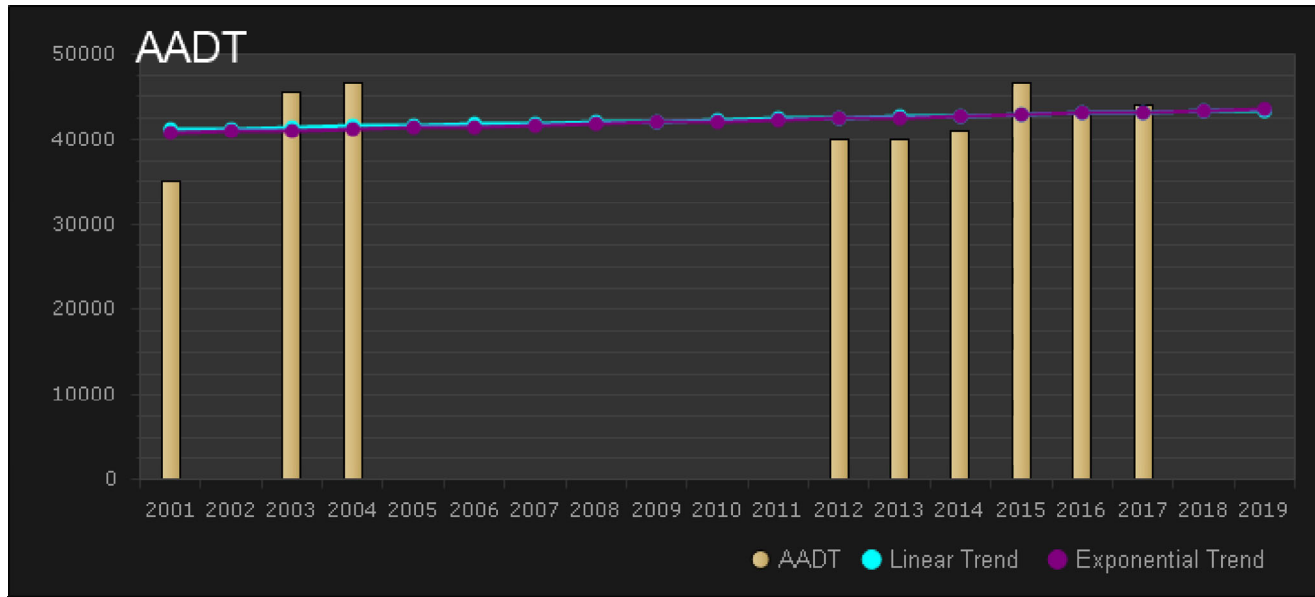
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940260-SR 9/I-95-0.6 MI S OF SR 68/ORANGE AV,ST LUCIE CO							
2017	940260	61831		52.1			
2016	940260	58614		52.4			
2015	940260	54502		52.6	11.09		
2014	940260	52710		62.5	0		
2013	940260	47000		53			
2012	940260	46500		53			
2001	940260	41283			0	2707	3126

Station 941905

SR 9 / I-95 - N OF SR 68/ORANGE AVE (COUNTY 1905)

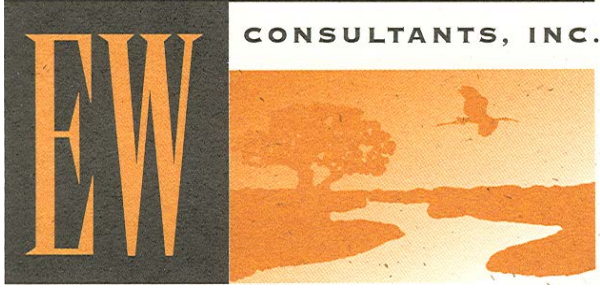
Linear Growth = 0.29%

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

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CROSSROADS INDUSTRIAL

Environmental Assessment

Prepared For:

FLF Crossroads Industrial I LLC

Prepared By:

EW Consultants, Inc.

July 2020

I. INTRODUCTION –

This Environmental Assessment documents and summarizes the natural resource characteristics of the Crossroads Industrial Property. The 132.4 +/- acre subject property is located within Section 25, Township 35 South, Range 40 East, in Fort Pierce, St. Lucie County, Florida. The property is more precisely located south of Okeechobee Road and the Crossroads Park of Commerce, west of I-95, east of the Florida's Turnpike, and north of a storm-water retention pond. 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 through 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 on July 29, 2020. A Wetland Map depicting the results of this determination 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 different 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 live oak and laurel oak 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 July 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, great egret.

Direct observations and signs of utilization by mammals indicate the presence of raccoons, armadillos, opossums, marsh rabbits, feral hogs, and coyotes.

Reptile observations included 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 (FWCC) 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.

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Common Name	Scientific Name	Preferred Habitat	Occurrence*	Listed Status**
				State/Federal
American alligator	<i>Alligator mississippiensis</i>	Wetland and aquatic habitat	L	FT/SA
Bald eagle	<i>Haliaeetus leucocephalus</i>	Nest in tall trees (usually pine) near coasts, rivers, lakes and wetlands	L	No longer listed Nest trees protected
Florida burrowing owl	<i>Athene cunicularia</i>	Sandhills, ruderal communities, dry prairies	L	ST/-
Florida bonneted bat	<i>Eumops floridanus</i>	A diversity of forested habitats	L	FE
Eastern indigo snake	<i>Drymarchon corais couperi</i>	A diversity of upland/low land habitat	M	FT
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	Well drained sandy soils, moderate to open pine canopy	M	ST
Florida sandhill crane	<i>Grus canadensis pratensis</i>	Breed in emergent palustrine wetlands; forage in pastures/prairies	L	ST/-
Gopher tortoise	<i>Gopherus polyphemus</i>	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	O ²	ST/-
Audubon's crested caracara	<i>Polyborus plancus audbonii</i>	Nest in cabbage palms, dry prairie and pastures	L	FT
Little blue heron	<i>Egretta caerulea</i>	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	M	ST/-
Red-cockaded woodpecker	<i>Picoides borealis</i>	Mature pine woodlands	L	FE
Roseate spoonbill	<i>Ajaia ajaja</i>	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	L	ST/-
Reddish egret	<i>Egretta rufescens</i>	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	L	ST/-
Southeast American kestrel	<i>Falco sparverius paulus</i>	Sandhill and open rangeland nest in cavities of dead trees and	L	ST/-

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Common Name	Scientific Name	Preferred Habitat	Occurrence*	Listed Status**
		abandoned woodpecker nests		
Tricolored heron	<i>Egretta tricolor</i>	Breeding: marshes, swamps, ponds, nest in shrubs and small trees	M	ST/-
Wood stork	<i>Mycteria americana</i>	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 cranes as the marsh is less than one half acre in size and only seasonally inundated. Sandhill cranes prefer larger marsh systems with longer hydro-periods. 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.

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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 portions 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.

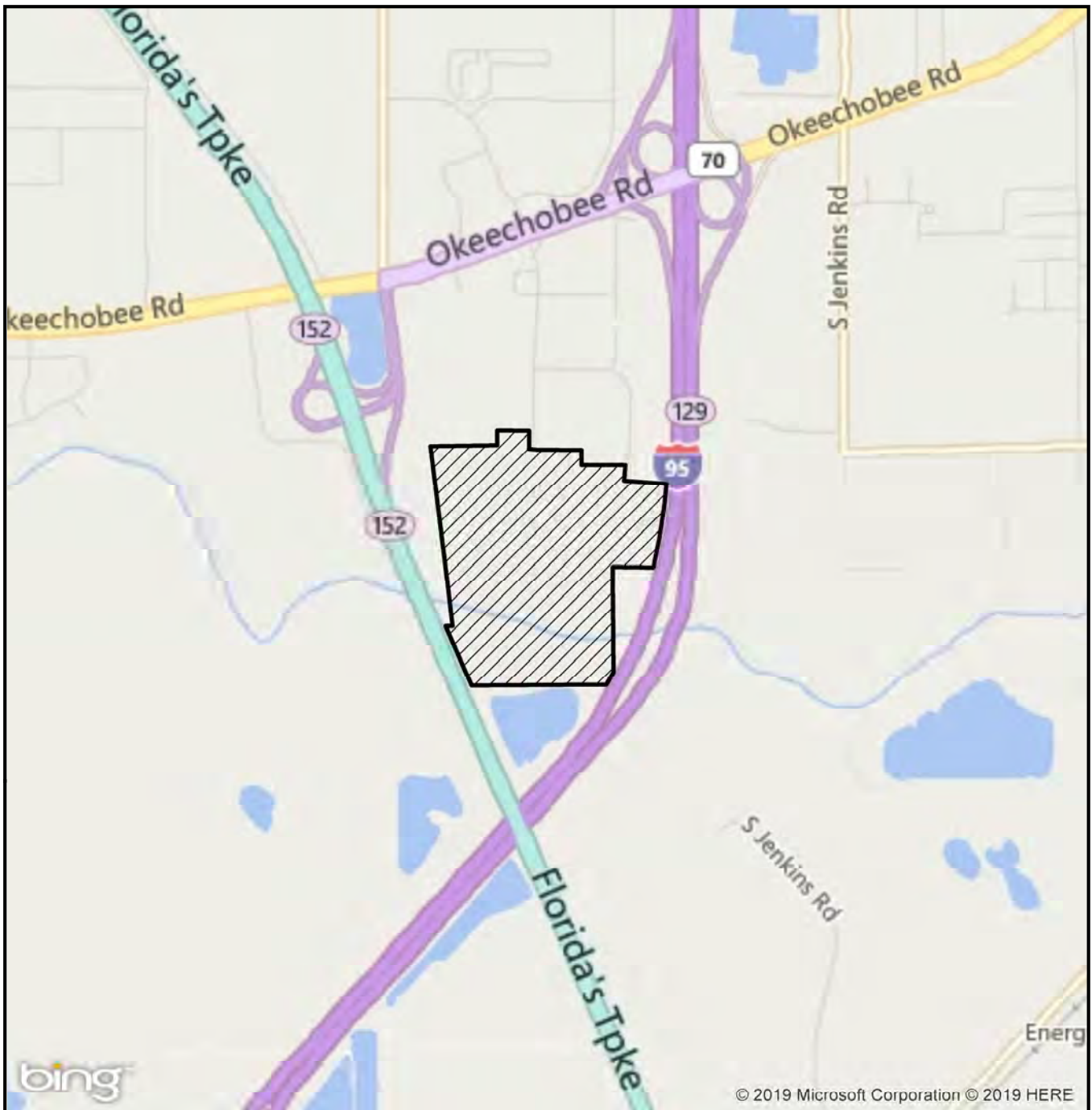
Another reptile species that was not observed but has a potential to occur on the site is the State-designated Threatened Florida pine snake. The Florida pine snake inhabits areas that feature well-drained sandy soils with moderate to open canopy. According to the FFWCC publicly available database, the 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.

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APPENDIX



LEGEND

 - SITE (132.4+/- AC)

0 2,000 Feet



**FLF CROSSROADS COMMERCE
LOCATION**

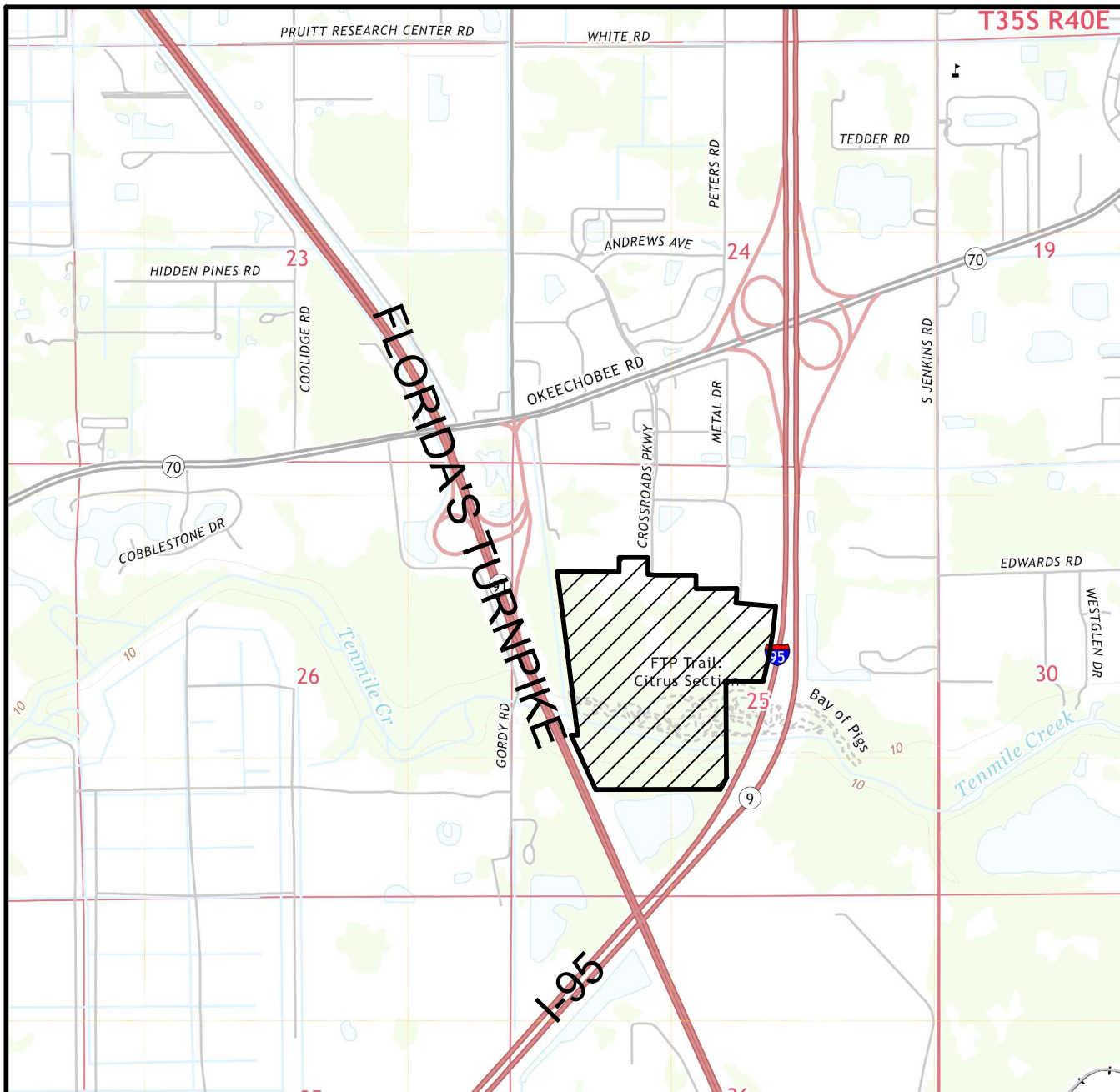


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FIGURE

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"

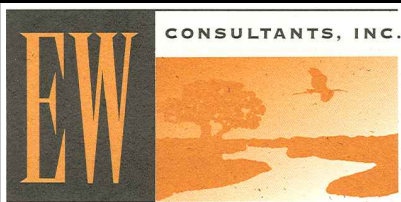


LEGEND

 - SITE (132.4± AC)

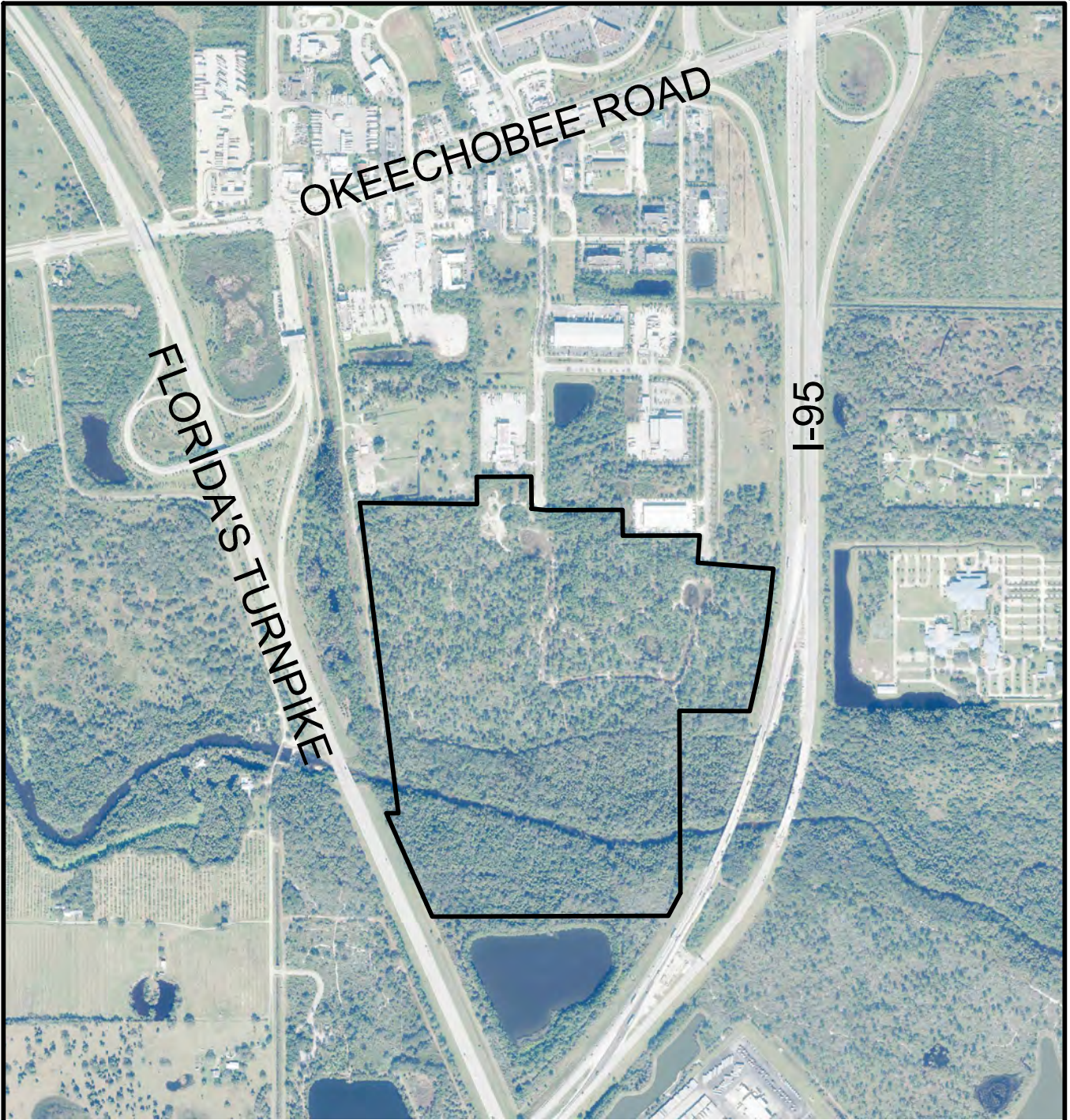
**FLF CROSSROADS COMMERCE
QUAD**

FLF Crossroads Commerce.dwg QUAD



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FIGURE
2

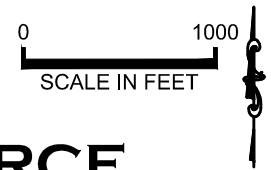


OKEECHOBEE ROAD

FLORIDA'S TURNPIKE

I-95

FDOT AERIALS DATED 2018



FLF CROSSROADS COMMERCE

AERIAL

FLF Crossroads Commerce.dwg AERIAL

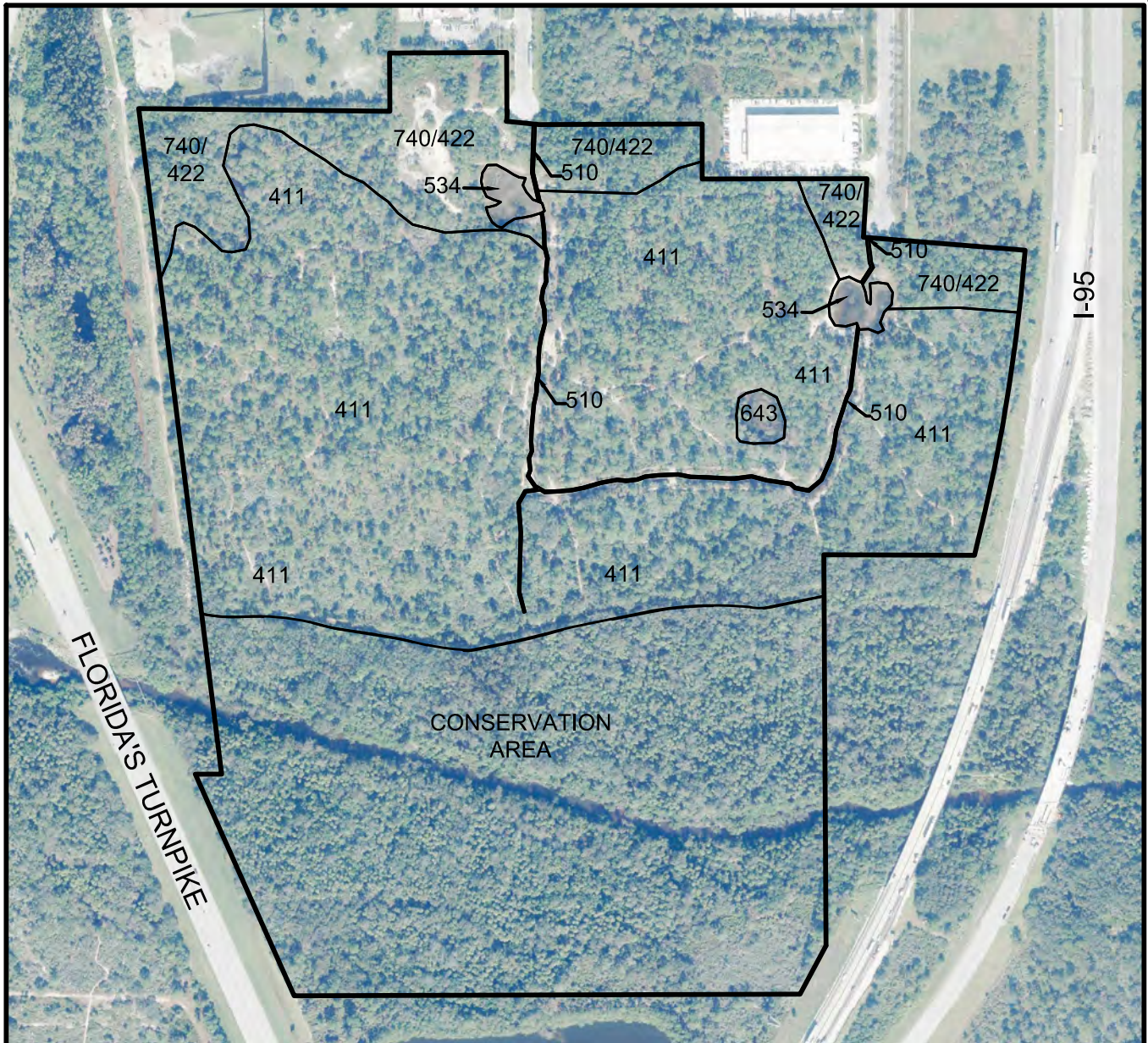


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FIGURE

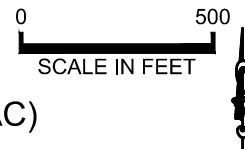
3



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)



FLF CROSSROADS COMMERCE

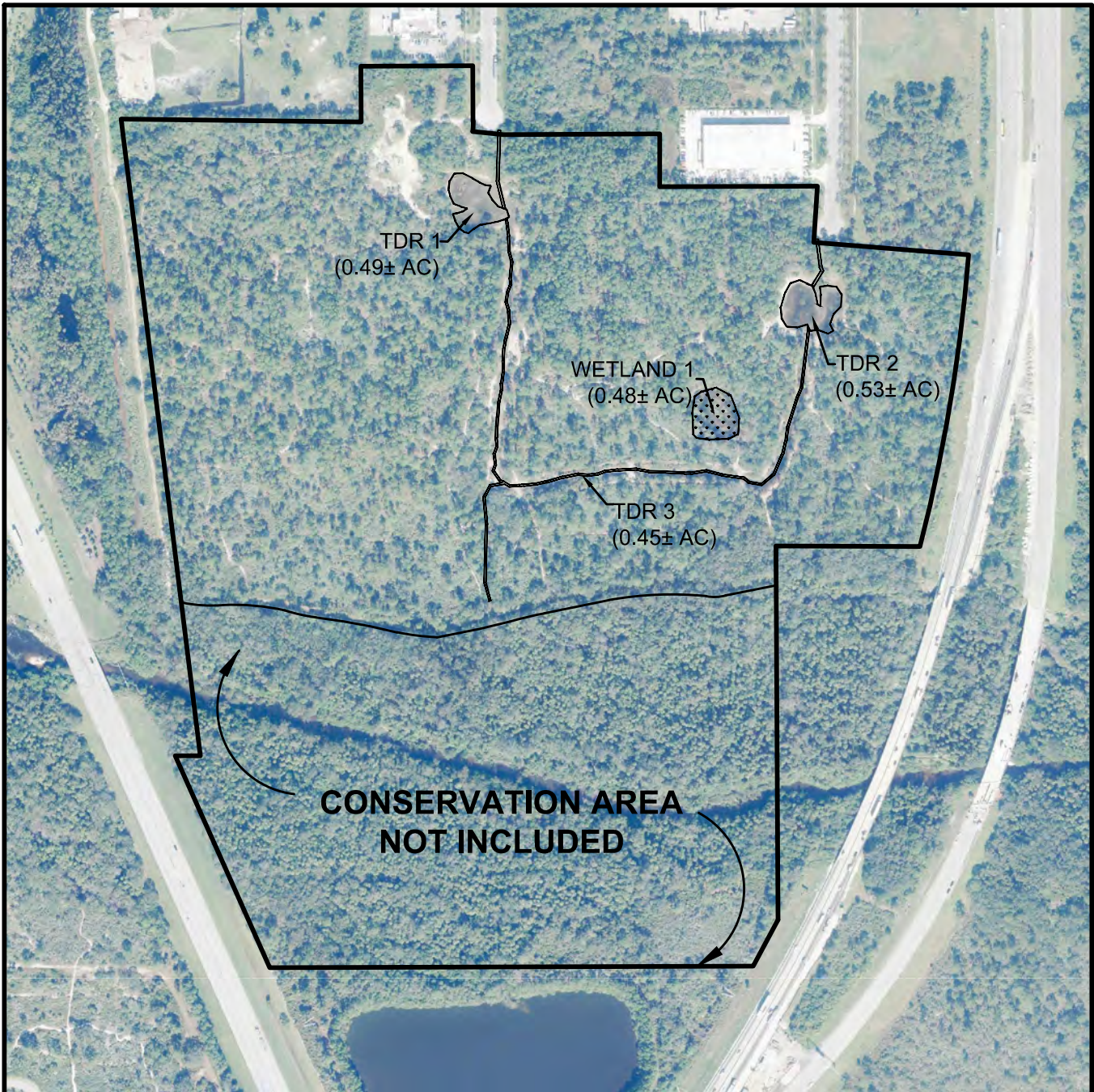
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FIGURE
4



FDOT AERIALS DATED 2018

LEGEND

-  - PRELIMINARY WETLAND (0.48± AC)
-  - TEMPORARY DRY RETENTION (1.47± AC)



PERMIT 56-02931-P

FLF CROSSROADS COMMERCE WETLAND MAP

FLF Crossroads Commerce.dwg WETLAND



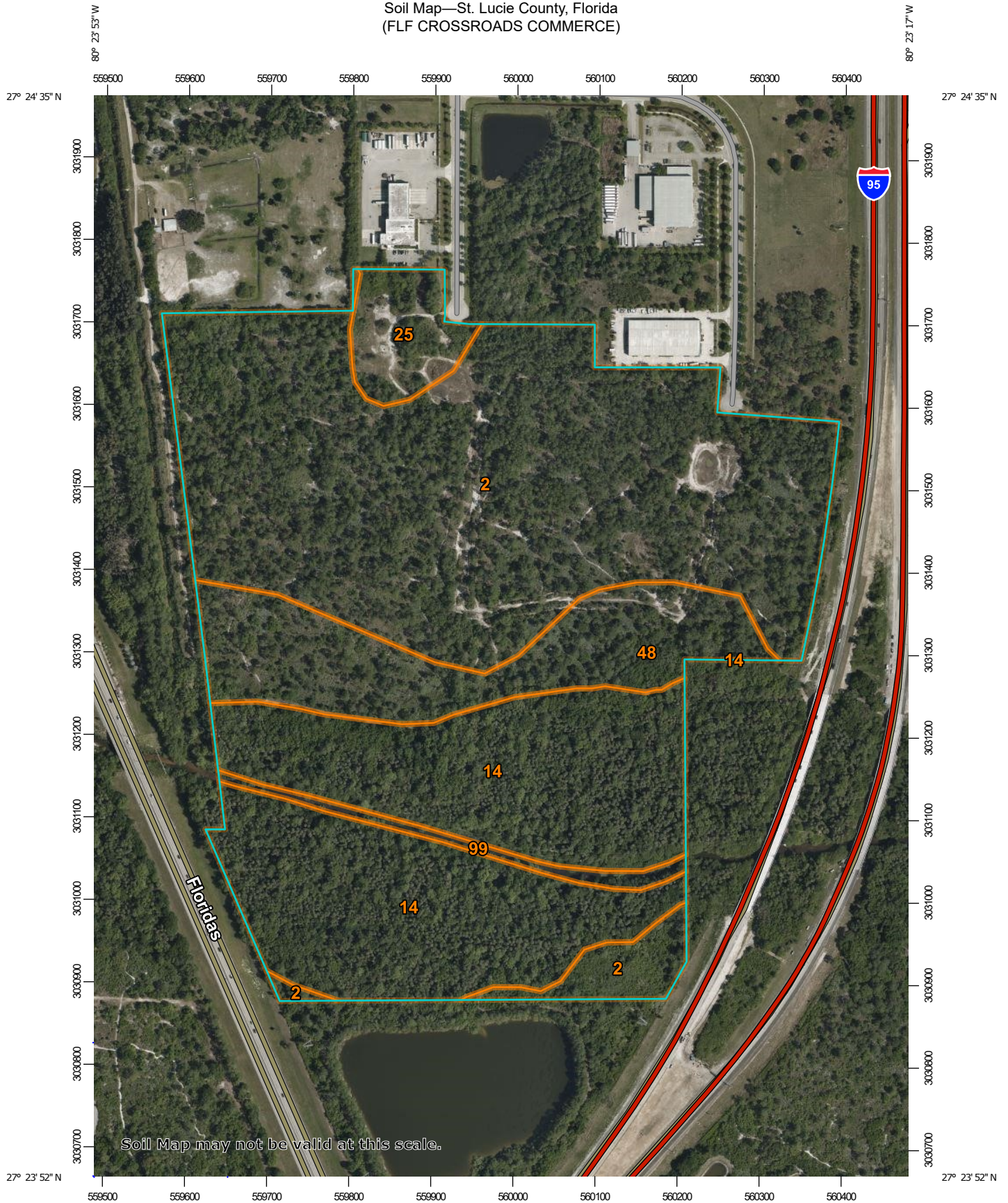
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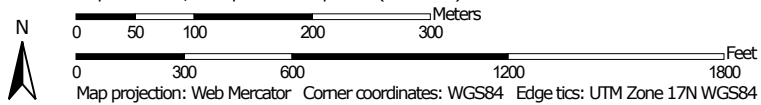
FIGURE

5

Soil Map—St. Lucie County, Florida
(FLF CROSSROADS COMMERCE)




Map Scale: 1:6,400 if printed on A portrait (8.5" x 11") sheet.




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 Farnton 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%