



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# 20-07000018

DATE: NOVEMBER 5, 2020

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

Application for Development Review & Design Review for a master plan industrial warehouse complex. The total master plan will accommodate 1,133,000 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 November 17, 2020.

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

Thank you.

Brandon Creagan



Design Review

Property address or Location West of I95, East of Turnpike--south of Crossroads parkway

Parcel ID #(s) 2325-122-0002-000-3

Project Description Crossroads Industrial

FLF Crossroads Industrial I LLC

Property Owner(s)

601 Heritage Drive, Suite 227

Street Address

Jupiter FL 33458

City State Zip

561-575-6457

Phone Number

josh.simon@flfholdings.com

Email Address

Josh Nichols & Christen Hutton, Schmidt Nichols

Applicant/Representative, Title, Company

1551 N. Flagler Dr., Suite 102

Street Address

West Palm Beach FL 33401

City State Zip

561-684-6141

Phone Number

JNICHOLS@SNLANDPLAN.COM & CHUTTON@SNLANDPLAN.COM

Email Address

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

Property Owner(s) Signature(s)

Josh Simon, Manager

STATE OF FLORIDA --

COUNTY

Palm Beach

The foregoing instrument was acknowledged before me this 22 day of October, 2020, by

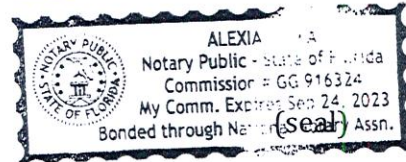
Josh Simon

who is personally known to me or has produced

as identification.

Signature of Notary

Alexia Jacka



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.



DEVELOPMENT REVIEW

Property address or Location West of I95, East of Turnpike--south of Crossroads parkway
 Parcel ID #(s) 2325-122-0002-000-3
 Project description Crossroads Industrial

FLF Crossroads Industrial I LLC

Property Owner(s)
601 Heritage Drive, Suite 227

Street Address
Jupiter FL 33458

City State Zip
561 - 575 - 6454

Phone Number
Josh Simon @ FLF Holdings.com

Email Address

Josh Nichols & Christen Hutton, Schmidt Nichols

Applicant/Representative, Title, Company
1551 N. Flagler Dr., Suite 102

Street Address
West Palm Beach FL 33401

City State Zip
561-684-6141

Phone Number
JNICHOLS@SNLANDPLAN.COM & CHUTTON@SNLANDPLAN.COM

Email Address

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

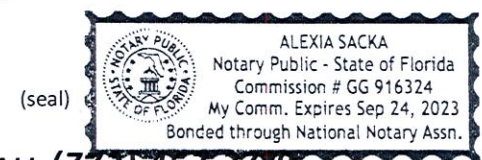
Property Owner(s) Signature(s) Josh Simon, Manager

STATE OF FLORIDA -- COUNTY Palm Beach

The foregoing instrument was acknowledged before me this 22 day of October, 2020, by Josh Simon

Alexia Sacka who is personally known to me or has produced

Signature of Notary as identification.



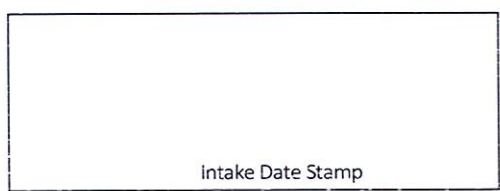
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Fees _____ Control # _____ B. Permit # _____





DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

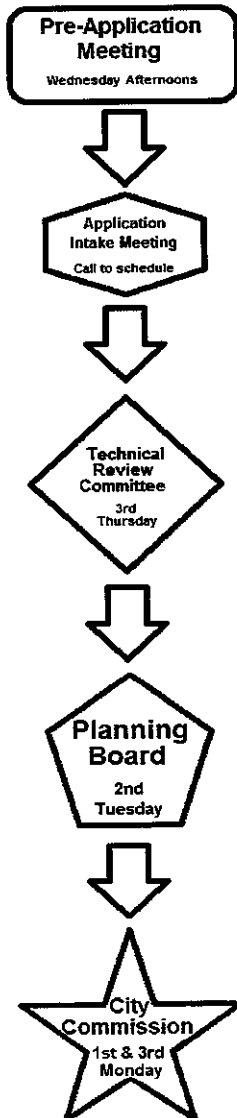
Site Information:

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

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

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

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



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

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

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

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

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No
- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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



PLANNING & ZONING

Design & Development Review Justification

Crossroads Business Center

City of Fort Pierce, FL

PREPARED BY:

Schmidt Nichols

1551 N. Flagler Dr. Suite 102

West Palm Beach, FL 33401

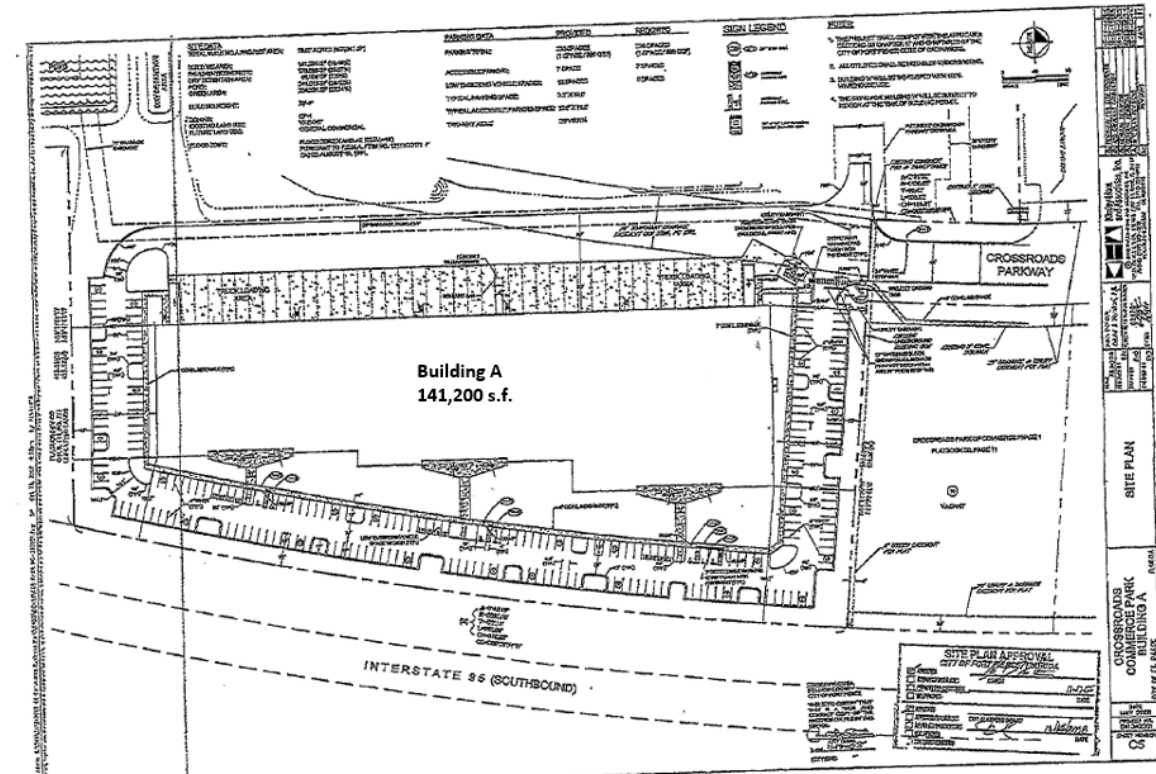
October 30, 2020

REQUEST

The purpose of this application is to request 1,133,000 SF of Warehouse use via the Design and Development Review entitlement process through the City of Fort Pierce.

PRIOR ENTITLEMENTS

We have confirmed there is a prior site plan that was approved in November 7, 2008 by the City Commission on 11/07/2008 to construct a 141,200 square-foot industrial warehouse located in the southeast corner of the Crossroads Industrial Park adjacent to I-95, but has since expired. A copy of the site plan is shown below.



LOCATION

The subject parcel is located south of Okeechobee Road, east of the Florida Turnpike and west of Interstate 95 in the City of Fort Pierce, Florida as shown on the Location Map. We have also confirmed the street address for this vacant parcel has not yet been assigned and according to the St. Lucie County Property Appraiser’s website, this parcel is approximately 129.52 acres.

PROPOSED DEVELOPMENT

The proposed development is a 1,133,000 sf warehouse and 3% of total building area dedicated to accessory office use, that will be operational 24 hours per day, seven days per week. Typical employee counts on site will be 3 per 1,000 sf of office and 1 per 10,000 sf of warehouse use. The use is being marketed toward ecommerce warehouse storage and distribution specific usage.

Color renderings of the proposed building, illustrating the scale and economic opportunity this project presents have been submitted in this application. Additionally, the site plan and landscape plans also depict

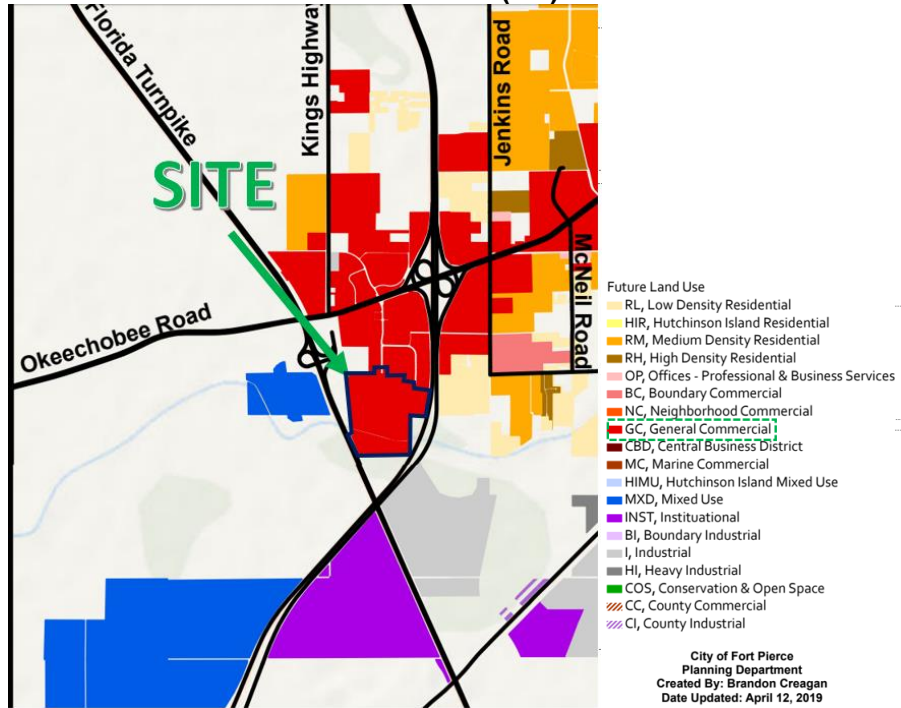
how the proposed traffic circulation, parking, and landscaping comply with the CP1 zoning requirements set forth in the City of Fort Pierce zoning Code.

As shown in the site photos submitted, the site is vacant and undeveloped, but located in a developed industrial park, where the proposed development and according architecture is compatible and suitable for the community location, in close proximity to two major state highways, Interstate 95 and Florida Turnpike.

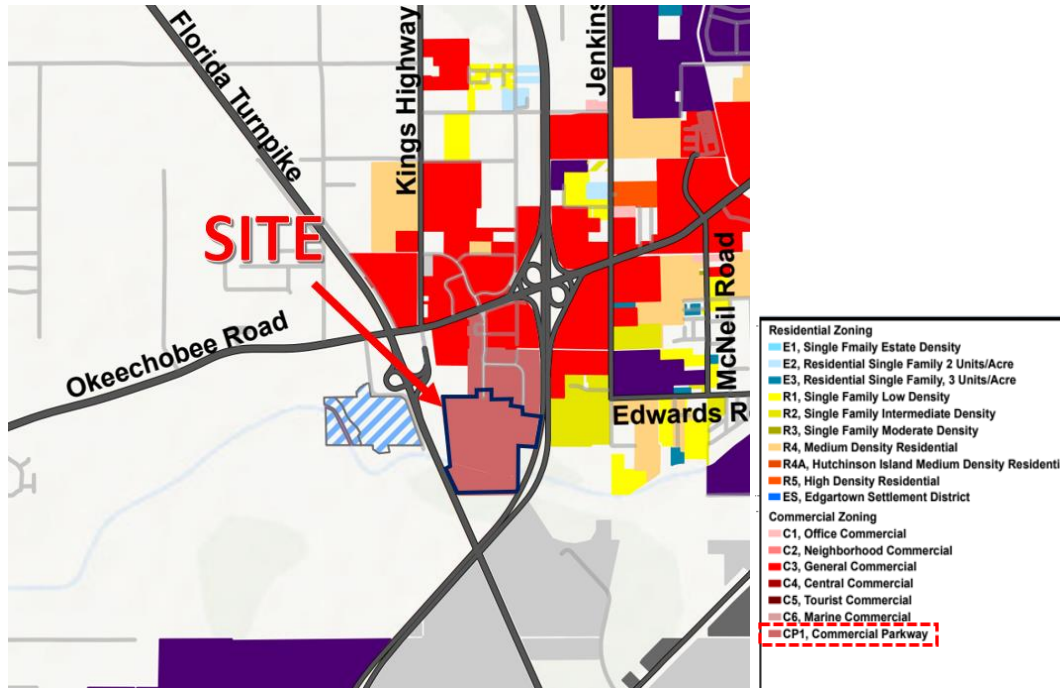
FUTURE LAND USE AND ZONING

Using the City of Fort Pierce planning maps website, we have confirmed the Future Land Use designation for this parcel is General Commercial (CG) and the current Zoning designation is Commercial Parkway (CP-1). We also have confirmed this CP-1 Zoning designation allows for office commercial and industrial operations which are typically characterized by a business park setting.

Future Land Use: General Commercial (CG)



Zoning: Commercial Parkway (CP1):



Basic Use Standards in CP-1 Zoning City Code Section 125-207

Lot Size:

- a. The minimum lot area shall be twenty thousand (20,000) square feet.
- b. The minimum lot width shall be one hundred (100) feet.
- c. The minimum lot depth shall be one hundred (100) feet.

This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

Minimum Yards:

- a. The minimum depth of the front yard shall be twenty-five (25) feet.
- b. The minimum depth of the rear yard shall be twenty (20) feet.
- c. The minimum depth of the side yard shall be ten (10) feet, except corner lots the minimum side yard depth on a street side will be twenty (20) feet.

This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

Lot Coverage:

Buildings not allowed to cover more than sixty (60) percent of the lot area. The parcel is approximately 129.52 acres. Maximum building coverage cannot exceed 3,385,483 sf as allowed per the CP-1 Zoning designation.

This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

Building Height:

No building shall exceed a height of sixty-five (65) feet above grade.
This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

Open Space Standards:

A minimum of twenty (20) percent of the gross area of land to be devoted to a commercial parkway development must be reserved for use as parks, recreation areas, marinas, open space, plantings or other public purposes other than rights-of-way, utility easements and parking areas. Areas that are natural or man-made floodways, lakes and stormwater retention areas may also be used to satisfy the total open space requirements.

This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

Design Standards City Code Section 125-314

- (2) The design review board shall review the application and make a recommendation to the commission for approval or disapproval. If the board recommends disapproval, the reasons shall be stated. The board shall consider the following standards:
 - a. The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;
 - b. If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;
 - c. The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty;
 - d. The design avoids undue monotony in structural design features.

Response: The proposed structure and use is compatible with the surrounding industrial and warehouse oriented uses, and will not detract or decrease property values of neighboring properties. Further, the property is not located within a historic district. Moreover, the structure's design avoids monotony, but provides an efficient use of building materials for a sustainable use and warehouse operation.

(g) *Design review guidelines.*

- (1) *Roofs.*
 - a. Principal pitched roofs of wood vernacular styles shall be a symmetrical hip with a slope of 6:12 to 10:12. Pitched roofs of designs reflecting Mediterranean, Mission, Spanish Eclectic, Craftsman and Prairie styles may have slopes of 3:12 to 6:12. A broken pitch roof (a roof which becomes shallower in slope at one-third of the distance from the eave to the peak) is encouraged. Also allowed are gabled hips, flared hips and, where appropriate to mark an architectural feature or civic gesture, gable ends.

Response: The proposed roof will comply with this standard.

- b. Rooflines may be punctuated with dormers, windows or ventilation louvers that add detail and interest to the facade. Dormers shall light habitable spaces and have shed roofs with a minimum slope of 3:12 or pitched roofs with a slope to match the principal structure. Eyebrow dormers are also encouraged.

Response: The proposed roof will comply with this standard.

- c. The use of deep (32 inches to 40 inches) overhangs and, where appropriate, detailed eave brackets, are strongly encouraged. Variation in roof heights or articulation of a flat roof overhang along the facade is encouraged to add visual interest to a streetscape and delineation of activity within a structure.

Response: The proposed roof will comply with this standard.

- d. Ancillary roofs (attached to walls or roofs) may be sheds sloped no less than 3:12. Roofs on towers shall be flat or have a slope which matches the primary structure.

Response: The proposed roof will comply with this standard.

- e. The finished roofing material for visible pitched roofs shall be one of the following:
 - 1. Cedar shingles with factory treated class B finish;
 - 2. Steel, copper, or factory painted aluminum standing seam, batten seam, or Bermuda roofing;
 - 3. Galvanized steel 5-V crimp roofing panels or pre-finished steel;
 - 4. Galvanized metal or copper shingles of Victorian or diamond shape or pattern;
 - 5. Asphalt dimensional shingles for residential buildings only;
 - 6. Built-up or membrane roof behind parapets;
 - 7. Flat concrete tile;
 - 8. Clay or cement barrel, s-shaped or mission tiles.

Response: The proposed roof will comply with this standard.

- f. The fascias around the eaves shall have limited simple detail that complements the fenestration, porch overhangs or entrances.

Response: The proposed roof will comply with this standard.

- g. Exposed rafters with simple detailed ends may be substituted for fascia type arrangements.

Response: The proposed roof will comply with this standard.

(2) *Entrances.*

- a. Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. Covered entrances shall be proportioned to human scale and follow logic of design relative to the building. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.

Response: The proposed entrance will comply with this standard while appropriately located for pedestrian safety and standard vehicle parking, in conjunction with truck traffic on site.

- b. To provide for consistent spatial order of streets, and to accommodate a human scale and pedestrian activity, the inside line of the front yard (setback) shall be considered a frontage line. Exceptions to this requirement may be granted for development in the following zoning districts: OS-1 (Open Space Recreation), OS-2 (Open Space Conservation), I-1 (Light Industrial), CP-1 (Commercial Parkway), C-6 (Marine Commercial), and C-3 (General Commercial) on properties backing onto a highway and fronting an internal access road.

Response: The proposed development is exempt from this standard as its in CP-1 zoning.

- c. Doors shall have detail appropriate to the architectural character of the proposed building and may be defined with sidelights, transoms or wooden or metal shutters.

Response: The proposed doors will comply with this standard.

- d. Porches shall have a minimum depth of six feet and may encroach up to six feet into the front yard (setback), or into a side yard that abuts a public right-of-way or public space.

Response: N/A

(3) *Windows.*

- a. Windows shall have well-defined frames, transoms or sills, and should be accentuated with shutters or Bahamas awnings where appropriate. Material of frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel or aluminum.

Response: The proposed windows will comply with this standard.

- b. Reflective or mirrored glass is not permitted, however on side and rear elevations, translucent glass may be used. Minimal tinting to meet energy code requirements may be permitted. Glass block may be used where appropriate to the architectural style.

Response: The proposed windows will comply with this standard.

- c. Storefront glass shall be clear and unobstructed from signs and the backs of counters, display racks and merchandise.

Response: N/A

- d. Windows must be placed on elevations that face the public right-of-way and must be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall not be lower than 24 inches in residential or office buildings, or higher than 48 inches from grade or sidewalk in retail buildings.

Response: The proposed windows will comply with this standard.

- e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited. Retail buildings shall have fenestration that reveals interior activity and encourages interest in the products or services provided.

Response: The proposed windows will comply with this standard.

(4) *Elevations.*

- a. Building designs shall reflect traditional proportions and architectural vocabularies demonstrated in local precedents or regional building types and styles. Wood vernacular styles include Cracker, Classical Revival and Victorian. Masonry vernacular buildings demonstrate details of Mediterranean styles including Mission and Spanish Eclectic. Streamlined Art Deco and Mid-Century Modern buildings in masonry systems are also imbedded in local and regional vernacular. Elements borrowed and interpreted from Colonial, Prairie and Craftsman styles can be found in wood and masonry systems, or a combination of the two.

Response: The proposed architecture is industrial, thus is not applicable with the intent of this standard.

- b. Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestration or detailing.

- c. Articulation in the facade should give visual relief and be of sufficient depth to provide shade and shadow on adjacent building surfaces. Colors of wall surfaces shall be chosen to complement this facade articulation and colors shall be in keeping with the chosen architectural style and character.

Response: The proposed architecture will comply with this standard.

- d. Materials for facades shall be of stucco, wood clapboard, wood shingles, cement siding in clapboard style boards, modular unit masonry, coral or keystone. Brick coursework should use traditional methods that enhance elevations and frame fenestration and door openings. Metal or vinyl siding, and simulated stonework on expanses of building walls shall not be permitted. Two-dimensional stucco details that mimic three-dimensional articulation or structure shall not be permitted.

Response: The proposed architecture will comply with this standard.

- e. Proportion and composition of fenestration on new construction shall be compatible with architectural style. Vertical proportions are generally encouraged in all wall openings, especially for traditional architectural vocabulary. Stylistically modern buildings may utilize horizontally proportioned openings where appropriate.

Response: The proposed architecture will comply with this standard.

- f. Storefronts and their entrances are to follow logic of design and be contained within structural bays of the building.

Response: The proposed architecture will comply with this standard.

- g. Infill storefront design shall be compatible with the existing architecture of the building and block. Details and architectural features should relate to the entire building and block.

Response: The proposed architecture is industrial, thus not intended to apply to this standard.

- h. Roll down gates, security shutters and bars that are visible from any public right-of-way should be avoided.

Response: The proposed architecture is industrial, thus not intended to apply to this standard.

- i. Storm shutters shall be deployed only upon the issuance of a storm warning from the governing agency authorized to issue such warning.

Response: The proposed architecture will comply with this standard.

- j. Exterior building components and all proposed elements of the streetscape shall be painted with a color compatible with the architectural character and style of the proposed development as well as the surrounding buildings.

Response: The proposed architecture will comply with this standard.

- k. Blank walls are discouraged. Walls shall be punctuated with windows, doors or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape.

Response: The proposed architecture will comply with this standard.

- l. To ensure compatible site design and elevations as seen from the water, development adjacent to or visible from waterways may be expected to meet specific requests from the design review board beyond what is outlined in this section.

Response: The proposed architecture will comply with this standard.

- (5) *Streetscape improvement guidelines.* Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the environment. Examples include, but are not limited to, decorative light fixtures, fountains, sculpture and other civic art, benches and tables, planters, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, bollards and fences. These improvements shall be designed to be consistent with all guidelines of this section, and shall be reviewed for aesthetic functionality and compatibility with the city's design expectations.

Response: The proposed entry will provide safe vehicular and pedestrian circulation, thus will comply with this standard.

- (6) *Lighting.*
 - a. Decorative, low-level intensity, non-concealed source lighting which defines vehicular and/or pedestrian ways may be acceptable if not used as general lighting for a development.
 - b. Exterior architectural, display and decorative lighting visible from all public rights-of-way shall be generated from concealed light source, low-level light fixtures. Color lamps shall not be used.
 - c. Site lighting shall conform to the provisions of section 125-313(d)(8).

Response: Please see the proposed photometric plans submitted with this application.

- (7) *Landscaping.*
 - a. All landscape designs and drawings shall conform to chapter 123, article I.
 - b. Landscaping for the proposed development shall provide visually harmonious and compatible settings for structures on the same lot as well as adjoining or nearby lots and shall blend with the surrounding landscape. The scale of the proposed landscaping shall be in proportion to the building and to the human scale of the streetscape.
 - c. Screening shall be provided by appropriately designed walls and mature plant materials rather than the construction of berms.

Response: Please see the proposed landscape plans submitted with this application.

- (8) *Walls and fences.*
 - a. Walls and fences shall be considered as an integral part of the design proposal, and shall generally be constructed of the same material as the first floor of the primary building.

- b. Concrete walls shall be faced with stuccoed or stone, or shall incorporate some perforated pattern cohesive with the design intent. Gates and fences shall be wood, an appropriate composition of iron, metal or aluminum, or masonry piers with wood pickets.

Response: All walls or fences will comply with this standard.

(9) *Signs.*

- a. Signs will be reviewed for compliance with the guidelines of this section, section 117-6, and for compatibility with the city's developing character.
- b. Signage shall be considered as an external architectural feature consistent with and in proportion to the overall design scheme for new construction and renovation.

Response: All signage will comply with this standard.

(10) *Awnings.*

- a. Awnings shall only be used where architecturally compatible with the building. The shape of the awning and related hardware should be consistent with the architecture of the building as well as proportionate with the scale of the facade and its surroundings regarding design, color, scale and fabric.
- b. Where a single building has several storefronts and tenants, or within a single center, they should all have a consistent design, scale, color scheme, and fabric throughout.
- c. Awning fabric shall be made of non-glossy material, such as treated cotton for durability, and ribbing (seams) should run vertically.
- d. Awnings shall not be used as an attention-getting device, and should contain only minimal signage on the awning fabric. Awnings should not be backlit; simple down-lighting to illuminate the window, door or sidewalk should be used.

Response: All awnings will comply with this standard.

(11) *Renovations, alterations and/or additions.*

- a. Renovations, alterations and/or additions to existing structures shall be reviewed as minor applications.
- b. Such alterations shall be compatible with the city's existing and developing character regarding scale, massing, materials and architectural design referenced in the above sections. Primary elevations of the facade shall be reconstructed, as appropriate, according to the design review guidelines for new development.
- c. Renovation projects shall encompass, where appropriate, the entire site.

Response: N/A

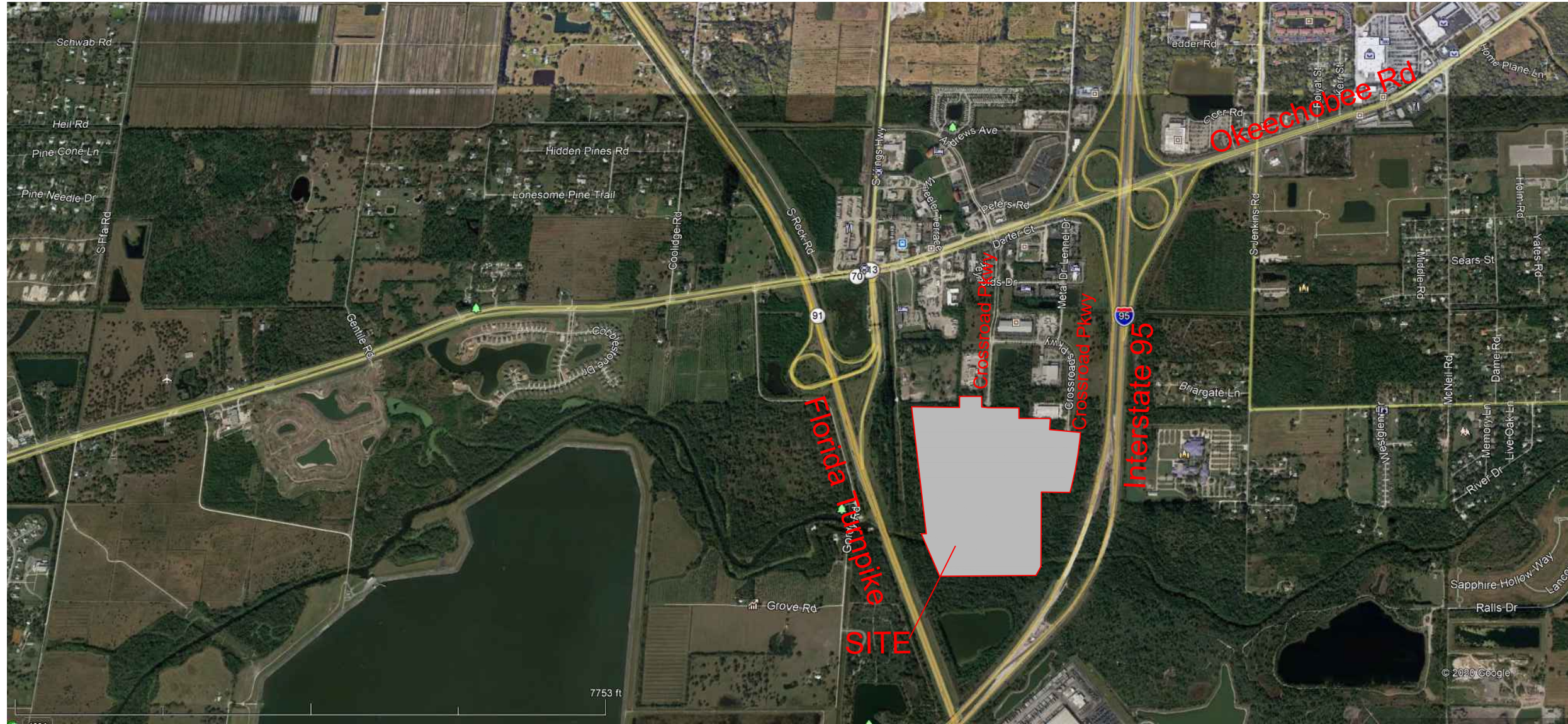
TRAFFIC

A traffic study has been completed by Simmons & White and submitted in this application package for the City's review.

PARKING

In accordance with the provisions of Section 125-315 of the City's LDR's, entitled "Off-street parking and loading" 1,883 parking spaces are required for the Project. A total of 448 vehicle parking spaces have been provided in the proposed site plan. A parking study has been provided to support the proposed parking numbers in the site plan.

LOCATION MAP



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
----------	-------------	------	-----------	-----------

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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No Events No Name History

Detail by Entity Name

Florida Limited Liability Company
FLF CROSSROADS INDUSTRIAL I LLC

Filing Information

Document Number	L19000275905
FEI/EIN Number	APPLIED FOR
Date Filed	11/14/2019
Effective Date	11/13/2019
State	FL
Status	ACTIVE

Principal Address

601 HERITAGE DRIVE
STE 227
JUPITER, FL 33458

Mailing Address

601 HERITAGE DRIVE
STE 227
JUPITER, FL 33458

Registered Agent Name & Address

SIMON, JOSHUA
601 HERITAGE DRIVE
STE 227
JUPITER, FL 33458

Authorized Person(s) Detail

Name & Address

Title MGR

SIMON, JOSHUA
601 HERITAGE DRIVE, STE 227
JUPITER, FL 33458

Title MGR

NORTMAN, MICHAEL
1300 E. WOODFIELD ROAD, SUITE 150
SCHAUMBURG, IL 60173

Annual Reports

Report Year	Filed Date
2020	03/19/2020

Document Images

[03/19/2020 -- ANNUAL REPORT](#)

View image in PDF format

[11/14/2019 -- Florida Limited Liability](#)

View image in PDF format

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.)

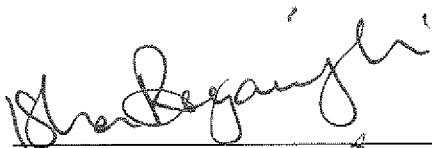
Grantor and Grantee acknowledge that: (i) the Property was transferred to IDI Logistics Services Group, LLC, a Georgia limited liability company (f/k/a IDI Services Group, LLC, a Georgia limited liability company), ("**IDILSG**"), via a contribution of capital pursuant to that Written Consent dated as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

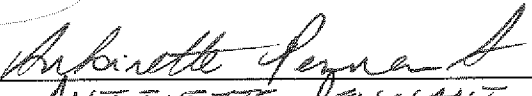
Title: EVP and Chief Investment Officer



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

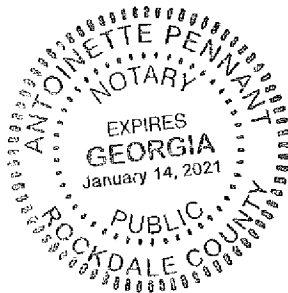
[Handwritten Signature]

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

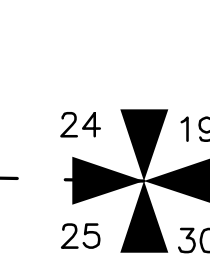
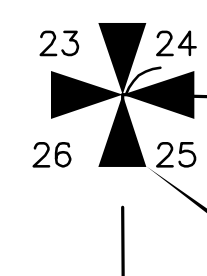
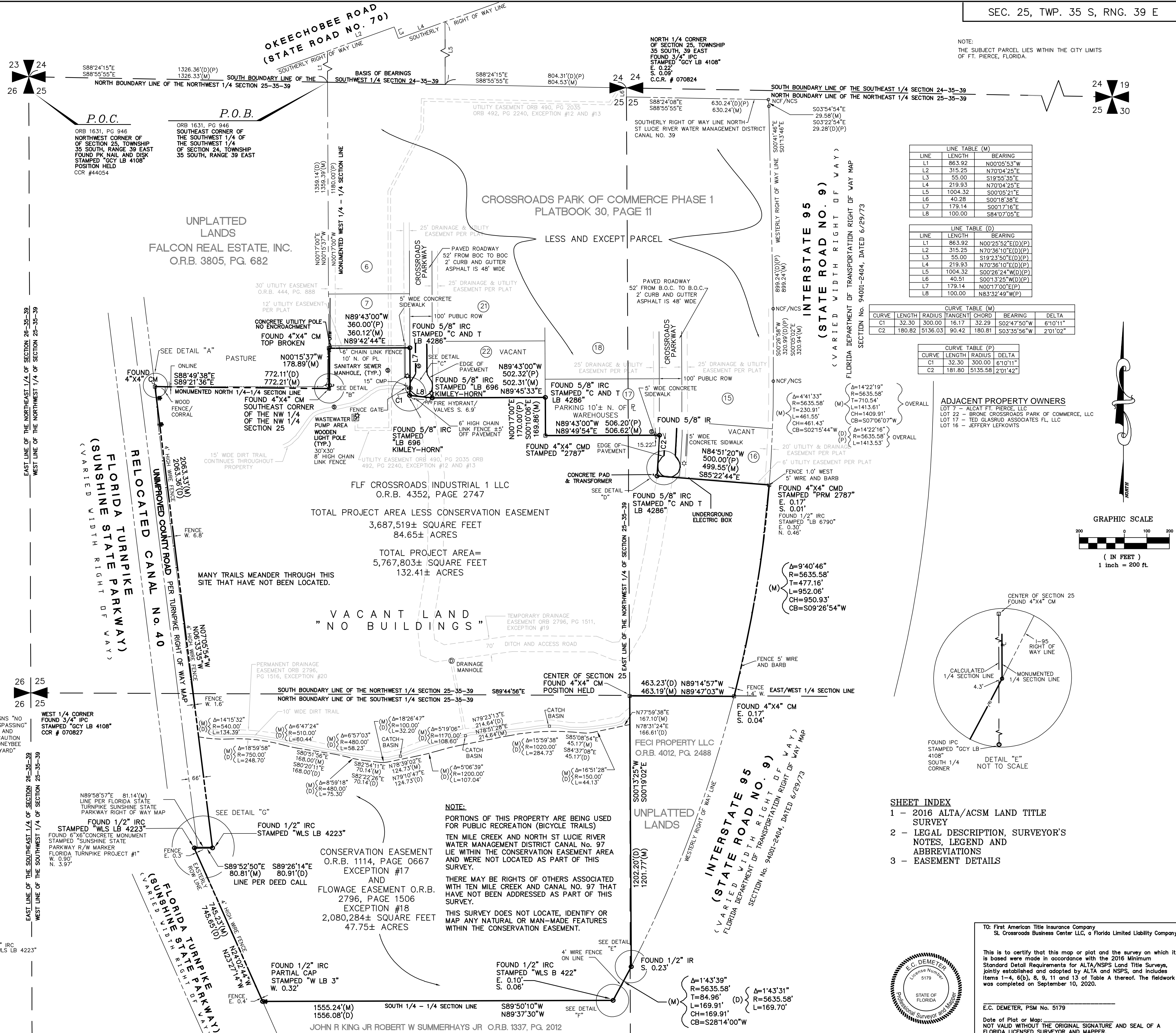
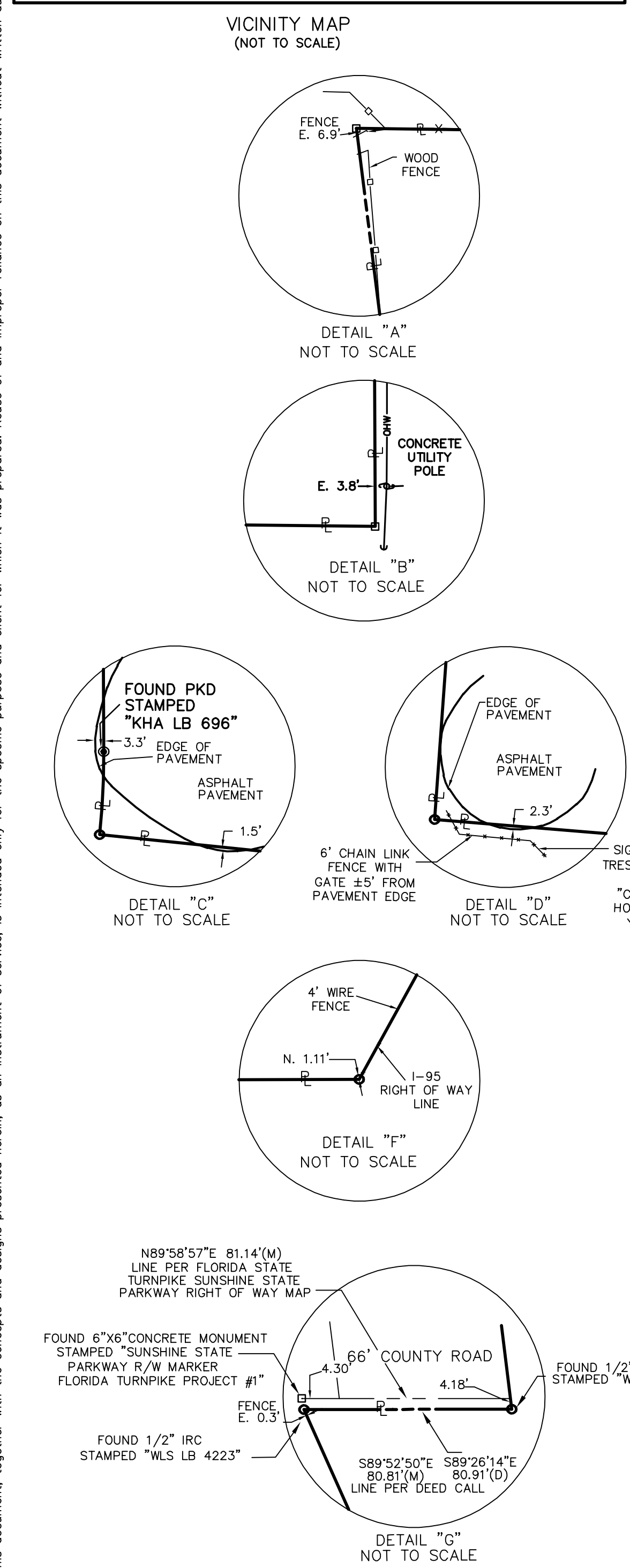
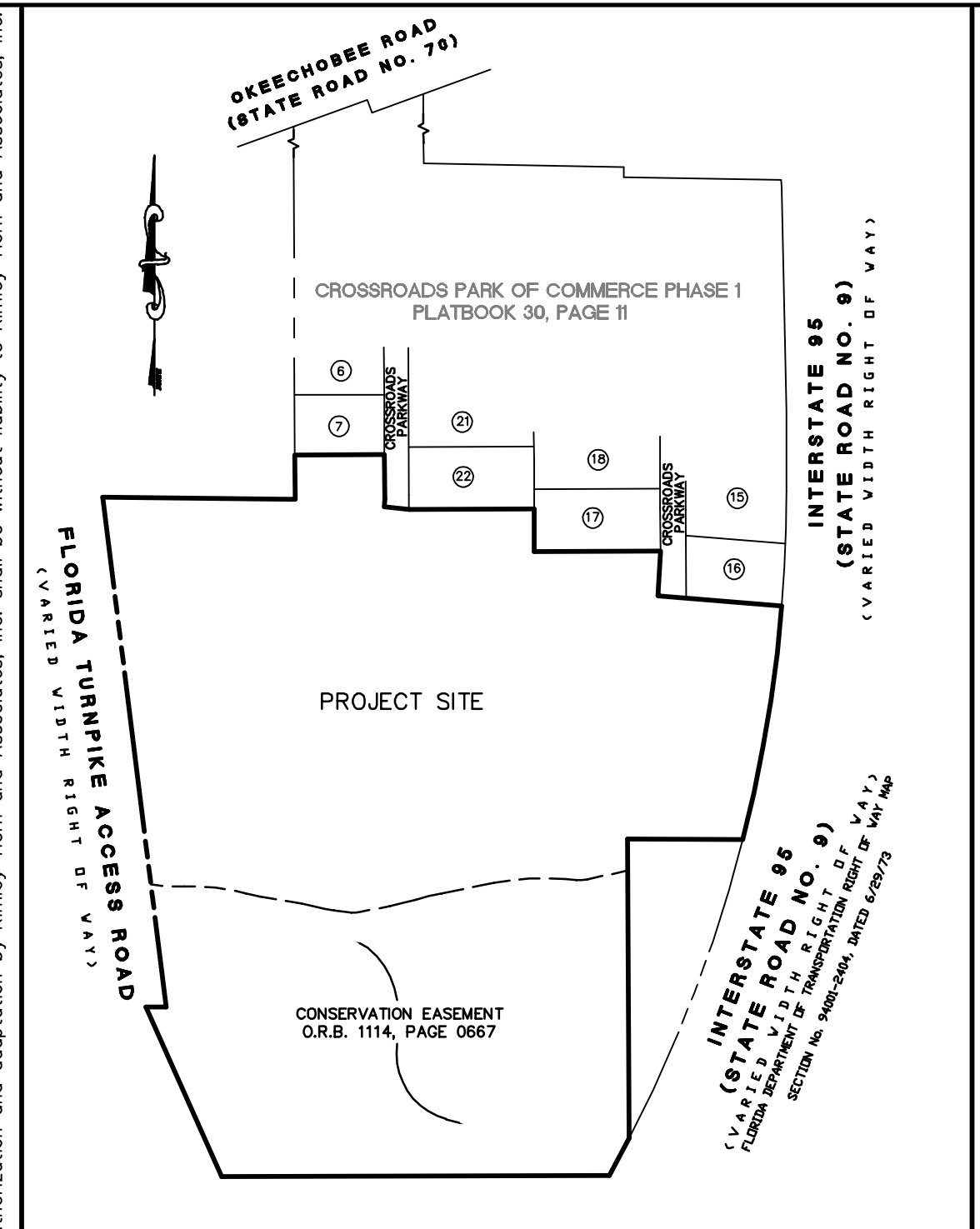
131231305

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

Drawing name: K:\VRB_Survey\047383000-St. Andrews (IDD)\Survey\01 - BOUNDARY - FLD HOLDINGS LLC - UPDATE.dwg Layout1 Sep 10, 2020 4:55pm by: Domenic Durrr

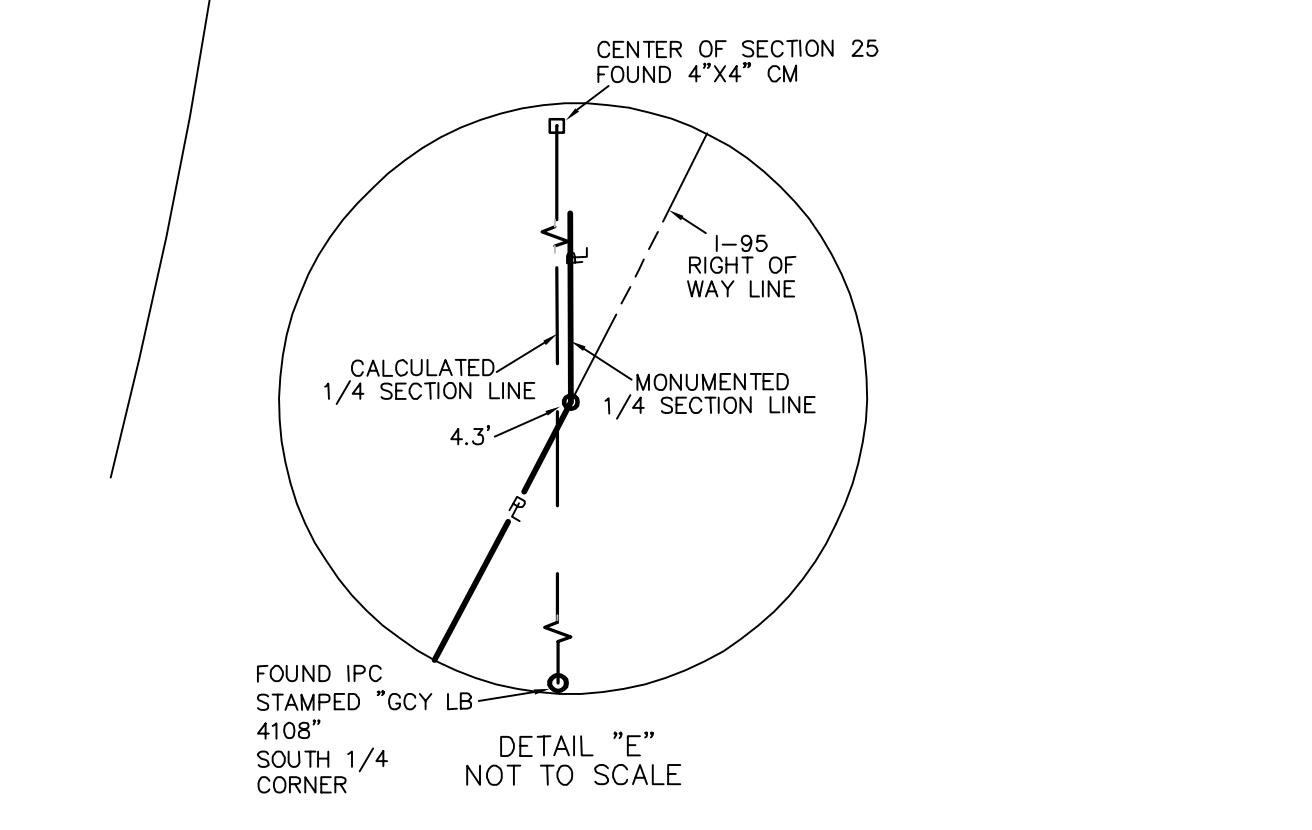
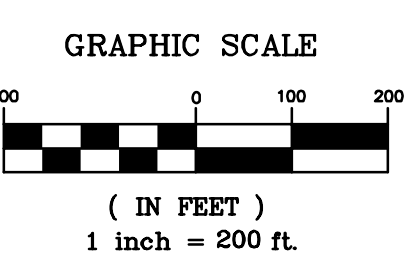


LINE TABLE (M)		
LINE	LENGTH	BEARING
L1	863.92	N00°05'53\"W
L2	315.25	N70°04'25\"E
L3	55.00	S19°55'35\"E
L4	219.93	N70°04'25\"E
L5	1004.32	S00°05'21\"E
L6	40.28	S00°18'38\"E
L7	179.14	S00°17'16\"E
L8	100.00	S84°07'05\"E

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 -	BROOK CROSSROADS PARK OF COMMERCE, LLC
LOT 17 -	TED GLASRU ASSOCIATES FL, LLC
LOT 16 -	JEFFERY LEFKOVITS



SHEET INDEX	
1 -	2016 ALTA/ACSM LAND TITLE SURVEY
2 -	LEGAL DESCRIPTION, SURVEYOR'S NOTES, LEGEND AND ABBREVIATIONS
3 -	EASEMENT DETAILS

TO: First American Title Insurance Company
 SL Crossroads Business Center LLC, a Florida Limited Liability Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6(b), 8, 9, 11 and 13 of Table A thereof. The fieldwork was completed on September 10, 2020.

E.C. DEMETER, PSM No. 5179

Date of Plat or Map:
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Kimley»Horn

2016 ALTANSPS LAND TITLE SURVEY

SL CROSSROADS BUSINESS CENTER LLC CROSSROADS PARK OF COMMERCE

ST. LUCIE COUNTY FLORIDA

DATE 10/1/07

PROJECT NO. 047383000
 041342000
 147757000

SHEET NUMBER 1

REVISIONS:

No.	DATE	DESCRIPTION
1	9/10/20	IFD
2	9/25/19	IFD
3	9/12/18	IFD
4	12/13/07	PCS

DATE

REFERENCE DRAWINGS

- ST. LUCIE AERIAL IMAGERY MAPS SOUTH 1/2 OF SECTIONS 25, 24 AND 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST MAP NUMBERS 102 A, 101 D, AND 101 C, RESPECTIVELY, AND THE NORTH 1/2 OF SAID SECTION MAP NUMBER 102 A.
- SKETCH AND DESCRIPTION OF PRESERVE AREA PORTION OF SW 1/4, SECTION 25-35-39 PREPARED BY DARBY AND WAY, INC. FILE NUMBER F054R, DATED JANUARY 20, 1992.
- CROSSROADS PARK OF COMMERCE PHASE 1 PREPARED BY DARBY AND WAY, INC. SHEETS 1-3 AS RECORDED IN PLAT BOOK 30, PAGE 11 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STATE ROAD NO. 9 (I-95) RIGHT OF WAY MAP ST. LUCIE COUNTY, SECTION 94001-2404, APPROVED 6-29-73.
- FLORIDA STATE PARKWAY FLORIDA STATE TURNPIKE AUTHORITY, SECTION 6 RIGHT OF WAY MAP ST. LUCIE COUNTY, CONTRACT No 6.3, DATED 12/9/55.
- ST. LUCIE COUNTY ASSESSMENT MAP OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST, SHEET 23/25S.
- ST. LUCIE COUNTY ASSESSMENT MAP OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST, SHEET 23/25N.

SURVEYOR'S NOTES

- THE LEGAL DESCRIPTIONS USED IN THE PREPARATION OF THIS BOUNDARY SURVEY ARE THOSE DESCRIBED AS THE SCHEDULE "A" LANDS AS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 1062-4899651 COMMITMENT DATE JULY 24, 2020.
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
- THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990). THE EXISTING CONTROL UTILIZED TO ESTABLISH SAID REFERENCE ARE AS FOLLOWS:
 - STATION NAME "BOUFFORD"
 - STATION NAME "DUCK"
 - STATION NAME "195 85 A31"
 - STATION NAME "195 85 A33"
 - STATION NAME "195 85 A34"
 THE BEARING BASE FOR THIS SURVEY IS STATE PLANE GRID NORTH, AS ESTABLISHED BY GPS OBSERVATIONS ON THE PRECEDING CONTROL STATIONS.
- THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN FLOOD ZONE X AND AE AT THIS TIME PURSUANT TO F.E.M.A. FIRM NO. 12111C016J DATED FEBRUARY 16, 2012 AND FIRM NO. 12111C0169J DATED FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS REFER TO AFOREMENTIONED FIRM PANELS.
- THIS SURVEY WAS PERFORMED IN THE FIELD FROM MAY 21, 2002 THROUGH MAY 31, 2002. A FIELD UPDATE TO THE BOUNDARY SURVEY WAS PERFORMED ON FEBRUARY 22 AND 23, 2006. KIMLEY-HORN AND ASSOCIATES FILE NO. 047383001, FIELD BOOK 212, PAGE 1-24. AN ALTA SURVEY WAS PERFORMED ON SEPTEMBER 24, 2007 THROUGH OCTOBER 3, 2007, KIMLEY-HORN FILE NO. 047342000. AN ALTA SURVEY UPDATE WAS PERFORMED SEPTEMBER 4, 2018, KIMLEY-HORN FILE NO. 047463017 AND ON SEPTEMBER 25, 2019, KIMLEY-HORN FILE NO. 147757000.
- NO TITLE OPINION IS HEREBY EXPRESSED OR IMPLIED.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSON OR PERSONS NAMED HEREON, AND IS NOT SUITABLE NOR INTENDED FOR ANY REUSE WITHOUT THE EXPRESS WRITTEN VERIFICATION OR ADAPTATION BY THIS SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED. THIS SURVEY IS NOT VALID UNLESS SIGNED, DATED, AND STAMPED WITH THIS SURVEYOR'S EMBOSSED SEAL.
- THIS SURVEY IS NOT INTENDED TO LOCATE ANY UNDERGROUND FOUNDATIONS, UNDERGROUND ENCROACHMENTS OR UNDERGROUND UTILITIES, EXCEPT AS OTHERWISE SHOWN HEREON.
- SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THIS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- THE PREMISES SHOWN HEREON MAY BE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS.

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 1062-4899651 COMMITMENT DATE: JULY 24, 2020

SCHEDULE A LANDS

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN SOUTH 88°24'15" EAST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 1326.36 FEET; TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND THE POINT OF BEGINNING; THENCE RUN NORTH 00°25'52" EAST, ALONG THE WEST 1/4-1/4 SECTION LINE OF SAID SECTION 24, A DISTANCE OF 863.92 FEET; TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD; THENCE RUN NORTH 70°36'10" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 315.25 FEET; THENCE RUN SOUTH 19°23'50" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 70°36'10" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 219.93 FEET; THENCE RUN SOUTH 00°26'24" WEST, A DISTANCE OF 1004.32 FEET; TO THE NORTH LINE OF AFORESAID SECTION 25; THENCE RUN SOUTH 88°24'15" EAST, ALONG THE SAID NORTH LINE OF SECTION 25, A DISTANCE OF 804.31 FEET; TO THE NORTH 1/4 SECTION CORNER OF SAID SECTION 25; THENCE RUN SOUTH 00°13'25" WEST, ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 25 AND THE RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 39, A DISTANCE OF 40.51 FEET; THENCE RUN SOUTH 88°24'08" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CANAL NO. 39 AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 630.24 FEET; TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE MEANDERING ALONG SAID INTERSTATE 95 RIGHT-OF-WAY LINE, RUN SOUTH 03°22'54" EAST, A DISTANCE OF 29.28 FEET; THENCE RUN SOUTH 00°41'46" EAST, A DISTANCE OF 899.24 FEET; THENCE RUN SOUTH 00°26'58" WEST, A DISTANCE OF 320.99 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 5635.58 FEET, A CENTRAL ANGLE OF 14°22'16", AND AN ARC LENGTH OF 1413.53 FEET; TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN NORTH 89°14'57" WEST, ALONG SAID 1/4 SECTION LINE, A DISTANCE OF 463.23 FEET; TO THE INTERIOR 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 206.36 FEET; TO THE NORTH 1/4-1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN SOUTH 88°49'38" EAST, ALONG SAID 1/4-1/4 SECTION LINE, A DISTANCE OF 772.11 FEET; TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE RUN NORTH 00°17'00" EAST, ALONG THE WEST 1/4-1/4 SECTION LINE OF SAID SECTION 25, A DISTANCE OF 1359.14 FEET; TO THE POINT OF BEGINNING, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:

CROSSROADS PARK OF COMMERCE PHASE 1 AS RECORDED IN PLATBOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SCHEDULE B-2 EXCEPTIONS

- NO SURVEY COMMENT
- THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN ANNEXATION AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 425, PAGE 2049. (INCLUDES THE PROPERTY, BLANKET IN NATURE)
- EASEMENT, GRANTED FROM HERMAN GLAZER AND MOLLIE AKA MOLLY GLAZER TO FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 490, PAGE 2035. (THE EASEMENT IS SHOWN HEREON)
- EASEMENT, GRANTED FROM AUDUBON ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP TO FORT PIERCE UTILITIES AUTHORITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 492, PAGE 2240. (THE EASEMENT IS SHOWN HEREON)
- NOTE: RESOLUTION 90-191 RECORDED IN OFFICIAL RECORDS BOOK 705, PAGE 219 BY ITS EXPRESSED PROVISIONS PROVIDES IN SECTION D THEREOF THAT "IF THE DEVELOPER HAS NOT OBTAINED A FINAL DEVELOPMENT PLAN APPROVAL BY AUGUST 7, 1991, FOR ANY PORTION OF THE AREA IDENTIFIED IN SECTION B, PURSUANT TO SECTION 11-02.06 ST. LUCIE COUNTY LAND DEVELOPMENT CODE, THE PRELIMINARY DEVELOPMENT PLAN APPROVAL GRANTED THROUGH THIS RESOLUTION SHALL BECOME NULL AND VOID. NO SUCH APPROVAL WAS OBTAINED BY SUCH DATE AS TO THAT PORTION OF THE PROPERTY THAT CONSTITUTES THE PROPERTY TO BE INSURED IN THIS POLICY. (INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)
- TERMS AND CONDITIONS OF THE ANNEXATION AGREEMENT CORPORATION BETWEEN REYNOLDS METALS DEVELOPMENT COMPANY AND FORT PIERCE UTILITIES AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 737, PAGE 562. (INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)
- NOTE: SINCE THE PROPERTY TO BE INSURED IN THE POLICY, HAS NEVER BEEN PLATTED, THE INSURED PROPERTY IS NOT A "SITE" AS DEFINED BY THE TERMS OF THE DECLARATION OF PROTECTIVE COVENANTS, RECORDED IN OFFICIAL RECORDS BOOK 804, PAGE 2435 AND ITS SUBSEQUENT AMENDMENTS, AT OFFICIAL RECORDS BOOK 744, PAGE 931, AND OFFICIAL RECORDS BOOK 1232, PAGE 846. (INCLUDES PROPERTY AND IS BLANKET IN NATURE)
- DEED OF CONSERVATION EASEMENT, GRANTED FROM REYNOLDS METALS DEVELOPMENT COMPANY TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 1114, PAGE 667. (THE EASEMENT IS SHOWN HEREON)
- EASEMENT, GRANTED FROM ST. ANDREWS EPISCOPAL CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION TO CROSSROADS PARK OF COMMERCE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2796, PAGE 1506. (THE EASEMENT IS SHOWN HEREON)
- GRANT OF TEMPORARY DRAINAGE EASEMENT, GRANTED FROM ST. ANDREWS EPISCOPAL CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION TO CROSSROADS PARK OF COMMERCE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2796, PAGE 1511. (THE EASEMENT IS SHOWN HEREON)
- EASEMENT, GRANTED FROM ST. ANDREWS EPISCOPAL CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION TO CROSSROADS PARK OF COMMERCE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2796, PAGE 1516. (THE EASEMENT IS SHOWN HEREON)
- TERMS AND CONDITIONS OF THE MODIFIED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN INDUSTRIAL DEVELOPMENTS INTERNATIONAL, INC. AND THE CITY OF FORT PIERCE, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 3207, PAGE 733. (INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)
- THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 3277, PAGE 2590. (INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)
- RIPARIAN RIGHTS ARE NOT GUARANTEED OR INSURED. TITLE TO NO PORTION OF THE HEREIN DESCRIBED LAND LYING BELOW ORDINARY HIGH WATER MARK IS HEREBY INSURED.

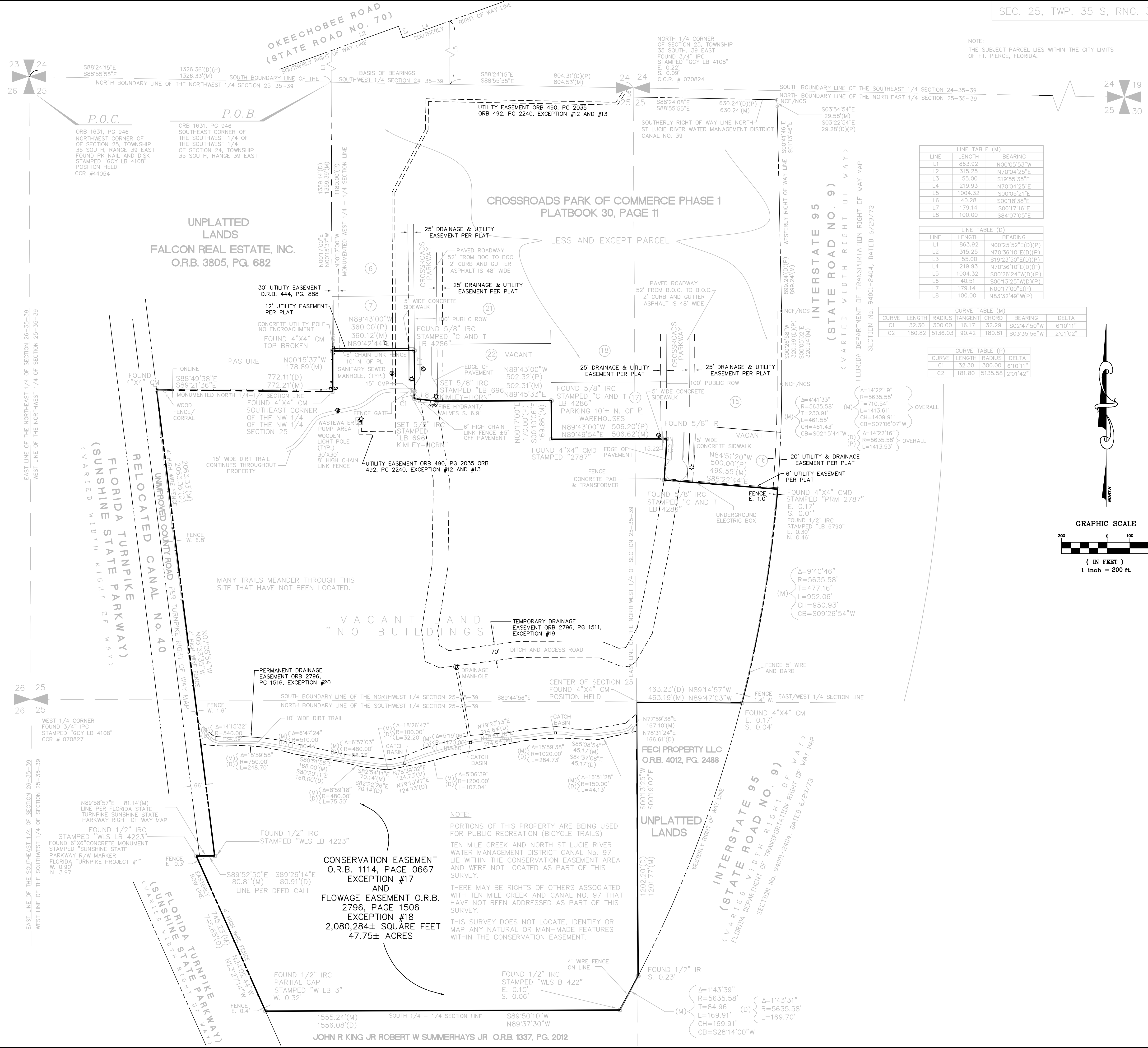
LEGEND OF SYMBOLS

	= FIRE HYDRANT		= CONCRETE MONUMENT as NOTED		= PROPERTY LINE
	= IRON PIPE or IRON ROD as NOTED		= PK NAIL & DISK		= RIGHT-OF-WAY LINE
	= VALVE (AS NOTED)		= EASEMENT LINE		= STORMWATER PIPE as NOTED
	= SANITARY SEWER MANHOLE		= BARBED WIRE FENCE		= WOOD FENCE
	= UTILITY POLES				
	= CATCH BASIN				
	= SIGN				

ABBREVIATIONS

BOC	BACK OF CURB	NCF/NCS	NO CORNER FOUND/NO CORNER SET NUMBER
CCR	CERTIFIED CORNER RECORD	No	NUMBER
CH	CHORD	NTS	NOT TO SCALE
CH BRG	CHORD BEARING	ORB	OFFICIAL RECORD BOOK
CM	CONCRETE MONUMENT	(P)	PLATTED COURSE
CMP	CORRUGATED METAL PIPE	PG	PLAT BOOK
(D)	DEED AND RECORD COURSE	PK	PARKER KALON
Δ	DELTA ANGLE	PSM	PROFESSIONAL SURVEYOR AND MAPPER
DWG	DRAWING	POB	POINT OF BEGINNING
E	EAST	POC	POINT OF COMMENCEMENT
ELEV	ELEVATION	R	RADIUS
INC	INCORPORATED	RLS	REGISTERED LAND SURVEYOR
IP	IRON PIPE	ROW	RIGHT OF WAY
IR	IRON ROD	RNG	RANGE
IRC	IRON ROD WITH CAP	S	SOUTH
KHA	KIMLEY-HORN & ASSOCIATES, INC.	SEC	SECTION
L	LENGTH	T	TANGENT
LB	LICENSED BUSINESS	(M)	TOWNSHIP
(M)	MEASURED COURSE	TWP	TYPICAL
N	NORTH	W	WEST
N/A	NOT APPLICABLE		

SCALE	N/A	DESIGNED BY	PCS	DRAWN BY	PCS	CHECKED BY	ECD	DATE	10/01/07	PROJECT NO.	047383000	041342000	147757000	SHEET NUMBER	2
LEGAL DESCRIPTION, SURVEYOR'S NOTES, LEGEND & ABBREVIATIONS ST. LUCIE COUNTY FLORIDA															
SL CROSSROADS BUSINESS CENTER LLC CROSSROADS PARK OF COMMERCE															
Kimley»Horn © 2018 KIMLEY-HORN AND ASSOCIATES, INC. 445 74TH STREET, SUITE 200, VERO BEACH, FL 33960 PHONE: 772-794-4100 FAX: 772-794-4130 WWW.KIMLEY-HORN.COM															
REVISIONS NO. DATE BY															
UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 24, 2020 9/10/20 DFD UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 29, 2019 9/25/19 DFD UPDATE SURVEY TO 2016 ALTA PER ATTORNEY COMMENTS & AMENDED TITLE (8-5-07) 9/12/18 DFD PER ATTORNEY COMMENTS & AMENDED TITLE (8-5-07) 12/13/07 PCS															



LINE TABLE (M)

LINE	LENGTH	BEARING
L1	863.92	N00°05'53"W
L2	315.25	N70°04'25"E
L3	55.00	S19°55'35"E
L4	219.93	N70°04'25"E
L5	1004.32	S00°05'21"E
L6	40.28	S00°18'38"E
L7	179.14	S00°17'16"E
L8	100.00	S84°07'05"E

LINE TABLE (D)

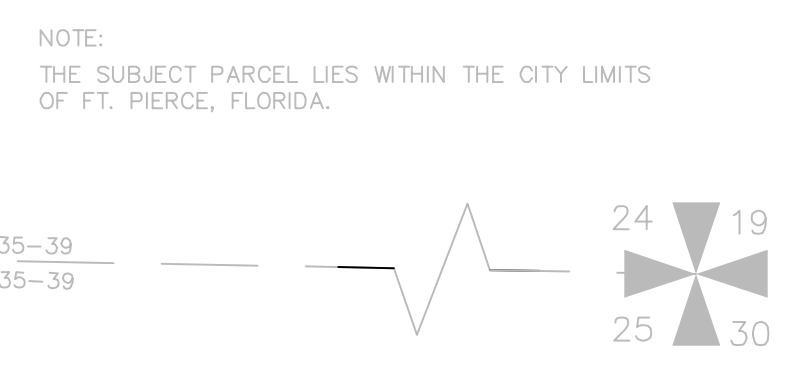
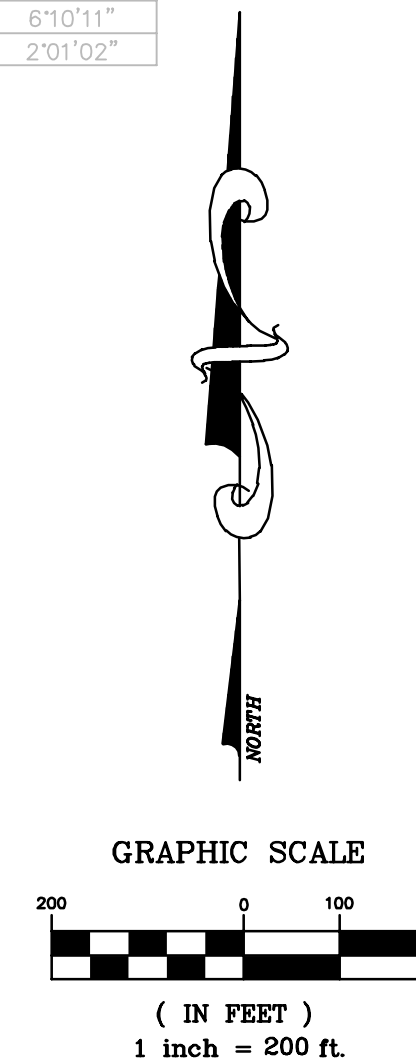
LINE	LENGTH	BEARING
L1	863.92	N00°25'52"E(D)(P)
L2	315.25	N70°36'10"E(D)(P)
L3	55.00	S19°23'50"E(D)(P)
L4	219.93	N70°36'10"E(D)(P)
L5	1004.32	S00°26'24"W(D)(P)
L6	40.51	S00°13'25"W(D)(P)
L7	179.14	N00°17'00"E(P)
L8	100.00	N83°32'49"W(P)

CURVE TABLE (M)

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	32.30	300.00	16.17	32.29	S02°47'50"W	6°10'11"
C2	180.82	5136.03	90.42	180.81	S03°35'56"W	2°01'02"

CURVE TABLE (P)

CURVE	LENGTH	RADIUS	DELTA
C1	32.30	300.00	6°10'11"
C2	181.60	5135.58	2°01'42"



DATE	BY	REVISIONS
9/10/20	DFD	
9/25/19	DFD	
9/12/18	DFD	
12/13/07	PCS	
	LB	
	DATE	

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=200'	PCS	PCS	ECG

PROJECT NO.	DATE	LOCATION
047383000	10/1/07	FLORIDA
041342000		ST. LUCIE COUNTY
147757000		

SHEET NUMBER	TITLE
3	EASEMENT DETAILS

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

SL CROSSROADS
 BUSINESS CENTER LLC
 CROSSROADS PARK OF
 COMMERCE

EASEMENT DETAILS

DATE
 10/1/07
 PROJECT NO.
 047383000
 041342000
 147757000
 SHEET NUMBER
 3

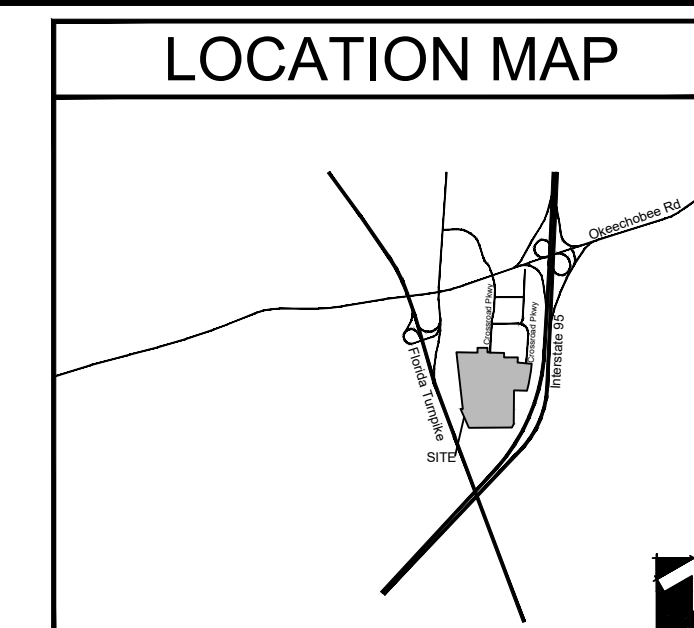


SCHMIDT NICHOLS

LANDSCAPE ARCHITECTURE AND URBAN PLANNING
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Crossroads Industrial

Fort Pierce, Florida



SITE TABULAR DATA	
Application Name	Crossroads Industrial
Petition Number	TBD
Parcel Control Number	23 25 12 20 0020 003
Flood Control Panel	169
Existing Future Land Use Designation	CG
Existing Zoning District	CP1
Total Gross Floor Area	1,133,000 s.f.
Existing Use	Vacant
Proposed Use	Warehouse
Total Gross Site Area	129.52 AC. (5,641,891.20 s.f.)
Total Gross Floor Area	1,133,000 s.f.
Total Proposed Building Coverage (Max 60%)	20% (1,133,000 s.f.)
Total Proposed Floor Area Ratio	0.2 (1,133,000 s.f.)
Total Proposed Open Space (Min 20%)	80% (4,508,891 s.f.)
Building Height (Max 65')	40'
Number of Stories	1-Story
Proposed Detention Tract	856,291 s.f. (15%)
Parking Required	1,888 SPACES
Warehouse - 1 space/600 s.f. @ 1,133,000 s.f. = 1,888	
Proposed Parking	448 SPACES*
Handicap Spaces Required	9
Handicap Spaces Proposed	14
Loading Required (15' x 55' Min.)	38
Loading Provided	282
Total Proposed Landscape Buffers	(65,726.17 sf) 1.50 ac.
Conservation Area	(2,080,284 sf) 47.75 ac.

* Parking Reduction Based On Similar Uses As Well As Parking Reduction Analysis

PROPERTY DEVELOPMENT REQUIREMENTS											
ZONING DISTRICT	MINIMUM LOT DIMENSIONS	MAX BLDG COVER	SETBACKS/SEPARATIONS								
CODE	SIZE	WIDTH	FRONTAGE	DEPTH	DENSITY (FPA/ACR)	FRONT	SIDE	REAR			
IND	26,000 sf	100'	100'	100'	10%	25'	10'	20'			
PROP	129.52 AC.	2,417.45'	2,417.45'	2807.45'	10%	20%	215'	228'			

DEVELOPMENT TEAM	
DEVELOPER:	FLC CROSSROADS INDUSTRIAL I LLC 601 HERITAGE DRIVE, SUITE 227 JUPITER, FL 33458
CIVIL/TRAFFIC ENGINEER:	SIMMONS & WHITE 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FL 33407 561-478-7848
PLANNER:	SCHMIDT NICHOLS 1551 N FLAGLER DRIVE, SUITE 102 WEST PALM BEACH, FL 33401 (561) 684-6141
SURVEYOR:	KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200 VERO BEACH, FL 32960 772-794-4100

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING IN AND BEING A PORTION OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 38 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°42'46", A CHORD LENGTH OF 950.93 FEET BEARING SOUTH 89°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°19'20" EAST, A DISTANCE OF 1,201.77 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD 9);

SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,635.58 FEET, A CENTRAL ANGLE OF 01°43'39", A CHORD LENGTH OF 169.91 FEET BEARING SOUTH 28°14'00" WEST;

THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 169.91 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT OF WAY LINE, BEARING SOUTH 89°50'10" WEST, A DISTANCE OF 1,255.24 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°56'54" WEST, A DISTANCE OF 2,063.33 FEET TO A POINT;

THENCE, BEARING SOUTH 89°21'30" EAST, A DISTANCE OF 772.21 FEET TO A POINT;

THENCE, BEARING NORTH 00°15'33" EAST, A DISTANCE OF 178.89 FEET TO A POINT;

THENCE, BEARING NORTH 89°42'44" EAST, A DISTANCE OF 360.13 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 32.28 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°10'09" 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°35'06" WEST;

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

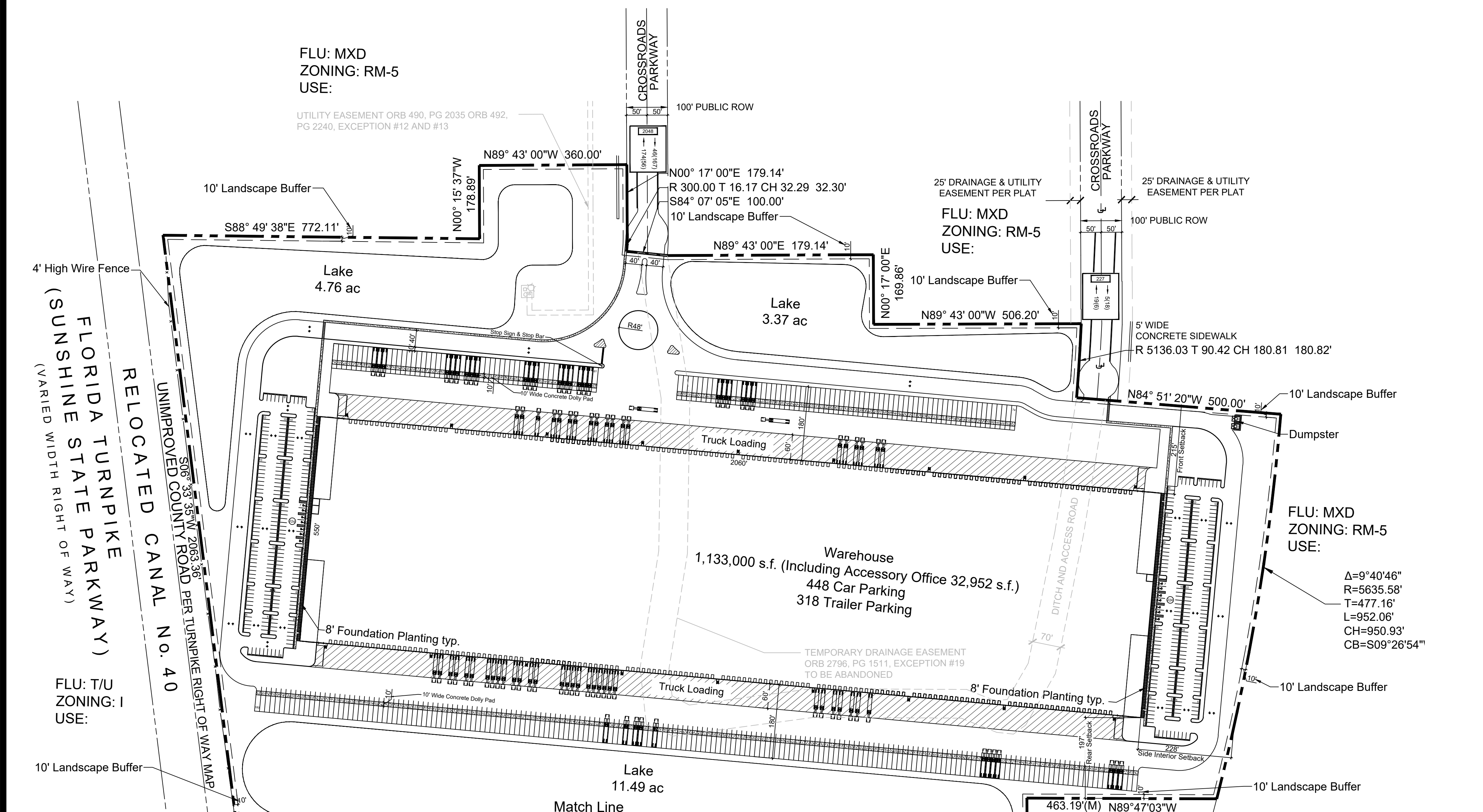
THENCE, BEARING SOUTH 85°22'44" EAST, A DISTANCE OF 499.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 5,787,803 SQUARE FEET OR 132.41 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

Date: 10/30/20
Scale: 1" = 150'-0"
Design By: JN
Drawn By: AH
Checked By: JN
File No. 743.01
Job No. 20-66

REVISIONS / SUBMISSIONS
10.30.20 Submittal

Site Plan
SP-2 of 3



FLU: MXD
ZONING: RM-5
USE:

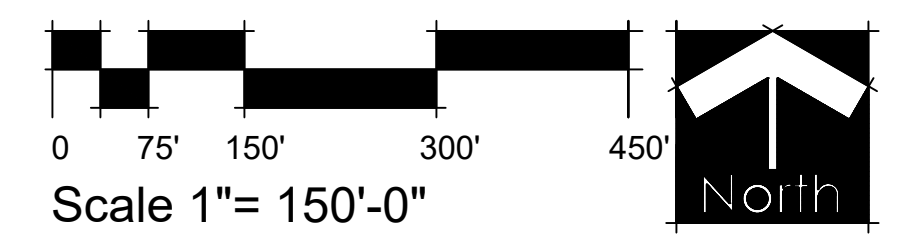
UTILITY EASEMENT ORB 490, PG 2035 ORB 492,
PG 2240, EXCEPTION #12 AND #13

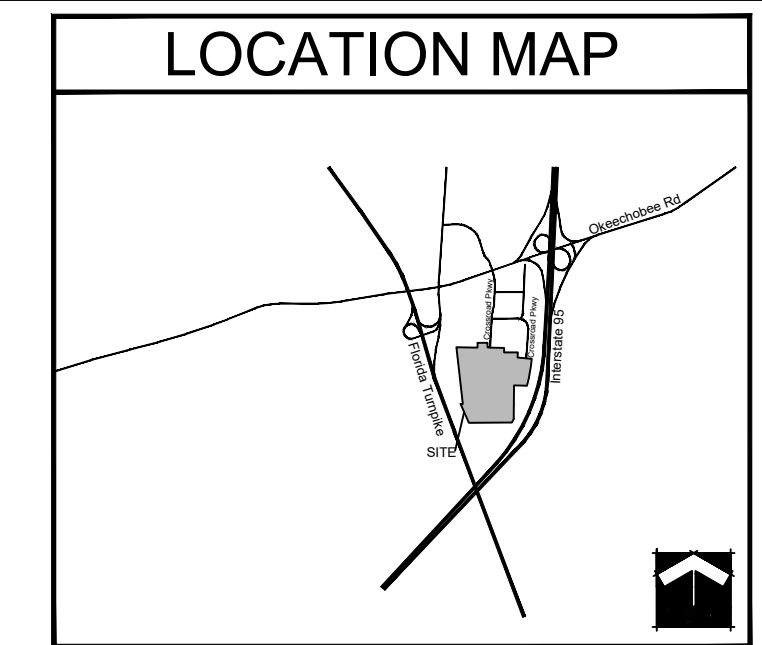
FLU: MXD
ZONING: RM-5
USE:

FLU: MXD
ZONING: RM-5
USE:

FLU: T/U
ZONING: I
USE:

NOTES	
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY CAULFIELD & WHEELER, INC. DATED 09/11/18	
DECORATIVE STREET LIGHTS WILL BE PROVIDED AT THE DEVELOPMENT ENTRANCE	
DIR DUMPSTER WITH ENCLOSURES	
CENTERLINE IS BASED ON NORTH SOUTH 114 SECTION LINE OF SECTION 3-44-42	





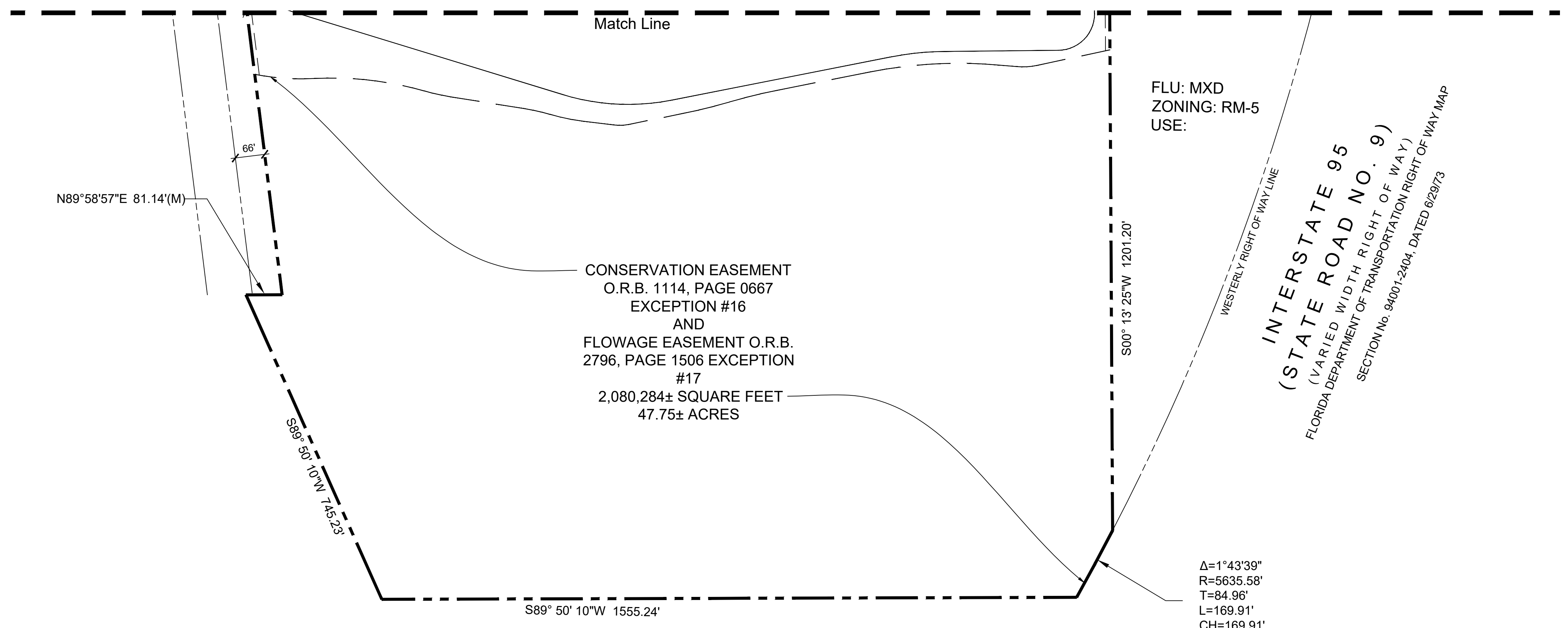
**SCHMIDT
NICHOLS**

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

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Email: info@snlandplan.com
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License No: LC26000232

Crossroads Industrial

Fort Pierce, Florida



FLU: MXD
ZONING: RM-5
USE:

WESTERLY RIGHT OF WAY LINE
INTERSTATE 95
(VARIED WIDTH RIGHT OF WAY)
FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP
SECTION No. 94001-2404, DATED 6/29/73

$\Delta=1^{\circ}43'39''$
 $R=5635.58'$
 $T=84.96'$
 $L=169.91'$
 $CH=169.91'$
 $CB=S28^{\circ}14'00''W$

FLU: R/C
ZONING: RX
USE:

SITE TABULAR DATA	
Application Name	Crossroads Industrial
Petition Number	TBD
Parcel Control Number	23 25 12 20 0020 003
Flood Control Panel	169
Existing Future Land Use Designation	CG
Existing Zoning District	CP1
Total Gross Floor Area	1,133,000 s.f.
Existing Use	Vacant
Proposed Use	Warehouse
Total Gross Site Area	129.52 AC. (5,641,891.20 s.f.)
Total Gross Floor Area	1,133,000 s.f.
Total Proposed Building Coverage (Max 60%)	20% (1,133,000 s.f.)
Total Proposed Floor Area Ratio	0.2 (1,133,000 s.f.)
Total Proposed Open Space (Min 20%)	80% (4,508,891 s.f.)
Building Height (Max 65')	40'
Number of Stories	1-Story
Proposed Detention Tract	856,291 s.f. (15%)
Parking Required	1,888 SPACES
Warehouse - 1 space/600 s.f. @1,133,000 s.f. = 1,888	
Proposed Parking	448 SPACES*
Handicap Spaces Required	9
Handicap Spaces Proposed	14
Loading Required (15' x 55' Min.)	38
Loading Provided	282
Total Proposed Landscape Buffers	(65,726.17 sf) 1.50 ac.
Conservation Area	(2,080,284 sf) 47.75 ac.

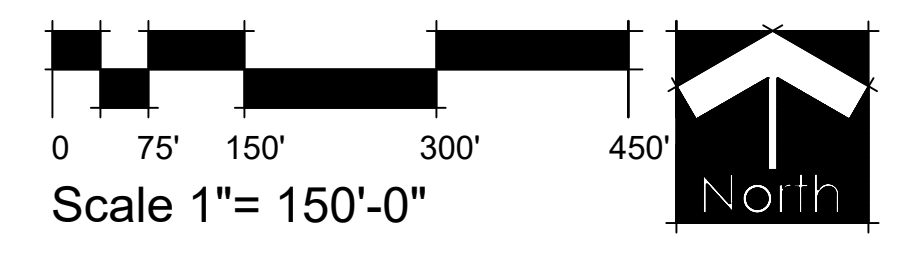
* Parking Reduction Based On Similar Uses As Well As Parking Reduction Analysis

ZONING DISTRICT	MINIMUM LOT DIMENSIONS	MAX BLDG COVER	SETBACKS/SEPARATIONS			
			FRONT	SIDE	REAR	REAR
IND	26,000 SF	10%	10'	10'	20'	20'
PROP	129.52 AC.	2,417.45'	2,417.45'	2,417.45'	2,417.45'	197'

DEVELOPMENT TEAM	
DEVELOPER:	FLC CROSSROADS INDUSTRIAL LLC 601 HERITAGE DRIVE, SUITE 227 JUPITER, FL 33458
CIVIL/TRAFFIC ENGINEER:	SIMMONS & WHITE 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FL 33407 561-478-7848
PLANNER:	SCHMIDT NICHOLS 1551 N FLAGLER DRIVE, SUITE 102 WEST PALM BEACH, FL 33401 (561) 684-6141
SURVEYOR:	KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200 VERO BEACH, FL 32960 772-794-4100

LEGAL DESCRIPTION	
ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING IN AND BEING A PORTION OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 38 EAST OF THE TALLAHASSEE BASE MERIDIAN, ST. LUCIE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:	
BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, CROSSROADS PARK OF COMMERCE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD 9);	
SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,635.58 FEET, A CENTRAL ANGLE OF 02°49'42"; A CHORD LENGTH OF 850.93 FEET BEARING SOUTH 02°59'54" 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 02°11'12"; A CHORD LENGTH OF 32.29 FEET BEARING SOUTH 02°33'06" 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°21'30" EAST, A DISTANCE OF 772.21 FEET TO A POINT;	
THENCE, BEARING NORTH 00°15'33" WEST, A DISTANCE OF 178.89 FEET TO A POINT;	
THENCE, BEARING NORTH 89°42'44" EAST, A DISTANCE OF 360.12 FEET TO A POINT;	
THENCE, BEARING SOUTH 00°17'16" EAST, A DISTANCE OF 179.14 FEET TO A POINT;	
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THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.30 FEET TO A POINT;	
THENCE, BEARING SOUTH 84°07'09" EAST, A DISTANCE OF 100.00 FEET TO A POINT;	
THENCE, BEARING NORTH 89°45'33" EAST, A DISTANCE OF 562.31 FEET TO A POINT;	
THENCE, BEARING SOUTH 00°15'09" EAST, A DISTANCE OF 169.88 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°11'12"; A CHORD LENGTH OF 180.81 FEET BEARING SOUTH 02°33'06" WEST;	
THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 180.82 FEET TO A POINT;	
THENCE, BEARING SOUTH 80°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.	

NOTES	
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY CAUFIELD & WHEELER, INC. DATED 09/11/16	
DECORATIVE STREET LIGHTS WILL BE PROVIDED AT THE DEVELOPMENT ENTRANCE	
D/R DUMPSTER WITH ENCLOSURES	
CENTERLINE IS BASED ON NORTH SOUTH 1/4 SECTION LINE OF SECTION 3-44-42	

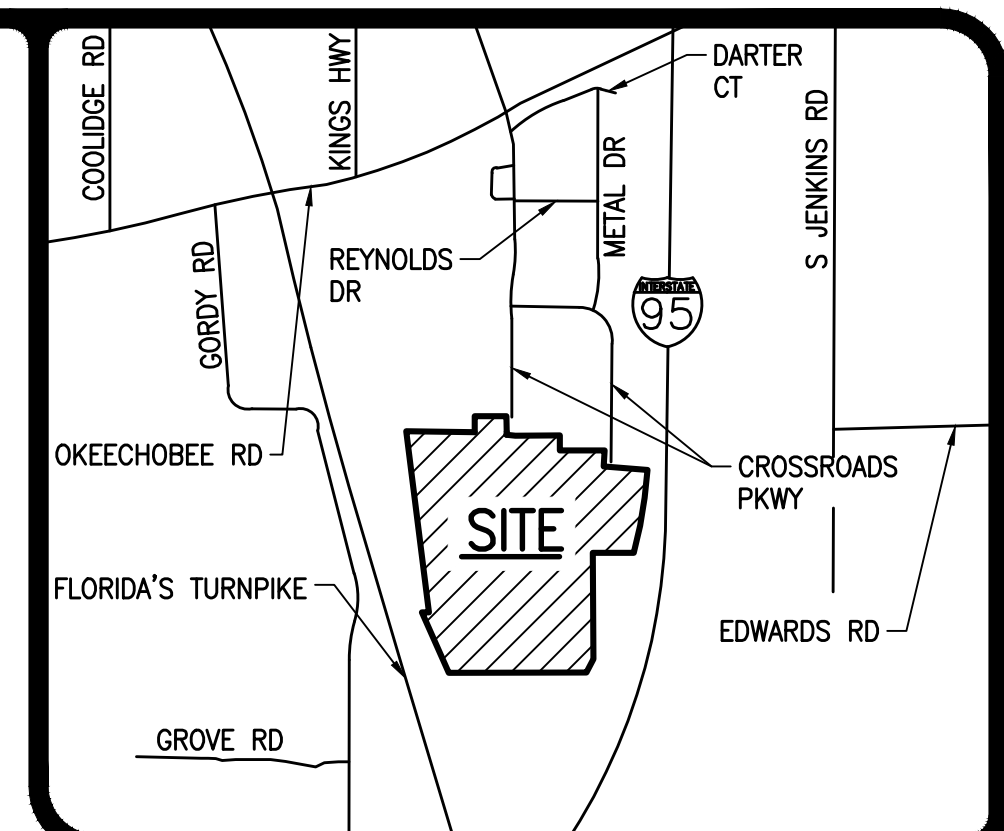
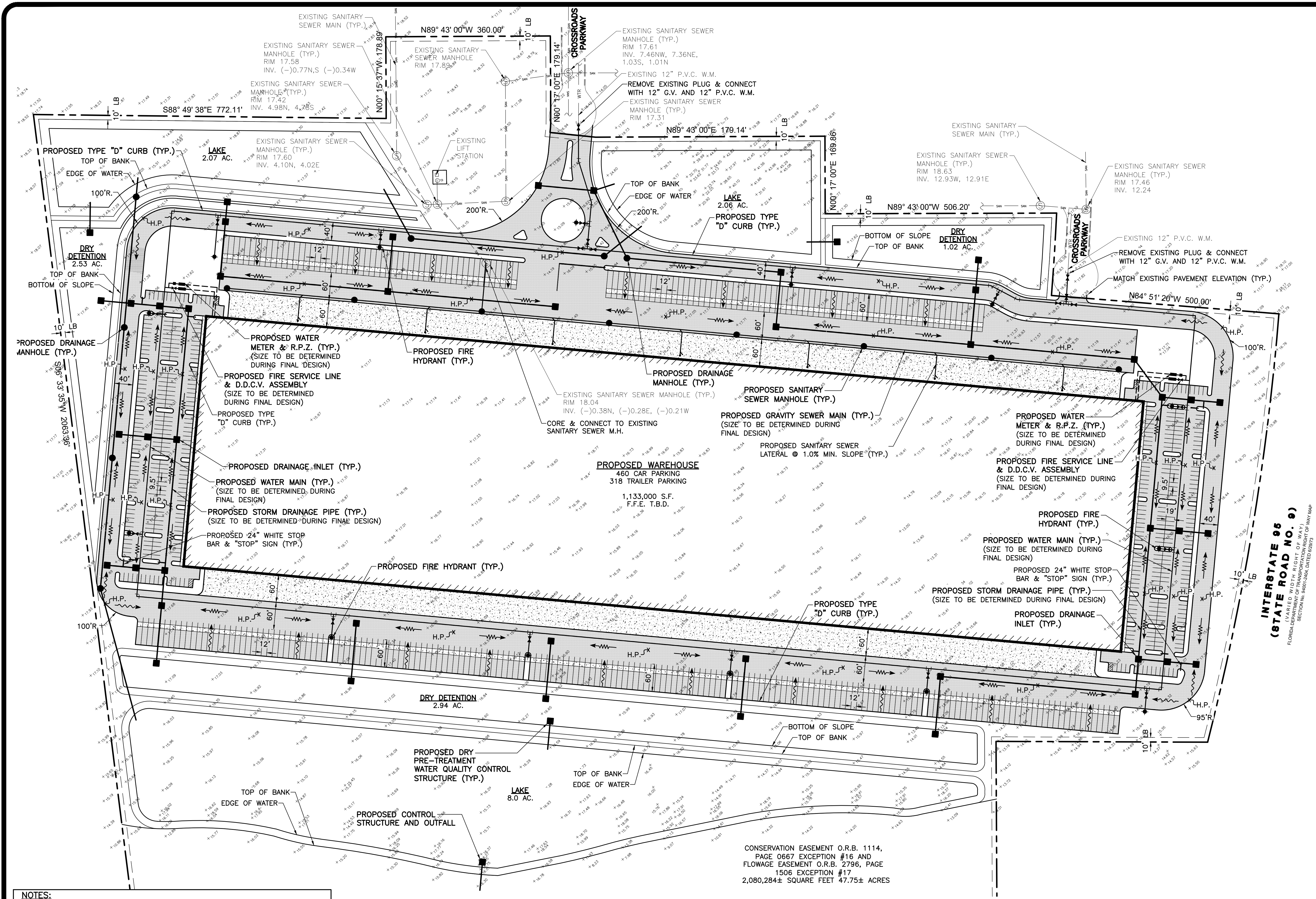


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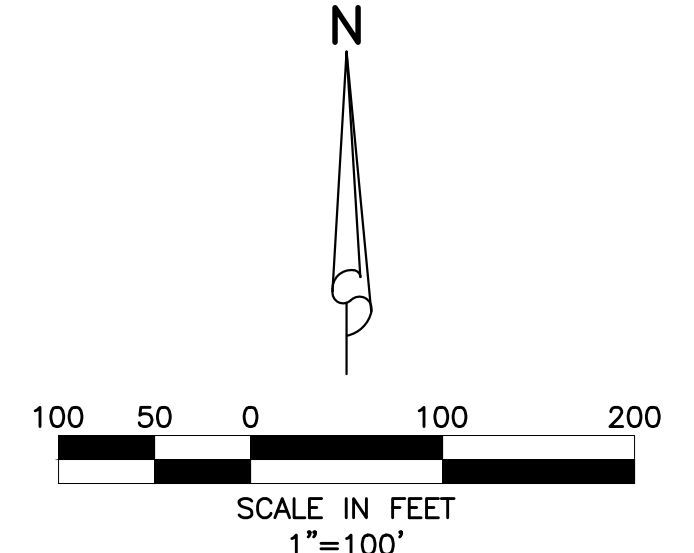
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Drawn By: JN
Checked By: JN
File No: 743.01
Job No: 20-66

REVISIONS / SUBMISSIONS	
10.30.20	Submittal

Site
Plan



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 DETECTABLE WARNING SURFACE
- SAWCUT & REMOVE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- SEWER SERVICE W/ CLEAN-OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)
- PROPOSED LIGHT POLE (BY OTHERS)
- PROPOSED DIRECTIONAL ARROW
- PROPOSED 24" WHITE STOP BAR, "STOP" SIGN & 6" DOUBLE YELLOW STRIPE
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING FORCE MAIN

INTERSTATE 95
(STATE ROAD NO. 9)
FLORIDA (VARIABLE WIDTH) RIGHT OF WAY SECTION 9501-2404, DATE 02/28/73

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

- NOTES:**
- 1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
 - 2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE AND FORT PIERCE UTILITIES AUTHORITY.
 - 3.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.
 - 4.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.
 - 5.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.
 - 6.) LOCATION OF FIRE DEPARTMENT CONNECTIONS TO BE DETERMINED DURING FINAL DESIGN.

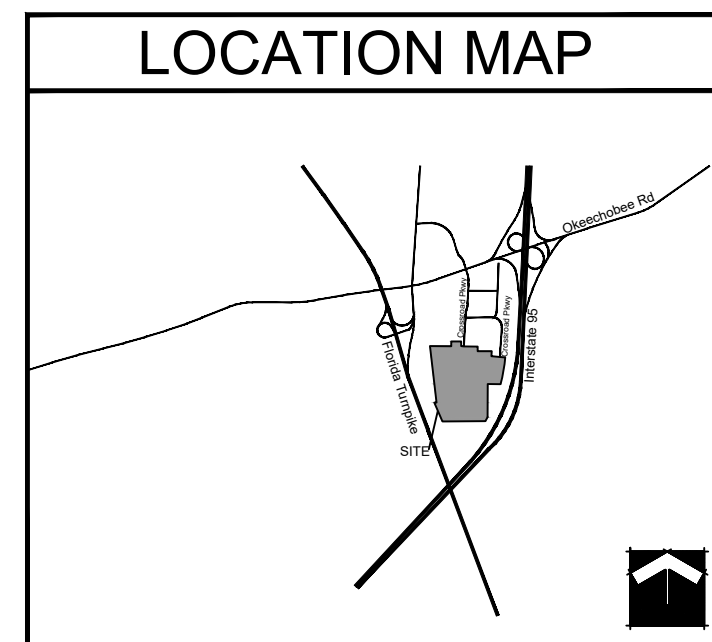
10/23/2020



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

REVISIONS	DESIGN	DRAWN	CHECKED	APPROVED	DATE
	G.B.	R.S.			

JOB NO. 20-121	DRAWING NO. 20121C01	SHEET 1	OF 1
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**SCHMIDT
NICHOLS**

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

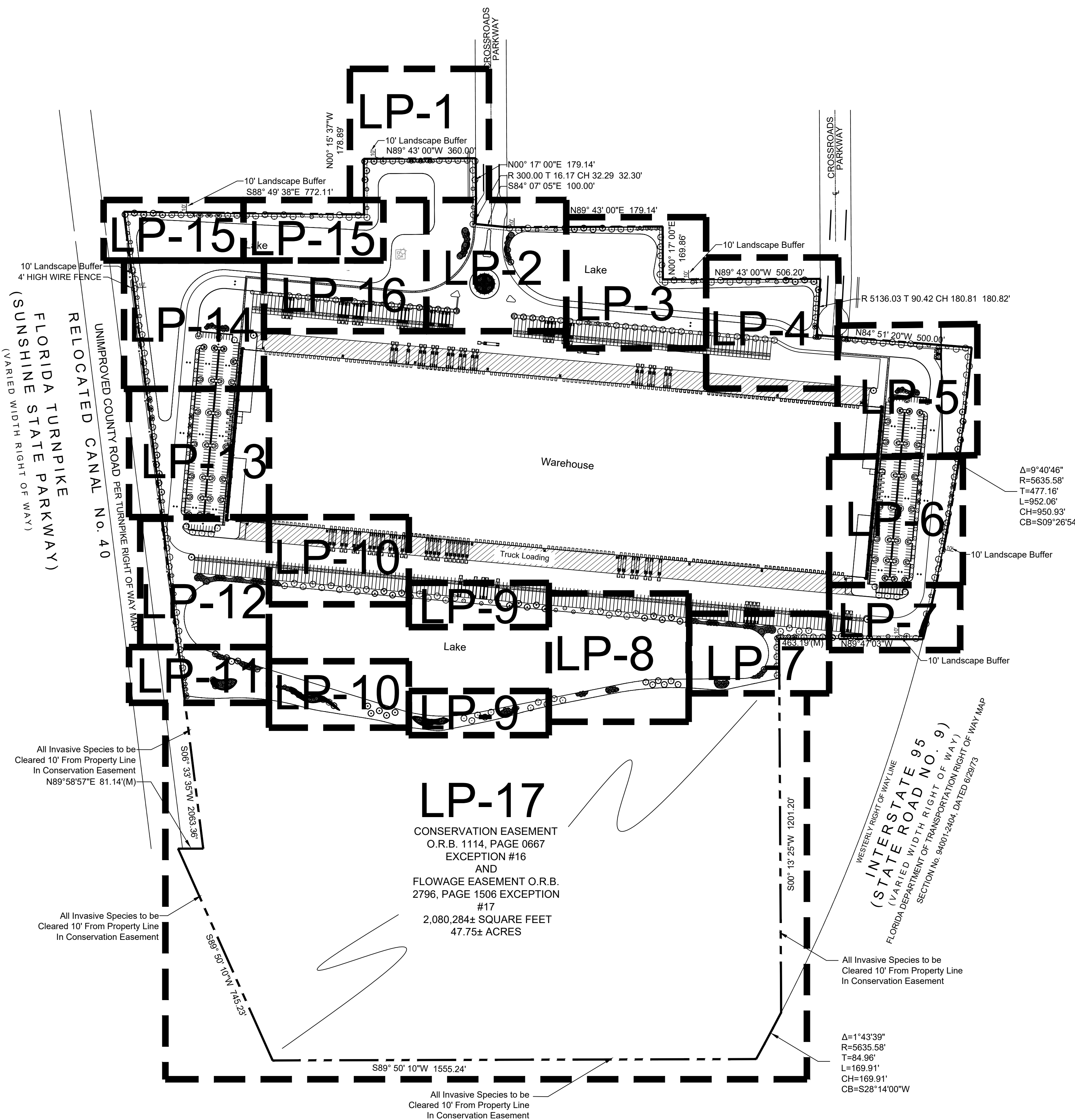
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Crossroads Industrial

Fort Pierce, Florida

CROSSROADS INDUSTRIAL

- LI-1 Landscape Index Sheet
- LP-2 Landscape Plan
- LP-3 Landscape Plan
- LP-4 Landscape Plan
- LP-5 Landscape Plan
- LP-6 Landscape Plan
- LP-7 Landscape Plan
- LP-8 Landscape Plan
- LP-9 Landscape Plan
- LP-10 Landscape Plan
- LP-11 Landscape Plan
- LP-12 Landscape Plan
- LP-13 Landscape Plan
- LP-14 Landscape Plan
- LP-15 Landscape Plan
- LP-16 Landscape Plan
- LP-17 Landscape Plan
- LP-18 Landscape Notes
- LP-19 Landscape Specifications



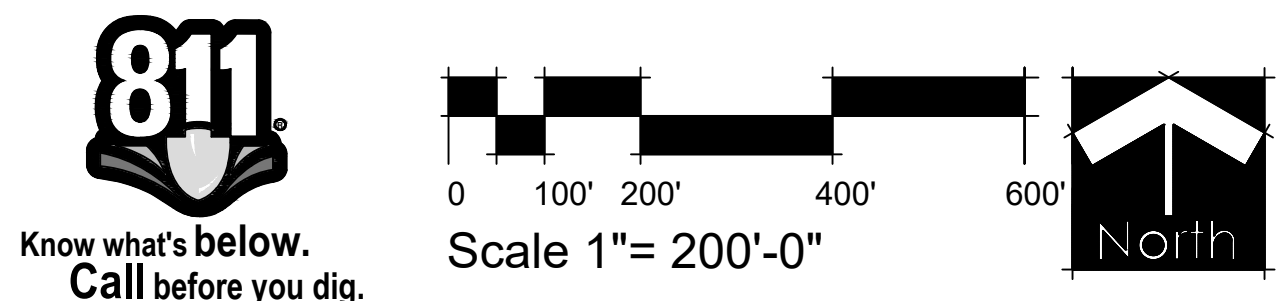
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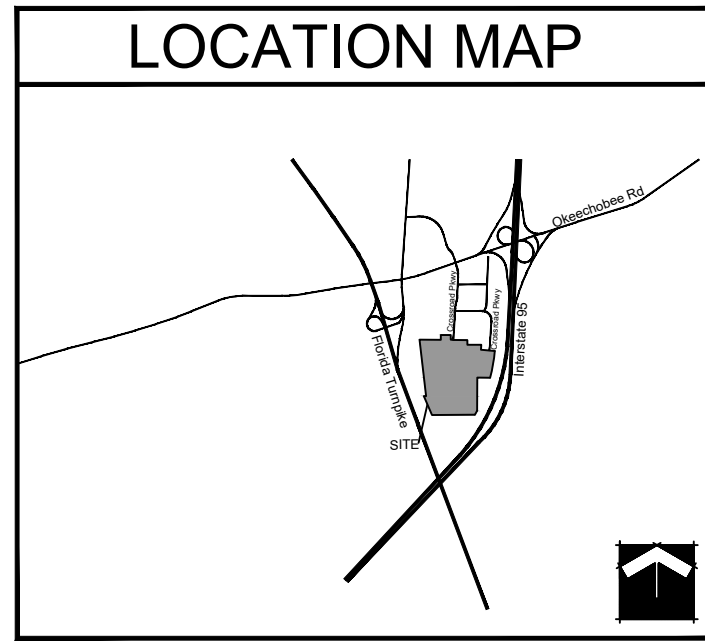
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10/30/20 -	Submittal

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED LANDSCAPE ARCHITECT.

Printed name: LA 6667416
FLORIDA REGISTRATION NO. LA 0001638

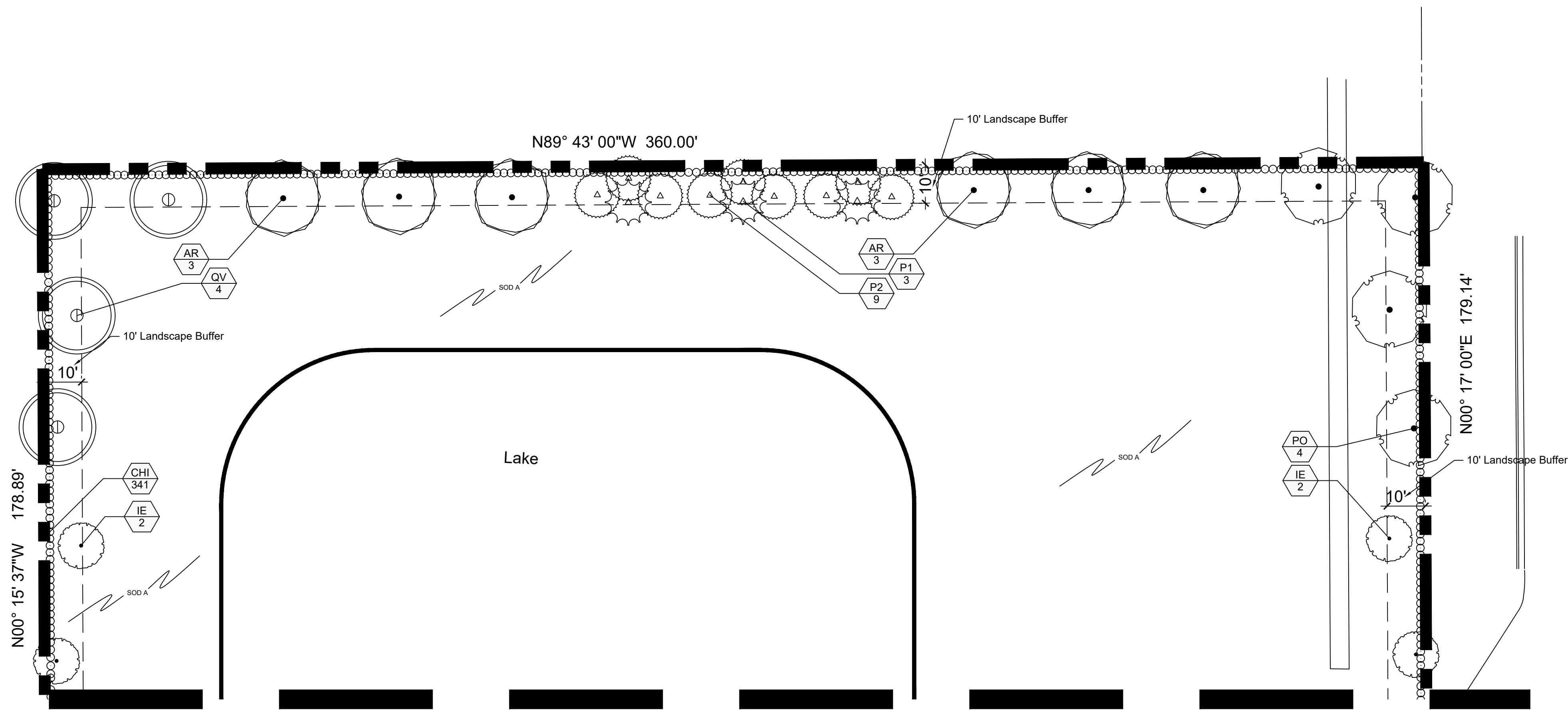
Landscape Index





PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	90	Acer rubrum / Red Maple*+ Single Straight Trunk, Min. 5' CT. No Low Croch
	IE	87	Ilex x attenuata 'East Palatka' / East Palatka Holly
	LI	8	Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle+ Single Straight Trunk, Min 5' CT
	MG	16	Magnolia grandiflora 'Braken's Brown Beauty' / Brown Beauty Magnolia Full, Matched
	P1	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	107	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6', 8', and 10' Pine per Grouping for a Total of 24' Ht
	PO	68	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5' CT. No Low Croch
	QV	82	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5' CT. No Low Croch
	SP	158	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups
	TD	25	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT. No Low Croch
	LT	78	Tulip Tree / Liriodendron tulipifera Single Straight Trunk, Min. 5' CT. No Low Croch
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,295	Chrysobalanus icaco / Coco Plum*+ Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	MYF2	57	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	2,340	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs
	SER	156	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	1,418	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	2,564	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base
	SOD A	537,714 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas



MATCHLINE A-A SHEET LP-2



**SCHMIDT
NICHOLS**

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

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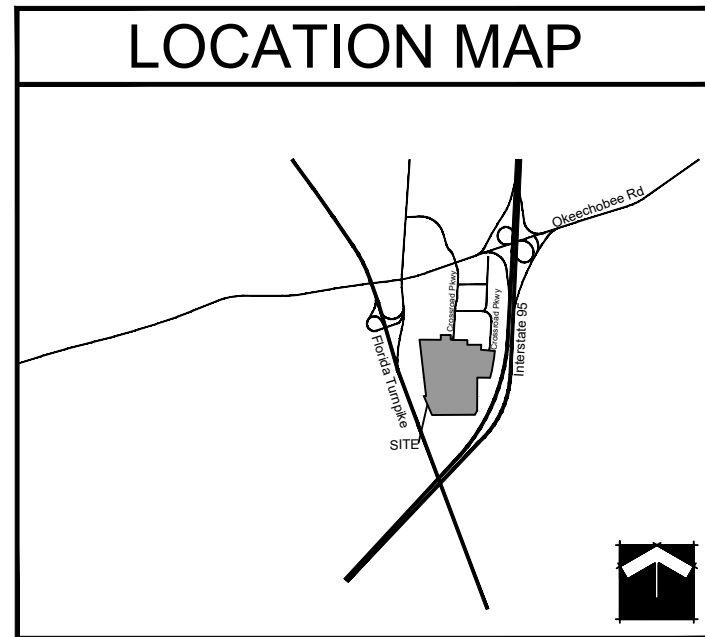
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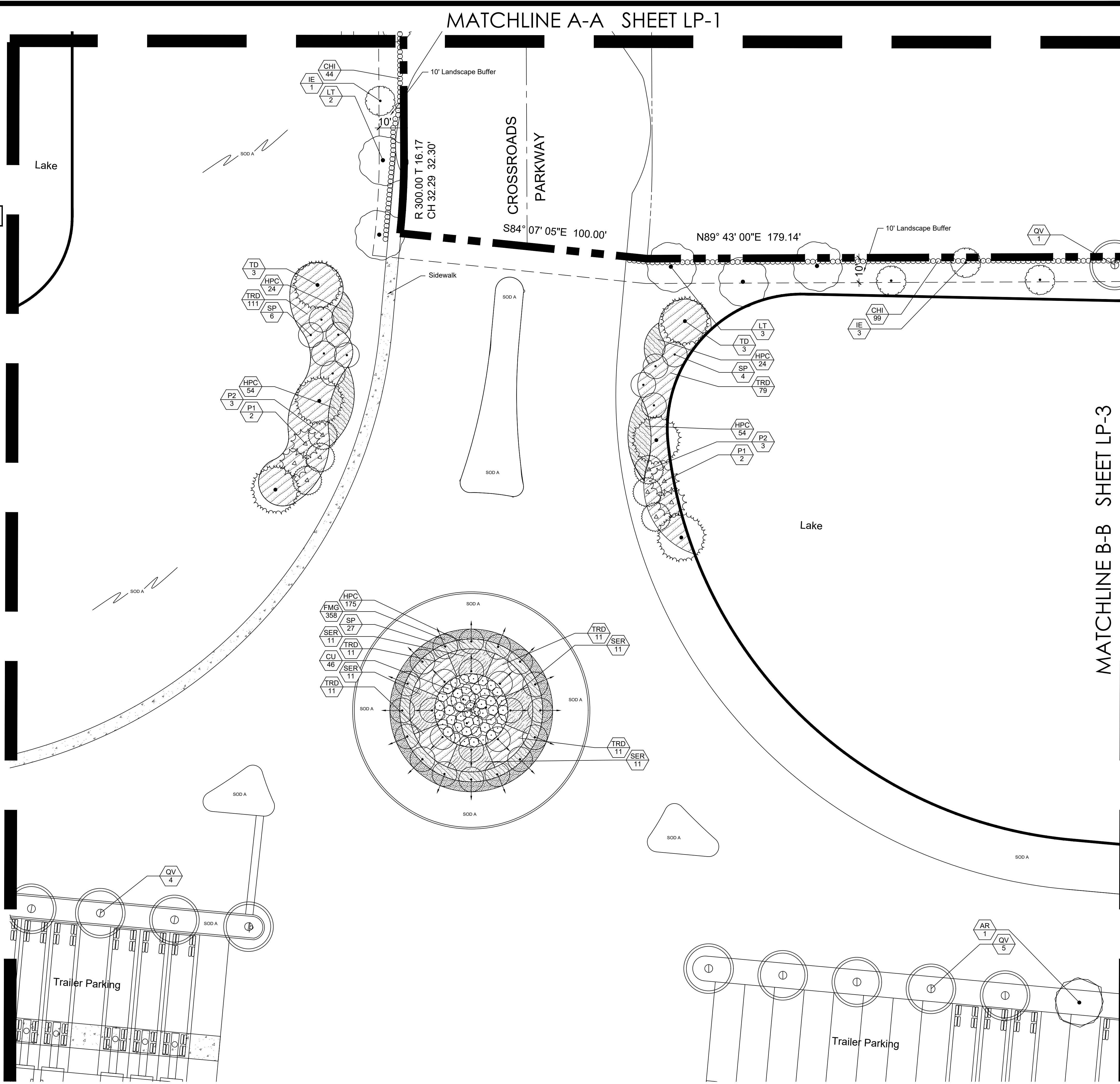
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Landscape
Plan



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	TRD	1,418	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
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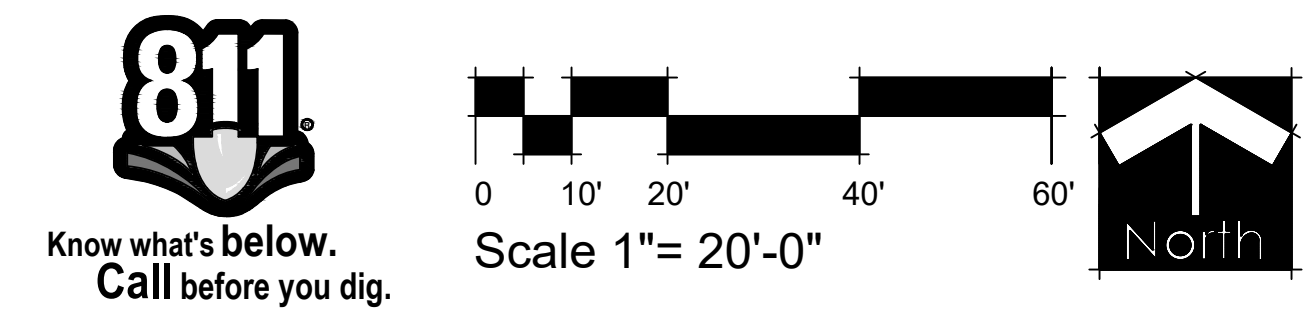
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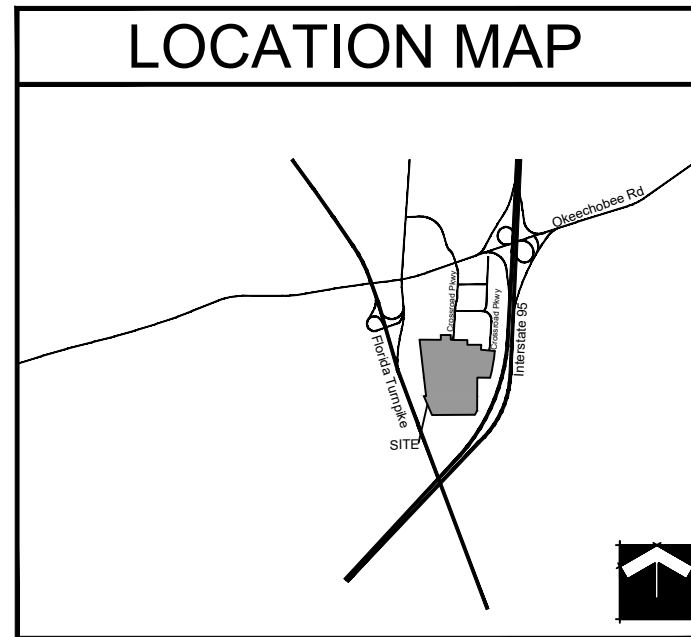
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NO.	DATE	DESCRIPTION
10/30/20	10/30/20	Submittal

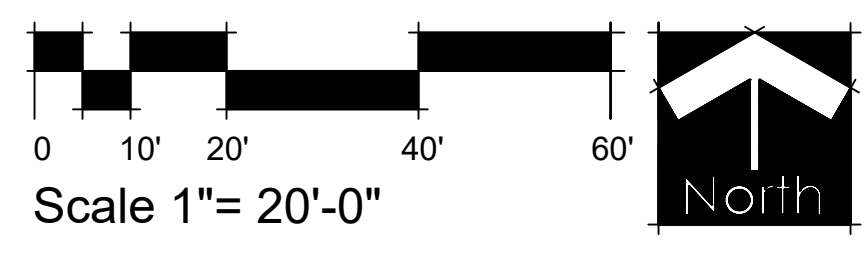
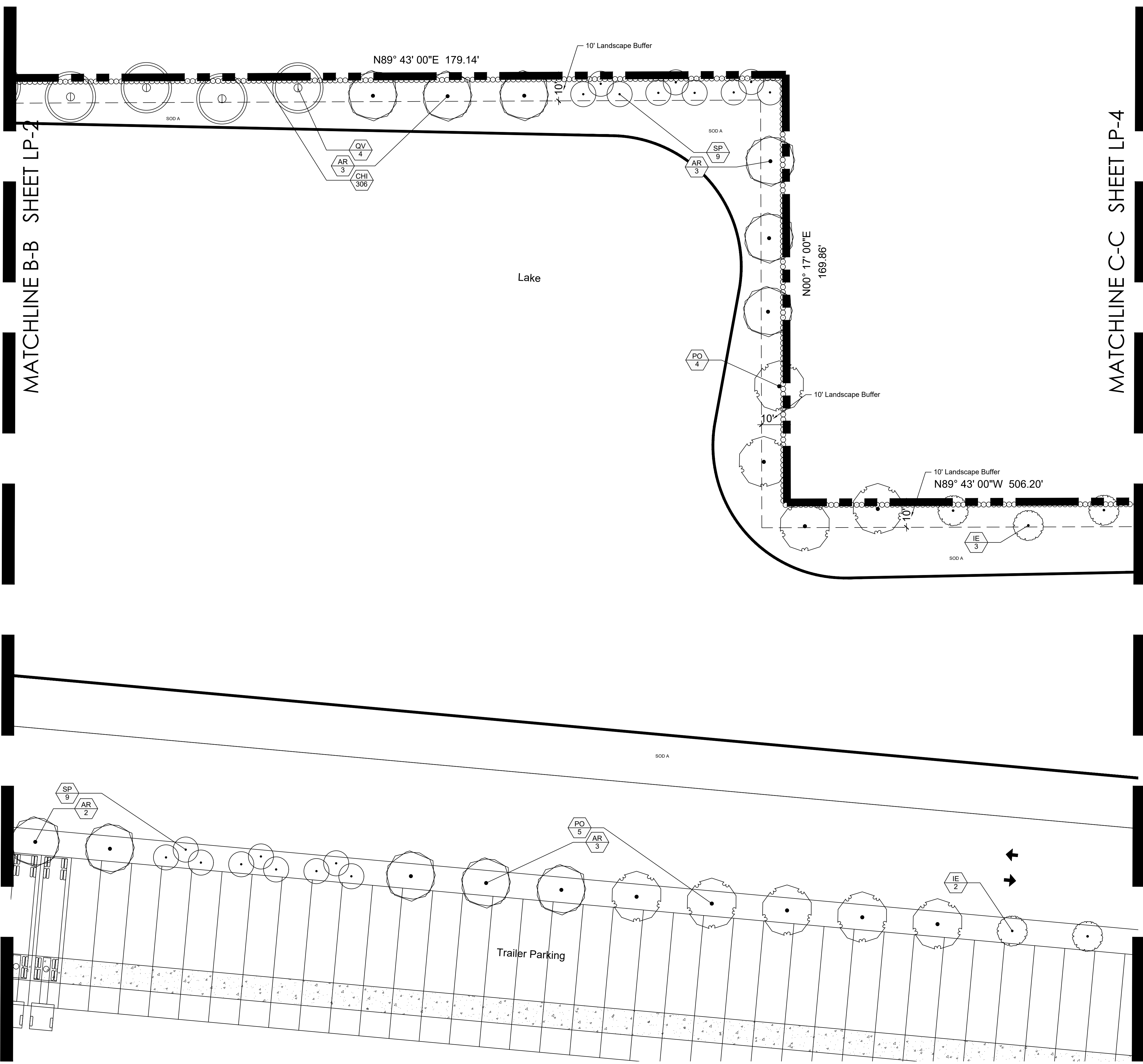
Landscape Plan





PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	90	Acer rubrum / Red Maple* Single Straight Trunk, Min. 5' CT. No Low Croch
	IE	87	Ilex x attenuata 'East Palatka' / East Palatka Holly
	LI	8	Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle* Single Straight Trunk, Min 5' CT
	MG	16	Magnolia grandiflora 'Braken's Brown Beauty' / Brown Beauty Magnolia Full, Matched
	P1	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	107	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6', 8', and 10' Pine per Grouping for a Total of 24' Ht
	PO	68	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5' CT. No Low Croch
	QV	82	Quercus virginiana / Southern Live Oak* Single Straight Trunk, Min. 5' CT. No Low Croch
	SP	158	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups
	TD	25	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT. No Low Croch
	LT	78	Tulip Tree / Liriodendron tulipifera Single Straight Trunk, Min. 5' CT. No Low Croch
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,295	Chrysobalanus icaco / Coco Plum* Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	MYF2	57	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	2,340	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs
	SER	156	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	1,418	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	2,564	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base
	SOD A	537,714 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas



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LANDSCAPE ARCHITECTURE AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
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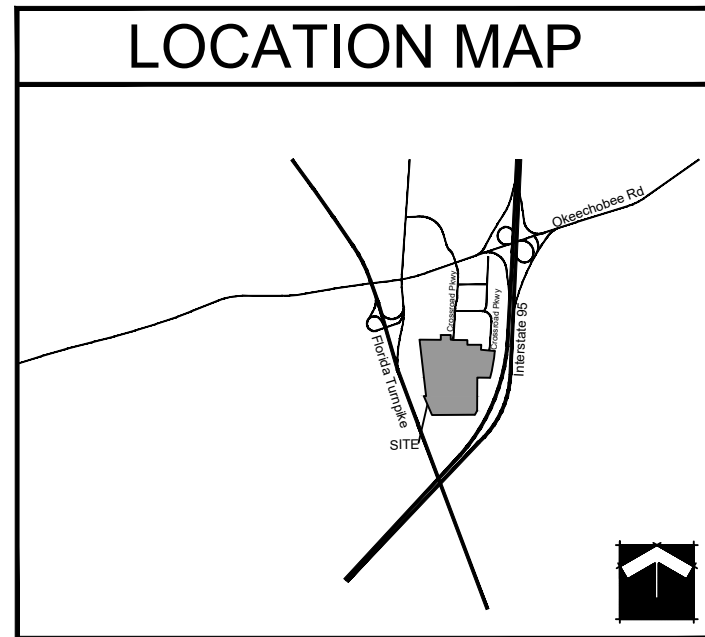
Crossroads Industrial

Fort Pierce, Florida

Date:	10/30/20
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Design By:	AM
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Checked By:	JES
File No.	743.01
Job No.	20-66

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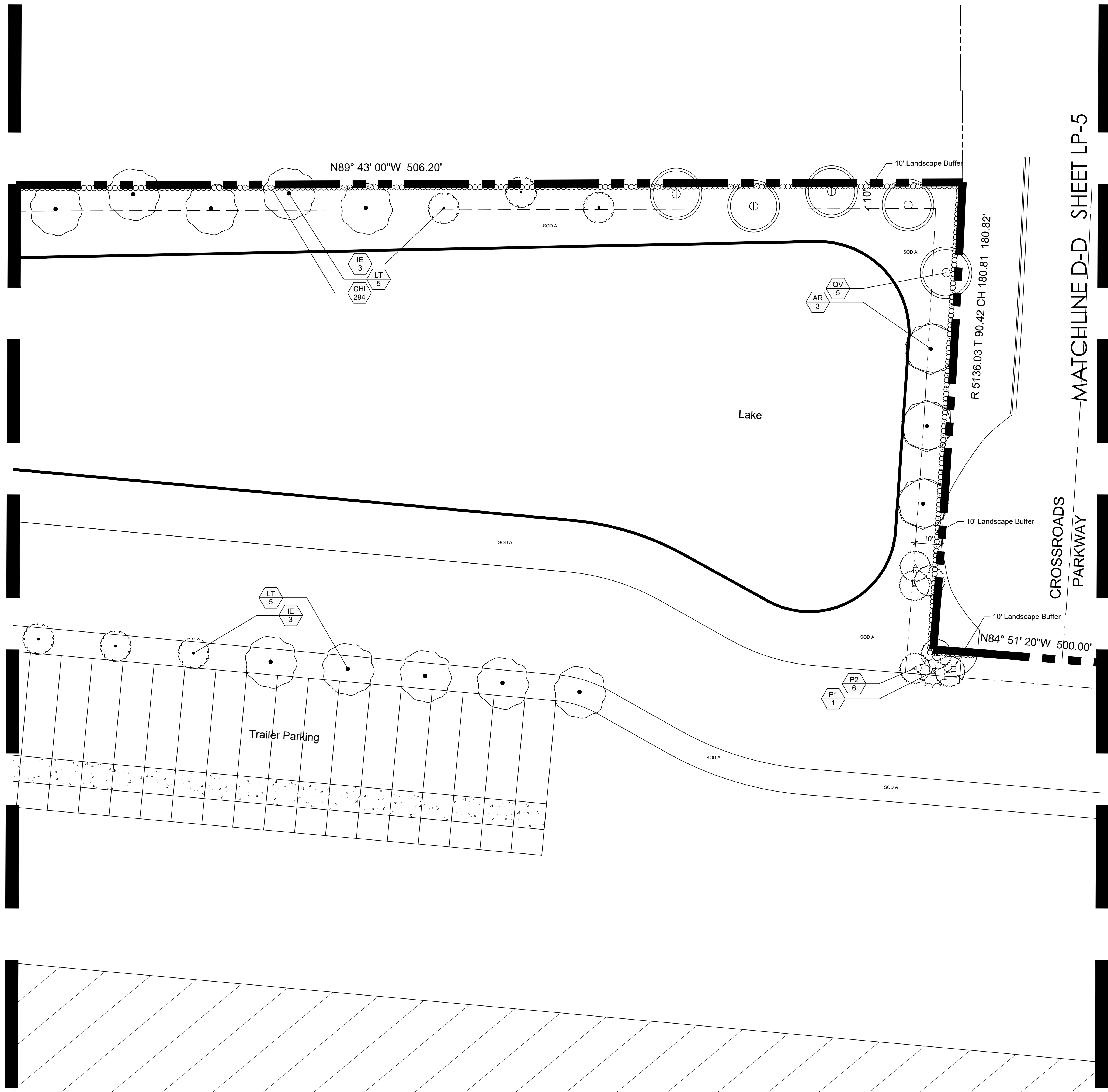
Landscape Plan



PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	90	Acer rubrum / Red Maple* Single Straight Trunk, Min. 5' CT. No Low Croch
	IE	87	Ilex x attenuata 'East Palatka' / East Palatka Holly
	LI	8	Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle* Single Straight Trunk, Min 5' CT
	MG	16	Magnolia grandiflora 'Braken's Brown Beauty' / Brown Beauty Magnolia Full, Matched
	P1	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	107	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6', 8', and 10' Pine per Grouping for a Total of 24' Ht
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	QV	82	Quercus virginiana / Southern Live Oak* Single Straight Trunk, Min. 5' CT. No Low Croch
	SP	158	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups
	TD	25	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT. No Low Croch
	LT	78	Tulip Tree / Liriodendron tulipifera Single Straight Trunk, Min. 5' CT. No Low Croch
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,295	Chrysobalanus icaco / Coco Plum* Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	MYF2	57	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	2,340	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs
	SER	156	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	1,418	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	2,564	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base
	SOD A	537,714 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas

MATCHLINE C-C SHEET LP-3



MATCHLINE D-D SHEET LP-5



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West Palm Beach, FL 33401
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Email: info@snlandplan.com
Website: www.snlandplan.com
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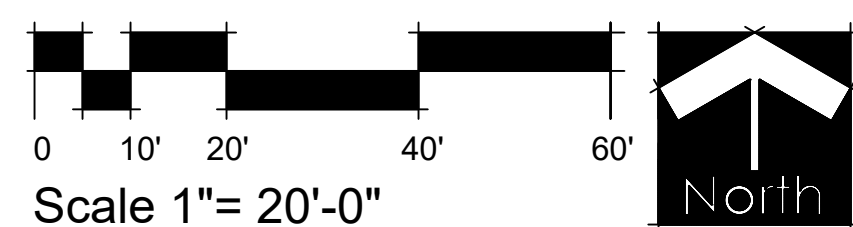
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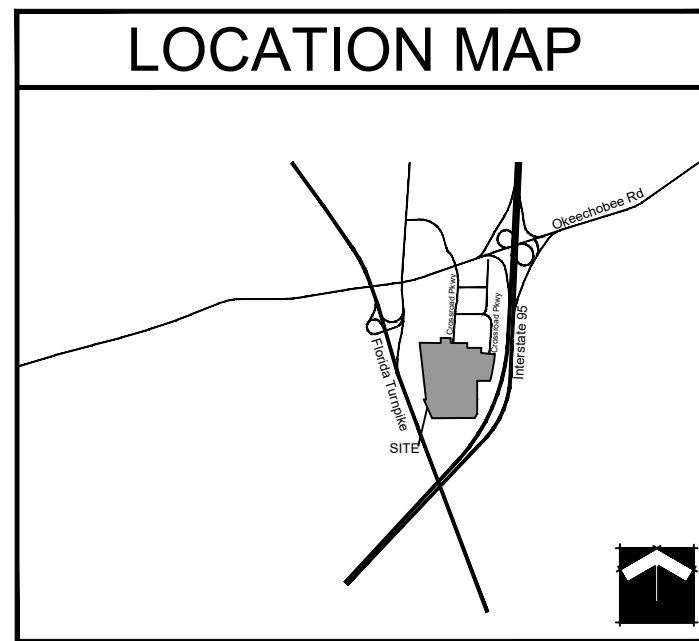
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LP-4 of 19



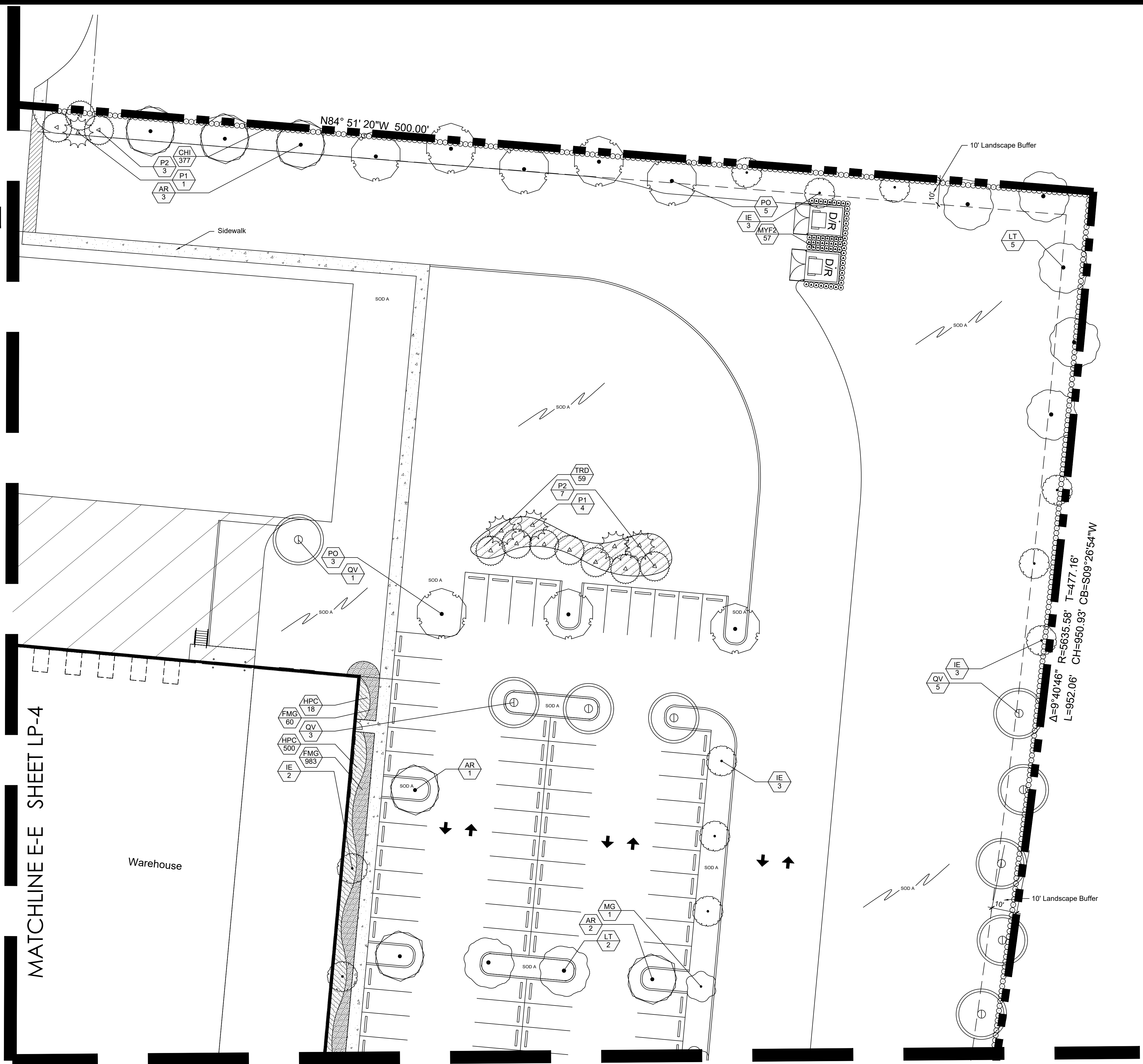
Know what's below.
Call before you dig.





PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	90	Acer rubrum / Red Maple* Single Straight Trunk, Min. 5' CT. No Low Crotch
	IE	87	Ilex x attenuata 'East Palatka' / East Palatka Holly
	LI	8	Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle* Single Straight Trunk, Min 5' CT
	MG	16	Magnolia grandiflora 'Braken's Brown Beauty' / Brown Beauty Magnolia Full, Matched
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	SP	158	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups
	TD	25	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT. No Low Crotch
	LT	78	Tulip Tree / Liriodendron tulipifera Single Straight Trunk, Min. 5' CT. No Low Crotch
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,295	Chrysobalanus icaco / Coco Plum* Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	MYF2	57	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	2,340	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs
	SER	156	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	1,418	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	2,564	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base
	SOD A	537,714 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas



MATCHLINE E-E SHEET LP-4

MATCHLINE F-F SHEET LP-6



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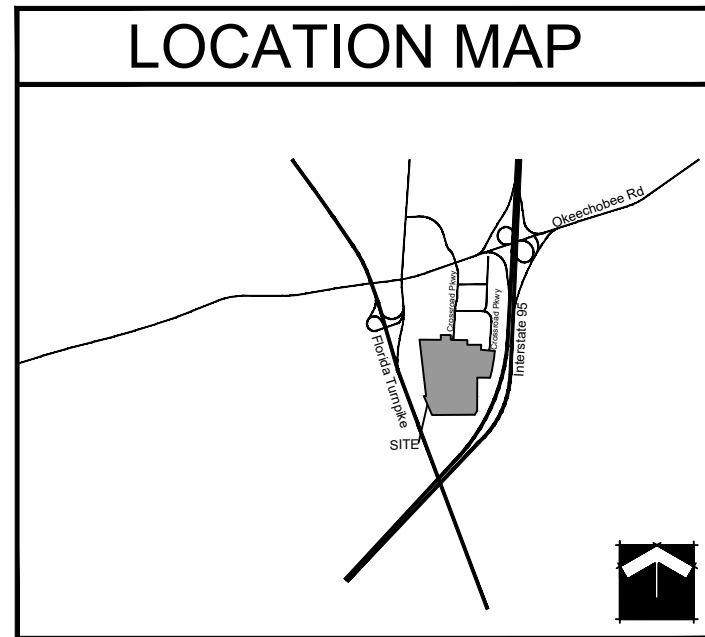
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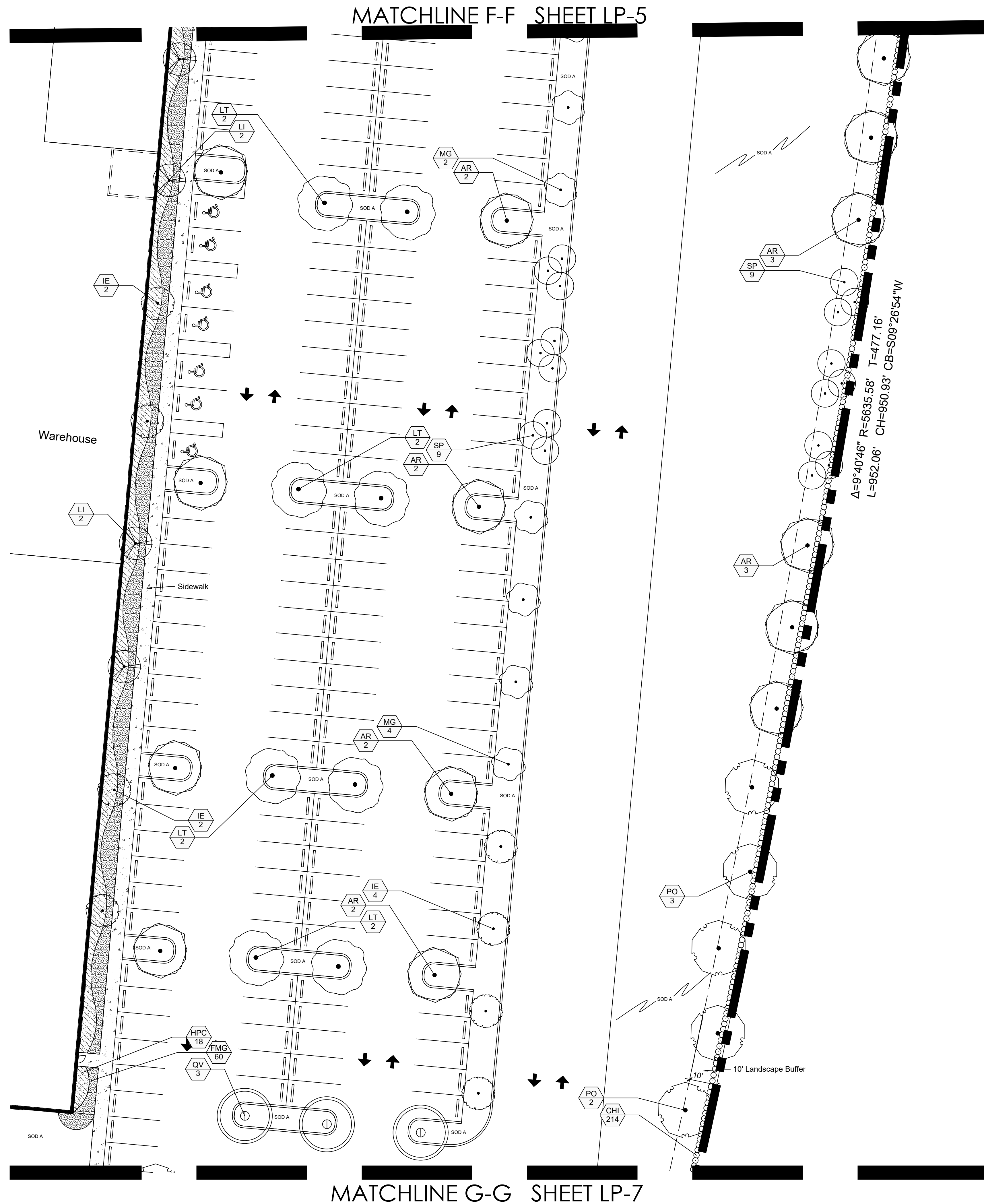
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Plan**



PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	90	Acer rubrum / Red Maple* Single Straight Trunk, Min. 5' CT. No Low Croch
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SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
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	MYF2	57	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	2,340	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs
	SER	156	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	1,418	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	2,564	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base
	SOD A	537,714 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas



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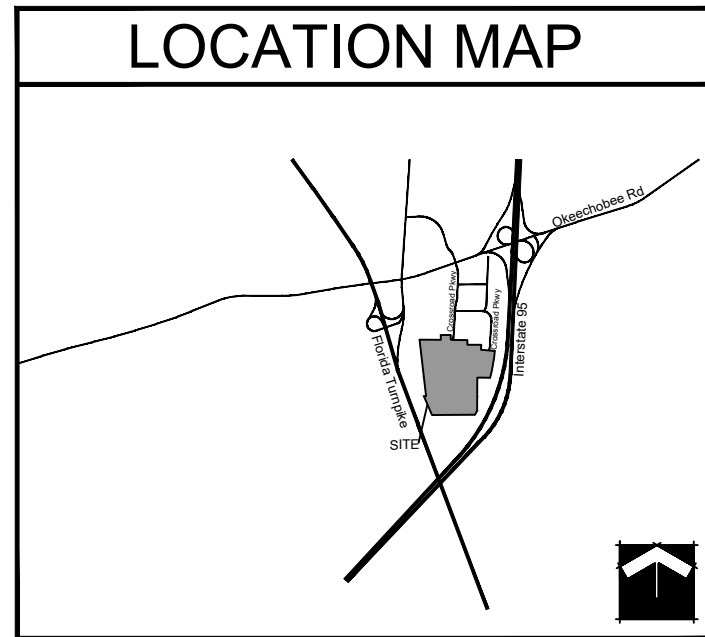
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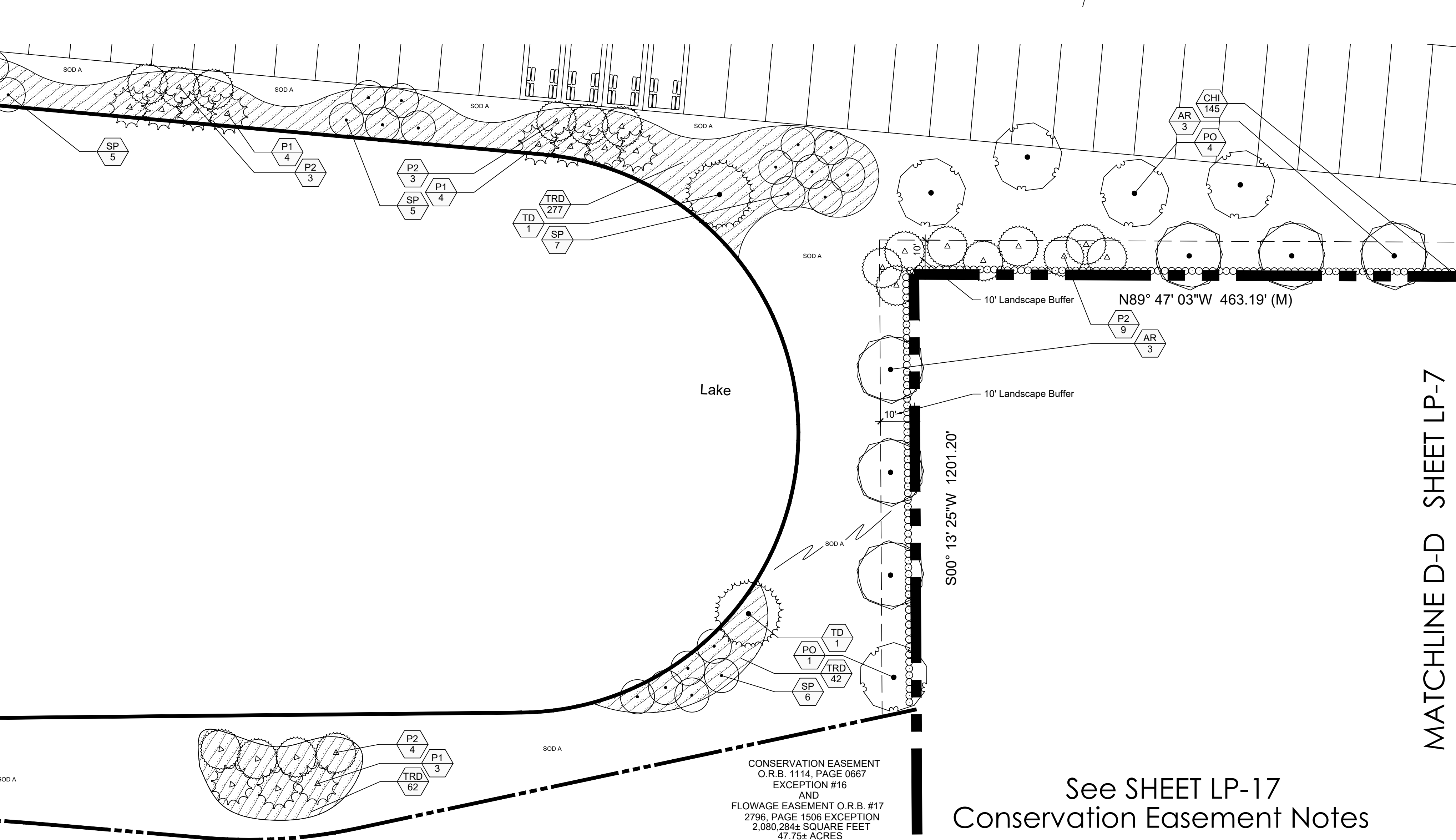
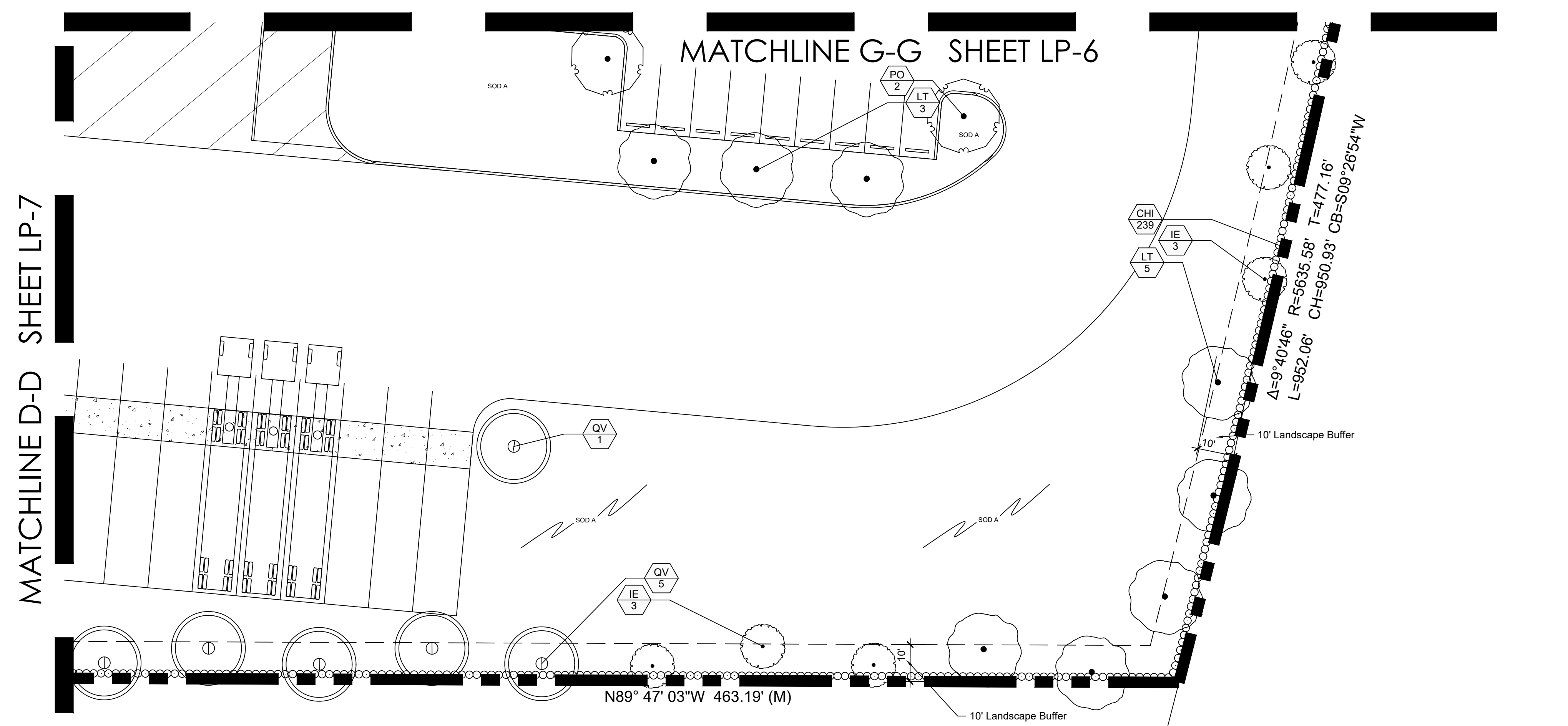
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Landscape Plan



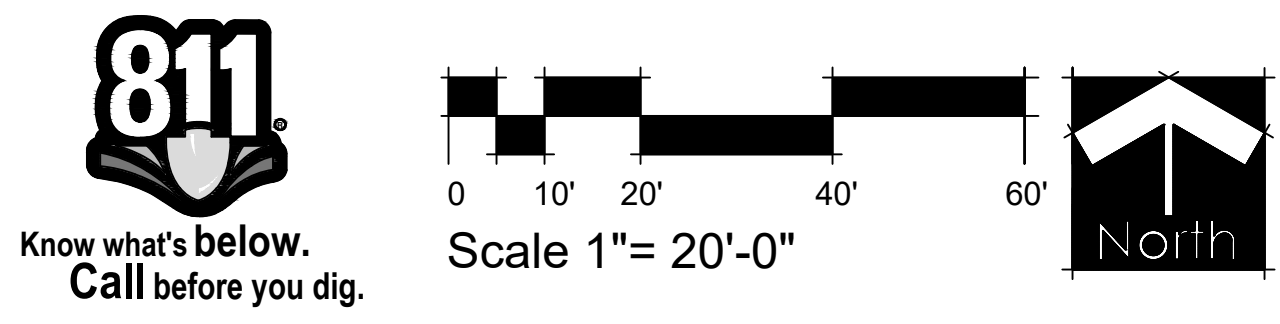
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	CHI	3,295	Chrysobalanus icaco / Coco Plum* Full To Base
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MATCHLINE H-H SHEET LP-8

MATCHLINE D-D SHEET LP-7



CONSERVATION EASEMENT
O.R.B. 1114, PAGE 0667
EXCEPTION #16
AND
FLOWAGE EASEMENT O.R.B. #17
2796, PAGE 1500 EXCEPION
2,080,284± SQUARE FEET
47.75± ACRES

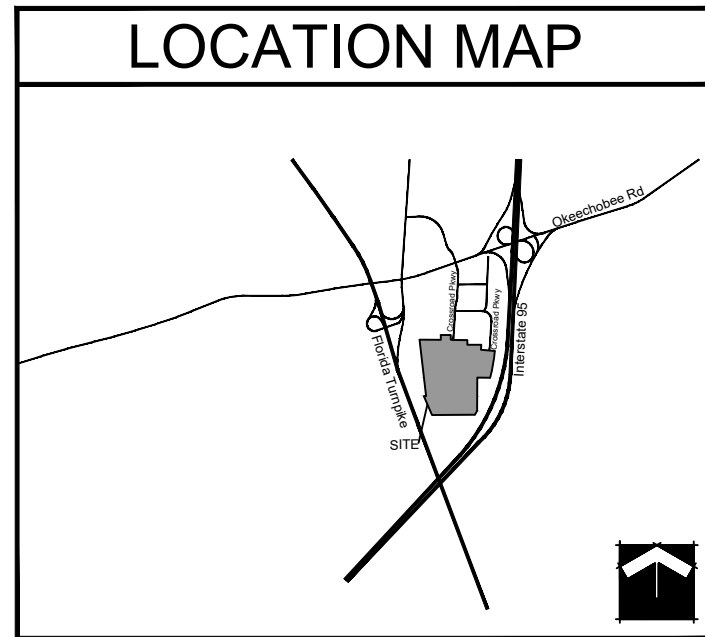
See SHEET LP-17
Conservation Easement Notes

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1551 N. Flagler Dr, Ste 102
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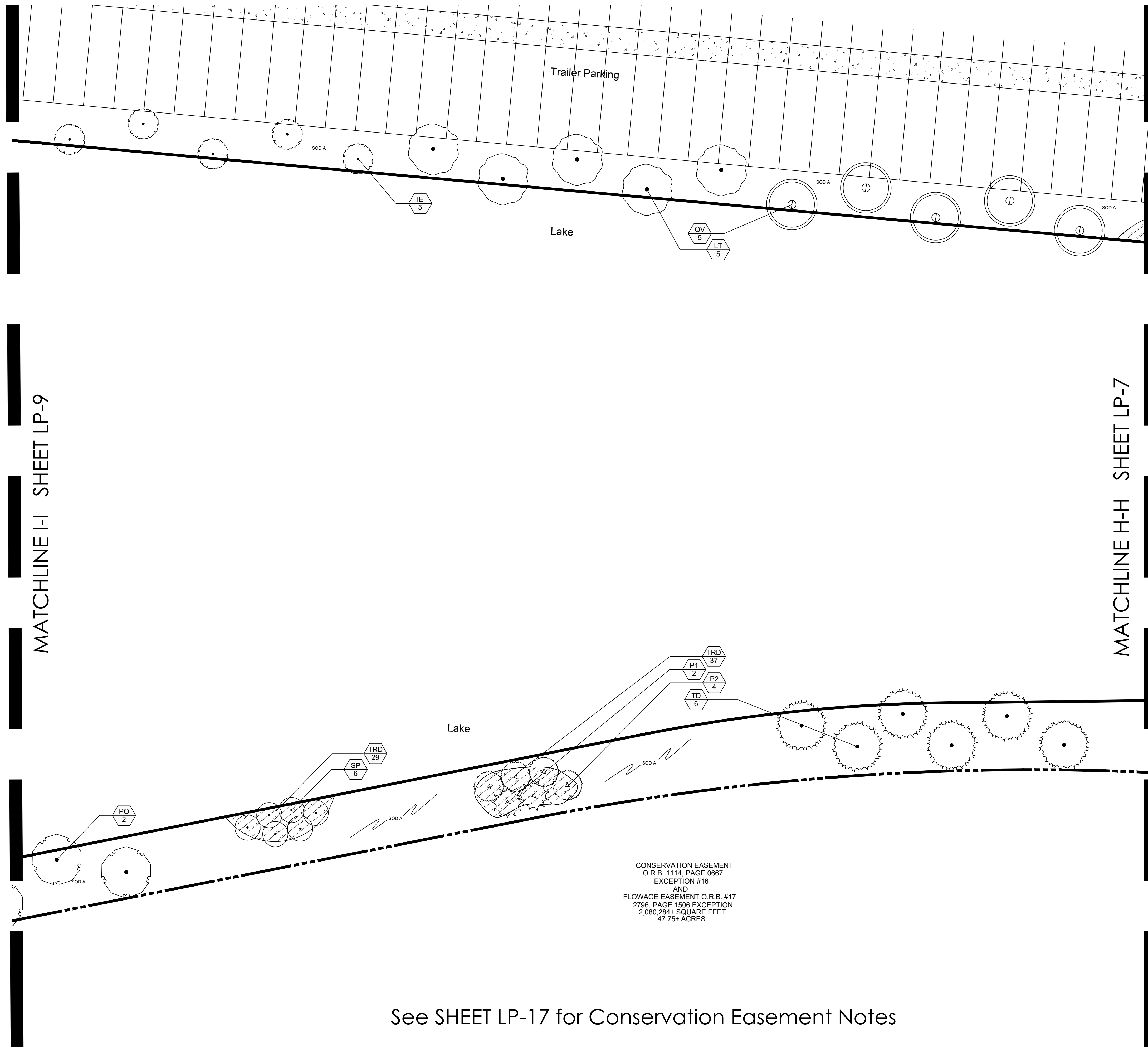
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See SHEET LP-17 for Conservation Easement Notes

Scale 1"= 20'-0"



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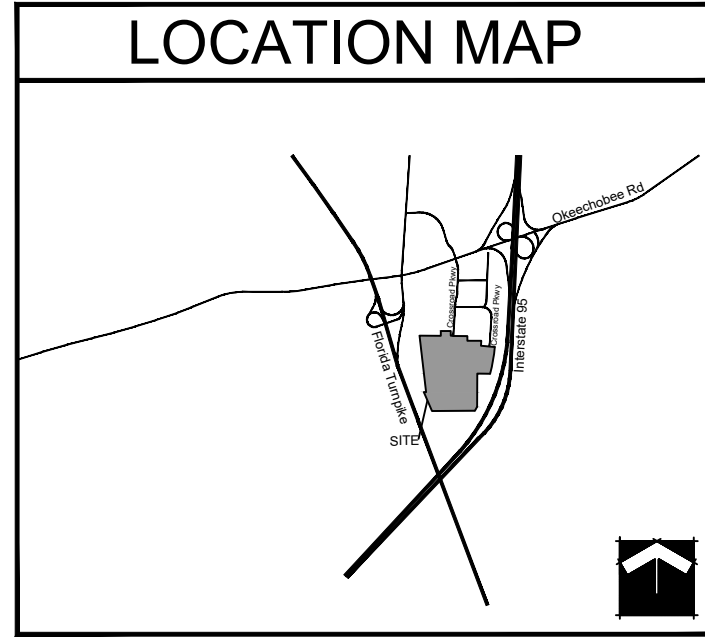
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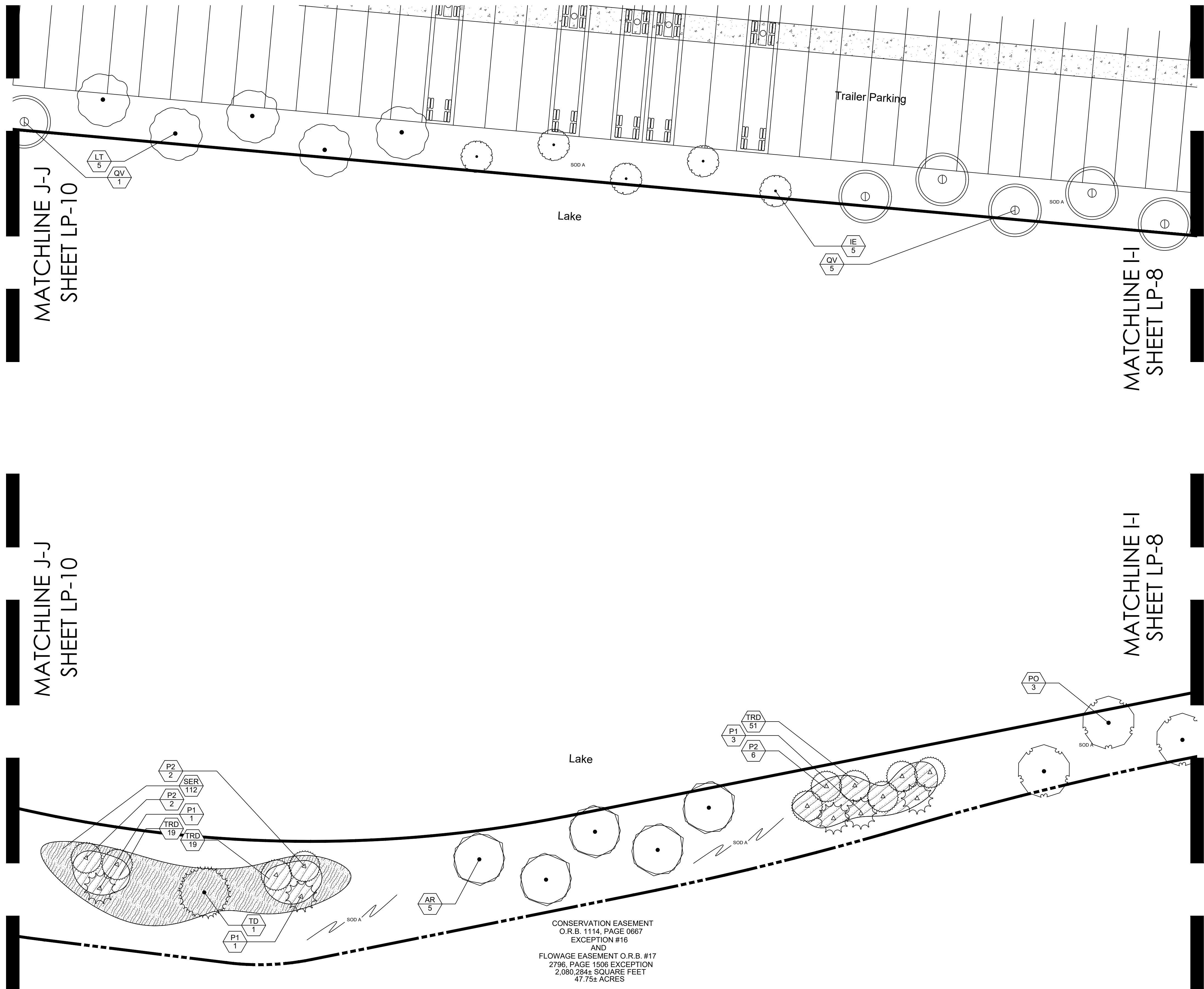
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Plan



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CONSERVATION EASEMENT
O.R.B. 1114, PAGE 0667
EXCEPTION #16
AND
FLOWAGE EASEMENT O.R.B. #17
2796, PAGE 1506 EXCEPTION
2,080,284± SQUARE FEET
47.75± ACRES

See SHEET LP-17 for Conservation Easement Notes



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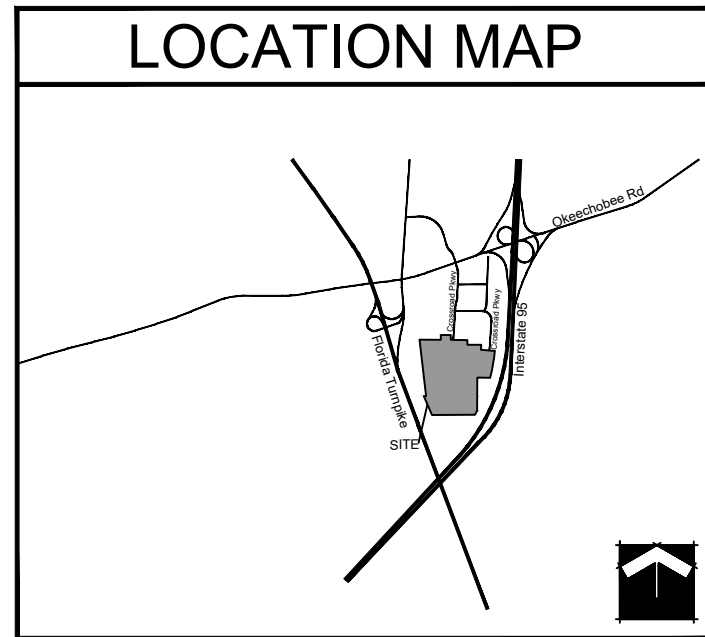
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Landscape Plan

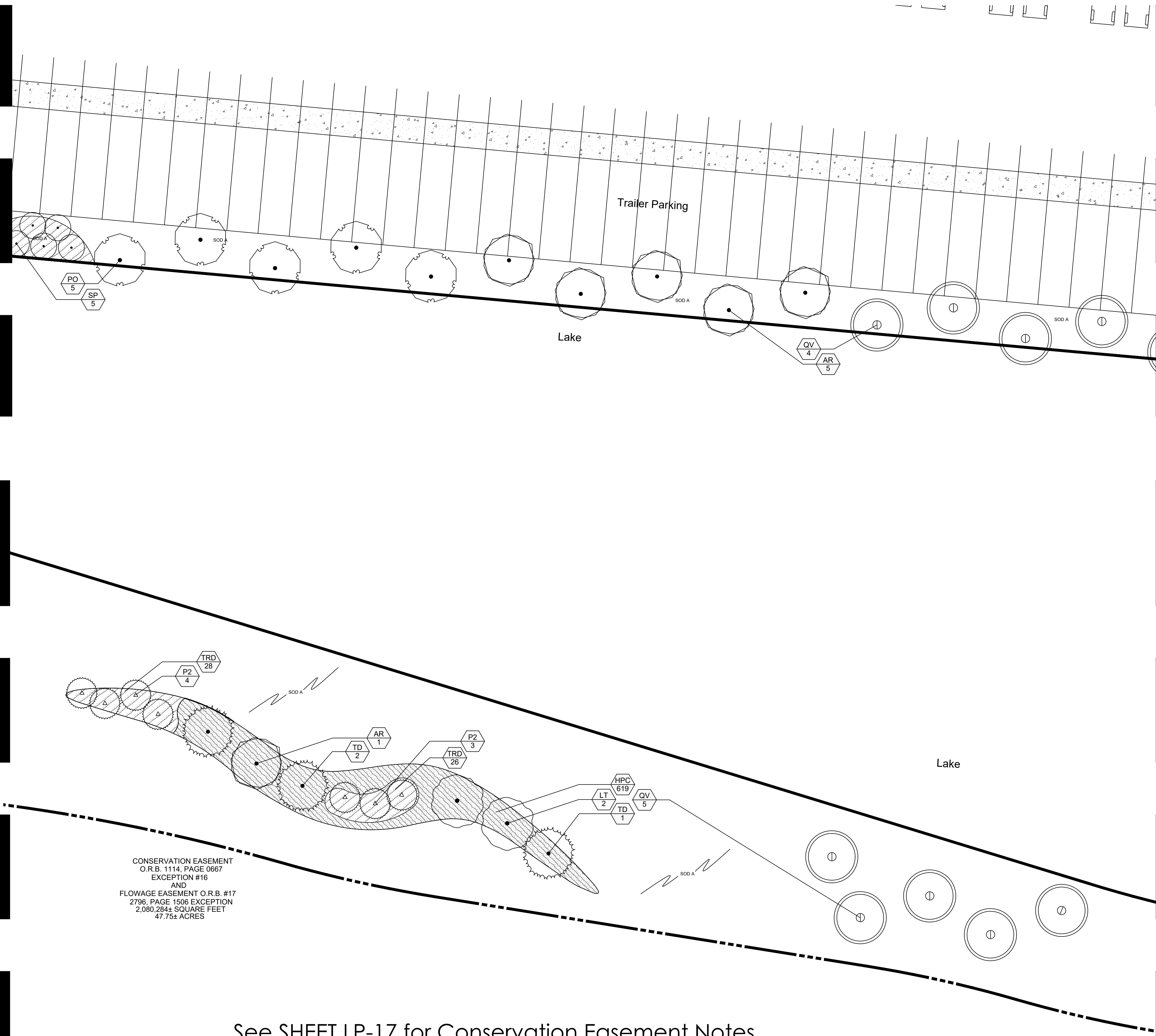


PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	90	Acer rubrum / Red Maple*+ Single Straight Trunk, Min. 5' CT. No Low Croch
	IE	87	Ilex x attenuata 'East Palatka' / East Palatka Holly
	LI	8	Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle+ Single Straight Trunk, Min 5' CT
	MG	16	Magnolia grandiflora 'Braken's Brown Beauty' / Brown Beauty Magnolia Full, Matched
	P1	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	107	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6', 8', and 10' Pine per Grouping for a Total of 24' Ht
	PO	68	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5' CT. No Low Croch
	QV	82	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5' CT. No Low Croch
	SP	158	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups
	TD	25	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT. No Low Croch
	LT	78	Tulip Tree / Liriodendron tulipifera Single Straight Trunk, Min. 5' CT. No Low Croch
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,295	Chrysobalanus icaco / Coco Plum*+ Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	MYF2	57	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	2,340	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs
	SER	156	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	1,418	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	2,564	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base
	SOD A	537,714 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas

MATCHLINE K-K SHEET LP-12

MATCHLINE K-K SHEET LP-11



CONSERVATION EASEMENT
O.R.B. 1114, PAGE 0687
EXCEPTION #16
AND
FLOWAGE EASEMENT O.R.B. #17
2796, PAGE 1506 EXCEPTION
2,080,284± SQUARE FEET
47.75± ACRES

See SHEET LP-17 for Conservation Easement Notes

MATCHLINE J-J SHEET LP-9

MATCHLINE J-J SHEET LP-9



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West Palm Beach, FL 33401
Phone: 561.684.6141
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Fort Pierce, Florida

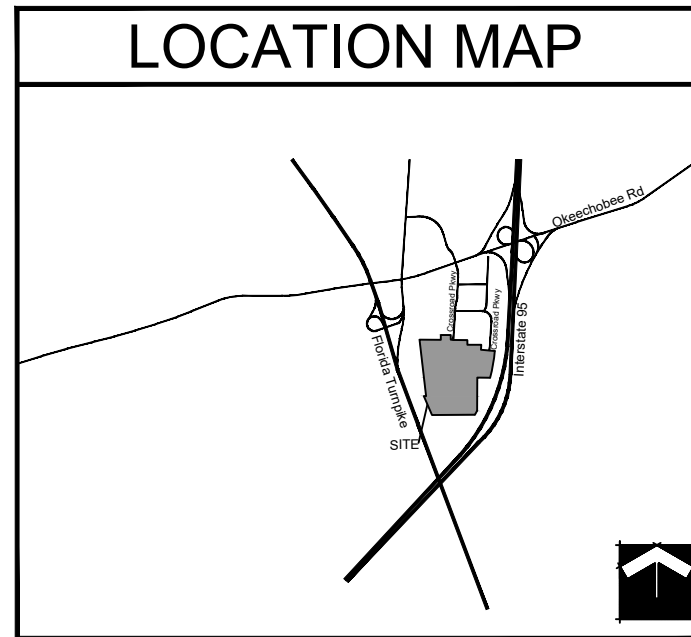
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Job No.	20-66

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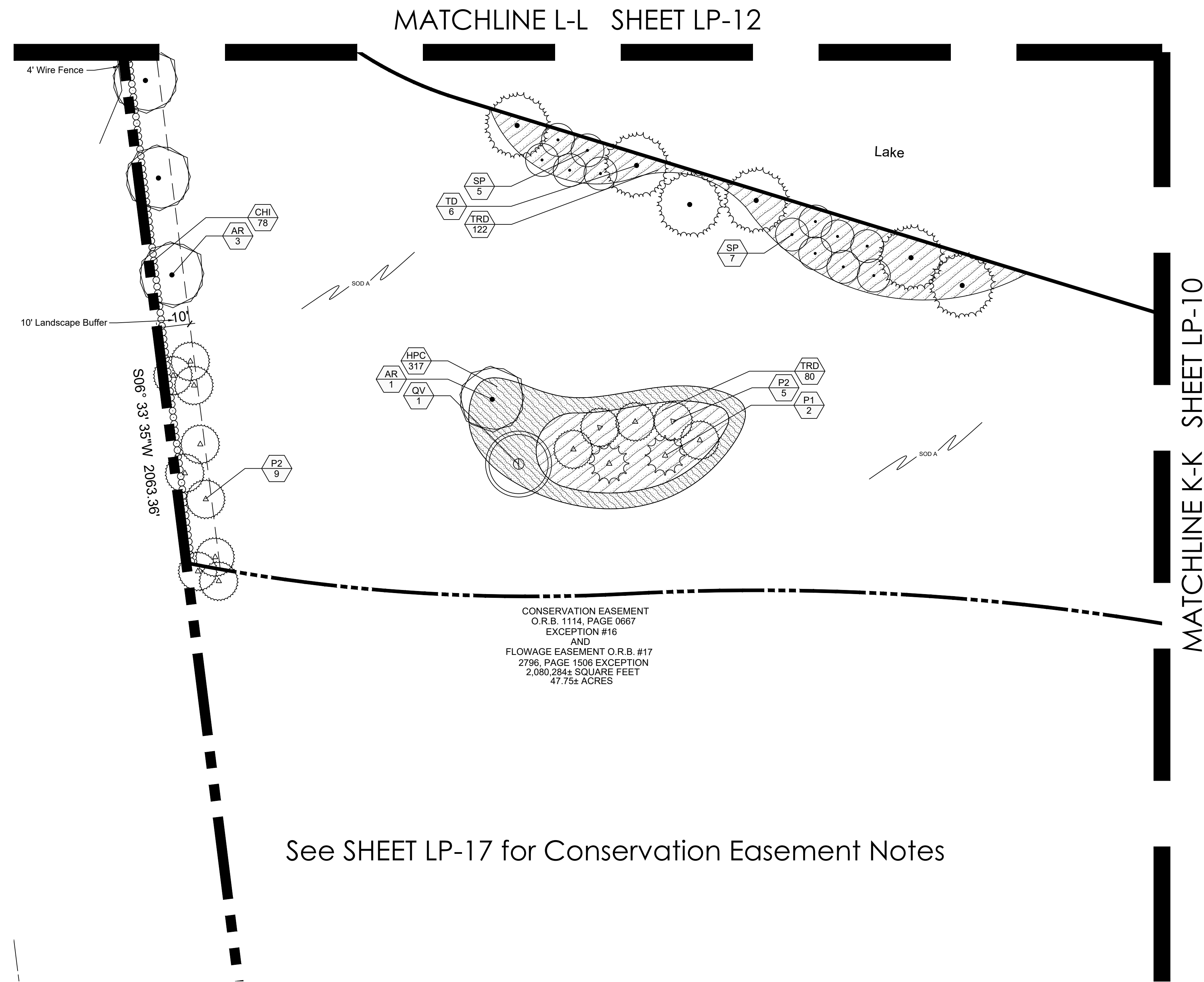
Landscape
Plan

Scale 1" = 20'-0"



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	SER	156	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	1,418	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
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See SHEET LP-17 for Conservation Easement Notes



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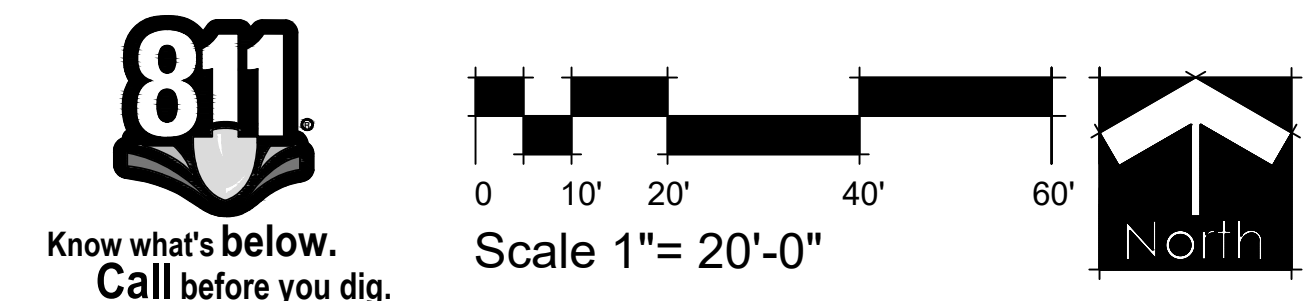
Fort Pierce, Florida

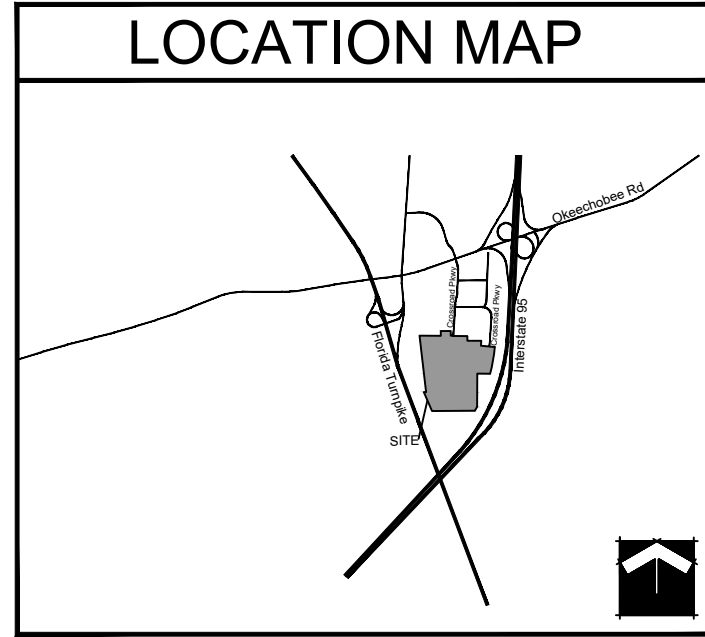
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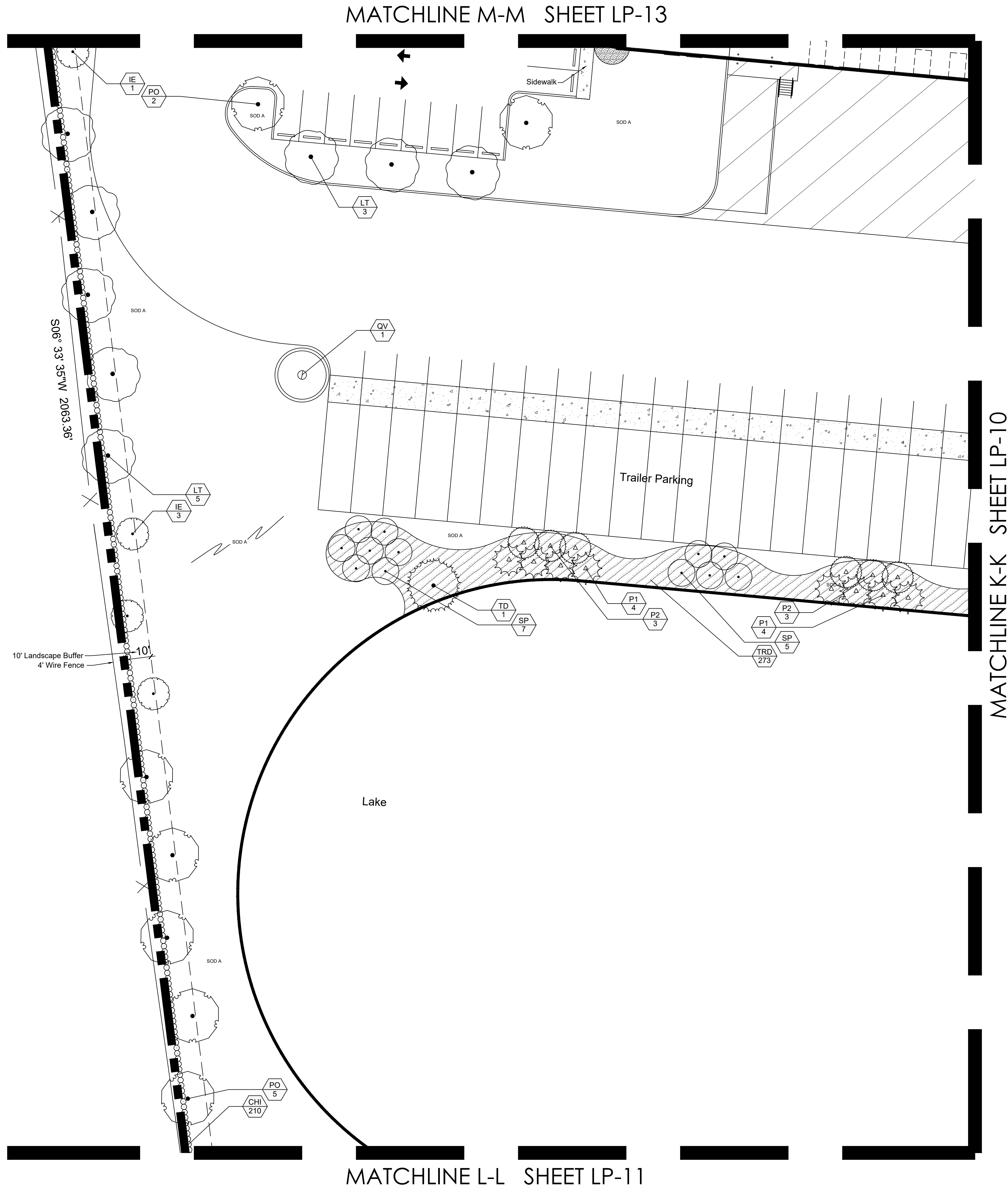
Landscape Plan





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MATCHLINE M-M SHEET LP-13

MATCHLINE L-L SHEET LP-11

MATCHLINE K-K SHEET LP-10



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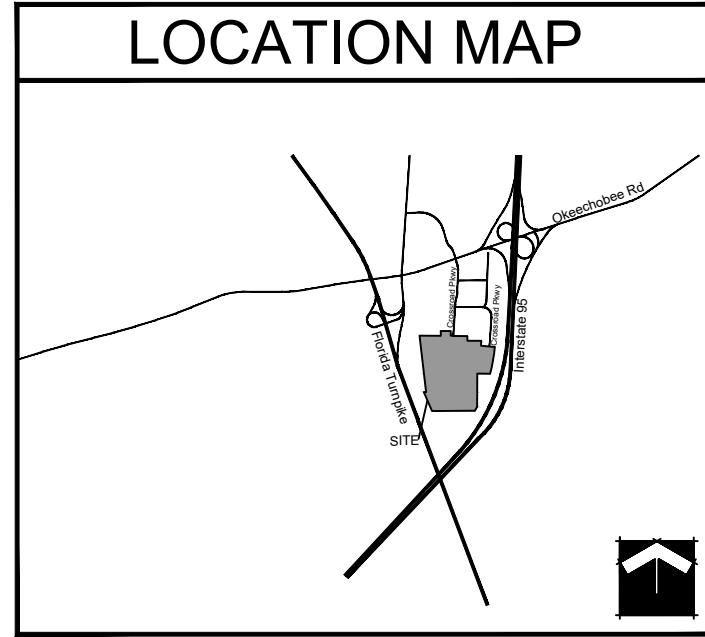
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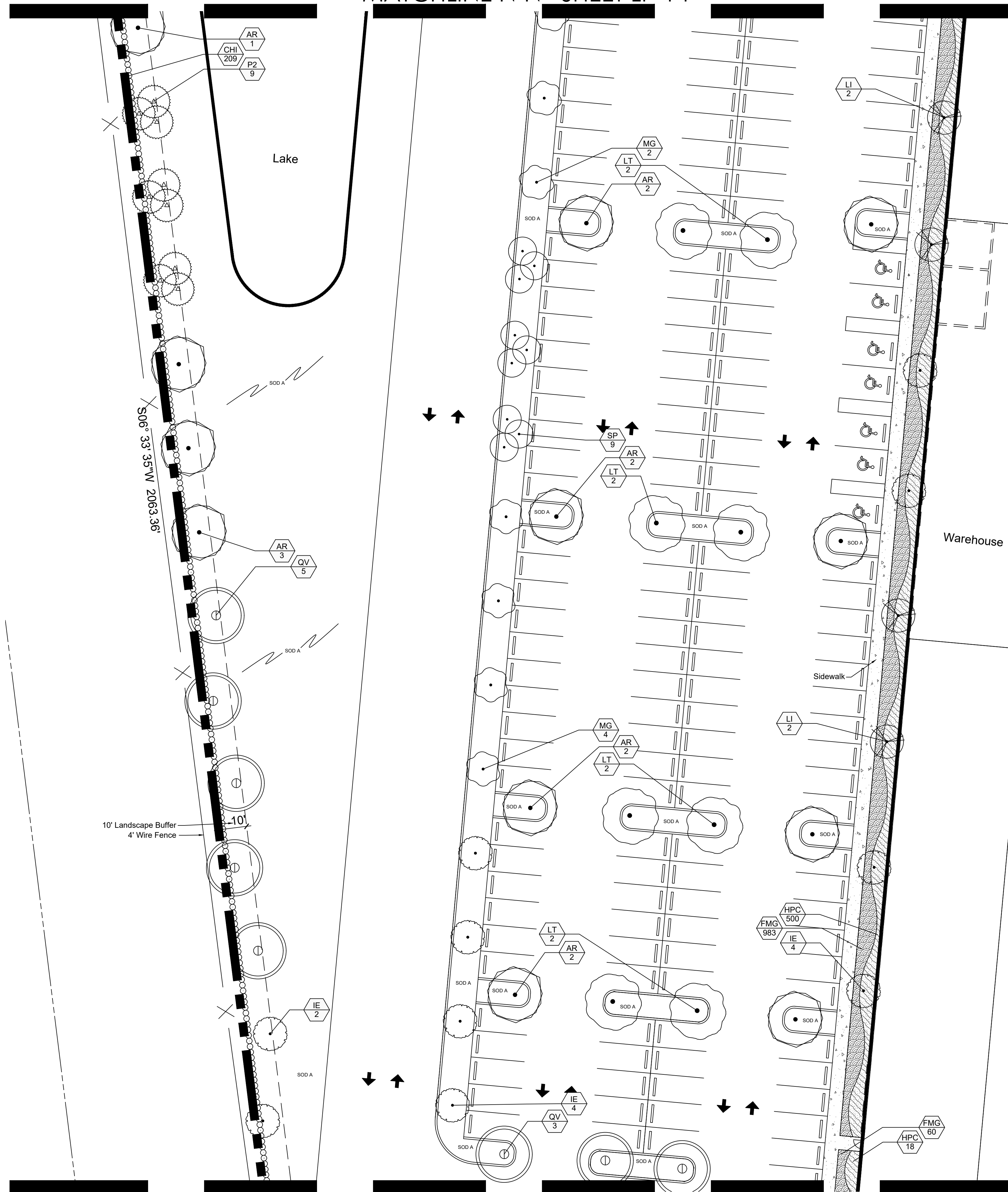
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Landscape
Plan



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GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
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811
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North



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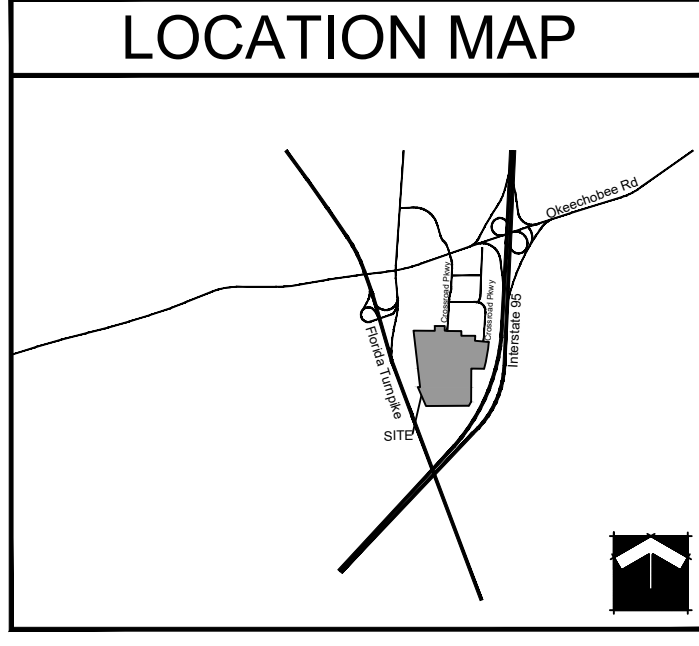
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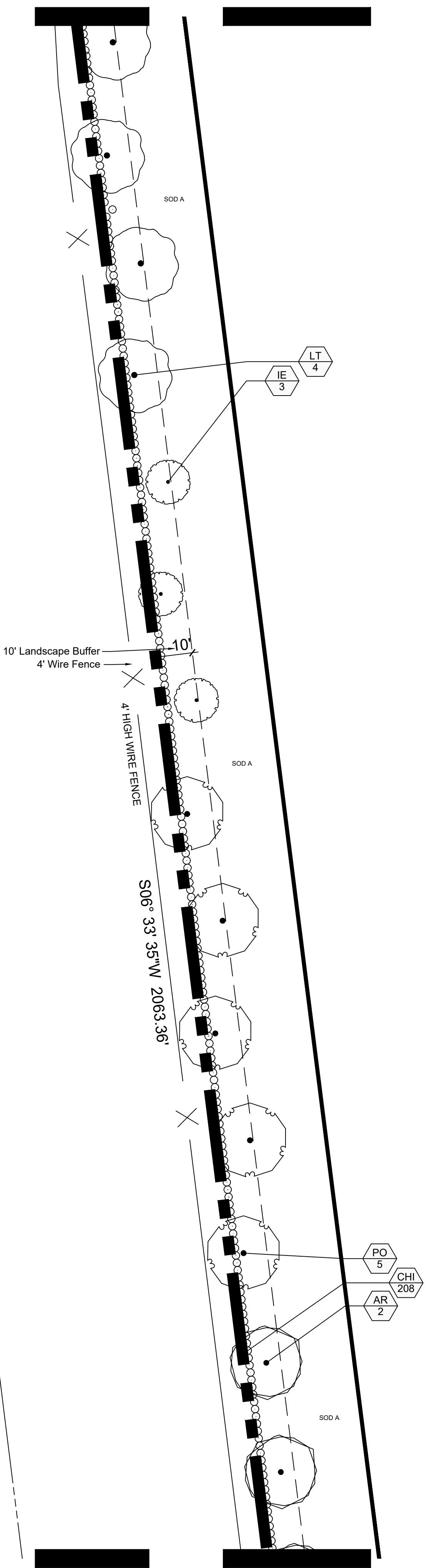
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**Landscape
Plan**

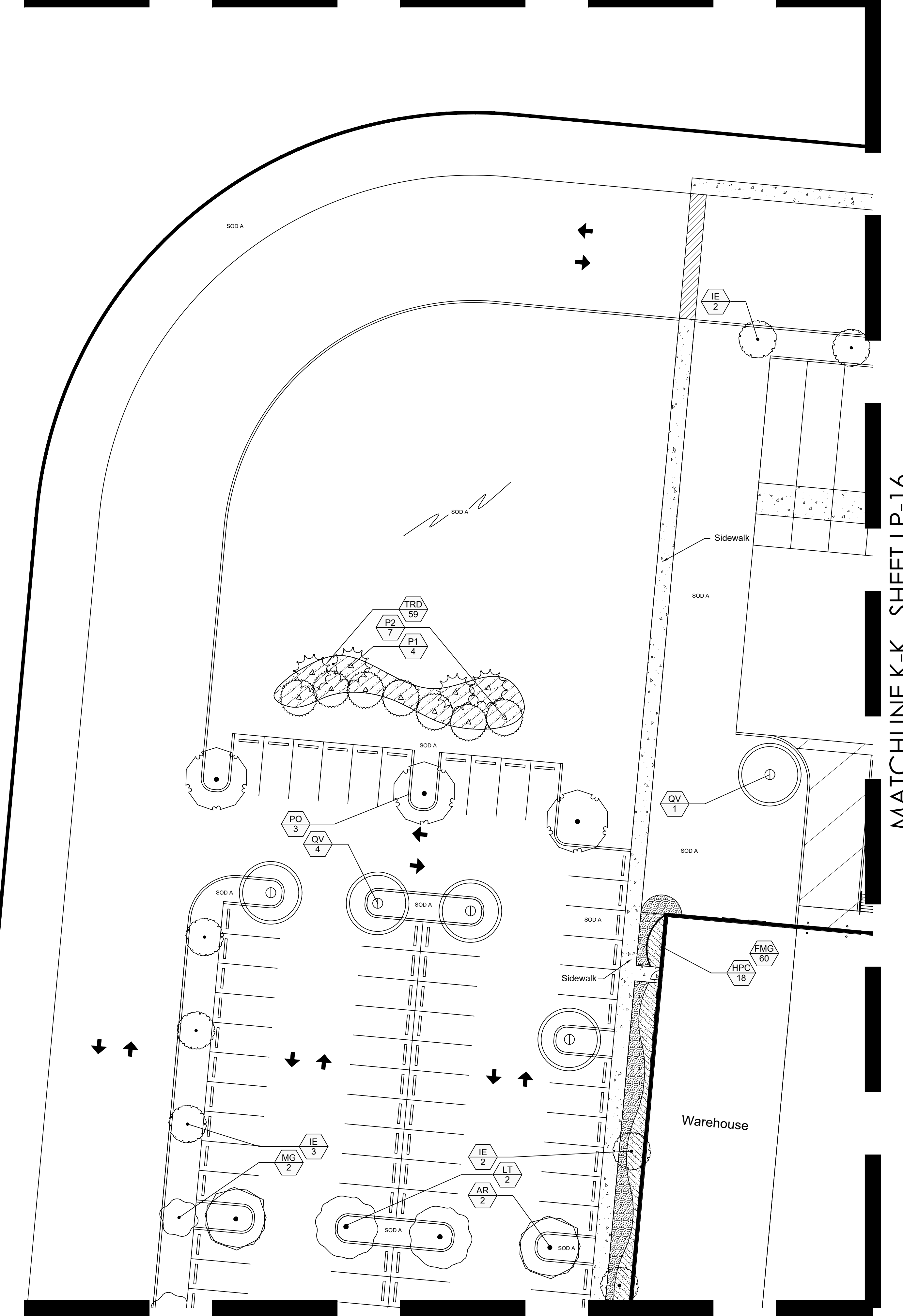


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Lake



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 West Palm Beach, FL 33401
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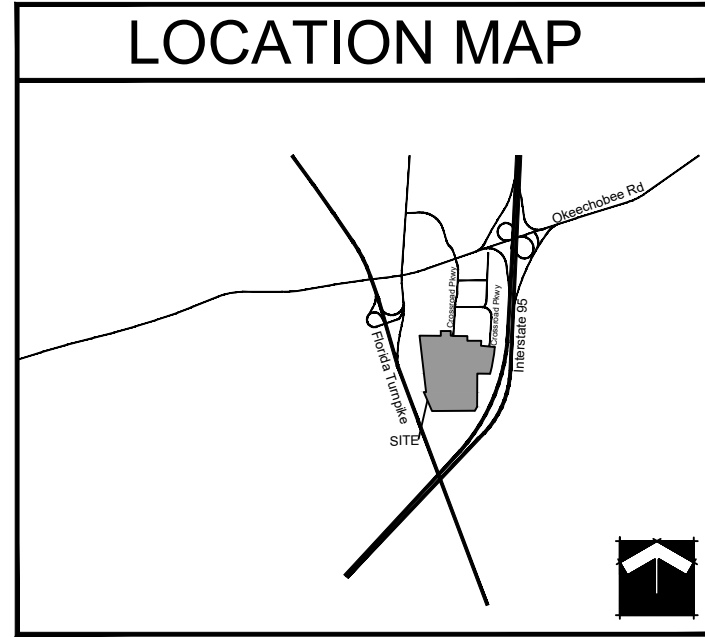
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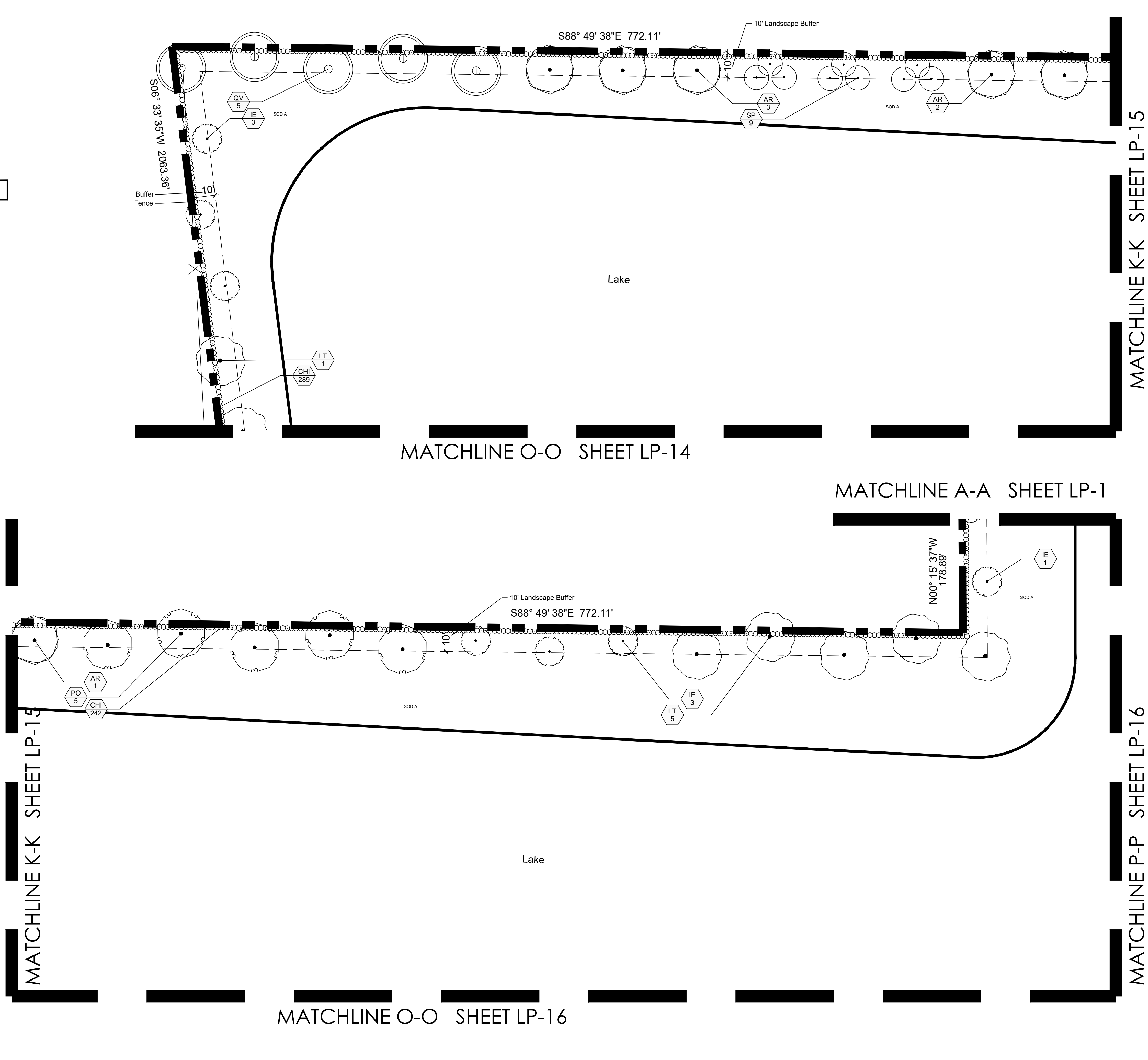
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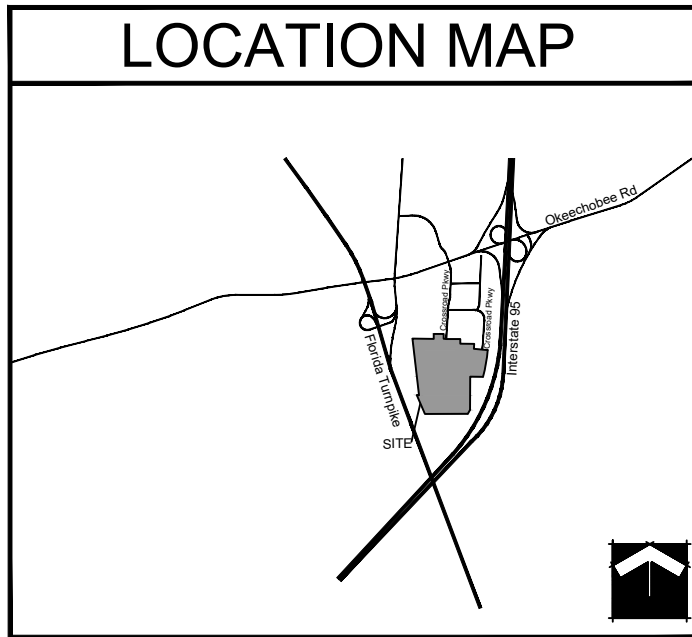
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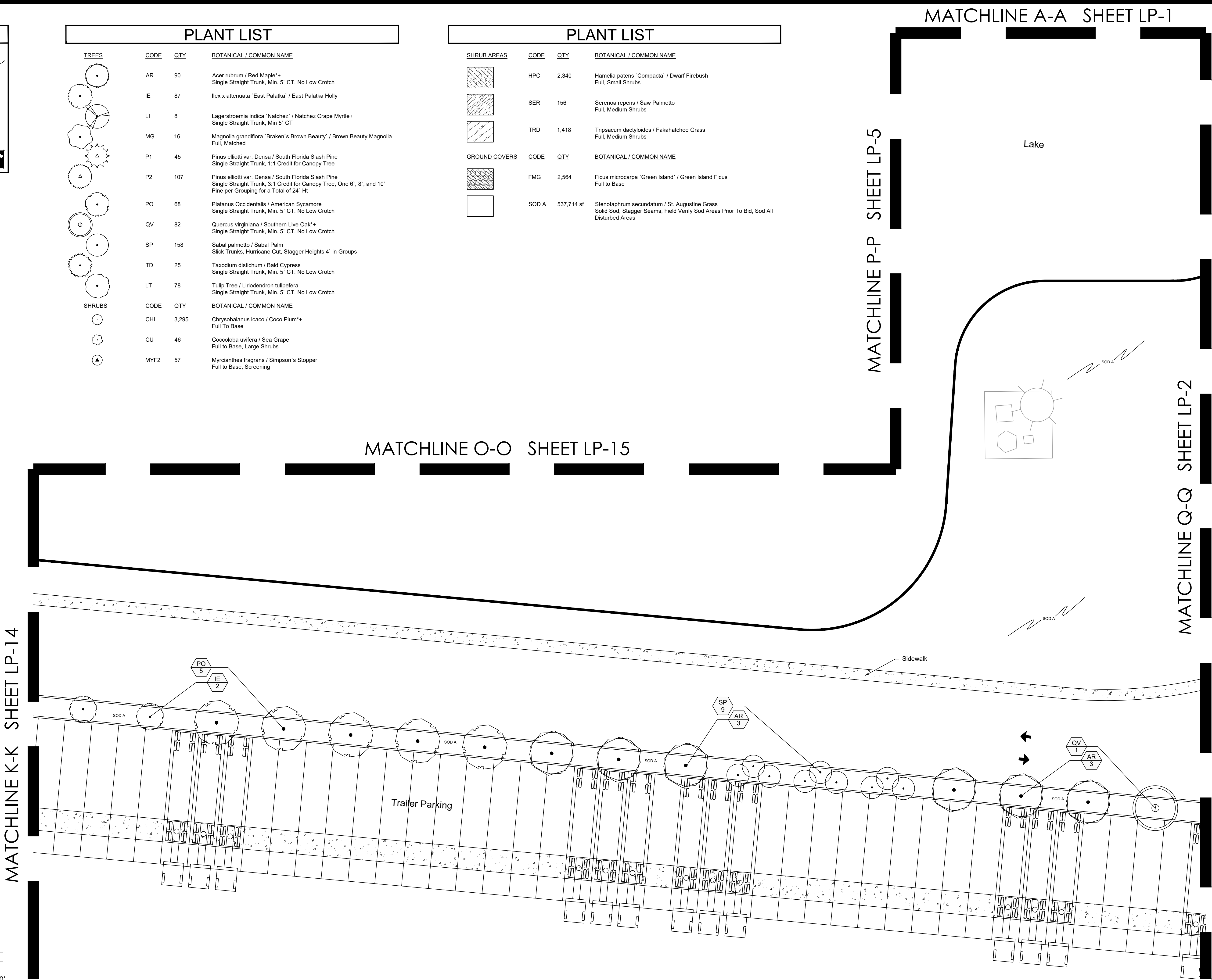
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Landscape Plan



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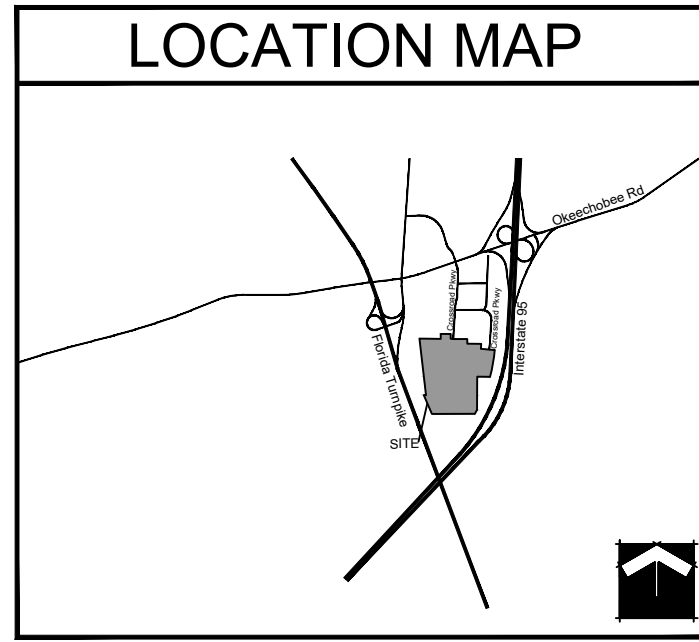
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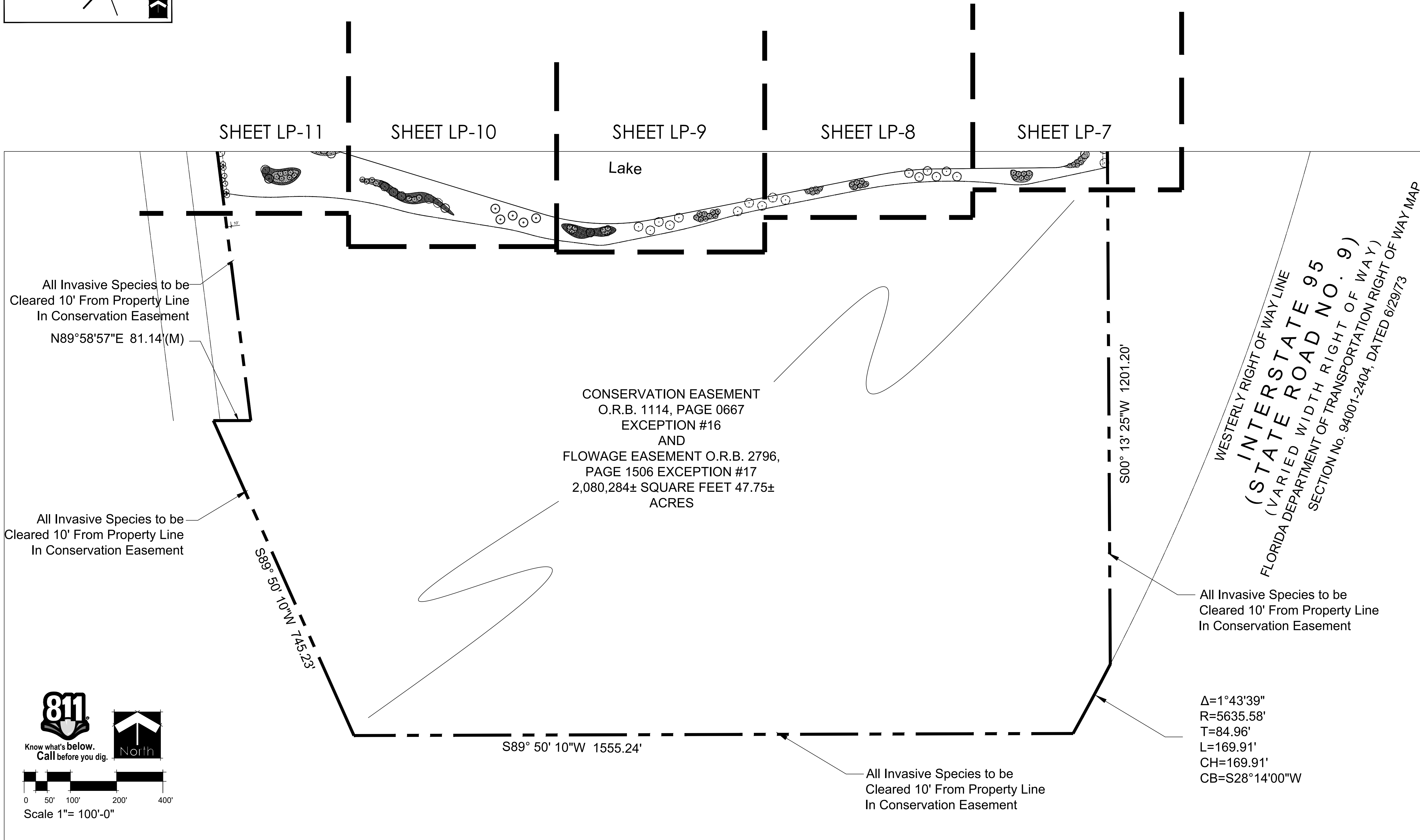
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Crossroads Industrial

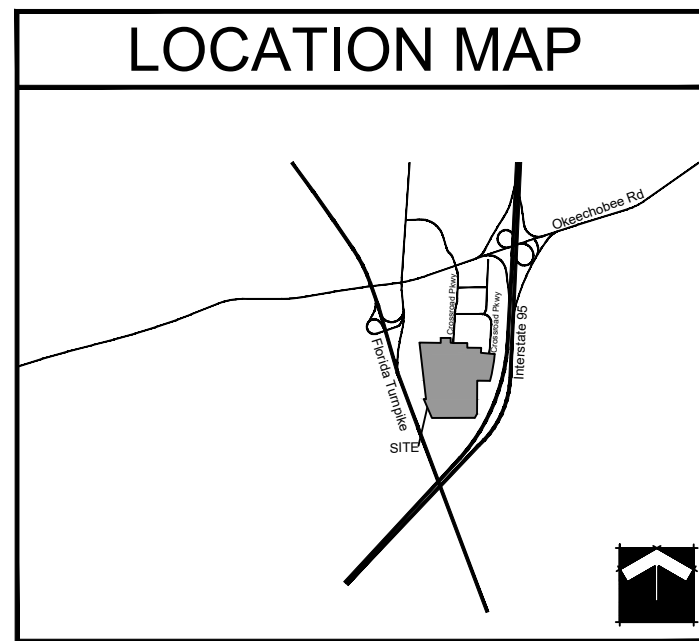
Fort Pierce, Florida



Date:	10/30/20
Scale:	1"=100'-0"
Design By:	AM
Drawn By:	AM
Checked By:	JES
File No.	743.01
Job No.	20-66

REVISIONS / SUBMISSIONS
10/30/20 - Submittal

Landscape
Plan



**SCHMIDT
NICHOLS**

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Crossroads Industrial

Fort Pierce, Florida

Date: 10/30/20
Scale: NTS
Design By: AM
Drawn By: AM
Checked By: JES
File No. 743.01
Job No. 20-66

REVISIONS / SUBMISSIONS

10/30/20 - Submittal

**Landscape
Notes**

PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	STATUS
	AR	90	Acer rubrum / Red Maple+ Single Straight Trunk, Min. 5' CT. No Low Crotch	2.5" DBH	12'	5'	5' Min.	Low	Native
	IE	87	Ilex x attenuata 'East Palatka' / East Palatka Holly	2.5" DBH	12'	5'	5' Min.	Low	Native
	LI	8	Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle+ Single Straight Trunk, Min 5' CT	2.5" DBH	12'	5'	5' Min.	Low	Non-Native
	MG	16	Magnolia grandiflora 'Braken's Brown Beauty' / Brown Beauty Magnolia Full, Matched	2.5" DBH	12'	5'	5' Min.	Low	Native
	P1	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree	2.5" DBH	12'	4'	5' Min.	Low	Native
	P2	107	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6', 8', and 10' Pine per Grouping for a Total of 24' Ht	Varies	6'-10' OA	4' Min.	4' Min	Low	Native
	PO	68	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5' CT. No Low Crotch	2.5" DBH	12'	5'	5' Min.	Low	Native
	QV	82	Quercus virginiana / Southern Live Oak+ Single Straight Trunk, Min. 5' CT. No Low Crotch	2.5" DBH	12'	5'	5' Min.	Low	Native
	SP	158	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups	N/A	10'-14' CT	N/A	10'-16' CT	Low	Native
	TD	25	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT. No Low Crotch	2.5" DBH	12'	5'	5' Min.	Low	Native
	LT	78	Tulip Tree / Liriodendron tulipifera Single Straight Trunk, Min. 5' CT. No Low Crotch	2.5" DBH	12'	5'	5' Min.	Low	Native
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	CHI	3,295	Chrysobalanus icaco / Coco Plum+ Full To Base	24"	24"	24" O.C.	Low	Native	
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs	24"	24"	48" O.C.	Low	Native	
	MYF2	57	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening	36"	24"	24" O.C.	Low	Native	
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	HPC	2,340	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs	18"	18"	24" O.C.	Low	Native	
	SER	156	Serenoa repens / Saw Palmetto Full, Medium Shrubs	18"	18"	48" O.C.	Low	Native	
	TRD	1,418	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs	24"	24"	48" O.C.	Low	Native	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	FMG	2,564	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base	12"	12"	18" O.C.	Medium	Non-Native	
	SOD A	537,714 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	N/A	N/A	N/A	High	Non-Native	

LANDSCAPE REQUIREMENTS CHART

BUFFERS				
TREES:	REQUIREMENT	NO. REQUIRED	NO. PROVIDED	
North Property Line	3,482 L.F.	30' O.C.	116	116
East Property Line*	1,542 L.F.	30' O.C.	51	51
West Property Line**	1,566 L.F.	30' O.C.	52	52
TOTAL TREES:			219	219

SHRUBS:				
TREES:	REQUIREMENT	NO. REQUIRED	NO. PROVIDED	
North Property Line	3,482 L.F.	2' O.C.	1,741	1,741
East Property Line*	1,542 L.F.	2' O.C.	771	771
West Property Line**	1,566 L.F.	2' O.C.	783	783
TOTAL SHRUBS:			3,295	3,295

INTERIOR

VUA AREA	REQUIREMENT	NO. REQUIRED	NO. PROVIDED	
Interior Landscape Area	1,102,826 S.F.	1 / 30 S.F	36,761	37,335
Interior Trees	36,761 S.F.	1 / 100 S.F	368	368

OVERALL				
TREES:	REQUIREMENT	NO. REQUIRED	NO. PROVIDED	
Native Plants	N/A	N/A	7,853	
Drought Tolerant Plants	N/A	N/A	7,861	
Canopy Trees Required	50% Min.	293	343	

TOTAL TREES	587	587
TOTAL SHRUBS	3,295	3,295

*2,787' (Total Length) - 1,245' (Preserve Area) = 1,542'

**2,890' (Total Length) - 1,324' (Preserve Area) = 1,566'

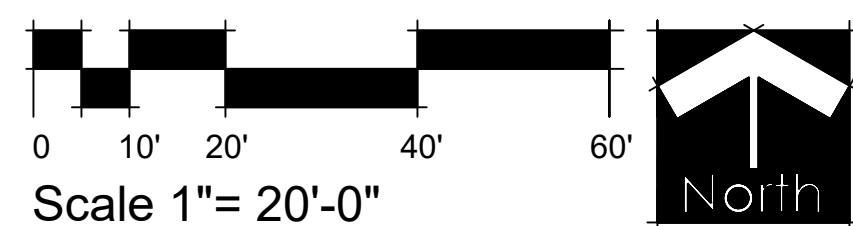
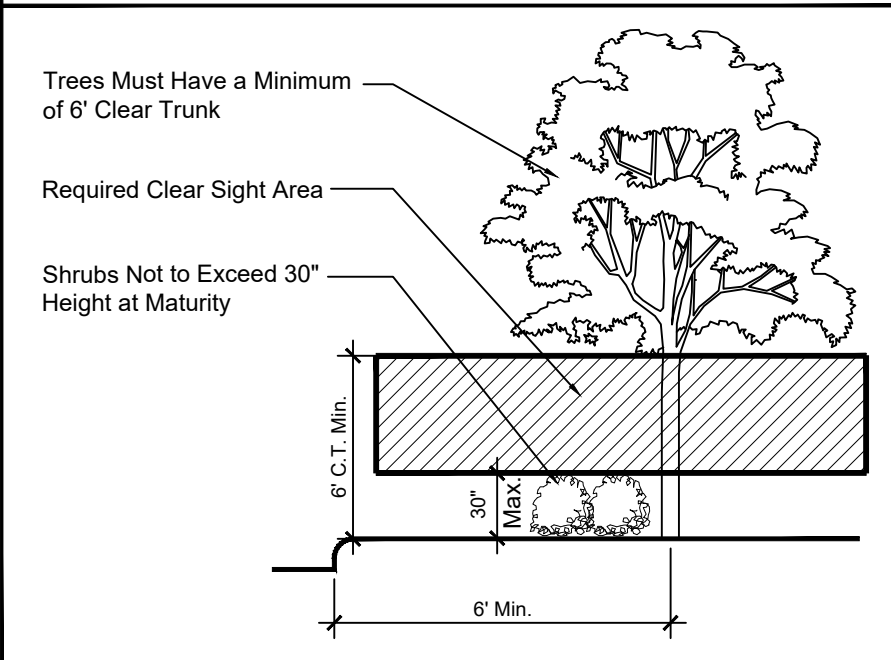
FLORIDA FRIENDLY CHART

Design Options:	Points	Proposed Plan
(1) Utilization of moisture sensing controller other than rainswitch, alternate source of water such as a cistern, or highly efficient system that promotes water conservation	10	
(2) Plan submitted with low, moderate, and high water use/age zones indicated.	5	
(3) Groundcover or Grass:		
(a) 25-50% of the groundcover or grass areas are made up of natural drought tolerant species from the list*.	5	
(b) 51% or more of the groundcover or grass area are made up of natural drought tolerant species from the list*.	10	
(c) 25-50% of the groundcover or grass areas are made up of Florida native plants.	10	
(d) 51% or more of the groundcover or grass areas are made up of Florida native plants.	15	15
(4) Shrubs:		
(a) 25-50% of the required shrubs are made up of natural drought tolerant species from the list*.	5	
(b) 51% or more of the required shrubs are made up of natural drought tolerant species from the list*.	10	
(c) 25-50% of the required shrubs are made up of Florida native plants.	10	
(d) 51% or more of the required shrubs are made up of Florida native plants.	15	15
(5) Trees:		
(a) 25-50% of the required trees are made up of natural drought tolerant species from the list*.	5	
(b) 51% or more of the required trees are made up of natural drought tolerant species from the list*.	10	
(c) 25-50% of the required trees are made up of Florida native plants.	10	
(d) 51% or more of the required trees are made up of Florida native plants.	15	15
(6) Extra Shade Trees in Vehicular Use Areas:		
(a) 25% more than the required shade trees planted in the vehicular use areas.	5	
(b) 50% more than the required shade trees planted in the vehicular use areas.	10	
(7) Natural sod area less than 50 percent of provided landscape area.	10	
(8) Utilization of compacted mulched planting beds at least three inches in depth in all planted areas except ground covers.	5	5
TOTAL POINTS	50	50

LANDSCAPE NOTES

- Easements shall not encroach landscape buffers more than 5 feet.
- Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
- FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
- All plant material is to be installed a the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
- No muck-grown sod shall be utilized in detention areas.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 150% coverage.
- Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
- Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
- All planters shall be excavated to a minimum depth of the native soil on site and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.
- All ground-mounted equipment shall be screened from view.
- Prior to C.O., the site must have 100% sod coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.

SAFE SIGHT DETAIL



Drawing name: K:\VRS_Survey\147757000-Crossroads for F.L. TREE\CADD\Crossroads Park of Commerce - SPS - TREE SURVEY - REV2.dwg TREE SURVEY - 01 Oct 21, 2020 11:51am by: Domenic Durr

RELOCATED CANAL No. 40
FLORIDA TURNPIKE
(SUNSHINE STATE PARKWAY)

FALCON REAL ESTATE, INC.
O.R.B. 3805, PG. 682

LOT 7

CROSSROADS PARK OF
COMMERCE PHASE 1
PLATBOOK 30, PAGE 11

LOT 22

LOT 17

LOT 16

INTERSTATE 95
(STATE ROAD NO. 9)

LEGAL DESCRIPTION

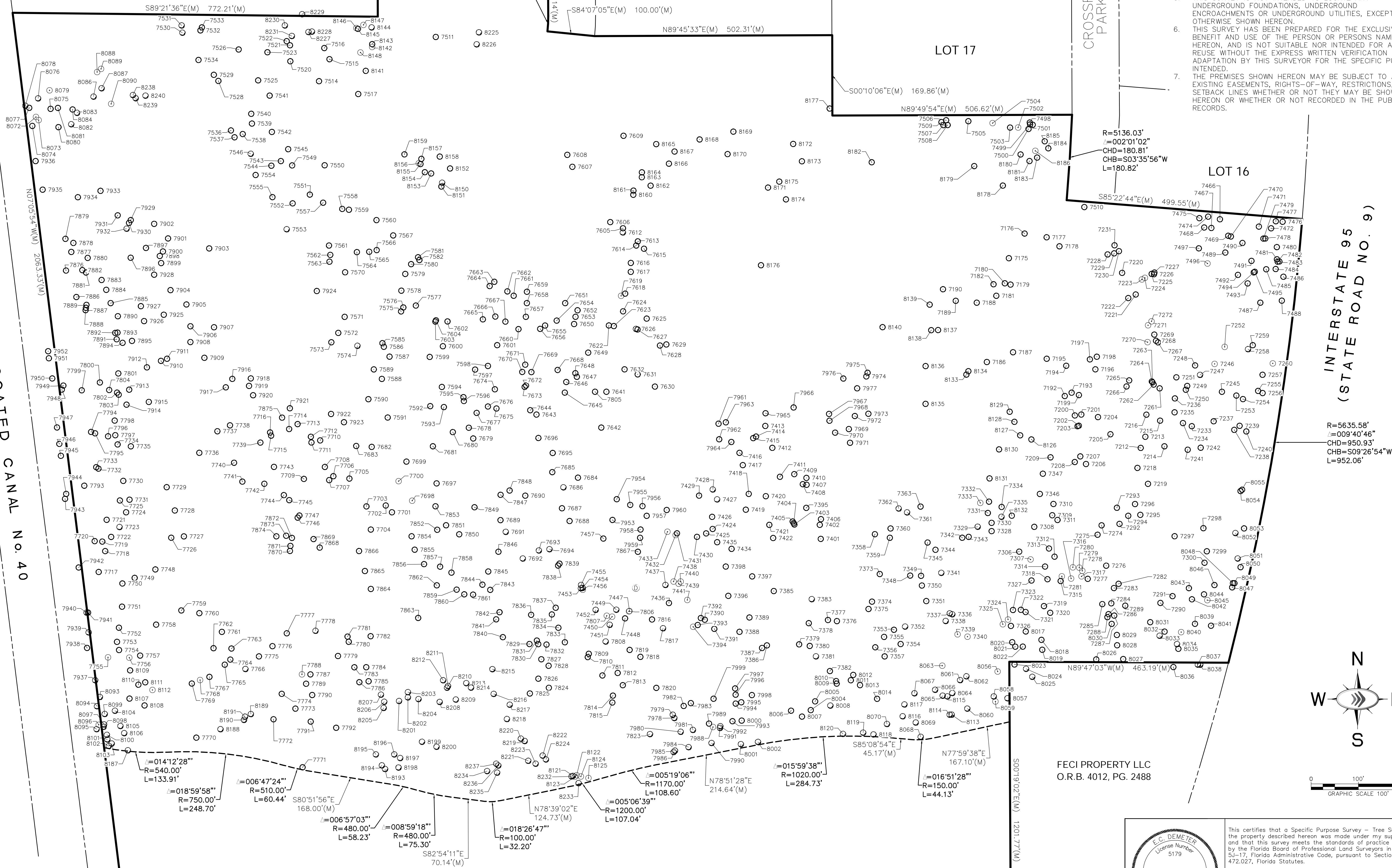
THE NORTHERLY ±84.65 ACRES OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4352, PAGE 2747 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LEGEND OF SYMBOLS

- = PROPERTY LINE
- (with #) = PALM ##" DBH (NOT LESS THAN 10 FT CLEAR TRUNK MIN.)
- (with #) = PINE TREE ##" DBH
- (with #) = OAK TREE ##" DBH

SURVEYOR'S NOTES

- THE SPECIFIC PURPOSE OF THIS SURVEY IS TO LOCATE THOSE TREES AS OUTLINED BELOW. ADDITIONAL TREES EXIST ON THIS SITE. ONLY THOSE TREES 14" DIAMETER AT BREAST HEIGHT AND GREATER WERE LOCATED. ONLY THOSE PALM TREES WITH A CLEAR TRUNK DISTANCE OF 10' AND GREATER FROM THE NORMAL GRADE WERE LOCATED ON THIS SURVEY. NO TREES WITHIN THE CONSERVATION AREA HAVE BEEN LOCATED.
- HORIZONTAL DATUM: THIS SPECIFIC PURPOSE SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE, ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983/1990.
- THIS SURVEY WAS PERFORMED IN THE FIELD DURING THE MONTHS OF APRIL AND MAY, 2020. KIMLEY-HORN AND ASSOCIATES FILE NO. 147757001, FIELD BOOK 387.
- NO TITLE OPINION IS HEREBY EXPRESSED OR IMPLIED.
- THIS SURVEY IS NOT INTENDED TO LOCATE ANY UNDERGROUND FOUNDATIONS, UNDERGROUND ENCROACHMENTS OR UNDERGROUND UTILITIES, EXCEPT AS OTHERWISE SHOWN HEREON.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSON OR PERSONS NAMED HEREON, AND IS NOT SUITABLE NOR INTENDED FOR ANY REUSE WITHOUT THE EXPRESS WRITTEN VERIFICATION OR ADAPTATION BY THIS SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED.
- THE PREMISES SHOWN HEREON MAY BE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS.



NO.	REVISIONS	DATE
1	ADDITIONAL TREES LOCATED IN FIELD	5/27/2020
2	TREE NUMBERS AND TREE LIST	5/28/2020/DFD

Kimley»Horn
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM

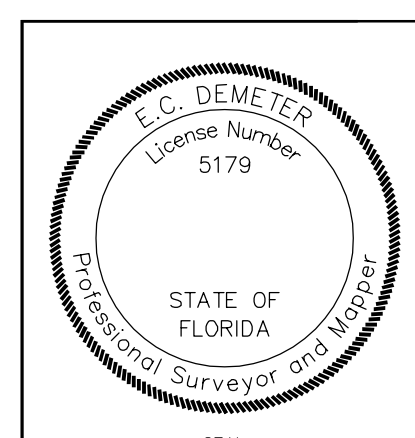
SPECIFIC PURPOSE SURVEY - TREE SURVEY

KHA PROJECT 147757001
 DATE 5/21/20
 SCALE AS SHOWN
 DESIGNED BY
 DRAWN BY DFD
 CHECKED BY ECD

CROSSROADS PARK OF COMMERCE

FLORIDA
 ST. LUCIE COUNTY

SHEET NUMBER 1 of 3



This certifies that this Specific Purpose Survey - Tree Survey of the property described hereon was made under my supervision and that this survey meets the standards of practice set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

E.C. Demeter
 E.C. DEMETER, P.S.M. No. 5179
 DATE: 10/21/2020
 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER ABOVE.

TREE NUMBER	TREE TYPE	TREE SIZE (INCHES)	TREE NUMBER	TYPE	SIZE (INCHES)	TREE NUMBER	TYPE	SIZE (INCHES)	TREE NUMBER	TYPE	SIZE (INCHES)	TREE NUMBER	TYPE	SIZE (INCHES)	TREE NUMBER	TYPE	SIZE (INCHES)
7223	PALM	16	7247	OAK	15	8232	OAK	15	7297	PINE	18	7470	PINE	16	7596	PINE	14
7224	PALM	16	7258	OAK	18	8238	OAK	15	7298	PINE	30	7471	PINE	16	7597	PINE	14
7246	PALM	12	7329	OAK	17	8239	OAK	15	7299	PINE	30	7472	PINE	15	7598	PINE	14
7252	PALM	10	7335	OAK	14	8240	OAK	17	7300	PINE	18	7474	PINE	14	7599	PINE	16
7260	PALM	18	7336	OAK	14				7306	PINE	15	7475	PINE	15	7600	PINE	14
7270	PALM	18	7337	OAK	14				7308	PINE	14	7476	PINE	20	7601	PINE	15
7271	PALM	18	7338	OAK	20				7309	PINE	18	7477	PINE	14	7602	PINE	14
7272	PALM	10	7341	OAK	22				7310	PINE	15	7478	PINE	16	7603	PINE	14
7278	PALM	12	7352	OAK	20				7311	PINE	17	7479	PINE	14	7604	PINE	14
7279	PALM	12	7361	OAK	14				7312	PINE	15	7480	PINE	18	7605	PINE	14
7280	PALM	14	7362	OAK	15				7313	PINE	14	7481	PINE	20	7606	PINE	15
7281	PALM	14	7381	OAK	18				7314	PINE	14	7482	PINE	14	7607	PINE	18
7307	PALM	18	7383	OAK	14				7315	PINE	16	7483	PINE	15	7608	PINE	16
7316	PALM	14	7427	OAK	15				7318	PINE	15	7484	PINE	18	7609	PINE	14
7317	PALM	14	7428	OAK	14				7319	PINE	15	7485	PINE	15	7613	PINE	14
7324	PALM	16	7437	OAK	22				7320	PINE	18	7486	PINE	17	7614	PINE	14
7325	PALM	14	7449	OAK	15				7321	PINE	17	7487	PINE	18	7615	PINE	14
7333	PALM	16	7451	OAK	18				7322	PINE	15	7488	PINE	14	7616	PINE	14
7339	PALM	12	7452	OAK	30				7323	PINE	18	7489	PINE	14	7617	PINE	15
7340	PALM	12	7453	OAK	24				7326	PINE	18	7490	PINE	14	7618	PINE	14
7394	PALM	16	7454	OAK	28				7327	PINE	18	7491	PINE	15	7622	PINE	15
7432	PALM	13	7455	OAK	26				7328	PINE	15	7492	PINE	14	7623	PINE	15
7433	PALM	10	7530	OAK	16				7329	PINE	15	7493	PINE	16	7624	PINE	14
7438	PALM	12	7531	OAK	18				7330	PINE	14	7494	PINE	20	7625	PINE	14
7439	PALM	14	7546	OAK	14				7331	PINE	14	7495	PINE	16	7627	PINE	14
7440	PALM	14	7553	OAK	28				7332	PINE	18	7497	PINE	14	7628	PINE	16
7441	PALM	14	7574	OAK	15				7334	PINE	15	7498	PINE	14	7629	PINE	14
7447	PALM	16	7612	OAK	14				7342	PINE	16	7499	PINE	14	7630	PINE	15
7450	PALM	14	7626	OAK	14				7343	PINE	14	7500	PINE	14	7631	PINE	14
7456	PALM	14	7686	OAK	14				7344	PINE	18	7501	PINE	14	7632	PINE	14
7496	PALM	12	7691	OAK	24				7345	PINE	14	7503	PINE	14	7641	PINE	15
7502	PALM	18	7692	OAK	24				7346	PINE	14	7505	PINE	14	7642	PINE	20
7504	PALM	18	7693	OAK	24				7347	PINE	15	7506	PINE	14	7643	PINE	14
7619	PALM	18	7694	OAK	14				7348	PINE	18	7507	PINE	14	7644	PINE	15
7698	PALM	15	7723	OAK	20				7349	PINE	16	7508	PINE	14	7645	PINE	14
7700	PALM	14	7766	OAK	15				7350	PINE	17	7509	PINE	14	7646	PINE	15
7755	PALM	12	7778	OAK	20				7351	PINE	14	7510	PINE	18	7647	PINE	16
7756	PALM	12	7808	OAK	20				7353	PINE	18	7511	PINE	18	7648	PINE	15
7768	PALM	14	7817	OAK	16				7354	PINE	17	7512	PINE	18	7649	PINE	22
7788	PALM	14	7823	OAK	14				7355	PINE	17	7514	PINE	16	7650	PINE	14
7806	PALM	18	7932	OAK	15				7356	PINE	18	7515	PINE	20	7651	PINE	14
7807	PALM	14	7937	OAK	24				7357	PINE	20	7516	PINE	18	7652	PINE	14
7988	PALM	8	7939	OAK	18				7358	PINE	17	7517	PINE	16	7653	PINE	14
8040	PALM	16	7940	OAK	14				7359	PINE	17	7520	PINE	14	7654	PINE	18
8045	PALM	14	7978	OAK	18				7360	PINE	20	7521	PINE	14	7655	PINE	15
8056	PALM	10	7979	OAK	22				7363	PINE	18	7522	PINE	14	7656	PINE	14
8059	PALM	8	7980	OAK	18				7373	PINE	18	7523	PINE	15	7657	PINE	14
8063	PALM	8	7981	OAK	26				7374	PINE	18	7525	PINE	20	7658	PINE	14
8072	PALM	18	7984	OAK	24				7375	PINE	20	7526	PINE	14	7659	PINE	14
8073	PALM	18	7985	OAK	18				7376	PINE	14	7528	PINE	15	7660	PINE	15
8079	PALM	13	7986	OAK	18				7377	PINE	14	7529	PINE	14	7661	PINE	15
8088	PALM	16	7990	OAK	27				7378	PINE	18	7532	PINE	15	7662	PINE	14
8089	PALM	16	7991	OAK	16				7379	PINE	21	7533	PINE	15	7663	PINE	16
8090	PALM	14	7992	OAK	22				7380	PINE	15	7534	PINE	14	7664	PINE	14
8096	PALM	14	8001	OAK	18				7382	PINE	16	7536	PINE	15	7665	PINE	14
8112	PALM	12	8002	OAK	16				7385	PINE	17	7537	PINE	16	7666	PINE	14
8122	PALM	8	8008	OAK	14				7386	PINE	16	7538	PINE	14	7667	PINE	18
8123	PALM	8	8024	OAK	16				7387	PINE	15	7539	PINE	14	7668	PINE	18
8124	PALM	8	8025	OAK	14				7388	PINE	18	7540	PINE	14	7669	PINE	15
8125	PALM	8	8033	OAK	14				7389	PINE	16	7541	PINE	15	7670	PINE	16
8142	PALM	14	8034	OAK	14				7390	PINE	14	7542	PINE	14	7671	PINE	14
8146	PALM	14	8037	OAK	14				7391	PINE	18	7543	PINE	18	7672	PINE	14
8147	PALM	16	8038	OAK	16				7392	PINE	18	7544	PINE	15	7673	PINE	14
8148	PALM	16	8051	OAK	15				7393	PINE	18	7545	PINE	14	7674	PINE	16
8156	PALM	14	8052	OAK	20				7396	PINE	14	7549	PINE	14	7675	PINE	14
8186	PALM	14	8057	OAK	18				7397	PINE	14	7550	PINE	18	7676	PINE	15
8188	PALM	14	8058	OAK	15				7398	PINE	15	7551	PINE	14	7677	PINE	14
8189	PALM	12	8060	OAK	26				7401	PINE	16	7552	PINE	14	7678	PINE	18
8190	PALM	12	8061	OAK	15				7402	PINE	18	7554	PINE	14	7679	PINE	16
8191	PALM	16	8062	OAK	15				7403	PINE	14	7555	PINE	14	7680	PINE	14
8194	PALM	16	8064	OAK	14				7404	PINE	24	7557	PINE	14	7681	PINE	14
8200	PALM	14	8065	OAK	15				7405	PINE	16	7558	PINE	14	7682	PINE	18
8207	PALM	10	8066	OAK	15				7406	PINE	16	7559	PINE	16	7683	PINE	16
8209	PALM	12	8067	OAK	14				7407	PINE	24	7560	PINE	16	7684	PINE	14
8211	PALM	14	8068	OAK	22				7408	PINE	14	7561	PINE	14	7685	PINE	15
8215	PALM	12	8069	OAK	22				7409	PINE	15	7562	PINE	16	7687	PINE	15
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			8106	OAK	15				7429	PINE	14	7586	PINE	1			

TREE NUMBER	TYPE	SIZE (INCHES)	TREE NUMBER	TYPE	SIZE (INCHES)	TREE NUMBER	TYPE	SIZE (INCHES)	TREE NUMBER	TYPE	SIZE (INCHES)
7722	PINE	15	7840	PINE	14	7948	PINE	16	8139	PINE	14
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CROSSROADS PARK OF COMMERCE
 ST. LUCIE COUNTY FLORIDA

SPECIFIC PURPOSE SURVEY - TREE SURVEY

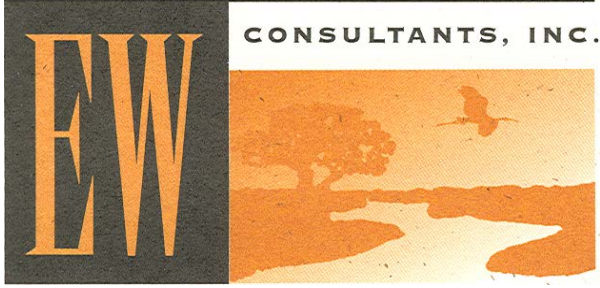
KHA PROJECT 147757001
 DATE 5/21/20
 SCALE AS SHOWN
 DESIGNED BY ---
 DRAWN BY DFD
 CHECKED BY ECD

SHEET NUMBER 3 of 3

Kimley»Horn
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 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM LB 696

NO.	REVISIONS	DATE
1	ADDITIONAL TREES LOCATED IN FIELD	5/27/2020
2	TREE NUMBERS AND TREE LIST	10/21/2020 DFD
3		5/28/2020 DFD

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SL CROSSROADS BUSINESS CENTER

Environmental Assessment

Prepared For:

Silverman Group

Prepared By:

EW Consultants, Inc.

October 2020

I. INTRODUCTION –

This Environmental Assessment documents and summarizes the natural resource characteristics of the SL Crossroads Business Center Property. The 132.4 +/- acre subject property is located within Section 25, Township 35 South, Range 40 East, in Fort Pierce, Florida. The property is more precisely located south of Okeechobee Road (SR 70) and the Crossroads Park of Commerce, west of I-95, and east of the Florida's Turnpike. A portion of the site is bisected by Ten Mile Creek. A Location Map (Figure 1), USGS Quadrangle Map (Figure 2), and Aerial Photo (Figure 3) depicting the parcel boundaries and the immediate surrounding area are provided in the Appendix.

The property contains a 47.75 +/- acre recorded conservation easement that is located in the southern portion of the property. The easement includes the section of Ten Mile Creek that traverses the property. No development activities or impacts resulting from development activities are proposed within the limits of the existing conservation easement area. As such, the focus of this environmental assessment report is on the 84.65 +/- acre development portion of the property.

II. GENERAL PROPERTY DESCRIPTION –

The development portion of the property, which is the subject of this environmental assessment report, is bounded on the north by developed and undeveloped lands that are part of the first phase of the Crossroads Park of Commerce; to the east by I-95, to the west by Florida's Turnpike, and to the south by a recorded conservation easement and undeveloped lands. The property is generally vacant and forested and contains one freshwater marsh wetland and a man-made temporary storm-water management system.

An informal jurisdictional wetland determination was conducted with the South Florida Water Management District (SFWMD) on July 29, 2020. A Wetland Map depicting the results of this determination as well as a copy of the approved informal determination from SFWMD is provided in the Appendix. The informal determination verified the presence, size and location of the wetland and storm-water management system that are described in this report. Detailed discussions of the land cover types are described in subsequent sections of this report.

III. SOIL TYPES –

A Custom Soil Resource Report for the subject property is provided in the Appendix. This report, prepared by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) provides descriptions of the soil types within the subject property along with acreage summaries for each soil type.

IV. EXISTING LAND COVER TYPES

The following is a summary of the land cover types and vegetative communities found on the subject site. Land cover and vegetative community classifications are mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial imagery interpretation were employed in the mapping of the vegetative communities on the subject property. The vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources present in those communities. Detailed observations and occurrences of wildlife are discussed in subsequent sections.

The FLUCFCS classifications observed on the site are described below. A land cover map of the observed vegetative community types is included as Figure 4 in the Appendix of this report. The land cover types observed on the property are described as follows:

Uplands

411 – Pine Flatwoods –

These forested portions of the property consist of a canopy that is dominated by slash pine and contains occasional live oak, laurel oak, and cabbage palm to a lesser extent. The dominant understory and groundcover vegetation consists of saw palmetto, gallberry, fetterbush, rusty lyonia, wiregrass, and other native shrubs and grasses. Non-native invasive species of vegetation are also present including Brazilian pepper, earleaf acacia, and downy rose myrtle.

740/422 – Disturbed Land/Brazilian Pepper –

These upland areas have been disturbed by previous land alterations and/or clearing and have repopulated with a dominance of invasive non-native Brazilian pepper. This species typically established into a monoculture which thereby reduces the quality of wildlife habitat.

Waterbodies

643 – Wet Prairie –

The small isolated wetland is dominated by native wetland groundcover plant species including jointed spikerush, St. John's wort, maidencane, and swamp fern. Non-native species including Peruvian primrose willow and torpedo grass are also present to a lesser extent.

510/534 – Ditches and Reservoirs Less Than 10 Acres

These man-made excavated storm-water retention features and conveyance ditches were constructed to provide temporary drainage outfall for the commerce park located to the north of the subject property. Portions of this surface water management system contain vegetation that predominantly consists of non-native and nuisance species including torpedo grass, cattails, and Carolina willow.

V. WILDLIFE AND LISTED SPECIES EVALUATION –

Non-listed Wildlife

Observations for wildlife presence and signs of utilization were made from October 2019 through October 2020. Several common avian species were observed within the property and several others are likely to occur on a foraging or migratory basis. The non-listed avian species that have been observed during site reconnaissance of the property include mourning dove, northern cardinal, boat-tailed grackle, red-shouldered hawk, black vulture, osprey, and great egret.

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

Reptile and amphibian observations included gopher tortoise, black racers, glass snake, southern leopard frogs, barking tree frogs, Cuban tree frogs, and green anole.

Listed Species Inventory and Evaluation –

The survey methodologies used for determining the status of state and/or federally listed wildlife occurrence on the site followed generally accepted protocols as specified in state and Federal guidance documents. The geographic range of the property and its associated habitats, vegetative cover types, and natural or disturbed status were the primary considerations in assessing potential occurrence of listed species.

Pedestrian and vehicular surveys were employed to assess the relative quality and wildlife utilization of the property. In addition, the protected species evaluations and survey methodologies have been, and will continue to be, addressed on a species-specific basis in accordance with the Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS) protocols and techniques relative to the species under consideration.

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The state and/or federally listed wildlife species with potential to occur on the subject site are summarized in the following table. Likelihood of occurrence has been indicated based on species-specific evaluations and best professional judgement and noted as either observed during site review or likelihood of occurrence as high, medium, or low.

Common Name	Scientific Name	Preferred Habitat	Occurrence*	Listed Status
				State/Federal
American alligator	<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/-

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Common Name	Scientific Name	Preferred Habitat	Occurrence*	Listed Status
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 abandoned woodpecker nests	L	ST/-
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 crane nesting as the marsh is less than one half acre in size and only seasonally inundated. Sandhill cranes prefer larger marsh systems with longer hydroperiods. No sandhill cranes or sandhill crane nests were observed on the subject property during site reconnaissance.

Bald eagles, while no longer listed, remain protected under the Bald and Golden Eagle Protection Act. No bald eagles or bald eagle nests were observed on site. According to the FFWCC database there is a documented bald eagle nest located approximately 0.4 mile southeast of the site, on the eastern side of I-95 and south of Ten Mile Creek. This nest was last reported to be active in 2016.

The subject site is within the U.S. Fish and Wildlife Service (USFWS) designated consultation area for Audubon's crested caracara. The lack of open prairie and rangeland on the site as well as lack of typical nest tree opportunities indicates little if any potential habitat for foraging or nesting by Audubon's crested caracara.

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The wood stork is a federally listed threatened species. The development portion of the property does not provide suitable nesting habitat due to the absence of naturally forested wetlands. The site is, however within the 18.6-mile core forage area of wood stork rookeries as per USFWS, thus forage maintenance measures will be taken to support this species.

The occurrence of a wetland and surface water management features indicates that there is potential for several species of wading birds that are listed as State Threatened to utilize the site for foraging opportunities. These species would include the little blue heron, tricolored heron, and roseate spoonbill. None of these wading bird species have been observed on site during field reconnaissance. Their occurrence would likely be limited to transient foraging as no evidence of nesting or habitat conducive to nesting was observed on the site.

Florida burrowing owls are a state listed, ground dwelling species that is often found in open, treeless fields where it spends most of its time on the ground or perched on posts, fences, and short shrubs. The lack of dry prairie habitat with generally low vegetative cover indicates that this species has low potential to occur on the subject site. There were no burrowing owls or potentially occupied owl burrows observed on the site during field reconnaissance.

The gopher tortoise is listed as a threatened species by the state of Florida through the Florida Fish and Wildlife Conservation Commission (FFWCC). The general habitat characteristics and site observations confirm the occurrence of gopher tortoises on the site. The observed gopher tortoises and gopher tortoise burrows were located within the pine flatwoods portion of the property.

A listed reptile species that was not observed but has potential to occur on the site is the Federally threatened eastern indigo snake. The eastern indigo snake ranges widely over a diversity of upland and wetland habitats, and is known to occur in the region. The presence of native pine flatwoods habitat and a population of gopher tortoises on site is such that indigo snakes are moderately likely to occur on the subject property.

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

The American alligator is listed as Federally Threatened due to similarity of appearance with the American crocodile. Alligators are relatively common throughout the region in wetland and aquatic systems. The small isolated wetland and surface water management system would not however be adequate to attract or support alligators.


The Florida bonneted bat is listed as endangered by the U.S. Fish and Wildlife Service (USFWS). This species preferred habitat for roosting and nesting includes a variety of forested habitats and man-made structures. The property is located outside of the designated consultation area for this species, thus its potential for occurrence is considered low.

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APPENDIX



LEGEND

 - SITE (132.4+/- AC)

0 2,000 Feet

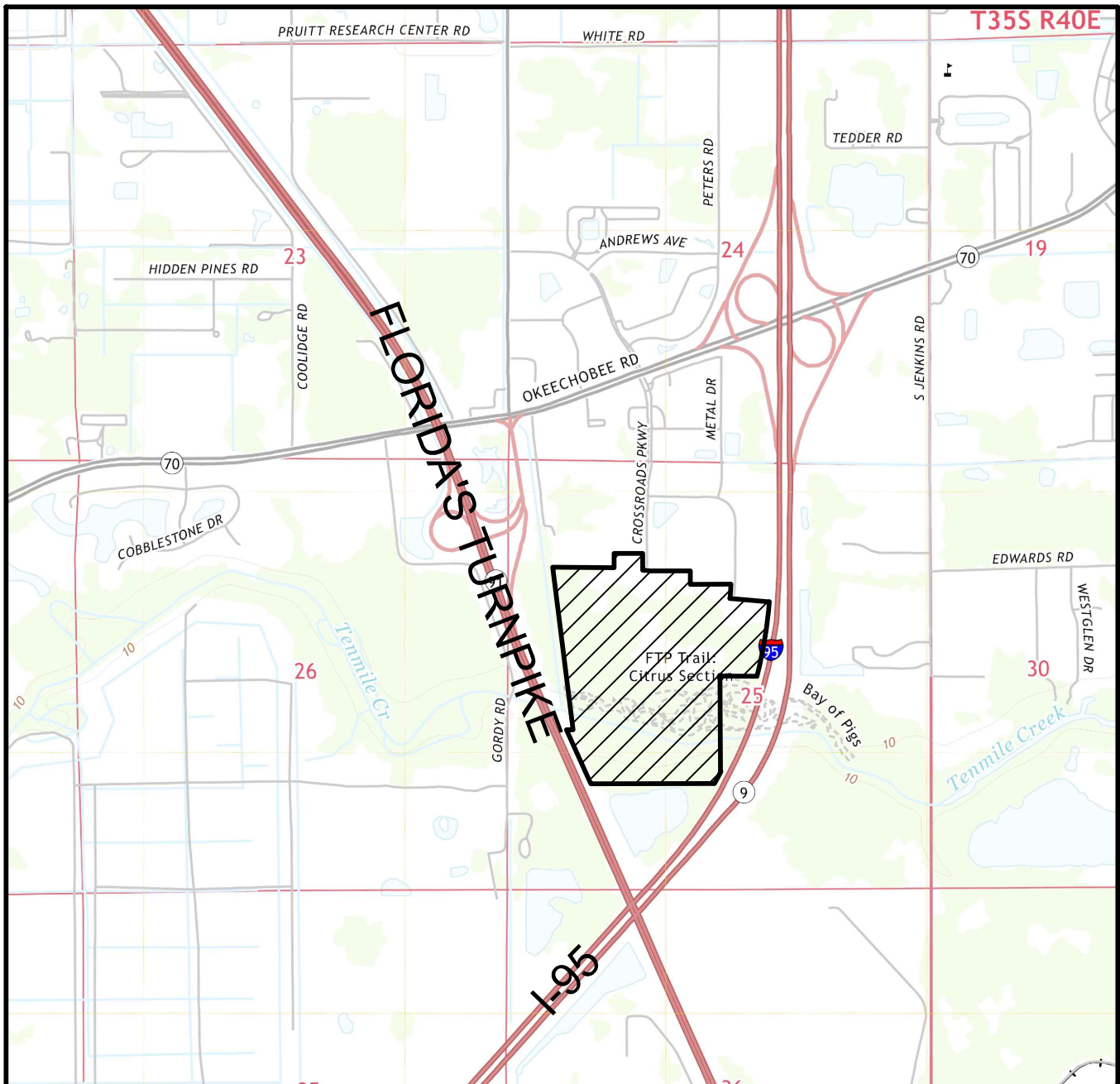


**SL CROSSROADS BUSINESS CENTER
LOCATION**

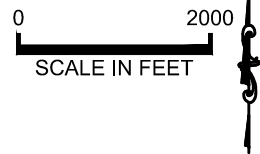


EW CONSULTANTS, INC.
 1000 SE MONTEREY COMMONS BLVD., SUITE 208
 STUART, FL 34996
 772-287-8771 FAX 772-287-2988
 WWW.EWCONSULTANTS.COM

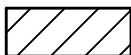
OCT 2020
 FIGURE
1



USGS QUAD MAP "FORT PIERCE NW", SECTION 25, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA, LATITUDE 27°24'15" LONGITUDE -80°23'37"

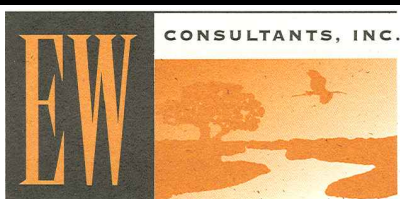


LEGEND

 - SITE (132.4± AC)

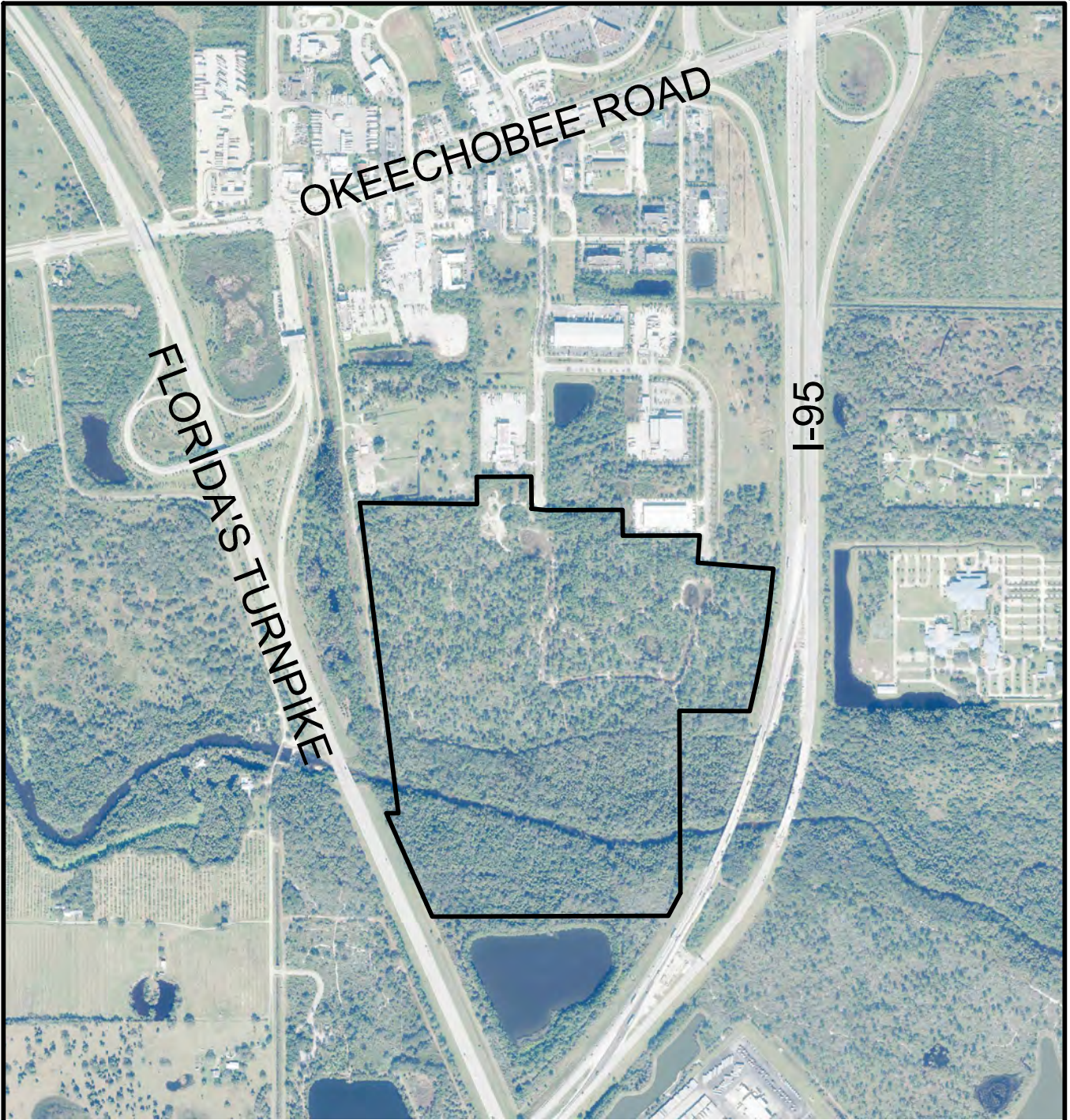
**SL CROSSROADS BUSINESS CENTER
QUAD**

SL Crossroads Business Center.dwg QUAD



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OCT 2020
FIGURE
2



OKEECHOBEE ROAD

FLORIDA'S TURNPIKE

I-95

FDOT AERIALS DATED 2018



SL CROSSROADS BUSINESS CENTER

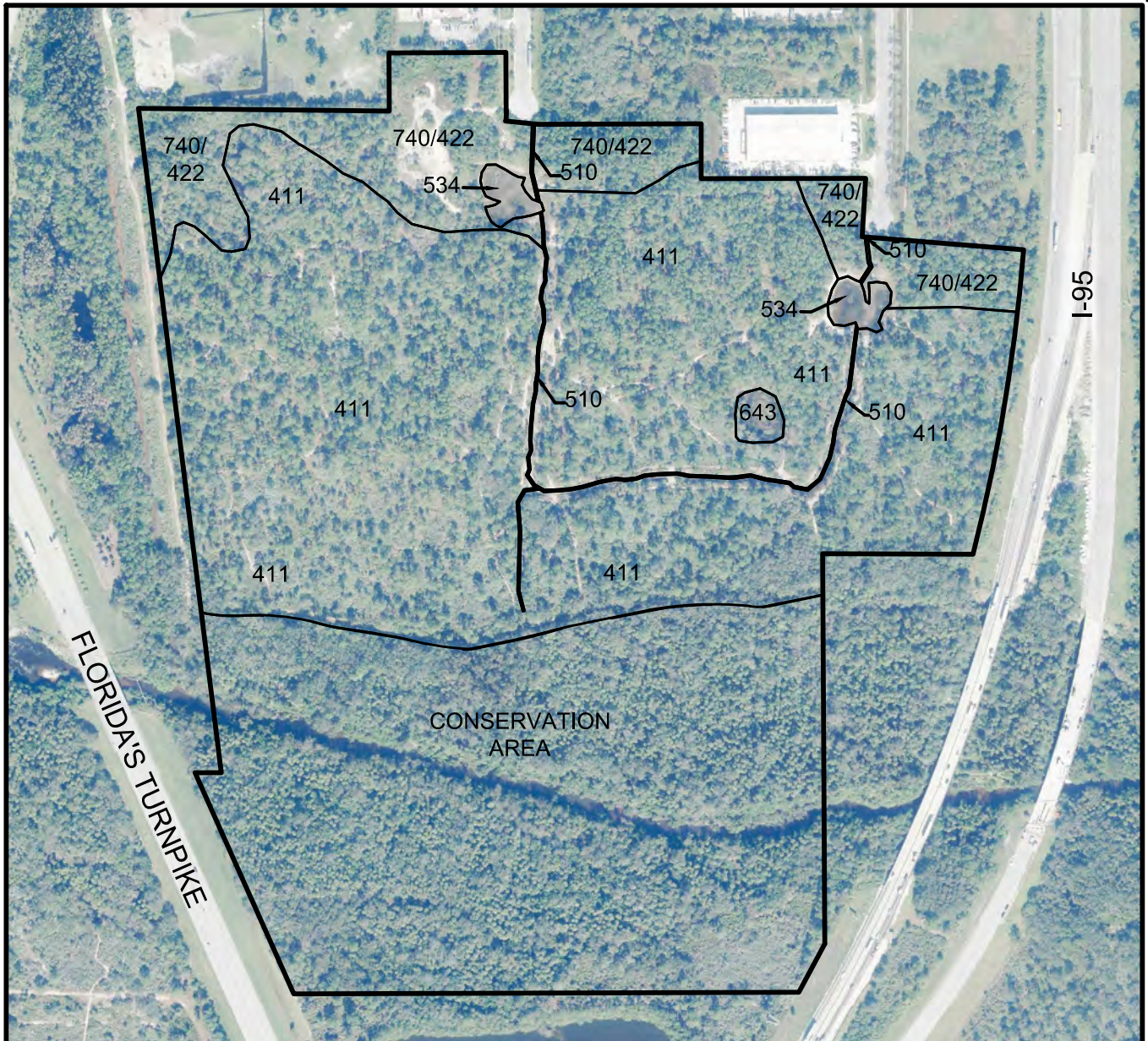
AERIAL

SL Crossroads Business Center.dwg AERIAL



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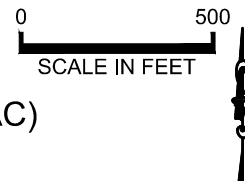
OCT 2020
FIGURE
3



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)**



SL CROSSROADS BUSINESS CENTER

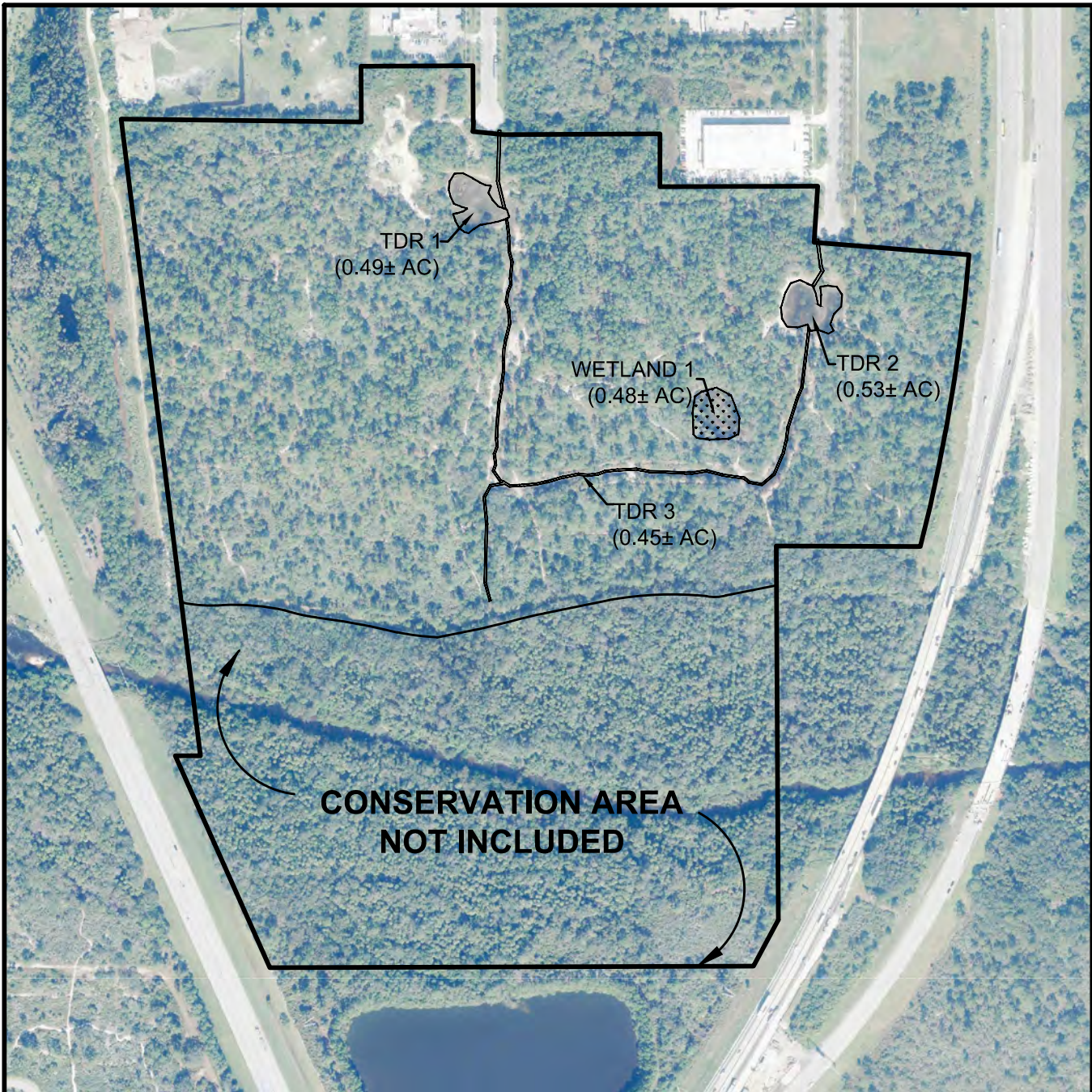
FLUCFCS

SL Crossroads Business Center.dwg FLUCFCS



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OCT 2020
FIGURE
4



FDOT AERIALS DATED 2018

LEGEND

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



PERMIT 56-02931-P

SL CROSSROADS BUSINESS CENTER WETLAND MAP

SL Crossroads Business Center.dwg WETLAND



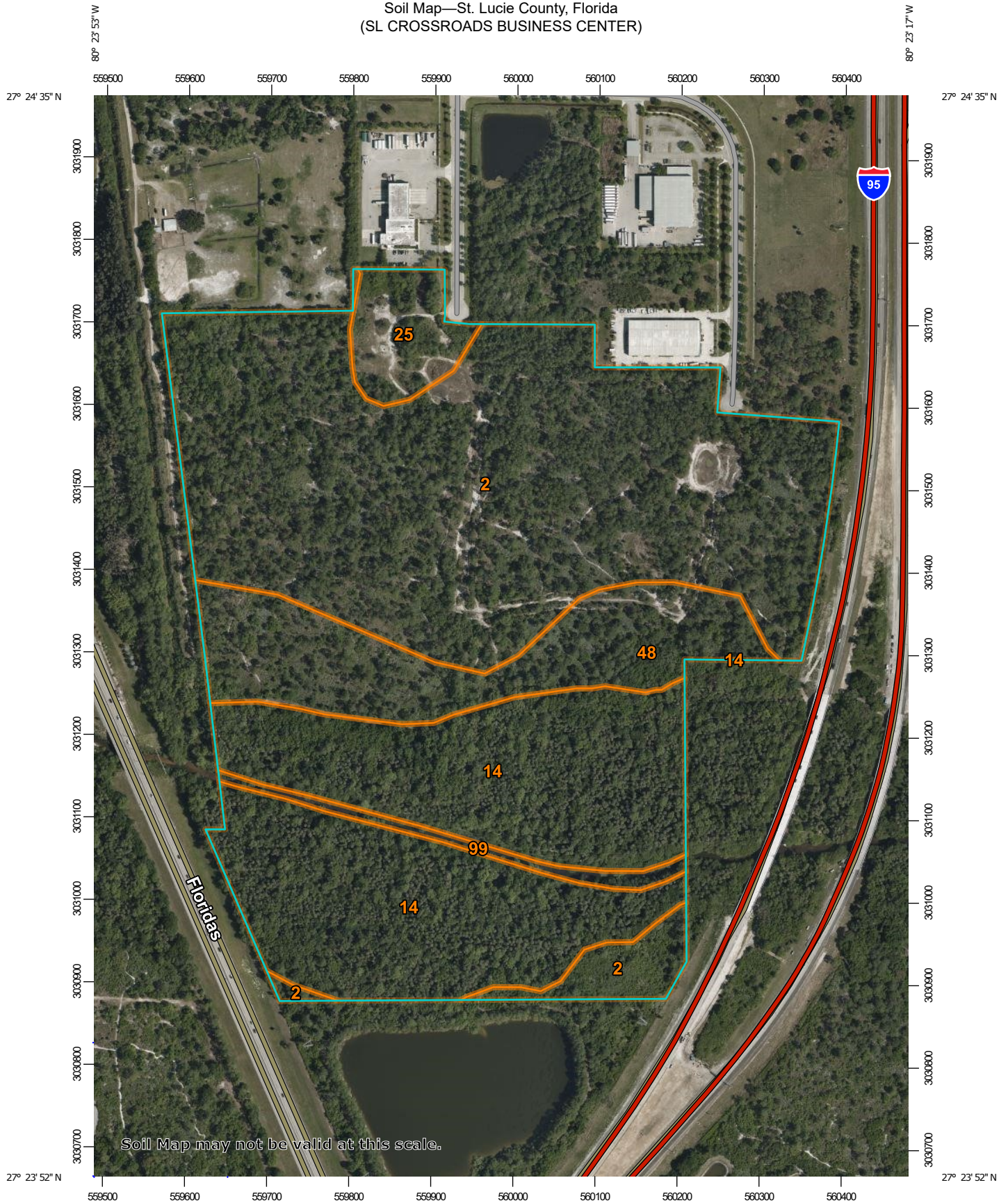
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OCT 2020

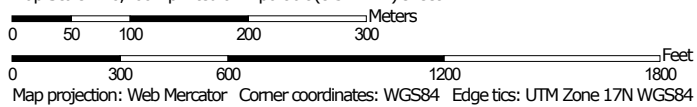
FIGURE

5

Soil Map—St. Lucie County, Florida
(SL CROSSROADS BUSINESS CENTER)




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





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%



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

August 3, 2020

** Delivered via email*

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

**Subject: Crossroads Park Of Commerce Phase II
Application No. 200717-3897
Informal Wetland Determination No. 56-103738-P
St Lucie County**

Dear Applicant:

The District reviewed your request for an informal determination of the jurisdictional wetland and other surface water boundaries within the subject property, which is located as shown on the attached Exhibit No. 1.0. A joint site inspection was conducted on July 29, 2020.

Based on the information provided and the results of the site inspection, one jurisdictional wetland as defined in Chapter 62-340, Florida Administrative Code (F.A.C.), exists on the property. Additionally, the property contains two existing stormwater management lakes authorized by Permit No. 56-02931-P; however, in accordance with subsection 62-340.700 F.A.C., these features are exempt from delineation as other surface waters. Exhibit No. 2.0, attached, identifies the boundaries of the property inspected and the approximate landward limits of the features.

This correspondence is an informal jurisdictional wetland determination pursuant to Section 373.421(6), Florida Statutes, and Section 7.3 of Environmental Resource Permit Applicant's Handbook Volume I. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules.

Sincerely,

A handwritten signature in black ink that reads "Barbara Conmy".

Barbara Conmy
Section Leader

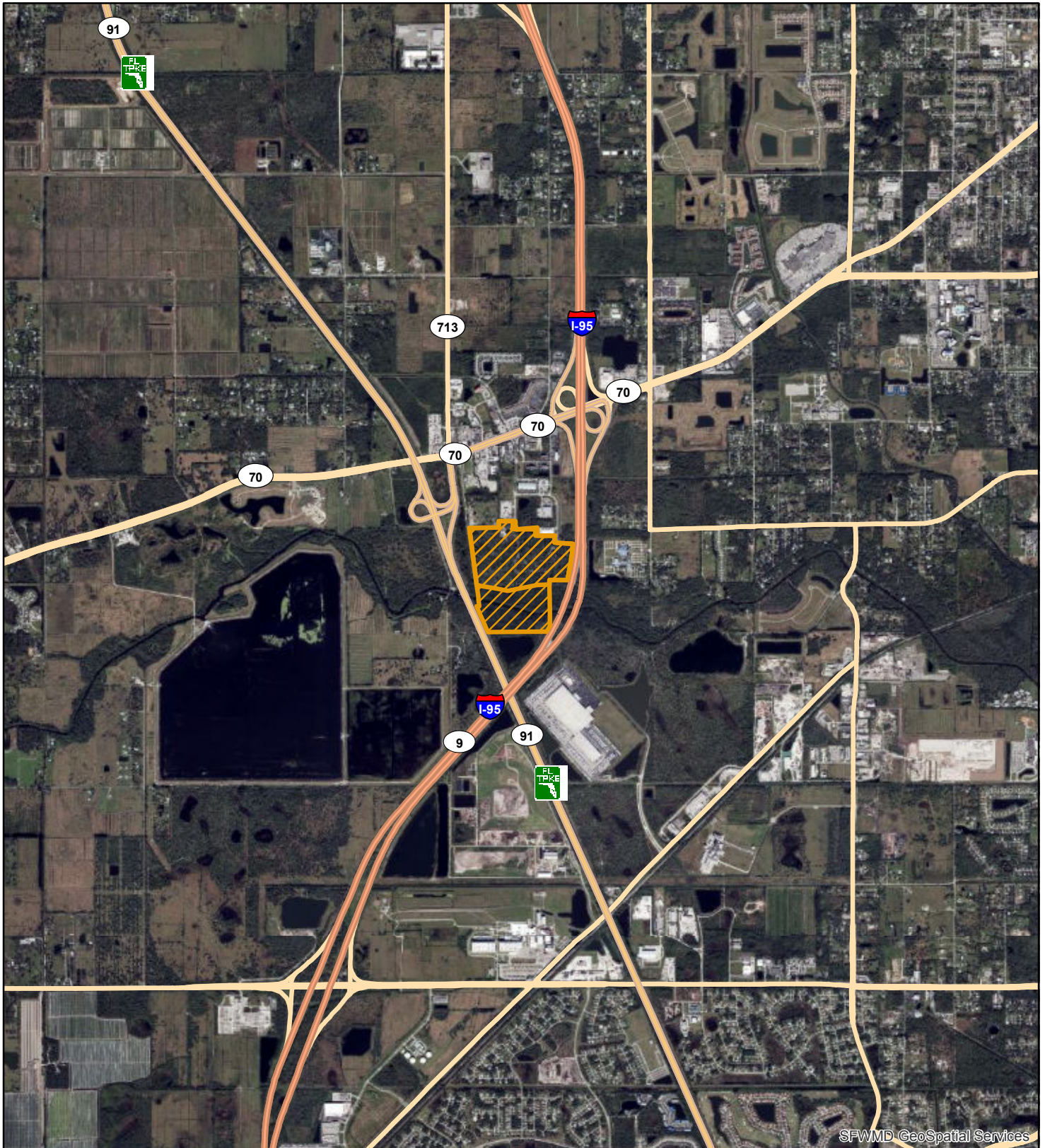
c: Jason Hahner, EW Consultants, Inc *

Exhibits






The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (<http://my.sfwmd.gov/ePermitting>) and searching under this application number 200717-3897 .

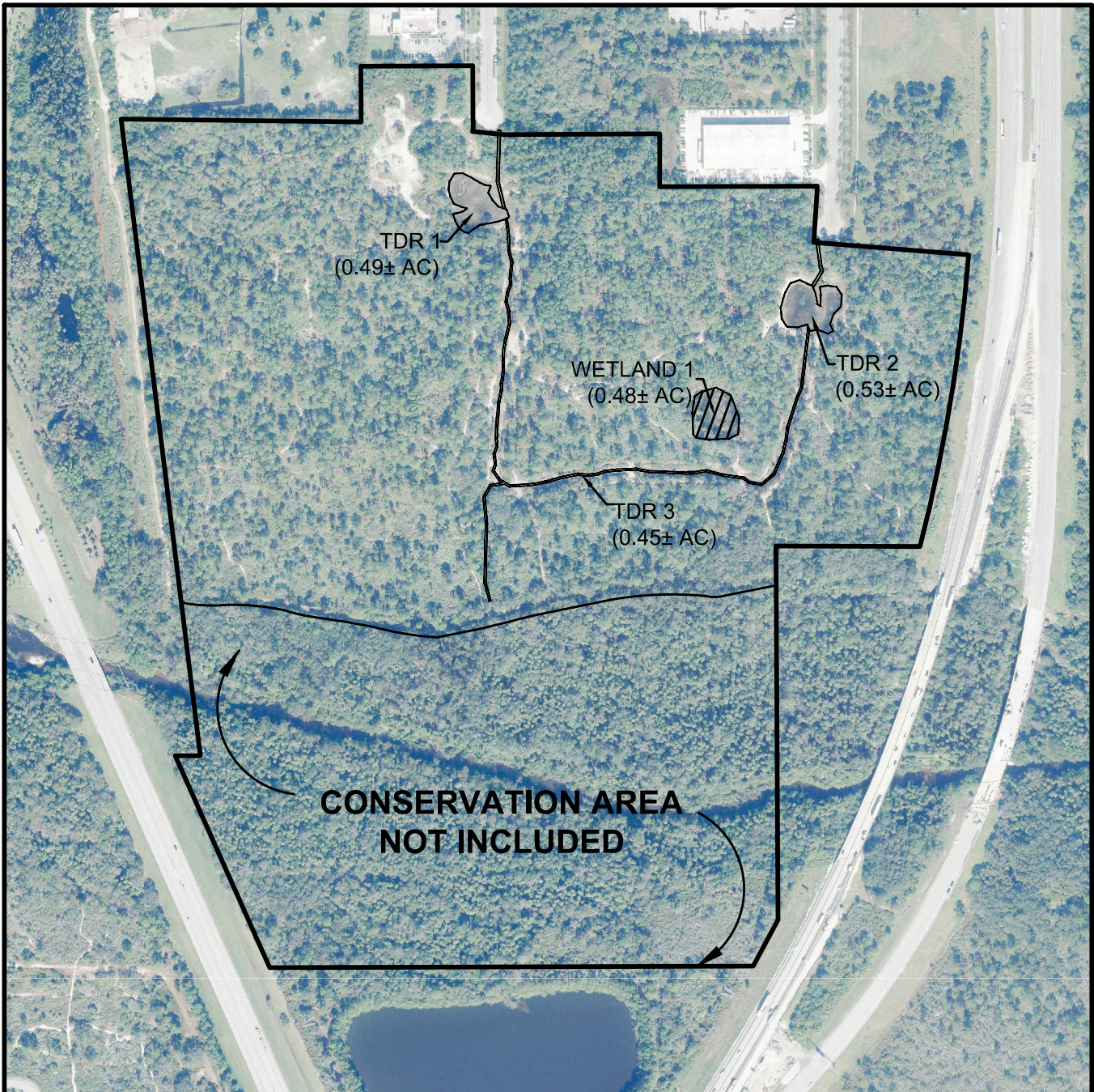
[Exhibit No. 1.0 Location Map](#)

[Exhibit No. 2.0 Wetland/OSW Map](#)



SFWMD GeoSpatial Services

<p>Exhibit No:1.0</p>	<p>Exhibit Created On: 2020-08-03</p>	<p>ST. LUCIE COUNTY, FL</p>	<p> Application</p> <p>Permit No: 56-103738-P</p> <p>Application Number: 200717-3897</p> 
<p align="center">REGULATION DIVISION</p> <p align="center">Project Name: Crossroads Park Of Commerce Phase Ii</p>  <p align="center">0 3,200 6,400  Feet</p> <p align="center">N </p>			<p align="center">sfwmd.gov</p> <p align="center">Created by IT GIS Section South Florida Water Management District</p>



FDOT AERIALS DATED 2018

LEGEND

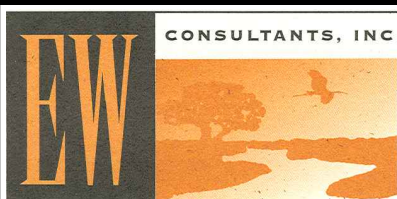
-  - PRELIMINARY WETLAND (0.48± AC)
-  - TEMPORARY DRY RETENTION (1.47± AC)



PERMIT 56-02931-P

FLF CROSSROADS COMMERCE WETLAND MAP

FLF Crossroads Commerce.dwg WETLAND



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 STUART, FL 34996
 772-287-8771 FAX 772-287-2988
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JULY 2020

FIGURE

A

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 INDUSTRIAL FORT PIERCE, FLORIDA

Prepared for:

SL Crossroads Business Center, LLC
195 Morristown Road
Basking Ridge, New Jersey 07920

Job No. 20-121

Date: October 30, 2020



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 1,133,000 S.F. of warehouse of which 32,952 S.F. is to be office space with an estimate build out year of 2025. The purpose of this traffic impact statement is to address the traffic impacts of the proposed development plan. Access to the site is proposed via driveway connections to Crossroads Parkway. Crossroads Parkway connects to Okeechobee Road via a signalized intersection. For more information concerning site layout and geometry, please refer to the Site Plan prepared by Schmidt Nichols.

2.0 TRAFFIC GENERATION

The traffic to be generated by the proposed development is calculated in accordance with the rates provided in the ITE Trip Generation Manual, 10th Edition as shown on Table 1, Table 2, and Table 3 attached with this report. Table 1 shows the daily traffic generation associated with the vested use. Tables 2 and 3 show the A.M. and P.M. peak hour traffic generation, respectively. The traffic generation associated with the proposed 1,100,048 S.F. warehouse and 32,952 S.F. development may be summarized as follows:

Proposed Development

Daily Traffic Generation	=	2275 tpd
A.M. Peak Hour Traffic Generation	=	244 pht (193 In/51 Out)
P.M. Peak Hour Traffic Generation	=	247 pht (62 In/185 Out)

3.0 TRAFFIC ANALYSIS

Roadway Link Analysis

Figure 1 attached to the report depicts the estimated trip distribution for the proposed development. Based on City Code Section 105-5 and the trip generation of 247 peak hour trips, the radius of development shall be 2 miles.

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.

Traffic analysis of impact intersections will also be provided at a future time once the traffic methodology letter is agreed to. The proposed traffic methodology letter is provided in Appendix "C" attached to this report.

4.0 CONCLUSION

The proposed plan of development will result in an increase of 2,275 trips per day, 244 AM peak hour trips, and 247 PM peak hour trips at project build out in 2025. A review of the traffic data revealed that the surrounding roadway network will continue to function at an acceptable Level of Service and meet the requirements outlined in City Code Section 105-5 (Management and monitoring program).

CROSSROADS INDUSTRIAL

10/30/2020

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		
Warehouse	150	1,100,048	S.F.	1.74			1,914		0	1,914	0%	0	1,914
General Office (>5,000 SF GFA)	710	32,952	S.F.	$\ln(T) = 0.97 \ln(X) + 2.50$			361		0	361	0%	0	361
Grand Totals:							2,275	0.0%	0	2,275	0%	0	2,275

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips				
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total	
Warehouse	150	1,100,048	S.F.	0.17	0.77	0.23	144	43	187	0.0%	0	0	0	144	43	187	0%	0	144	43	187
General Office (>5,000 SF GFA)	710	32,952	S.F.	$T = 0.94(X) + 26.49$	0.86	0.14	49	8	57	0.0%	0	0	0	49	8	57	0%	0	49	8	57
Grand Totals:							193	51	244	0.0%	0	0	0	193	51	244	0%	0	193	51	244

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips				
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total	
Warehouse	150	1,100,048	S.F.	0.19	0.27	0.73	56	153	209	0.0%	0	0	0	56	153	209	0%	0	56	153	209
General Office (>5,000 SF GFA)	710	32,952	S.F.	1.15	0.16	0.84	6	32	38	0.0%	0	0	0	6	32	38	0%	0	6	32	38
Grand Totals:							62	185	247	0.0%	0	0	0	62	185	247	0%	0	62	185	247



N.T.S.

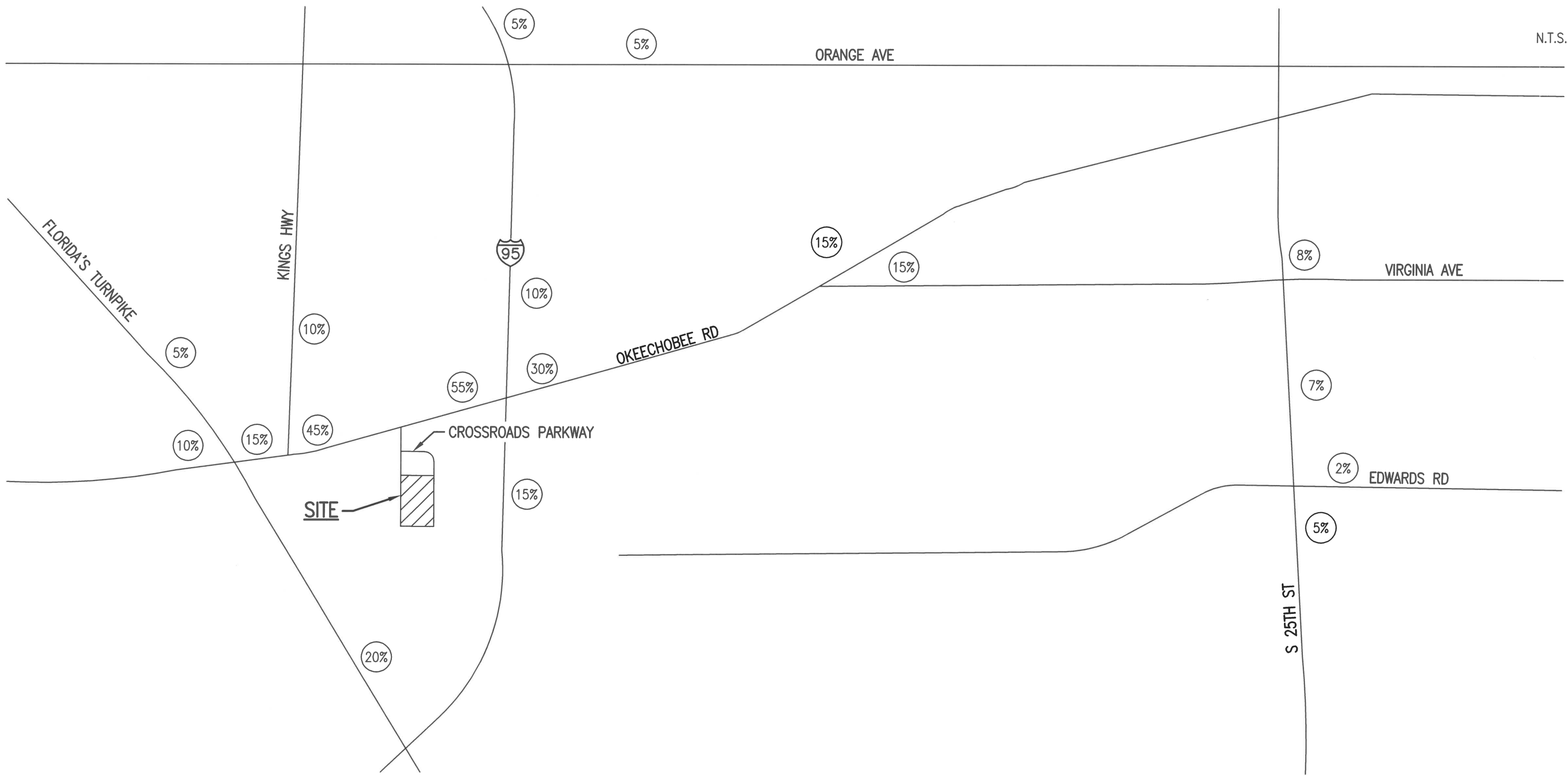


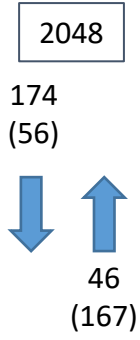
FIGURE 1
PROJECT DISTRIBUTION

LEGEND
 PROJECT DISTRIBUTION

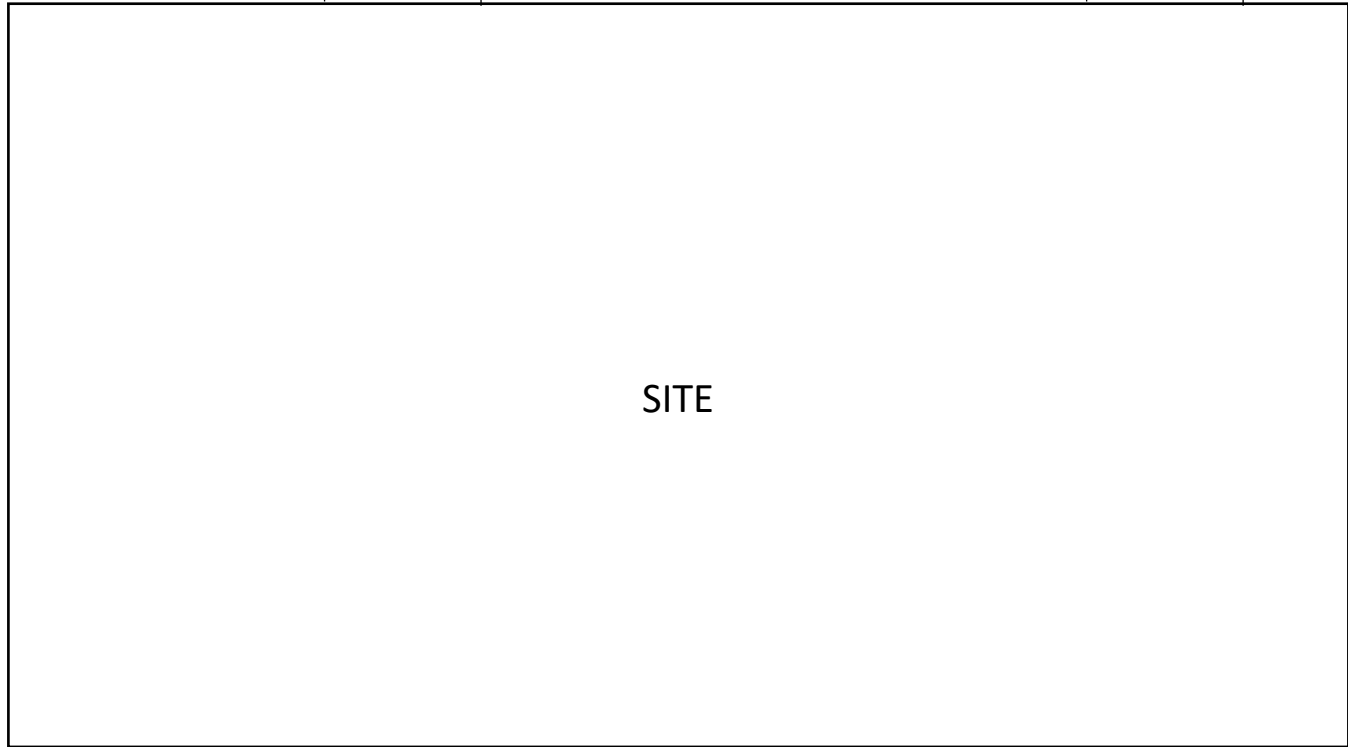
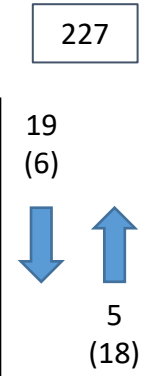
CROSSROADS
INDUSTRIAL
 20-072 BK 07/20/20



Crossroads Pkwy



Crossroads Pkwy



Legend	
XX	AM Peak Hour
(XX)	PM Peak Hour
xxx	ADT

Figure 2 – Driveway Volumes
Crossroads Industrial
Project # 20-121

**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) = 193
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 51

STATION	ROADWAY	FROM	TO	AM PEAK HOUR DIRECTIONAL				LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
				PROJECT DISTRIBUTION	PROJECT TRIPS	EXISTING LANES	LOS D STANDARD			
940025	OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	10%	19	4D	1810	1.05%	YES	
940025	OKEECHOBEE ROAD	FLORIDA TURNPIKE	KINGS HIGHWAY	15%	29	4D	2010	1.44%	YES	
940748	OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	45%	87	6D	4170	2.09%	YES	
940106	OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	55%	106	6D	4170	2.54%	YES	
940029	OKEECHOBEE ROAD	I-95	MCNEIL ROAD	30%	58	6D	4240	1.37%	YES	
940742	OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	30%	58	4D	3170	1.83%	YES	
688	OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	15%	29	4D	1630	1.78%	YES	
940030	VIRGINIA AVENUE	OKEECHOBEE ROAD	25TH STREET	15%	29	6D	3020	0.96%	NO	
940030	VIRGINIA AVENUE	25TH STREET	13TH STREET	8%	15	6D	3020	0.50%	NO	
940757	KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	10%	19	2	830	2.29%	YES	
940077	KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	10%	19	2	870	2.18%	YES	
940021	25TH STREET	VIRGINIA AVENUE	EDWARDS ROAD	7%	14	4D	2000	0.70%	NO	
159	25TH STREET	EDWARDS ROAD	BELL AVENUE	5%	10	4D	2100	0.48%	NO	
108	EDWARDS ROAD	25TH STREET	SUNRISE BOULEVARD	2%	4	4D	1630	0.25%	NO	
940035	ORANGE AVENUE	I-95	JENKINS ROAD	5%	10	4D	2000	0.50%	NO	
941902	I-95	MIDWAY ROAD	OKEECHOBEE ROAD	15%	29	6X	4580	0.63%	NO	
941903	I-95	OKEECHOBEE ROAD	ORANGE AVENUE	10%	19	8X	7320	0.26%	NO	
941905	I-95	ORANGE AVENUE	INDRIO ROAD	5%	10	8X	7320	0.14%	NO	
N/A	FLORIDA TURNPIKE	NORTH COUNTY LINE	OKEECHOBEE ROAD	5%	10	4X	3020	0.33%	NO	
N/A	FLORIDA TURNPIKE	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	20%	39	4X	3020	1.29%	YES	

**TABLE 6
PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR**

2025 BUILD OUT
3 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 62
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 185

STATION	ROADWAY	FROM	TO	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%	19	4D	1810	1.05%	YES
940025	OKEECHOBEE ROAD	FLORIDA TURNPIKE	KINGS HIGHWAY	15%	28	4D	2010	1.39%	YES
940748	OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	45%	83	6D	4170	1.99%	YES
940106	OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	55%	102	6D	4170	2.45%	YES
940029	OKEECHOBEE ROAD	I-95	MCNEIL ROAD	30%	56	6D	4240	1.32%	YES
940742	OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	30%	56	4D	3170	1.77%	YES
688	OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	15%	28	4D	1630	1.72%	YES
940030	VIRGINIA AVENUE	OKEECHOBEE ROAD	25TH STREET	15%	28	6D	3020	0.93%	NO
940030	VIRGINIA AVENUE	25TH STREET	13TH STREET	8%	15	6D	3020	0.50%	NO
940757	KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	10%	19	2	830	2.29%	YES
940077	KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	10%	19	2	870	2.18%	YES
940021	25TH STREET	VIRGINIA AVENUE	EDWARDS ROAD	7%	13	4D	2000	0.65%	NO
159	25TH STREET	EDWARDS ROAD	BELL AVENUE	5%	9	4D	2100	0.43%	NO
108	EDWARDS ROAD	25TH STREET	SUNRISE BOULEVARD	2%	4	4D	1630	0.25%	NO
940035	ORANGE AVENUE	I-95	JENKINS ROAD	5%	9	4D	2000	0.45%	NO
941902	I-95	MIDWAY ROAD	OKEECHOBEE ROAD	15%	28	6X	4580	0.61%	NO
941903	I-95	OKEECHOBEE ROAD	ORANGE AVENUE	10%	19	8X	7320	0.26%	NO
941905	I-95	ORANGE AVENUE	INDRIO ROAD	5%	9	8X	7320	0.12%	NO
N/A	FLORIDA TURNPIKE	NORTH COUNTY LINE	OKEECHOBEE ROAD	5%	9	4X	3020	0.30%	NO
N/A	FLORIDA TURNPIKE	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	20%	37	4X	3020	1.23%	YES

**TABLE 7
AM PEAK HOUR - TEST 1**

2025 BUILD OUT
3 MILE RADIUS OF DEVELOPMENT INFLUENCE
AREA WIDE GROWTH RATE = 0.45%
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 193
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 51

ROADWAY	FROM	TO	Traffic Count Year	AM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	AM PEAK HOUR PROJECT TRIPS	AREA WIDE GROWTH	TOTAL BACKGROUND TRAFFIC USED	2025 WITHOUT PROJECT	2025 TOTAL TRAFFIC	ASSURED LANES	LOS D	MEETS LOS STD.
OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	2017	378	10%	19	14	14	392	411	4D	1810	YES
OKEECHOBEE ROAD	FLORIDA TURNPIKE	KINGS HIGHWAY	2017	378	15%	29	14	14	392	421	4D	2010	YES
OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	2017	960	45%	87	35	35	995	1082	6D	4170	YES
OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	2017	1063	55%	106	39	39	1102	1208	6D	4170	YES
OKEECHOBEE ROAD	I-95	MCNEIL ROAD	2017	1976	30%	58	73	73	2049	2107	6D	4240	YES
OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	2017	1580	30%	58	58	58	1638	1696	4D	3170	YES
OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	2020	922	15%	29	34	34	956	985	4D	1630	YES
KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	2017	361	10%	19	13	13	374	393	4D	2000	YES
KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	2017	885	10%	19	33	33	918	937	4D	2000	YES
FLORIDA TURNPIKE ⁽¹⁾	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	2019	2300	20%	39	85	85	2385	2424	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) = 62
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 185

ROADWAY	FROM	TO	Traffic Count Year	PM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	PM PEAK HOUR PROJECT TRIPS	AREA WIDE GROWTH	TOTAL BACKGROUND TRAFFIC USED	2025 WITHOUT PROJECT	2025 TOTAL TRAFFIC	ASSURED LANES	LOS D	MEETS LOS STD.
OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	2017	391	10%	19	14	14	405	424	4D	1810	YES
OKEECHOBEE ROAD	FLORIDA TURNPIKE	KINGS HIGHWAY	2017	391	15%	28	14	14	405	433	4D	2010	YES
OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	2017	1013	45%	83	37	37	1050	1133	6D	4170	YES
OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	2017	1086	55%	102	40	40	1126	1228	6D	4170	YES
OKEECHOBEE ROAD	I-95	MCNEIL ROAD	2017	1709	30%	56	63	63	1772	1828	6D	4240	YES
OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	2017	1649	30%	56	61	61	1710	1766	4D	3170	YES
OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	2020	902	15%	28	33	33	935	963	4D	1630	YES
KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	2017	369	10%	19	14	14	383	402	4D	2000	YES
KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	2017	890	10%	19	33	33	923	942	4D	2000	YES
FLORIDA TURNPIKE	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	2019	2300	20%	37	85	85	2385	2422	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)

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	14,500	2020	880	1,030	F	1.170	978	F	1.111
EASY ST	US 1 to BUCHANAN DR	106	8,029	2018	750	601	D	0.801	483	D	0.644
EASY ST	BUCHANAN DR to YUCCA DR	106	8,029	2018	540	601	F	1.036	483	D	0.894
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,500	2020	630	573	C	0.955	594	C	0.990
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,500	2020	700	573	C	0.868	594	C	0.900
EDWARDS RD	SELVITZ RD to 25TH ST	110	15,000	2020	880	755	C	0.910	771	C	0.929
EDWARDS RD	25TH ST to SUNRISE BLVD	108	16,697	2019	1,630	877	D	0.538	867	D	0.532
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,207	2019	1,630	754	D	0.463	735	D	0.451
EDWARDS RD	OLEANDER AVE to US 1	173	9,581	2019	1,630	527	C	0.722	460	C	0.630
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,876	2019	750	130	C	0.351	127	C	0.343
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	13,000	2019	920	900	D	0.978	687	C	0.790
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	12,500	2019	880	810	C	0.976	738	C	0.889
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	12,500	2019	880	810	C	0.976	738	C	0.889
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	11,000	2019	920	671	C	0.771	576	C	0.662
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	9,600	2019	920	559	C	0.643	601	C	0.691
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,467	2018	630	349	C	0.582	365	C	0.608
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,467	2018	880	349	C	0.420	365	C	0.440
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,555	2019	540	267	C	0.989	273	D	0.506
GARDENIA AVE	OLEANDER AVE to US 1	666	2,817	2017	750	188	C	0.508	200	C	0.541
GATLIN BLVD	W OF I-95 to E OF I-95	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,700	2020	600	290	C	0.967	262	C	0.873

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

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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
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

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* 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

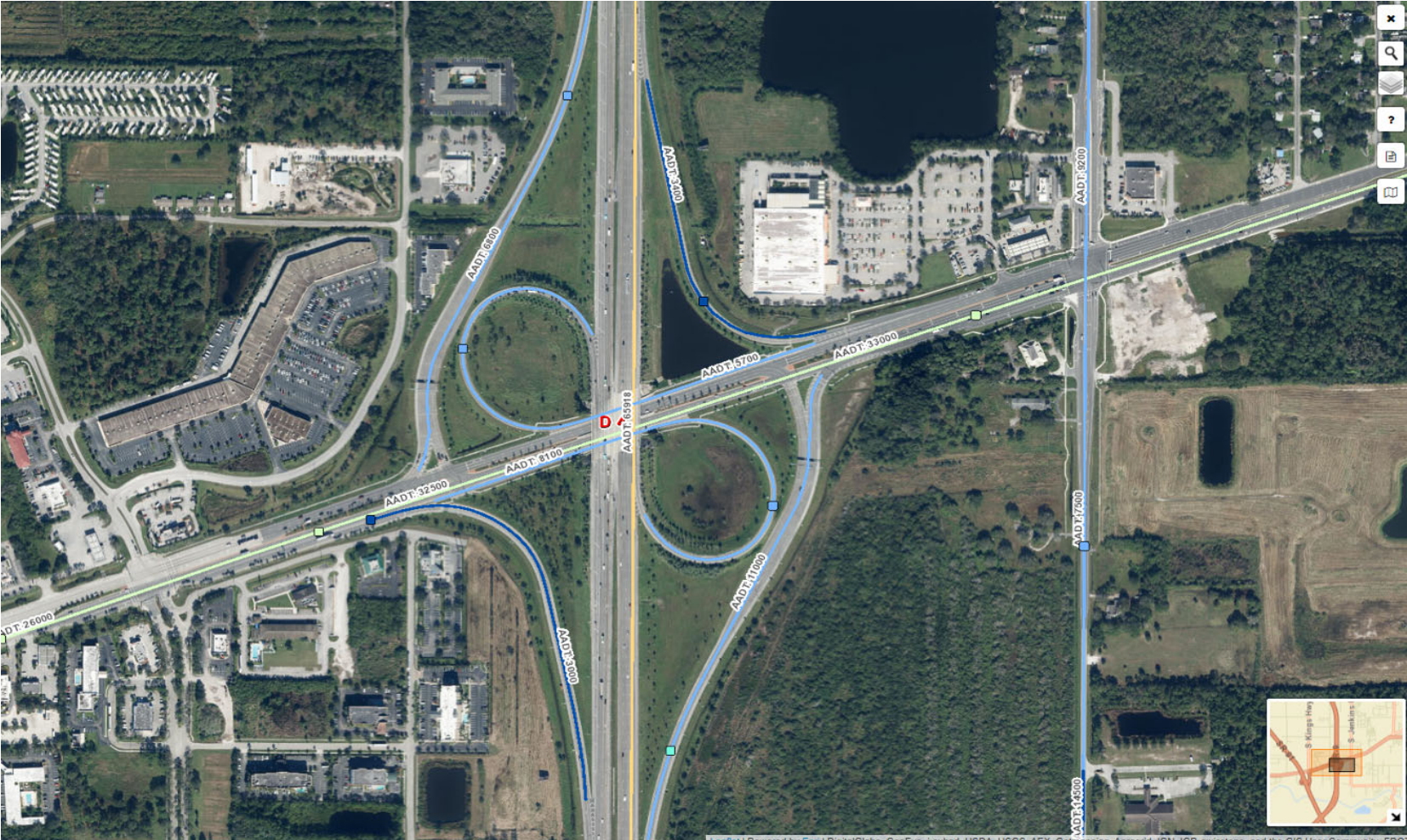
SITE: 1964 - SR-91 M/L, BTWN MM 152 & TEN MILE CREEK BRIDGE

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

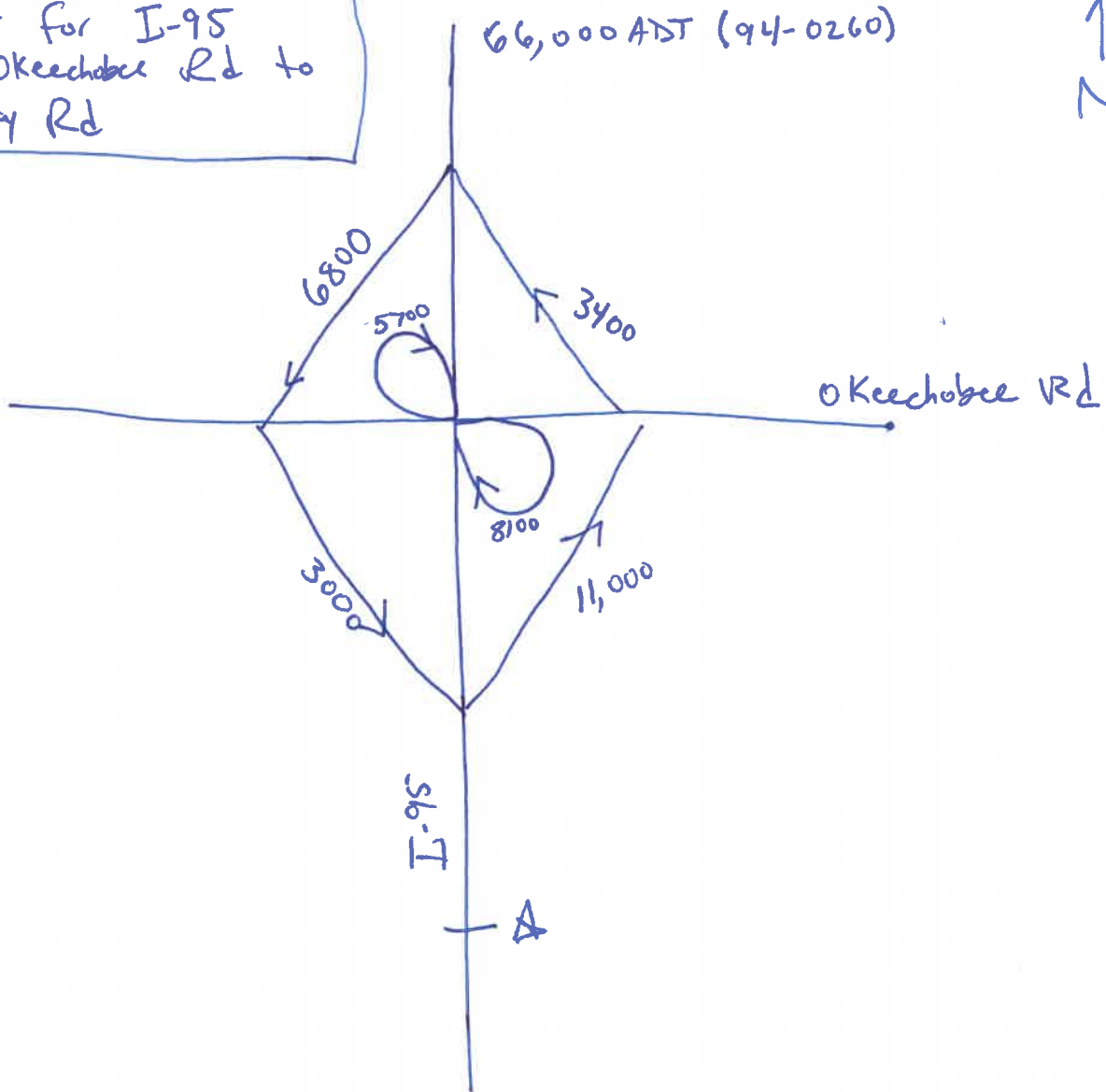
COUNTY: 94 - ST.LUCIE

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

Volumes for I-95
 from Okeechobee Rd to
 Midway Rd



★ =

$$66,000 - 6800 - 3400 - 8100 + 5700 + 3000 + 11,000$$

$$= \underline{67,400} \quad K = 9\% \quad D = 55\%$$

Peak Direction, Peak Hour = 3336

APPENDIX C

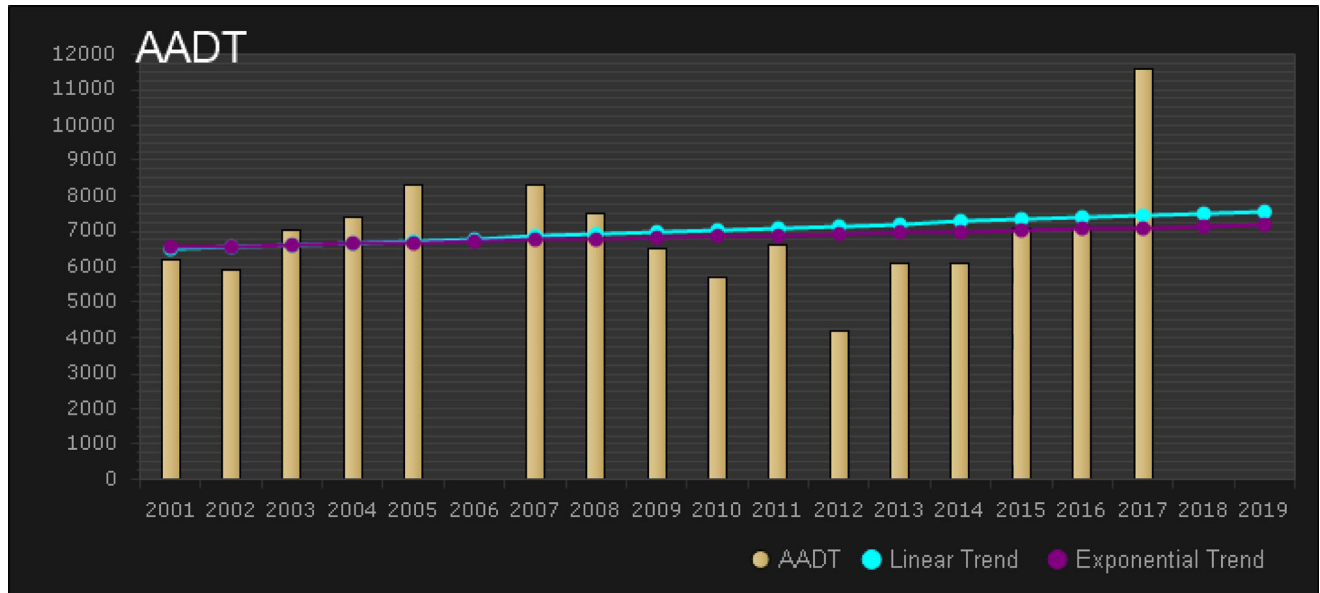
GROWTH RATES

Station 940025

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

Linear Growth = 0.78%

Exponential Growth = 0.50%



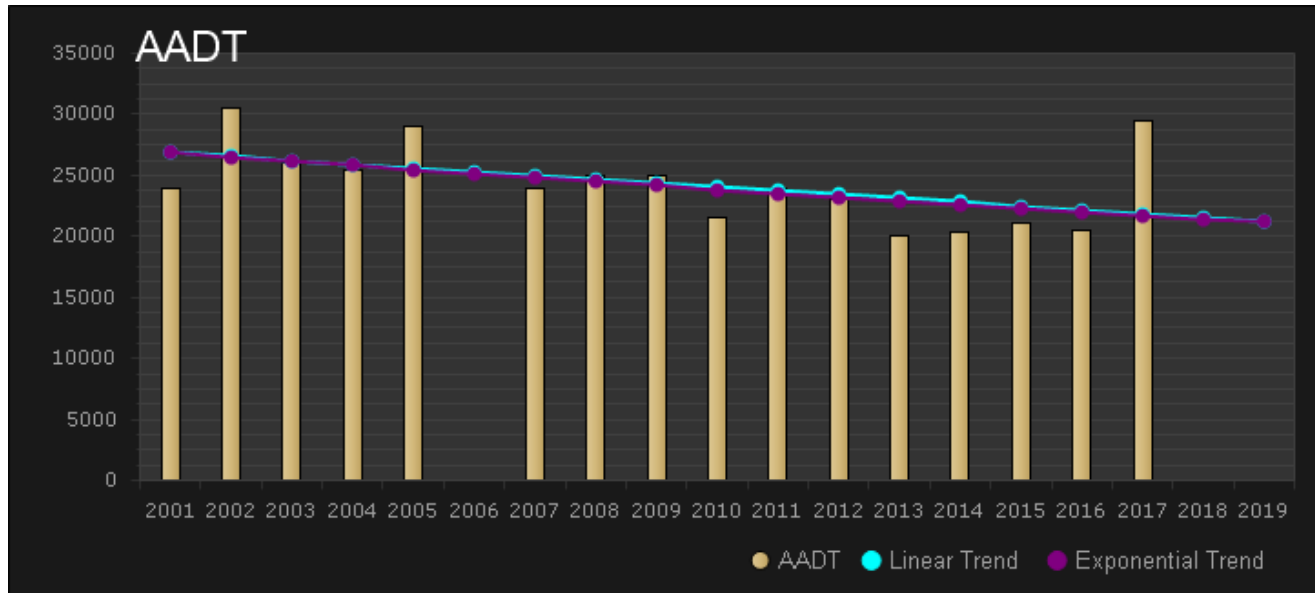
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940025-SR 70/OKEECHOBEE RD - W OF SR 91/TPK (COUNTY 25)							
2017	940025	11600		56.2			
2016	940025	7100		57.1			
2015	940025	7100		56.3	5.9		
2014	940025	6100		54.7	6.81		
2013	940025	6100		57.2	5.51		
2012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



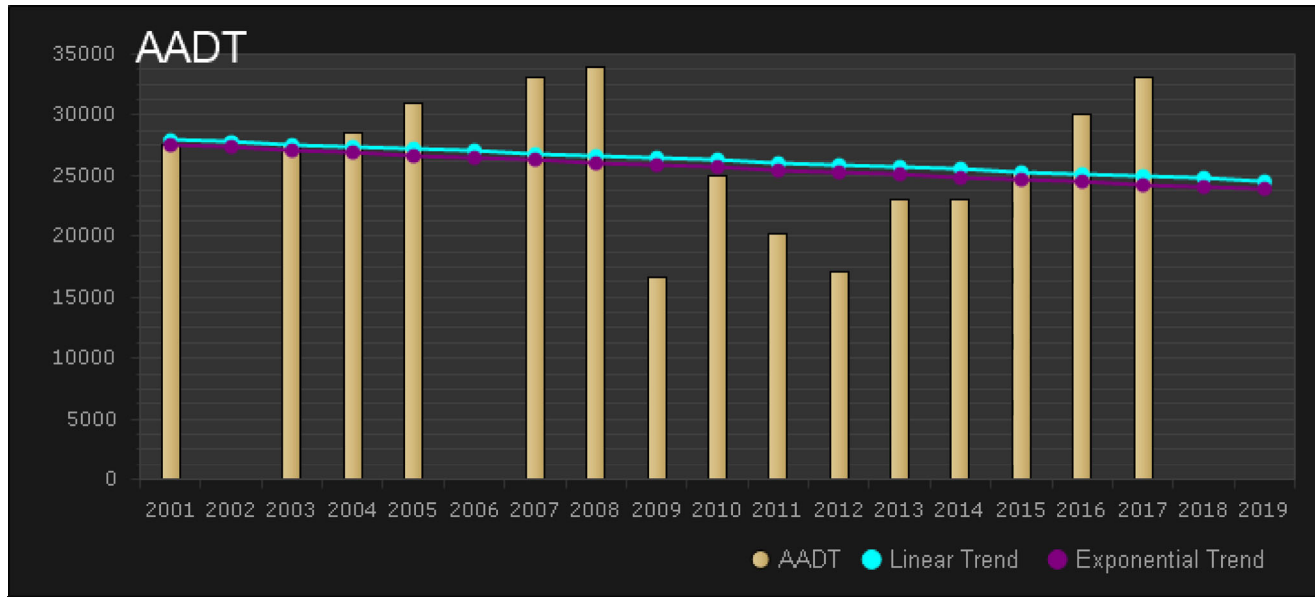
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940748-SR 70/OKEECHOBEE RD - E OF SR 713/KINGS HWY (COUNTY 742)							
2017	940748	29500		56.2			
2016	940748	20500		57.1			
2015	940748	21100		56.3	13.71		
2014	940748	20400		54.7	12.69		
2013	940748	20000	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



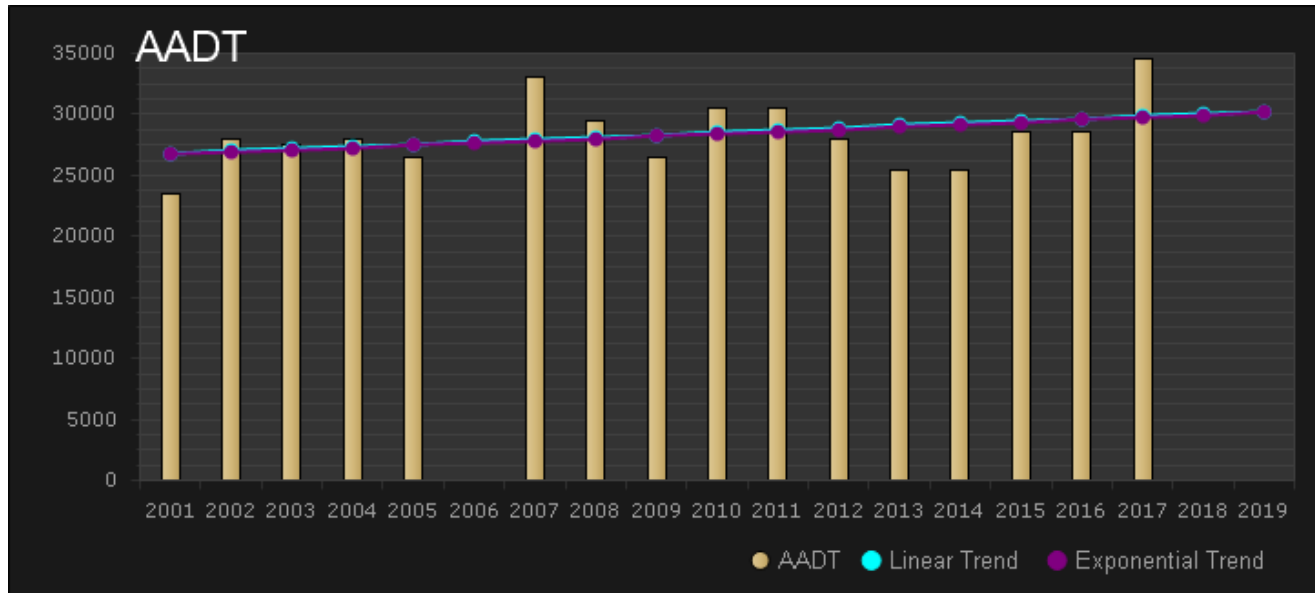
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940106-SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (COUNTY 0106)							
2017	940106	33000		56.2			
2016	940106	30000		57.1			
2015	940106	25500		56.3	5.92		
2014	940106	23000		54.7			
2013	940106	23000		57.2	15.64	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



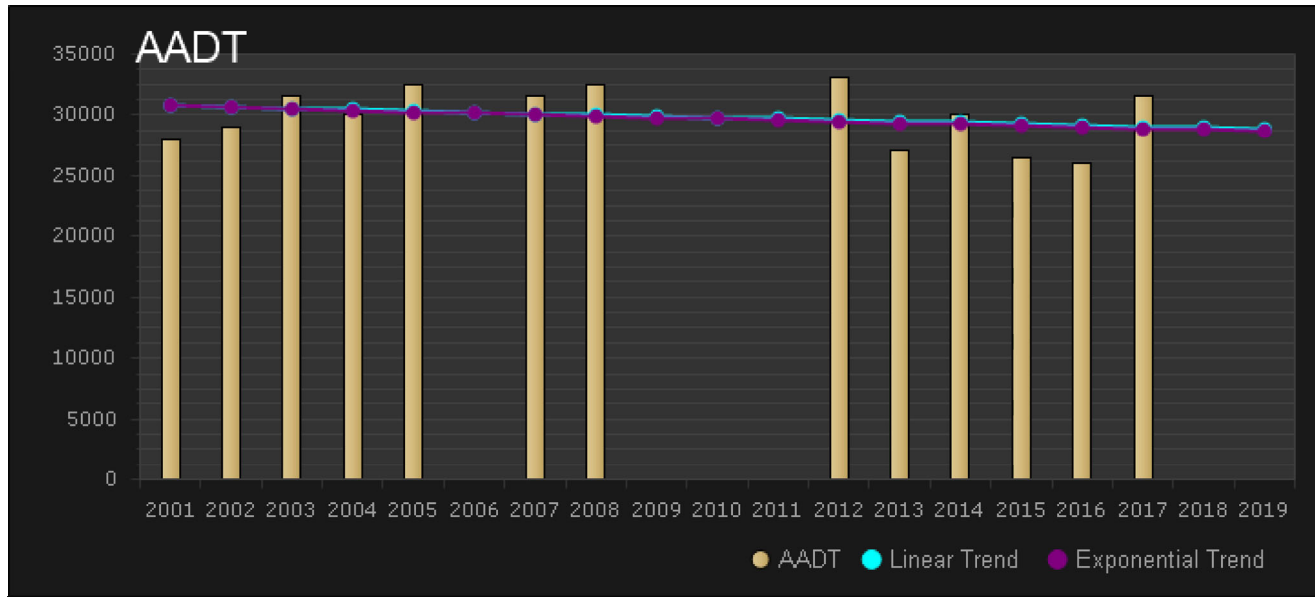
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940029-SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)							
2017	940029	34500		50.9			
2016	940029	28500		50.9			
2015	940029	28500		51	8.22		
2014	940029	25500		50.8			
2013	940029	25500		50.8			
2012	940029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



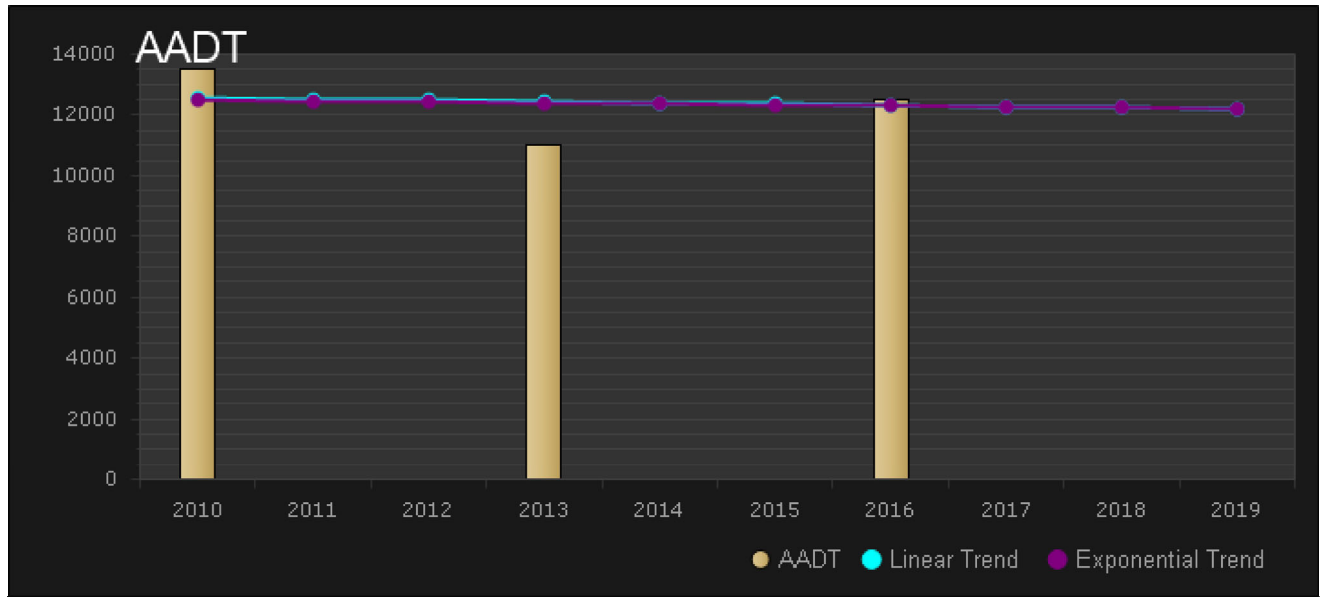
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940742-SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)							
2017	940742	31500		50.9			
2016	940742	26000		50.9			
2015	940742	26500		51	7.3		
2014	940742	30000		50.8	1		
2013	940742	27000		50.8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

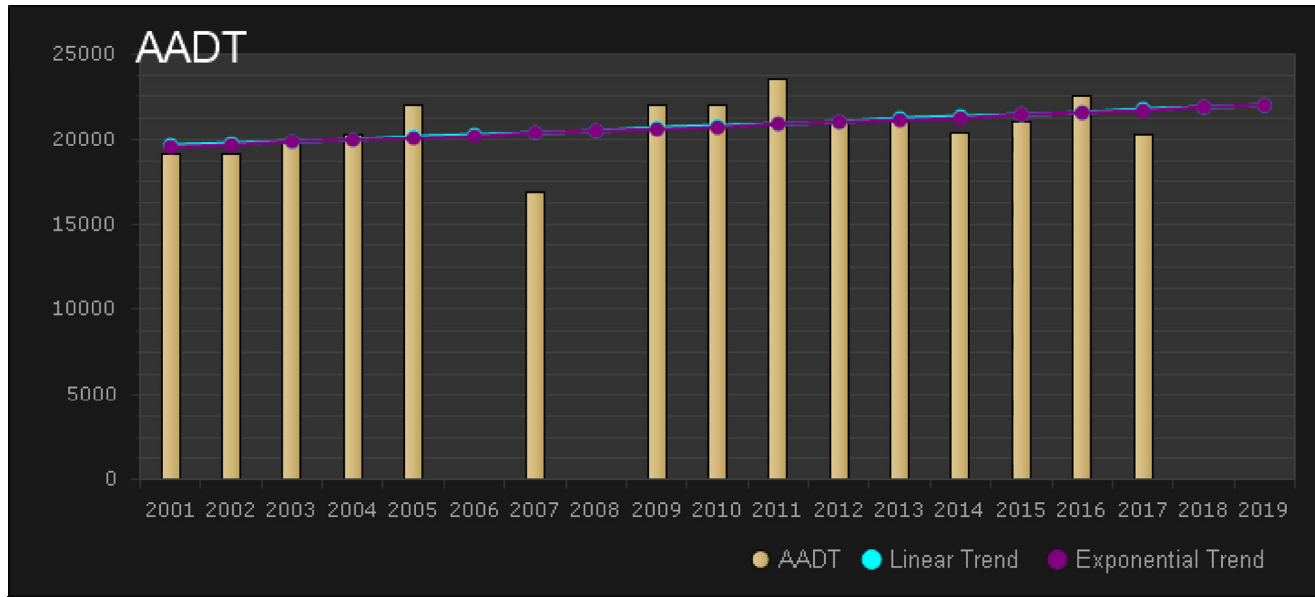
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Station 940030

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

Linear Growth = 0.60%

Exponential Growth = 0.65%



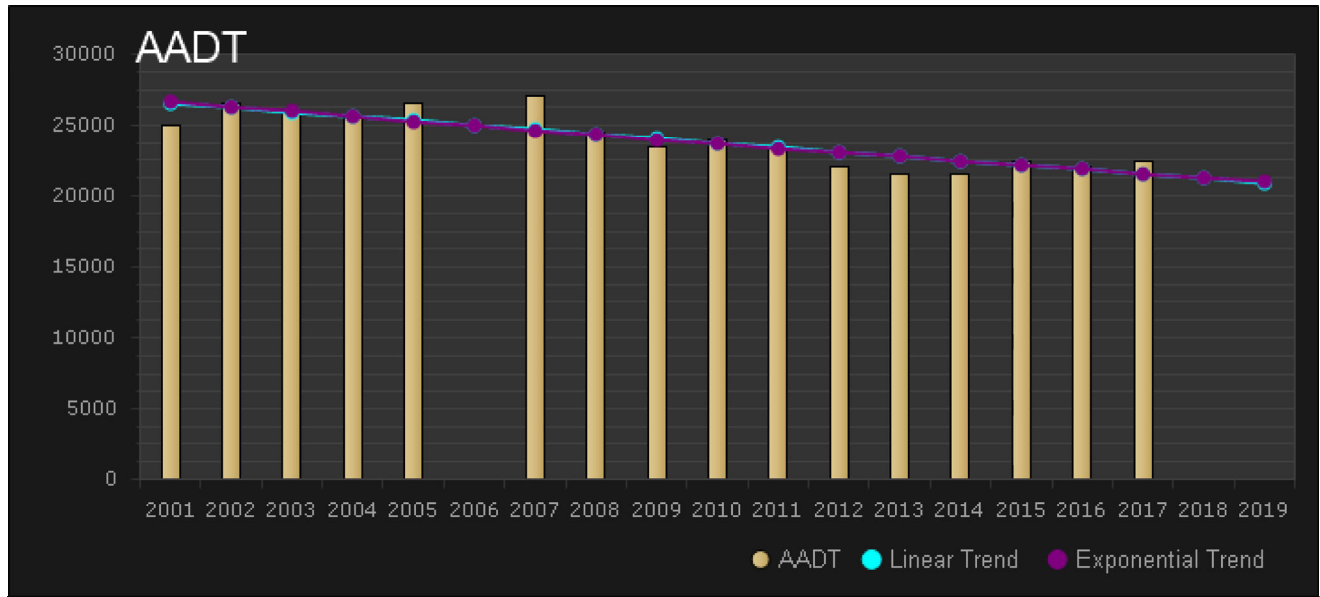
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940030-SR 70 / VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY 30)							
2017	940030	20300		50.9			
2016	940030	22500		50.9			
2015	940030	21000		51	1.06		
2014	940030	20400		50.8	1.54		
2013	940030	21000		50.8	1.41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



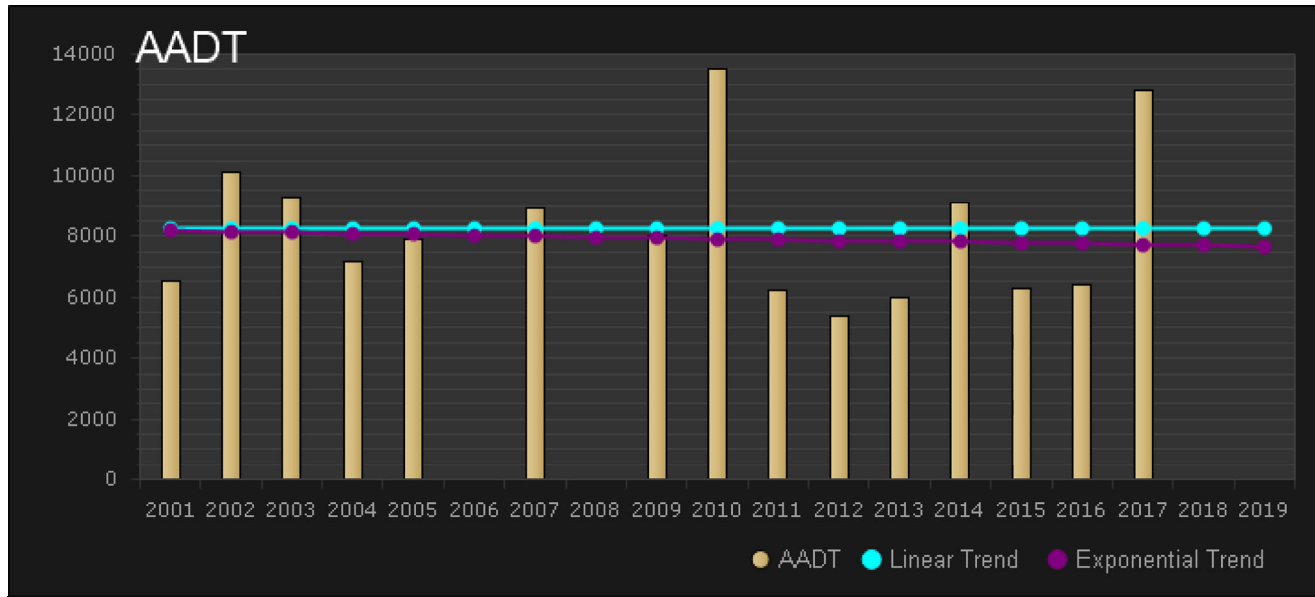
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940033-SR 70 / VIRGINIA AVE - E OF SR 615/25 ST (COUNTY 33)							
2017	940033	22500		50.9			
2016	940033	22000		50.9			
2015	940033	22500		51	2.7		
2014	940033	21500		50.8	0.99		
2013	940033	21600		50.8			
2012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



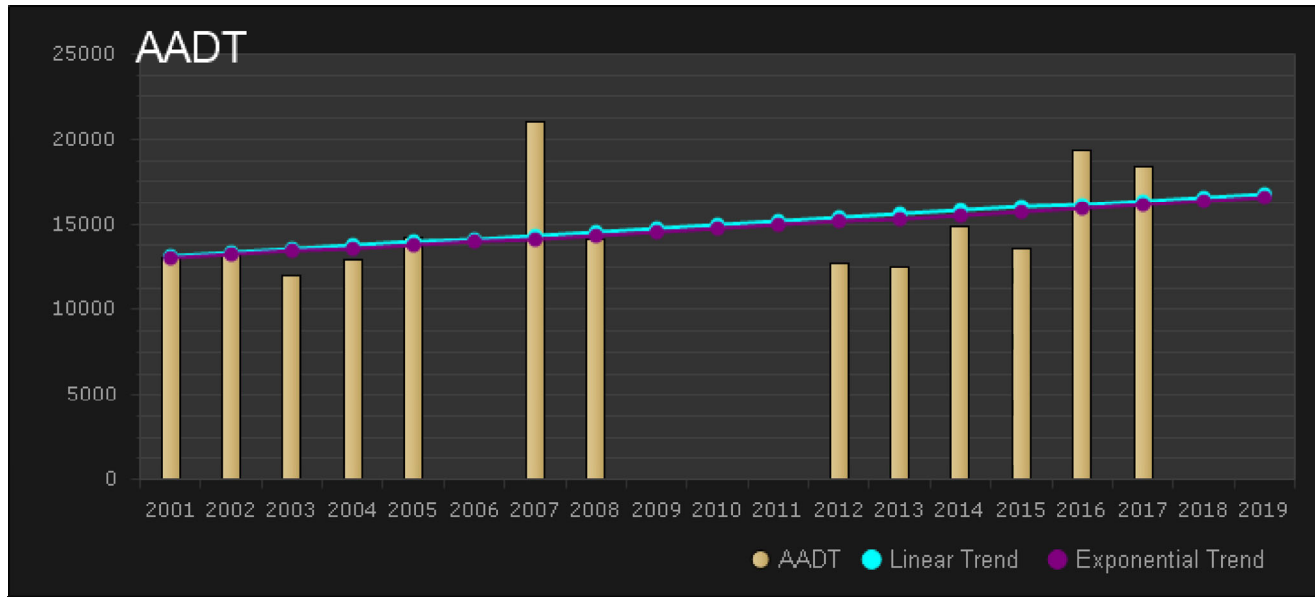
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940757-SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)							
2017	940757	12800		56.2			
2016	940757	6400		57.1			
2015	940757	6300		56.3	18.77		
2014	940757	9100		54.7	37.44		
2013	940757	6000		57.2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



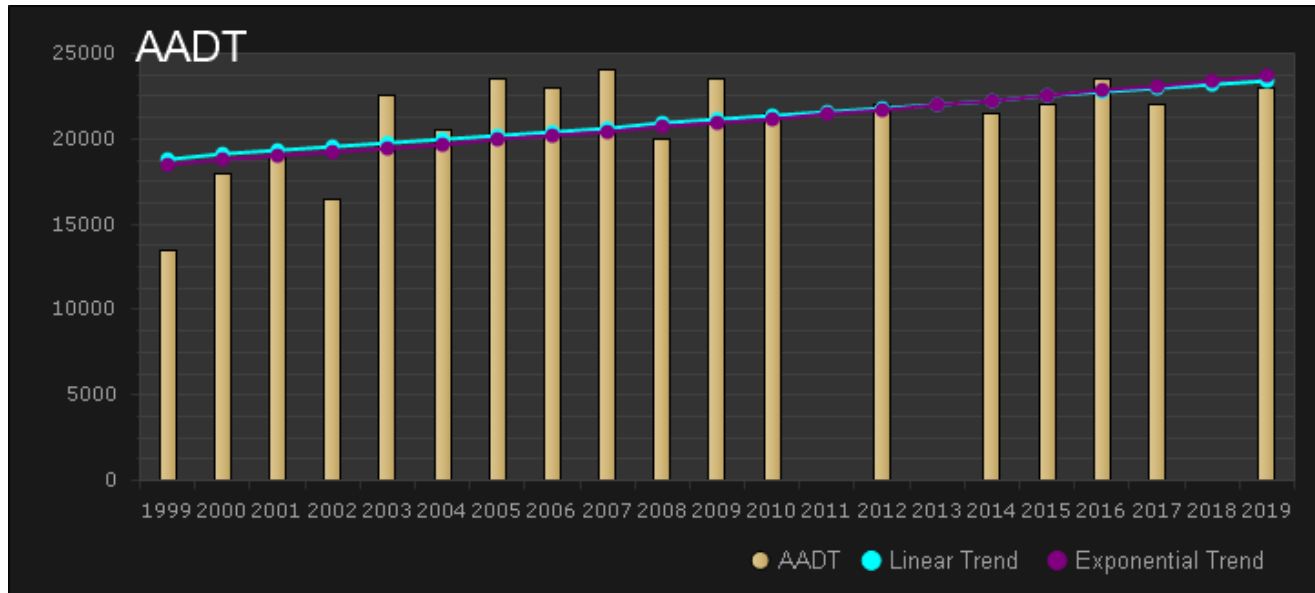
Year	Station	AAADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940077-SR 713 / KINGS HWY - N OF SR 68/ORANGE AVE (COUNTY 77)							
2017	940077	18400		56.2			
2016	940077	19300		57.1			
2015	940077	13600		56.3	15.82		
2014	940077	14900		54.7	12.52		
2013	940077	12500		57.2			
2012	940077	12700		57	3.21		
2008	940077	14100			0	1543	1618
2007	940077	21000			0	1554	1783
2005	940077	14200			0	1297	1308
2004	940077	12900			0	1398	1550

Station 529

25TH ST 310 FEET SOUTH OF VIRGINIA AVE

Linear Growth = 0.97%

Exponential Growth = 1.22%



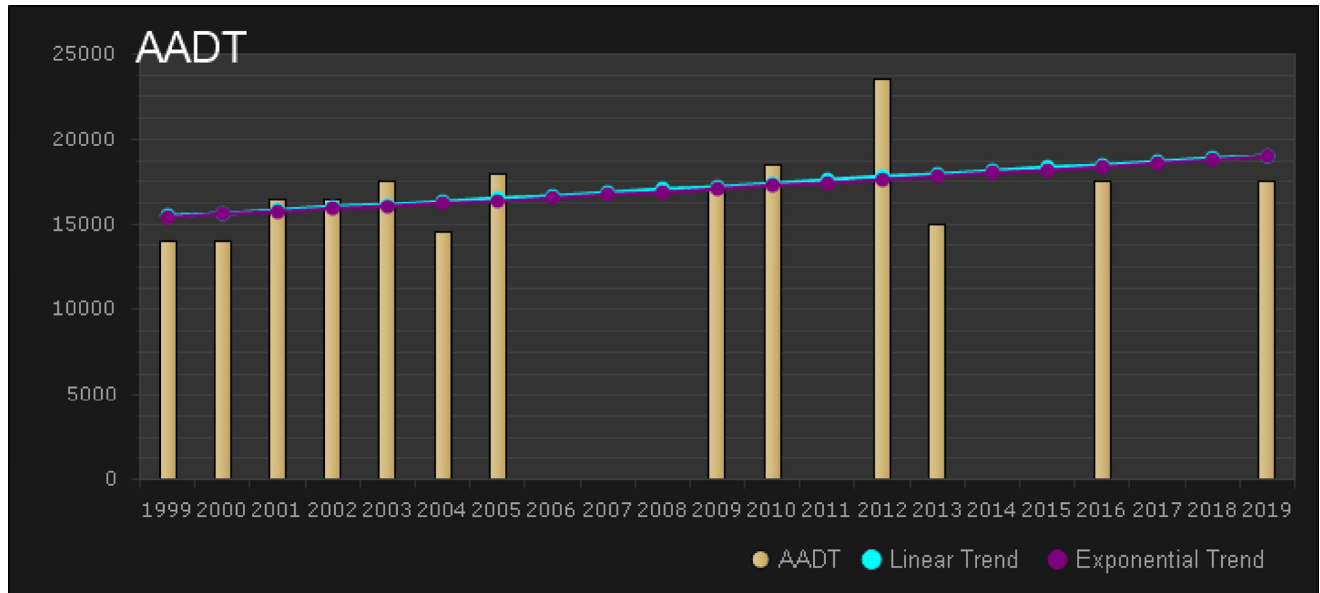
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 529-25TH ST 310 FEET SOUTH OF VIRGINIA AVE							
2020	529	21000	0.098	0.613	0		
2019	529	23000	0.101	0.607	0	1986	2108
2017	529	22000	0.095	0.5765	0	1821	1899
2016	529	23500	0.099	0.6045	0	2136	2094
2015	529	22000	0.098	0.6235	0	2004	1962
2014	529	21500	0.099	0.626	0	1946	1966
2012	529	22000	0.105	0.6135	0	2017	2115
2010	529	21500	0.103	0.579	0	2025	1901
2009	529	23500	0.105	0.628		2259	2126
2008	529	20000	0.101	0.605		1792	1882

Station 159

25TH ST 315 FEET SOUTH OF EDWARDS RD

Linear Growth = 0.94%

Exponential Growth = 1.04%



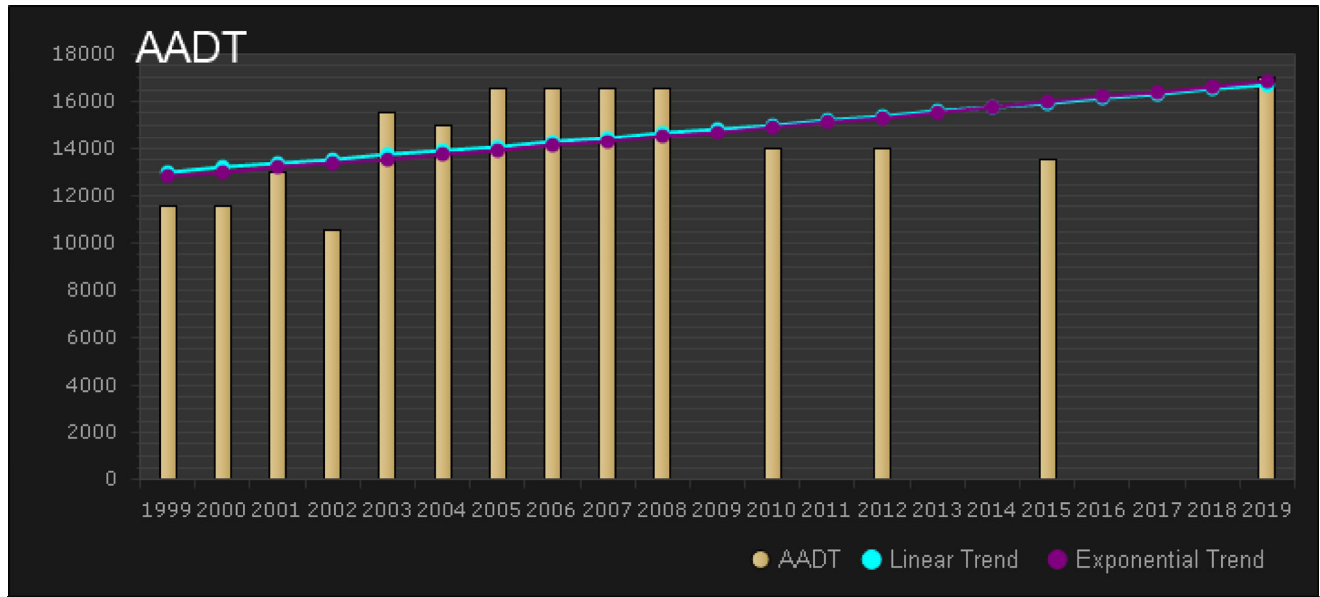
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 159-25TH ST 315 FEET SOUTH OF EDWARDS RD							
2019	159	17500	0.097	0.5705	10.87	1553	1488
2016	159	17500	0.097	0.58	6.85	1578	1519
2013	159	15000			8.05	1371	1269
2012	159	23500	0.107	0.538	0	2227	2312
2010	159	18500	0.103	0.581	0	1737	1777
2009	159	17000	0.102	0.619		1575	1571
2005	159	18000	0.114	0.562		1780	1923
2004	159	14500	0.107	0.573		1319	1414
2003	159	17500	0.106	0.512		1535	1677
2002	159	16500	0.109	0.546		1469	1615

Station 108

EDWARDS RD 200 FEET WEST OF SUNRISE BLVD

Linear Growth = 1.10%

Exponential Growth = 1.35%



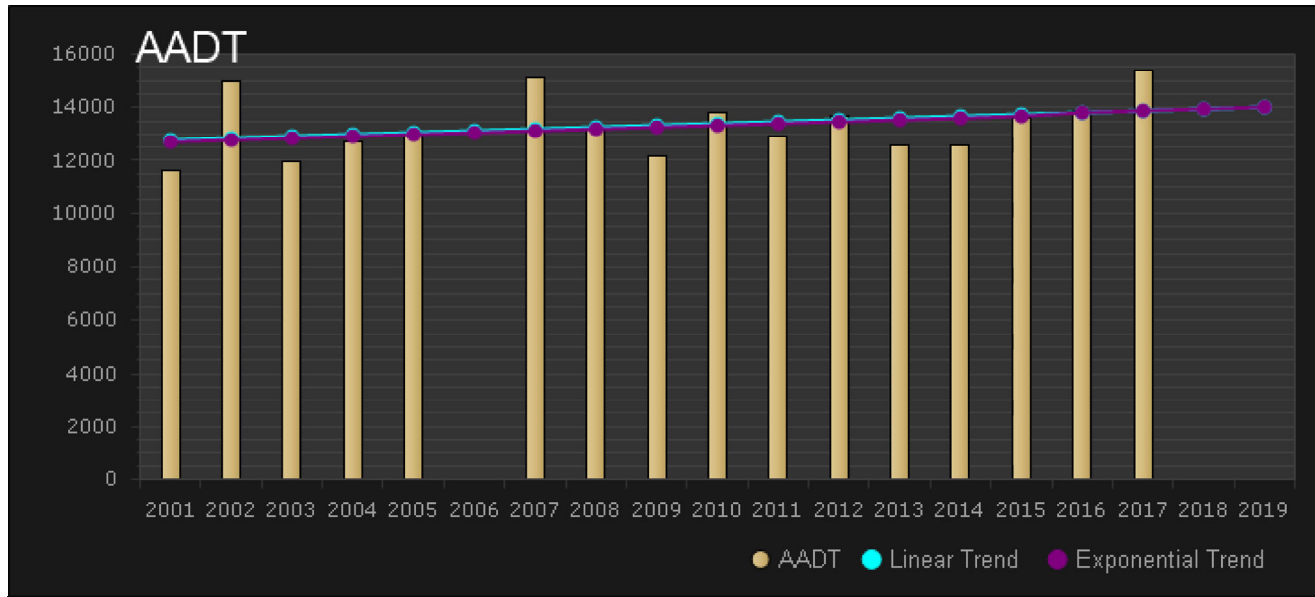
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 108-EDWARDS RD 200 FEET WEST OF SUNRISE BLVD							
2019	108	17000	0.102	0.5095	0	1425	1573
2015	108	13500	0.099	0.764	0	1049	1238
2012	108	14000	0.102	0.509	0	1160	1282
2010	108	14000	0.103	0.516	0	1222	1346
2008	108	16500	0.102	0.519		1553	1519
2007	108	16500	0.106	0.521		1564	1612
2006	108	16500	0.098	0.544		1411	1406
2005	108	16500	0.098	0.522		1398	1465
2004	108	15000	0.1	0.523		1286	1371
2003	108	15500	0.103	0.515		1328	1466

Station 940035

SR 68 / ORANGE AVE - E OF SR 9/I-95 (COUNTY 35)

Linear Growth = 0.49%

Exponential Growth = 0.54%



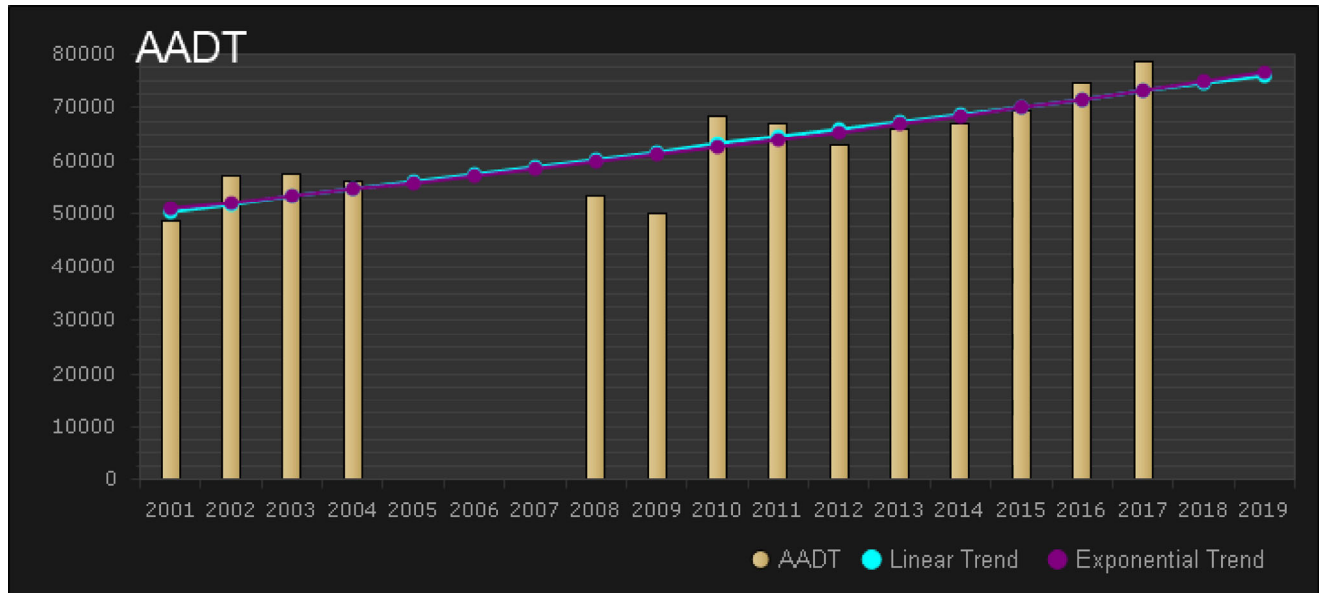
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940035-SR 68 / ORANGE AVE - E OF SR 9/I-95 (COUNTY 35)							
2017	940035	15400		50.9			
2016	940035	13900		50.9			
2015	940035	13600		51	4.31		
2014	940035	12600		50.8			
2013	940035	12600		50.8			
2012	940035	13700		56.8	3.94		
2011	940035	12900			0		
2010	940035	13800			0	1502	1290
2009	940035	12200			0	2036	2030
2008	940035	13200			0	1182	1256

Station 941902

SR 9/I-95 - N OF CR 712/MIDWAY RD,2 CABINETS (COUNTY 1902)

Linear Growth = 1.87%

Exponential Growth = 2.24%



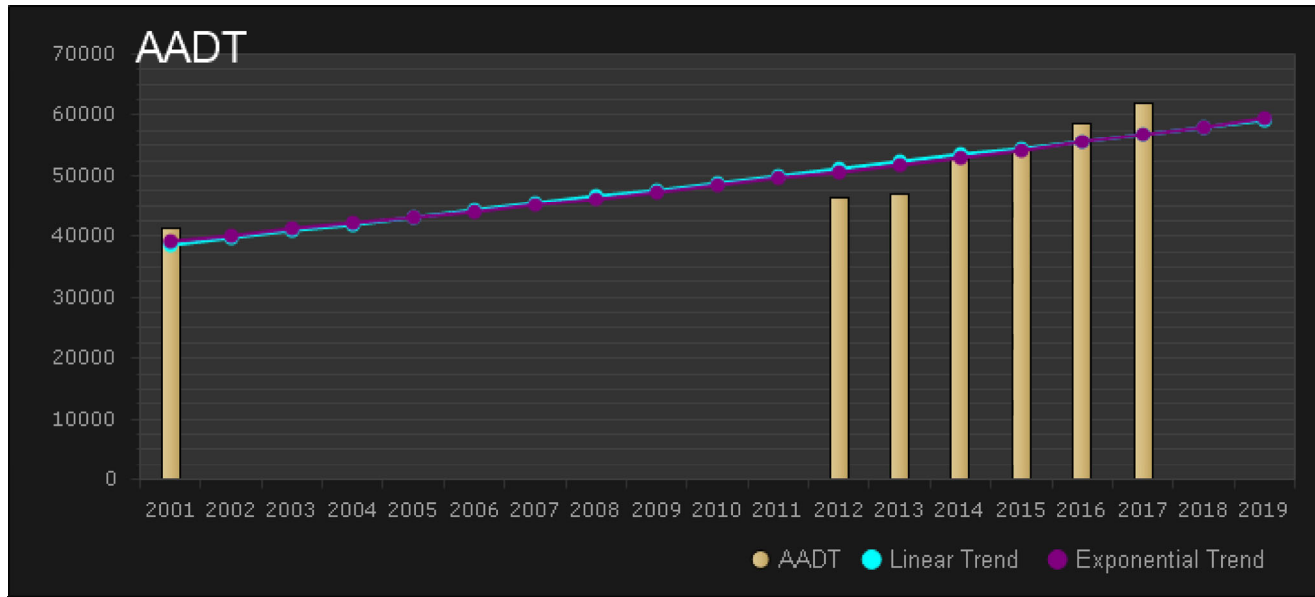
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 941902-SR 9/I-95 - N OF CR 712/MIDWAY RD,2 CABINETS (COUNTY 1902)							
2017	941902	78500		61.8			
2016	941902	74500		63.1			
2015	941902	69500		62.8	8.01		
2014	941902	67000		62.5	7.51		
2013	941902	66000		63.1	8.73		
2012	941902	63000		62.6	8.15		
2011	941902	67000			0		
2010	941902	68500			0	5219	5447
2009	941902	50000			0	4436	4390
2008	941902	53500			0	4243	4527

Station 940260

SR 9/I-95-0.6 MI S OF SR 68/ORANGE AV,ST LUCIE CO

Linear Growth = 1.93%

Exponential Growth = 2.28%



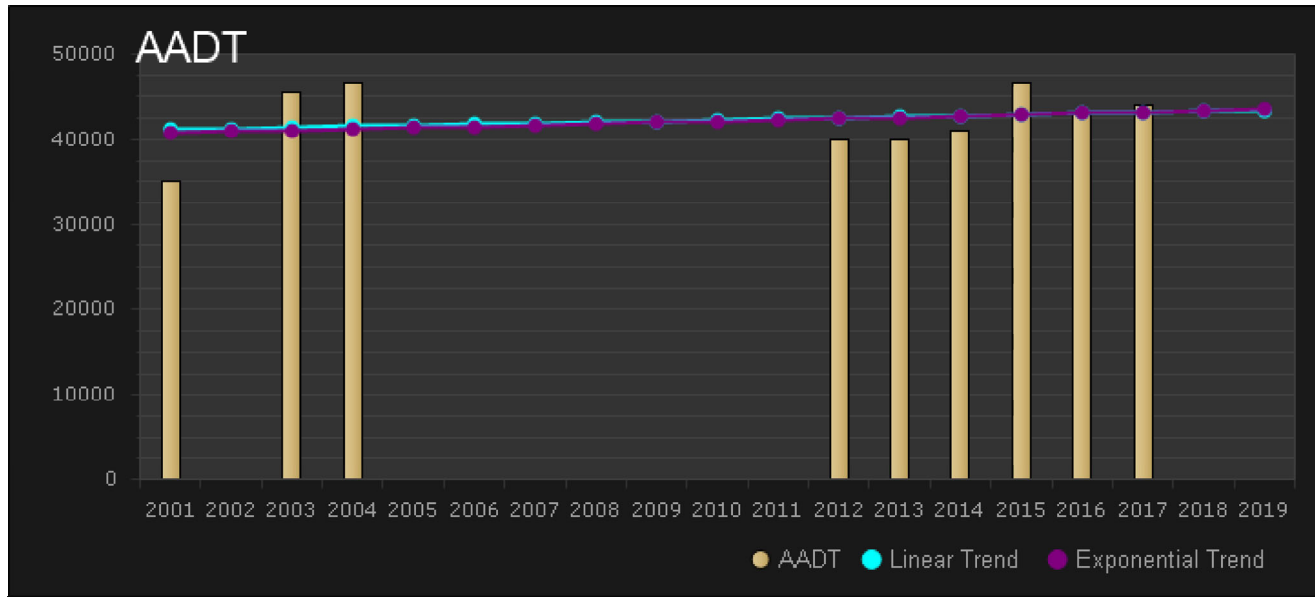
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940260-SR 9/I-95-0.6 MI S OF SR 68/ORANGE AV,ST LUCIE CO							
2017	940260	61831		52.1			
2016	940260	58614		52.4			
2015	940260	54502		52.6	11.09		
2014	940260	52710		62.5	0		
2013	940260	47000		53			
2012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

Station 941905

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

Linear Growth = 0.29%

Exponential Growth = 0.36%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 941905-SR 9 / I-95 - N OF SR 68/ORANGE AVE (COUNTY 1905)							
2017	941905	44000		61.8			
2016	941905	43000		63.1			
2015	941905	46500		62.8	15.3		
2014	941905	41000		62.5			
2013	941905	40000		63.1			
2012	941905	40000		62.6			
2004	941905	46500			0	3115	2882
2003	941905	45500			0	2710	2786
2001	941905	35000			0	2438	2443

APPENDIX D

PROPOSED TRAFFIC METHODOLOGY LETTER



October 20, 2020

St. Lucie County
2300 Virginia Avenue
Fort Pierce, Florida 34982

Attention: Mr. Kori Benton, AICP

Reference: Crossroads Industrial Traffic Study Methodology
City of Fort Pierce, Florida

Dear Mr. Benton:

Please accept this letter as the proposed traffic methodology to be used for the traffic analysis for the Crossroads Industrial project being proposed on Crossroads Parkway south of Okeechobee Road in the City of Fort Pierce. The proposed development on the currently unimproved parcel is to consist of \pm 1,133,000 S.F. of warehouse.

Trip Generation

Trip generation for the proposed development will be based on the Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 10th Edition. The Land Use code will be determined based on a review of the proposed use.

Project Distribution

Project trip distribution will be based on a review of existing travel patterns in the vicinity of the project site and previous traffic studies.

Study Intersections

The study area for the project will include the following intersections:

1. Okeechobee Road at Kings Highway/Florida Turnpike
2. Okeechobee Road at Crossroads Parkway
3. Okeechobee Road at I-95
4. Okeechobee Road at Jenkins Road
5. Jenkins Road at Edwards Road

Analysis Scenarios

The analysis scenarios for this study area will include existing (2020), background (2025), and total (2025) traffic conditions.

Background Traffic

Background traffic will be determined by reviewing historical traffic counts and applying a historical growth rate and/or adding traffic anticipated from recently approved projects. Simmons & White, Inc. will coordinate with the City of Fort Pierce and St. Lucie County to obtain the necessary traffic studies for the projects to be included in the analysis.

Intersection Analysis

Intersection capacity analysis will be performed for the study intersections using the Highway Capacity Manual (HCM) methodology. The analysis will be performed for A.M. peak hour conditions from 7:00 to 9:00 A.M and P.M. peak hour conditions from 4:00 to 6:00 P.M. Analyses will be performed using Synchro Software with HCM printouts.

Traffic Data Collection

The applicant will utilize existing intersection turning movement counts collected in 2017 or after where able to be obtained. For intersections requiring new counts, an adjustment factor will be applied as applicable to account for traffic demand changes during the current pandemic. The adjustment factor will be based on current roadway link counts in comparison to historical link counts.

Link Analysis

The radius of influence and roadway link analysis will in accordance with City Code Section 22-217. The project will be considered to have an insignificant impact (and no analysis required) on all roadway segments in which the project's peak hour traffic is anticipated to represent less than 1% of the LOS D service volume threshold. For significant roadway segments, existing traffic counts will be taken from the most recent St. Lucie TPO Traffic Counts publication and/or the FDOT Traffic Information website.

Report

The study methodology and findings will be summarized in a report. Any roadway failures will be identified in the report and mitigation measures will be reviewed as applicable.

Mr. Kori Benton, AICP
October 20, 2020 – Page 3

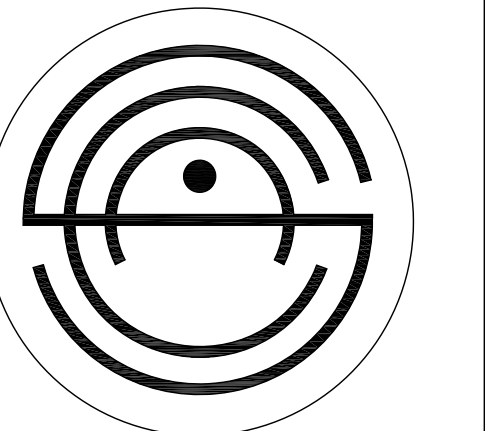
If you have any questions or require any additional information, please contact our office.
Thank you for your help with this matter.

Sincerely,

SIMMONS & WHITE, INC.



Bryan G. Kelley, P.E.



S-E-A STUDIOS, P.C.
ARCHITECTURE INTERIORS
SPACE PLANNING CONSULTING

6285 BARFIELD ROAD, SUITE 285
ATLANTA, GEORGIA 30328
FAX: (404) 257-8904

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CONSULTANT:

CONSULTANT:

CONSULTANT:

PROJECT NAME:
**CROSSROADS
INDUSTRIAL
CROSSROADS PARKWAY
FORT PIERCE, FL**

OWNER:
**THE SILVERMAN GROUP
788 MORRIS TURNPIKE
SHORT HILLS, NJ 07078**

10/1/20 PRELIMINARY

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ISSUE DATE: 10/1/20

PROJECT NO: 210045

CAD FILE:

DRAWN BY: BF

CHKD BY: SE

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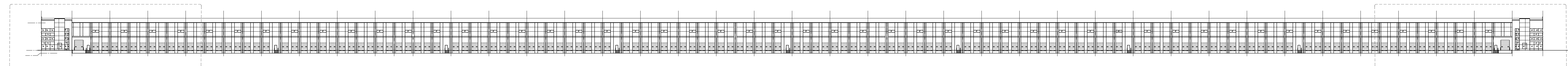
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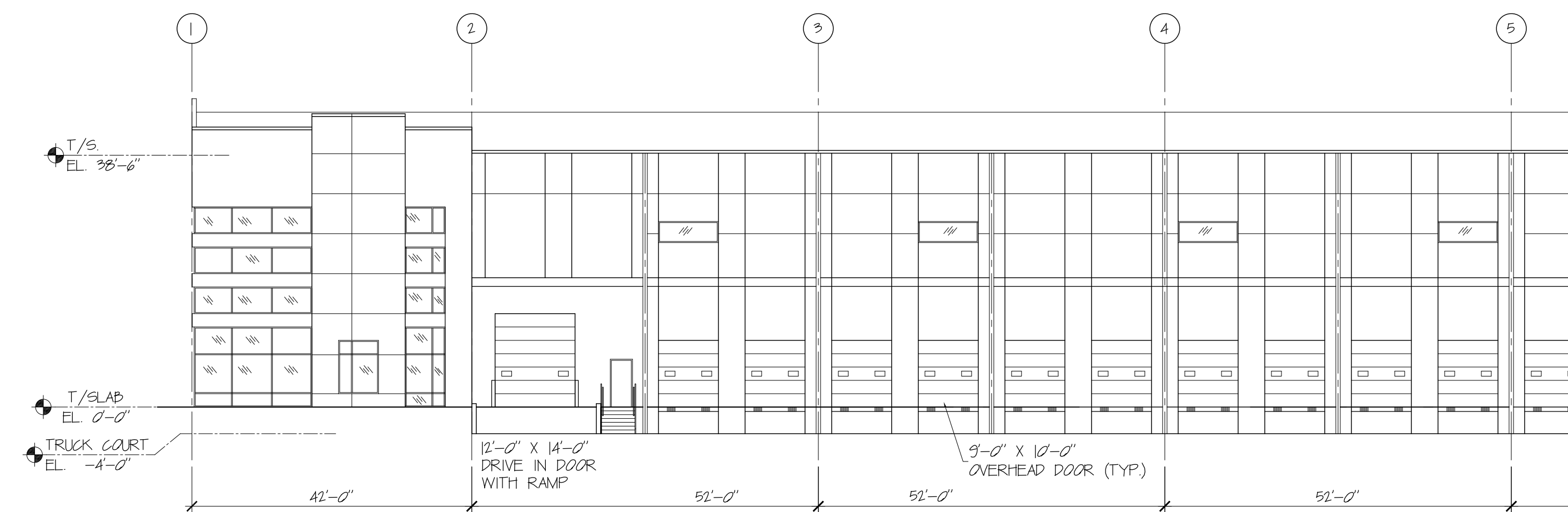
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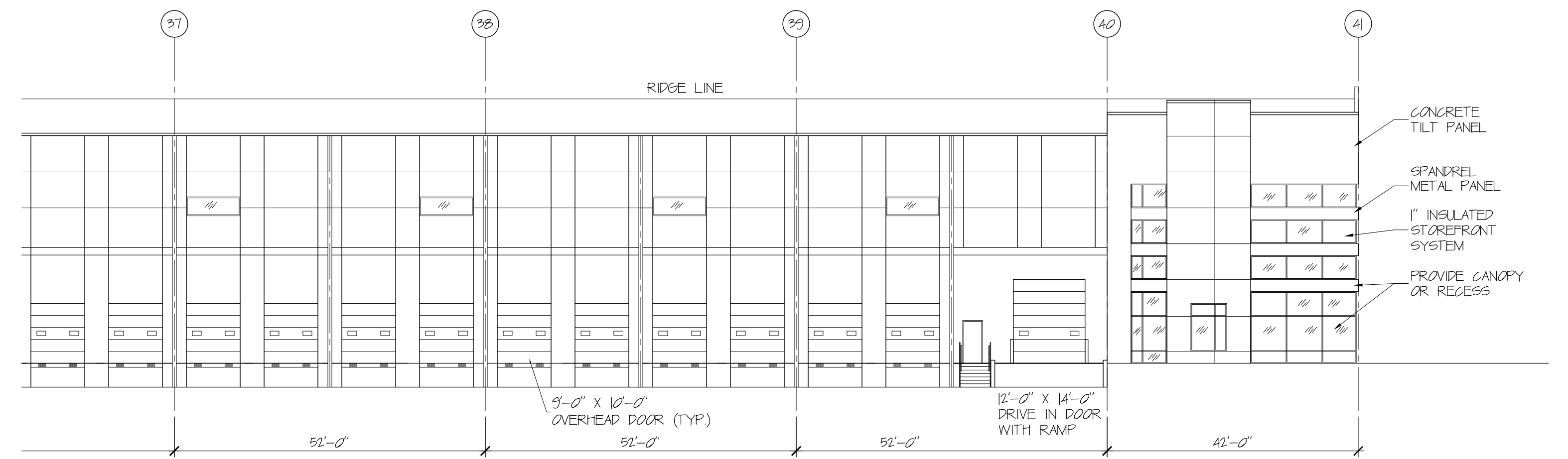
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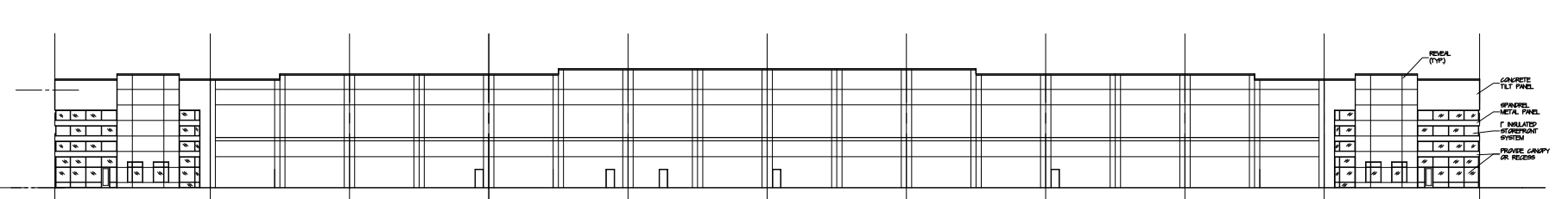
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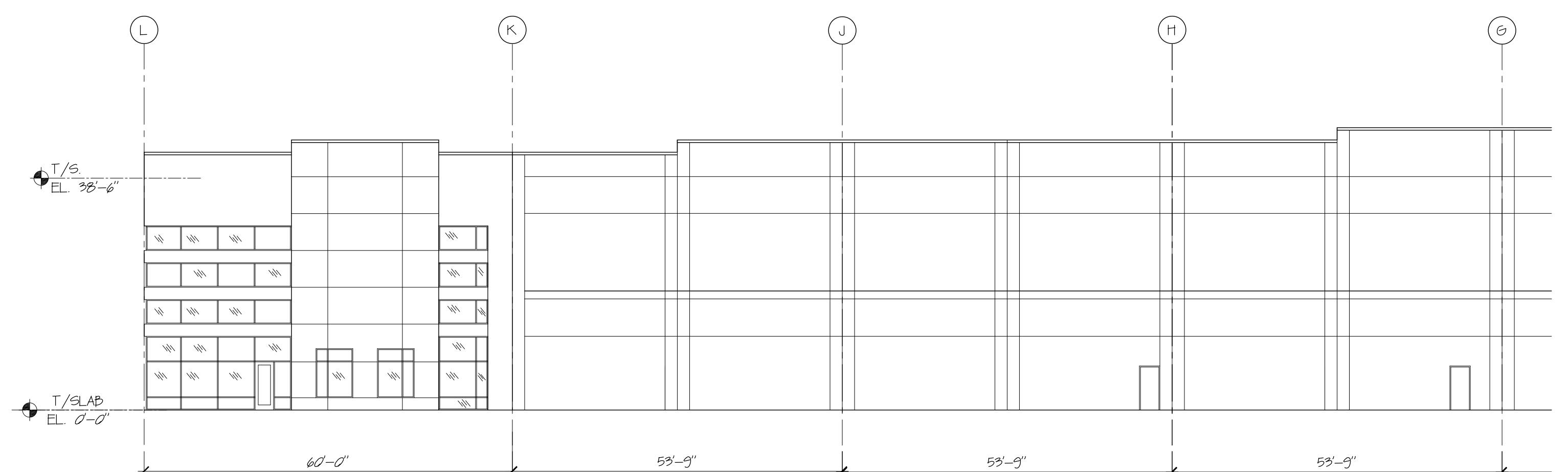
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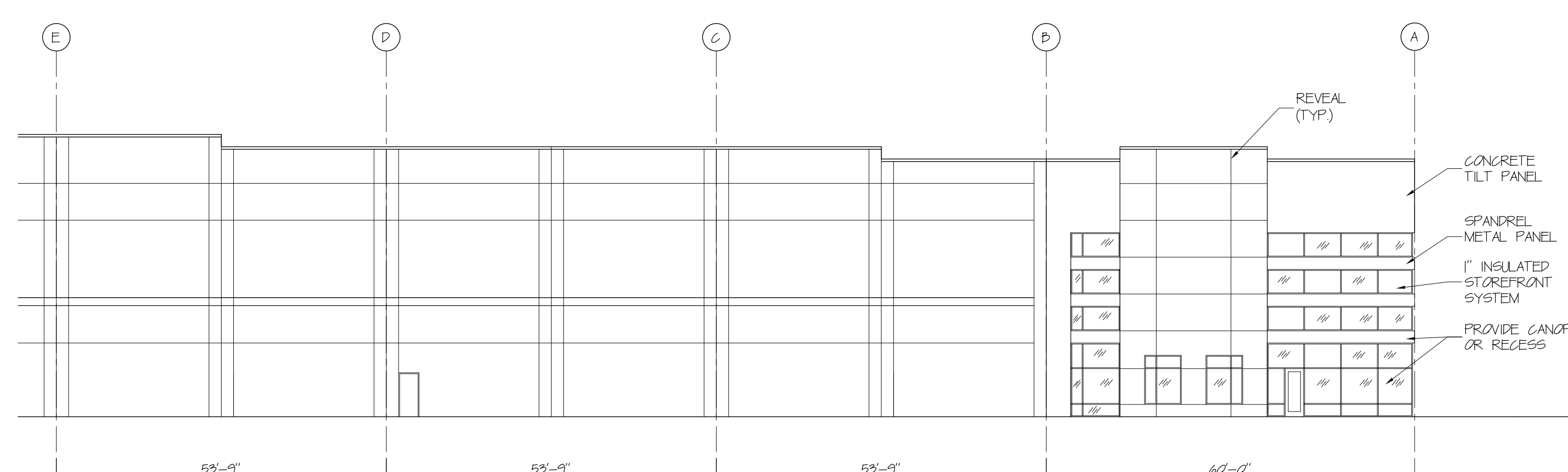
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SCALE: 1/16"=1'-0"



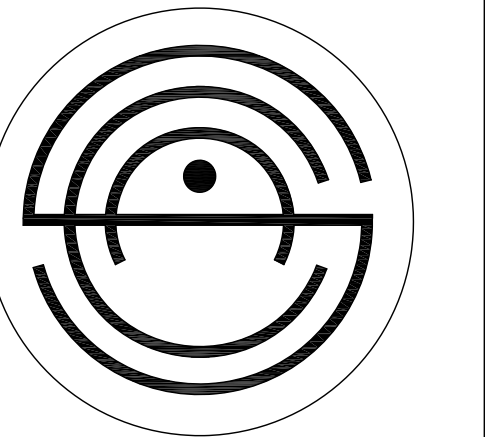
4 WEST ELEVATION (EAST SIM)
SCALE: 1/64"=1'-0"



5 ENLARGED ELEVATION
SCALE: 1/16"=1'-0"



6 ENLARGED ELEVATION
SCALE: 1/16"=1'-0"



S-E-A STUDIOS, P.C.
 ARCHITECTURE INTERIORS
 SPACE PLANNING CONSULTING

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CONSULTANT:

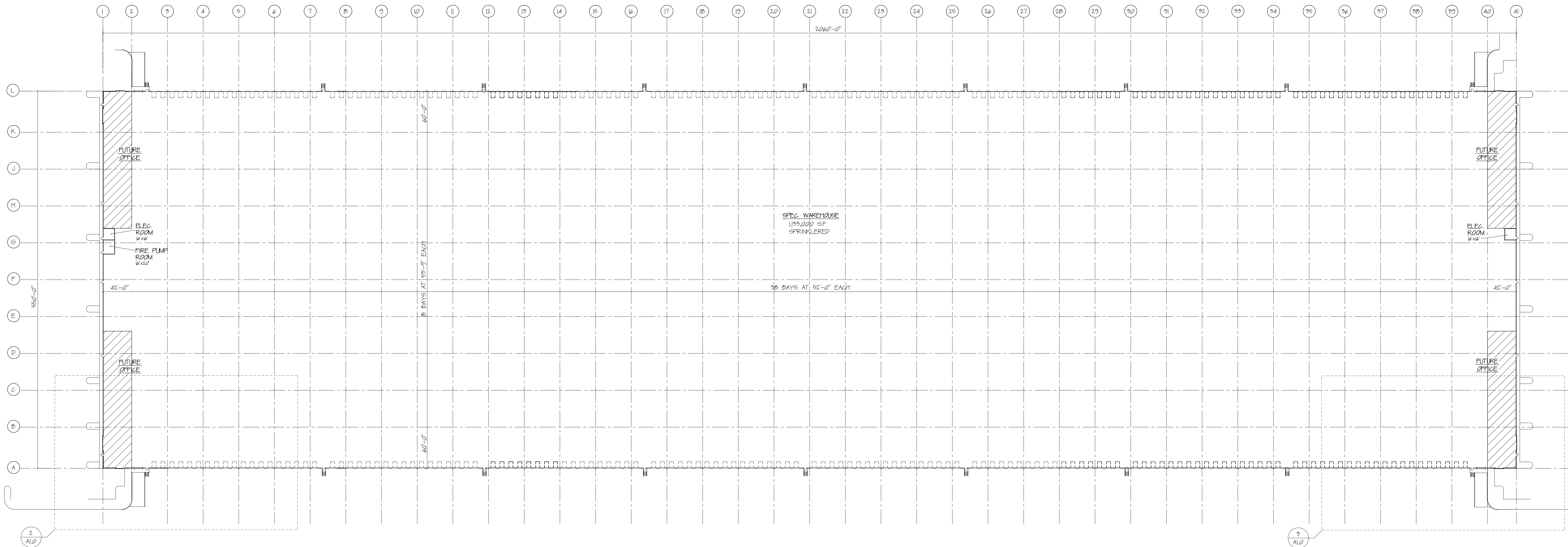
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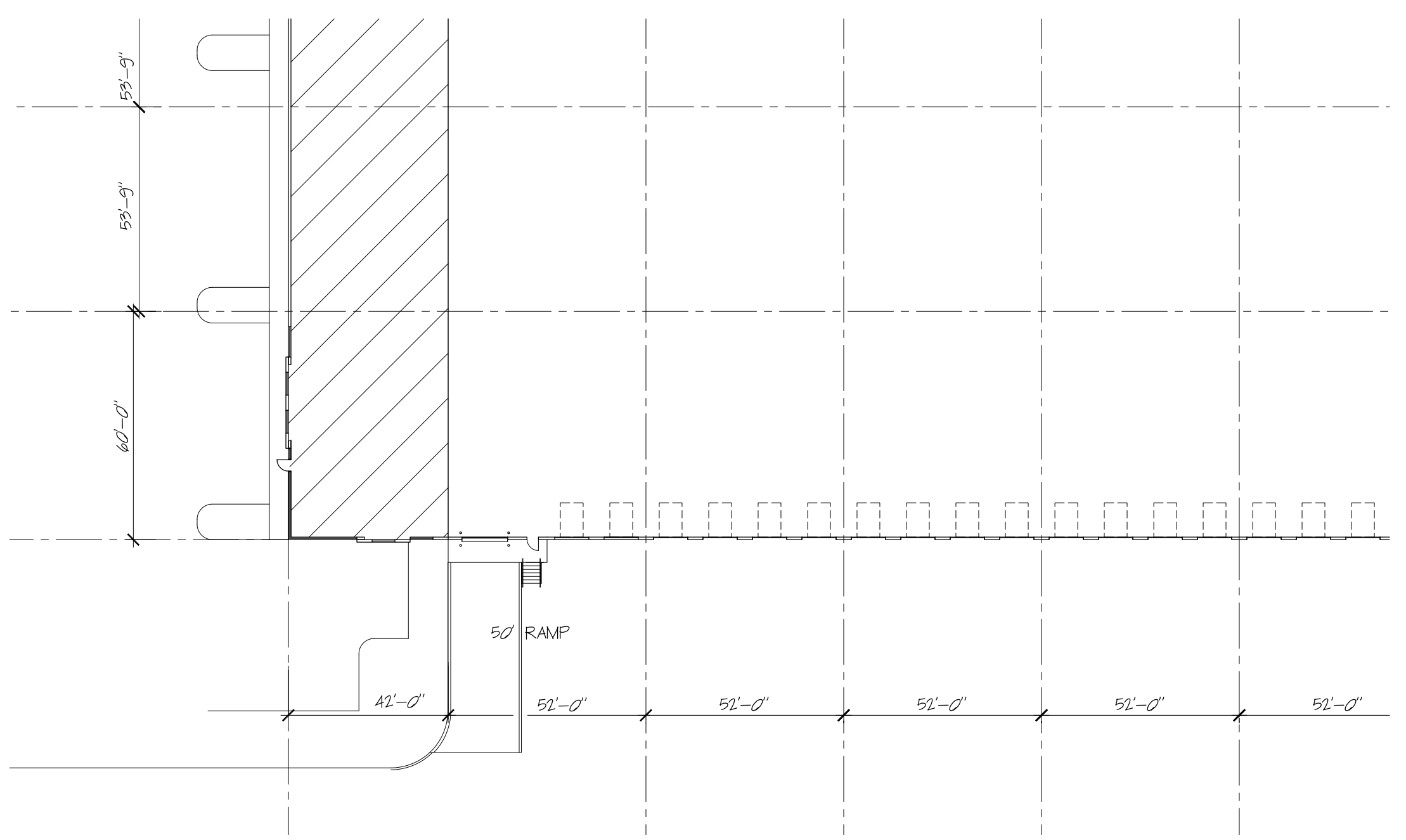
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 CROSSROADS PARKWAY
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 THE SILVERMAN GROUP
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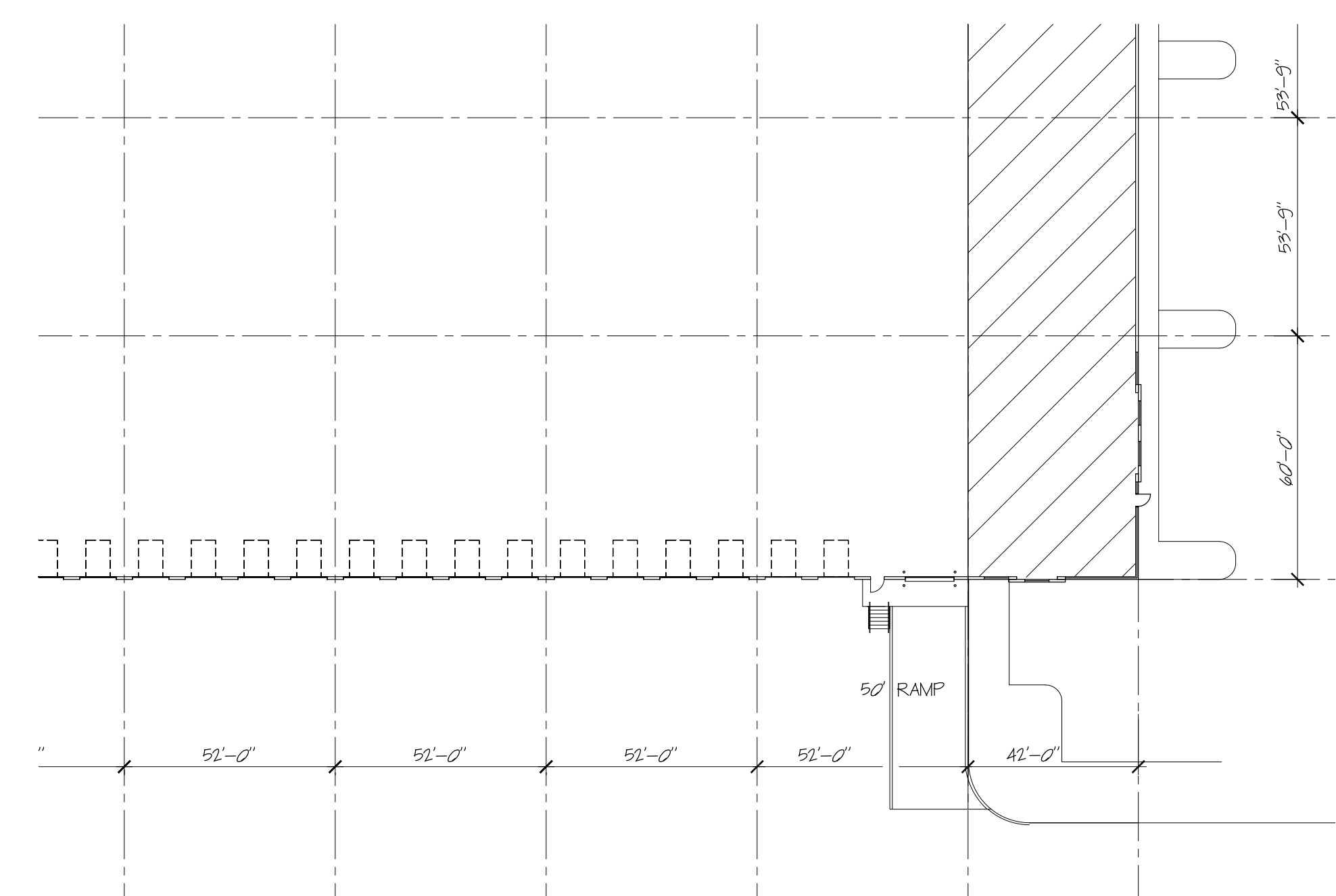
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	SHEET CONTENT:	
	FLOOR PLAN	



1 FLOOR PLAN
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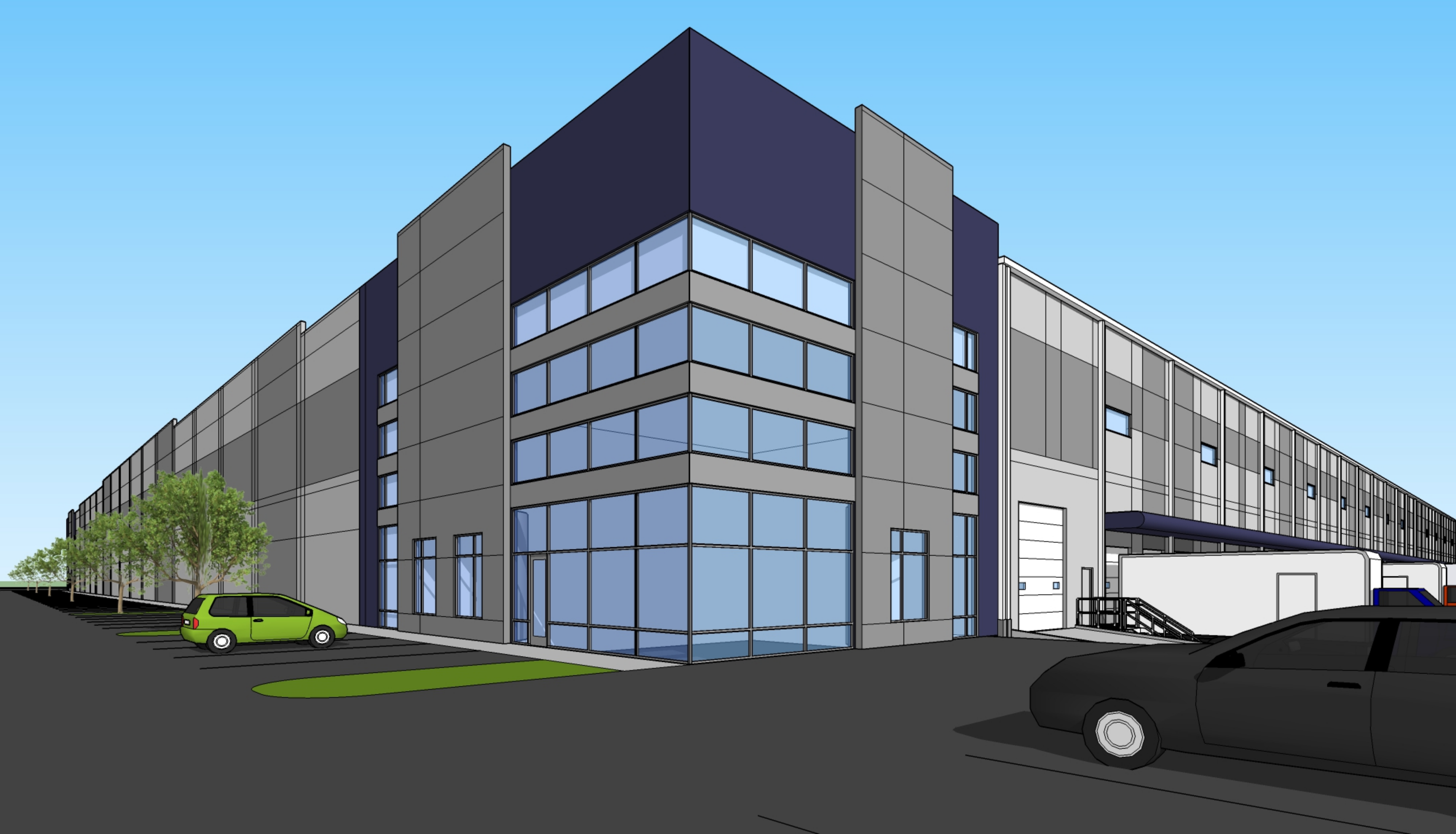


2 ENLARGED FLOOR PLAN
 SCALE: 1/32"=1'-0"



3 ENLARGED FLOOR PLAN
 SCALE: 1/32"=1'-0"











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