



DEVELOPMENT REVIEW

Property address or Location Seaway Drive
 Parcel ID #(s) 2402-504-0002-000-1
 Project description Construction of a 6,500 sf commercial building with drive-thru and 4,200 sf of storage units and associated site improvements

Harbour Isle Plaza, LLC
Property Owner(s)
77 Lighthouse Drive
Street Address
Jupiter FL 33469
City State Zip
561-623-8801
Phone Number
cmason@masondc.com
Email Address

Engineering Design & Construction, Inc., Bradley J. Currie, AICP, Vice President
Applicant/Representative, Title, Company
10250 SW Village Pkwy, Suite 201
Street Address
Port St. Lucie FL 34987
City State Zip
772-462-2455
Phone Number
bradcurrie@edc-inc.com
Email Address

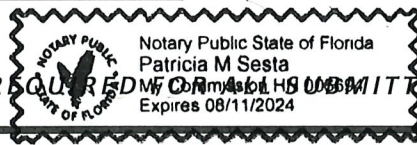
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

(Auth. Agent)
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 23rd day of March, 2021, by Bradley J. Currie who is personally known to me or has produced Tamara M. Sesta as identification.



Signature of Notary

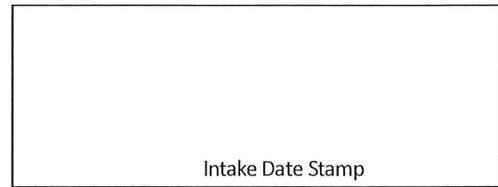


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

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

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





DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

10,700

Non-Residential: Proposed Sq. Ft.: _____

Residential: Proposed Units: _____

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

North	South	East	West
Seaway Drive	MF Residential	MF Residential	Retail

Application Outlook



Site Plan submittal requirements:

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

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



Design Review

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Brad J. Currie (Auth. Agent)
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 23rd day of March, 2021, by
Bradley J. Currie who is personally known to me or has produced
 as identification.

Patricia M. Sesta
 Signature of Notary



TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp

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.



CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW / Fire Station / Coast Guard	ROW / COS / RM	ROW / OS1
South	Residential	HIMU	PD
East	Vacant	HIMU	PD
West	Retail	HIMU	PD

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIMU	PD	15,000 sf	1.55	X
**Proposed	HIMU	PD	10,700 sf	1.55	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 1,875.00
**Proposed Zoning/FLU	Total gallons per day 1337.50
**Change in Demand	Total gallons per day reduction of 537.50 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 1500.00
**Proposed Zoning/FLU	Total gallons per day 1337.50
**Change in Demand	Total gallons per day reduction of 537.50 gpd

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Proposed Commercial Dev. Not required.				
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)		
Proposed Commercial Dev. Not required.		
	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	15,000 sf maximum buildout x 0.05 = 750 cy
**Proposed Zoning/FLU	10,700 sf x 0.05 = 535 cy
*Change in Demand	reduction of 215 cy

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

Impact	THE PROJECT IS LOCATED WITHIN THE HARBOUR ISLES MASTER STORMWATER SYSTEM (SFWMD ERP PERMIT 56-01689-P). WATER QUALITY TREATMENT AND ATTENUATION ARE PROVIDED FOR IN AN EXISTING MASTER SYSTEM LAKE. PRIOR TO DISCHARGING INTO THE LAKE ON-SITE RUNOFF WILL BE COLLECTED IN A SERIES OF INLETS AND EXFILTRATION TRENCH THAT WILL PROVIDE THE REQUIRED 0.5" OF DRY PRETREATMENT FOR COMMERCIAL DEVELOPMENT.
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III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)

G. Transportation Analysis: Complete ITE Trip Generation Data Form		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	566	AM Entry: 24, AM Exit: 21, PM Entry: 31, PM Exit: 32
**Proposed Zoning/FLU	245	AM Entry: 11 AM Exit: 9 PM Entry: 13, PM Exit: 18
*Change in Demand	Trips reduction 321 trips	Trips 13 / 12 / 18 / 8 (reductions)
Impact to Capacity	Reduction of 321 trips, AM Entry reduced 13. AM Exit reduced: 12, PM Entry reduced 18, PM Exit reduced 18.	

IV. Project Description

PHASING	
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units:	Single Family: Multifamily:
Non-residential (square footage):	
Mixed-use (describe use):	
(If this is a single phase project, name it Phase I – Total)	

RESIDENTIAL DATA					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Proposed Commercial Dev. Not required.					
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
Retail - Shopping Center	N/A	6,500		July 2021	July 2022
Self Storage		4,200		July 2021	July 2022

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



Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: Seaway Drive (TBD)
2. Property Tax ID(s): 2402-504-0002-000-1
3. Total Acreage: 1.55 Acres
4. Existing Future Land Use Designation: HIMU
5. Existing Zoning Classification: PD
6. Proposed Zoning Classification: PD
7. Other applications being submitted concurrent with this application, if any: Development
Review, Design Review, Concurrency Review

8. Describe the existing uses, improvements and structures on the amendment lands: Undeveloped
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: The applicant is proposing a 6,500 sf commercial building with drive-through and 4,200 sf storage units with associated site improvements.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Seaway Drive / Fire Station / Coast Guard	RM	OS-1
South	MF Residential	HIMU	PD
East	MF Residential	HIMU	PD
West	Retail	HIMU	PD

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Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 1,875.00
Proposed Zoning	Total gallons per day 1,337.50
Change in Demand	Total gallons per day reduction of 537.50 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
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C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	N/A		
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	N/A	
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
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F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	The project is located within the Harbour Isles Master Stormwater System (SFWMD ERP Permit 56-01689-P). Water quality treatment and attenuation are provided for in an existing master system lake. Prior to discharging into the lake on-site runoff will be collected in a series of inlets and exfiltration trench that will provide the required 0.5" of dry pre-treatment for commercial development.
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III. Transportation Analysis

G. Traffic		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	566	AM Entry: 24, AM Exit: 21, PM Entry: 31, PM Exit: 32
Proposed Zoning	245	AM Entry: 11 AM Exit: 9, PM Entry: 13, PM Exit: 18
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Impact to Capacity	Reduction of 321 trips, AM Entry reduced 13, AM Exit reduced 12, PM Entry reduced 18, PM Exit reduced 18.	

12. Name of Owner(s): Harbour Isle Plaza, LLC
 Mailing Address: 77 Lighthouse Drive
 City Jupiter State FL Zip 33469
 Phone # 561-623-8801
 E-mail: cmason@masondc.com

13. Name of Applicant: _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

14. Name of Representative: _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

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

I certify that: (Check One)

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

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

Bradley J. Currie, Authorized Agent March 29, 2021

Applicant’s Signature Date

10250 SW Village Parkway, Suite 201, Port St. Lucie,	FL	34987
Address	State	Zip
772-462-2455	772-408-4208	bradcurrie@edc-inc.com
Phone	Fax	E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Authorized Agent Bradley J. Currie, AICP (See attached Agent Auth.) 772-462-2455

Property Owner's Name (Please Print)	Phone
77 Lighthouse Drive, Jupiter	FL 33469

Address	State	Zip
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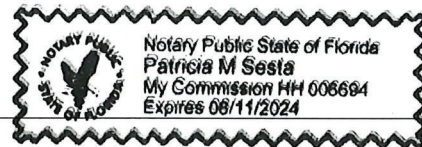
	March 29, 2021
Property Owner's Signature	Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

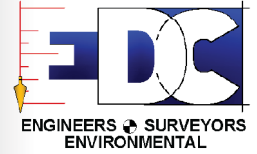
The foregoing instrument was acknowledged before me this 29th day of March, 2021, by Bradley J. Currie who is personally known to me or has produced _____ as ident

Patricia M. Sesta
Signature of Notary

(seal)



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



May 19, 2021

Via: *Electronic Mail*

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

**Re: Major Amendment to PD, Development, & Design Review – Harbour Cay Phase II
Technical Review Project # 21-0700005, Response to TRC Comments**

Dear Brandon:

On behalf of our client, please find the attached response to comments received at the April 15, 2021 TRC meeting for a project known as Harbour Cay Phase II. Each comment is identified below followed by a response in ***bold italics***.

Planning Department

1. Staff requests that the blue aluminum louver shutter adorn all of the elevations that are currently blank like it is being proposed on Garage Building A North Rear Elevation. This would be placed on both side elevations for building A and the rear and side elevations for building B.

RESPONSE: Please see revised elevations which address this comment.

2. If not already proposed, provide a pedestrian side entrance to the dumpster enclosure with a striped crosswalk from the building sidewalk to the pedestrian entrance of the enclosure.

RESPONSE: Please see revised site plan. Pedestrian access to dumpster has been added.

3. A connection to the site shall be made from the existing sidewalk along Seaway Drive similar to the connection that was made for phase 1 of the project.

RESPONSE: Please see revised site plan. Connection to existing sidewalk along Seaway Drive has been added.

4. Provide a master sign plan for phase II of the project. It would be suggested that the master sign plan is similar if not the same as the one that was approved for phase I.

RESPONSE: Please see attached signage package.

5. Provide a colored site plan to include the landscaping for visual and presentation purposes.

RESPONSE: Please see attached color rendering with landscape overlay included as requested.

6. At the time of Final Certificate of Occupancy for the commercial/retail building a landscape bond shall be filed with the Planning Department in accordance with City Code 123-6, Required Bond.

RESPONSE: Acknowledged.

7. Comments and the invoice will be forthcoming from Kimley—Horn on the Traffic Study and based on that review, additional comments may be forthcoming from Planning.

RESPONSE: *Acknowledged. Comments were received on 04/27/2021. Responses are noted below.*

Engineering Department

1. Update the site plan to identify all property dimensions and bearings.

RESPONSE: *Please see revised site plan which includes dimensions and bearings.*

2. The site plan shall include a legal description of the property.

RESPONSE: *The site plan has been revised to include the legal description as requested.*

3. Provide a recent survey which clearly identifies the parcel's boundaries and the revised description of the 53' Ingress/Egress Easement to include the ORB and Page number.

RESPONSE: *Please see attached survey as requested.*

Kimley Horn Traffic

This traffic study has been prepared using the TPO Guidelines modified to the 3% significance. This approach has been used for all recent studies in Ft. Pierce.

1. Please perform the Traffic Impact Analysis per Section 105-5 of City of Fort Pierce Land Development Code. This will require updating of, but not limited to, the following:
 - a. Pass-by trips shall not be higher than 25 percent (25%). Please revise the trip generation tables for both Phase I and Phase II. Also, please ensure the pass-by trips do not exceed 10% of adjacent street traffic.
 - b. The minimum horizon for forecasting traffic shall be five (5) years from the project's opening date. Please revise the evaluation of future conditions.

RESPONSE:

- a. *The TPO guidelines do not restrict Pass-By to 25%.*

The pass-by trips are less than 10% of the adjacent street traffic.

The Pass-By Rates for the uses were taken from the ITE Trip Generation Manual 3rd Edition. For the Coffee/Donut shop, 49% from Fast Food with drive-thru was used as a conservative value. ITE lists Coffee/Donut Shop with drive-thru as 89% pass-by. The Shopping Center value of 34% was directly from the ITE Manual.

- b. *The horizon year is 5 years in the Ordinance and 3 in the TPO Guideline. The horizon forecast was revised to 3 years.*

2. In the Appendix, please provide a volume development worksheet for Driveway 1 similar to those provided for Driveway 2 and Driveway 3.

RESPONSE: *A volume development sheet for Driveway 1 has been included in the appendix*

3. Please include internal capture calculations within the Appendix.

RESPONSE: *The internal matrices are now included in the Appendix.*

4. Upon revising the trip generation estimates, please determine the radius of impact (study area) using Table A within Section 105-5 of the City of Fort Pierce Land Development Code. The applicant may submit the updated study area for approval prior to submittal of

the revised TIA.

RESPONSE: *The radius of development is different between the codes, City code has no significance criteria whereas the TPO language has a distance but also significance.*

5. Please justify the trip distribution assumed for the percentage of traffic to/from the Harbor Isles residential development.

RESPONSE: *The Harbour Isles % assignment has been part of all prior approvals, so we continued to use that as a reasonable assignment. Harbour Isles represents the closest and greatest number in the area.*

6. The trip distribution shown in the volume development worksheet does not match what is shown in Figure 3a/b. Please revise these worksheets and HCS analysis accordingly.

RESPONSE: *The volume development sheet has been revised to match Figure 3.*

7. Please discuss the need for an ingress left-turn lane in accordance with NCHRP Report 457. Based upon the proposed uses for both Phase I and Phase II, volumes along SR A1A, and location of Driveway 2 along a curve, the need for an ingress left-turn lane may be warranted.

RESPONSE: *The FDOT had evaluated this driveway for buildout and that they did not require the left turn lane. This application is the missing parcel for which FDOT approval has already been attained.*

Fort Pierce Police Department

Overall, this is a nice design. However, consider adding a panoramic window to the east side of the building. The east elevation plan shows a planned brick wall at this time. The addition of a panoramic window will allow for "natural surveillance" by the users of the space (listed as future restaurant at this time) and would aide in deterring potential crime. The west side of the building does feature a window on that side.

RESPONSE: *We appreciate the recommendation but due to the interior design of the building (kitchen layout), a window on the eastern elevation cannot be accommodated.*

SLCFD

2. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

RESPONSE: *Acknowledged.*

3. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

RESPONSE: *Acknowledged.*

4. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

RESPONSE: *Acknowledged.*

5. Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.

RESPONSE: Acknowledged.

6. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).

RESPONSE: Acknowledged.

7. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

RESPONSE: Acknowledged.

8. The Fire District reserves the right for future comments at the site plan & building construction phase.

RESPONSE: Acknowledged.

9. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

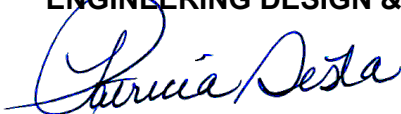
RESPONSE: Acknowledged.

10. Hydrants shall be located no more than 15 ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of fire hydrants. A clear space of not less than five feet (5 ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade.

RESPONSE: Acknowledged.

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

Respectfully,
ENGINEERING DESIGN & CONSTRUCTION, INC.



Patricia Sesta
Planner

cc: Craig Mason – Mason Development & Construction, LLC.

Z:\EDC-2021\21-151 - Mason - Harbour Cay Ph II\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2021-05-19_8_Creagan_Harbour_Cay_II_Major_Amend_Dev_Design_Rsp2Cmts_Ltr_21-151.docx

Harbour Isle Plaza LLC
77 Lighthouse Drive
Jupiter, FL 33469

AGENT CONSENT FORM

Project Name: Harbour Cay Phase II

Parcel ID: 2402-504-0002-000-1

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

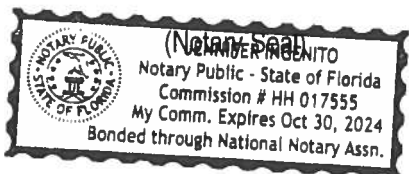
I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the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

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 11th day of March, 2021, by Craig Mason (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

[Signature]
Notary Signature

Juniper Trigueros
Printed Name of Notary



10/30/24
My commission expires

[Signature]
Owner's Signature

Craig Mason
Owner's Name

880 Jupiter Park Dr.
Street Address

Jupiter, FL 33458
City, State, Zip

561 623 8801
Telephone / Email

Prepared By:
Network Closing Services, Inc.
7651A Ashley Park Ct., Ste. 401
Orlando, FL 32835
Incidental to the issuance of a title insurance policy.
File Number: 20-505

Parcel ID #: 2402-504-0001-000-4

WARRANTY DEED

This WARRANTY DEED, dated March 25th, 2020 by Harbour Isle Development Commercial, LLC, a Florida limited liability company, hereinafter called the GRANTOR, to Harbour Isle Plaza, LLC, a Florida limited liability company, whose post office address is P.O. Box 3316, Jupiter, FL 33469, hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in St. Lucie County, Florida, viz:

Tract "D-1A", Third Replat of Harbour Isle at Hutchinson Island, according to the map or plat thereof, as recorded in Plat Book 83, Page(s) 13 and 14, of the Public Records of St. Lucie County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good, right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness
Printed Name: Richard W. Norris

Witness
Printed Name: Susan J. Gordon

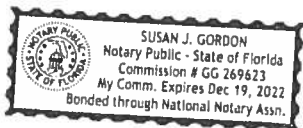
Harbour Isle Development Commercial, LLC,
a Florida Limited Liability Company

By: R. Mason Simpson, President

STATE OF FL
COUNTY OF Orange

The foregoing instrument was signed and acknowledged before me by means of physical presence or online notarization, this ___ day of March, 2020, by R. Mason Simpson as President of Harbour Isle Development Commercial, LLC, a Florida limited liability company, on behalf of the entity, who is personally known to me or has produced _____ as identification.

(SEAL)



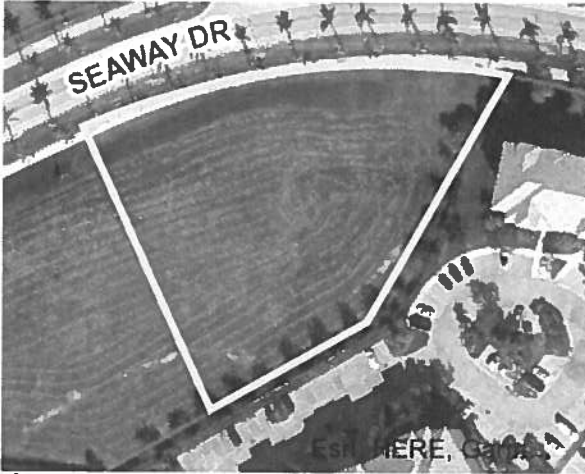
Notary Public
My Commission Expires:



Saint Lucie County Property Appraiser
 -Michelle Franklin CFA

Report generated: Thursday, March 4, 2021

Parcel Report



Parcel

PARCELNO: 2402-504-0002-000-1
Property ID: 186026
Owner1: Harbour Isle Plaza LLC
SiteAddress: TBD

Owner

Owner1: Harbour Isle Plaza LLC
Owner2:
Owner3:
MailingAddress: PO Box 3316 Jupiter, FL 33469-1004

Overview

PrimaryLandUse: 1000 - Vac Comm
DistrictGroup: 9022 - Fort Pierce
Subdivision: Third Replat Harbour Isle at Hutchinson Island
Just/Market Value: \$559,200
FinishedArea:
Acres: 1.55
TotalArea: 67,518

Legal Description

LegalDescription: THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND (PB 83-13) TRACT D-1B (1.55 AC - 67,518 SF)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	\$559,200	\$0	\$559,200	\$0	\$559,200	\$0	\$559,200	\$0	\$0
2019	\$559,200	\$0	\$559,200	\$0	\$559,200	\$0	\$559,200	\$0	\$0

Tax Links

[SLC Tax Collector's Office taxes for this parcel](#)
[Download TRIM notice for this parcel](#)

Land Lines

Line Number	Units	Unit Type
1	67,518	SqFt

Photos

Property Identification

Site Address: TBD
Sec/Town/Range: 02/35S/40E
Parcel ID: 2402-504-0001-000-4
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 186025
Map ID: 24/02N
Zoning:

Ownership

Harbour Isle Plaza LLC
PO Box 3316
Jupiter, FL 33469

Legal Description

THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND (PB 83-13) TRACT D-1A (1.535 AC - 66,865 SF)

Current Values

Just/Market Value:	\$560,200
Assessed Value:	\$560,200
Exemptions:	\$0
Taxable Value:	\$560,200



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.54
Land Size (SF):	66,865

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](#)

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

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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Saint Lucie County Property Appraiser
 -Michelle Franklin CFA

Report generated: Thursday, March 11, 2021

Parcel Report



Parcel

PARCELNO: 2402-504-0002-000-1
Property ID: 186026
Owner1: Harbour Isle Plaza LLC
SiteAddress: TBD

Owner

Owner1: Harbour Isle Plaza LLC
Owner2:
Owner3:
MailingAddress: PO Box 3316 Jupiter, FL
 33469-1004

Overview

PrimaryLandUse: 1000 - Vac Comm
DistrictGroup: 9022 - Fort Pierce
Subdivision: Third Replat Harbour Isle at
 Hutchinson Island
Just/Market Value: \$559,200
FinishedArea:
Acres: 1.55
TotalArea: 67,518

Legal Description

LegalDescription: THIRD REPLAT OF
 HARBOUR ISLE AT
 HUTCHINSON ISLAND (PB
 83-13) TRACT D-1B (1.55 AC
 - 67,518 SF)

Value History

Year	Just/Market Value	Building Value	Land Value	SFY1 Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credi
2020	\$559,200	\$0	\$559,200	\$0	\$559,200	\$0	\$559,200	\$0	\$0
2019	\$559,200	\$0	\$559,200	\$0	\$559,200	\$0	\$559,200	\$0	\$0

Tax Links

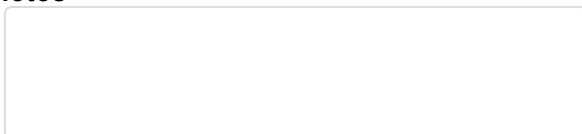
[SLC Tax Collector's Office taxes for this parcel](#)

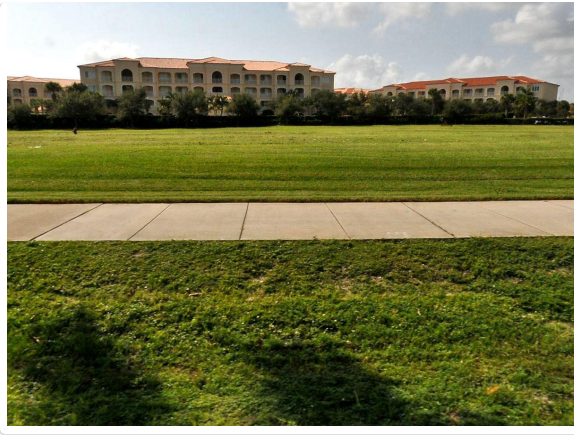
[Download TRIM notice for this parcel](#)

Land Lines

Line Number	Units	Unit Type
1	67,518	SqFt

Photos





HARBOUR CAY PHASE II

Revised Rezone, Minor Site Plan Development Review & Design Review

March 23, 2021

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of a PUD Rezone amendment, site plan along with approval of design and concurrency review for a project known as Harbour Cay Phase II. The parcel is located on Seaway Drive in Fort Pierce, Florida. The applicant is requesting approval of a 6,500-sf retail building which includes a drive-thru and 4,200 sf of storage units with associated site improvements. The parcel can be identified as Parcel ID # 2402-504-0002-000-1 and is approximately 1.55 acres total.

SITE CHARACTERISTICS & PROJECT HISTORY

The property is located on Seaway Drive in Fort Pierce, Florida and consists of approximately 1.55 acres and is currently undeveloped. The petitioner requesting approval of a site plan for a 6,500-sf retail building which includes a drive-thru and a 4,200 sf of storage units with associated site improvements.

The subject property has a current Future Land Use designation of HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development). The service provider for Water and wastewater services to serve this facility is FPUA.

To the north of the subject property lies the right-of-way of Seaway Drive. North of the right-of-way is a developed parcel of land owned by the United States Government (US Coast Guard). This parcel has a future land use designation of Conservation and Open Space (COS) and an underlying zoning category of General and Recreational Open Space (OS-1).

To the west commercial development known as Harbor Isles Shoppes Phase I which is currently under construction. The future land use designation of this property is HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development).

South of the subject properties is the right-of-way of Harbour Isle Drive followed by a multi-family development known as Harbour Isles at Hutchinson Island East. These commercial parcels have a future land use designation of HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development).

East of the subject parcel is development multifamily uses. This parcel has a future land use designation of HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development).

**SITE PLAN
DEVELOPMENT REVIEW**

Section 22.58 of the City of Fort Pierce Code of Ordinances outlines the requirements for development review. The attached material includes the necessary items required for review and approval. Due to the minor nature of the changes, a revised capacity analysis is not required as part of this submittal package.

DESIGN REVIEW

Section 22.59 of the City of Fort Pierce Code of Ordinances outlines the requirements for design review. The attached material includes necessary items required for review and approval.

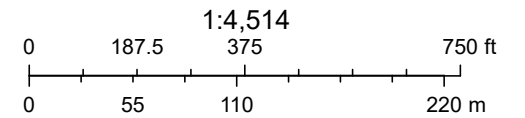
Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Z:\EDC-2021\21-151 - Mason - Harbour Cay Ph II\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-03-23_Harbour_Isles_PhII_Dev_Design_Review_Justification_Statement_21-151.docx

Saint Lucie County Property Appraiser



March 11, 2021

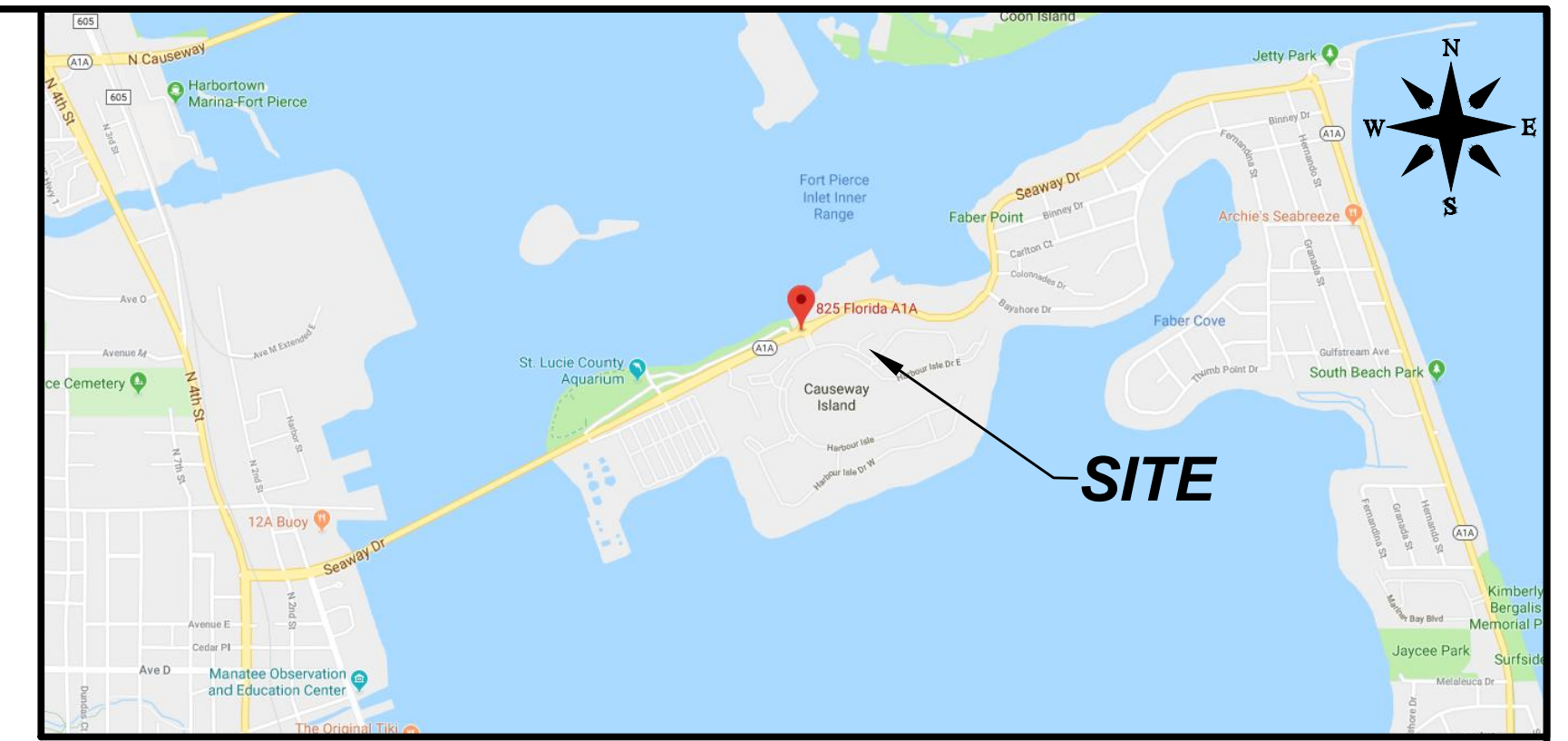
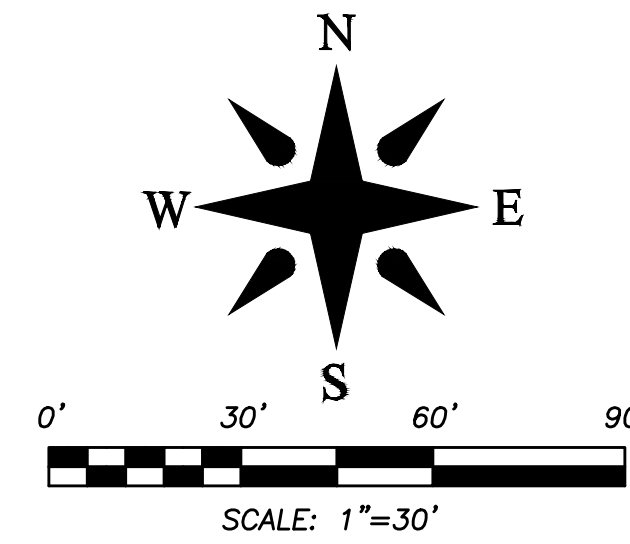


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

LEGEND

- A = ARC LENGTH
- A/C = AIR CONDITIONING
- A/E = ACCESS EASEMENT
- A.K.A. = ALSO KNOWN AS
- ASPH. = ASPHALT
- B.F.P. = BACKFLOW PREVENTOR
- BLDG. = BUILDING
- B.M. = BENCHMARK
- B.O.C. = BACK OF CURB
- B.O.W. = BACK OF WALK
- (C) = CALCULATED
- CATV = CABLE ANTENNA TELEVISION
- C.B. = CHORD BEARING
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- CH = CHORD
- C.L.F. = CHAIN LINK FENCE
- CLR. = CLEAR
- C.M.P. = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- (D) = DESCRIPTION DATUM
- D.B. = DEED BOOK
- D.C.D.A. = DOUBLE CHECK DETECTOR ASSEMBLY
- D.E. = DRAINAGE EASEMENT
- D.H. = DRILL HOLE
- D/W = DRIVEWAY
- EL. = ELEVATION
- ENC. = ENCROACHMENT
- E.O.P. = EDGE OF PAVEMENT
- E.O.W. = EDGE OF WATER
- ESMT = EASEMENT
- F.D.C. = FIRE DEPARTMENT CONNECTION
- F.F. = FINISHED FLOOR
- FND. = FOUND
- F.O.C. = FACE OF CURB
- I.D. = INSIDE DIAMETER
- INV. = INVERT
- I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B. = LICENSE BOARD
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- (M) = FIELD MEASUREMENT
- M.H. = MANHOLE
- M.H.W.L. = MEAN HIGH WATER LINE
- MIN. = MINIMUM
- M.L.W.L. = MEAN LOW WATER LINE
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- N.T.S. = NOT TO SCALE
- O.A. = OVERALL
- O.D. = OUTSIDE DIAMETER
- O/H = OVERHEAD UTILITY LINE
- O.R.B. = OFFICIAL RECORD BOOK
- O/S = OFFSET
- P = PLANTER
- (P) = PLAT DATUM
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C.P. = PERMANENT CONTROL POINT
- PG. = PAGE
- P.I. = POINT OF INTERSECTION
- P/O = PART OF
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PROP. = PROPOSED
- P.T. = POINT OF TANGENCY
- P/MT = PAVEMENT
- (R) = RADIAL
- R = RADIUS
- RGE. = RANGE
- R.P.B. = ROAD PLAT BOOK
- R.P.Z. = REDUCED PRESSURE ZONE
- R/W = RIGHT OF WAY
- (S) = SURVEY DATUM
- S.B. = SETBACK
- SEC. = SECTION
- S/D = SUBDIVISION
- S.F. = SQUARE FEET
- S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
- S.R. = STATE ROAD
- STA. = STATION
- STY. = STORY
- S/W = SIDEWALK
- T.O.B. = TOP OF BANK
- T.O.C. = TOP OF CURB
- T.O.W. = TOP OF WALL
- TWP. = TOWNSHIP
- TYP. = TYPICAL
- U/C = UNDER CONSTRUCTION
- U.E. = UTILITY EASEMENT
- U.R. = UNRECORDED
- W.C. = WITNESS CORNER
- W.M.E. = WATER MANAGEMENT EASEMENT
- W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
- W.M.T. = WATER MANAGEMENT TRACT
- YD. = YARD DRAIN
- ⊕ = BASELINE
- ⊙ = CENTERLINE
- ⊠ = CENTRAL ANGLE/Delta
- ⊞ = CONCRETE MONUMENT FOUND (AS NOTED)
- ⊞ = CONCRETE MONUMENT SET (LB #4569)
- ⊞ = ROD & CAP FOUND (AS NOTED)
- ⊞ = 5/8" IRON ROD & CAP SET (LB #4569)
- ⊞ = IRON PIPE FOUND (AS NOTED)
- ⊞ = IRON ROD FOUND (AS NOTED)
- ⊞ = NAIL FOUND (AS NOTED)
- ⊞ = NAIL & DISK FOUND (AS NOTED)
- ⊞ = MAG NAIL & DISK SET (LB #4569)
- ⊞ = PROPERTY LINE
- ⊞ = UTILITY POLE
- ⊞ = FIRE HYDRANT
- ⊞ = WATER METER
- ⊞ = WATER VALVE
- ⊞ = LIGHT POLE

Boundary Survey For: HARBOUR ISLE PLAZA



VICINITY SKETCH
(NOT TO SCALE)

This survey is made specifically and only for the following party for the purpose of a due diligence on the surveyed property.

Harbour Isle Plaza

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:

825 Seaway Drive
Fort Pierce, FL 34949

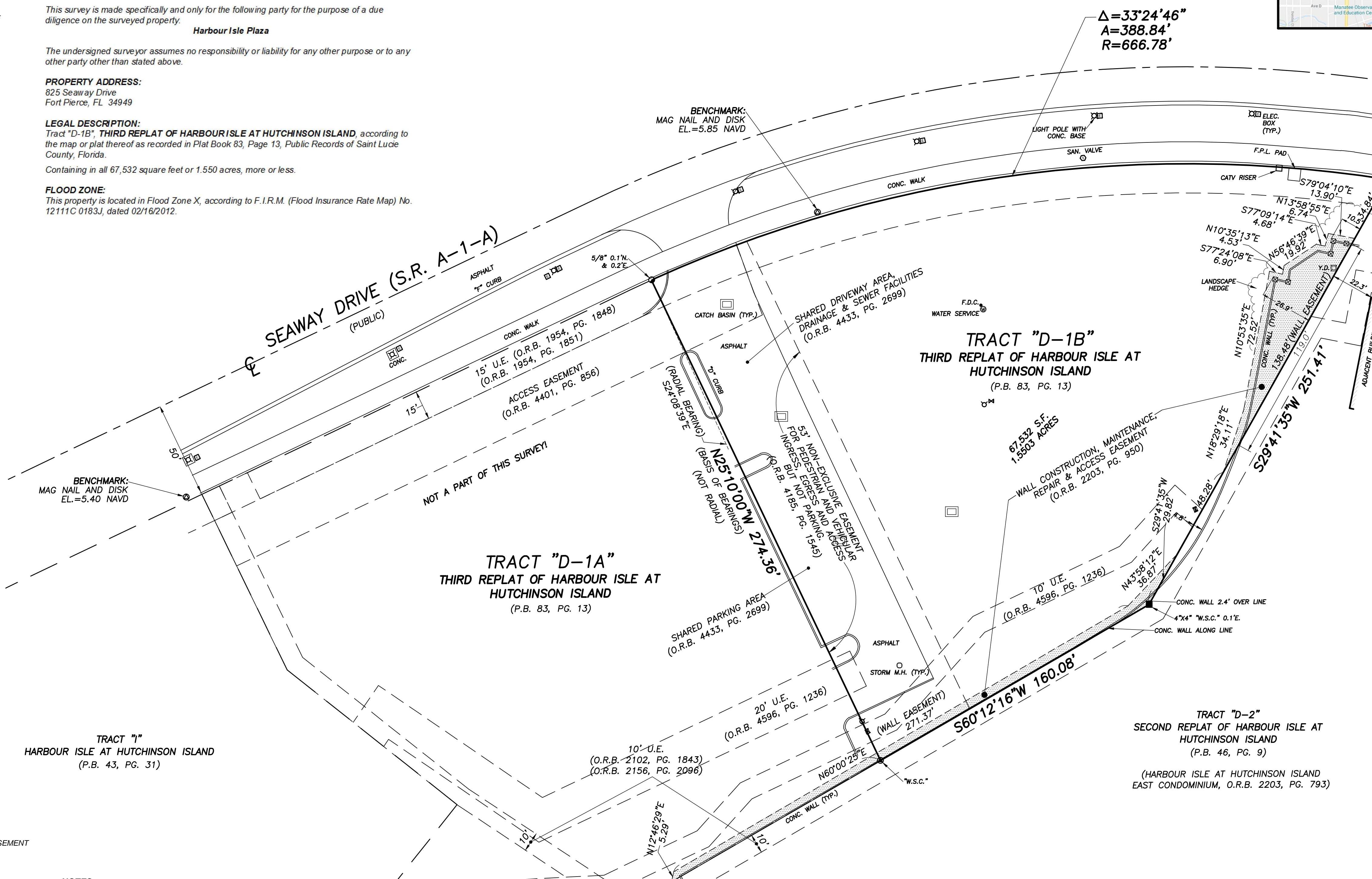
LEGAL DESCRIPTION:

Tract "D-1B", THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, according to the map or plat thereof as recorded in Plat Book 83, Page 13, Public Records of Saint Lucie County, Florida.

Containing in all 67,532 square feet or 1.550 acres, more or less.

FLOOD ZONE:

This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12111C 0183J, dated 02/16/2012.



$\Delta = 33^{\circ}24'46''$
 $A = 388.84'$
 $R = 666.78'$

TITLE COMMITMENT REVIEW						
CLIENT: Harbour Isle Plaza, LLC, a Florida limited liability company						
REVIEWED BY: CRAIG L WALLACE						
JOB NO.: 18-1256-10						
DATE: July 24, 2019						
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1	NA	Standard Exception				
2a	PB 43 PGS 31	Plat of HARBOUR ISLE AT HUTCHINSON ISLAND				
2b	ORB 1954 PG 1844	Affidavit of Surveyor				
3	PB 46 PG 9	All matters contained on the Plat of Second Replat of Harbour Isle at Hutchinson Island				
4	ORB 1862 PG 402	Resolution No. 03-25				
5a	ORB 1960, PG 2349	Public Utility Easement granted to the City of Ft. Pierce				
5b	ORB 1964, PG 1851	Amended and Restated Public Utility Easement				
5c	ORB 2173, PG 2419	Affected by Termination				
6	DB 127, PG 302 DB 188, PG 447 ORB 87, PG 151 ORB 1745, PG 2742 ORB 2076, PG 1907	Oil, gas and mineral reservations contained in Deeds from the Trustee of the Internal Improvement Fund, as affected by Release of Entry and Exploration, and as affected by Release				
7a	ORB 1954 PG 1857	Declaration of Protective Covenants and Restrictions for Harbour Isle				
7b	ORB 2103, PG 404 ORB 2136, PG 2656 ORB 2203, PG 598 ORB 2289, PG 1	As amended				
7c	ORB 3036, PG 2940	Certificate of Amendment and Restatement of the Bylaws				
7d	ORB 1950, PG 101	Easement - including generators and well supply systems				
7e	ORB 4185, PG 1538	Third Supplement and Amendment, which contain provisions creating easements and/or easements				
8	ORB 2102, PG 1843 ORB 2171, PG 2913 ORB 1964, PG 1848	Easements granted to BellSouth Telecommunications, Inc.				
9	ORB 1954, PG 1844 ORB 1954, PG 1844 ORB 2076, PG 1903 ORB 2076, PG 1903	Grant of Utility Easement, Affidavit of Surveyor, Jondler of Mortgage				
10	ORB 2156, PG 2096 ORB 2191, PG 900	Grant of Easements granted to Comcast Cable of Colorado/Florida, Inc.				
11	ORB 2203, PG 950	A Perpetual, Non-Exclusive Easement for maintaining perimeter wall further described				
12	PB 83, PG 13 PB 83, PG 15	All matters contained on the Plat of Third Replat of Harbour Isle at Hutchinson Island				
13	ORB 4401 PG 896	Grant of Non-Exclusive Access Easement				
14	ORB 4294, PG 328	Recorded Notice of Environmental Resource Permit (Informational) Covenants, conditions, rights, easements, easements and restrictions recorded June 17, 2020, in O.R. Book 4433, Page 2899, Public Records of Saint Lucie County, Florida, (hereinafter "Declaration"). Such Declaration may establish and provide without limitation for easements, liens, charges, easements, an option to purchase a right of first refusal, and/or the prior approval of a future purchaser or occupant.				
15	ORB 4433, PG 2699	Notice of Commencement Easement in favor of Fort Pierce Utilities Authority (Replaced by O.R. Book 4596, Page 1236)				
16	ORB 4446, PG 1817	Easement in favor of Fort Pierce Utilities				
17	ORB 4587, PG 2432	Easement in favor of Fort Pierce Utilities				
18	ORB 4596, PG 1236	Easement in favor of Fort Pierce Utilities				

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from file number 1065683, issued by Attorneys' Title Fund Services, dated April 26, 2021. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 04/27/2021

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

Boundary Survey For:

HARBOUR ISLE PLAZA



FIELD:	G.M.	JOB No.:	18-1256-16	F.B. DXF PG.
OFFICE:	S.W.	DATE:	04/27/21	DWG. No.: 18-1256-10
C'KD.:	C.W.	REF.:	18-1256.DWG	SHEET: 1 OF 1

DESCRIPTION SKETCH FOR: TRACT "D-1B"

LEGAL DESCRIPTION:

That portion of Tract D-1, of **SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND**, according to the Plat thereof, as recorded in Plat Book 46, Page(s) 9 and 10, of the Public Records of St. Lucie County, Florida, lying East of the following described line:

COMMENCE at the Northwest corner of said Tract D-1;
thence North 64°50'00" East, along the North line of said Tract D-1 (the North line of said Tract D-1 is assumed to bear North 64°50'00" East and all other bearings are relative thereto), a distance of 244.91 feet to the beginning of a curve concave to the South having a radius of 666.78 feet and a central angle of 1°01'21";
thence Easterly, along the arc of said curve, a distance of 11.90 feet to the **POINT OF BEGINNING** of the hereinafter described line;
thence South 25°10'00" East, a distance of 274.36 feet to a point on the South line of said Tract D-1 and the **POINT OF TERMINUS**.


Containing in all 67,532 square feet or 1.550 acres, more or less.

NOTES:

1. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 127661-41, issued by Fidelity National Title Insurance Company, dated June 28, 2018. This office has made no search of the Public Records.
2. This sketch is not valid unless sealed with an embossed surveyor's seal and accompanied by Sheet No. 2 of 2.
3. This sketch cannot be transferred or assigned without the specific written permission of **Wallace Surveying Corporation**.
4. This is not a survey!

CERTIFICATION:

I **HEREBY ATTEST** that the description sketch shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.



Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

18-1256-6



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 09/11/18

DWG. No.: 18-1256-6

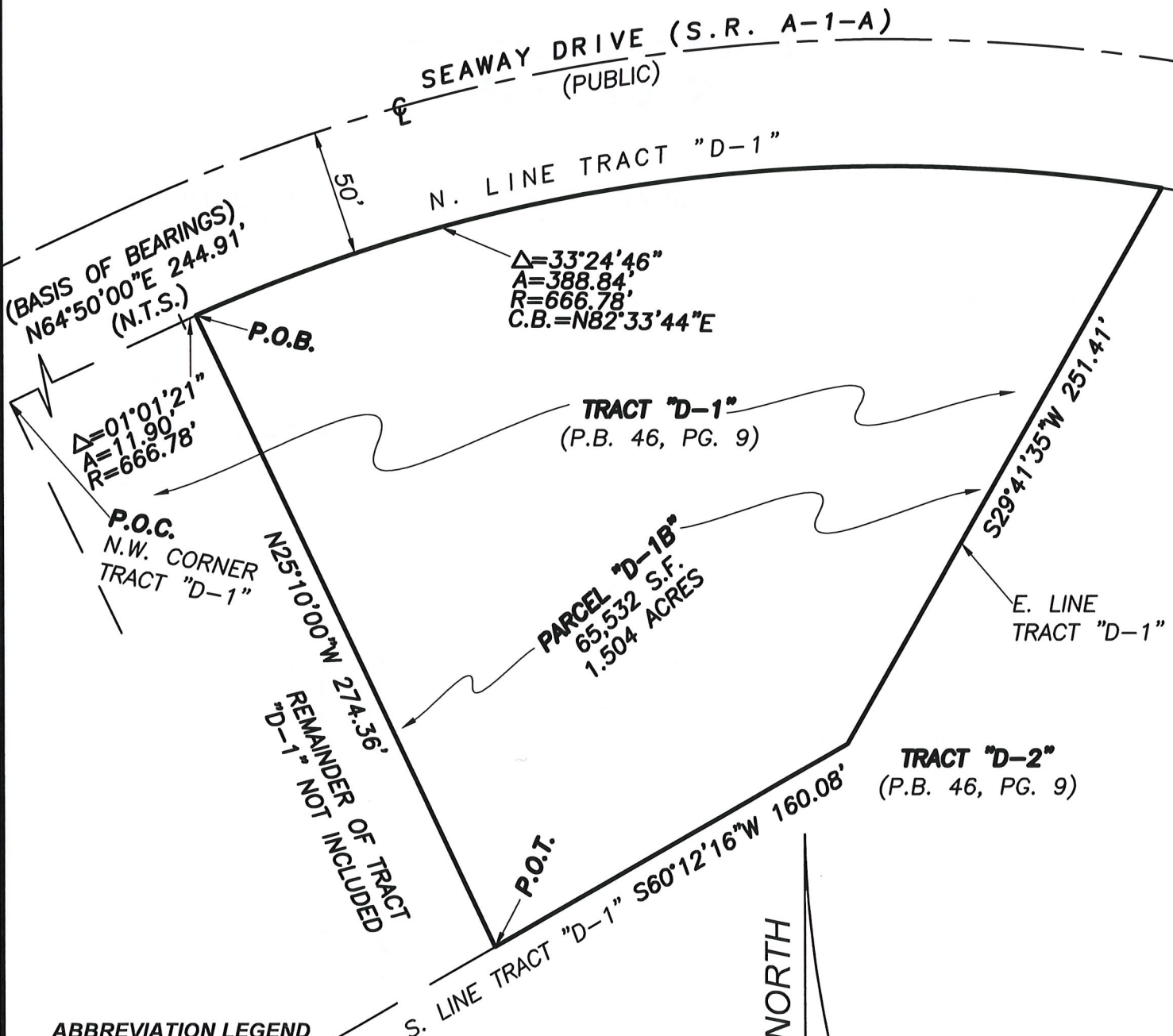
OFFICE: S.W.

SHEET: 1 OF 2

C'K'D.: C.W.

JOB No.: 18-1256.5

TRACT "D-1B"



ABBREVIATION LEGEND

- ☉ =CENTERLINE
- C.B. =CHORD BEARING
- N.T.S. =NOT TO SCALE
- O.R.B. =OFFICIAL RECORDS BOOK
- P.B. =PLAT BOOK
- PG. =PAGE
- P.O.B. =POINT OF BEGINNING
- P.O.C. =POINT OF COMMENCEMENT
- P.O.T. =POINT OF TERMINUS
- R/W =RIGHT OF WAY
- U.E. =UTILITY EASEMENT



SCALE IN FEET
 SCALE: 1"=60'



WALLACE SURVEYING
 CORP. LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 09/11/18

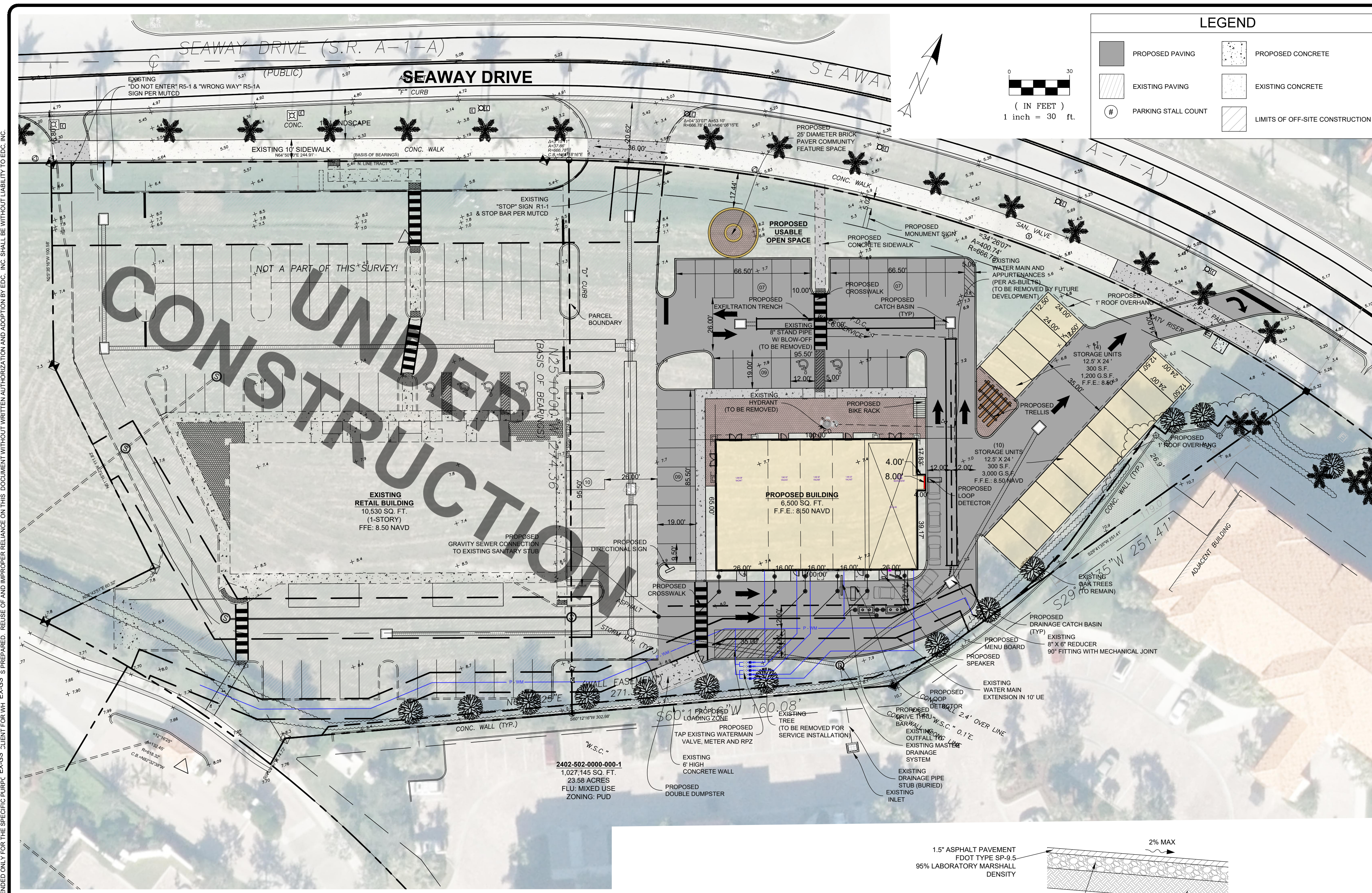
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OFFICE: S.W.

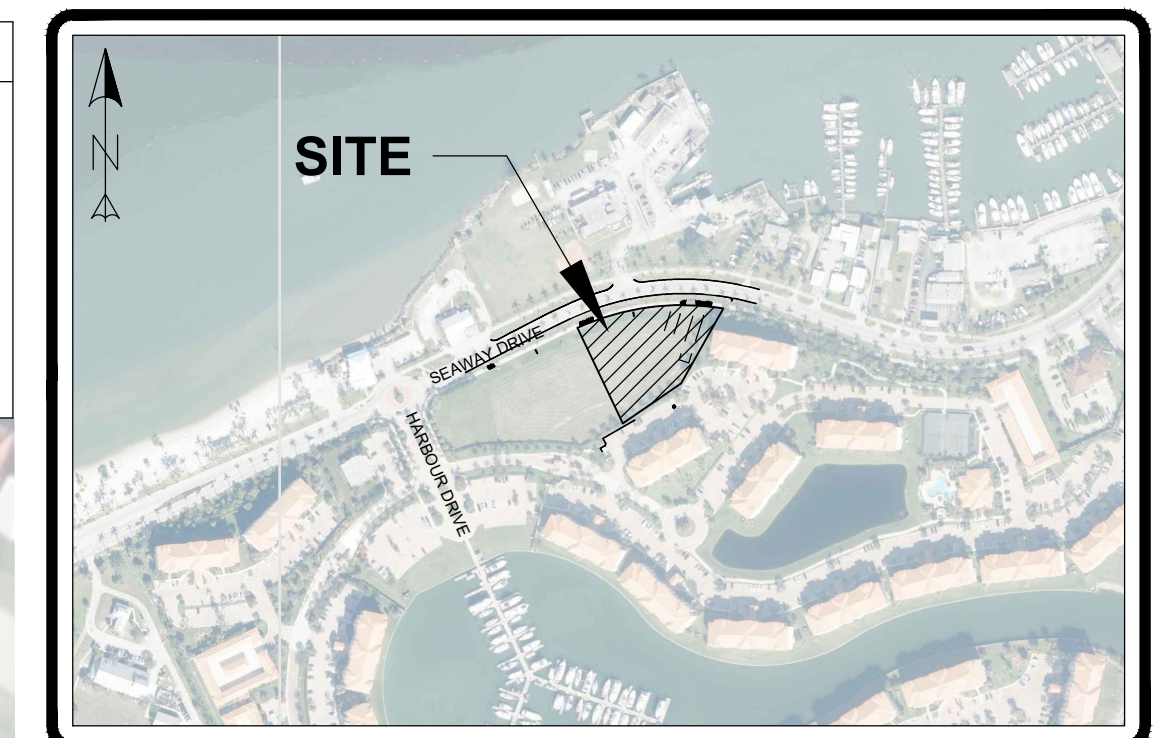
SHEET: 2 OF 2

C'K'D.: C.W.

JOB No.: 18-1256.5



Z:\EDC-2021\121-151 - Harbour Cay 6-5K Building R7.dwg CONCEPT SITE PLAN, 5/26/2021 4:32:10 PM, James EDC, Inc.



FORT PIERCE, FLORIDA
VICINITY MAP
SCALE: 1" = 500'

LEGAL DESCRIPTION
TRACT "D-1B" OF THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 13, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

TOTAL SITE AREA: 67.531 S.F. 1.55 AC.
PARCEL ID: 2402-501-0001-010-8

PROJECT NAME: HARBOUR ISLES SHoppes
OWNER/DEVELOPER: 825/835 SEAWAY DRIVE FORT PIERCE, FLORIDA 34949

SITE DATA	CURRENT
FUTURE LAND USE:	HUTCHINSON ISLAND MIXED USE (HIMU)
ZONING:	PLANNED DEVELOPMENT
GROSS SITE AREA	66,877 S.F. (1.54 AC)
GROSS PROPOSED DEVELOPMENT AREA	67,532 S.F. (± 1.55 AC) = 100.00%

IMPERVIOUS AREA	PERCENT
PROPOSED BUILDING	6,500 S.F. 0.15 AC 09.68%
PROPOSED STORAGE UNITS	4,200 S.F. 0.10 AC 06.45%
PROPOSED PAVEMENT	22,268 S.F. 0.51 AC 32.90%
PROPOSED CONCRETE	1,211 S.F. 0.03 AC 01.94%
PROPOSED PAVERS	1,808 S.F. 0.04 AC 02.58%
EXISTING PAVEMENT	13,645 S.F. 0.31 AC 20.00%

PERVIOUS AREA	PERCENT
OPEN SPACE	17,900 S.F. (0.41 AC) 26.45%
	17,900 S.F. (0.41 AC) 26.45%

USEABLE OPEN SPACE AREA:
REQUIRED - OPEN SPACE S.F. @ 0.5% = 8,950 S.F.
PROPOSED = 8,950 S.F.

PROPOSED BUILDING COVERAGE: 09.68%
MAXIMUM BUILDING COVERAGE: 20.00%

BUILDING DATA
GROSS SQUARE FOOTAGE: 6,500 S.F.

SETBACKS FRONT: 25' SIDE: 15' REAR: 20'

PARKING CALCULATIONS

REQUIRED PARKING	PROVIDED PARKING
REQUIRED PARKING SPACES (10,530 S.F. (1 SPACE / 200 S.F.)) = 33 SPACES	PROVIDED PARKING SPACES = 42 SPACES
REQUIRED HANDICAP SPACES (INCLUDED) = 2 SPACES	PROVIDED HANDICAP SPACES (INCLUDED) = 2 SPACES
REQUIRED BICYCLE PARKING (1 PER 10 PROVIDED SPACES) = 4 STALLS	PROVIDED BICYCLE STALLS = 4 STALLS

NOTE: REQUIRED PARKING RATE PER HARBOUR ISLE PUD FOR RETAIL USE

PROJECT STATEMENT:
THE PROJECT PROPOSED THE DEVELOPMENT OF THE 1.55 ACRE PARCEL WITH THE CONSTRUCTION OF A 6,500 SF COMMERCIAL BUILDING, A PARKING LOT, A STORMWATER MANAGEMENT SYSTEM, AND UNDERGROUND UTILITIES. ALL IMPROVEMENTS SHALL CONFORM TO THE FORT PIERCE CODE OF ORDINANCES AND HARBOUR ISLE PUD.

SURVEY:
THIS SITE IS BASED UPON A SURVEY THAT WAS PROVIDED BY WALLACE SURVEYING CORP.

DATUM NOTE:
THESE PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM (NAVD), A TYPICAL ACCEPTED CONVERSION TO NGVD FROM NAVD IS...
NAVD = NGVD - 1.475'

WATER AND SEWER:
WATER AND SEWER SERVICE TO THE BUILDING WILL BE PROVIDED BY EXISTING FORT PIERCE UTILITIES AUTHORITY (FPUA) MAINS LOCATED ADJACENT TO THE PROJECT SITE. PROPOSED POINTS OF CONNECTION AND POINTS OF SERVICE ARE SHOWN ON THIS PLAN. THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY. ALL FINAL UTILITY DESIGN AND SIZES TO BE INCLUDED ON CONSTRUCTION LEVEL PLANS.

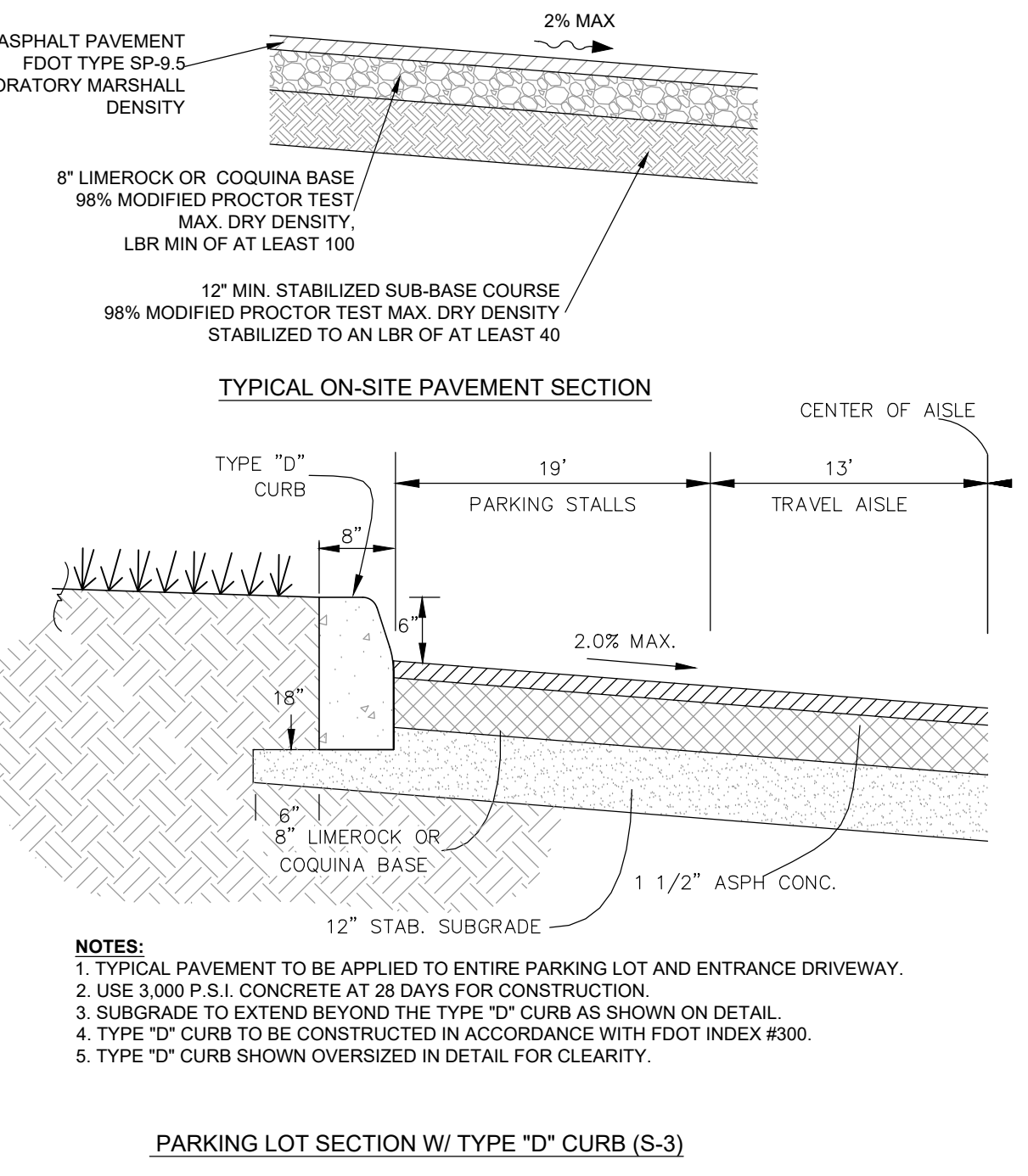
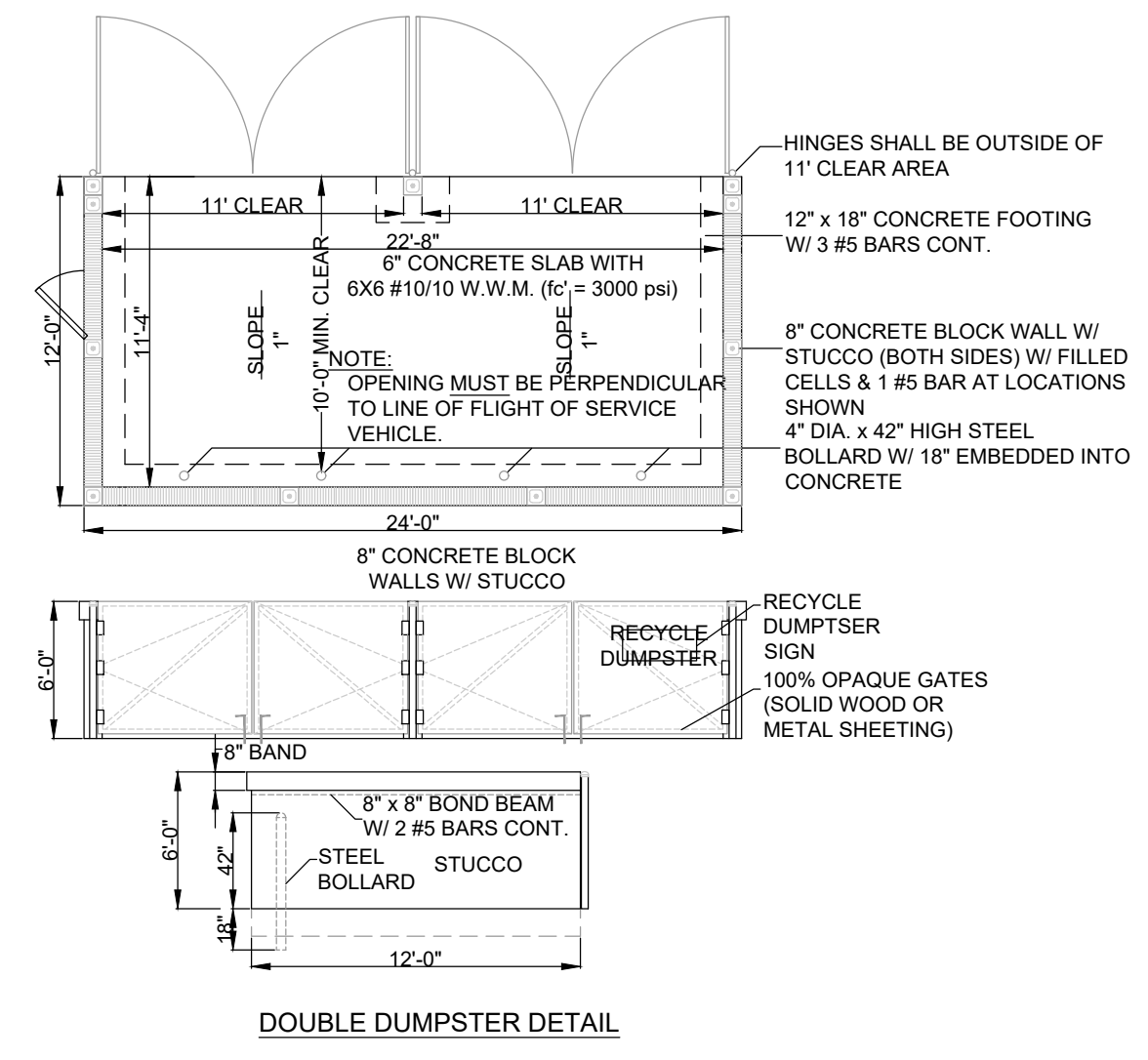
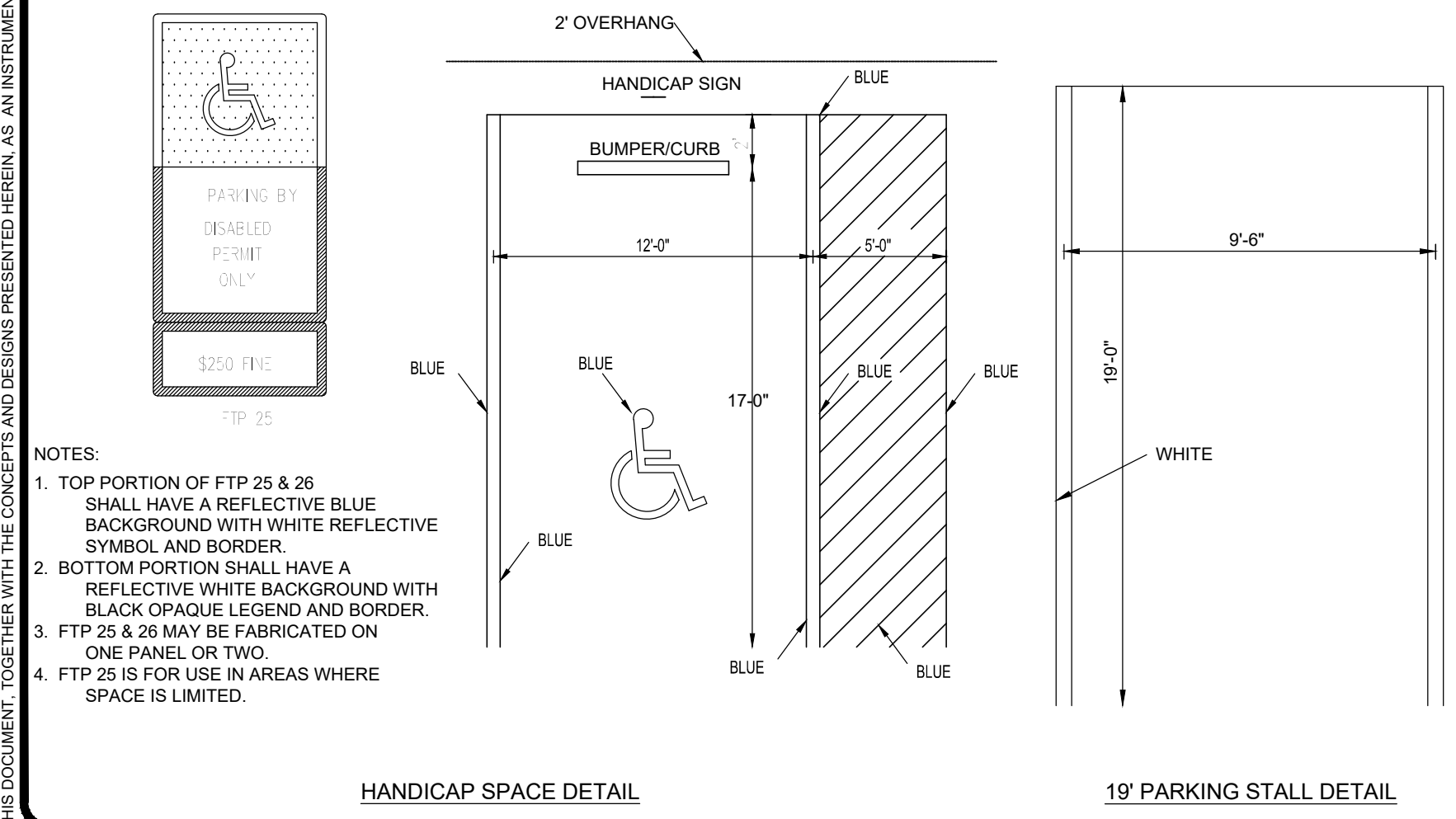
DRAINAGE STATEMENT:
THE PROJECT IS LOCATED WITHIN THE HARBOUR ISLE MASTER STORMWATER SYSTEM (SFWMD ERP PERMIT 56-01689-P). WATER QUALITY TREATMENT AND ATTENUATION ARE PROVIDED FOR IN AN EXISTING MASTER SYSTEM LAKE. PRIOR TO DISCHARGING INTO THE LAKE ON-SITE RUNOFF WILL BE COLLECTED IN A SERIES OF INLETS AND EXFILTRATION TRENCH THAT WILL PROVIDE THE REQUIRED 0.5' OF DRY PRETREATMENT FOR COMMERCIAL DEVELOPMENT. THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12111C 0163J, DATED 02/16/2012.

SOLID WASTE:
THIS PROJECT WILL UTILIZE A DOUBLE DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS. THE PROPOSED ENCLOSURE SHALL MEET THE CITY OF FORT PIERCE STANDARDS. GARBAGE AND RECYCLING PICKUP SERVICE TO BE PROVIDED BY THE FORT PIERCE SOLID WASTE DIVISION.

HAZARDOUS WASTE:
ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON-SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. HOWEVER, NO HAZARDOUS WASTE IS ANTICIPATED.

FIRE PROTECTION:
ALL HYDRANTS WITHIN 1000' ARE SHOWN. IF REQUIRED BY THE FLORIDA BUILDING CODE A SPRINKLER SYSTEM FOR FIRE PROTECTION WILL BE INSTALLED AND AN FDC WILL BE LOCATED WITHIN 40' FROM THE BUILDING. EMERGENCY ACCESS FOR FIRE DISTRICT VEHICLES WILL BE PROVIDED.

TRAFFIC STATEMENT:
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10TH EDITION



ENGINEERS & SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8096

DESIGNED BY	DATE

DRAWN BY	DATE

FILE NAME	DATE

CONCEPT SITE PLAN LAYOUT	DATE

AS SHOWN	DATE

SCALE	DATE

TYPE/REVISION/NO.	DATE

HARBOUR CAY PHASE II

SITE PLAN

FLORIDA

FORT PIERCE

DAVID C. BAGGETT, P.E. (DATE) #81375

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-151

1 OF 1



**Harbour Cay Phase II
Fort Pierce, Florida**



Landscape Specifications

- All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part I and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
- Understanding or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
- Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
- Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Mulch planting areas with 3" layer of Metaleuca, Eucalyptus, or Enviro-mulch. Cypress Mulch is **NOT ACCEPTABLE**. Planting beds to receive mulch throughout entire bed area.
- All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
- Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
- Guy and stake trees in 3 directions with galvanized wire, through flexible hose chaffing guards, with wooden stake anchors immediately after planting. (See Detail)
- Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-6 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

- 1 Gallon = 1 Tablet
- 3 Gallon = 2 Tablets
- 25 Gallon & B&B Trees = 2 per 1" caliper

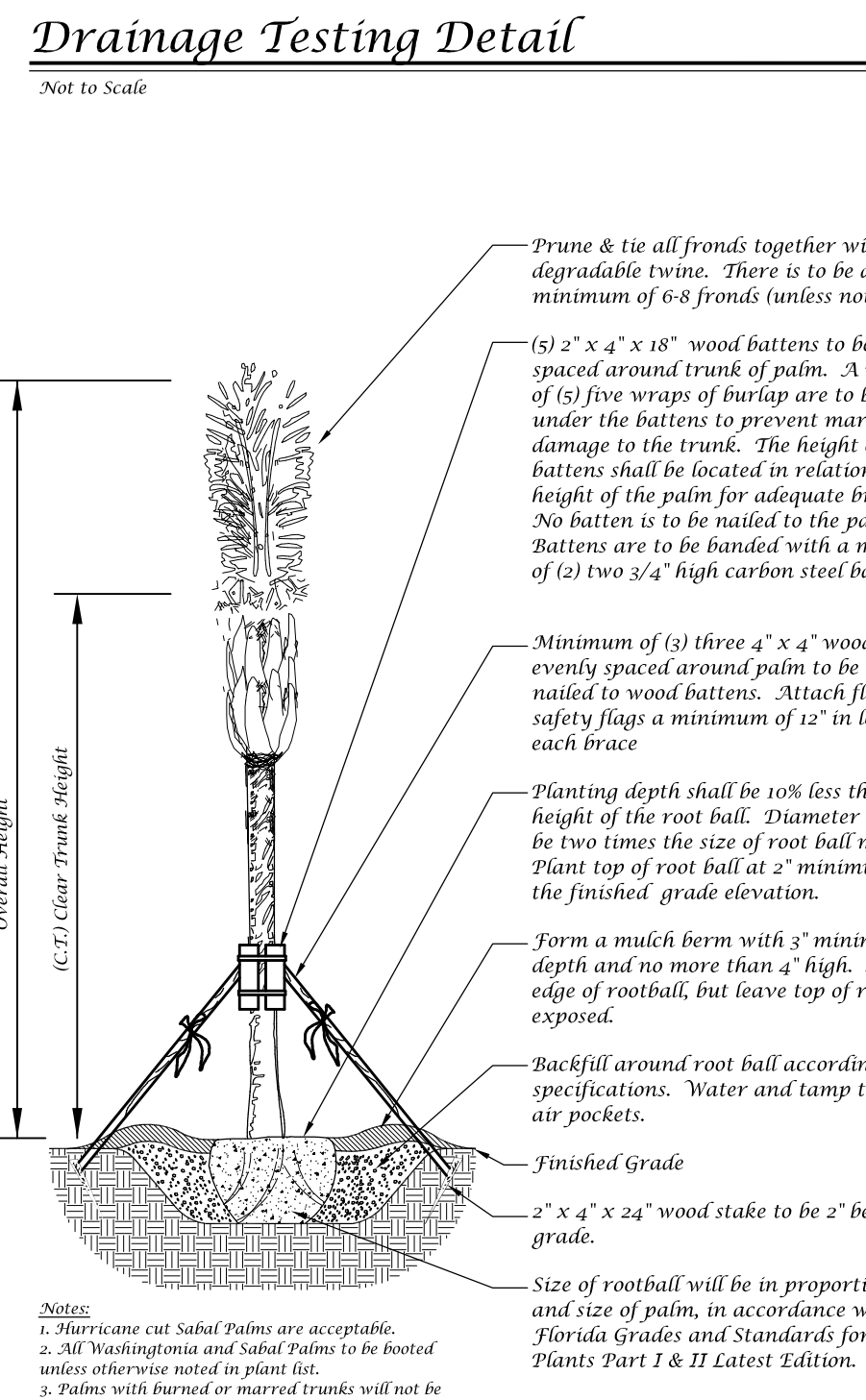
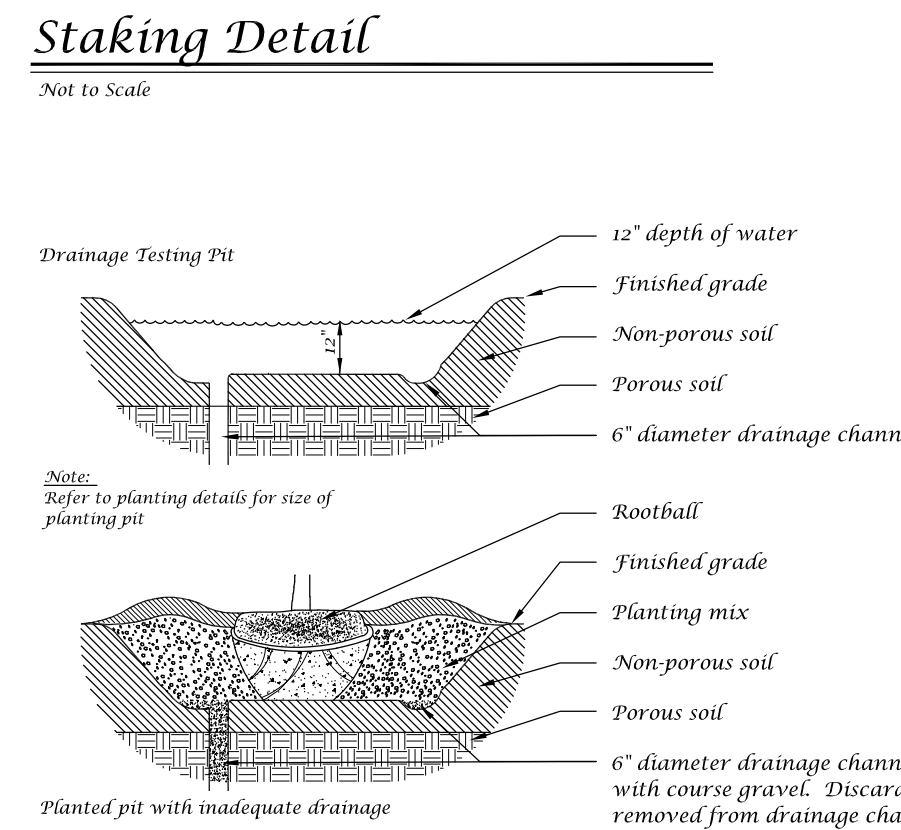
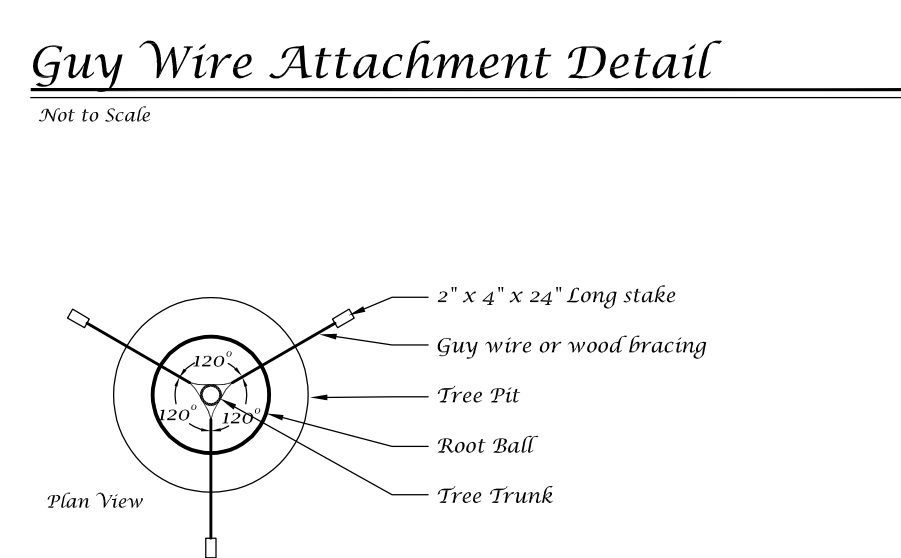
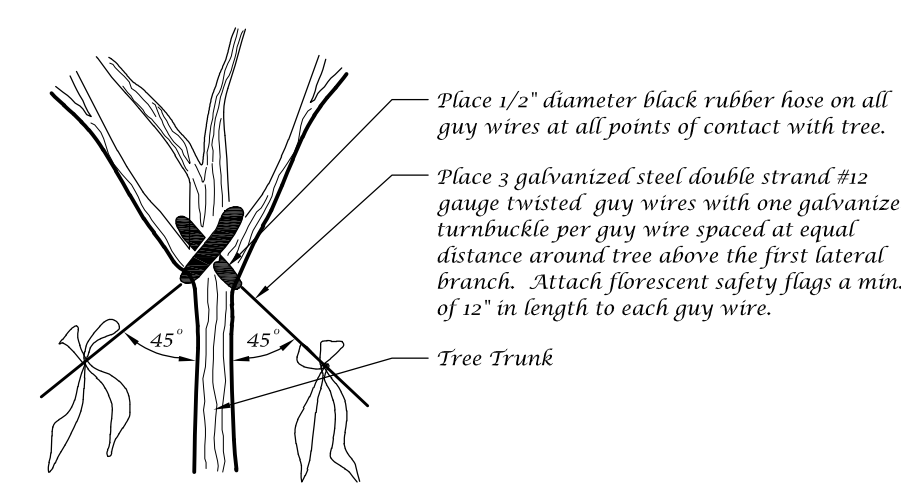
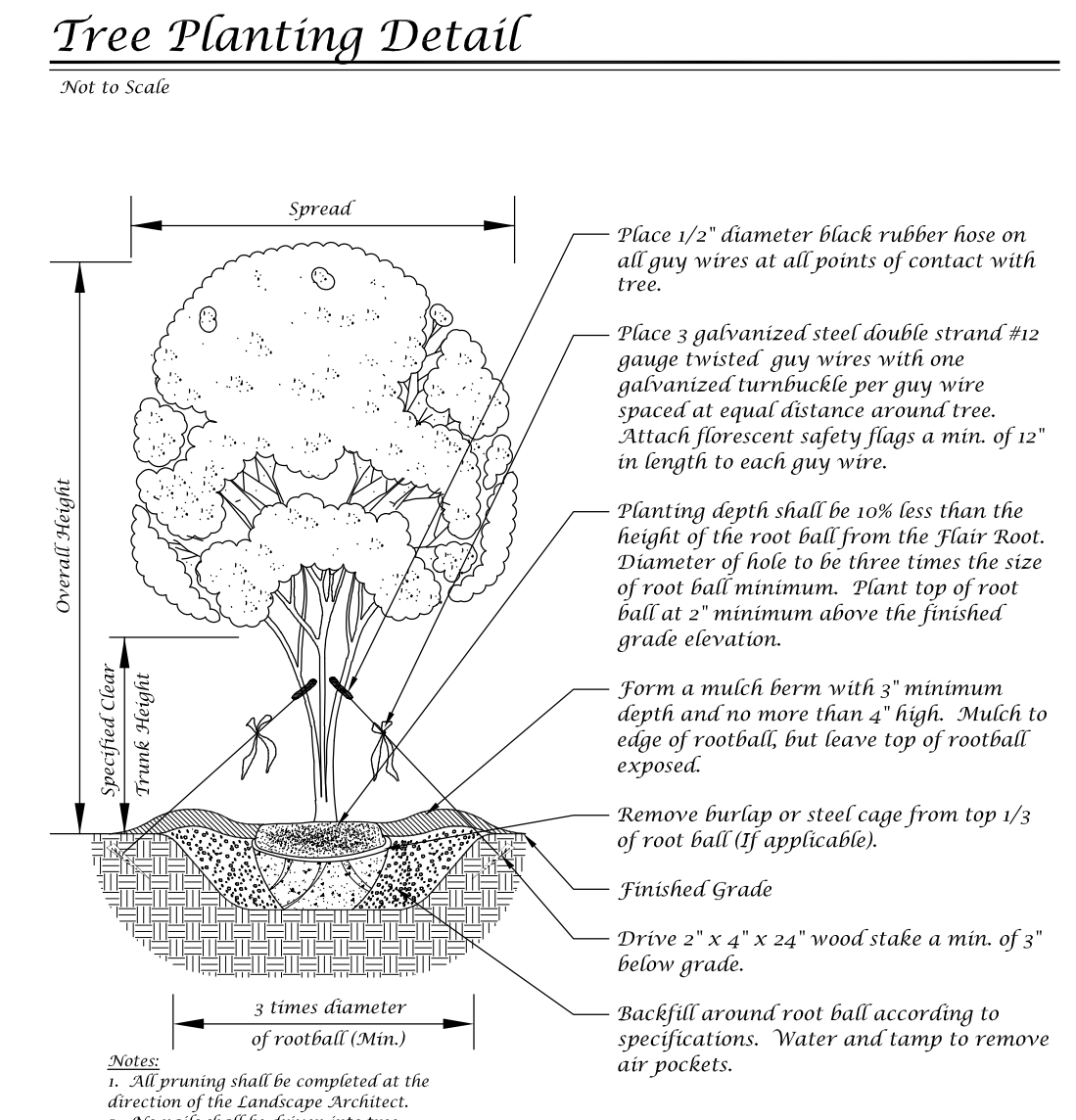
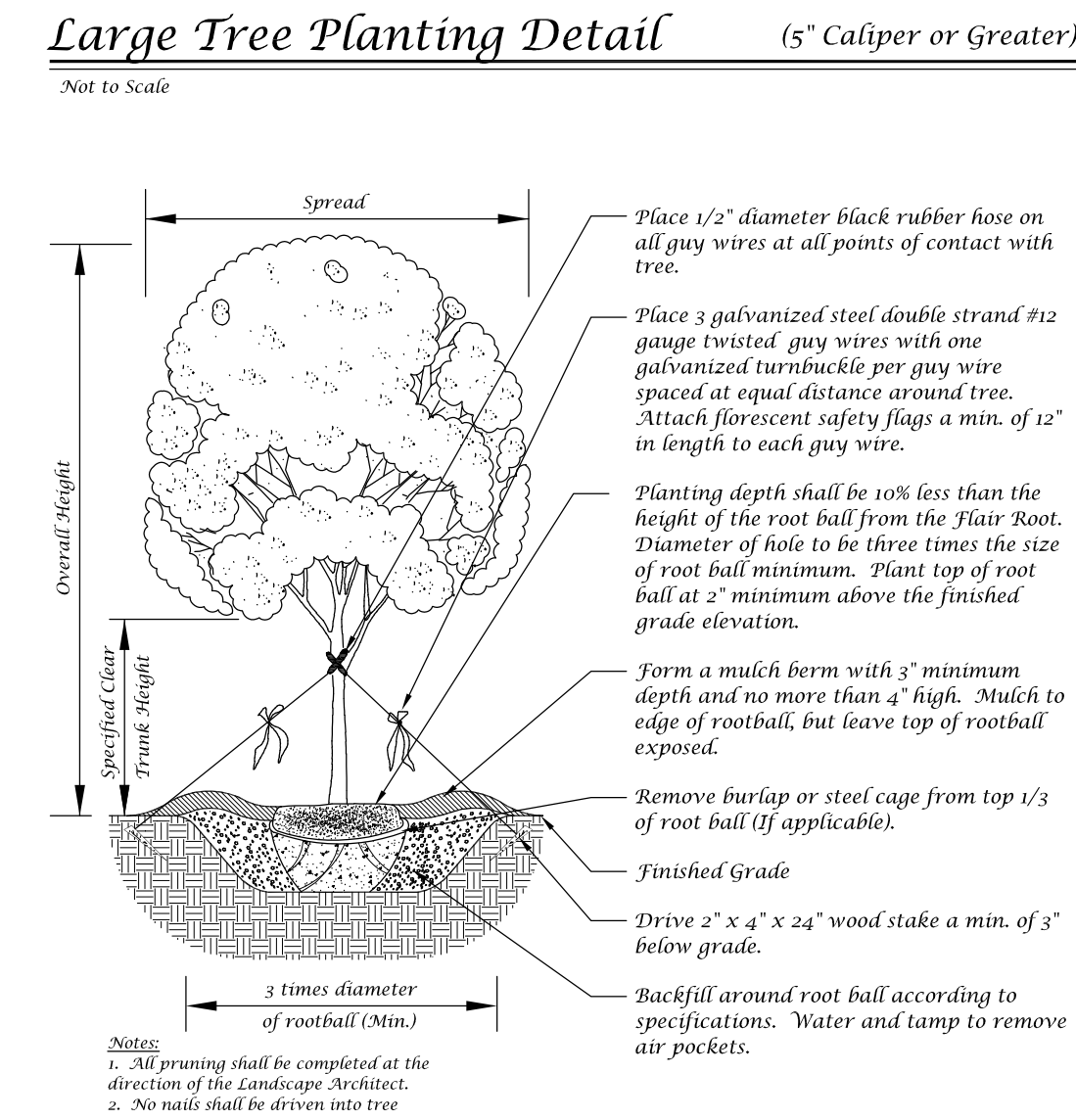
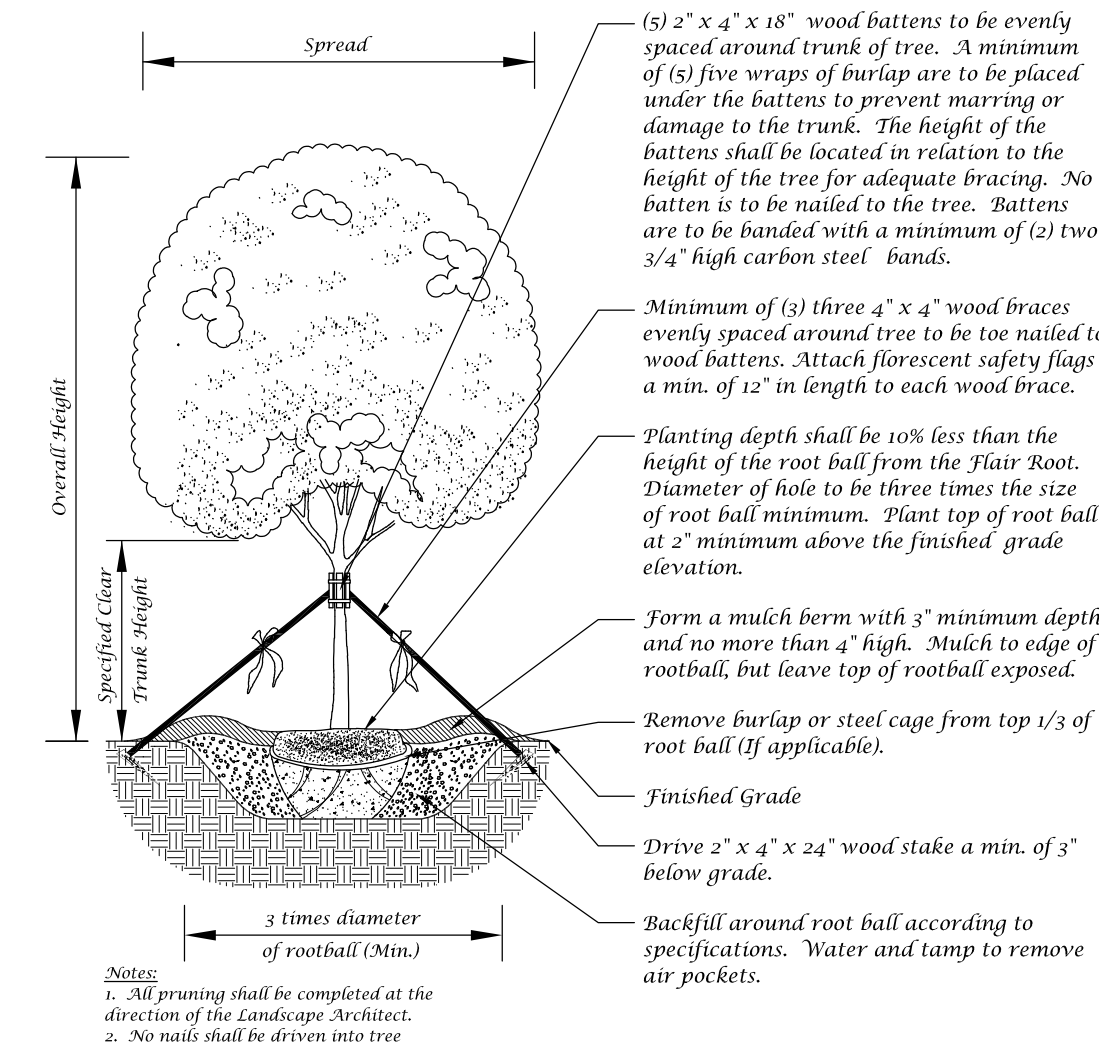
- All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
- Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
- Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
- Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Floratam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
- Maintain positive drainage, no planting is to block drainage.
- Drainage Testing: Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
 - Dig each planting pit to the minimum specified size.
 - Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
 - When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
 - Discard all material removed from the drainage channel.
 - When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

- NOTES:
- Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
 - All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
10	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
2	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
2	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
PALMS						
4	BN	BISMARCKIA NOBILIS	BISMARCK PALM	8' C.T.	A.S.	MATCHED, THICK TRUNKS
3	CN	COCUS NUCIFERA 'MAYPAN'	MAYPAN COCONUT PALM	SEE PLAN	A.S.	THICK CURVED TRUNKS
12	VM	VEITCHIA MERRILLI-ADONIDIA	CHRISTMAS PALM	12' C.T.	A.S.	MATCHED
SHRUBS / GROUNDCOVERS						
165	CES*	COONOCARPUS ERECTUS	GREEN BUTTWOOD	#3, 2' x 2'	2' O.C.	FULL & THICK
30	CHI*	CHRYSOBALANUS ICACO	COCORLUM	#3, 2' x 2'	2' O.C.	FULL & THICK
34	POM	PODOCARPUS MAKII	PODOCARPUS	#7, 2' x 2'	2' O.C.	FULL & THICK
100	LAM	LANTANA MONTEVIDENSIS	PURPLE LANTANA	#1, 8" x 12"	2' O.C.	FULL & THICK
SOD-1						
SOD						
* = Florida Native						
NOTE: D.B.H. IS MEASURED 4.5" ABOVE GRADE						

Landscape Details



Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 1300
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Harbour Cay

Phase 2
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0091635

Job No. 21-0302
Drawn By JWS
Submittal Dates 3-23-2021
5-12-2021

Revision Dates
Added Crosswalk 5-12-2021

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

L-2 2
Sheet of

Landscape Plan

ELECTRICAL SPECIFICATIONS

PART 1 - GENERAL

- A. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL ARCHITECT/ENGINEER HAS DIRECTED CORRECTIVE ACTION TO BE TAKEN. B. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION) AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION. THE SPECIFICATION, CODES AND STANDARDS LISTED BELOW ARE UTILIZED IN THIS PROJECT. 1. NATIONAL ELECTRICAL CODE (NFPA-70) 2. CODE FOR SAFETY TO LIFE (NFPA-101) 3. STANDARD FOR THE INSTALLATION, MAINTENANCE AND USE OF LOCAL PROTECTIVE SIGNALING SYSTEMS (NFPA-72) 4. UNDERWRITERS' LABORATORIES (UL) 5. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) 6. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) 7. FEDERAL SPECIFICATION (FED. SPEC.) 8. INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA) 9. FLORIDA BUILDING CODE, FBC 2020 EDITION 10. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE) 11. CITY OF ROYAL PALM BEACH BUILDING CODE. (AMENDMENTS TO FLORIDA BUILDING CODE FBC 2020) 12. ADDITIONALLY, DESIGNS, WORK PRACTICES AND CONDITIONS MUST CONFORM WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA) D. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER'S REPRESENTATIVE. E. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER. F. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE. G. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE BY. H. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT. THE TERM "PROVIDE" USED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL MEAN THAT THE CONTRACTOR IS TO FURNISH, INSTALL AND CONNECT COMPLETE.

PART 2 - PRODUCTS

- A. MINIMUM WIRE SIZE SHALL BE #12 A.W.G. (EXCEPT AS NOTED OTHERWISE FOR CONTROL WIRING). ALL CONDUCTORS SHALL BE 98% CONDUCTIVITY, COPPER WITH "THHN-THWN" INSULATION UNLESS OTHERWISE NOTED. B. ELECTRICAL METALLIC TUBING (EMT) SHALL BE OF BEST QUALITY STEEL, SMOOTH INSIDE AND OUT AND SHALL BE HOT-DIPPED GALVANIZED. C. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS I. IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS. D. RIGID NONMETALLIC CONDUIT SHALL BE SCHEDULE 40 PVC. E. ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS' LABELS WHERE APPLICABLE. F. PANELBOARDS: 1. CURRENT CARRYING BUSES SHALL BE COPPER. GROUND BUS BARS SHALL BE COPPER. 2. ALL CIRCUIT BREAKERS SHALL BE BOLT ON. PLUG-IN BREAKERS ARE NOT ACCEPTABLE. 3. CIRCUIT BREAKERS USED AS SWITCHES IN FLUORESCENT OR HID LIGHTING CIRCUITS SHALL BE LISTED AND MARKED "SWD" 4. ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE. 5. A.I.C. RATINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES. 6. ALL PANELBOARDS SHALL BE FURNISHED WITH PLASTIC LAMINATE NAMEPLATES WITH 1/4" ENGRAVED LETTERING FOR PANEL IDENTIFICATION. 7. ALL PANELBOARDS SHALL BE PROVIDED WITH TYPE-WRITTEN DIRECTORY OF BRANCH CIRCUIT DESIGNATIONS. G. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-MAKE, QUICK-BREAK. ENCLOSURES SHALL BE NEMA-1 FOR INDOOR LOCATIONS, NEMA 3R FOR OUTDOOR LOCATIONS OR AS OTHERWISE NOTED. H. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED ON THE ELECTRICAL DRAWINGS, WITH OVERLOAD RELAYS IN EACH PHASE. WIRING DEVICES (GENERAL PURPOSE RECEPTACLES AND WALL SWITCHES) COLOR SHALL BE COORDINATED WITH CLIENT.

PART 3 - EXECUTION

- A. COLOR CODING OF CONDUCTORS SHALL BE AS FOLLOWS: 1. 208/120 VOLTS, 3 PHASE, 4-WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BLACK, 1 RED AND 1 BLUE, GROUNDED (NEUTRAL) CONDUCTOR: WHITE. GROUNDED CONDUCTORS SHALL BE GREEN. 2. 480/277 VOLT, 3-PHASE, 4-WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BROWN, 1 YELLOW, AND 1 PURPLE. GROUNDED (NEUTRAL) CONDUCTORS: GREY. GROUNDED CONDUCTORS SHALL BE GREEN. 3. BRANCH CIRCUIT WIRING (#6 AND SMALLER) SHALL BE COLOR CODED BY CONTINUOUS INSULATION COLOR AND FEEDERS AND SERVICES (#4 AND LARGER) SHALL BE CODED AT ALL JUNCTION OR PULL POINTS (EXCEPT LB'S OR LBD'S) USING COLOR MARKERS OR PLASTIC TAPE MANUFACTURED FOR THE PURPOSE. I. WIRING METHODS 1. ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT) UNLESS OTHERWISE NOTED, SPECIFIED OR AS SPECIFICALLY PROHIBITED BY THE AUTHORITY HAVING JURISDICTION. ALL FITTINGS AND COUPLINGS FOR EMT CONDUIT SHALL BE ALL STEEL RAIN TIGHT COMPRESSION TYPE OR ALL STEEL CONCRETE TIGHT SET SCREW TYPE. 2. SCHEDULE 40 PVC CONDUIT, WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE, SHALL BE INSTALLED UNDERGROUND OR BELOW SLABS ON GRADE. 3. TYPE MC CABLE WITH ALUMINUM ARMOR AND INTERNAL GROUND IS ACCEPTABLE FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION. C. ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDED AS REQUIRED BY THE LATEST EDITION OF THE N.E.C. AND LOCAL CODES. D. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY ENGINEER/ARCHITECT. E. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. F. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES, AND SHALL BE FULLY COORDINATED WITH THEM PRIOR TO COMMENCEMENT OF WORK. G. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, AND WIRING DEVICES, FOR ALL OUTLETS AS INDICATED. H. MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE UL LIST OF APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF NEC, NEMA, AND IEC. CONTRACTOR SHALL SUBMIT AT LEAST FIVE (5) SETS OF SHOP DRAWINGS OR CUT SHEETS OF LIGHTING FIXTURES, SWITCHES, AND OTHER ELECTRICAL ITEMS FOR APPROVAL BY ENGINEER/ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED OF HIS WORK. K. ALL LAY-IN LIGHTING FIXTURES SHALL BE SECURED TO THE SUSPENDED CEILING GRID AT EACH CORNER. L. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING. M. ALL ELECTRICAL POWER WIRING FOR THE HVAC SYSTEM INCLUDING WIRING THRU LINE VOLTAGE CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. N. THE CONTRACTOR SHALL CONFIRM WITH THE ELECTRICAL UTILITY COMPANY ANY AND ALL REQUIREMENTS SUCH AS: METERING EQUIPMENT REQUIREMENTS AND METERING EQUIPMENT LOCATION, TRANSFORMER SIZE AND LOCATION OR SERVICE POINT, CONDUIT ENTRY AND LUG SIZE RESTRICTIONS. THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED DOWN TIME FOR THE OWNERS CONFIRMATION. ANY CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK. PER NEC 210.8(B)(2) ALL 15- AND 20- AMPERE, 125-VOLT RECEPTACLES IN NONDWELLING-TYPE KITCHENS TO BE GFCI PROTECTED. P. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 3% DESIGN LOAD. FBC 2020 FBC ENERGY CONSERVATION SECTION 405.7.3. Q. FEEDER CONDUCTORS SHALL BE SIZED FOR A MAXIMUM OF 2% VOLTAGE DROP PER 405.7.3.

ELECTRICAL SHEET INDEX

Table with 2 columns: ID and Description. E0.1 ELECTRICAL NOTES, LEGEND & INDEX; E2.1 PHOTOMETRIC PLAN; E3.1 POWER PLAN; E5.1 ELECTRICAL RISER DIAGRAM

ELECTRICAL LEGEND

- ▽ TELEPHONE OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED. ▼ DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED. ⚡ TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNTED ABOVE COUNTER. SEE ARCHITECTURAL DRAWING FOR SPECIFIC REQUIREMENTS. ▽ TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED. □ TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT RUN TO THE NEAREST STUD WALL AND STUBBED OUT FROM WALL 6" ABOVE CEILING. PROVIDE BRASS COVER PLATE AND CARPET FLANGE. Ⓜ TELEVISION RECESSED OUTLET. LEGRAND "TV1WMTVSSWCC2". MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED. ⊕ 20 AMP SINGLE RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE. ⊕ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE. ⊕ 20 AMP QUADRUPLX RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE. ⊕ OFI 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) WITH GROUND FAULT CIRCUIT INTERRUPTER. MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE. ⊕ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED ABOVE COUNTER SEE ARCHITECTURAL DRAWINGS FOR SPECIFIC REQUIREMENTS. ⊕ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) WITH ISOLATED GROUND, MOUNT AT 18" A.F.F. TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED. ⊕ 20 AMP QUADRUPLX RECEPTACLE (NEMA 5-20R) WITH ISOLATED GROUND, MOUNT AT 18" A.F.F. TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED. ⊕ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R), RECESS FLOOR MOUNTED. PROVIDE BRASS COVER PLATE AND CARPET FLANGE. ⊕ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R), CEILING MOUNTED. ○ SPECIAL-PURPOSE RECEPTACLE ○ JUNCTION BOX ○ SINGLE GANG JUNCTION BOX FOR POWER CONNECTION TO MODULAR FURNITURE SYSTEM INSTALL IN EXACT MANNER AS DIRECTED BY FURNITURE SUPPLIER. ○ DOUBLE GANG JUNCTION BOX FOR TELEPHONE/DATA CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER. EXTEND (2) 3/4" EMPTY CONDUITS FROM JUNCTION BOX TO ABOVE CEILING AND TERMINATE WITH INSULATING BUSHING 6" FROM WALL. □ TELE/POWER POLE FOR TELEPHONE/DATA/POWER CONNECTION TO MODULAR FURNITURE 8 WIRE SYSTEM (SEE DETAIL THIS SHEET). INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER, WIREMOLD CATALOG # 25DTP-4D W/IVORY FINISH. □ SPECIAL PURPOSE RECEPTACLE MOUNTED BELOW RAISE FLOOR. ○ EXHAUST FAN. SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS. \$ SINGLE POLE, 20 AMP, SWITCH. MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED. \$ 3-WAY, 20 AMP, SWITCH. MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED. \$ SINGLE POLE, 20 AMP, SWITCH WITH DIMMER. MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED. \$ MOTOR RATED SWITCH \$ VACANCY SENSOR SWITCH, WATTSTOPPER, MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED. \$ TWO POLE, 30 AMP SWITCH. MOUNT ADJACENT EQUIPMENT TO BE CONTROLLED. ⊠ FACTORY MOUNTED DISCONNECT/STARTER (SEE MECHANICAL SCHEDULE) ⊠ FUSIBLE DISCONNECT SWITCH A = POLES, B= FRAME SIZE, C= FUSE RATING ⊠ FUSIBLE MOTOR STARTER DISCONNECT SWITCH A = POLES, B= NEMA SIZE, C= FUSE RATING ⊕ GROUNDING ELECTRODE & CONDUCTOR SYSTEM ▽ TRANSFORMER ▽ ELECTRICAL PANELBOARD — TELEPHONE WOOD BACKBOARD WP WEATHERPROOF T/C TIME CLOCK RE RELOCATED E EXISTING TO REMAIN A.F.F. ABOVE FINISH FLOOR ○ CEILING MOUNTED DUAL TECHNOLOGY MOTION SENSOR BY WATTSTOPPER. ○ CEILING MOUNTED LOW VOLTAGE DUAL TECHNOLOGY MOTION SENSOR BY WATTSTOPPER. ○ CEILING MOUNTED DAY LIGHTING SENSOR. SENSOR TO CONTROL THE DIMMING OF ALL FIXTURES WITHIN 15' OF THE WINDOWS WITH IN ROOM.

EDC ENGINEERS & SURVEYORS ENVIRONMENTAL 10250 VILLAGE PARKWAY SUITE 201 PORT ST. LUCIE, FL 34987 772-462-2455 www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION #8189 F.L.B. CERTIFICATE OF AUTHORIZATION 8086

Table with 2 columns: DESIGNED BY, DRAWN BY, FILE NAME, LAYOUT, AS SHOWN, SCALE, DATE. Values: JLL, 2021.07.26(1).DWG, EB-1, 17/18/08/04/2021

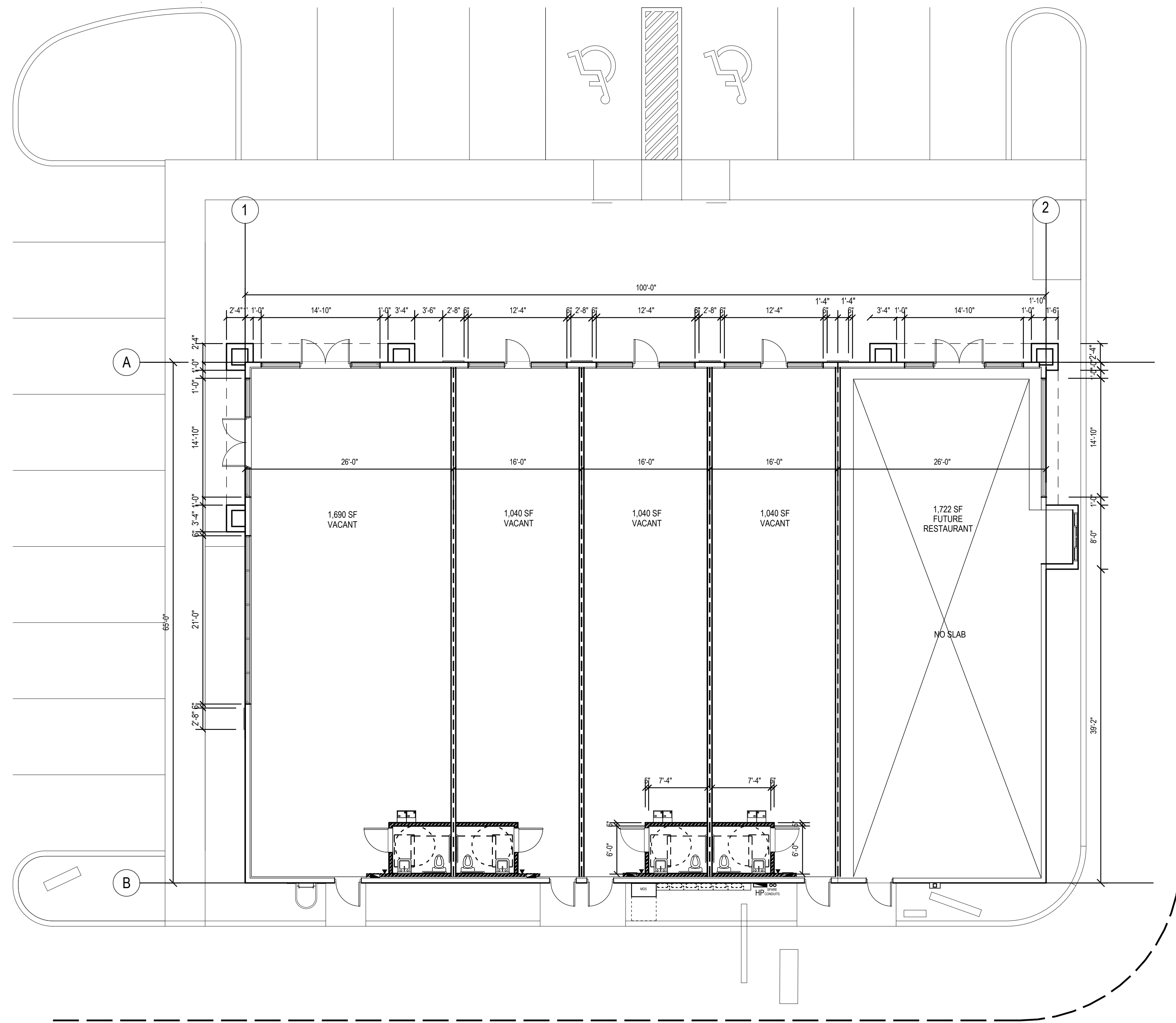
Table with 2 columns: REVISION COMMENTS, DATE. Multiple empty rows for revisions.

HARBOUR CAY PHASE II FLORIDA FORT PIERCE

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

21-151

ISSUED FOR PERMIT ONLY 03-17-21 NOT FOR PRICING OR CONSTRUCTION PROJECT MANAGER: JOHN MAYR KAMM CONSULTING PROJECT # 2021-0172 1408 Orange Avenue Fort Pierce, Florida 34950 Phone 954.448.0792 jmayr@kammconsulting.com mmayr@kammconsulting.com Certification of Authorization #8189 PRINCIPAL: Brady L. Brown Florida License #58232 date signed



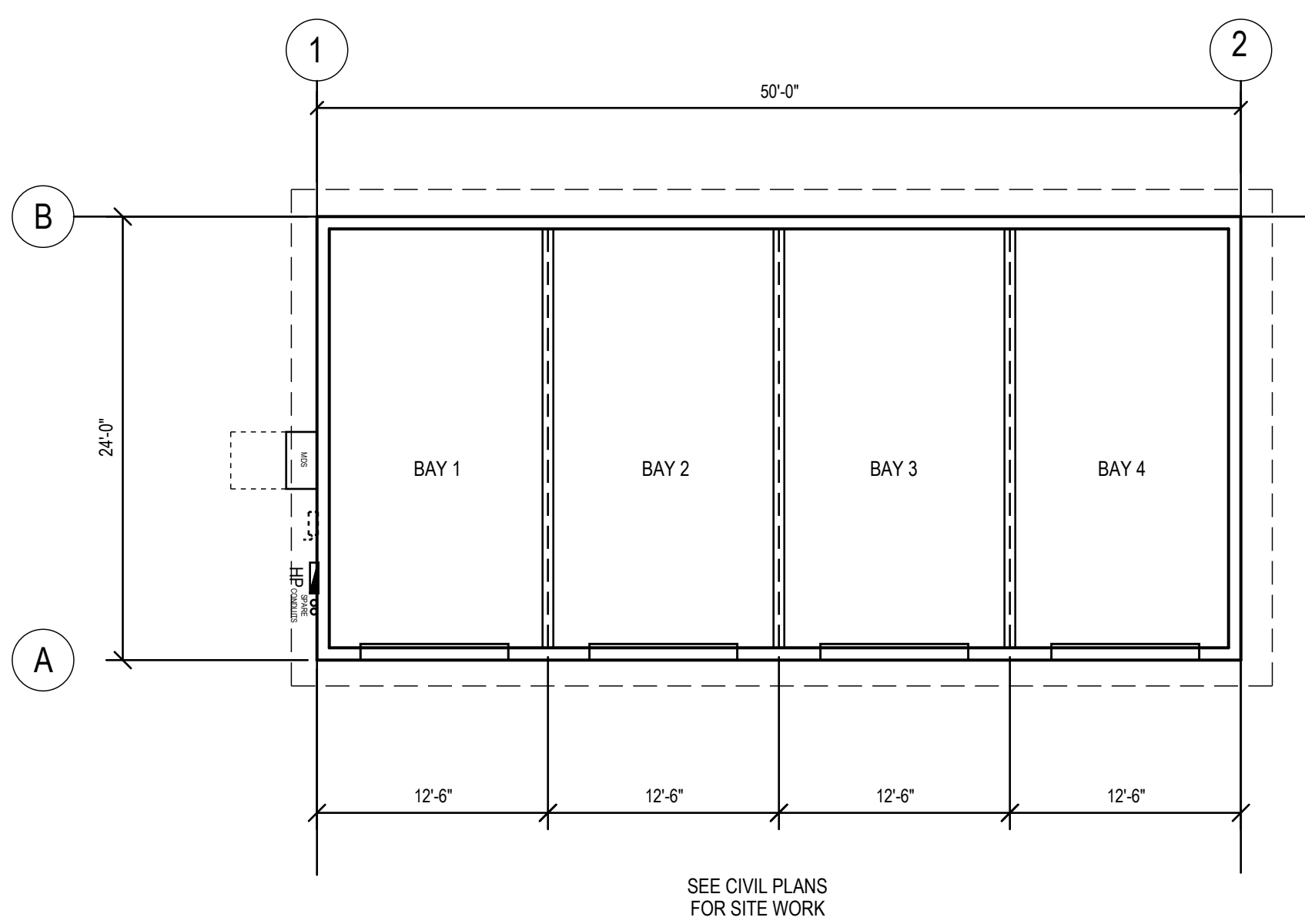
FLOOR PLAN

1/8" = 1'-0"

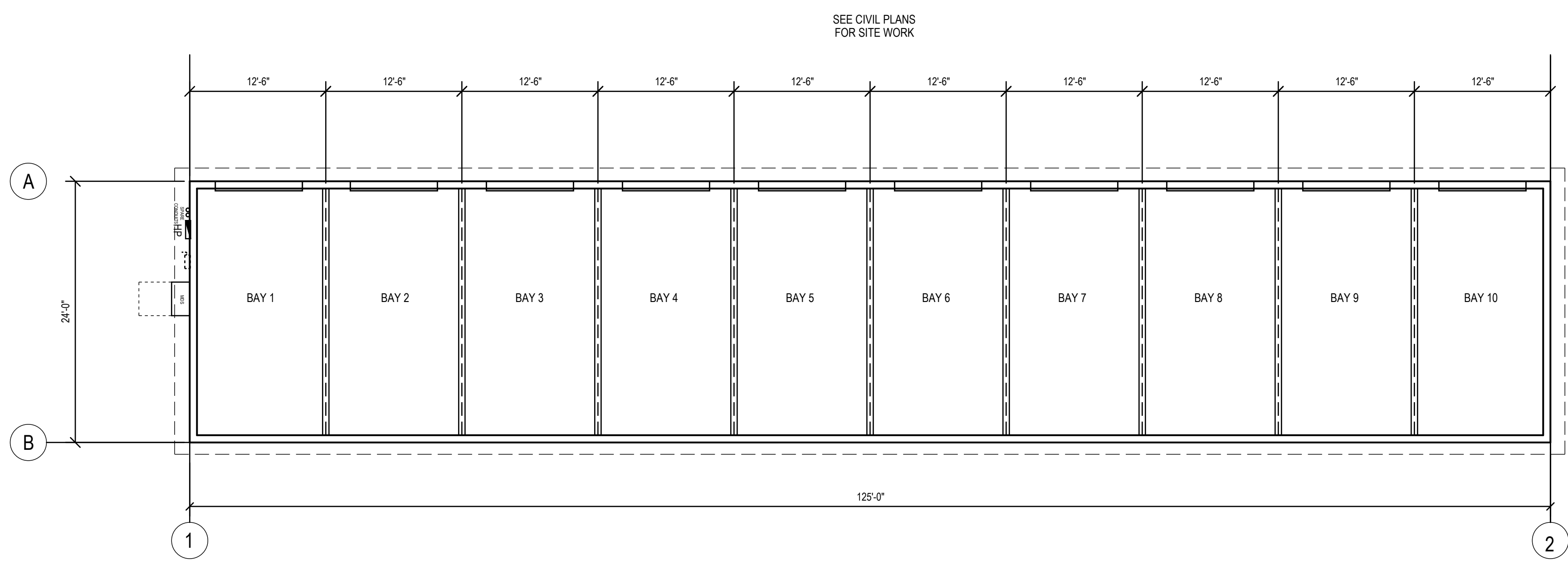
HARBOUR CAY SHOPPES - PHASE II
825 SEAWAY DRIVE
FT. PIERCE, FLORIDA 34949

REVISIONS	DATE

Contract	
Permit	
Bid	
Date	2/17/21
Scale	AS NOTED
Drawn	HT
Job	2021-16
Sheet	



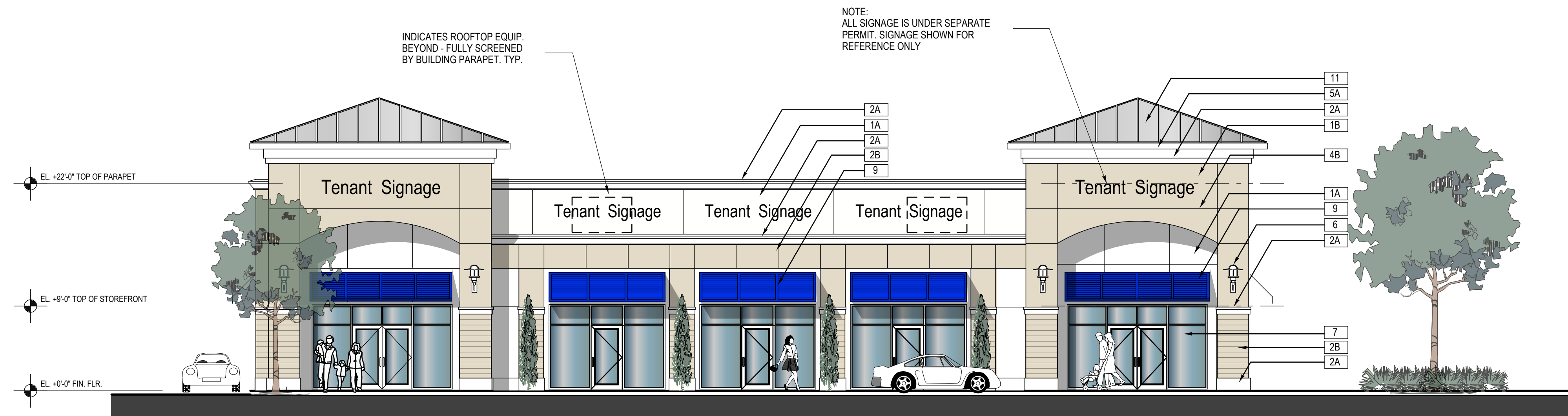
FLOOR PLAN (4-BAY GARAGE)
1/8" = 1'-0"



FLOOR PLAN (10-BAY GARAGE)
1/8" = 1'-0"

REVISIONS	DATE

Contract	
Permit	
Bid	
Date	2/17/21
Scale	AS NOTED
Drawn	HT
Job	2021-16
Sheet	

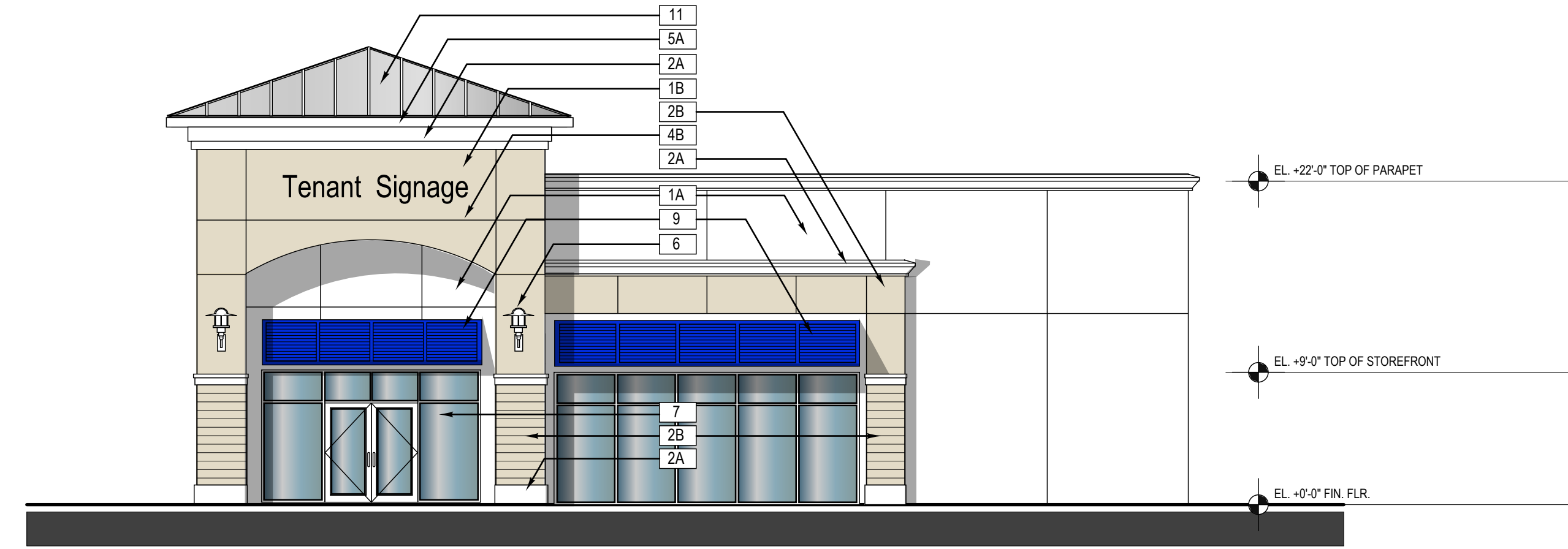


PROPOSED FRONT ELEVATION (NORTH)
1/8" = 1'-0"

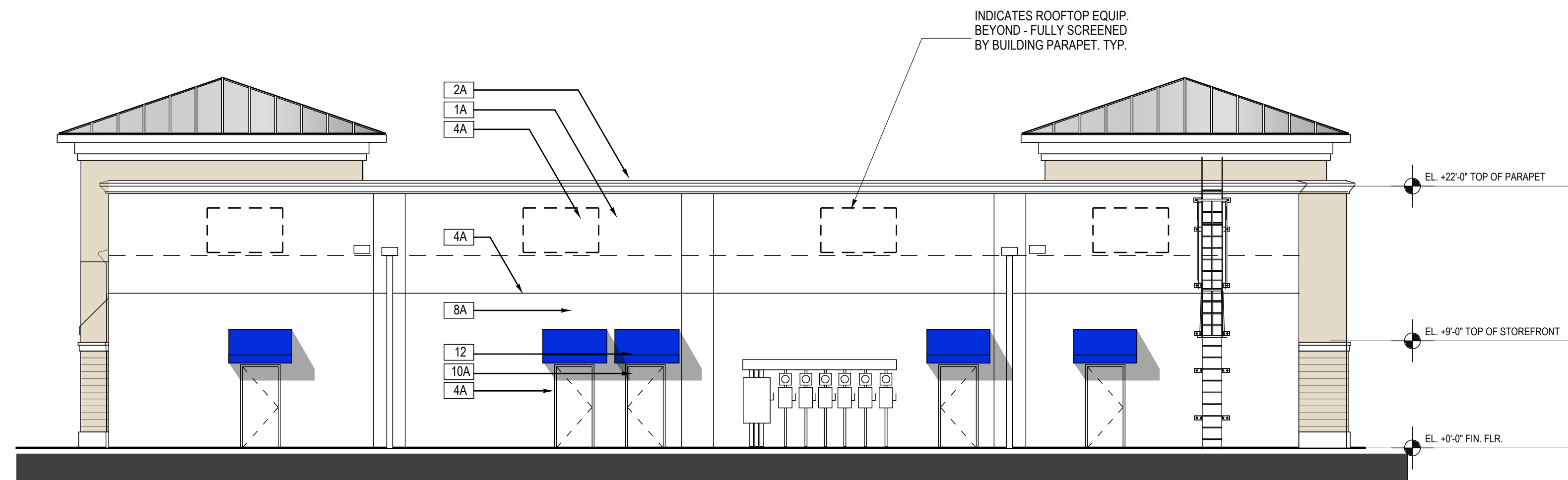
NOTE:
SEE STRUCTURAL SHEET S0.1
WIND PRESSURE CHARTS FOR FOR
ALL DOOR AND WINDOW OPENINGS



PROPOSED SIDE ELEVATION (EAST)
1/8" = 1'-0"



PROPOSED SIDE ELEVATION (WEST)
1/8" = 1'-0"



PROPOSED REAR ELEVATION (SOUTH)
1/8" = 1'-0"

MATERIAL SCHEDULE		
MK	Material	Finish
1	CEMENT PLASTER	LIGHT TEXTURED FINISH
2	SHARED FOAM BANDING	SMOOTH FINISH - PAINT
3	SIMULATED LAP-SIDING	SMOOTH FINISH - PAINT
4	DECORATIVE SCORE LINES	PAINT SAME COLOR AS WALL
5	WOOD	PAINT
6	ARCHITECTURAL LIGHT FIXTURE	DARK GRAY
7	ALUM & GLASS STOREFRONT	WHITE ALUM. FRAME / GLASS - TINT
8	METAL	ALUM. D.S. TO MATCH ADJACENT COLOR
9	ALUMINUM LOUVERED AWNING	BLUE
10	METAL	PAINT
11	STANDING SEAM METAL ROOFING	DOVE GRAY
12	CANVAS AWNING W/ PAINTED FRAME	BLUE / WHITE STRIPES, FRAME PAINTED BLACK
13		
A	SHERWIN WILLIAMS	SW 7103 "WHITETAIL"
B	SHERWIN WILLIAMS	SW 6148 "WOOL SKEIN"
C		

NOTE: G.C. TO PROVIDE 4' X 4' PAINT SAMPLE OF EA. COLOR ON BUILDING FOR OWNER / ARCHITECT APPROVAL.

REVISIONS	DATE

Contract	
Permit	
Bid	
Date	2/17/21
Scale	AS NOTED
Drawn	HT
Job	2021-16
Sheet	



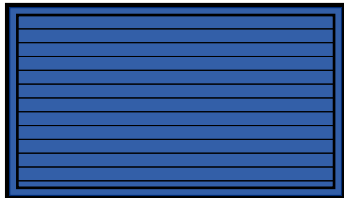
BUILDING FIELD AND ACCENT COLOR
SHERWIN WILLIAM
PAINT ON STUCCO
COLOR #7103 - WHITETAIL



BUILDING FIELD COLOR
SHERWIN WILLIAM
PAINT ON STUCCO
COLOR SW 6148 "WOOL SKEIN"



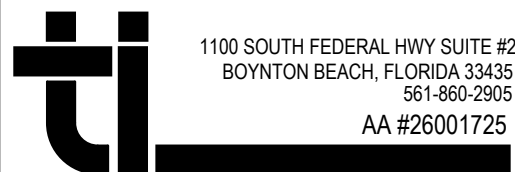
STANDING SEAM METAL ROOFING
ENGLERT "DOVE GRAY"

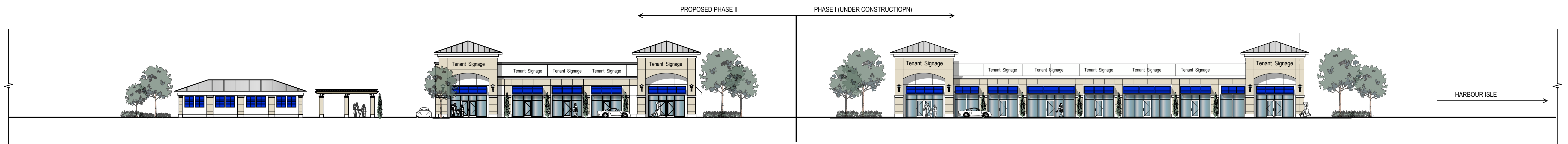


ALUMINUM LOUVER SHUTTER - BLUE

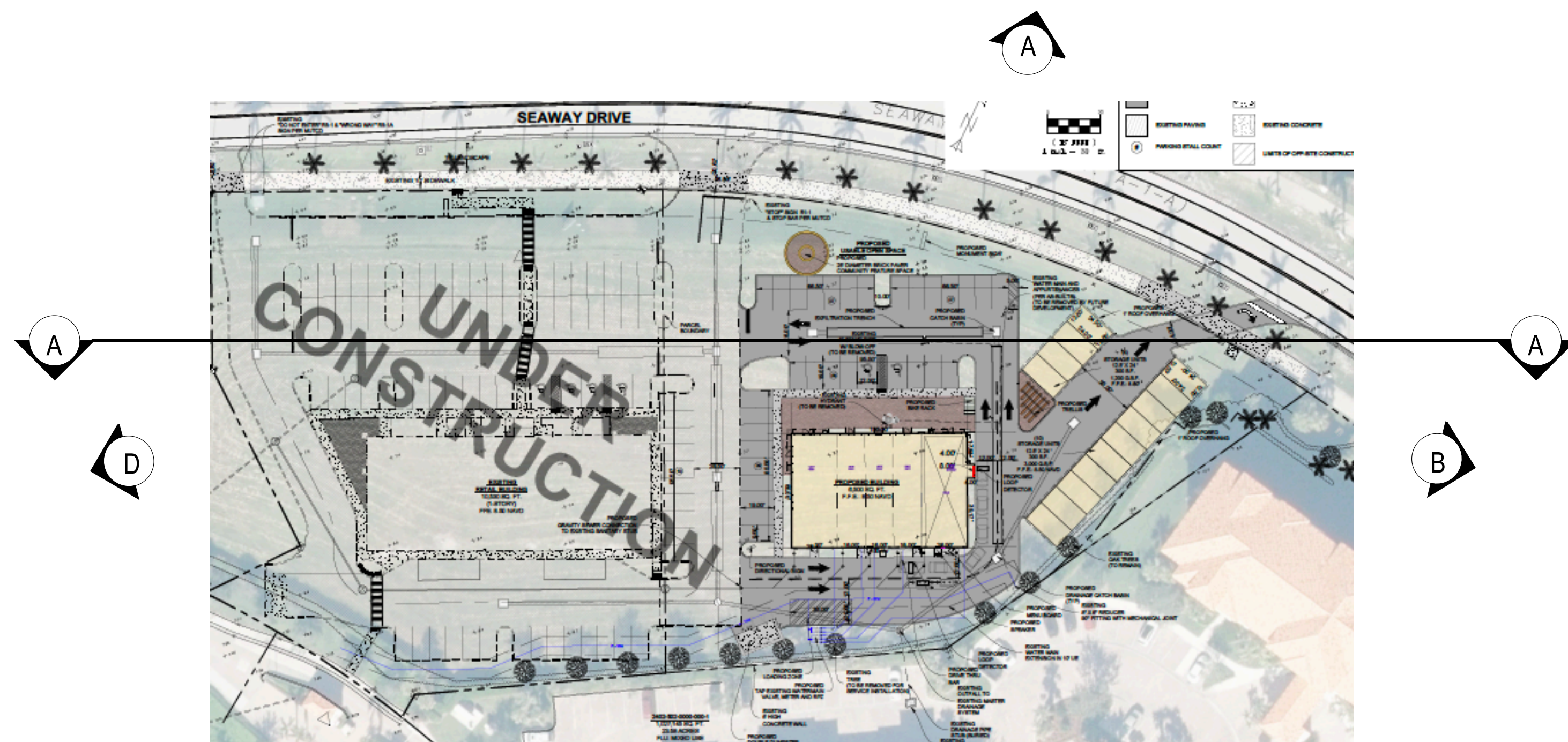
HARBOUR CAY PHASE II FT. PIERCE, FLORIDA

HAROLD TUTTLE
AR #0015395

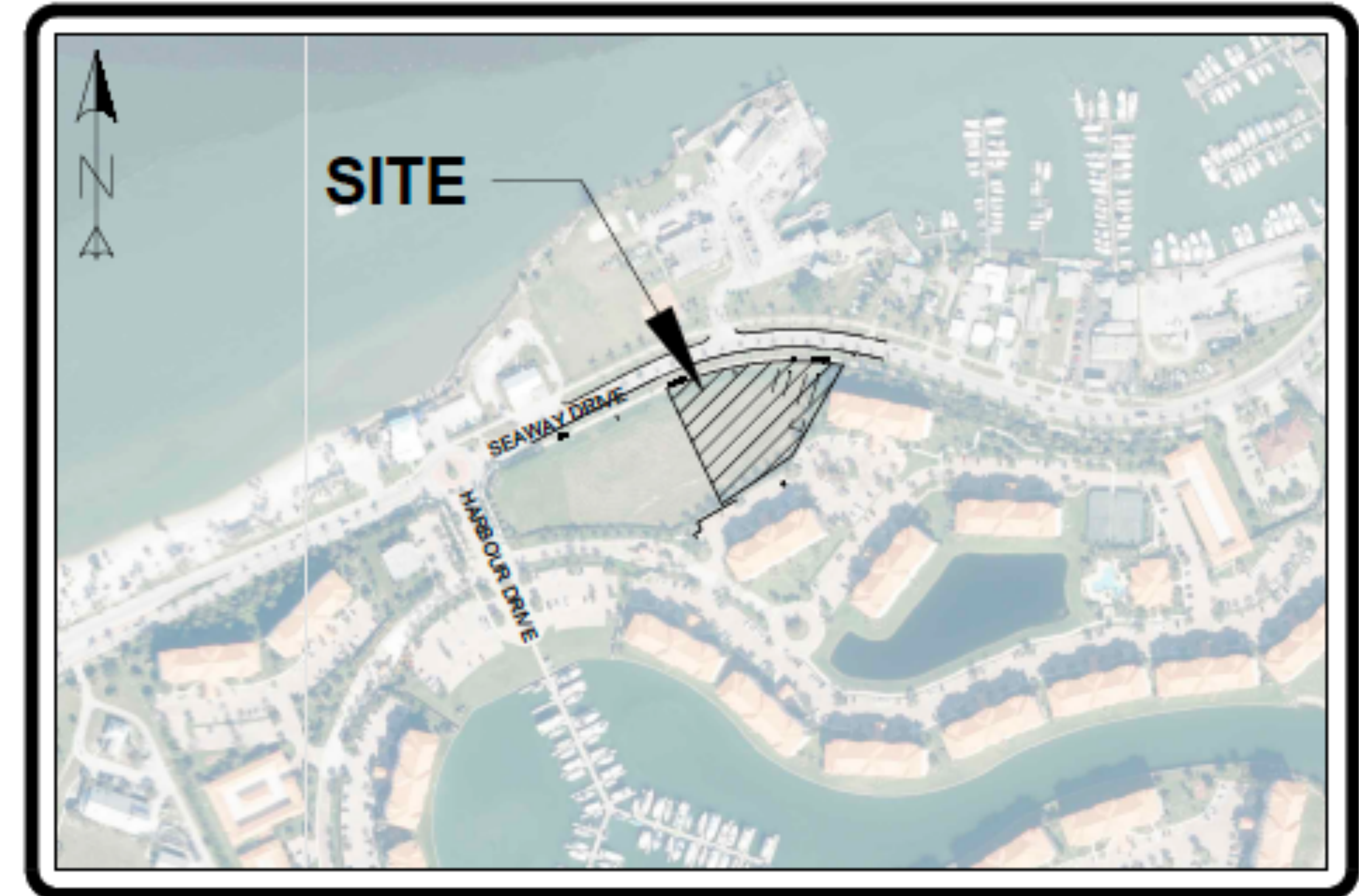

1100 SOUTH FEDERAL HWY SUITE #2
BOYNTON BEACH, FLORIDA 33435
561-860-2905
AA #26001725



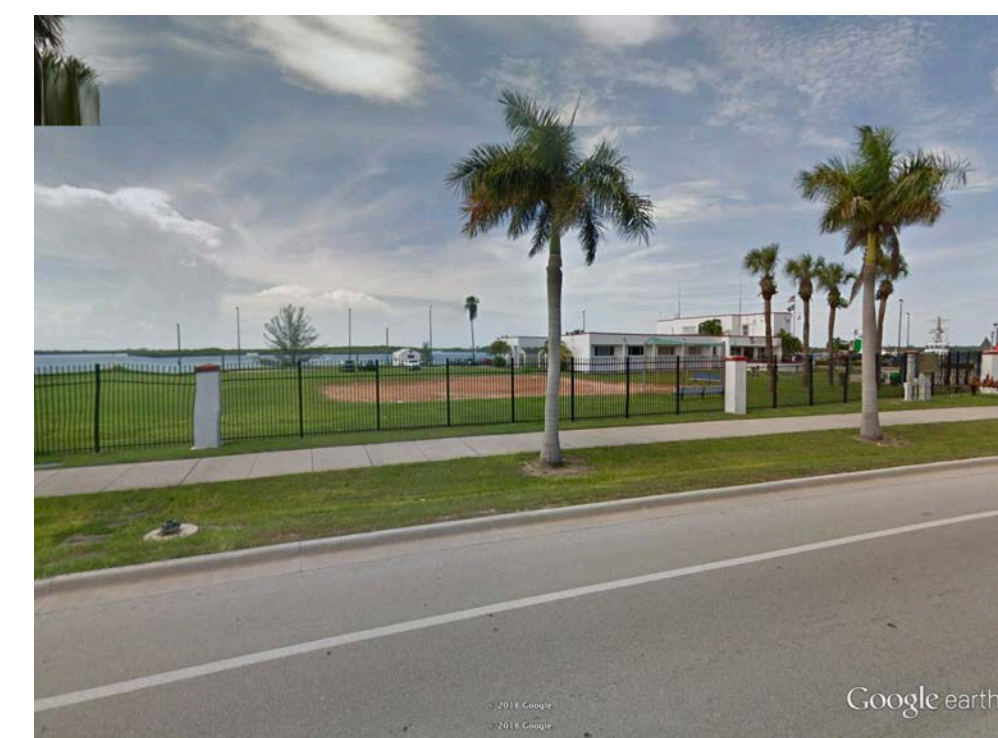
AA CROSS SECTION - EAST & WEST PARCEL LINE
NORTH ELEVATION 1:20



KEY PLAN NTS



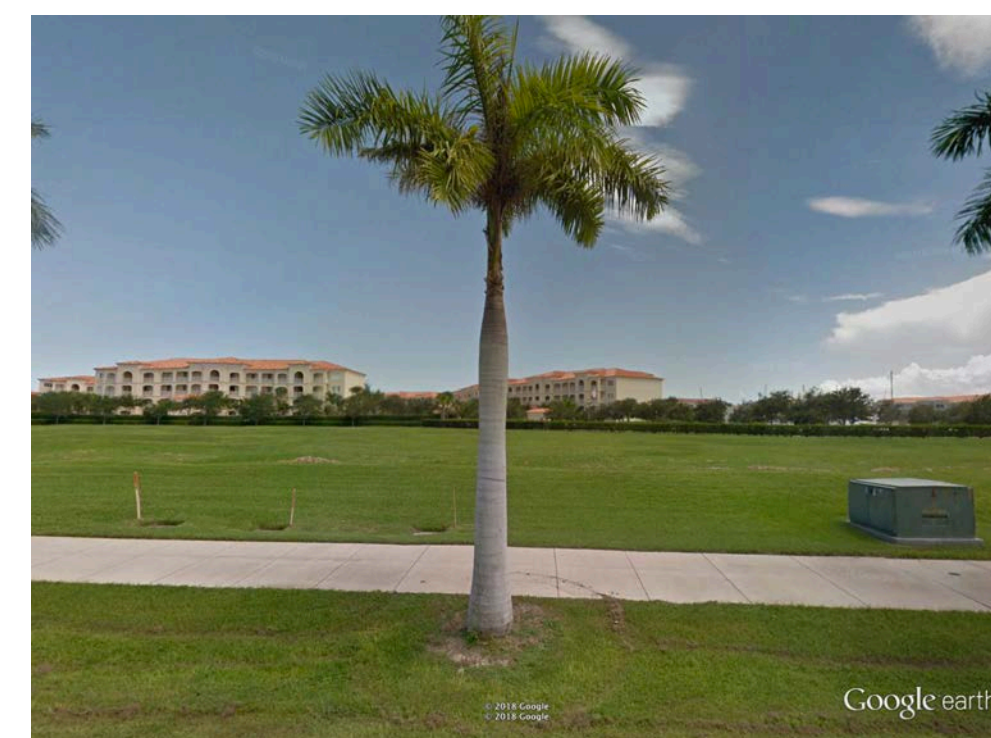
AERIAL NTS



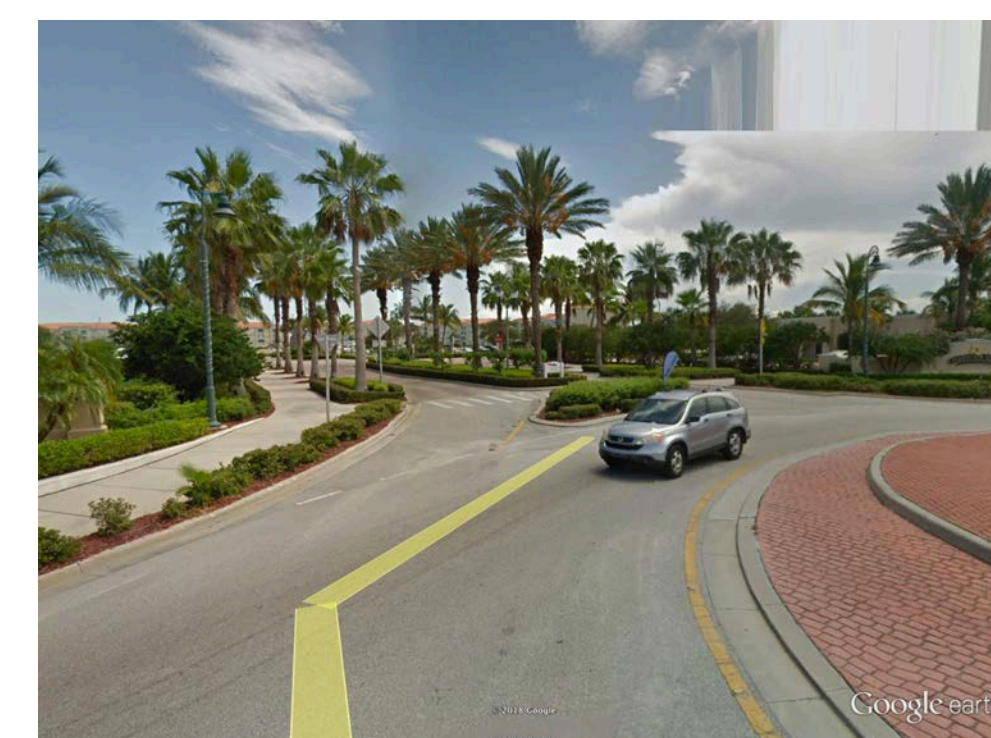
VIEW - NORTH



VIEW - EAST



VIEW - SOUTH



VIEW - WEST

SITE AND BUILDING (PHASE II) DESIGN NARRATIVE:

Blue clear water, gulls and pelicans, sandy beaches, marinas and boats, family fun, neighbors, time off are the experiences seen and felt when one crosses the bridge to Hutchison Island. In developing Phase II on Seaway Drive it is our responsibility to capture these experiences in designing Harbour Cay Phase II

Architecturally we have chosen a design, for lack of a better description, "Coastal Modern". Seaway Drive facing design with parking in front, light blue in color with darker blue accented shutters, captures this experience. The blue color accents the blue waters of high tide, inviting island residence and guest to continue enjoying this unique location. Street facing, as opposed to parking behind the building, limits the impact on the Harbor Isle residences and minimizes traffic at their main entrance.

Our proposed design abodes well with existing structures including many single-family homes along Seaway Drive. Some of these are influential features are the "Coastal" blues of Chuck's Seafood Restaurant, the green awnings of the building that is home to Dave's Dinner and Coastal nails, the blue colored multi-level Key West designed modern residential building nearby, the new townhouse Coastal Modern condominium soon to be completed on the inlet and Oculina Bank Building with its conch shell beach feel.

Finally, we limited the square footage of our building in order to provide extra, above code, parking. In surveying the island community, we asked what type of tenant uses would be needed and would survive the quite summers. The answer was four-fold. First, tenants to serve the personal needs of winter and year-round, such as hair/beauty salon, liquor store and cosmetics. Second, food tenants, such as restaurants, a coffee shop and an ice cream parlor. Third, medical needs such as dialysis, dental and urgent care. Fourth, a need for storage space for neighboring residents. We feel our design will accommodate all four aspects of these community needs.

In conclusion, we feel our plans fit perfectly with the local environment, drawing on neighboring architecture and satisfying community needs.

REVISIONS	DATE

Contract	
Permit	
Bid	
Date	7/14/18
Scale	AS NOTED
Drawn	HT
Job	2017-38
Sheet	VISUAL IMPACT ANALYSIS
Of	XIX Sheets

DOUBLE SIDED ILLUMINATED MONUMENT SIGN

JOB SPECIFICATIONS:

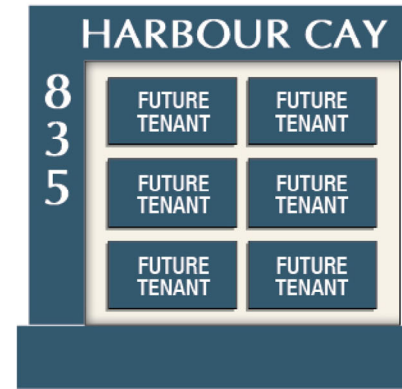
One (1) New double-faced internally illuminated Monument Sign

TOP/ADDRESS CABINET to be fabricated aluminum with "HARBOUR CAY" routed copy, backed with white acrylic

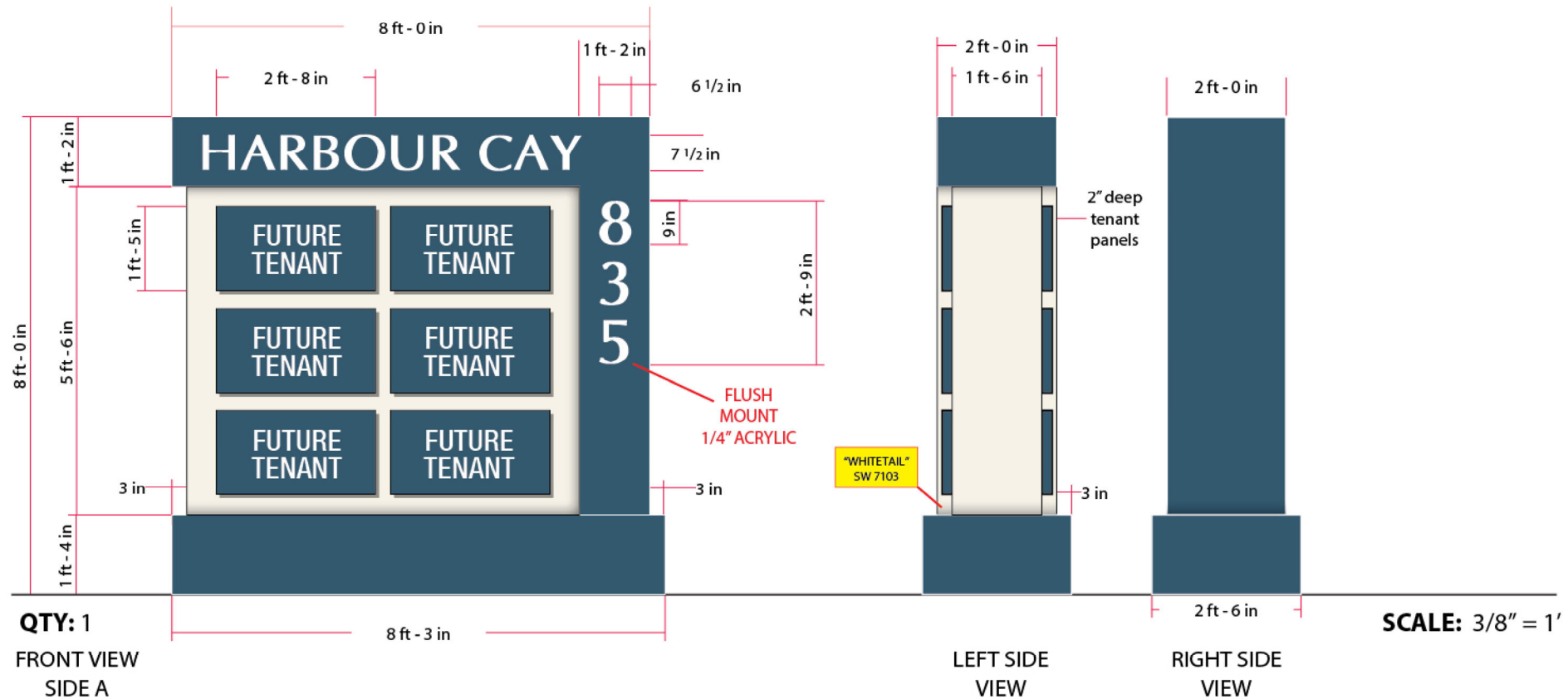
Address numerals to be 1/4" acrylic flush mounted to cabinet.

TENAN CABINET to be fabricated aluminum

TENANT PANELS to be fabricated aluminum 2" deep pan faces with routed copy backed with white acrylic.



FRONT VIEW
SIDE B



580 GUS HIPPI BLVD. ROCKLEDGE, FL 32955 TEL: 321-636-5116 FAX: 321-636-0402

kendalSIGNS
DESIGN • FABRICATION • INSTALLATION

Customer: Harbour Cay : PHASE II
Address: 835 Seaway Drive Ft Pierce FL 32949
Designer: Tracie **Sales:** Art **Date:** 4-23-21
File Name: Harbour Cay PHASE II- monument

COLOR SCHEDULE

TOP/BASE/FACES	RET/CAB
NORTH SEA BLUE	WHITETAIL
MP 8201	SW 7103
ACRYLIC	
WHITE	

SIGNATURE FOR APPROVAL:

CUSTOMER NOTICE
Kendal Signs will endeavor to match colors specified, We cannot guarantee exact matches due to varying Compatibility of materials used. Final dimensions may vary from within this drawing. An exact scaled drawing Will be provided upon your request.

DATE:
REVISD:

835 HARBOUR CAY PHASE II TENANT SIGN CRITERIA

In an effort to maintain uniformity, aesthetics, fairness and offer sign options, tenant signage must adhere to the following signage criteria...

-Tenant storefront and wall signage must follow all City of Ft Pierce signage guidelines as governed in Section 117 Municipal Sign Code/Ordinance(s) ZONE C-2/C-3 Classification(s)

-Landlord restricts signage to face-lit and/or reverse-Lit aluminum Channel Letter type signs and LED illumination

-No box, cabinet, panel, or contour signs; no raceways or no external lighting/Lamps

-No restrictions on font/letter-styles (subject to final landlord approval)

-Aluminum sign letters match in color to the aluminum awnings DARK BLUE (Interstate Blue Level 2 or equivalent)

-Aluminum reverse-lit channel letters DARK BLUE with white LED illumination

- White face-lit channel letters with LIGHT BLUE vinyl overlay; DARK BLUE aluminum side returns and blue or white trim cap

- Nationally recognized retail chains, logos and registered trademarks:
must submit sign design drawings and specifications for landlord approval

-Tenants with multiple locations, existing company logo(s) and colors (ex: Goodfellas) may submit for landlord approval and sign permits; channel letter signs / logos in font only and color(s) of choice, Logo letters permitted (may not exceed in height of largest letter)

-Vinyl window and door signs limited to 25% of glass surface area

-Pre-qualified licensed and insured sign installation crews and vehicles only permitted on property: NO ladder installations permitted.

-Removal of tenant wall and vinyl window signs at time of closure or vacate is the responsibility of vacating tenant



O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Harbour Cay Phase 2

Prepared for:

**Mr. Craig Mason
MASON Development & Construction
224 Chimney Corner Ln, Suite 3032
Jupiter, FL 33458**

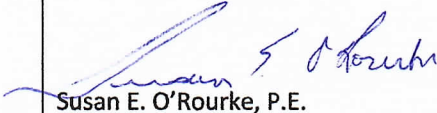
Prepared by:

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

March 24, 2021

Revised May 18, 2021

SR21031.0

<p>Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918</p>	<p>Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 5/18/2021 License #: 42684</p>
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O'ROURKE
ENGINEERING & PLANNING

March 24, 2021

Mr. Craig Mason
MASON Development & Construction
224 Chimney Corner Ln, Suite 3032
Jupiter, FL 33458

Re: Harbour Cay Phase 2

Dear Mr. Mason:

O'Rourke Engineering & Planning has completed the traffic analysis for the proposed development located south of Seaway Drive in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,

O'Rourke Engineering & Planning

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

TABLE OF CONTENTS

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DRIVEWAY ANALYSIS	9
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INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed development consisting of a Shopping Center, a coffee shop with drive-thru, and a self-storage area located south of Seaway Drive Ft. Pierce, St. Lucie County, Florida. The project has a prior approval through Ft. Pierce for the adjacent lot and a Pre-App approval through FDOT for one right-in driveway, one right-out driveway, and one full access driveway on Seaway Drive. The purpose of this report is to determine the projects impact on the surrounding roadway system.

The project site plan is included in **Appendix A**.

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

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

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located south of Seaway Drive in Ft. Pierce, St. Lucie County, Florida, will consist of 4,810 square feet of shopping center, 1,722 square feet of coffee shop with drive-thru, and 4,200 square feet of self storage. The site is currently vacant. The project proposes three driveways on Seaway Drive, a right-in only driveway, a full access driveway, and a right-out only driveway. The project location is shown in **Figure 1**.

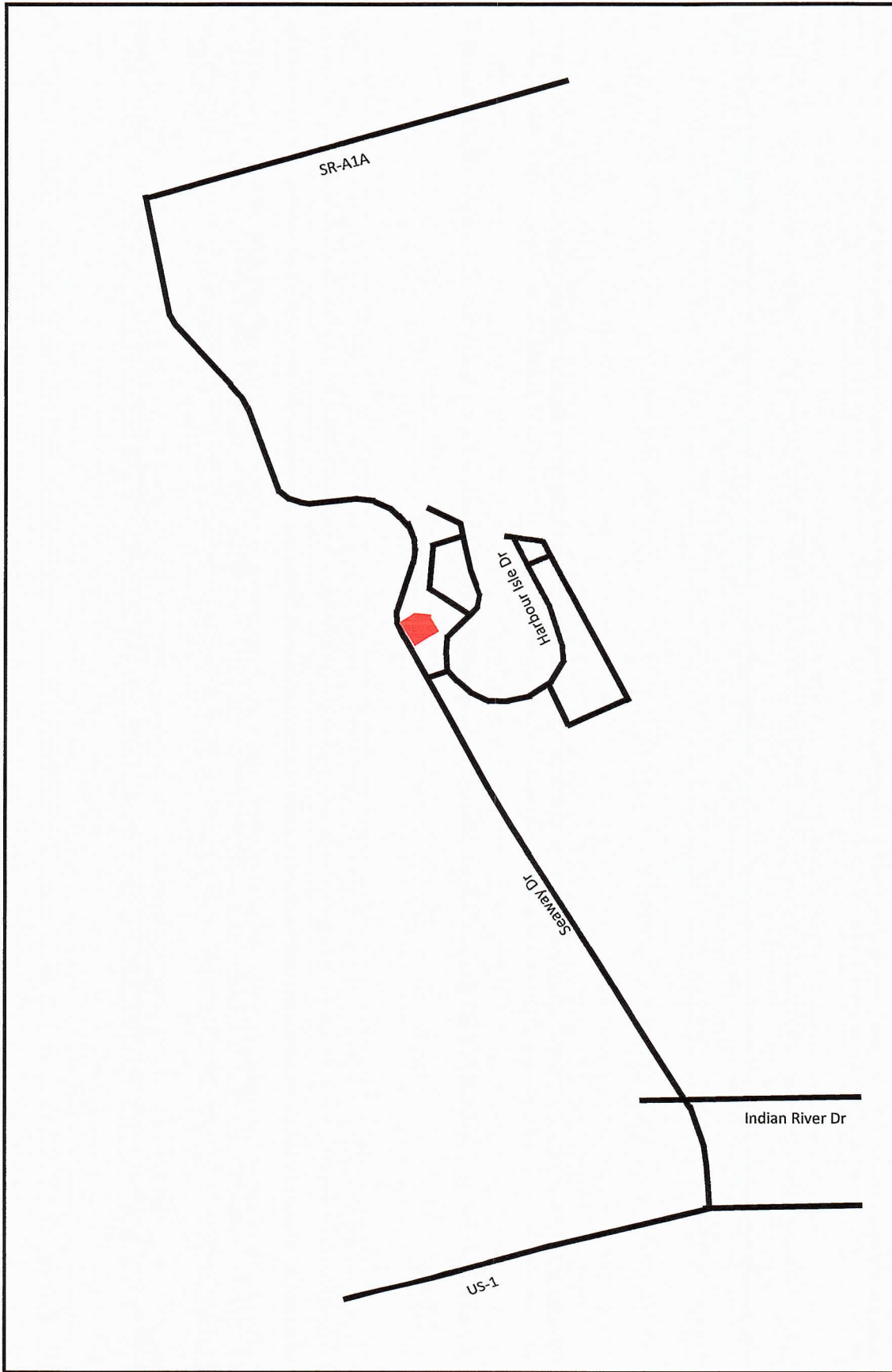



Figure 1
Project Location
Harbour Cay

Legend
 = Project Location



22 SE Seminole Street
Stuart, FL 34994

Date: 03/18/21



NTS

Job Number: SR21031.0

EXISTING CONDITIONS

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

Existing Lane Geometrics and Traffic Control

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

- Seaway Drive is a 2-lane undivided class 6 minor arterial roadway.
- Harbour Isle Drive is a 2-lane undivided local roadway.

Existing Traffic Volumes

Traffic volumes were obtained from the FDOT Florida Traffic Online (2019) database. These documents are included in **Appendix B**.

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 10th Edition trip rates for Mini-Warehouse (Land Use Code 151), Shopping Center (Land Use Code 820), and Coffee/Donut Shop with Drive-Thru (Land Use Code 937) were applied to estimate the trips generated by the proposed development. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 1,131 net new daily trips. There will be 81 AM peak hour trips with 42 entering the project and 39 trips exiting the project. The project will generate 51 net new PM peak hour trips with 25 trips entering the project and 26 trips exiting the project.

PROJECT DISTRIBUTION / ASSIGNMENT

The project traffic was distributed by general geographic direction based on existing traffic counts consistent with the Harbour Isles Approved Traffic Study. Due to proximity, 25% of the westerly assignment was assigned to Harbour Isles. The general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2**.

PROJECT IMPACT

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

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Internalization Trips		Net External Trips		Pass-by Trips		Net New Trips	
					In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
Mini-Warehouse	151	4,200	S/R	$T = 1.51(X)$	50%	50%	3	3	3	3	3	3	-	-	3	3
Shopping Center	820	4,810	S/R	$\ln(T) = 0.68\ln(X) + 5.57$	50%	50%	382	382	50	82	332	350	116	232	234	450
Coffee/Donut Shop with Drive-Thru	937	1,722	S/R	$T = 820.38(X)$	50%	50%	707	706	31	83	675	655	326	652	329	678
TOTALS							1,092	1,091	84	168	1,008	1,007	442	884	566	1,131

Source: ITE 10th Edition Trip Generation Rates
(1) East Food with Drive-Thru Pass-By Rate

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Internalization Trips		Net External Trips		Pass-by Trips		Net New Trips	
					In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
Mini-Warehouse	151	4,200	S/R	$T = 0.10(X)$	60%	40%	-	-	-	-	-	-	-	-	-	-
Shopping Center	820	4,810	S/R	$T = 0.94(X)$	62%	38%	3	2	5	-	3	5	1	2	2	3
Coffee/Donut Shop with Drive-Thru	937	1,722	S/R	$T = 88.99(X)$	51%	49%	78	75	153	-	78	75	37	75	40	38
TOTALS							81	77	158	-	81	77	39	77	42	39

Source: ITE 10th Edition Trip Generation Rates
(1) East Food with Drive-Thru Pass-By Rate

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Internalization Trips		Net External Trips		Pass-by Trips		Net New Trips	
					In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
Mini-Warehouse	151	4,200	S/R	$T = 0.17(X)$	47%	53%	-	1	1	-	1	1	-	-	1	1
Shopping Center	820	4,810	S/R	$\ln(T) = 0.74\ln(X) + 2.89$	48%	52%	28	30	58	14	21	35	5	7	12	14
Coffee/Donut Shop with Drive-Thru	937	1,722	S/R	$T = 43.38(X)$	50%	50%	38	37	75	9	23	30.7%	13	12	25	27
TOTALS							66	68	134	23	46	43	18	37	25	51

Source: ITE 10th Edition Trip Generation Rates
(1) East Food with Drive-Thru Pass-By Rate

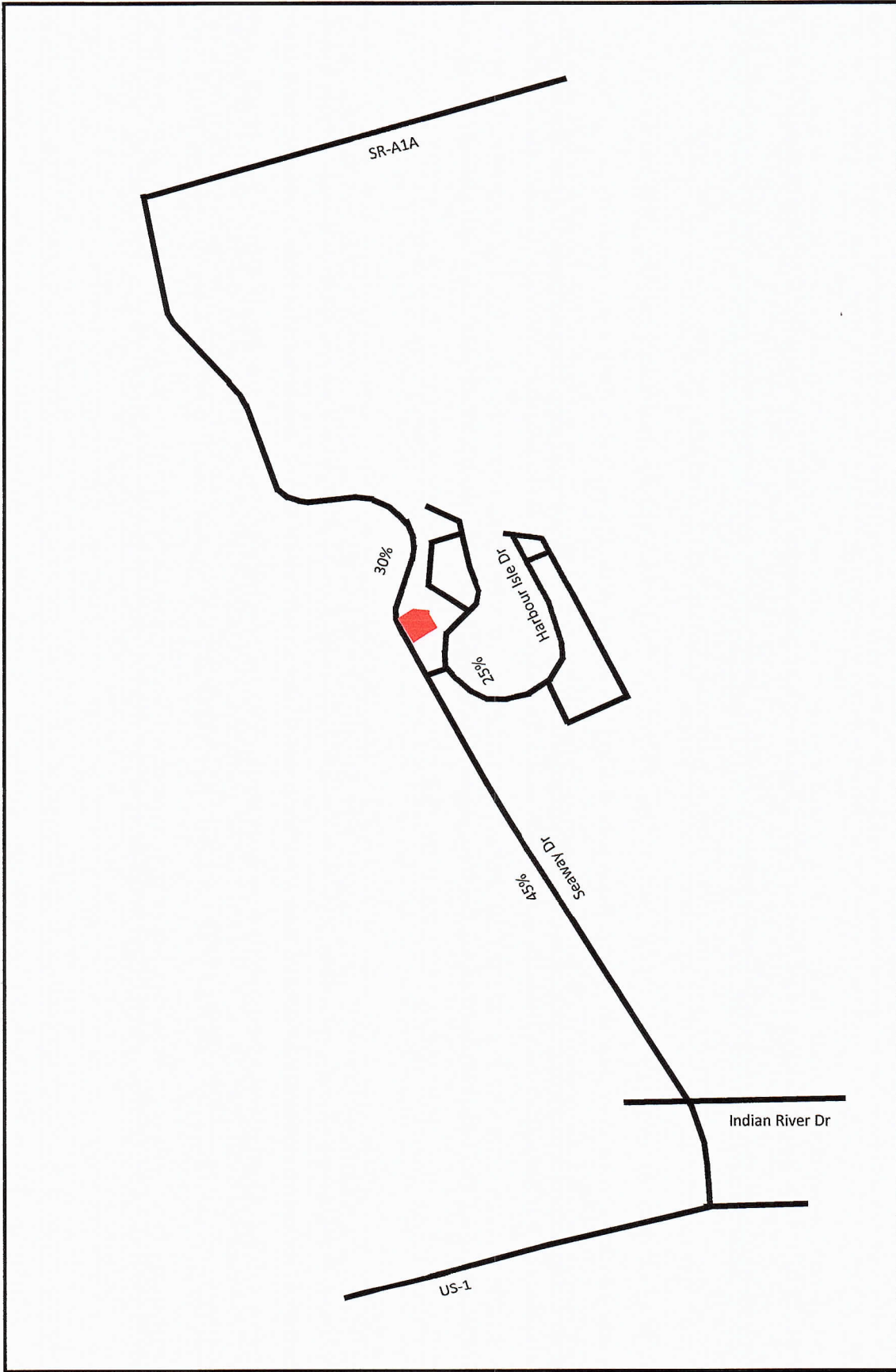



Figure 2
Percent Assignment
Harbour Cay

Legend
 = Project Location
 XX% = Percent Assignment

	
	<p>22 SE Seminole Street Stuart, FL 34994 Date: 03/18/21</p>

Table 2a: Percent Impact - AM Peak Hour

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Seaway Dr	Indian River Dr	S. Causeway Park	EB	IN	No	1550	19	1.23%	45%
	Indian River Dr	S. Causeway Park	WB	OUT	No	1550	18	1.16%	45%
	S. Causeway Park	Harbour Isle Dr	EB	IN	No	790	19	2.41%	45%
	S. Causeway Park	Harbour Isle Dr	WB	OUT	No	790	18	2.28%	45%
	Harbour Isle Dr	Project Access	EB	IN	Yes	790	29	3.67%	70%
	Harbour Isle Dr	Project Access	WB	OUT	Yes	790	27	3.42%	70%
	Project Access	Bayshore Dr	EB	OUT	Yes	790	12	1.52%	30%
	Project Access	Bayshore Dr	WB	IN	Yes	790	13	1.65%	30%

Net In: 42
 Net Out: 39

Table 2b: Percent Impact - PM Peak Hour

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Seaway Dr	Indian River Dr	S. Causeway Park	EB	IN	No	1550	11	0.71%	45%
	Indian River Dr	S. Causeway Park	WB	OUT	No	1550	12	0.77%	45%
	S. Causeway Park	Harbour Isle Dr	EB	IN	No	790	11	1.39%	45%
	S. Causeway Park	Harbour Isle Dr	WB	OUT	No	790	12	1.52%	45%
	Harbour Isle Dr	Project Access	EB	IN	Yes	790	18	2.28%	70%
	Harbour Isle Dr	Project Access	WB	OUT	Yes	790	18	2.28%	70%
	Project Access	Bayshore Dr	EB	OUT	Yes	790	8	1.01%	30%
	Project Access	Bayshore Dr	WB	IN	Yes	790	8	1.01%	30%

Net In: 25
 Net Out: 26

OTHER PROJECT TRAFFIC/GROWTH RATE

Existing traffic volumes were grown using a 3-year historical growth rate calculated from the historical AADT obtained from the FDOT Florida Traffic Online (2019) database. The growth rate was calculated as 2.42%.

The adjacent parcel is approved for a 10,530 square foot building with various uses. Although not approved, the west section of the parcel is envisioned to be an 8,600 square foot medical office. This parcel will share driveways with the project. Therefore, the background traffic from the retail and office buildings will be included in both the link analysis and the driveway analysis.

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

LINK ANALYSIS / REVIEW

Since the project is significant on the adjacent links, these links were analyzed further to ensure they will meet concurrency. **Table 3a and 3b** summarizes the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout.

Table 3a: Link Analysis - AM Peak Hour

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2019 Peak Hour Directional Volumes (1)	Growth Rate	2024 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Seaway Dr	Harbour Isle Dr	Project Access	EB	IN	Yes	374	1.0242	421	21	442	790	29	471	3.67%	YES	70%
	Harbour Isle Dr	Project Access	WB	OUT	Yes	582	1.0242	656	6	662	790	27	689	3.42%	YES	70%
	Project Access	Bayshore Dr	EB	OUT	Yes	374	1.0242	421	2	423	790	12	435	1.52%	YES	30%
	Project Access	Bayshore Dr	WB	IN	Yes	582	1.0242	656	9	665	790	13	678	1.65%	YES	30%

(1) FDOT Hourly Count (Station 940115)

Net In: 42
 Net Out: 39
 Years Grown: 5

Table 3b: Link Analysis - PM Peak Hour

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2019 Peak Hour Directional Volumes (1)	Growth Rate	2024 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Seaway Dr	Harbour Isle Dr	Project Access	EB	IN	Yes	642	1.0242	724	15	739	790	18	757	2.28%	YES	70%
	Harbour Isle Dr	Project Access	WB	OUT	Yes	656	1.0242	739	28	767	790	18	785	2.28%	YES	70%
	Project Access	Bayshore Dr	EB	OUT	Yes	642	1.0242	724	12	736	790	8	744	1.01%	YES	30%
	Project Access	Bayshore Dr	WB	IN	Yes	656	1.0242	739	6	745	790	8	753	1.01%	YES	30%

(1) FDOT Hourly Count (Station 940115)

Net In: 25
 Net Out: 26
 Years Grown: 5

DRIVEWAY ANALYSIS

The development is relying upon 3 driveways on Seaway Drive. The driveways were analyzed for the AM and PM peak hours to determine the adequacy of the proposed access and the need for ingress turn lanes on Seaway Drive. The driveway volumes are shown in **Figures 3a and 3b** for the project trips and total trips, respectively.

- Driveway 1 is a right-in only driveway constructed with the Phase 1 retail. The driveway will accommodate traffic entering the project from the west. There will be no delay associated with this driveway.
- Driveway 2 is a full access driveway constructed with the Phase 1 retail. With all of the site developed including the vacant medical office lot, Driveway 2 will operate at LOS A for the WBL and LOS D for the northbound approach in the AM peak hour. In the PM peak hour the WBL will operate at LOS A and the Northbound left will operate at LOS F with average delay of 74.4 seconds. That delay will occur on the site. We do believe that the traffic is overstated. 25% of the traffic is estimated to come from Harbour Isles. If half of those visitors walk or bike to the site, the NB approach will be reduced to 59.0 seconds of delay with just over two vehicles in the queue.
- Driveway 3 is a proposed right-out only driveway. The right-out only driveway (Driveway 3) operates at a LOS B in the AM and PM Peak Hours.

According to the FDOT 2008 Driveway Information Guide the recommended guidelines for a right turn lane is 80 right turning vehicles in the peak hour for 2-lane roadways with a posted speed limit of 45 mph or less. Therefore, a right turn lane is not recommended at any of the driveways. The only westbound left turn lane in this stretch of roadway is at Bayshore Drive; no other parcel has a turn lane. Therefore, the left turn lane is not recommended. The FDOT has approved the access on the site.

CONCLUSION

With 81 net new AM peak hour trips and 51 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. Therefore, the project meets the requirements for concurrency.

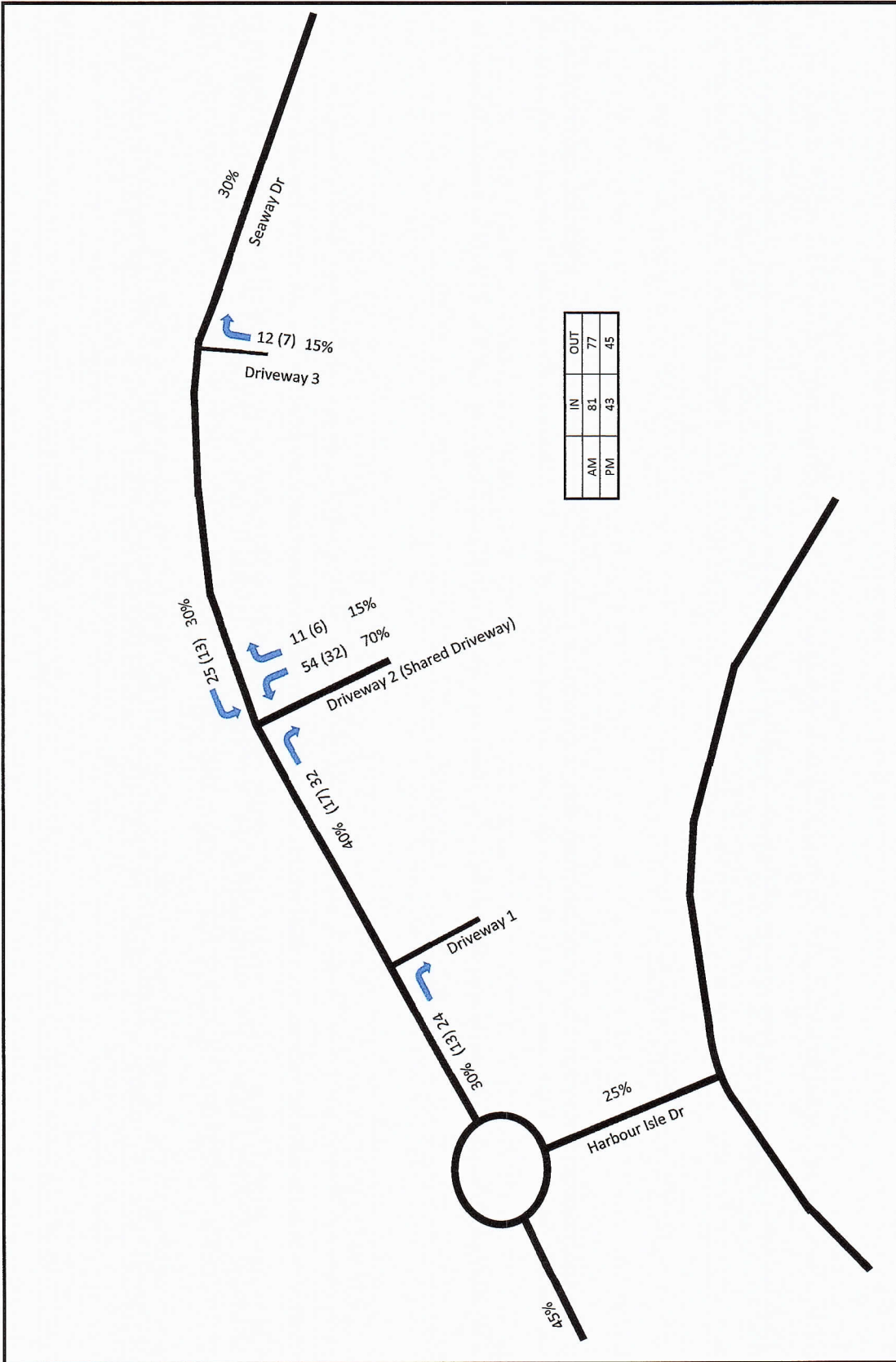


Figure 3a
Project Driveway Volumes
Harbour Cay

Legend
XX(XX) = AM/(PM)
XX% = Percent Assignment

O'ROURKE
ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, FL 34994
Date: 03/18/21

NTS
Job Number: SR21031.0

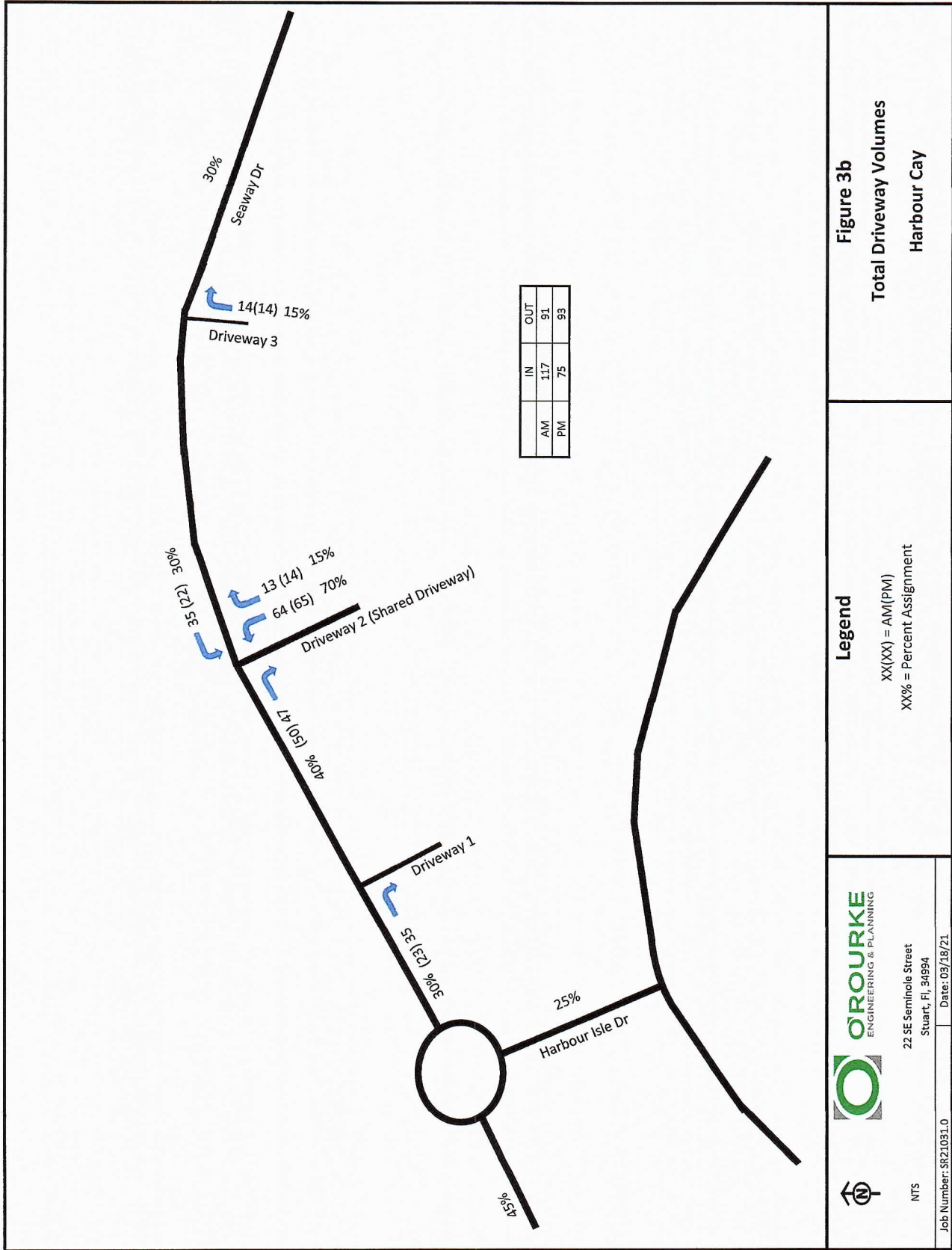


Figure 3b
Total Driveway Volumes
Harbour Cay

Legend
 XX(XX) = AM/(PM)
 XX% = Percent Assignment


 22 SE Seminole Street
 Stuart, FL 34954
 Date: 03/18/21

 NTS
 Job Number: SR21031.0

APPENDIX A

OVERALL CONCEPT PLAN/INTERNAL CAPTURE MATRICES

}

TABLE 1: Daily Internal Traffic

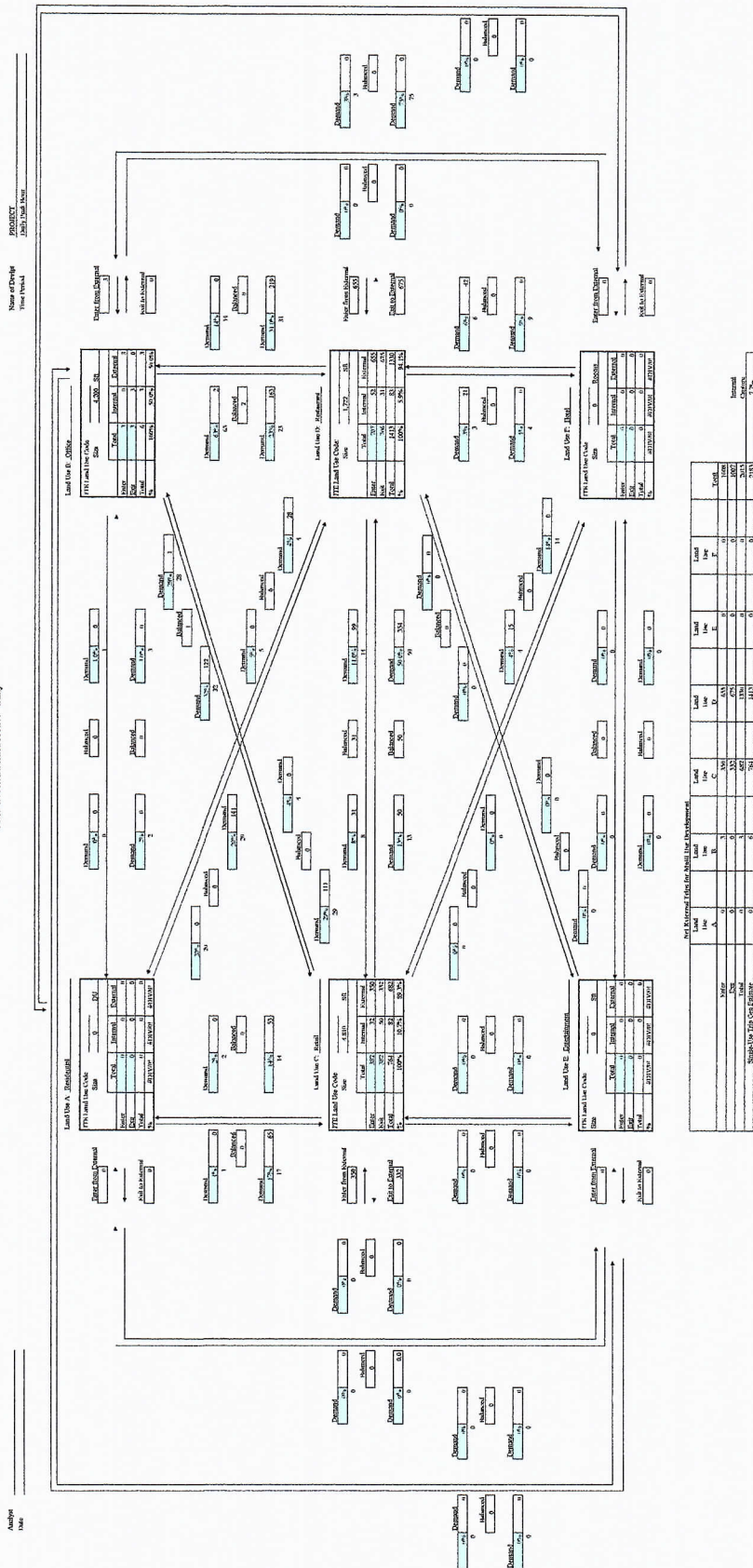


TABLE I: AM Internal Traffic - Phase I

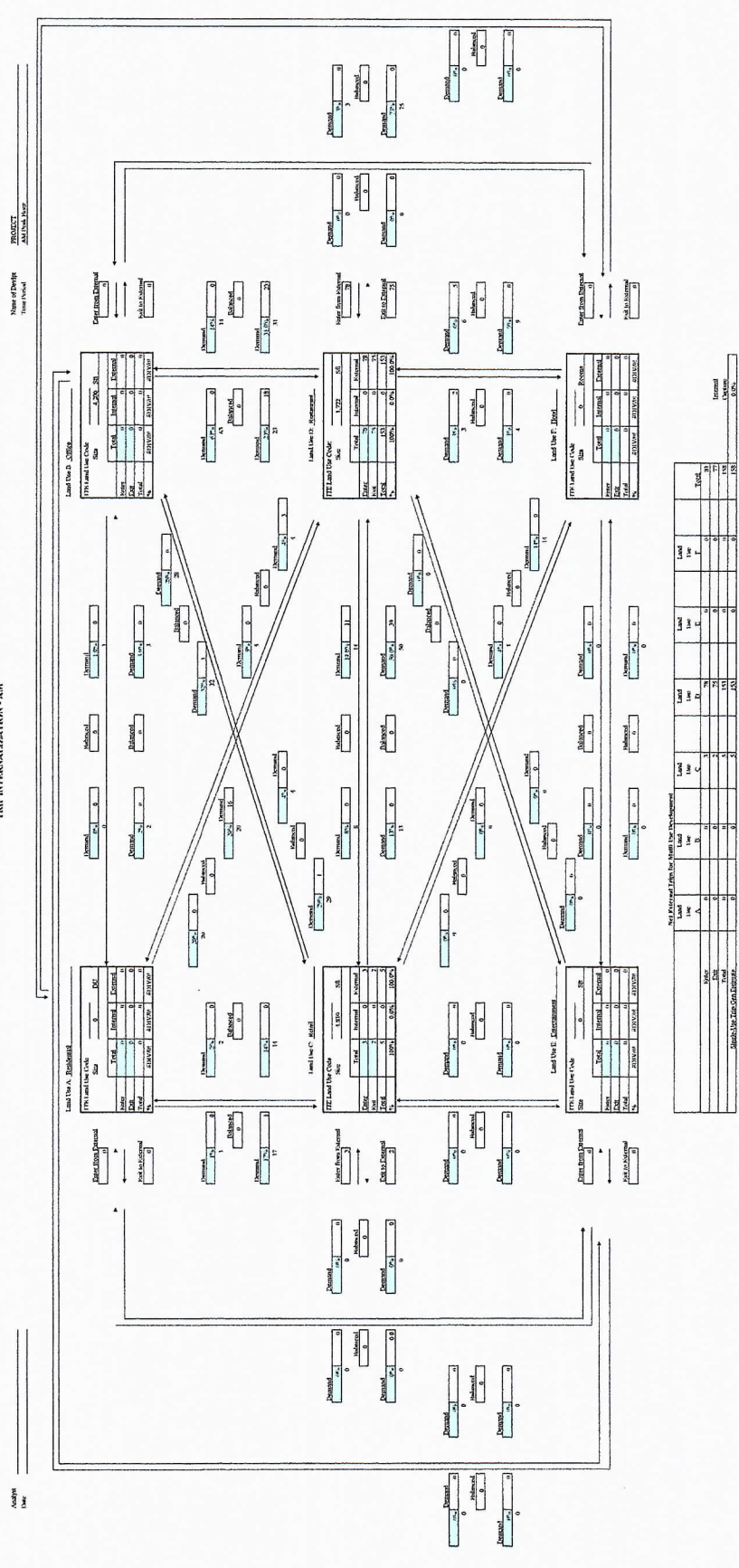
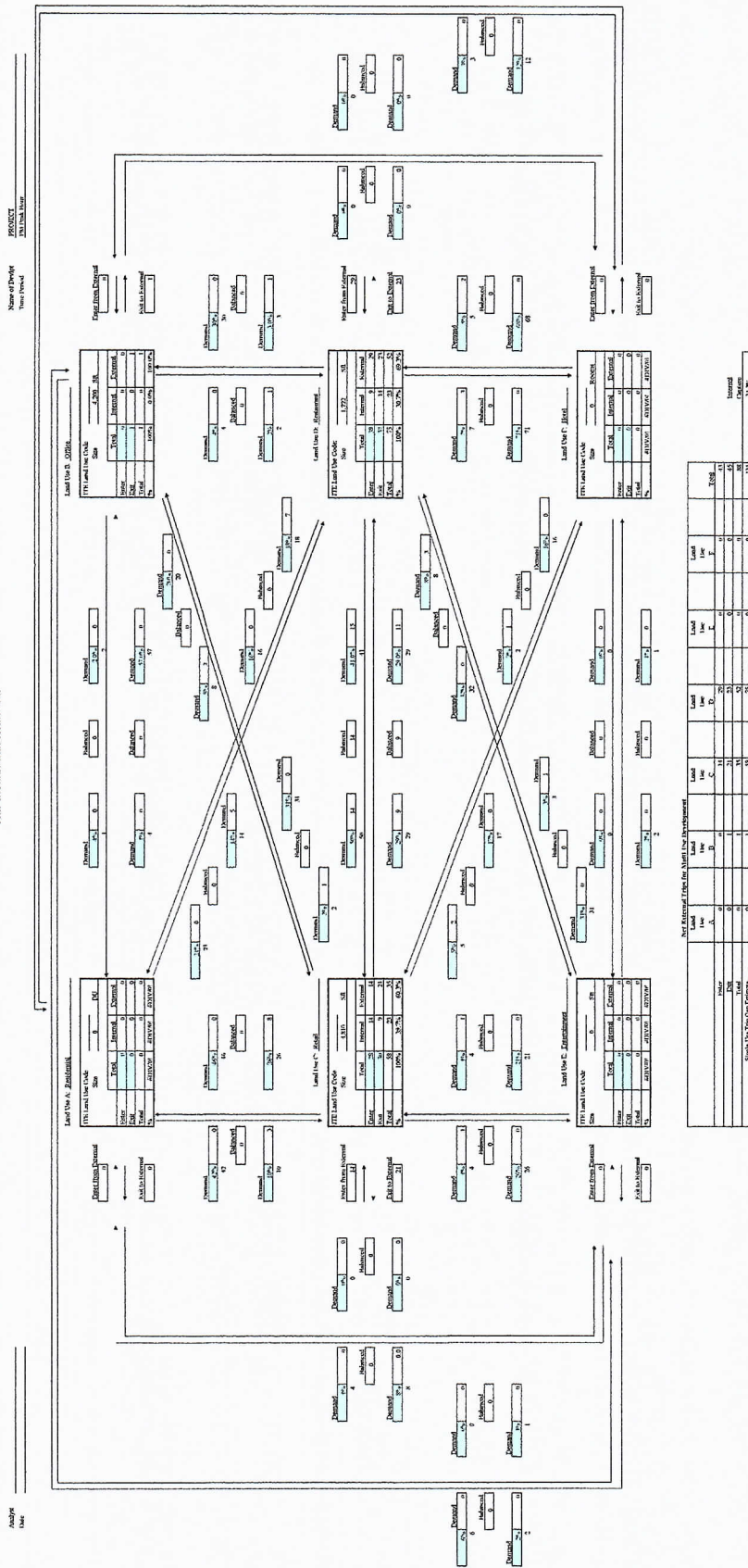


TABLE 1: PM Internal Traffic

PROJECT
TRIP INFORMATION - PM



APPENDIX B

LINK COUNTS

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
SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	1,079	2019	670	68	B	0.309	83	B	0.377
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	16,000	2019	790	931	F	1.108	971	F	1.156
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	6,370	2017	920	430	C	0.494	430	C	0.494
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	10,500	2020	2,000	558	C	0.641	621	C	0.714
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	8,090	2017	920	435	C	0.500	477	C	0.548
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	5,507	2017	920	337	C	0.387	302	C	0.347
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	3,825	2017	700	457	C	0.692	367	C	0.556
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	7,908	2017	600	427	D	0.712	511	D	0.852
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	13,023	2017	600	648	F	1.012	678	F	1.059
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	13,023	2017	790	648	D	0.820	678	D	0.858
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	11,974	2017	1,550	659	C	0.955	596	C	0.864
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	11,974	2017	1,710	659	C	0.856	596	C	0.774
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	16,500	2020	2,100	1,129	C	0.562	1,088	C	0.541
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	19,000	2020	2,100	1,345	C	0.669	1,301	C	0.647
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	16,500	2020	1,800	1,129	C	0.656	1,088	C	0.633
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	19,500	2020	2,100	1,188	C	0.591	1,173	C	0.584
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	4,750	2017	790	279	C	0.715	275	C	0.705
ST LUCIE BLVD	KINGS HWY to KEEN RD	156	5,710	2019	880	310	C	0.373	407	C	0.490
ST LUCIE BLVD	KEEN RD to 25TH ST	156	5,710	2019	880	310	C	0.373	407	C	0.490
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	3,819	2017	750	195	C	0.527	199	C	0.538
ST LUCIE BLVD	SENECA AVE to US 1	940270	3,819	2017	790	195	C	0.500	199	C	0.510
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	13,500	2019	700	662	D	0.946	683	D	0.976
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831

* 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.

COUNTY: 94
 STATION: 0115
 DESCRIPTION: SR ALA/S - E END OF S BRIDGE
 START DATE: 01/09/2019
 START TIME: 2345

TIME	DIRECTION: E				DIRECTION: W				COMBINED TOTAL		
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD		4TH	TOTAL
0000	9	10	6	8	33	10	6	8	8	32	65
0100	6	1	3	2	12	9	7	3	3	27	39
0200	1	9	4	2	16	3	3	4	2	12	28
0300	4	1	4	6	15	5	3	1	9	18	33
0400	6	12	15	18	51	5	5	8	10	28	79
0500	21	39	39	64	163	19	24	22	39	104	267
0600	70	61	75	75	281	58	76	78	84	296	577
0700	80	84	113	75	352	109	125	158	120	512	864
0800	77	95	108	94	374	140	148	147	147	582	956
0900	96	114	115	121	446	144	150	139	136	569	1015
1000	112	121	102	140	475	127	152	166	143	588	1063
1100	145	143	169	159	616	146	124	135	139	544	1160
1200	150	148	91	147	536	151	173	203	174	701	1237
1300	149	155	164	165	633	162	149	132	156	599	1232
1400	134	131	159	155	579	188	201	146	181	716	1295
1500	173	202	168	183	726	148	149	201	153	651	1377
1600	161	156	171	154	642	155	158	149	194	656	1298
1700	172	188	169	143	672	159	149	119	117	544	1216
1800	118	91	96	116	421	146	156	110	88	500	921
1900	113	72	82	53	320	62	67	51	42	222	542
2000	63	63	64	59	249	36	41	46	37	160	409
2100	55	48	48	39	190	45	36	50	35	166	356
2200	34	19	25	20	98	34	33	22	27	116	214
2300	21	9	17	6	53	25	14	13	9	61	114
24-HOUR TOTALS:					7953					8404	16357

PEAK VOLUME INFORMATION

DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
hour	volume	hour	volume	hour	volume
A.M. 845	419	830	588	830	1000
P.M. 1500	726	1400	716	1445	1377
DAILY 1500	726	1400	716	1445	1377

GENERATED BY SPS 5.0.53P

APPENDIX C

**GROWTH RATE
AND
OTHER APPROVED PROJECTS**

Historical Growth Rate Calculation

Segment	From	To	2016 AADT	2019 AADT	3 Year Historical Growth Rate
Seaway Drive	Indian River Dr	S Ocean Dr	14,800	15,900	2.42%

*Source FDOT Historical Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST. LUCIE

SITE: 0115 - SR A1A/S - E END OF S BRIDGE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	15900	C	W	9.00	52.50	5.70
2018	16600	C	W	9.00	52.40	5.70
2017	14800	C	W	9.00	52.00	5.70
2016	14800	C	W	9.00	52.30	4.70
2015	15100	C	W	9.00	52.70	4.70
2014	12900	C	W	9.00	52.50	4.70
2013	11600	C	W	9.00	55.90	9.40
2012	12500	C	W	9.00	55.80	6.10
2011	10300	C	W	9.00	56.20	6.10
2010	13300	C	W	11.16	56.34	6.10
2009	12400	C	W	11.51	56.49	8.90
2008	12600	C	W	11.31	55.19	8.90
2007	14500	C	W	11.33	56.77	11.20
2006	14200	C	W	11.16	57.49	3.40
2005	15200	C	W	11.60	56.20	2.60
2004	14900	C	W	11.10	57.00	2.60

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

Trip Generation - Total Traffic - Harbour Cay Phase 2

Daily	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Internalization Trips		Net External Trips		Pass-by Trips		Net New Trips						
						In	Out	In	Out	In	Out	In	Out	In	Out	In	Out					
						%	%	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total					
Phase 1 No Site Plan Project (Phase 2) 4,810 Project & 4,800 Phase 1	General Office	710	1,421	SR	$La(O) = 0.97La(O) + 2.30$	50%	50%	9	8	17	2	8	10	58.8%	7	7	0.0%	7				
	Medical Office	720	8,600	SR	$T = 38.42(O) - 87.62$	50%	50%	122	121	243	22	110	132	54.3%	100	11	111	1.1				
	Mini-Warehouse	151	4,200	SR	$T = 1.51(O)$	50%	50%	3	3	6	1	3	4	66.7%	2	-	0.0%	2				
	Shopping Center	820	8,800	SR	$La(O) = 0.68La(O) + 5.57$	50%	50%	890	880	1,770	79	80	159	13.7%	501	500	1,001	170	340	34.0%	661	
	Liquor Store	899	1,495	SR	$T = 101.49(O)$	50%	50%	76	76	152	10	10	20	13.2%	66	66	132	22	45	34.0%	44	
Phase 1 High Turnover (Sit-Down) Restaurant Project (Phase 2)	High Turnover (Sit-Down) Restaurant	952	3,534	SR	$T = 112.18(O)$	50%	50%	198	198	396	37	16	53	13.4%	161	182	343	74	75	147	43.0%	87
	Coffee/Deli Shop with Drive-Thru	937	1,722	SR	$T = 82.03(O)$	50%	50%	707	706	1,413	131	55	186	13.2%	576	651	1,227	301	300	601	49.0%	275
	TOTALS		29,862	SR			1,695	1,692	3,387	282	282	564	16.7%	1,413	1,410	2,823	568	565	1,133	40.1%	845	

Sources: ITE 10th Edition Trip Generation Rates
(1) Fast-Food with Drive-Thru Pass-By Rate

AM Peak Hour

Phase 1 No Site Plan Project (Phase 2) 4,810 Project & 4,800 Phase 1	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Internalization Trips		Net External Trips		Pass-by Trips		Net New Trips						
						In	Out	In	Out	In	Out	In	Out	In	Out	In	Out					
						%	%	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total				
Phase 1 No Site Plan Project (Phase 2) 4,810 Project & 4,800 Phase 1	General Office	710	1,421	SR	$T = 1.63(O)$	84%	16%	2	-	2	-	-	-	-	-	-	-	0.0%	-			
	Medical Office	720	8,600	SR	$La(O) = 0.89La(O) + 1.31$	88%	12%	20	5	25	4	4	8	32.0%	16	1	17	0.0%	16			
	Mini-Warehouse	151	4,200	SR	$T = 0.10(O)$	69%	31%	-	-	-	-	-	-	-	-	-	-	-	0.0%	-		
	Shopping Center	820	8,800	SR	$T = 0.94(O)$	62%	38%	5	3	8	1	1	2	25.0%	-	-	-	-	0.0%	-		
	Liquor Store	899	1,495	SR	$T = 0.51(O)$	51%	49%	1	-	1	-	-	-	-	-	-	-	-	-	0.0%	-	
Phase 1 High Turnover (Sit-Down) Restaurant Project (Phase 2)	High Turnover (Sit-Down) Restaurant	952	3,534	SR	$T = 9.94(O)$	55%	45%	19	16	35	1	1	2	5.7%	18	15	33	7	14	43.0%	11	
	Coffee/Deli Shop with Drive-Thru	937	1,722	SR	$T = 88.99(O)$	51%	49%	78	75	153	2	2	4	2.6%	76	73	149	37	36	73	49.0%	39
	TOTALS		29,862	SR			125	99	224	8	8	16	7.1%	117	91	208	45	44	89	42.8%	72	

Sources: ITE 10th Edition Trip Generation Rates
(1) Fast-Food with Drive-Thru Pass-By Rate

PM Peak Hour

Phase 1 No Site Plan Project (Phase 2) 4,810 Project & 4,800 Phase 1	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Internalization Trips		Net External Trips		Pass-by Trips		Net New Trips						
						In	Out	In	Out	In	Out	In	Out	In	Out	In	Out					
						%	%	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total				
Phase 1 No Site Plan Project (Phase 2) 4,810 Project & 4,800 Phase 1	General Office	710	1,421	SR	$La(O) = 0.94La(O) + 0.36$	16%	84%	-	2	2	-	-	-	-	-	-	-	0.0%	-			
	Medical Office	720	8,600	SR	$T = 3.39(O) + 2.02$	28%	72%	9	22	31	3	5	8	23.8%	6	17	23	0.0%	6			
	Mini-Warehouse	151	4,200	SR	$T = 0.17(O)$	47%	53%	-	-	-	-	-	-	-	-	-	-	-	0.0%	-		
	Shopping Center	820	8,800	SR	$La(O) = 0.74La(O) + 2.89$	48%	52%	44	47	91	21	13	34	37.4%	23	34	57	9	10	19	34.0%	14
	Liquor Store	899	1,495	SR	$T = 17.12(O)$	50%	50%	13	13	26	6	4	10	36.5%	7	9	16	3	2	5	34.0%	4
Phase 1 High Turnover (Sit-Down) Restaurant Project (Phase 2)	High Turnover (Sit-Down) Restaurant	952	3,534	SR	$T = 9.77(O)$	52%	48%	18	17	35	5	8	13	37.1%	13	9	22	5	4	9	43.0%	8
	Coffee/Deli Shop with Drive-Thru	937	1,722	SR	$T = 42.38(O)$	50%	50%	38	37	75	12	16	28	37.3%	26	21	47	13	10	23	49.0%	13
	TOTALS		29,862	SR			122	139	261	47	46	93	35.6%	75	93	168	29	27	56	33.3%	46	

Sources: ITE 10th Edition Trip Generation Rates
(1) Fast-Food with Drive-Thru Pass-By Rate

Pass-By % of Traffic

Time of Day	Existing Trips Passing the Site	Pass-By Trips	% of Existing Traffic
AM Peak Hour	956	77	8.05%
PM Peak Hour	1298	37	2.85%

APPENDIX D

DRIVEWAY ANALYSIS

TURNING MOVEMENT VOLUME COUNTS

I/N/S STREET: Driveway 1
 CONTROL: TWSC
 E/W STREET: Seaway Dr
 CITY: Ft. Pierce
 COUNT STATION: FDOT Site: 940115
 FILENAME: 1/9/2019
 DAY: Tuesday
 ANALYSIS YEAR: 2024
 COUNT DATE: 3/18/2021
 REPORT DATE: 3/18/2021

15 Min Period	Northbound				Southbound				Eastbound				Westbound				ONE HOUR SUM
	NBL	NBT	NBR	NBL	SBL	SRT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL			
7:00-7:15								80				109		188			
7:15-7:30								84				125		209			
7:30-7:45								113				158		271			
7:45-8:00								75				120		195			
8:00-8:15								77				140		217			
8:15-8:30								95				148		243			
8:30-8:45								108				147		255			
8:45-9:00								94				147		241			

AM PEAK HOUR IS FROM: 8:00AM TO 9:00AM
 Volumes: 0 0 0 0 0 0 0 0 374 0 0 582 0 0 956
 Season Factor: 0 0 0 0 0 0 0 0 374 0 0 582 0 0 956
 Growth: 0 0 0 0 0 0 0 0 421 0 0 656 0 0 1077
 In/Out: - - - - - - - - IN - - - - -
 Percentage: 0.0% 0% 0% 0% 0% 0% 0% 0% 30% 0% 0% 0% 0% 0% 0%
 PROJECT: 0 0 0 0 0 0 0 0 35 0 0 0 0 0 0

Seasonal Factor: 1
 Trips In: 117
 Trips Out: 91
 Growth Rate: 1.024
 Years Growin: 5
 PHF: 0.94



15 Min Period	Northbound				Southbound				Eastbound				Westbound				ONE HOUR SUM
	NBL	NBT	NBR	NBL	SBL	SRT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL			
4:00-4:15								161				155		316			
4:15-4:30								156				158		314			
4:30-4:45								171				149		320			
4:45-5:00								154				194		348			
5:00-5:15								172				159		331			
5:15-5:30								188				149		337			
5:30-5:45								169				119		288			
5:45-6:00								143				117		260			

PM PEAK HOUR IS FROM: 4:30 PM TO 5:00 PM
 Volumes: 0 0 0 0 0 0 0 0 685 0 0 651 0 0 1336
 Season Factor: 0 0 0 0 0 0 0 0 685 0 0 651 0 0 1336
 Growth: 0 0 0 0 0 0 0 0 772 0 0 734 0 0 1506
 In/Out: - - - - - - - - IN - - - - -
 Percentage: 0.0% 0% 0% 0% 0% 0% 0% 0% 30% 0% 0% 0% 0% 0% 0%
 PROJECT: 0 0 0 0 0 0 0 0 23 0 0 0 0 0 0

Seasonal Factor: 1
 Growth Rate: 1.024
 Trips In: 75
 Trips Out: 93
 Years Growin: 5
 PHF: 0.96



TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Driveway 2
 FILENAME: E/W STREET: Seaway Dr
 CONTROL: TWSC
 COUNT DATE: 1/9/2019
 DAY: Tuesday
 CITY: Ft. Pierce
 COUNT STATION: FDOT Site: 940115
 REPORT DATE: 3/18/2021
 ANALYSIS YEAR: 2024

15 Min Period	Northbound				Southbound				Eastbound				Westbound				ONE HOUR SUM	
	NBL	NBT	NBR	NBL	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL				
7:00-7:15									80					109			189	864
7:15-7:30									84					125			209	892
7:30-7:45									113					158			271	926
7:45-8:00									75					120			195	910
8:00-8:15									77					140			217	956
8:15-8:30									95					148			243	
8:30-8:45									108					147			255	
8:45-9:00									94					147			241	

AM PEAK HOUR IS FROM: 8:00AM TO 9:00AM

Volumes 0 0 0 0 0 0 0 0 0 374 0 0 0 582 0 0 956

Season Factor 0 0 0 0 0 0 0 0 0 421 0 0 0 656 0 0 1077

In/Out 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Percentage 70% 0% 15% 0% 0% 0% 0% 0% 0% 40% 0% 30% 0% 0% 0% 0% 0%

PROJECT 64 0 14 0 0 0 0 0 0 421 47 35 656 0 1237

Seasonal Factor: 1
 Trips In: 117
 Trips Out: 91
 Growth Rate: 1.024
 Years Growth: 5

15 Min Period	Northbound				Southbound				Eastbound				Westbound				ONE HOUR SUM	
	NBL	NBT	NBR	NBL	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL				
4:00-4:15									161					155			316	1298
4:15-4:30									156					158			314	1313
4:30-4:45									171					149			320	1336
4:45-5:00									154					194			348	1304
5:00-5:15									172					159			331	1216
5:15-5:30									188					149			337	
5:30-5:45									169					119			288	
5:45-6:00									143					117			260	

PM PEAK HOUR IS FROM: 4:30 PM TO 5:30 PM

Volumes 0 0 0 0 0 0 0 0 0 685 0 0 0 651 0 0 1336

Season Factor 0 0 0 0 0 0 0 0 0 685 0 0 0 651 0 0 1336

In/Out 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Percentage 70% 0% 13% 0% 0% 0% 0% 0% 0% 40% 0% 30% 0% 0% 0% 0% 0%

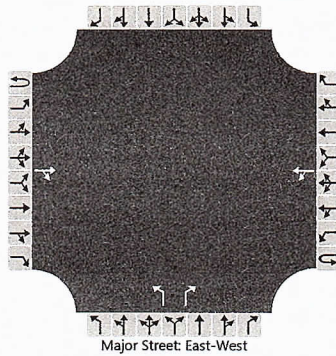
PROJECT 65 0 14 0 0 0 0 0 0 772 30 23 794 0 1637

Seasonal Factor: 1
 Growth Rate: 1.024
 Trips In: 75
 Trips Out: 95
 Years Growth: 5

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	James Kemp			Intersection	Driveway 2 & Seaway Dr		
Agency/Co.	O'Rourke Engineering			Jurisdiction	St. Lucie County		
Date Performed	3/18/2021			East/West Street	Seaway Dr		
Analysis Year	2024			North/South Street	Driveway 2		
Time Analyzed	AM Peak Hour			Peak Hour Factor	0.95		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Total Traffic						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			421	47		35	656			64		14				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

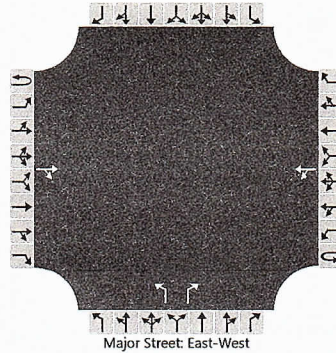
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						37				67		15				
Capacity, c (veh/h)						1064				184		593				
v/c Ratio						0.03				0.37		0.02				
95% Queue Length, Q ₉₅ (veh)						0.1				1.6		0.1				
Control Delay (s/veh)						8.5				35.5		11.2				
Level of Service (LOS)						A				E		B				
Approach Delay (s/veh)					0.9				31.2							
Approach LOS					D				D							

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	James Kemp			Intersection	Driveway 2 & Seaway Dr		
Agency/Co.	O'Rourke Engineering			Jurisdiction	St. Lucie County		
Date Performed	3/18/2021			East/West Street	Seaway Dr		
Analysis Year	2024			North/South Street	Driveway 2		
Time Analyzed	PM Peak Hour			Peak Hour Factor	0.96		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Total Traffic						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			772	30		23	734			65		14				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type Storage	Undivided															

Critical and Follow-up Headways

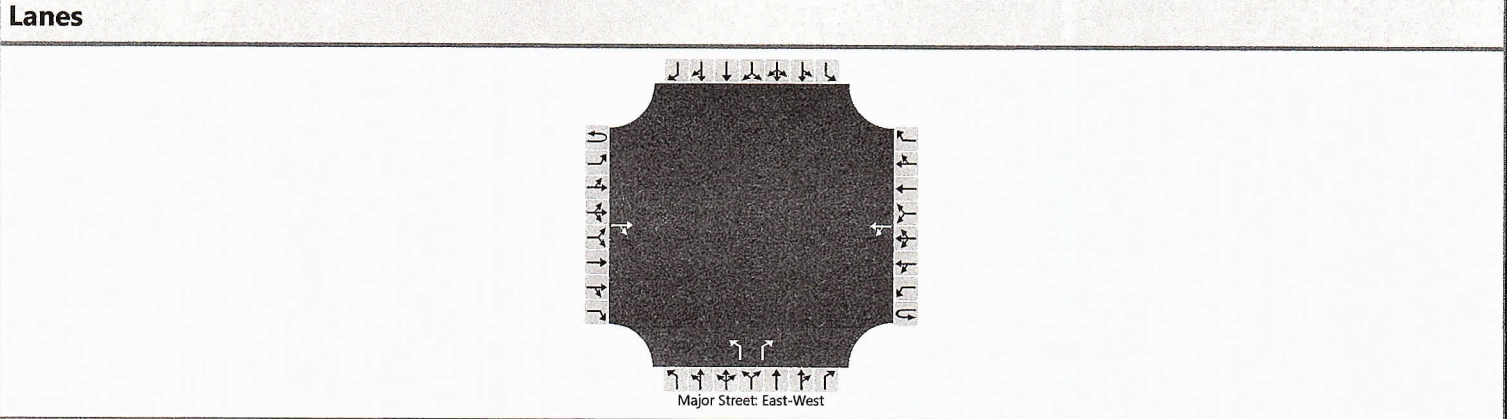
Base Critical Headway (sec)					4.1					7.1		6.2				
Critical Headway (sec)					4.13					6.43		6.23				
Base Follow-Up Headway (sec)					2.2					3.5		3.3				
Follow-Up Headway (sec)					2.23					3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					24					68		15				
Capacity, c (veh/h)					793					105		373				
v/c Ratio					0.03					0.64		0.04				
95% Queue Length, Q ₉₅ (veh)					0.1					3.2		0.1				
Control Delay (s/veh)					9.7					87.2		15.0				
Level of Service (LOS)					A					F		C				
Approach Delay (s/veh)					0.8				74.4							
Approach LOS									F							

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	James Kemp	Intersection	Driveway 2 & Seaway Dr
Agency/Co.	O'Rourke Engineering	Jurisdiction	St. Lucie County
Date Performed	3/18/2021	East/West Street	Seaway Dr
Analysis Year	2024	North/South Street	Driveway 2
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.96
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Reduced for Non-Motorized Cross Access		



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			772	30		23	734			53		14				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						24				55		15				
Capacity, c (veh/h)						799				106		376				
v/c Ratio						0.03				0.52		0.04				
95% Queue Length, Q ₉₅ (veh)						0.1				2.4		0.1				
Control Delay (s/veh)						9.6				70.6		15.0				
Level of Service (LOS)						A				F		B				
Approach Delay (s/veh)					0.8				59.0							
Approach LOS									F							

TURNING MOVEMENT VOLUME COUNTS

I/S STREET: Driveway 3
 E/W STREET: Seaway Dr
 CONTROL: TWSC
 FILENAME: 1/9/2019
 COUNT DATE: 3/18/2021
 DAY: Tuesday
 CITY: Ft. Pierce
 ANALYSIS YEAR: 2024
 COUNT STATION: FDOT Site 940115

15 Min Period	Northbound				Southbound				Eastbound				Westbound				ONE HOUR SUM
	NBL	NBT	NBR	NBL	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL			
7:00-7:15									80				109		189		
7:15-7:30								84				125		209			
7:30-7:45								113				158		271			
7:45-8:00								75				120		195			
8:00-8:15								77				140		217			
8:15-8:30								95				148		243			
8:30-8:45								108				147		255			
8:45-9:00								94				147		241			

AM PEAK HOUR IS FROM: 8:00AM TO 9:00AM
 Volumes: 0 0 0 0 0 0 0 0 0 374 0 0 582 0 0 956
 Season Factor: 0 0 0 0 0 0 0 0 0 421 0 0 656 0 0 1077
 Growth: 0 0 0 0 0 0 0 0 0 421 0 0 656 0 0 1077
 In/Out: - - - - - - - - - - - - - - - -
 Percentage: 0.0% 0% 15% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
 PROJECT: 0 0 0 14 0 0 0 0 0 0 0 0 0 0 0 0

Seasonal Factor: 1
 Trips In: 117
 Trips Out: 91
 Growth Rate: 1.024
 Years Grown: 5
 PHF: 0.94

Total

15 Min Period	Northbound				Southbound				Eastbound				Westbound				ONE HOUR SUM
	NBL	NBT	NBR	NBL	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL			
4:00-4:15									161				155		316		
4:15-4:30								156				158		314			
4:30-4:45								171				149		320			
4:45-5:00								154				194		348			
5:00-5:15								172				159		331			
5:15-5:30								188				149		337			
5:30-5:45								169				119		288			
5:45-6:00								143				117		260			

PM PEAK HOUR IS FROM: 4:30 PM TO 5:30 PM
 Volumes: 0 0 0 0 0 0 0 0 0 685 0 0 651 0 0 1336
 Season Factor: 0 0 0 0 0 0 0 0 0 685 0 0 651 0 0 1336
 Growth: 0 0 0 0 0 0 0 0 0 772 0 0 734 0 0 1506
 In/Out: - - - - - - - - - - - - - - - -
 Percentage: 0.0% 0% 15% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
 PROJECT: 0 0 0 14 0 0 0 0 0 0 0 0 0 0 0 0

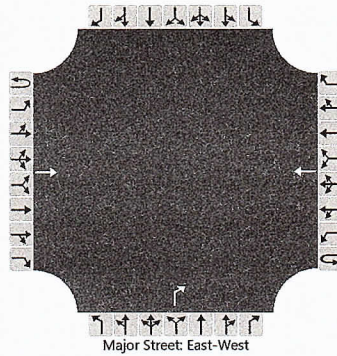
Seasonal Factor: 1
 Growth Rate: 1.024
 Trips In: 75
 Trips Out: 89
 Years Grown: 5
 PHF: 0.96

Total

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	James Kemp	Intersection	Driveway 3 & Seaway Dr
Agency/Co.	O'Rourke Engineering	Jurisdiction	St. Lucie County
Date Performed	3/18/2021	East/West Street	Seaway Dr
Analysis Year	2024	North/South Street	Driveway 3
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.94
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Total Traffic		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	0	1		0	0	0
Configuration			T				T					R				
Volume (veh/h)			421				656					14				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																	6.2
Critical Headway (sec)																	6.23
Base Follow-Up Headway (sec)																	3.3
Follow-Up Headway (sec)																	3.33

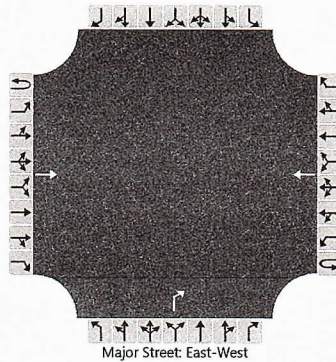
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																	15
Capacity, c (veh/h)																	608
v/c Ratio																	0.02
95% Queue Length, Q ₉₅ (veh)																	0.1
Control Delay (s/veh)																	11.1
Level of Service (LOS)																	B
Approach Delay (s/veh)																	11.1
Approach LOS																	B

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	James Kemp	Intersection	Driveway 3 & Seaway Dr
Agency/Co.	O'Rourke Engineering	Jurisdiction	St. Lucie County
Date Performed	3/18/2021	East/West Street	Seaway Dr
Analysis Year	2024	North/South Street	Driveway 3
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.96
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Total Traffic		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	0	1		0	0	0
Configuration			T				T					R				
Volume (veh/h)			772				734					14				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																	6.2
Critical Headway (sec)																	6.23
Base Follow-Up Headway (sec)																	3.3
Follow-Up Headway (sec)																	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																	15
Capacity, c (veh/h)																	381
v/c Ratio																	0.04
95% Queue Length, Q ₉₅ (veh)																	0.1
Control Delay (s/veh)																	14.8
Level of Service (LOS)																	B
Approach Delay (s/veh)											14.8						
Approach LOS											B						