CITY PLANNING BOARD

BOARD AGENDA

Special Planning Board Regular Meeting - Monday, October 25, 2021 - 4:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **NEW BUSINESS**

   a. Major Amendment to the Planned Development (PD) and Site Plan - King's Landing - 322 North 2nd Street

6. **COMMENTS FROM THE PUBLIC**

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

7. **ADJOURNMENT**

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

Special Planning Board Meeting **5. a.**

Meeting Date: 10/25/2021

Information

REQUESTED ACTION

Major Amendment to the Planned Development (PD) and Site Plan - King's Landing - 322 North 2nd Street

LOCATION

322 North 2nd Street
PCNs:
2410-503-0043-000-2
2410-503-0012- 010-9
2410-503-0019-010- 8
2410-503-0041- 020-4
2410-503-0013- 000-3
2410-503-0030-000-8
2410-503-0019-000-5
2410-503-0020-000-5
2410- 503-0036-010-3
2410-503-0034-000-6

RESPONSIBLE STAFF

Jennifer Hofmeister-Drew, AICP, LCAM
Planning Director

RECOMMENDATION

The requested applications meet the criteria specified in Code Sections 125-157, 125-201, 125-212, 125-313 and 125-314 of the City Code, and the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Staff recommends that the Planning Board recommend **Approval** of the subject applications for a major amendment to the Planned Development and Site Plan (Development and Design Review) approval.

Attachments

Staff Report & Supporting Documents
application and supporting documentation

Form Review

Form Started By: Jennifer Hofmeister Started On: 10/19/2021 11:21 AM
Final Approval Date: 10/19/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

FROM: Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

RE: **Application for a Major Amendment to the Planned Development (PD)**
Application for Site Plan (Development and Design Review)

BOARD DATE: October 25, 2021

STAFF REPORT

Property Owner City of Fort Pierce Redevelopment Agency
100 North US Highway 1
Fort Pierce, FL 34950

Representative: Brad Currie, Vice President
Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie FL 34987

Requested Action: Approval of a Major Amendment to the Planned Development (PD) and Site Plan (Development and Design Review) Approval for the King's Landing Mixed Use Development Project

Site Location: 322 North 2nd Street

Parcel IDs:

2410-503-0043-000-2	2410-503-0019-010- 8
2410-503-0012- 010-9	2410-503-0019-000-5
2410-503-0041- 020-4	2410-503-0020-000-5
2410-503-0013- 000-3	2410- 503-0036-010-3
2410-503-0030-000-8	2410-503-0034-000-6

Utilities: Fort Pierce Utilities Authority (FPUA)

Existing Use: Vacant

Parcel Size: 7.824 +/- Acres

Current Future Land Use: Central Business District (CBD)

Current Zoning Planned Development (PD) with an underlying zoning of Central Commercial (C-4)

Surrounding Future Land Use (FLU) and Zoning

	North	East	South	West
FLU:	Residential High (RH) and I-1	CBD	CBD	I and General Commercial (GC)
Zoning:	Edgartown Settlement (ES)	Planned Unit Redevelopment (PUR) and C-4	PUR and C-4	General Commercial (C-3), I-1, and C-4

Staff Analysis:

Background

On November 14, 2018, the City of Fort Pierce and the Fort Pierce Redevelopment Agency issued a Request for Qualifications (RFQ No. 2019-003) to interested and qualified developers to submit a Statement of Qualifications for the redevelopment of several parcels generally known as the former H.D. King Plant site located in the heart of the City's downtown. Home to the Fort Pierce Utilities Authority's electrical facility since circa 1911, the plant was demolished in 2008 and since that time has undergone years of extensive soil remediation and is prepared for redevelopment.



RFP Proposed Rendering

After evaluating the responses submitted in the competitive procurement process in response to RFQ No. 2019-003, the Fort Pierce Redevelopment Agency and Audubon Development, Inc., (Audubon) a Florida corporation, entered into a development agreement on December 2, 2019. At that time, the proposed development plan was conceptual in nature but included a hotel, condominiums,

restaurants, retail, various residential unit types for ownership and rental occupancy. In accordance with the development agreement, the City was responsible for processing the approval of amendments to the Future Land Use Map from Industrial (I) to Central Business District (CBD) and a Zoning Atlas amendment from Light Industrial (I-1) to Planned Development (PD) with an underlying zoning of Central Business Zone (C-4). Additionally, the development order called for the City to process the abandonment of a portion of the road right-of-way of Avenue B and to rectify any other inconsistencies that would affect title, all of which has been completed. In return, Audubon was required to apply and obtain approval from the City of Fort Pierce for a site plan, which is the subject of this application.

Upon approval of a site plan, the development agreement stipulates that the City will then convey the subject property to Audubon to develop in accordance with the terms and conditions set forth in the development agreement and the approved site plan. Please note, a pending amended and restated development agreement is scheduled for City Commission approval in November 2021 to adjust the timelines in the agreement following the COVID state of emergency.

Request

Pursuant to Code Sections Sec. 125-157. - Designation of overlay districts; Sec. 125-201. - Central Commercial Zone (C-4); Sec. 125-212. - Planned Development Zone (PD); Sec. 125-313. - Major and minor site plan application; and Sec. 125-314. – Design review; the applicant is seeking approval for a major amendment to the PD and Site Plan (Development and Design Review) to construct a mixed-use development project on 7.824 acres generally located at 322 North 2nd Street.

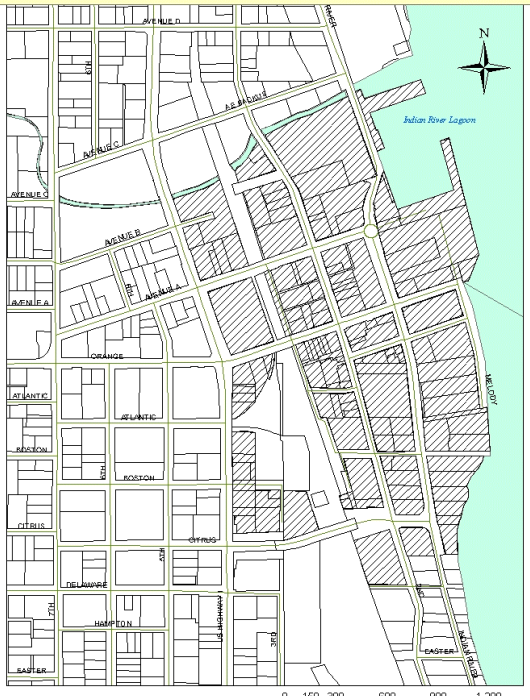
<u>Downtown Business and Entertainment District Overlay</u>

The majority of the subject property is located within the Downtown Business and Entertainment District Overlay (downtown overlay) that delineates the downtown and defines desirable characteristics of this area that is distinct from the rest of the City.

The purpose of this overlay is to:

- Recognize the unique urban character of the downtown;
- Recognize the unique orientation to the waterfront; and
- Recognize its historic urban design typified by its pedestrian-oriented design and its human-scale development to further the downtown's desirability as a place to work, play and live through encouraging a broad variety of urban-scale uses.

Downtown Business and Entertainment District
FIGURE 1-2



District Boundaries Pursuant to Code Sec. 125-157. (2)

The area that is not currently within the downtown overlay is the portion proposed for eight (8) townhouses south of AE Backus Avenue. Planning staff is currently working to expand the Central Business District boundaries with subsequent changes to the boundaries of the downtown overlay to correspond with the boundaries of Central Business District that will incorporate the entirety of the subject development.

Pursuant to Code Section Sec. 125-157(2)3.(i) and (ii), all parcels within the district are exempt from off-street parking and landscaping requirements.

Amendment to the adopted PD

The purpose of the PD District is to provide a process for the evaluation of individually planned developments which may not otherwise be permitted in the zoning districts. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. The PD district is designed to allow an applicant to submit a proposal for consideration, for any use or any mixture of uses.

Changes to approved PD site plans are either major modifications or minor modifications. A major modification requires the approval of the city commission, while a minor modification may be done administratively by the planning director. Generally, additions, deletions, changes in the use, density, sequence of development or other specifications of an approved PD plan are to be viewed as a major modification. The subject petition is deemed as a major amendment as the master plan for the development that was adopted as an exhibit to the adopting Ordinance No. 20-012, was conceptual in nature and proposed a phasing plan. The subject site plan will replace the conceptual master plan and is proposing a single phase of development.

Site Plan (Development and Design Review) Criteria

All development requiring site plan approval are subject to the City's design review process. In addition, the City's Planning Board functions as the design review board being responsible for such design review, which is completed as part of the development review process. Design review related to any changes to historic structures, or any new construction on an historic site or in an historic district shall also be reviewed by the Historic Preservation Board in accordance with Chapter 111. The subject application was approved by the Historic Preservation Board on May 24, 2021, on the following vote of approval:

AYE: Four (4)

Other: Two (2) ABSTAINED

The quality and compatibility of any proposed development in the City is of public concern for all building and site improvements. The City's design review guidelines suggest approaches to design situations that will contribute to the existing and developing character of the City. The intent of the City's design review process is not to stifle innovative architecture but rather to ensure respect for and reduce incompatible and adverse impacts on the visual experience throughout

the City. The City Code seeks to accomplish appropriate design through respectful interpretation of vernacular building typologies and styles in proposed development. The City Code encourages proposed designs to take cues from traditional styles characteristic of the City's architecture, including but not limited to wood and masonry vernacular buildings characterized by a blend of Cracker, Classical Revival, Victorian, Mediterranean, including Mission and Spanish Eclectic, Streamlined Art Deco, Mid-Century Modern, Colonial, Prairie and Craftsman styles. Interpretation of this vernacular palette, influenced by the tropical climate and regional architectural patterns, is strongly encouraged. The guidelines serve to encourage quality site and architectural design and construction compatible with the scale and character of the City's mix of existing buildings and land uses

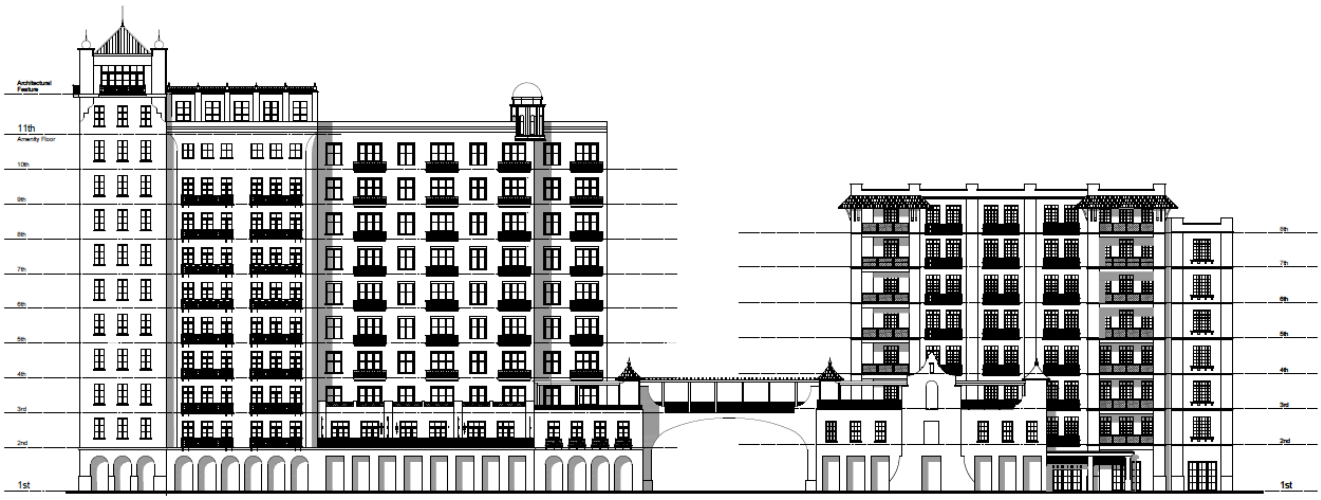
The following elevations demonstrate the architectural style of the proposed King's Landing mixed use development. Although the design is described as contemporary, featured elements include historical elements of the Mediterranean Revival, Mission, Bungalow, and Masonry Vernacular styles.



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

The proposed site plan for King's Landing is an urban mixed-use development comprised of the following uses and associated density and intensity:

USE	DENSITY/INTENSITY
Five (5) Story Hotel	140 Rooms
Retail	17,290 square feet +/-
Restaurants	35,085 square feet +/-
Residential	114 Units (106 Condos and 8 Townhomes)

The proposed site plan is an exemplary illustration of an urban infill mixed-use development. The mix of uses are internally complementary and also offer a desirable blend with the surrounding community. The site plan was laid out with varying roof heights with the taller, more intense buildings placed internal to the site and gradually reducing in height along to North 2nd Street and AE Backus Avenue.



KINGS LANDING
SITE PLAN

The proposed structures have been labeled as follows:

- Building A – Three (3)-story restaurant, retail and residential building (50 feet in height)
- Building B – Two (2)-story restaurant building (40 feet in height)
- Building C – Eleven (11)-story restaurant, retail and residential building (121 feet in height)
- Building D – Eight (8)-story restaurant, retail and residential building (107 feet in height)
- Building E- Five (5)-story 140 room hotel (107 feet in height)
- Building F – One (1) story restaurant and retail building
- Building G – Eight (8) story retail and residential building (107 feet in height)
- Four (4) 2 (2) story two (2) unit townhouses (40 feet in height)
- Proposed three (3) story parking structure - 170 spaces

The main entrance into King's Landing will be a two-way access from Indian River Drive. Additional entree is proposed from both Avenue B and North 2nd Street. Entrance into the parking structure is proposed from the north via the main access drive and from the south from Avenue B. The development is providing a total of 299 parking spaces, 129 as surface parking with the remaining 170 spaces proposed within the parking structure.

The entire development will be interconnected with paver brick sidewalks. The pedestrian ambiance is accentuated with ample outdoor seating areas dispersed throughout the King's Landing development. Centerpiece to the project is Moore's Creek and the design takes into consideration the significance of this natural feature by incorporating pedestrian scale amenities such as wide sidewalks along the water's edge, a kayak/canoe launch, and benches. The applicant is also proposing in areas where in-ground landscaping is limited, the use of potted plants and other elements that contribute to the hardscape design of the development.

The plan is also designed so that the area closest to the Edgartown Settlement (ES) Historic District will comprise the eight (8) proposed townhouse units. This will allow a complementary transition into the ES District, comprised of small scale, compatible residential and commercial uses.

Traffic Analysis

With regard to the traffic impacts, an analysis was conducted by O'Rourke Engineering & Planning, who defined the study area roadways in terms of the existing lane geometrics and traffic volumes. The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Traffic volumes were obtained from the St. Lucie County Transportation Planning Organization (TPO) and the Florida Department of Transportation (FDOT). The TPO 2019 Level of Service Report was used to establish capacity.

To estimate future traffic generated by the development, the ITE 10th Edition *Trip Generation* rates for the following classifications: multifamily housing; shopping center; hotel; and high-turnover (sit-down) restaurants; were used to estimate the trips generated by the proposed development. It was determined that the project will generate 4,519 net new daily trips, consisting of 306 net new AM peak hour trips with 180 trips entering the project and 126 trips exiting the project. Additionally, the project will generate 329 net new PM peak hour trips, with 193 trips entering the project and 136 trips existing in the site in the PM peak hour.

The project driveways as well as the intersections of AE Backus Avenue and 2nd Street and Indian River Drive and Avenue B were analyzed for the AM and PM peak hours. The results indicated that AE Backus Avenue and 2nd Street will operate at a LOS A in the AM and PM peak hours. Indian River Drive and Avenue B will operate at a LOS B in the AM and PM peak hours with the addition of project traffic at project build out. The findings of the traffic analysis concluded that with the net new peak hour trips, all links and intersections will operate at acceptable levels of service.

Conclusion

The subject development is perfectly positioned at a prominent downtown location, overlooking the Indian River waterfront and city marina. The architectural style is contemporary but features design elements that blend with the existing surroundings and urban marina setting and scenic beauty. The scale of development provides a transition from the neighboring Edgartown Settlement District with the proposed townhouse villas on the north bank of Moore's Creek and the buildings that front North 2nd Street to the larger mixed use structures center to the development. The proposed development maintains a human scale and pedestrian orientation through dedicated walkways, shaded arcades, and expansive storefronts. The extensive landscaping provides an inviting and relaxing atmosphere. Additionally, it is envisioned that the King's Landing development will also compliment the uses planned for Fisherman's Wharf. It is likely that King's Landing will serve as the catalyst for future redevelopment and economic prosperity for the downtown and the City as a whole.

Technical Review Committee (TRC)

All affected city and county departments have reviewed the proposed major amendment to the approved PD Development and Site Plan (Development and Design) Review applications and all comments have been addressed.

Staff Recommendation on the Planned Development Major Amendment Application and Site Plan (Development and Design Review) Applications

The requested applications meet the criteria specified in Code Sections 125-157, 125-201, 125-212, 125-313 and 125-314 of the City Code, and the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Staff recommends that the Planning Board recommend **Approval** of the subject applications for a major amendment to the Planned Development and Site Plan (Development and Design Review) approval.

Location Map



THE SUNRISE CITY FORT PIERCE Florida

KING'S LANDING

322 North 2nd Street

N W E S

Future Land Use Map

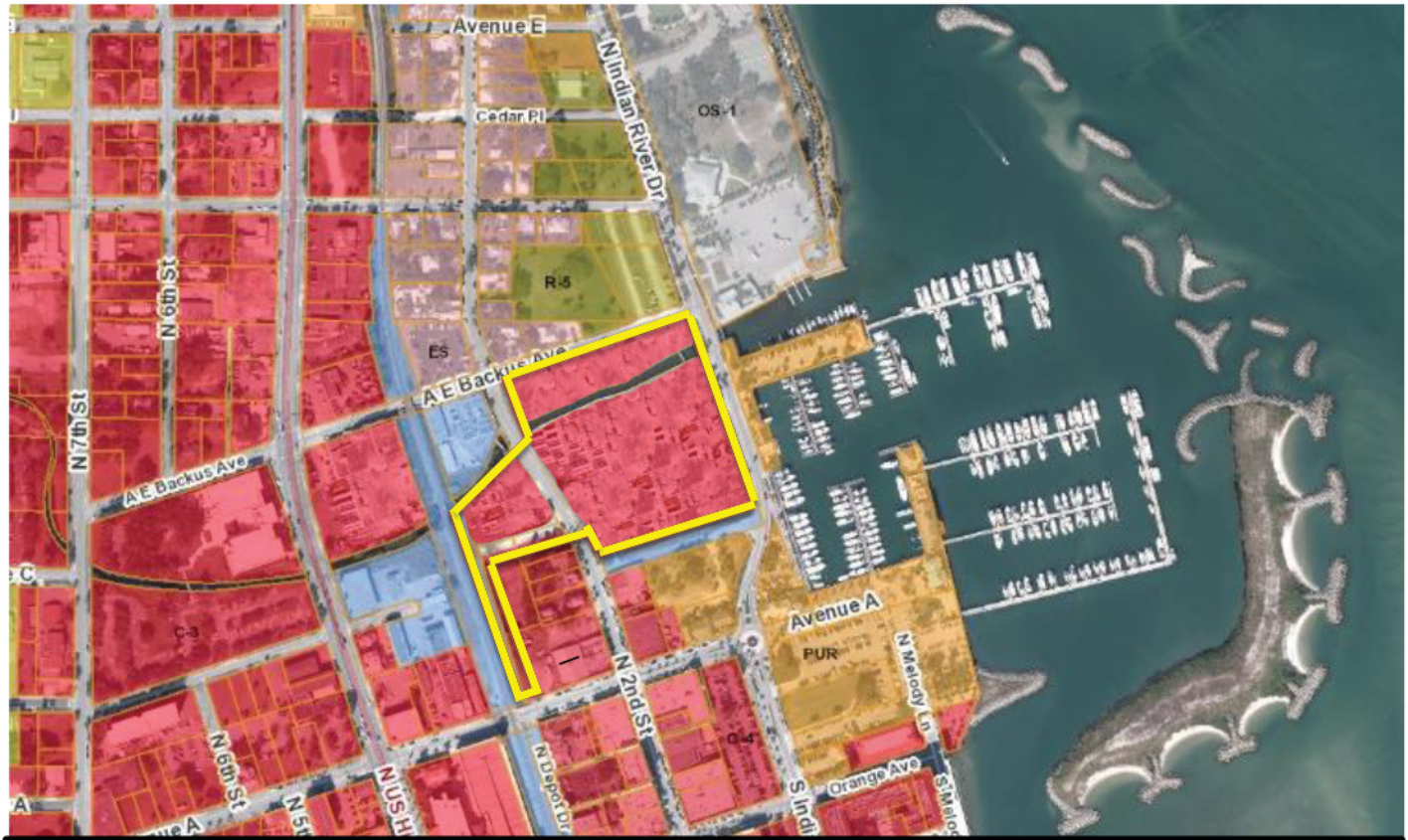


THE SUNRISE CITY
FORT PIERCE
Florida

KING'S LANDING
322 North 2nd Street

N
W E
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Zoning Map



THE SUNRISE CITY FORT PIERCE Florida

KING'S LANDING

322 North 2nd Street

N W E S

August 27, 2021

Shyanne Harnage
City of Fort Pierce City Manager's Office
100 North US Highway 1
Fort Pierce, FL 34950

Re: Fort Pierce Redevelopment Agency
Kings Landing Development Review

Dear Ms. Harnage:

On behalf of our client, please find the attached response to comments received on May 19, 2021 for a project known as Kings Landing. Each comment is identified below followed by a response in ***bold italics***.

Planning

1. Parking

- Angled parking along Indian River Drive is not supported. The subject angled parking requires the vehicle to back into a travel lane, which is not allowed per City Code.

RESPONSE: We are to the understanding that the City is meeting with the County to discuss the angled parking in an effort to include it as shown.

- There appears to be an abundance of parking as both surface and structured parking is proposed. The surface parking provided should provide landscaped tree islands every 10 spaces.

RESPONSE: Please see revised site plan which includes a landscape island every 10 spaces.

- At the southeast corner of Moore's Creek and North 2nd Street, consider on-street parking and landscaped medians to provide an appealing urban entrance for this downtown project.

RESPONSE: This area is needed for surface area parking for the hotel. Sufficient landscaping is proposed to buffer the parking and provide an entrance to the downtown.

- Please provide a parking calculation that is the professionally accepted standard for mixed use with passerby to better determine what the minimum and maximum of parking is appropriate for the development.

RESPONSE: The project is located in the Downtown District. There are no parking requirements established for this area.

2. Relationship to natural features of the area.

- The development should not only take advantage, but fully develop around Moore's Creek. The Creek should be the centerpiece of the development. For that, please consider raising the vehicular bridge on Indian River Drive to allow small vessels into the project area.

RESPONSE: The proposed development includes a kayak and canoe launch. This amenity along with interpretative signage assists in creating Moore's Creek as the centerpiece of the development.

- The southeast corner of Moore's Creek and North 2nd Street design should consider incorporating activities related to the Creek's edge. Moore's Creek is a public amenity as well as one that can be enjoyed by the hotel guests. Amenities to be considered include a kayak launch, benches, observation areas, interesting lighting, Florida-friendly landscaping, trash receptacles, etc.

RESPONSE: Amenities such as benches, kayak and canoe launch are proposed as part of this development at Moore's Creek.

- Consider interpretative signage and a map that shows the length of the greenway along Moore's Creek into the Historic Lincoln Park neighborhood.

RESPONSE: Applicant agrees and details will be provided at the time of building permit submittal.

3. <u>Relationship to natural features of the area.</u>

- Please consider entrances into the site from Indian River Drive, Avenue B and 2nd street.

RESPONSE: The site plan shows entrances to the development from Indian River Drive, Avenue B and 2nd Street.

- Consider brick paver crosswalks at the interior Avenue B intersections to provide a pedestrian friendly environment and connect with the surrounding downtown area.

RESPONSE: Concrete brick pavers crosswalks have been incorporated in the attached revise site plan.

- Include softscape components to balance the limited areas to landscape.

RESPONSE: Potted plants have been added to the landscape plans as placeholders at this time as requested. They are located adjacent to the buildings along the roadways where no landscaping is provided with in ground planters. The Client intends to provide potted plants and other elements throughout the project, but would like the opportunity to select those items during the hardscape design phase to allow for harmonious selection of the elements being provided.

- This development should be a continuation of the downtown area. Connectivity, walkability, and access should be important elements.

RESPONSE: The attached site plan shows vehicular and pedestrian connectivity to all roadways.

- Consider widening the perimeter sidewalks to allow for more comfortable two-way pedestrian traffic.

RESPONSE: The proposed site plan is designed to have 10' sidewalks for most of the

exterior pedestrian connectivity and where possible.

- Consider having a variety of architectural styles that preserve or enhance the character of the area and reflect a sense of place.

RESPONSE: The elevations have previously been approved by the City Council and as part of the Certificate of Appropriateness Application and we feel it does preserve or enhance the character of the area and reflect a sense of place.

- Additional height, beyond the existing building heights in downtown, is supported as long as the architecture/design will provide comfortable pedestrian urban environments and comfortable transition to the Edgartown historic district.

RESPONSE: Acknowledged.

- The development should maintain and reinforce the human scale and pedestrian orientation by continuing the pattern by which buildings and other site elements relate to the street.

RESPONSE: Acknowledged.

4. <u>Entrance and public features.</u>

- At the northeast corner of North 2nd Street and Avenue B consider camouflaging the Utility Vault Box and configure a brick paver sidewalk from North 2nd Street to Indian River Drive on the north side of Avenue B.

RESPONSE: The utility vault box will be camouflaged and pavers are called out on the north side of Avenue B on the attached site plan.

- Consider more spaces for public gathering and outside entertainment in various areas of the development.

RESPONSE: The current design does not allow for additional space for public gathering. Like many other downtown areas, there is an opportunity to close down the streets for special events. The sidewalks propose exceed the minimum requirements to increase the feel of a more friendly gathering place.

- Consider interesting grand entrances into the site such as a fountain feature with tables and chairs, potted plants / tree wells, signage, etc. This design would help create a public space for gathering or meeting before heading into the development itself.

RESPONSE: Concrete pavers have been added at the entrances and pedestrian connections between the buildings. Building design will include porticos as part of the retail building to assist in creating the feel of a gathering or meeting place before entering into the development itself.

<u>Need for additional information.</u>

- What is the maximum height (show on site plan)?

RESPONSE: Please see revised site plan. The maximum height is depicted on the plans.

- What are the setbacks (show on site plan)?

RESPONSE: The setbacks are now depicted on the site plan.

- Will this development be phased? Is so, provide a phasing plan showing what will occur in each phase.

RESPONSE: Vertical construction would be phased per the attached plan but the site work will be constructed as a single phase.

- Provide a colored site plan (aerial overview) that also includes the landscaping.

RESPONSE: This will be provided prior to scheduling of this project for City Council.

- The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.

RESPONSE: Acknowledged.

Engineering

1. Remove all proposed angled parking along Indian River Drive and Avenue B in accordance with the City of Fort Pierce Code of Ordinances prohibiting the creation of parking spaces that permit vehicles to back into a public roadway.

RESPONSE: We are to the understanding that the City of Fort Pierce is meeting with St. Lucie County to discuss the angled parking in an effort to include it as shown.

2. All proposed driveways shall be comprised of concrete or concrete brick pavers in accordance with the City of Fort Pierce Code of Ordinances Section 32-9.

RESPONSE: Concrete brick pavers have been incorporated into all driveway entrances on the attached site plan.

3. Provide parking lot dimensions for all parking spaces and access aisles. How many overall parking spaces will be provided for the site, including spaces in the garage? Also, how many handicapped spaces are proposed?

RESPONSE: Please see revised site plan which includes the proposed number of parking spaces including handicap along with details for each type.

4. A conceptual drainage plan was not included in the submittal packet, please forward a copy of this plan for review.

RESPONSE: A conceptual drainage plan is included with this response.

5. Avenue B is shown as having a one-way roadway width of 12' at the west send, please revise this width to reflect a 14' minimum on-way width.

RESPONSE: Please see revised site plan. This change is reflected.

6. What is the driveway spacing between the driveways along AE Backus Avenue? Driveway construction for a new platted development shall meet the requirements specified in the City of Fort Pierce Code of Ordinances Section 125-316; such as 50' driveway spacing, setbacks of 25' from side of property line and 75' setback for corner lots.

RESPONSE: The driveway spacing proposed meets the minimum requirements of code.

7. Provide all lot information for the lots fronting AE Backus Avenue. Will this land be

platted into individual lots? If so, how will the on-site stormwater treatment be handled? What are the proposed building setbacks from the east and south property lines? If platting is not proposed, then a Unity of Title will need to be filed combining the two separate parcels.

RESPONSE: The property is going to be platted. The stormwater plan will be developed at the time of site development review.

8. There are three (3) driveways that access AE Backus that will only have an on-site depth of 8'. This is not sufficient depth to provide vehicle parking without encroaching into the right-of-way, please provide a minimum depth of 20' for vehicle parking.

RESPONSE: The site plan has been revised to reflect a 20' setback.

9. Provide curbing within the parking areas as required per Section 123-37(11)(d).

RESPONSE: Please see revised site plan which addresses this comment.

10. Being as multiple improvements are proposed across two parcels of land, a Unity of Title will be needed to be filed which ties Parcel No. 2410-503-0041-020-4 and Parcel No. 2410-503-0043-000-2 together as one parcel of land.

RESPONSE: The entire project is actually comprised of 10 tax parcels. Some of the parcels are owned by the City of Fort Pierce and some are owned by the Fort Pierce Redevelopment Agency (FPRA). The Development Agreement between Audubon Development, the City of Fort Pierce and the FPRA requires that at Closing, the City will convey it's parcels to the FPRA and then the FPRA will convey all of the property to Audubon. However, if the City desires to convey all of the property to FPRA now, and for FPRA to sign and record a Unity of Title unifying all of the parcels (or maybe just the adjacent parcels), we would have no objection.

11. Revise the landscape plan to indicate all required landscaping situated within the limits of the applicant's lease parcel. If additional landscaping is desired to be installed in the limits of public road rights-of-way, a landscape maintenance agreement with the City of Fort Pierce will be needed.

RESPONSE: The Client would like to provide landscaping within the City's right of way. Once an agreed upon landscape plan is approved by the City, the process will be started for the maintenance agreement.

12. The landscape plan shall depict the clear vision areas at all intersections and driveways, refer to the City of Fort Pierce Code of Ordinances Section 125-308 for requirements.

RESPONSE: The 20' clear vision areas have been added to the landscape plan per the City's Code listed above. Any plantings that didn't meet those requirements were relocated outside of those triangles.

13. Relocate the landscaping from the property on the south side of Avenue B as this land is under private ownership.

RESPONSE: The landscaping was removed from this area as requested.

14. Indian River Drive is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the right-

of-way.

RESPONSE: Comments have been received from St. Lucie County and responses are included as part of this response.

15. The submitted site plan indicates that the proposed zoning for the development is PUD, will a Rezoning application request be submitted as the current zoning is identified as C4?

RESPONSE: The rezone to C4 has been approved by the City of Fort Pierce.

16. The proposed pedestrian walkway south previously abandoned Avenue B right-of-way is shown to decrease in width from 10' to 6'. The applicant shall revise the plan to reflect the continuation of the 10' wide walkway south to the noted POB of Parcel 5.

RESPONSE: The attached site plan maximizes the sidewalk width where possible.

Police

1. Please review the photometric plan calculations to ensure the average illumination for the parking lot area meets or exceeds the requirement of two (2) foot-candles set forth by city code.

   (Lighting) Off-street parking shall be proved with lighting as follows: For commercial, industrial and governmental uses, a minimum average of two footcandles.

   Currently, the calculation summaries indicate an average of 0.94 and 1.43 foot-candles for two of the parking lot areas listed ("off street parking / site & parking).

RESPONSE: Proposed site lighting will comply with the City of Fort Pierce Land Development Code.

FPUA

1. FPUA W/WW Engineering: Water and wastewater are available to serve the proposed development. Please submit three sets of utility construction drawings to FPUA's W/WW Engineering Department for formal review and approval. It is recommended to Contact Lugey Dawson @ (772) 466-1600 ext. 3428 to setup a pre-design meeting to discuss the required utility improvements surrounding the site.

RESPONSE: Acknowledged.

2. FPUA Electric & Gas Engineering: Approved. Below are comments in reference to FPUA electric and gas service availability and requirements: Electric service is available to the site from Avenue B. Please provide electric load information for the new service and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.
   Sal Scimeca
   Engineering Technician II
   Electric and Gas Engineering
   1701 S. 37th Street, Fort Pierce, FL 34947
   sscimeca@fpua.com
   Office: (772)466-1600 Ext. 6957

RESPONSE: Acknowledged.

3. Gas service is available to the site from Avenue B. Please provide a copy of the gas riser diagram with the anticipated load (if owner is interested in natural gas service). For more information and incentive available, please contact Ana Johnson.

RESPONSE: Acknowledged.

St. Lucie County Public Works

1. The traffic report will be reviewed by a third party through the County.

RESPONSE: Acknowledged.

2. The landscape along Indian River Drive shall not impair line of site.

RESPONSE: The 20' clear vision areas have been added to the landscape plan per the City of Fort Pierce's Code of Ordinances Section 125-308. ***Any plantings that didn't meet those requirements were relocated outside of those triangles.***

3. A Site Development Permit will be required from the County prior to implementation of site activities. The SD Permit will provide for right-of-way improvements.

RESPONSE: Acknowledged.

4. Written response to Pre-application review has not been received.

RESPONSE: Please find the attached response to comments to address Public Works pre-application comments.

5. For discussion regarding these comments, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

RESPONSE: Acknowledged.

St. Lucie County TPO

1. Historical Growth Rate: The calculations were not provided in the Traffic Analysis for the development to justify the use of a historical growth rate of 1.88 percent. In the absence of the calculations, a historical growth rate of 2.5 percent should be utilized which is the actual annual growth rate in St. Lucie County since 1995.

RESPONSE: The attached calculations were inadvertently left out of the report. The data summarized in this Table was included in Appendix B. The average annual growth rate may be 2.5% for the County overall, but that rate is not consistent throughout the County. In the western part of St. Lucie when considering the pace of development, the effective resultant growth rate is much higher so one would expect it to be lower elsewhere.

We do not recommend changing the growth rate. However, reviewing the link tables, the link that had a volume the closest to its capacity was Orange Avenue from 7th Street to US 1. During the AM peak hour the westbound value was 485 (existing 427 * 1.088^4 + 25) versus a capacity of 540. If we applied the 2.5%/year versus the 1.88% per year to the background volume, the result would be a total traffic value of 496 (existing 427 * 1.025^4 + 25). Therefore, a change of the growth rate would not significantly alter the

results. Similarly, the intersections and driveway all operated at LOS A or B. Therefore, if the growth rate were increase the results would not change significantly.

2. Shared-Use Path and Historic Downtown Fort Pierce Retrofit SUN Trail Connectivity: The development appears to include wide sidewalks along Moore's Creek and the streets surrounding the development. However, a shared-use path of at least 12 feet in width should be provided instead of the sidewalks along AE Backus Avenue, North 2nd Street, and Moore's Creek. The path should be identified on the development plans to connect with the Historic Downtown Fort Pierce Retrofit segment of the Florida Shared-Use Nonmotorized (SUN) Trail/East Coast Greenway depicted in the attached map that is being designed and constructed through the entirety of St. Lucie County. The provision of this path and connectivity will serve as an additional attracter to the development.

RESPONSE: There are sidewalks and loggias proposed within the development that allow for pedestrian connectivity.

St. Lucie County Fire

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com

RESPONSE: This will be submitted to SLCFD under separate cover.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

RESPONSE: This will be submitted to SLCFD under separate cover.

3. Please send the Fire District electronic plans for the site and buildings.

RESPONSE: This will be submitted to SLCFD under separate cover.

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

RESPONSE: Acknowledged.

5. 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.

6. 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.

7. 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.

8. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirement s of the fire department.

RESPONSE: Acknowledged.

9. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travel.

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

11. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 12R sprinklered protected buildings).

RESPONSE: Acknowledged.

12. 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.

13. 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.

14. Site Plans shall include all necessary fire department access roadways and fire lanes as determined by the Fire Marshal. 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., as referred to in Exhibit "A," attached hereto.

    Minimum roadway pavement width (two-way traffic) shall be twenty (20) feet. Minimum roadway pavement width (one-way traffic) shall be twelve (12) feet.

RESPONSE: Acknowledged.

15. 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.

16. Minimum Size of Water Mains
    a. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead-end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead-end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

RESPONSE: Acknowledged.

We feel the attached adequately addresses staff comments and respectfully request approval of the submitted applications. 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: Dale Matteson – Audubon Development

Z:\EDC-2019\19-361 - Kings Landing - HD King\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2021-08-27_B_Creagan_Kings_Landing_Rsp2Cmts_City_Ltr_19-361.docx

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

May 19, 2021

Brad Currie
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Subject: **Development Review – Kings Highway Commercial Park**
Technical Review Project # 21-07000006

Fort Pierce Planning:

1. **Parking**

o Angled parking along Indian River Drive is not supported. The subject angled parking requires the vehicle to back into a travel lane, which is not allowed per City Code.

o There appears to be an abundance of parking as both surface and structured parking is proposed. The surface parking provided should provide landscaped tree islands every 10 spaces.

o At the southeast corner of Moore's Creek and North 2nd Street, consider on-street parking and landscaped medians to provide an appealing urban entrance for this downtown project.

o Please provide a parking calculation that is the professionally accepted standard for mixed use with passerby to better determine what the minimum and maximum of parking is appropriate for the development.

2. **Relationship to natural features of the area**

o The development should not only take advantage, but fully develop around Moore's Creek. The Creek should be the centerpiece of the development. For that, please consider raising the vehicular bridge on Indian River Drive to allow small vessels into the project area.

o The southeast corner of Moore's Creek and North 2nd Street design should consider incorporating activities related to the Creek's edge. Moore's Creek is a public amenity as well as one that can be enjoyed by the hotel guests. Amenities to be considered include a kayak launch, benches, observation areas, interesting lighting, Florida-friendly landscaping, trash receptacles, etc.

o Consider interpretative signage and a map that shows the length of the greenway along Moore's Creek into the Historic Lincoln Park neighborhood.

3. Relationship to the surrounding built environment

o Please consider entrances into the site from Indian River Drive, Avenue B and 2nd street.

o Consider brick paver crosswalks at the interior Avenue B intersections to provide a pedestrian friendly environment and connect with the surrounding downtown area.

o Include softscape components to balance the limited areas to landscape.

o This development should be a continuation of the downtown area. Connectivity, walkability, and access should be important elements.

o Consider widening the perimeter sidewalks to allow for more comfortable two-way pedestrian traffic.

o Consider having a variety of architectural styles that preserve or enhance the character of the area and reflect a sense of place.

o Additional height, beyond the existing building heights in downtown, is supported as long as the architecture/design will provide comfortable pedestrian urban environments and comfortable transition to the Edgartown historic district.

o The development should maintain and reinforce the human scale and pedestrian orientation by continuing the pattern by which buildings and other site elements relate to the street.

4. Entrance and public features

o At the northeast corner of North 2nd Street and Avenue B consider camouflaging the Utility Vault Box and configure a brick paver sidewalk from North 2nd Street to Indian River Drive on the north side of Avenue B.

o Consider more spaces for public gathering and outside entertainment in various areas of the development.

o Consider interesting grand entrances into the site such as a fountain feature with tables and chairs, potted plants / tree wells, signage, etc. This design would help create a public space for gathering or meeting before heading into the development itself.

- **Need for additional information**

o What is the maximum height (show on site plan)

o What are the setbacks (show on site plan)

o Will this development be phased? Is so, provide a phasing plan showing what will occur in each phase.

o Provide a colored site plan (aerial overview) that also includes the landscaping.

- The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). All comments must be satisfied and addressed to move onto the Planning Board review stage. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,



Brandon Creagan, MCRP, LEED Green Associate

Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : Kings Landing Development Review
TRC No. 21-0700006

DATE : May 18, 2021

This is to advise you that we have completed the review of the following documents as received by this office on May 12, 2021:

- ☒ Development Application
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ Construction Drawings
- ☐ Executed Construction Contract
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☒ Do Not Recommend

- ☒ Development Approval
- ☐ Building Permit
- ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- ☒ See attached for comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

ENGINEERING COMMENTS:

1. Remove all proposed angled parking along Indian River Drive and Avenue B in accordance with the City of Fort Pierce Code of Ordinances prohibiting the creation of parking spaces that permit vehicles to back into a public roadway.
2. All proposed driveways shall be comprised of concrete or concrete brick pavers in accordance with the City of Fort Pierce Code of Ordinances Section 32-9.
3. Provide parking lot dimensions for all parking spaces and access aisles. How many overall parking spaces will be provided for the site, including spaces in the garage? Also, how many handicapped spaces are proposed?
4. A conceptual drainage plan was not included in the submittal packet, please forward a copy of this plan for review.
5. Avenue B is shown as having a one-way roadway width of 12′ at the west end, please revise this width to reflect a 14′ minimum one-way width.
6. What is the driveway spacing between the driveways along AE Backus Avenue? Driveway construction for a new platted development shall meet the requirements specified in the City of Fort Pierce Code of Ordinances Section 125-316; such as 50′ driveway spacing, setback of 25′ from side property lines and 75′ setback for corner lots.
7. Provide all lot information for the lots fronting AE Backus Avenue. Will this land be platted into individual lots? If so, how will the on-site stormwater treatment be handled? What are the proposed building setbacks from the east and south property lines? If platting is not proposed, then a Unity of Title will need to be filed combining the two separate parcels.
8. There are three (3) driveways that access AE Backus that will only have an on-site depth of 8′. This is not sufficient depth to provide vehicle parking without encroaching into the right-of-way, please provide a minimum depth of 20′ for vehicle parking.
9. Provide curbing within the parking areas as required per Section 123-37(11)(d).
10. Being as multiple improvements are proposed across two parcels of land, a Unity of Title will need to be filed which ties Parcel No. 2410-503-0041-020-4 and Parcel No. 2410-503-0043-000-2 together as one parcel of land.
11. Revise the landscape plan to indicate all required landscaping situated within the limits of the applicant's lease parcel. If additional landscaping is desired to be installed in the limits of public road rights-of-way, a landscape maintenance agreement with the City of Fort Pierce will need to be completed.
12. The landscape plan shall depict the clear vision areas at all intersection and driveways, refer to the City of Fort Pierce Code of Ordinances Section 125-308 for requirements.
13. Relocate the landscaping from the property on the south side of Avenue B as this land is under private ownership.
14. Indian River Drive is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the right-of-way.
15. The submitted site plan indicates that the proposed zoning for the development is PUD, will a Rezoning application request be submitted as the current zoning is identified as C4?
16. The proposed pedestrian walkway south previously abandoned Avenue B right-of-way is shown to decrease in width from 10′ to 6′. The applicant shall revise the plan to reflect the continuation of the 10′ wide walkway south to the noted POB of Parcel 5.

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\K\Kings Landing\Site Plan\Submittal No. 1 - 050721\Development Comments - 051721.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.20.21
Property Address: Site Plan – Kings Landing – 322 N. 2nd Street

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☑ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 5/14/21

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

Technical Review Committee meeting

May 20, 2021

Case # 21-07000006

Planner: Brandon Creagan

Development Review / Design Review.

King's Landing, 322 North 2nd Street, Ft. Pierce.

Comments:

- Please review the photometric plan calculations to ensure the average illumination for the parking lot area meets or exceeds the requirement of two (2) foot-candles set forth by city code.

  (*Lighting) Off-street parking shall be proved with lighting as follows: For commercial, industrial and governmental uses, a minimum average of two footcandles*.

  Currently, the calculation summaries indicate an average of 0.94 and 1.43 foot-candles for two of the parking lot areas listed ("off street parking / site & parking).

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

May 20, 2021

TECHNICAL REVIEW PROJECT # 21-07000006
Kings Landing-322 N 2nd St
Comments

FPUA W/WW Engineering: Water and wastewater are available to serve the proposed development. Please submit three sets of utility construction drawings to FPUA's W/WW Engineering Department for formal review and approval. It is recommended to Contact Lugey Dawson @ (772) 466-1600 ext. 3428 to setup a pre-design meeting to discuss the required utility improvements surrounding the site.

FPUA Electric & Gas Engineering: Approved. Below are comments in reference to FPUA electric and gas service availability and requirements: Electric service is available to the site from Avenue B. Please provide electric load information for the new service and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

Gas service is available to the site from Avenue B. Please provide a copy of the gas riser diagram with the anticipated load (if owner is interested in natural gas service). For more information and incentive available, please contact Ana Johnson.

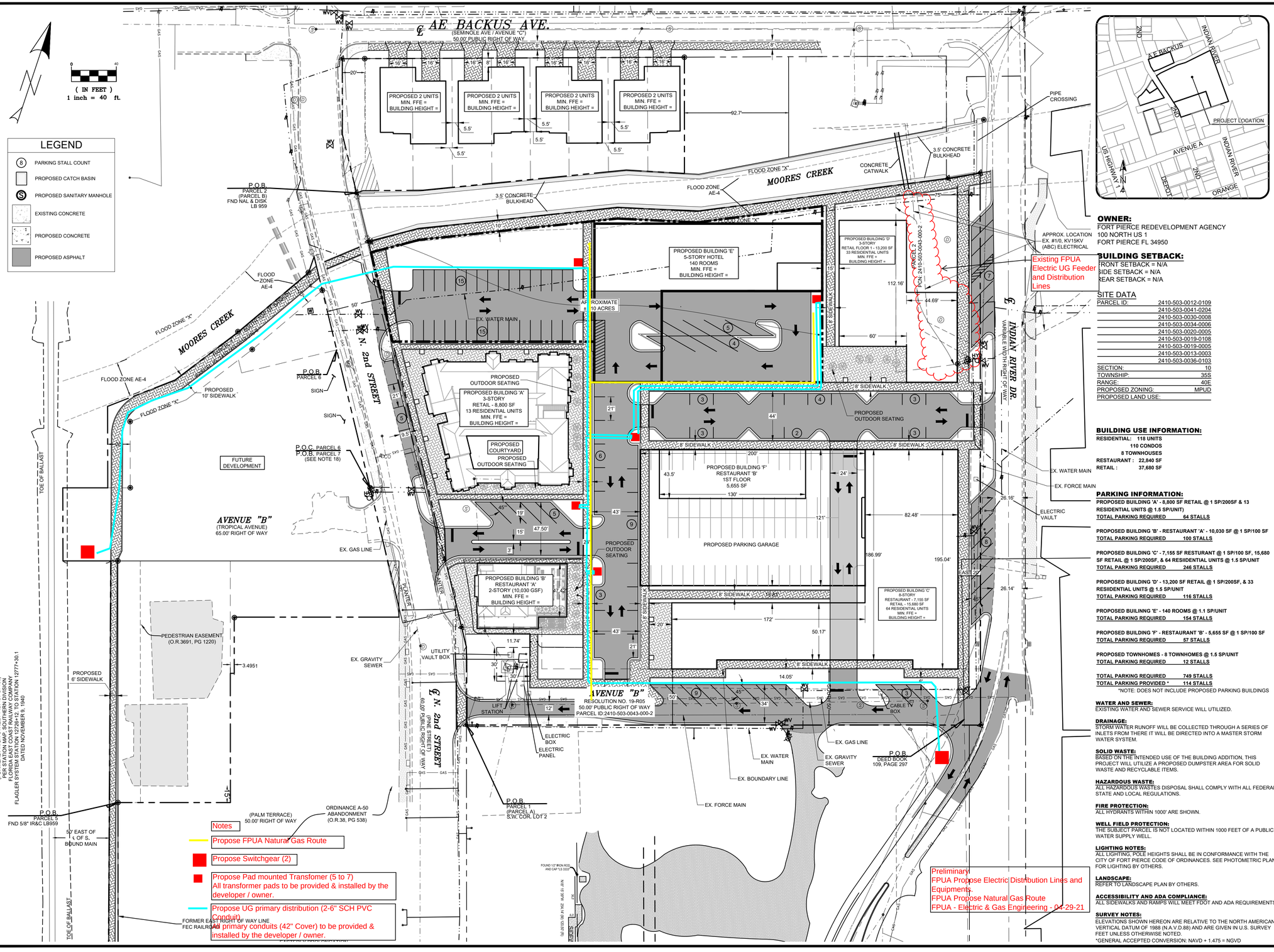
Ana María Johnson
Business Development Officer
Fort Pierce Utilities Authority
206 S. 6th Street
Fort Pierce, FL 34950
772.466.1600 Ext. 3012
772.467.3115 Fax
anjohnson@fpua.com

FPUA will require a utility easement for all propose FPUA facilities. Please find attached a preliminary plan markup, showing the propose electric and Gas utility route.

If the owner/representatives should have any questions, please have them contact me or the individuals listed above.

Thank you,

Paul Laguerre
Utility Designer
Fort Pierce Utilities Authority
1701 S. 37th Street
Fort Pierce, Florida 34947
Phone (772)466-1600 Ext. 6757
Fax (772)461-1938
Plaguerre@fpua.com



OWNER:
FORT PIERCE REDEVELOPMENT AGENCY
100 NORTH US 1
FORT PIERCE FL 34950

BUILDING SETBACK:
FRONT SETBACK = N/A
SIDE SETBACK = N/A
REAR SETBACK = N/A

SITE DATA

PARCEL ID:	2410-503-0012-0109
	2410-503-0041-0204
	2410-503-0030-0008
	2410-503-0034-0006
	2410-503-0020-0005
	2410-503-0019-0108
	2410-503-0019-0005
	2410-503-0013-0003
	2410-503-0036-0103
SECTION:	10
TOWNSHIP:	35S
RANGE:	40E
PROPOSED ZONING:	MPUD
PROPOSED LAND USE:	

BUILDING USE INFORMATION:
RESIDENTIAL: 118 UNITS
110 CONDOS
8 TOWNHOUSES
RESTAURANT : 22,840 SF
RETAIL : 37,680 SF

PARKING INFORMATION:
PROPOSED BUILDING 'A' - 8,800 SF RETAIL @ 1 SP/200SF & 13 RESIDENTIAL UNITS @ 1.5 SP/UNIT)
TOTAL PARKING REQUIRED 64 STALLS

PROPOSED BUILDING 'B' - RESTAURANT 'A' - 10,030 SF @ 1 SP/100 SF
TOTAL PARKING REQUIRED 100 STALLS

PROPOSED BUILDING 'C' - 7,155 SF RESTURANT @ 1 SP/100 SF, 15,680 SF RETAIL @ 1 SP/200SF, & 64 RESIIDENTIAL UNITS @ 1.5 SP/UNIT
TOTAL PARKING REQUIRED 246 STALLS

PROPOSED BUILDING 'D' - 13,200 SF RETAIL @ 1 SP/200SF, & 33 RESIIDENTIAL UNITS @ 1.5 SP/UNIT
TOTAL PARKING REQUIRED 116 STALLS

PROPOSED BUILINNG 'E' - 140 ROOMS @ 1.1 SP/UNIT
TOTAL PARKING REQUIRED 154 STALLS

PROPOSED BUILDING 'F' - RESTAURANT 'B' - 5,655 SF @ 1 SP/100 SF
TOTAL PARKING REQUIRED 57 STALLS

PROPOSED TOWNHOMES - 8 TOWNHOMES @ 1.5 SP/UNIT
TOTAL PARKING REQUIRED 12 STALLS

TOTAL PARKING REQUIRED 749 STALLS
TOTAL PARKING PROVIDED * 114 STALLS
*NOTE: DOES NOT INCLUDE PROPOSED PARKING BUILDINGS

WATER AND SEWER:
EXISTING WATER AND SEWER SERVICE WILL UTILIZED.

DRAINAGE:
STORM WATER RUNOFF WILL BE COLLECTED THROUGH A SERIES OF INLETS FROM THERE IT WILL BE DIRECTED INTO A MASTER STORM WATER SYSTEM.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING ADDITION, THIS PROJECT WILL UTILIZE A PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

FIRE PROTECTION:
ALL HYDRANTS WITHIN 1000' ARE SHOWN.

WELL FIELD PROTECTION:
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

LIGHTING NOTES:
ALL LIGHTING, POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES. SEE PHOTOMETRIC PLAN FOR LIGHTING BY OTHERS.

LANDSCAPE:
REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

SURVEY NOTES:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

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 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB — DESIGNED BY
JLW — DRAWN BY
19-361 site plan r12.dwg — FILENAME
Site Plan (with hotel) — LAYOUT
AS SHOWN — SCALE
0[DEFER] — DATE

REVISION COMMENTS
DATE

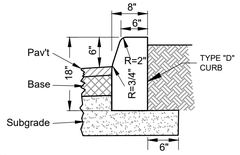
HD KING
KINGS LANDING
SITE PLAN
FORT PIERCE
FLORIDA

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

19-361

1 OF 2

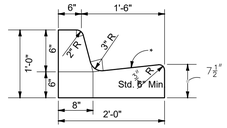
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT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



NOTES:

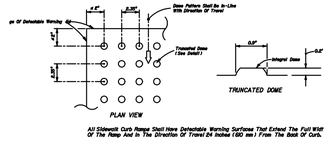
1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

TYPE "D" CURB



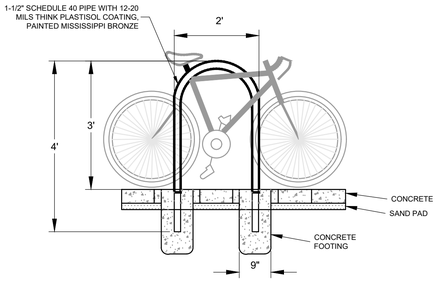
*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

TYPE F

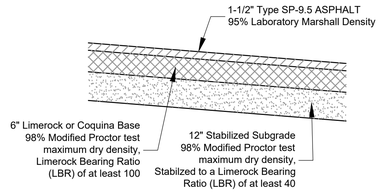


NOTES:
REFER TO FDOT INDEX 522-002 FOR FURTHER DETAILS

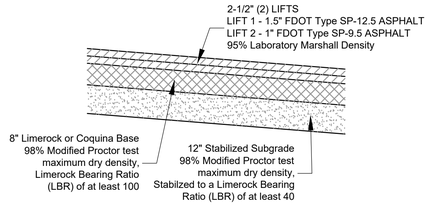
CURB RAMP DETECTABLE WARNING



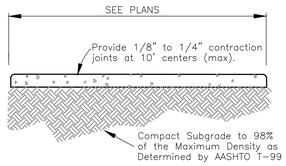
BIKE RACK DETAIL



TYPICAL LIGHT DUTY FLEXIBLE PAVEMENT SECTION

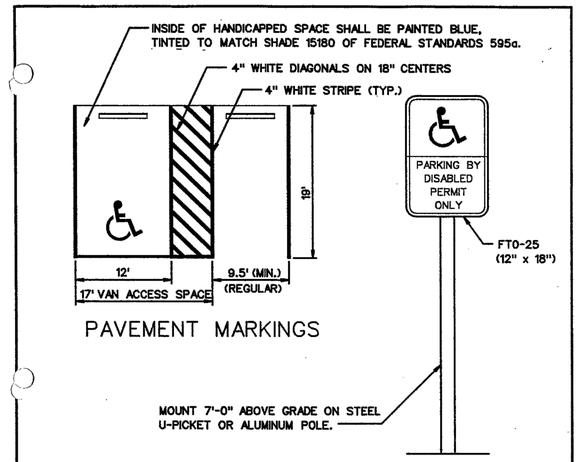


TYPICAL HEAVY DUTY FLEXIBLE PAVEMENT SECTION



NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

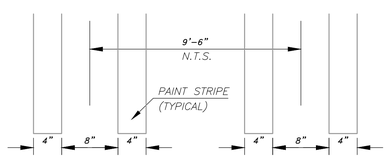
4" THICK SIDEWALK DETAIL



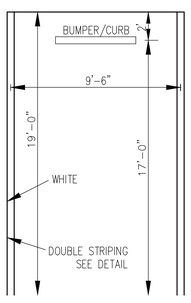
NOTE:
FOR PARKING REQUIREMENTS SEE FORT PIERCE CODE.

SPACING OR REQUIRED ROADWAY / PARKING AREA TESTS						
ITEMS TO BE TESTED	DENSITY		L.B.R.		THICKNESS	
	MAX. SPACING		MAX. SPACING		MAX. SPACING	
	LIN.FT.	SQ.FT.	LIN.FT.	SQ.FT.	LIN.FT.	SQ.FT.
COMPACTED OR STABILIZED SUBGRADE	300	10,000	300	10,000	300	
LIMEROCK BASE	300	10,000	300	10,000	300	10,000
SHELLROCK BASE	300	10,000	300	10,000	300	10,000
ASPHALT	___	___	___	___	PER INSP.	10,000

NOTE: ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12" INSIDE THE LEFT EDGE OF THE ITEM TESTED, TO THE CENTER, TO A POINT 12" INSIDE



DOUBLE STRIPING DETAIL



19' PARKING STALL DETAIL

CITY OF FORT PIERCE ● DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

HANDICAPPED AND REGULAR PARKING DETAIL

SCALE: N.T.S. | ISSUED AUGUST 1998 | REVISIONS | SHEET No. PL2

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 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB DESIGNED BY
JLW DRAWN BY
19-361 site plan r12.dwg FILENAME
Site Plan (2) LAYOUT
AS SHOWN SCALE
0[FEET] DATE

REVISION COMMENTS
DATE

HD KING
KINGS LANDING
SITE PLAN DETAILS
FORT PIERCE FLORIDA

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

19-361

2 OF 2

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

May 18, 2021

PROJECT: Kings Landing

REF: TRC App. #21-07000006

TO: Brandon Creagan

FROM: David Hays

The following comments are offered by SLC Public Works Department:

1. The traffic report will be reviewed by a third party through the County.
2. The landscape along Indian River Drive shall not impair line of site.
3. A Site Development Permit will be required from the County prior to implementation of site activities. The SD Permit will provide for right-of-way improvements.
4. Written response to Pre-application review has not been received.
5. For discussion regarding these comments, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

Cc: Alicia Rosenthal

St. Lucie Transportation Planning Organization

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

May 19, 2021 **VIA EMAIL**

Mr. Brandon Creagan, LEED Green Associate, Planner
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Proposed Transportation Impact Review
Kings Landing
Fort Pierce, Florida

Dear Mr. Creagan:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a transportation impact review with regard to the above-referenced proposed development. The proposed development consists of a mixed use development in Downtown Fort Pierce that will include residences, commercial uses, restaurants, and a hotel. Based on the review, the following comments are provided:

- **Historical Growth Rate:** The calculations were not provided in the Traffic Analysis for the development to justify the use of a historical growth rate of 1.88 percent. In the absence of the calculations, a historical growth rate of 2.5 percent should be utilized which is the actual annual growth rate in St. Lucie County since 1995.

- **Shared-Use Path and Historic Downtown Fort Pierce Retrofit SUN Trail Connectivity:** The development appears to include wide sidewalks along Moore's Creek and the streets surrounding the development. However, a shared-use path of at least 12 feet in width should be provided instead of the sidewalks along AE Backus Avenue, North 2nd Street, and Moore's Creek. The path should be identified on the development plans to connect with the Historic Downtown Fort Pierce Retrofit segment of the Florida Shared-Use Nonmotorized (SUN) Trail/East Coast Greenway depicted in the attached map that is being designed and constructed through the entirety of St. Lucie County. The provision of this path and connectivity will serve as an additional attracter to the development.

Please contact me should any additional information or clarification be required with regard to this review.

Sincerely,

Peter Buchwald

Peter Buchwald
Executive Director

cc: Jack Andrews, P.E., Fort Pierce City Engineer

Attachment

FINAL FEASIBILITY STUDY

Historic Downtown Fort Pierce Retrofit SUN Trail

St. Lucie County, Florida

Financial Project ID:

440033-1

Prepared for:



Florida Department of Transportation

District Four

3400 West Commercial Boulevard

Fort Lauderdale, Florida 33309

January 2019

Figure 11: Recommended Alternative



ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Kings Landing 322 N. 2nd Street

REVIEW DATE: 5/11/2021

PLANNER: CREAGON

REVIEWED BY: Captain Wayne Boyer

Site Plan Approved: _____

Site Plan Approved with conditions: ___X____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
5. **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.

6. **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".**

7. **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.**

8. **Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirement s of the fire department.**

9. **The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**

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

11. **FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 12R sprinklered protected buildings).**

12. **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).**

13. **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.**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

14. Site Plans shall include all necessary fire department access roadways and fire lanes as determined by the Fire Marshal. 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., as referred to in Exhibit "A," attached hereto.
Minimum roadway pavement width (two-way traffic) shall be twenty (20) feet.
Minimum roadway pavement width (one-way traffic) shall be twelve (12) feet.

15. 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.

16. Minimum Size of Water Mains
a. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 322 N. 2nd Street

Parcel ID #(s) 2410-503-0041-020-4, 2410-503-0012-010-9, 2410-503-0020-000-5, 2410-503-0034-000-6, 2410-503-0019-000-5, 2410-503-0030-000-8

Project Description Proposed Mixed use development with associated site improvements

Fort Pierce Redevelopment Agency	Brad Currie, Vice President, Engineering Design & Const., Inc.
Property Owner(s)	Applicant/Representative, Title, Company
100 North US 1	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Fort Pierce FL 34950	Port St. Lucie FL 34987
City State Zip	City State Zip
	772-462-2455
Phone Number	Phone Number
	bradcurrie@edc-inc.com
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this ____day of _____, 20_____, by

_____ who is personally known to me or has produced

_____as identification.

_____

Signature of Notary (seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Planner_____

Planner Assigned _____

Approved _____ Date_____

Comments _____

Intake Date Stamp

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location 322 N. 2nd Street

Parcel ID #(s) 2410-503-0041-020-4, 2410-503-0012-010-9, 2410-503-0043-000-2, 2410-503-0020-000-5, 2410-503-0034-000-6, 2410-503-0019-000-5, 2410-503-0030-000-8

Project description Proposed Mixed Use development with associated site improvements

Fort Pierce Redevelopment Agency	Brad Currie, Vice President, Engineering Design & Const., Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
100 North US 1	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Fort Pierce FL 34950	Port St. Lucie FL 34987
City State Zip	City State Zip
	772-462-2455
Phone Number	Phone Number
	bradcurrie@edc-inc.com
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by

_____ who is personally known to me or has produced

_____as identification.

_____

Signature of Notary (seal)

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

_____

_____

_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
☑ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

Site Information:

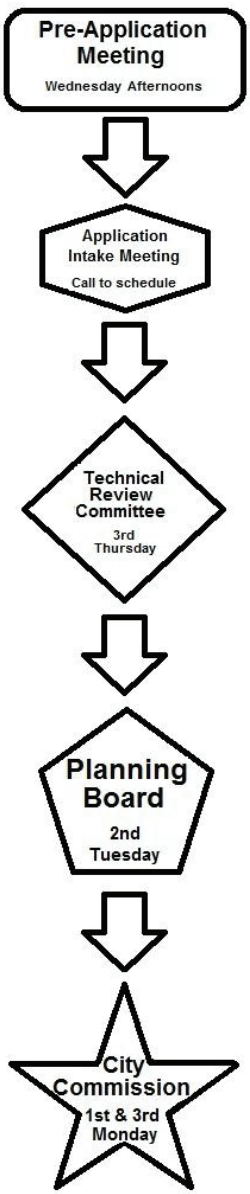
Non-Residential: Proposed Sq. Ft.: 162,650 sf

Residential: Proposed Units: 160,560 sf

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

North	South	East	West
Vacant	Commercial	Marina	Vacant / Commercial

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)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3401269 OR BOOK 3136 PAGE 2650, Recorded 10/15/2009 at 03:57 PM
Doc Tax: $0.70

This Instrument Prepared by and Return to:

Robert V. Schwerer, City Attorney
City of Fort Pierce
100 North U. S. 1
Fort Pierce, FL 34950

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed is made this 13TH day of October, 2009, between the **CITY OF FORT PIERCE, FLORIDA**, in its municipal capacity and on behalf of the **FORT PIERCE UTILITIES AUTHORITY,** whose address is 100 North U.S. 1, Fort Pierce, Florida 34950, "Grantor" and the **FORT PIERCE REDEVELOPMENT AGENCY**, a dependent special district of the City of Fort Pierce, whose address is 100 North U.S. 1, Fort Pierce, Florida, "Grantee":

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit (the "Property"):

See Exhibit "A" attached hereto and made a part hereof.

Subject to restrictions, reservations, and easements of record, it any, provided however that this reference shall not serve to reimpose the same.

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 Grantor hereby covenants with Grantee that at the time of the delivery of this deed: (a) Grantor is lawfully seized of the Property in fee simple; (b) Grantor has good right and lawful authority to sell and convey the Property; and (c) the premises were free from all encumbrances made by Grantor and that Grantor hereby fully warrants the title to the Property and will defend the Property against the lawful claims of all persons claiming by, through or under Grantor but against none other.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

CITY OF FORT PIERCE, FLORIDA,
a municipal corporation

By: _____
Robert J. Benton, III, Mayor

CITY OF FORT PIERCE CORPORATE SEAL ST. LUCIE COUNTY

ATTEST:

_____
Cassandra Steele, City Clerk

Signed sealed and delivered in our presence:

_____
Signature of witness

Christine Famularo
Print name

_____
Signature of witness

MARY LOU PEREGRIN
Print name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 15th day of October, 2009, by **Robert J. Benton, III**, as **Mayor**, and **Cassandra Steele**, as **City Clerk**, of the **CITY OF FORT PIERCE, FLORIDA** a municipal corporation, who are personally known to me or who provided _____ as identification and who did not take an oath.

Christine Famularo
Notary Public, State of Florida at Large
Print name: Christine Famularo
My commission expires: Sept. 17, 2012
My commission number: DD823696

NOTARY PUBLIC-STATE OF FLORIDA
Christine Famularo
Commission # DD823696
Expires: SEP. 17, 2012
BONDED THRU ATLANTIC BONDING CO., INC

APPROVED AS TO FORM
AND CORRECTNESS

Robert V. Schwerer, Esq., City Attorney

BEING THE HEREIN PARCELS OF LAND LYING OVER A PORTION OF BLOCKS A, B, F, AND TROPICAL AVENUE, AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, AND A PORTION OF THE NEW SUBDIVISION OF BLOCK E, AS RECORDED IN PLAT BOOK 1, PAGE 192, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, SAID AARON LEE'S MAP OF FORT PIERCE; PROCEED NORTH 04'53'21" WEST, ALONG THE EAST RIGHT-OF-WAY OF NORTH 2ND STREET (FORMALLY KNOW AS PINE STREET AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 60 FOOT WIDE RIGHT-OF-WAY) AND THE WEST LINE OF SAID BLOCK F, A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID BLOCK F, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 04'53'21" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, AND SAID WEST LINE OF LOT 2, AND LOT 1, SAID BLOCK F, A DISTANCE OF 69.42 FEET TO AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF THE REALIGNED PORTION OF NORTH 2ND AVENUE; THENCE NORTH 18'26'19" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH 2ND AVENUE (A 50 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 371.24 FEET TO A POINT ON THE CENTERLINE OF A 2.6 FOOT CONCRETE BULKHEAD ON THE SOUTH TOP OF BANK OF MOORES CREEK AND REFERENCE POINT "A"; (THE FOLLOWING FIVE COURSES ARE ALONG THE CENTERLINE OF SAID CONCRETE BULKHEAD AND THE SOUTH TOP OF BANK OF MOORES CREEK) THENCE NORTH 70'33'12" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.68 FEET; THENCE NORTH 79'01'13" EAST, A DISTANCE OF 179.28 FEET; THENCE NORTH 87'55'03" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 77'41'52" EAST, A DISTANCE OF 224.31 FEET ; THENCE NORTH 75'24'46" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE, AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960 (A VARYING WIDTH RIGHT-OF-WAY); THENCE SOUTH 04'53'04" EAST, DEPARTING SAID CONCRETE BULKHEAD CENTERLINE, AND THE SOUTH TOP OF BANK OF MOORES CREEK, AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 85'09'39" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.22 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF PARCEL 1 CONSISTING OF THE FOLLOWING:

THE EAST 20.00 FEET AND THE SOUTH 50.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0041-020-4 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND:

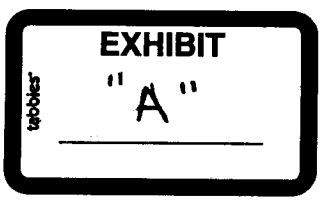
THE NORTH 165.00 FEET OF THE EAST 75.00 FEET OF SAID CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0041-020-4 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND:

THE SOUTH 50.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0043-000-2 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND:

THE SOUTH 87.00 FEET OF THE WEST 67.00 FEET OF SAID CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0043-000-2 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.



PARCEL 2:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A"; PROCEED NORTH 18'26'19" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.51 FEET TO A POINT ON THE CENTERLINE OF A 2.6 FOOT WIDE CONCRETE BULKHEAD ON THE NORTH TOP OF BANK OF MOORES CREEK AND THE POINT OF BEGINNING. THENCE NORTH 18'26'19" WEST, DEPARTING SAID CONCRETE BULKHEAD CENTERLINE AND THE SOUTH TOP OF BANK OF MOORES CREEK, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 53.76 FEET TO A POINT ON THE WEST LINE OF LOT 1, SAID BLOCK A; THENCE NORTH 04'53'21" WEST, ALONG SAID WEST LINE, AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 67.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AVENUE C (FORMERLY KNOWN AS SEMINOLE AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 50 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 84'53'38" EAST, DEPARTING SAID NORTHWEST CORNER, AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 537.27 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE; THENCE SOUTH 04'53'04" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 63.48 FEET TO A POINT ON THE CENTERLINE OF A 2.6 FOOT WIDE CONCRETE BULKHEAD ON THE NORTH TOP OF BANK OF MOORES CREEK; (THE FOLLOWING FIVE COURSES ARE ALONG SAID BULKHEAD CENTERLINE, AND THE NORTH TOP OF BANK OF MOORES CREEK); THENCE SOUTH 74'25'26" WEST, A DISTANCE OF 224.10 FEET; THENCE SOUTH 88'30'05" WEST, A DISTANCE OF 64.66 FEET; THENCE SOUTH 79'28'36" WEST, A DISTANCE OF 181.91 FEET; THENCE SOUTH 84'38'58" WEST, A DISTANCE OF 53.29 FEET; THENCE SOUTH 66'51'46" WEST, A DISTANCE OF 5.89 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF PARCEL 2 CONSISTING OF THE FOLLOWING:

ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2403-801-0025-000-3 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND:

THE EAST 92.70 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0012-000-6 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND:

THE WESTERLY 20.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 148, PAGE 156, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 3

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK F, PROCEED SOUTH 8609'39" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A (FORMERLY KNOW AS PALMETTO AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 65 FOOT WIDE RIGHT-OF-WAY), AND ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID BLOCK E, AND ALONG THE SOUTH LINE OF SAID BLOCK E, A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, SAID BLOCK E AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7 TO STATION 12796+90.0, DATED SEPTEMBER 5, 1944; THENCE NORTH 04'53'21" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND THE SOUTH LINE OF SAID BLOCK E, AND THE SOUTHWEST CORNER OF SAID LOT 9, AND ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF SAID LOT 9, AND ALONG THE WEST LINE OF PALM TERRACE (ABANDON), A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 04'53'21" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF PALM TERRACE (ABANDON), AND THE WEST LINE OF LOT 6, SAID BLOCK E, A DISTANCE OF 215.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 85'09'39" WEST, DEPARTING. SAID NORTHWEST CORNER, AND THE WEST LINE OF LOT 6, AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE NORTH LINE OF LOT 7, SAID BLOCK E, A DISTANCE OF 48.76 FEET; THENCE NORTH 04'58'11" WEST, DEPARTING SAID NORTH LINE, AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AVENUE B (FORMALLY KNOWN AS TROPICAL AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE)(A 65 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 85'09'39" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 04'58'11" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE NORTH 63'48'24" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, AND ALONG SAID NORTH TOP OF BANK, A DISTANCE OF 64.50 FEET; THENCE NORTH 47'50'28" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK, A DISTANCE OF 70.44 FEET; THENCE NORTH 44'59'19" EAST, CONTINUING ALONG

SAID SOUTH TOP OF BANK, A DISTANCE OF 82.06 FEET; THENCE NORTH 14'06'44" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK, A DISTANCE OF 14.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE
REALIGNED PORTION OF NORTH 2ND STREET (A 50 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 18'26'19" EAST, DEPARTING SAID SOUTH TOP OF BANK, AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO THE ANGLE POINT IN THE REALIGNED PORTION OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 60 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 04'53'21"EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 8.92 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK E; THENCE SOUTH 85'09'39" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND SAID SOUTHEAST CORNER, AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 146.50 FEET TO A POINT ON A LINE LYING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK E; THENCE SOUTH 04'53'21" EAST, DEPARTING SAID SOUTH LINE, AND ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 85'09'39" WEST, DEPARTING SAID PARALLEL LINE, AND ALONG SAID SOUTH LINE, A DISTANCE 3.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 04'53'21" EAST, DEPARTING SAID SOUTH LINE, AND SAID SOUTHWEST CORNER, AND ALONG THE WEST LINE OF LOTS 3 AND 4, SAID BLOCK E, AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET; THENCE SOUTH 85'09'39" WEST, DEPARTING SAID SOUTHERLY PROLONGATION, AND ALONG A LINE 15 FEET SOUTH OF, AND PARALLEL WITH THE SOUTH LINES OF SAID LOT 6, AND 5, SAID BLOCK E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL 3 THAT LIES SOUTHERLY OF AND ADJACENT TO THE NORTH LINE OF AVENUE "B" (TROPICAL AVENUE) AS SHOWN ON SAID PLAT OF AARON LEE'S MAP OF FORT PIERCE.

LESS AND EXCEPT THAT PORTION OF PARCEL 3 CONSISTING OF THE FOLLOWING:

THE NORTHERLY 20.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0019-000-5 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND:

THE NORTHERLY AND WESTERLY 20.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0020-000-5 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

CONTAINING 6.669 ACRES, MORE OR LESS.

B E A R I N G B A S E

THE SOUTH LINE OF BLOCKS E & F, AS SHOWN ON THE PLAT OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189, PUBLIC RECORDS OF ST. LUCIE COUNTY, IS TAKEN TO BEAR NORTH 85'09'39" EAST, AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.

WARRANTY DEED
FROM CORPORATION

1103601

RANCO FORM 33

This Warranty Deed *Made and executed the* 12th *day of* March *A. D.* 19 91 *by*

SOUTHEASTERN PUBLIC SERVICE COMPANY

a corporation existing under the laws of Delaware *. and having its principal place of business at*
hereinafter called the grantor, to City of Fort Pierce, Florida, for the use and benefit of the FORT PIERCE UTILITIES AUTHORITY
whose postoffice address is P. O. Box 3191, Fort Pierce, Florida 34948

hereinafter called the grantee:

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

Witnesseth: *That the grantor, for and in consideration of the sum of* $10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in* St. Lucie *County, Florida, viz:* Lots 5 and 6, of Block E, according to Aaron Lee's Map of the City of Fort Pierce, filed in Plat Book 1, at Page 189, and according to plat of the subdivision of Block E recorded in Plat Book 1, Page 192, all of the public records of St. Lucie County, Florida, and a strip of land 15.0 feet wide adjacent to and lying Southerly of said Lots 5 and 6, said strip of land being a portion of Palm Terrace (or Church Court), as per plat of the new Subdivision of Block E of Aaron Lee's Map of Fort Pierce, Florida, according to plat of said new Subdivision on file in Plat Book 1, Page 192 of the public records of St. Lucie County, Florida.

AND ALSO

Lot 1, and the West 3.5 feet of Lot 2, of the new Subdivision of Block E of Aaron Lee's Plat of Fort Pierce, Florida, as per plat thereof recorded in Plat Book 1, Page 192, of the public records of St. Lucie County, Florida. THIS DEED IS GIVEN CONJUNCTIVELY WITH THAT JUDGMENT IN EMINENT DOMAIN ENTERED IN CASE NO. 88-977-CA-05.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances*

SOUTHEASTERN PUBLIC SERVICE COMPANY (CORPORATE SEAL)

In Witness Whereof *the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.*

SOUTHEASTERN PUBLIC SERVICE COMPANY

Signed, sealed and delivered in the presence of:

M. G. Bubler

Marco Rojas

By Gilbert L. Bieger
Senior Vice President-Operations

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Gilberg L. Bieger

well known to me to be the Senior Vice President-Operations respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 12 day of March A. D. 1991

0732 PG 2814

Patricia F. Cayo
Notary Public

My commission expires:
Notary Public, State of Florida
My Commission Expires May 15, 1993
Bonded Thru Troy Fain-Insurance Inc.

This Instrument prepared by:

Address Ben L. Bryan, Jr., Esquire
P. O. Box 1000
Fort Pierce, Florida 34954

1103601

'91 APR -4 P4:47

[illegible]
DOUGLAS DIXON
ST. LUCIE COUNTY

Rec Fee $ 10.50 DOUGLAS DIXON
Add Fee $ _____ St. Lucie County
Doc Tax $ .55 Clerk of Circuit Court
Int Tax $ _____ By _____
Deputy Clerk
Total $ 11.05

0732 PG2815

(IN FEET)
1 inch = 40 ft.

SURVEY NOTES:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

LEGEND

- (8) PARKING STALL COUNT
- EXISTING CONCRETE
- PROPOSED PAVERS
- PROPOSED ASPHALT
- PROPOSED ASPHALT UNDER BUILDING COVERAGE

℄ A.E. BACKUS AVE.
(SEMINOLE AVE / AVENUE "C")
50.00' PUBLIC RIGHT OF WAY

RELOCATE EX. CURB INLET TO VALLEY GUTTER

PROPOSED 2 UNITS 2-STORY MIN FFE = 6.00 NAVD BUILDING HEIGHT = 40'

P.O.B. PARCEL 2 (PARCEL B) FND NAL & DISK LB 959

MOORES CREEK

FLOOD ZONE "X"

FLOOD ZONE AE-4

3.5' CONCRETE BULKHEAD

CONCRETE CATWALK

PIPE CROSSING

EX. OUTFALL THROUGH SEAWALL

EX. DMH TO REMAIN

APPROX. LOCATION EX. #1/0, KV15KV (ABC) ELECTRICAL

EX. DMH TO BE REOVED

EX. WATER MAIN

EX. FORCE MAIN

ELECTRIC VAULT

PROPOSED BUILDING 'E' 5-STORY HOTEL 140 ROOMS MIN. FFE = 7.50 NAVD BUILDING HEIGHT = 107'

APPROXIMATE ±1.11 ACRES

PROPOSED BUILDING 'D' 8-STORY 54,805 GSF RESTAURANT - 6,000 SF RETAIL - 2,525 SF 19 RESIDENTIAL UNITS MIN. FFE = 7.50 NAVD BUILDING HEIGHT = 107'

PARCEL 2 PCN: 2410-503-0043-000-2

℄ INDIAN RIVER DR.
PARALLEL WITH HWY 1 (SR 5) (TYP.)

8' SIDEWALK

PROPOSED OUTDOOR SEATING

PROPOSED PLANTERS

PROPOSED BUILDING 'A' 3-STORY 35,595 GSF RESTAURANT - 7,400 SF RETAIL - 4,465 SF 14 RESIDENTIAL UNITS MIN. FFE = 7.50 NAVD BUILDING HEIGHT = 50'

P.O.B. PARCEL 6

SIGN

PROPOSED 10' SIDEWALK

N. 2nd STREET

FUTURE DEVELOPMENT

P.O.C. PARCEL 6
P.O.B. PARCEL 7
(SEE NOTE 18)

AVENUE "B"
(TROPICAL AVENUE)
65.00' RIGHT OF WAY

EX. GAS LINE

PROPOSED BUILDING 'F' GROUND FLOOR RESTAURANT 'F' - 4,000 SF GROUND FLOOR RETAIL - 1,655 SF

PROPOSED PARKING GARAGE 3-STORY TOTAL GARAGE PARKING - 170 SPACES GROUND FLOOR - 30 SPACES 2ND FLOOR - 70 SPACES 3RD FLOOR - 70 SPACES MIN. FFE = 7.50 NAVD BUILDING HEIGHT: 40'

PROPOSED GARAGE PARKING (DEPICTED FOR REFERENCE ONLY)

PROPOSED BUILDING 'B' RESTAURANT 'A' 2-STORY 7,100 GSF MIN. FFE = 7.50 NAVD BUILDING HEIGHT = 40'

PROPOSED BUILDING 'C' 11-STORY 131,716 GSF RESTAURANT - 6,000 SF RETAIL - 4,500 SF 48 RESIDENTIAL UNITS MIN. FFE = 7.50 NAVD BUILDING HEIGHT = 121'

PROPOSED BUILDING 'G' 6-STORY 55,551 GSF 6,840 SF RETAIL 25 RESIDENTIAL UNITS MIN. FFE = 7.50 NAVD BUILDING HEIGHT = 107'

PLANTERS

WATER

PEDESTRIAN EASEMENT (O.R.3691, PG 1220)

PROPOSED 6' SIDEWALK

UTILITY VAULT BOX

EX. GRAVITY SEWER

LIFT STATION

ELECTRIC BOX

ELECTRIC PANEL

CABLE TV BOX

P.O.B. DEED BOOK 109, PAGE 297

℄ N. 2nd STREET
(PINE STREET)
60.00' PUBLIC RIGHT OF WAY

RESOLUTION NO. 19-R05
50.00' PUBLIC RIGHT-OF-WAY
PARCEL ID: 2410-503-0043-000-2

P.O.B. PARCEL 1 (PARCEL A) S.W. COR. LOT 2

EX. WATER MAIN

EX. BOUNDARY LINE

EX. FORCE MAIN

EX. GAS LINE

EX. GRAVITY SEWER

FLORIDA EAST COAST RAILWAY
(FORMERLY HIGH STREET P.B. 1, PG. 189)
PER STATION MAP, SOUTHERN DIVISION
FLORIDA EAST COAST RAILWAY COMPANY
FLAGLER SYSTEM STATION 12726+12 TO STATION 12777+30.1
DATED NOVEMBER 9, 1940

TOE OF BALLAST

P.O.B. PARCEL 5 FND 5/8" IR&C LB959

50' EAST OF ℄ OF S. BOUND MAIN

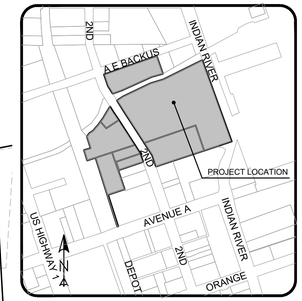
(PALM TERRACE) 50.00' RIGHT OF WAY

ORDINANCE A-50 ABANDONMENT (O.R.38, PG 538)

FORMER EAST RIGHT OF WAY LINE FEC RAILROAD

FOUND 1/2" IRON ROD AND CAP "LS 3337"

SOUTH 8TH AVENUE



OWNER:
FORT PIERCE REDEVELOPMENT AGENCY
100 NORTH US 1
FORT PIERCE FL 34950

SITE DATA

PARCEL ID:
PARCEL 1: 2410-503-0041-020-4
PARCEL 2: 2410-503-0043-000-2
PARCEL 3: 2410-503-0012-010-9
PARCEL 4: 2410-503-0013-000-3
PARCEL 5: 2410-503-0020-000-5
PARCEL 6: 2410-503-0019-000-5
PARCEL 7: 2410-503-0019-010-8
PARCEL 8: 2410-503-0030-000-8
PARCEL 9: 2410-503-0034-000-6
PARCEL 10: 2410-503-0036-010-3

TOTAL ACRES: 7.824 ACRES PER LEGAL DESCRIPTION (PAGE 2)
SECTION: 10
TOWNSHIP: 35S
RANGE: 40E
PROPOSED ZONING: PD/C-4
PROPOSED LAND USE:

BUILDING SETBACK BACKUS HOMES:
FRONT: 20'
REAR: 10'
SIDE: 3'

BUILDING SETBACK CONDO/COMMERCIAL/HOTEL:
FRONT: 10'
REAR: 10'
SIDE: 5'

BUILDING USE INFORMATION:
RESIDENTIAL: 114 UNITS
106 CONDOS
8 TOWNHOUSES
RESTAURANT : 35,085 SF
HOTEL: 140 ROOMS
RETAIL : 17,290 SF

PARKING INFORMATION:
PROPOSED PARKING:
129 SURFACE PARKING SPACES
170 GARAGE PARKING SPACES
299 TOTAL PROPOSED PARKING SPACES (INCLUDES (4) HANDICAP)

WATER AND SEWER:
EXISTING WATER AND SEWER SERVICE WILL UTILIZED.

DRAINAGE:
THE DRAINAGE FOR THE MAIN SITE SOUTH OF MOORE'S CREEK WILL CONSIST OF UNDERGROUND EXFILTRATION TRENCHES. THE TRENCH SYSTEM WILL BUBBLE UP INTO A DRY DETENTION AREA WHERE IT WILL DISCHARGE INTO MOORE'S CREEK VIA A CONTROL STRUCTURE. THE NORTH SIDE OF MOORE'S CREEK WILL PROVIDE DRAINAGE VIA PROPOSED DRY RETENTION SWALES AND A DRY RETENTION POND. THE SYSTEM WILL BE DESIGNED TO MEET THE WATER QUALITY AND QUANTITY CRITERIA OF THE CITY OF FORT PIERCE AND SFWMD. THE MODIFIED PORTION OF AVENUE B WILL CONTINUE TO DRAIN TO THE CITY OF FP STORM SEWER SYSTEM.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING ADDITION, THIS PROJECT WILL UTILIZE A PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

FIRE PROTECTION:
ALL HYDRANTS WITHIN 1000' ARE SHOWN.

WELL FIELD PROTECTION:
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

LIGHTING NOTES:
ALL LIGHTING, POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES. SEE PHOTOMETRIC PLAN FOR LIGHTING BY OTHERS.

LANDSCAPE:
REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

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 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: DCB
DRAWN BY: JLW
FILENAME: 19-361 site plan r19_101921.dwg
LAYOUT: Site Plan (with hotel)
SCALE: AS SHOWN
DATE: 05/07/21

DATE	REVISION COMMENTS
04-07-21	REVISIONS PER CITY EMAIL DATED 02/11/2021

HD KING
KINGS LANDING
SITE PLAN
FORT PIERCE FLORIDA

(DATE)

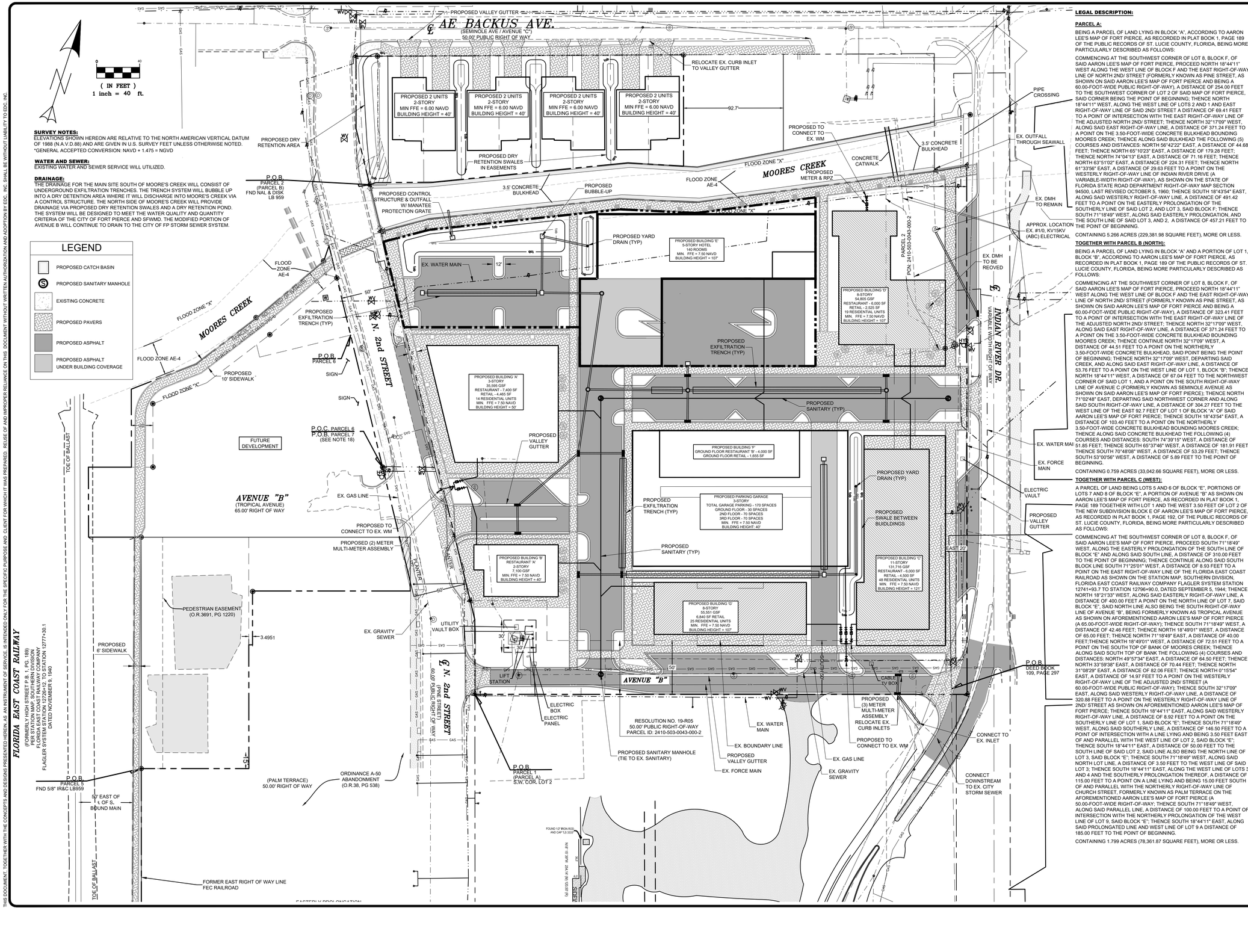
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

19-361

1 OF 3

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

Z:\EDC_2019\19-361 - Kings Landing - HD King\ENGINEERING\AutoCAD\DWGs\19-361 Site Plan R19_101921.dwg Site Plan (with hotel), 10/19/2021 11:27:18 AM, Jessica EDC, Inc.



LEGAL DESCRIPTION:

PARCEL A:

BEING A PARCEL OF LAND LYING IN BLOCK "A", ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND/ STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID MAP OF FORT PIERCE, SAID CORNER BEING THE POINT OF BEGINNING; THENCE NORTH 18°44'11" WEST, ALONG THE WEST LINE OF LOTS 2 AND 1 AND EAST RIGHT-OF-WAY LINE OF SAID 2ND/ STREET A DISTANCE OF 69.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND/ STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE ALONG SAID BULKHEAD THE FOLLOWING (5) COURSES AND DISTANCES: NORTH 56°42'22" EAST, A DISTANCE OF 44.68 FEET; THENCE NORTH 65°10'23" EAST, A DISTANCE OF 179.28 FEET; THENCE NORTH 74°04'13" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 63°51'02" EAST, A DISTANCE OF 224.31 FEET; THENCE NORTH 61°33'56" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE-WIDTH RIGHT-OF-WAY), AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960; THENCE SOUTH 18°43'54" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 71°18'49" WEST, ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.266 ACRES (229,381.98 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL B (NORTH):

BEING A PARCEL OF LAND LYING IN BLOCK "A" AND A PORTION OF LOT 1, BLOCK "B", ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND/ STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 323.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND/ STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE CONTINUE NORTH 32°17'09" WEST, A DISTANCE OF 44.51 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 32°17'09" WEST, DEPARTING SAID CREEK, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 53.76 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK "B"; THENCE NORTH 18°44'11" WEST, A DISTANCE OF 67.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AVENUE C (FORMERLY KNOWN AS SEMINOLE AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE); THENCE NORTH 71°02'48" EAST, DEPARTING SAID NORTHWEST CORNER AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 304.27 FEET TO THE WEST LINE OF THE EAST 92.7 FEET OF LOT 1 OF BLOCK "A" OF SAID AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°43'54" EAST, A DISTANCE OF 103.40 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING (4) COURSES AND DISTANCES: SOUTH 74°39'15" WEST, A DISTANCE OF 51.85 FEET; THENCE SOUTH 65°37'46" WEST, A DISTANCE OF 181.91 FEET; THENCE SOUTH 70°48'08" WEST, A DISTANCE OF 53.29 FEET; THENCE SOUTH 53°00'56" WEST, A DISTANCE OF 5.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.759 ACRES (33,042.66 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL C (WEST):

A PARCEL OF LAND BEING LOTS 5 AND 6 OF BLOCK "E", PORTIONS OF LOTS 7 AND 8 OF BLOCK "E", A PORTION OF AVENUE "B" AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 TOGETHER WITH LOT 1 AND THE WEST 3.50 FEET OF LOT 2 OF THE NEW SUBDIVISION BLOCK E OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED SOUTH 71°18'49" WEST, ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK "E" AND ALONG SAID SOUTH LINE, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BLOCK LINE SOUTH 71°25'01" WEST, A DISTANCE OF 8.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION, FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7 TO STATION 12796+90.0, DATED SEPTEMBER 5, 1944; THENCE NORTH 18°21'33" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET A POINT ON THE NORTH LINE OF LOT 7, SAID BLOCK "E", SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE "B", BEING FORMERLY KNOWN AS TROPICAL AVENUE AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 65.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 71°18'49" WEST, A DISTANCE OF 42.46 FEET; THENCE NORTH 18°49'01" WEST, A DISTANCE OF 65.00 FEET, THENCE NORTH 71°18'49" EAST, A DISTANCE OF 40.00 FEET;THENCE NORTH 18°49'01" WEST, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE ALONG SAID SOUTH TOP OF BANK THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 49°57'34" EAST, A DISTANCE OF 64.50 FEET; THENCE NORTH 33°59'38" EAST, A DISTANCE OF 70.44 FEET; THENCE NORTH 31°08'29" EAST, A DISTANCE OF 82.06 FEET; THENCE NORTH 0°15'54" EAST, A DISTANCE OF 14.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ADJUSTED 2ND/ STREET (A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 32°17'09" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2ND/ STREET AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°44'11" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.92 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 146.50 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID LOT 2, SAID LINE ALSO BEING THE NORTH LINE OF LOT 3, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID NORTH LOT LINE, A DISTANCE OF 3.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH 18°44'11" EAST, ALONG THE WEST LINE OF LOTS 3 AND 4 AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET TO A POINT ON A LINE LYING AND BEING 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET, FORMERLY KNOWN AS PALM TERRACE ON THE AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 50.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 71°18'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 9, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, ALONG SAID PROLONGATED LINE AND WEST LINE OF LOT 9 A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.799 ACRES (78,361.87 SQUARE FEET), MORE OR LESS.

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 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: DCB
DRAWN BY: JLW
FILENAME: 19-361 site plan r19_101921.dwg
LAYOUT: Drainage & Utilities Site Plan
SCALE: AS SHOWN
DATE: 10/19/21
DATE: 04-07-21
REVISIONS PER CITY EMAIL DATED 02/11/2021
REVISION COMMENTS

HD KING
KINGS LANDING
DRAINAGE AND UTILITIES SITE PLAN
FORT PIERCE FLORIDA

(DATE)

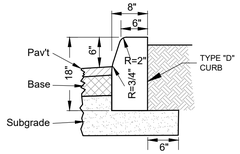
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
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19-361

2 OF 3

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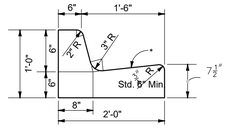
Z:\EDC-2019\19-361 - Kings Landing - HD King\ENGINEERING\AutoCAD\DWG\19-361 Site Plan 819_101921.dwg, Drainage & Utilities Site Plan, 10/19/2021 11:27:22 AM, Jessica, EDC, Inc.



NOTES:

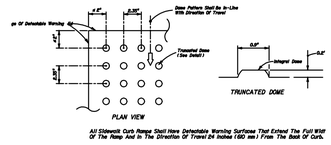
1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

TYPE "D" CURB



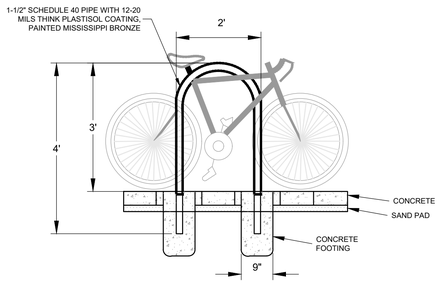
*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

TYPE F

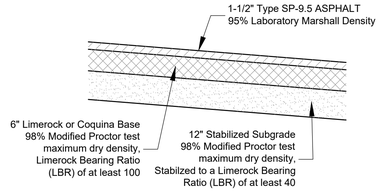


NOTES:
REFER TO FDOT INDEX 522-002 FOR FURTHER DETAILS

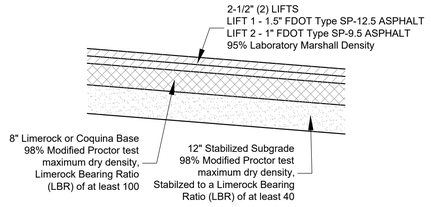
CURB RAMP DETECTABLE WARNING



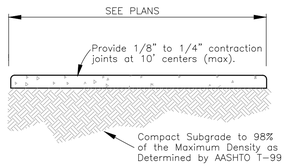
BIKE RACK DETAIL



TYPICAL LIGHT DUTY FLEXIBLE PAVEMENT SECTION



TYPICAL HEAVY DUTY FLEXIBLE PAVEMENT SECTION



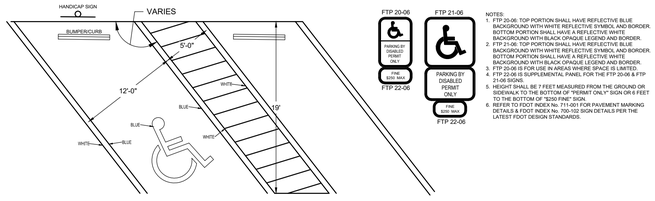
NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

4" THICK SIDEWALK DETAIL

SPACING OR REQUIRED ROADWAY / PARKING AREA TESTS

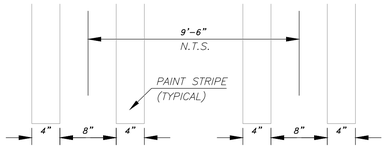
ITEMS TO BE TESTED	DENSITY		L.B.R.		THICKNESS	
	MAX. SPACING		MAX. SPACING		MAX. SPACING	
	LIN.FT.	SQ.FT.	LIN.FT.	SQ.FT.	LIN.FT.	SQ.FT.
COMPACTED OR STABILIZED SUBGRADE	300	10,000	300	10,000	300	
LIMEROCK BASE	300	10,000	300	10,000	300	10,000
SHELLROCK BASE	300	10,000	300	10,000	300	10,000
ASPHALT	—	—	—	—	PER INSP.	10,000

NOTE: ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12" INSIDE THE LEFT EDGE OF THE ITEM TESTED, TO THE CENTER, TO A POINT 12" INSIDE

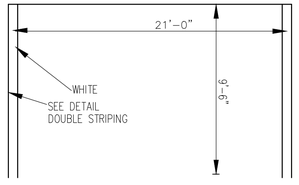


ANGLED HANDICAP SPACE DETAIL
N.T.S.

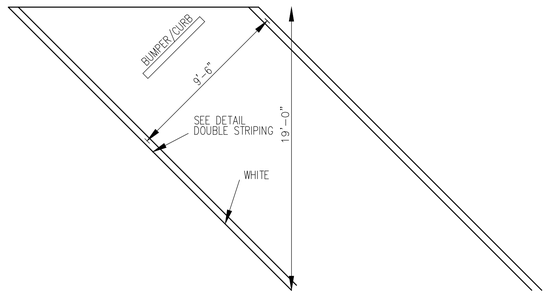
NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. SIGN PANELS SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.



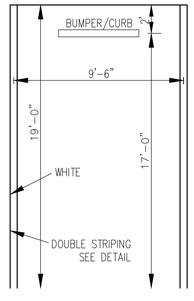
DOUBLE STRIPING DETAIL



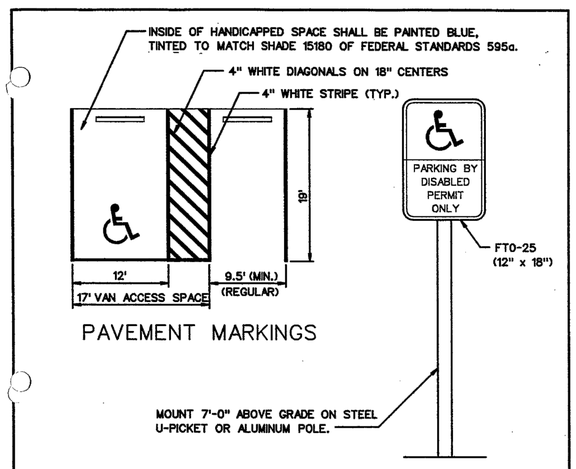
PARALLEL PARKING STALL DETAIL



ANGLED PARKING STALL DETAIL



19' PARKING STALL DETAIL



PAVEMENT MARKINGS

HANDICAPPED PARKING SIGN

NOTE:
FOR PARKING REQUIREMENTS SEE FORT PIERCE CODE.

CITY OF FORT PIERCE ● DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

HANDICAPPED AND REGULAR PARKING DETAIL

SCALE: N.T.S. | ISSUED AUGUST 1998

REVISIONS

SHEET No. PL2

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

DCB — DESIGNED BY
JLW — DRAWN BY
19-361 site plan r19_101021.dwg — FILENAME
Site Plan (2) — LAYOUT
AS SHOWN — SCALE
0[FEET] — DATE

REVISION COMMENTS

DATE

HD KING
KINGS LANDING
SITE PLAN DETAILS
FORT PIERCE FLORIDA

(DATE)

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
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19-361

3 OF 3

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Z:\EDC-2019\19-361 - Kings Landing - HD King\ENGINEERING\AutoCAD\DWG\19-361 Site Plan R19_101821.dwg, Site Plan (2), 10/19/2021 11:27:24 AM, Jessica, EDC Inc.

KINGS LANDING

SITE PLAN



NORTH ELEVATION



WEST ELEVATION

ENGINEERS & SURVEYORS
ENVIRONMENTAL

LETTER OF JUSTIFICATION
Kings Landing
April 6, 2021
Development Review Application

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting development review approval for a project to be known as Kings Landing. The subject properties are approximately 7.824 acres +/- and are located east of N. 2nd Street and south of Moore's Creek in Fort Pierce, Florida. The petitioner wishes to obtain approval for a mixed use development.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are approximately 7.824 acres +/- and are located east of N. 2nd Street and south of Moore's Creek in Fort Pierce, Florida. The petitioner wishes to obtain approval for a mixed use development. The subject parcels are identified in the below table:

Parcel ID	Current FLU	Current Zoning
2410-503-0041-020-4	CBD	PD
2410-503-0012-010-9	CBD	PD
2410-503-0043-000-2	CBD	PD
2410-503-0020-000-5	CBD	PD
2410-503-0034-000-6	CBD	PD
2410-503-0019-000-5	CBD	PD
2410-503-0030-000-8	CBD	PD
TOTAL:		

The parcels are currently owned by the Fort Pierce Redevelopment Agency and are currently cleared and undeveloped. The applicant is proposing the construction of a mixed-use community with associated site improvements. The subject parcels have a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Planned Development (PD).

To the north of the subject parcels lies Moore's Creek followed by developed and undeveloped industrial parcels. These parcels have a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial (I-1).

To the east of the subject property is the right-of-way of N. Indian River Drive followed by a marina. The marina has a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Planned Unit Redevelopment Zone (PUR).

South of the property lies the Right-of-Way of Avenue B followed by developed commercial parcels. These parcels have a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Commercial Zone (C-4) to the southwest and Planned Unit Redevelopment Zone (PUR) to the southeast.

To the west of the subject property lies the Right-of-Way of N. 2nd Street followed developed commercial parcels and an undeveloped industrial parcel. The parcels southwest of the subject parcel have a Future Land Use designation of Central Business District) and an underlying Zoning designation of Central Commercial Zone (C-4). The parcels northwest of the subject parcel has a Future Land Use Designation of Industrial (I) and an underlying Zoning designation of Light Industrial (I-1).

The petitioner is proposing the mixed-use development which includes:

Proposed Use	Square Footage
Five (5) Story Hotel	92,200 sf +/-
Retail	40,080 sf +/-
Restaurants	17,185 sf +/-
Residential	100 Residential Units

There are 114 proposd parking spaces to serve the development along with a proposed parking garage of which the final design has not yet been determine. Visitors would also be able to park downtown and at the nearby City garage.

DEVELOPMENT REVIEW REQUIREMENTS

Section 125-313(a)(3) of the City of Fort Pierce Code of Ordinances identifies the requirements for Major and Minor Site Plan Applications. The attached materials meet all of the requirements of Section 125-313.

In addition to meeting the requirement of Section 125-313, the City of Fort Pierce requires the supplemental material as outlined in the development review application. Most of the items noted in the checklist are included as part of this submittal.

- A landscape plan is not included as part of this submittal. This will be supplied to the City later in the development review process.
- A lighting plan is not included as part of this submittal. This will be supplied to the City later in the development review process.
- A traffic impact report is not included as part of this submittal. This will be supplied to the City later in the development review process.
- Bean / Dune System Protection Plan is not applicable.

Based on the above and attached information, the applicant respectfully requests approval of the proposed application.

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

for
KINGS LANDING

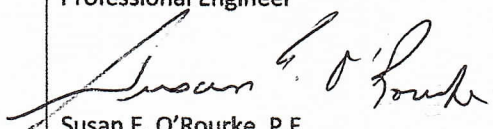
Prepared for:

Mr. Dale Matteson
Audubon Development
322 NE 8th Ave
Delray Beach, FL 33483

Prepared by:

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

March 25, 2021
SR21025.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 3/25/2021 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

March 25, 2021

Mr. Dale Matteson
Audubon Development
322 NE 8th Ave
Delray Beach, FL 33483

Re: Kings Landing

Dear Mr. Matteson:

O'Rourke Engineering & Planning has completed the analysis of the proposed development of Kings Landing located south of AE Backus Avenue and west of Indian River 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 - Traffic

C2 – Kings Landing – Concurrency Report

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APPENDIX A: Site Plan
APPENDIX B: St. Lucie County 2019 Level of Service Report/FDOT Traffic Data and Growth rate
APPENDIX C: Intersection/ Driveway Analysis Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed development consisting of Multifamily Housing, Shopping Center, Hotel and a High-turnover (sit-down) Restaurant located west of Indian River Drive and south of AE Backus Avenue in Ft. Pierce, St. Lucie County, Florida. A preliminary analysis had been conducted by PTC in 2019. To the extent applicable portion of that analysis will be referenced. The purpose of this report is to determine the projects impact on the surrounding roadway system.

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

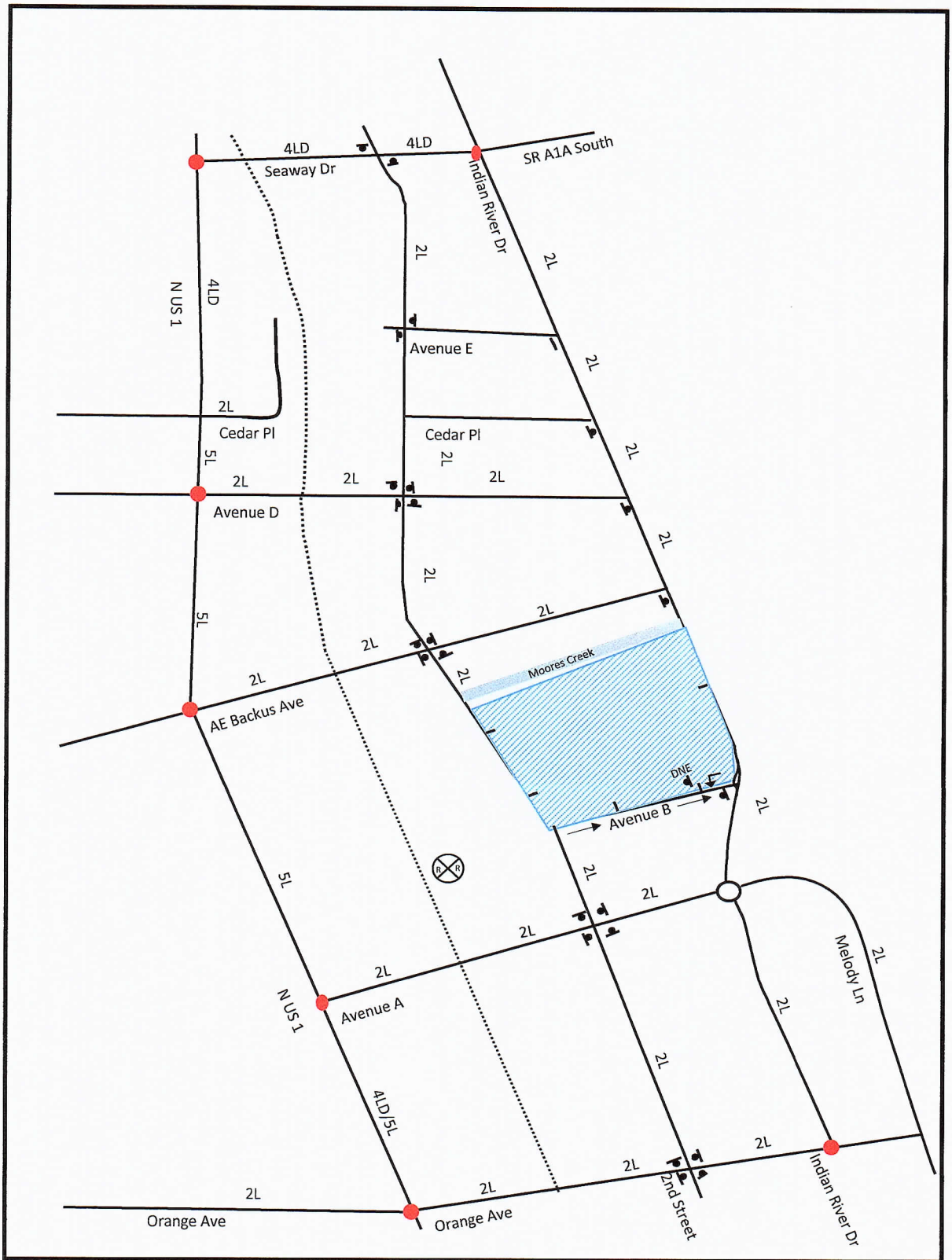
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of buildout cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located west of Indian River Drive and south of AE Backus Avenue in Ft. Pierce, St. Lucie County, Florida, will consist of a 37,680 square feet Shopping Center, a 22,840 square feet High-turnover (sit-down) Restaurant, a 140 room Hotel and 118 Multifamily Housing units. The project location is shown in **Figure 1**. The project is expected to buildout in 2023.

Appendix A includes the project site plan.



O'ROURKE ENGINEERING & PLANNING NTS 22 SE Seminole Street Stuart, Fl, 34994 Job #: SR21025.0 Date: 03-01-21	Legend = Project Location DNE = Do not enter = Signalized Intersection = Stop Sign	Figure 1 Project Location Kings Landing

EXISTING CONDITIONS

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

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

Existing Lane Geometrics and Traffic Control

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

- AE Backus Avenue is a two-lane major collector with an east/west alignment.
- Indian River Drive is a two-lane minor collector with a north/south alignment.
- Avenue B is a one-way eastbound local roadway until just west of Indian River Drive. The applicant proposes to reverse the direction so the street is one-way westbound.
- 2nd Street is a two-lane local roadway with a north/south alignment.
- Avenue D is a two-lane urban collector with an east/west alignment.
- US-1 is a five-lane divided Urban Principal Arterial with a north/south alignment.

Existing Traffic Volumes/ Service Volume

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

PROJECT TRAFFIC

To estimate future traffic generated by the development, The ITE 10th Edition *Trip Generation* rates for Multifamily Housing, Shopping Center, Hotel and a High-turnover (sit-down) Restaurant were used to estimate the trips generated by the proposed developments. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 4,519 net new daily trips. There will be 306 net new AM peak hour trips with 180 trips entering the project and 126 trips exiting the project. The project will generate 329 net new PM peak hour trips. There will be 193 trips entering the project and 136 trips exiting the project in the PM peak hour.

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	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Multifamily Housing (Mid-Rise)	221	110	DU	(T) = 5.45(X) - 1.75	50%	50%	299	299	598	20	63	83	13.9%	279	236	515	-	-	-	0.0%	279	236	515
Multifamily Housing (Low-Rise)	220	8	DU	T = 7.56(X) - 40.86	50%	50%	10	10	20	1	2	3	15.0%	9	8	17	-	-	-	0.0%	9	8	17
Shopping Center	820	37,680	Sft	Ln(T) = 0.68Ln(X) + 5.57	50%	50%	1,548	1,548	3,096	189	207	396	12.8%	1,359	1,341	2,700	459	459	918	34.0%	900	882	1,782
High-Turnover (Sit-Down) Restaurant	932	22,840	Sft	T = 112.18(X)	50%	50%	1,281	1,281	2,562	315	162	477	18.6%	966	1,119	2,085	449	448	897	43.0%	517	671	1,188
Hotel	310	140	Rooms	T = 11.29(X) - 426.97	50%	50%	577	577	1,154	23	114	137	11.9%	554	463	1,017	-	-	-	0.0%	554	463	1,017
TOTALS							**3,715**	**3,715**	**7,430**	**548**	**548**	**1,096**	**14.8%**	**3,167**	**3,167**	**6,334**	**908**	**907**	**1,815**	**28.7%**	**2,259**	**2,260**	**4,519**

Source: ITE 10th Edition Trip Generation Rates

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	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Multifamily Housing (Mid-Rise)	221	110	DU	Ln(T) = 0.98Ln(X) - 0.98	26%	74%	10	28	38	1	5	6	15.8%	9	23	32	-	-	-	0.0%	9	23	32
Multifamily Housing (Low-Rise)	220	8	DU	Ln(T) = 0.95Ln(X) - 0.51	23%	77%	1	3	4	-	1	1	25.0%	1	2	3	-	-	-	0.0%	1	2	3
Shopping Center	820	37,680	Sft	T = 0.50(X) + 151.78	62%	38%	106	65	171	12	8	20	11.7%	94	57	151	26	25	51	34.0%	68	32	100
High-Turnover (Sit-Down) Restaurant	932	22,840	Sft	T = 9.94(X)	55%	45%	125	102	227	16	11	27	11.9%	109	91	200	43	43	86	43.0%	66	48	114
Hotel	310	140	Rooms	T = 0.50(X) - 5.34	59%	41%	38	27	65	2	6	8	12.3%	36	21	57	-	-	-	0.0%	36	21	57
TOTALS							**280**	**225**	**505**	**31**	**31**	**62**	**12.3%**	**249**	**194**	**443**	**69**	**68**	**137**	**30.9%**	**180**	**126**	**306**

Source: ITE 10th Edition Trip Generation Rates

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	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Multifamily Housing (Mid-Rise)	221	110	DU	Ln(T) = 0.96Ln(X) - 0.63	61%	39%	30	19	49	6	11	17	34.7%	24	8	32	-	-	-	0.0%	24	8	32
Multifamily Housing (Low-Rise)	220	8	DU	Ln(T) = 0.89Ln(X) - 0.02	63%	37%	4	2	6	1	1	2	33.3%	3	1	4	-	-	-	0.0%	3	1	4
Shopping Center	820	37,680	Sft	Ln(T) = 0.74Ln(X) + 2.89	48%	52%	127	137	264	29	25	54	20.5%	98	112	210	35	36	71	34.0%	63	76	139
High-Turnover (Sit-Down) Restaurant	932	22,840	Sft	T = 9.77(X)	62%	38%	138	85	223	23	26	49	22.0%	115	59	174	38	37	75	43.0%	77	22	99
Hotel	310	140	Rooms	T = 0.75(X) - 26.02	51%	49%	40	39	79	14	10	24	30.4%	26	29	55	-	-	-	0.0%	26	29	55
TOTALS							**339**	**282**	**621**	**73**	**73**	**146**	**23.5%**	**266**	**209**	**475**	**73**	**73**	**146**	**30.7%**	**193**	**136**	**329**

Source: ITE 10th Edition Trip Generation Rates

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

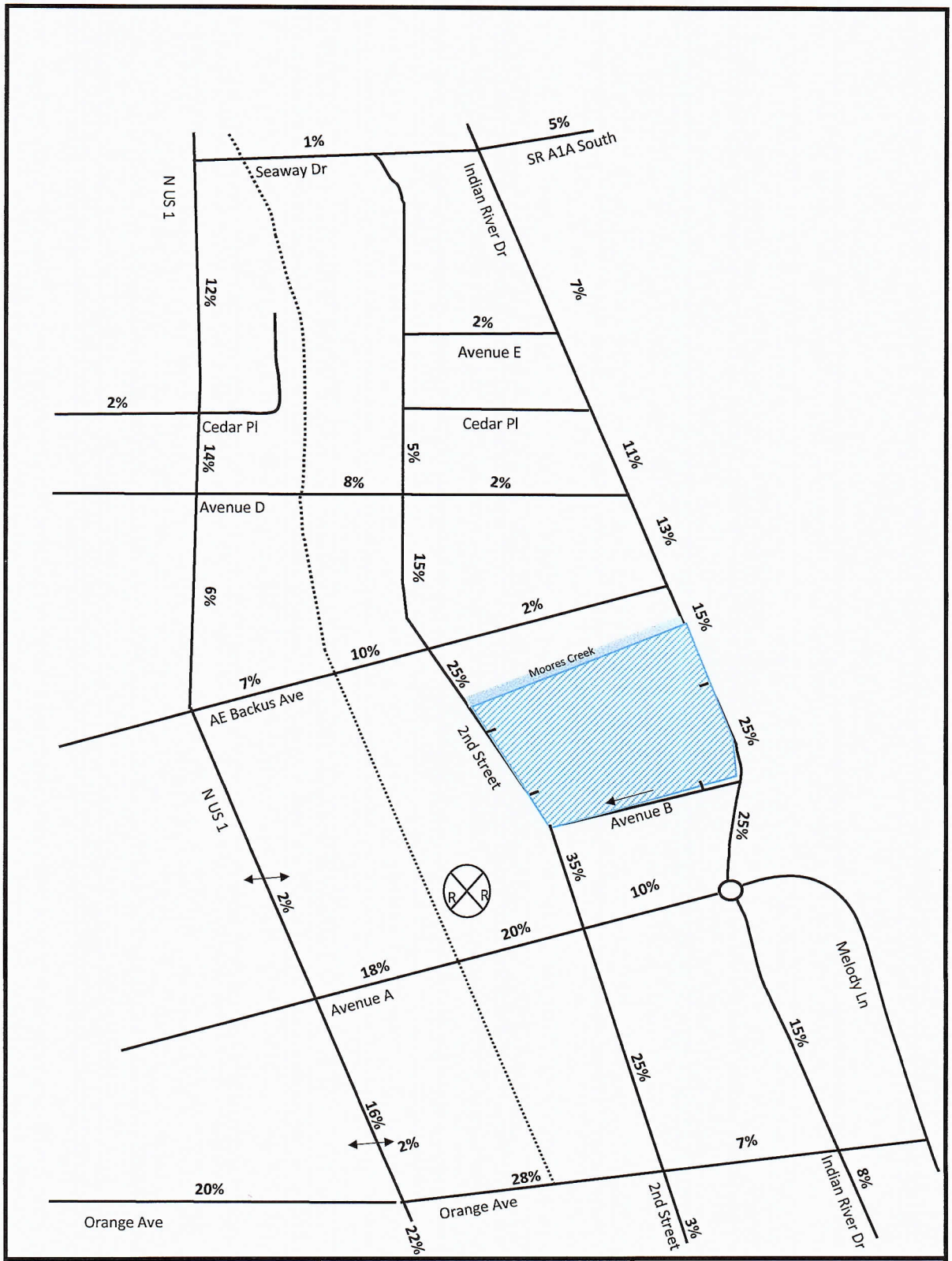
The project traffic was distributed by general geographic direction and then assigned to the roadway network.

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

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

LINK ANALYSIS / REVIEW

The project is significant on several links. These links were further analyzed to ensure they meet concurrency. **Tables 3a and 3b** summarize the link analysis. As shown, all links operate at an acceptable LOS at project buildout.



O'ROURKE ENGINEERING & PLANNING NTS 22 SE Seminole Street Stuart, Fl, 34994 Job #: SR21025.0 Date: 03-01-21	Legend = Project Location	Figure 2 Percent Assignment Kings Landing

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) [2]	Peak Hour Service Capacity (E+C) [1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Orange Ave	7th St [3]	US-1	EB	IN	Yes	540	36	6.67%	20%
	7th St [3]	US-1	WB	OUT	Yes	540	25	4.63%	20%
	US-1 [3]	2nd St	EB	OUT	Yes	540	35	6.48%	28%
	US-1 [3]	2nd St	WB	IN	Yes	540	50	9.26%	28%
	2nd St [3]	Indian River Drive	EB	OUT	No	540	9	1.67%	7%
	2nd St [3]	Indian River Drive	WB	IN	No	540	13	2.41%	7%
Avenue A	7th St	US-1	EB	IN	No	790	0	0.00%	0%
	7th St	US-1	WB	OUT	No	790	0	0.00%	0%
	US-1	Indian River Drive	EB	IN	Yes	600	36	6.00%	20%
	US-1	Indian River Drive	WB	OUT	Yes	600	25	4.17%	20%
AE Backus	US-1 [4]	2nd St	EB	IN	Yes	525	18	3.43%	10%
	US-1 [4]	2nd St	WB	OUT	No	525	13	2.48%	10%
	2nd St [4]	Indian River Drive	EB	OUT	No	525	3	0.57%	2%
	2nd St [4]	Indian River Drive	WB	IN	No	525	4	0.76%	2%
Avenue D	US-1 [4]	2nd Str	EB	IN	No	525	14	2.67%	8%
	US-1 [4]	2nd Str	WB	OUT	No	525	10	1.90%	8%
	2nd Str [4]	Indian River Drive	EB	IN	No	525	4	0.76%	2%
	2nd Str [4]	Indian River Drive	WB	OUT	No	525	3	0.57%	2%
Seaway Drive(SR A1A South)	Indian River Drive	US-1	EB	IN	No	1710	2	0.12%	1%
	Indian River Drive	US-1	WB	OUT	No	1710	1	0.06%	1%
Indian River Drive	Orange Ave	Avenue A	NB	IN	No	750	19	2.53%	15%
	Orange Ave	Avenue A	SB	OUT	No	750	19	2.53%	15%
	Avenue A [3]	Project Location	NB	IN	Yes	750	45	6.00%	25%
	Avenue A [3]	Project Location	SB	OUT	Yes	750	32	4.27%	25%
	Project Location [3]	AE Backus	NB	IN	No	750	19	2.53%	15%
	Project Location [3]	AE Backus	SB	OUT	No	750	19	2.53%	15%
	AE Backus [3]	Avenue D	NB	OUT	No	750	16	2.13%	13%
	AE Backus [3]	Avenue D	SB	IN	Yes	750	23	3.07%	13%
	Avenue D	SR A1A South	NB	OUT	No	790	14	1.77%	11%
	Avenue D	SR A1A South	SB	IN	No	790	20	2.53%	11%
2nd Street	Orange Ave	Avenue A	NB	IN	Yes	540	45	8.33%	25%
	Orange Ave	Avenue A	SB	OUT	Yes	540	32	5.93%	25%
	Avenue A	AE Backus	NB	IN	Yes	540	63	11.67%	35%
	Avenue A	AE Backus	SB	OUT	Yes	540	44	8.15%	35%
US-1	Orange Ave	Avenue A	NB	IN	No	1630	20	1.23%	16%
	Orange Ave	Avenue A	SB	OUT	No	1630	20	1.23%	16%
	Avenue A	AE Backus	NB	IN	No	1630	4	0.25%	2%
	Avenue A	AE Backus	SB	OUT	No	1630	3	0.18%	2%
	AE Backus	Avenue D	NB	OUT	No	1630	8	0.49%	6%
	AE Backus	Avenue D	SB	IN	No	1630	11	0.67%	6%
	Avenue D	SR A1A South	NB	OUT	No	1630	18	1.10%	14%
	Avenue D	SR A1A South	SB	IN	No	1630	25	1.53%	14%

(1) St. Lucie TPO 2019/2020 LOS Tables

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

(3) Modified to more accurately reflect roadway capacity

(4) FDOT 2020 LOS capacity

(5) Caclulated from TMC

Two-Way: 306
Net In: 180
Net Out: 126

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) [2]	Peak Hour Service Capacity (E+C) [1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Orange Ave	7th St [3]	US-1	EB	IN	Yes	540	39	7.22%	20%
	7th St [3]	US-1	WB	OUT	Yes	540	27	5.00%	20%
	US-1 [3]	2nd St	EB	OUT	Yes	540	38	7.04%	28%
	US-1 [3]	2nd St	WB	IN	Yes	540	54	10.00%	28%
	2nd St [3]	Indian River Drive	EB	OUT	No	540	10	1.85%	7%
	2nd St [3]	Indian River Drive	WB	IN	No	540	14	2.59%	7%
Avenue A	7th St	US-1	EB	IN	No	790	0	0.00%	0%
	7th St	US-1	WB	OUT	No	790	0	0.00%	0%
	US-1	Indian River Drive	EB	IN	Yes	600	39	6.50%	20%
	US-1	Indian River Drive	WB	OUT	Yes	600	27	4.50%	20%
AE Backus	US-1 [4]	2nd St	EB	IN	Yes	525	19	3.62%	10%
	US-1 [4]	2nd St	WB	OUT	No	525	14	2.67%	10%
	2nd St [4]	Indian River Drive	EB	OUT	No	525	3	0.57%	2%
	2nd St [4]	Indian River Drive	WB	IN	No	525	4	0.76%	2%
Avenue D	US-1 [4]	2nd Str	EB	IN	No	525	15	2.86%	8%
	US-1 [4]	2nd Str	WB	OUT	No	525	11	2.10%	8%
	2nd Str [4]	Indian River Drive	EB	IN	No	525	4	0.76%	2%
	2nd Str [4]	Indian River Drive	WB	OUT	No	525	3	0.57%	2%
Seaway Drive(SR A1A South)	Indian River Drive	US-1	EB	IN	No	1710	2	0.12%	1%
	Indian River Drive	US-1	WB	OUT	No	1710	1	0.06%	1%
Indian River Drive	Orange Ave	Avenue A	EB	IN	No	750	20	2.67%	15%
	Orange Ave	Avenue A	WB	OUT	No	750	20	2.67%	15%
	Avenue A [3]	Project Location	NB	IN	Yes	750	48	6.40%	25%
	Avenue A [3]	Project Location	SB	OUT	Yes	750	34	4.53%	25%
	Project Location [3]	AE Backus	NB	IN	No	750	20	2.67%	15%
	Project Location [3]	AE Backus	SB	OUT	No	750	20	2.67%	15%
	AE Backus [3]	Avenue D	NB	OUT	No	750	18	2.40%	13%
	AE Backus [3]	Avenue D	SB	IN	Yes	750	25	3.33%	13%
	Avenue D	SR A1A South	NB	OUT	No	790	15	1.90%	11%
	Avenue D	SR A1A South	SB	IN	No	790	21	2.66%	11%
2nd Street	Orange Ave	Avenue A	NB	IN	Yes	540	45	8.33%	25%
	Orange Ave	Avenue A	SB	OUT	Yes	540	32	5.93%	25%
	Avenue A	AE Backus	NB	IN	Yes	540	63	11.67%	35%
	Avenue A	AE Backus	SB	OUT	Yes	540	44	8.15%	35%
US-1	Orange Ave	Avenue A	NB	IN	No	1630	22	1.35%	16%
	Orange Ave	Avenue A	SB	OUT	No	1630	22	1.35%	16%
	Avenue A	AE Backus	NB	IN	No	1630	4	0.25%	2%
	Avenue A	AE Backus	SB	OUT	No	1630	3	0.18%	2%
	AE Backus	Avenue D	NB	OUT	No	1630	8	0.49%	6%
	AE Backus	Avenue D	SB	IN	No	1630	12	0.74%	6%
	Avenue D	SR A1A South	NB	OUT	No	1630	19	1.17%	14%
	Avenue D	SR A1A South	SB	IN	No	1630	27	1.66%	14%

(1) St. Lucie TPO 2019/2020 LOS Tables

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

(3) Modified to more accurately reflect roadway capacity

(4) FDOT 2020 LOS capacity

(5) Caclulated from TMC

Two-Way: 329
Net In: 193
Net Out: 136

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	K Factor	D Factor	2019 Peak Hour Directional Volumes [3]	Growth Rate [2]	2023 AM Peak Hour + Growth	2023 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C) [1]	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Orange Ave	7th St	US-1	EB	IN	Yes	6,700	0.09	0.475	386	1.88%	416	416	540	36	452	6.67%	YES	20%
	7th St	US-1	WB	OUT	Yes	6,700	0.09	0.525	427	1.88%	460	460	540	25	485	4.63%	YES	20%
	US-1	2nd St	EB	OUT	Yes	3,600	0.09	0.475	207	1.88%	223	223	540	35	258	6.48%	YES	28%
	US-1	2nd St	WB	IN	Yes	3,600	0.09	0.525	229	1.88%	247	247	540	50	297	9.26%	YES	28%
Avenue A	US-1	Indian River Drive	EB	IN	Yes	2,300	0.09	0.475	139	1.88%	150	150	600	36	186	6.00%	YES	20%
	US-1	Indian River Drive	WB	OUT	Yes	2,300	0.09	0.525	154	1.88%	166	166	600	25	191	4.17%	YES	20%
AE Backus	US-1	2nd St	EB	IN	Yes	1,600 [4]	0.09	0.475	71 [5]	1.88%	76	76	525	18	94	3.43%	YES	10%
Indian River Drive	Avenue A	Project Location	NB	IN	Yes	7,400	0.09	0.475	391	1.88%	421	421	750	45	466	6.00%	YES	25%
	Avenue A	Project Location	SB	OUT	Yes	7,400	0.09	0.525	433	1.88%	466	466	750	32	498	4.27%	YES	25%
	AE Backus	Avenue D	SB	IN	Yes	7,400	0.09	0.525	433	1.88%	466	466	750	23	489	3.07%	YES	13%
2nd Street	Orange Ave	Avenue A	NB	IN	Yes	2,217	0.09	0.475	128	1.88%	138	138	540	45	183	8.33%	YES	25%
	Orange Ave	Avenue A	SB	OUT	Yes	2,217	0.09	0.525	142	1.88%	153	153	540	32	185	5.93%	YES	25%
	Avenue A	AE Backus	NB	IN	Yes	2,217	0.09	0.475	128	1.88%	138	138	540	63	201	11.67%	YES	35%
	Avenue A	AE Backus	SB	OUT	Yes	2,217	0.09	0.525	142	1.88%	153	153	540	44	197	8.15%	YES	35%

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

(2) Area wide growth rate calculated from FDOT Historical AADT

(3) FDOT Florida Traffic Online

(4) estiomated based on Turning movement counts

(5) Caclulated from TMC

Two-Way:	306
Net In:	180
Net Out:	126
Years Grown:	4

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	K Factor	D Factor	2019 Peak Hour Directional Volumes [3]	Growth Rate [2]	2023 PM Peak Hour + Growth	2023 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C) [1]	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Orange Ave	7th St	US-1	EB	IN	Yes	6,700	0.09	0.475	343	1.88%	370	370	540	39	409	7.22%	YES	20%
	7th St	US-1	WB	OUT	Yes	6,700	0.09	0.525	380	1.88%	409	409	540	27	436	5.00%	YES	20%
	US-1	2nd St	EB	OUT	Yes	3,600	0.09	0.475	203	1.88%	219	219	540	38	257	7.04%	YES	28%
	US-1	2nd St	WB	IN	Yes	3,600	0.09	0.525	224	1.88%	241	241	540	54	295	10.00%	YES	28%
Avenue A	US-1	Indian River Drive	EB	IN	Yes	2,300	0.09	0.475	128	1.88%	138	138	600	39	177	6.50%	YES	20%
	US-1	Indian River Drive	WB	OUT	Yes	2,300	0.09	0.525	142	1.88%	153	153	600	27	180	4.50%	YES	20%
AE Backus	US-1	2nd St	EB	IN	Yes	1,600 [4]	0.09	0.475	71 [5]	1.88%	76	76	525	19	95	3.62%	YES	10%
Indian River Drive	Avenue A	Project Location	NB	IN	Yes	7,400	0.09	0.475	461	1.88%	497	497	750	48	545	6.40%	YES	25%
	Avenue A	Project Location	SB	OUT	Yes	7,400	0.09	0.525	509	1.88%	548	548	750	34	582	4.53%	YES	25%
	AE Backus	Avenue D	SB	IN	Yes	7,400	0.09	0.525	509	1.88%	548	548	750	25	573	3.33%	YES	13%
2nd Street	Orange Ave	Avenue A	NB	IN	Yes	2,217	0.09	0.475	120	1.88%	129	129	540	45	174	8.33%	YES	25%
	Orange Ave	Avenue A	SB	OUT	Yes	2,217	0.09	0.525	133	1.88%	143	143	540	32	175	5.93%	YES	25%
	Avenue A	AE Backus	NB	IN	Yes	2,217	0.09	0.475	120	1.88%	129	129	540	63	192	11.67%	YES	35%
	Avenue A	AE Backus	SB	OUT	Yes	2,217	0.09	0.525	133	1.88%	143	143	540	44	187	8.15%	YES	35%

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

(2) Area wide growth rate calculated from FDOT Historical AADT

(3) FDOT Florida Traffic Online

(4) estiomated based on Turning movement counts

(5) Caclulated from TMC

Two-Way:	329
Net In:	193
Net Out:	136
Years Grown:	4

INTERSECTION ANALYSIS / DRIVEWAY ANALYSIS

The project driveways as well **as** the intersections of AE Backus and 2nd Street, and Indian River Drive and Avenue B were analyzed for the AM and PM peak hours. Turning movement counts were conducted at the two intersections on March 2, 2021 and March 3, 2021 for the AM and PM peak hours. Growth rate and project traffic was added to show a two-year impact. The intersections were analyzed using HCS.

The results of the intersection analysis are summarized in **Table 4.**

Table 4: Intersection Results Summary - 2023

Intersection	AM Peak Hour		PM Peak Hour	
	Delay	LOS	Delay	LOS
AE Backus & 2nd Street	7.4	A	7.6	A
Indian River Dr & Avenue B	7.9	A	8.1	A

As shown, the intersections of AE Backus and 2nd Street will operate at a LOS A in the AM and PM peak hours. Indian River Drive and Avenue B will operate at a LOS B in the AM and PM peak hours with the addition of project traffic at project build out.

The project will have two (2) full access driveways located on 2nd Street (Driveways 1 and 2), two (2) right in / right out driveways located on Avenue B (Driveways 4 and 5), and a full access driveway located on Indian River Drive (Driveway 3). The project traffic at the driveways is shown in **Figure 3.** The project driveways were analyzed using HCS for unsignalized intersections.

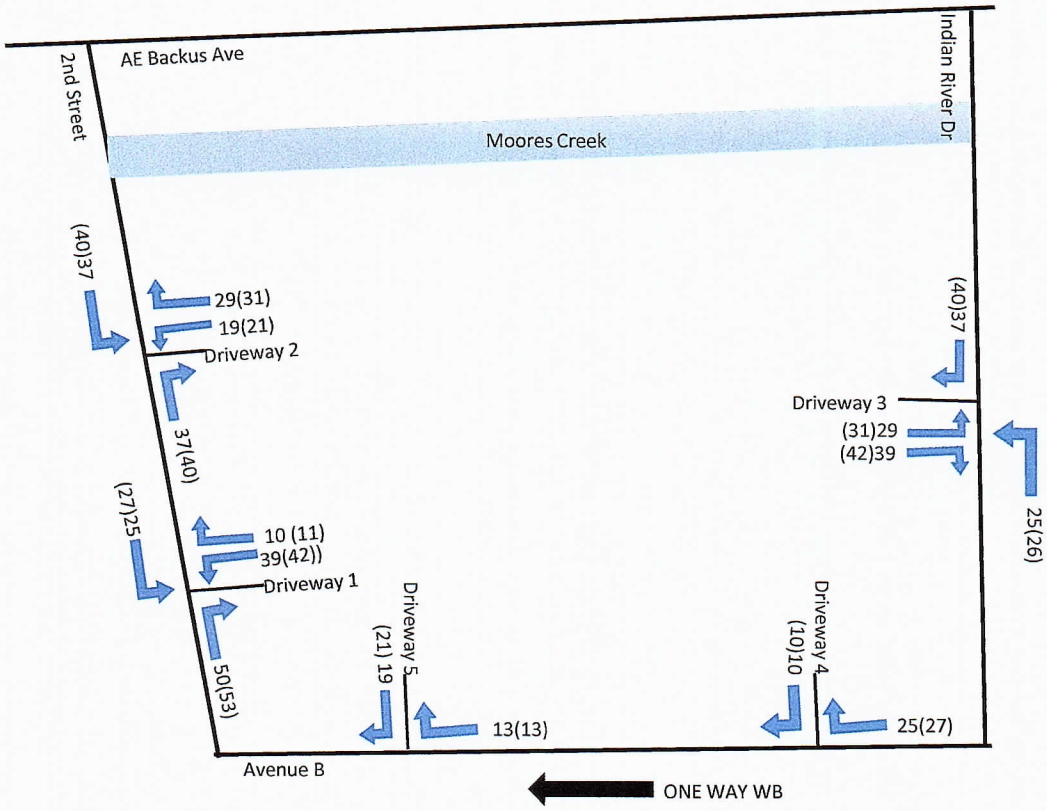
The results of the driveways are summarized in **Table 5.**

Table 5: Driveway Results Summary - 2023

Intersection	AM Peak Hour		PM Peak Hour	
	Delay	LOS	Delay	LOS
Driveway 1 & 2nd Street	9.9	A	10.3	B
Driveway 2 & 2nd Street	9.3	A	9.6	A
Driveway 3 & Indian River Dr	11.7	B	13.6	B
Driveway 4 & Avenue B	8.5	A	8.5	A
Driveway 5 & Avenue B	8.5	A	8.5	A

As shown, Driveways 1 and 2 will operate at a LOS A in the AM and PM peak hour. Driveways 4 and 5 will operate at LOS B in the AM and PM peak hour. Driveway 3 will operate at a LOS B in the AM and PM peak hour.

The intersection and driveway data are shown in **Appendix C.**



	TOTAL	IN	OUT
AM	443	249	194
PM	475	266	209

NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job #: SR21025.0 | Date: 03-01-21

Legend

XX = AM
(XX) = PM

Figure 3

Driveway Volumes

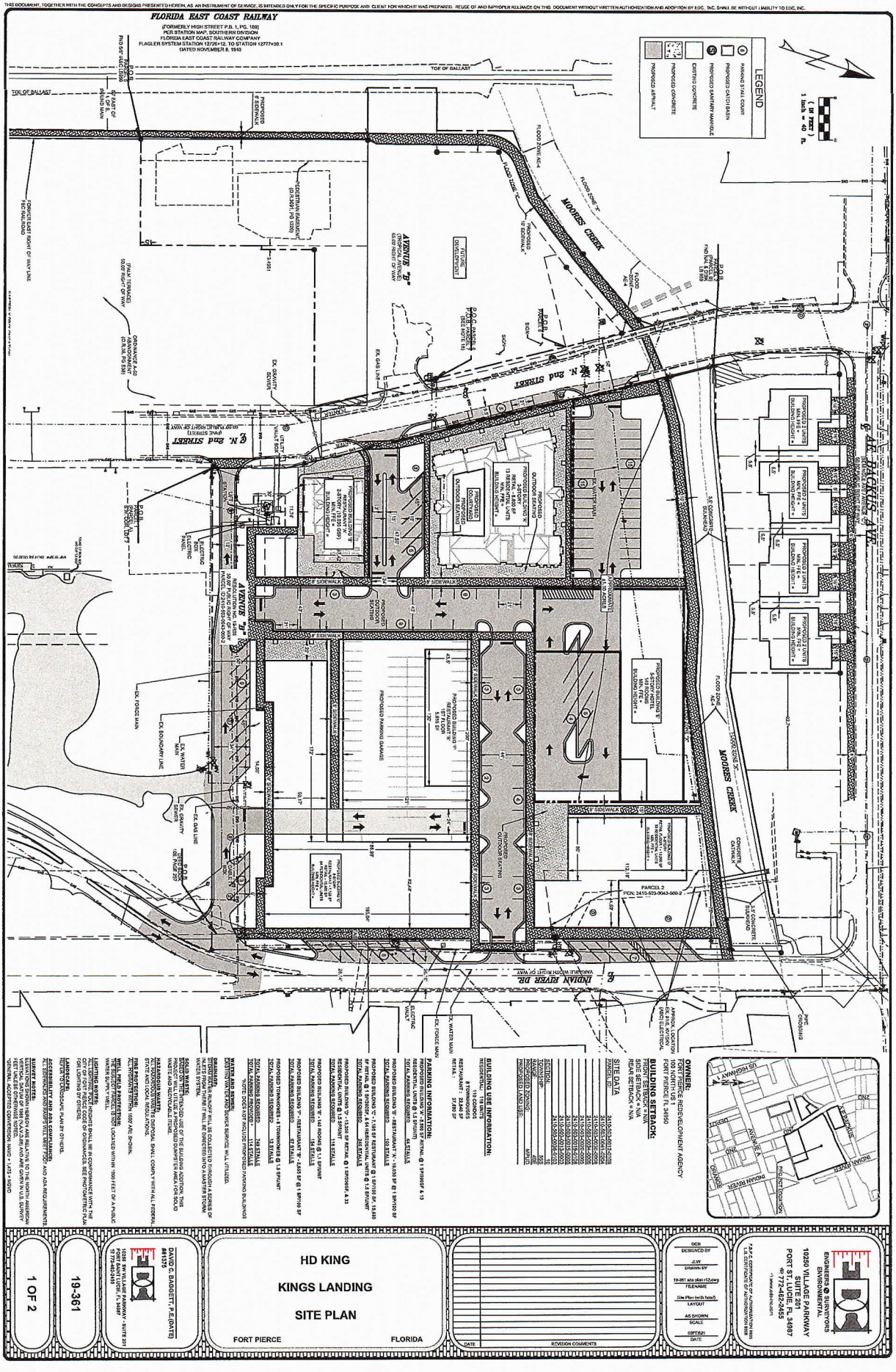
Kings Landing

CONCLUSION

With 306 net new AM peak hour trips and 329 net new PM peak hour trips, all links and intersections operate at acceptable levels of service. The project proposes to make Avenue B one way from Indian River Drive to 2nd Street. The project meets the requirements for concurrency.

APPENDIX A

SITE PLAN



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

APPENDIX B

ST. LUCIE COUNTY 2019 LEVEL OF SERVICE REPORT
&
FDOT TRAFFIC DATA

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

St. Lucie Transportation Planning Organization

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

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
2ND ST	CITRUS AVE to ORANGE AVE	601	2,167	2017	540	190	C	0.704	161	C	0.596
2ND ST	ORANGE AVE to AVENUE A	602	2,217	2017	540	142	C	0.526	133	C	0.493
7TH ST	SUNRISE BLVD to GEORGIA AVE	519	1,022	2019	600	67	C	0.223	75	C	0.250
7TH ST	GEORGIA AVE to DELAWARE AVE	517	1,680	2019	790	101	C	0.259	106	C	0.272
7TH ST	DELAWARE AVE to CITRUS AVE	515	2,567	2019	790	155	C	0.397	153	C	0.392
7TH ST	CITRUS AVE to ORANGE AVE	515	2,567	2019	750	155	C	0.419	153	C	0.414
7TH ST	ORANGE AVE to AVENUE C	603	2,979	2016	750	204	C	0.551	225	C	0.608
7TH ST	AVENUE C to AE BACKUS AVE	603	2,979	2016	540	204	C	0.756	225	C	0.833
7TH ST	AE BACKUS AVE to AVENUE D	603	2,979	2016	750	204	C	0.551	225	C	0.608
7TH ST	AVENUE D to AVENUE H	604	1,767	2017	750	116	C	0.314	113	C	0.305
10TH ST	DELAWARE AVE to ORANGE AVE	605	233	2017	600	25	C	0.083	24	C	0.080
10TH ST	ORANGE AVE to AVENUE C	605	233	2017	600	25	C	0.083	24	C	0.080
10TH ST	AVENUE C to AVENUE D	605	233	2017	540	25	C	0.093	24	C	0.089
13TH ST	VIRGINIA AVE to NEBRASKA AVE	527	6,500	2020	750	401	D	0.535	420	D	0.560
13TH ST	NEBRASKA AVE to GEORGIA AVE	527	6,500	2020	790	401	D	0.508	420	D	0.532
13TH ST	GEORGIA AVE to DELAWARE AVE	525	4,746	2017	750	275	C	0.743	260	C	0.703
13TH ST	DELAWARE AVE to ORANGE AVE	523	3,886	2017	750	256	C	0.692	239	C	0.646
13TH ST	ORANGE AVE to AVENUE B	521	2,776	2017	750	164	C	0.443	160	C	0.432
13TH ST	AVENUE B to AVENUE D	521	2,776	2017	750	164	C	0.443	160	C	0.432
13TH ST	AVENUE D to AVENUE H	165	2,728	2017	750	163	C	0.441	151	C	0.408
13TH ST	AVENUE H to AVENUE I	165	2,728	2017	540	163	C	0.604	151	C	0.559
13TH ST	AVENUE I to AVENUE O	165	2,728	2017	540	163	C	0.604	151	C	0.559
13TH ST	AVENUE O to AVENUE Q	165	2,728	2017	540	163	C	0.604	151	C	0.559
17TH ST	GEORGIA AVE to DELAWARE AVE	606	3,233	2016	600	179	C	0.597	179	C	0.597
17TH ST	DELAWARE AVE to ORANGE AVE	607	6,200	2020	790	294	C	0.754	283	C	0.726

B-2

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
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* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

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						Volume	LOS	V/C	Volume	LOS	V/C
17TH ST	ORANGE AVE to AVENUE D	608	4,033	2016	750	236	C	0.638	225	C	0.608
17TH ST	AVENUE D to AVENUE Q	608	4,033	2016	750	236	C	0.638	225	C	0.608
25TH ST	MIDWAY RD to BELL AVE	940016	19,000	2019	2,100	1,362	C	0.678	1,270	C	0.632
25TH ST	BELL AVE to EDWARDS RD	159	19,040	2019	2,100	1,056	C	0.525	1,053	C	0.524
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	21,500	2019	2,000	1,370	C	0.717	1,366	C	0.715
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	21,000	2020	2,000	1,182	C	0.619	1,261	C	0.660
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	23,000	2019	2,000	1,319	C	0.691	1,182	C	0.619
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	23,000	2019	2,000	1,319	C	0.691	1,182	C	0.619
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	23,000	2020	1,630	1,196	D	0.734	1,159	D	0.711
25TH ST	GEORGIA AVE to DELAWARE AVE	609	23,000	2020	1,630	1,196	D	0.734	1,159	D	0.711
25TH ST	DELAWARE AVE to ORANGE AVE	940014	22,000	2019	1,630	1,145	D	0.702	1,139	D	0.699
25TH ST	ORANGE AVE to AVENUE D	610	19,000	2020	1,630	877	D	0.538	904	D	0.555
25TH ST	AVENUE D to AVENUE Q	940050	19,700	2019	1,630	1,037	D	0.636	1,008	D	0.618
25TH ST	AVENUE Q to JUANITA AVE	945152	18,000	2019	2,000	1,017	C	0.532	932	C	0.488
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	14,647	2013	2,100	794	C	0.395	745	C	0.371
25TH ST	ST LUCIE BLVD to US 1	945165	9,800	2019	2,100	563	C	0.280	628	C	0.312
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	7,000	2020	750	419	D	0.559	368	C	0.995
33RD ST	DELAWARE AVE to ORANGE AVE	948507	6,200	2019	790	286	C	0.773	286	C	0.773
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,300	2020	540	497	D	0.920	406	D	0.752
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,300	2020	790	497	D	0.629	406	D	0.514
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,600	2016	750	279	C	0.754	280	C	0.757
53RD ST	ANGLE RD to JUANITA AVE	614	2,767	2016	540	148	C	0.548	163	C	0.604
AE BACKUS AVE	7TH ST to US 1	632	1,033	2017	750	70	C	0.189	81	C	0.219
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	15,500	2019	2,100	1,011	C	0.503	851	C	0.423
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	15,500	2019	2,100	1,011	C	0.503	851	C	0.423

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
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						Volume	LOS	V/C	Volume	LOS	V/C
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	15,827	2017	2,100	789	C	0.393	807	C	0.401
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,344	2017	2,000	751	C	0.393	760	C	0.398
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,000	2019	2,100	1,114	C	0.554	1,130	C	0.562
ANGLE RD	ORANGE AVE to AVENUE D	100	10,000	2020	790	513	D	0.649	490	D	0.620
ANGLE RD	AVENUE D to AVENUE Q	100	10,000	2020	540	513	D	0.950	490	D	0.907
ANGLE RD	AVENUE Q to 53RD ST	615	8,600	2020	600	508	D	0.847	521	D	0.868
ANGLE RD	53RD ST to KEEN RD	616	6,000	2020	630	319	C	0.532	357	C	0.595
ANGLE RD	KEEN RD to KINGS HWY	616	6,000	2020	880	319	C	0.384	357	C	0.430
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,267	2016	1,070	201	B	0.529	195	B	0.513
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	948505	2,400	2019	1,070	125	B	0.298	125	B	0.298
AVENUE A	7TH ST to US 1	945034	1,000	2019	790	115	C	0.295	115	C	0.295
AVENUE A	US 1 to INDIAN RIVER DR	945033	2,300	2019	600	154	C	0.513	142	C	0.473
AVENUE D	ANGLE RD to 29TH ST	164	3,683	2016	600	209	C	0.697	205	C	0.683
AVENUE D	29TH ST to 25TH ST	164	3,683	2016	790	209	C	0.536	205	C	0.526
AVENUE D	25TH ST to 17TH ST	163	4,289	2016	750	241	C	0.651	227	C	0.614
AVENUE D	17TH ST to 13TH ST	162	3,711	2016	750	171	C	0.462	185	C	0.500
AVENUE D	13TH ST to 10TH ST	161	2,118	2016	750	100	C	0.270	112	C	0.303
AVENUE D	10TH ST to 7TH ST	160	2,383	2016	750	119	C	0.322	129	C	0.349
AVENUE D	7TH ST to US 1	160	2,383	2016	750	119	C	0.322	129	C	0.349
AVENUE I	25TH ST to 17TH ST	620	2,533	2016	750	218	C	0.589	171	C	0.462
AVENUE I	17TH ST to 13TH ST	620	2,533	2016	750	218	C	0.589	171	C	0.462
AVENUE H	13TH ST to 7TH ST	618	1,583	2017	540	92	C	0.341	99	C	0.367
AVENUE H	7TH ST to US 1	619	1,233	2017	750	67	C	0.181	66	C	0.178
AVENUE Q	ANGLE RD to 25TH ST	700	5,700	2020	750	301	C	0.814	289	C	0.781
AVENUE Q	25TH ST to 17TH ST	701	3,937	2016	750	281	C	0.759	314	C	0.849

B-4

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						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	57,000	2019	7,320	2,742	B	0.609	2,524	B	0.561
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	6,800	2019	750	405	D	0.540	463	D	0.617
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,600	2019	750	327	C	0.884	318	C	0.859
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	7,400	2019	790	433	D	0.548	509	D	0.644
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	7,400	2019	540	433	D	0.802	509	D	0.943
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	1,850	2019	1,080	135	B	0.329	146	B	0.356
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,850	2019	3,240	135	B	0.075	146	B	0.081
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,200	2019	3,240	583	B	0.322	613	B	0.339
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,200	2019	700	583	C	0.883	613	C	0.929
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,200	2019	880	583	C	0.702	613	C	0.739
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,200	2019	920	675	C	0.776	568	C	0.653
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,200	2019	790	675	D	0.854	568	D	0.719
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	6,600	2020	790	422	D	0.534	413	D	0.523
INDRIO RD	SLASH PINE TRL to US 1	114	6,600	2020	920	422	C	0.485	413	C	0.475
INDRIO RD	US 1 to OLD DIXIE HWY	672	917	2016	750	64	C	0.173	86	C	0.232
JENNINGS RD	US 1 to LENNARD RD	673	4,600	2016	2,100	304	C	0.151	248	C	0.123
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2020	880	549	C	0.661	553	C	0.666
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,500	2020	920	593	C	0.682	569	C	0.654
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,500	2020	630	593	C	0.988	569	C	0.948
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,500	2020	920	593	C	0.682	569	C	0.654
JOHNSTON RD	ANGLE RD to L20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

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St. Lucie Transportation Planning Organization

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772-462-1593 www.stlucietpo.org

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	4,600	2020	790	281	C	0.721	280	C	0.718
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	4,600	2020	540	281	D	0.520	280	D	0.519
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	375	2017	540	33	C	0.122	35	C	0.130
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	400	2020	540	34	C	0.126	35	C	0.130
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	9,804	2018	920	648	C	0.745	584	C	0.671
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	22,500	2020	880	1,216	F	1.382	1,304	F	1.482
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	22,500	2020	790	1,216	F	1.539	1,304	F	1.651
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	8,400	2019	760	485	C	0.724	617	C	0.921
MIDWAY RD	SHINN RD to MCCARTY RD	940732	8,400	2019	630	485	C	0.808	617	D	0.979
MIDWAY RD	MCCARTY RD to I-95	940732	8,400	2019	700	485	C	0.735	617	C	0.935
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	21,000	2019	2,100	1,168	C	0.581	1,295	C	0.644
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	21,500	2020	2,100	1,226	C	0.610	1,281	C	0.637
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	22,500	2020	920	1,216	F	1.322	1,304	F	1.417
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	18,500	2020	920	973	F	1.058	940	F	1.022
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	18,500	2020	790	973	F	1.158	940	F	1.119
MIDWAY RD	25TH ST to SUNRISE BLVD	130	18,791	2016	790	1,025	F	1.220	942	F	1.121
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	18,791	2016	790	1,025	F	1.220	942	F	1.121
MIDWAY RD	OLEANDER AVE to US 1	242	15,309	2016	790	808	E	0.962	800	E	0.952
MIDWAY RD	US 1 to WALLACE ST	940023	3,800	2019	790	294	C	0.754	325	C	0.833
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,800	2019	920	294	C	0.338	325	C	0.374
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,800	2019	630	294	C	0.490	325	C	0.542
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,654	2017	920	159	C	0.183	152	C	0.175
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	2,900	2020	880	230	C	0.277	244	C	0.294
NEBRASKA AVE	25TH ST to 13TH ST	684	3,767	2017	1,710	234	C	0.304	197	C	0.256
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,000	2019	700	373	C	0.565	324	C	0.491

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St. Lucie Transportation Planning Organization

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
ORANGE AVE	7TH ST to US 1	945134	6,700	2019	300	427	D	0.712	380	D	0.633
ORANGE AVE	US 1 to 2ND ST	945133	3,600	2019	300	229	C	0.763	224	C	0.747
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	3,600	2019	370	229	C	0.619	224	C	0.605
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	1,108	2016	700	81	C	0.123	71	C	0.108
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,900	2019	540	167	C	0.619	126	C	0.467
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	1,108	2016	700	81	C	0.123	71	C	0.108
PARR DR	ROSSER BLVD to SAVONA BLVD	209	1,108	2016	630	81	C	0.135	71	C	0.118
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	4,717	2017	630	408	C	0.680	340	C	0.567
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	10,000	2019	920	746	C	0.857	634	C	0.729
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	18,000	2019	2,100	831	C	0.435	831	C	0.435
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	1,183	2017	540	94	C	0.348	80	C	0.296
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,333	2017	540	92	C	0.341	86	C	0.319
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	15,200	2019	920	701	C	0.845	701	C	0.845
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	15,200	2019	920	701	C	0.845	701	C	0.845
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	15,200	2019	700	701	C	0.845	701	C	0.845
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	15,200	2019	920	701	C	0.845	701	C	0.845
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	697	32,000	2019	3,020	1,720	C	0.585	1,731	C	0.589
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	698	38,000	2019	3,170	2,215	C	0.717	1,957	C	0.633
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	945074	49,500	2019	3,170	3,310	F	1.044	3,004	C	0.972
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	945074	49,500	2019	3,020	3,310	F	1.096	3,004	D	0.995
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	945074	49,500	2019	3,170	3,310	F	1.044	3,004	C	0.972
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	945073	47,500	2019	3,020	3,002	D	0.994	2,974	D	0.985
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	940780	51,500	2019	3,020	3,170	F	1.050	2,778	C	0.945
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	940778	59,500	2019	3,020	4,264	F	1.412	3,180	F	1.053
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	35,500	2019	3,020	2,137	C	0.727	1,895	C	0.645

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St. Lucie Transportation Planning Organization

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
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	10,600	2019	920	715	C	0.822	716	C	0.823
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	8,100	2019	920	435	C	0.500	478	C	0.549
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	4,400	2019	920	269	C	0.309	241	C	0.277
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	3,500	2019	700	418	C	0.633	336	C	0.509
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	8,300	2019	600	448	D	0.747	536	D	0.893
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	15,900	2019	600	791	F	1.236	827	F	1.292
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	15,900	2019	790	791	E	0.942	827	E	0.985
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	11,900	2019	1,550	655	C	0.949	592	C	0.858
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	11,900	2019	1,710	655	C	0.851	592	C	0.769
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	5,600	2019	750	287	C	0.776	291	C	0.786
ST LUCIE BLVD	SENECA AVE to US 1	940270	5,600	2019	790	287	C	0.736	291	C	0.746
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

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0047 - AVE C- WEST OFN 2ND ST

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	2000 F	E 1400	W 600	9.00	52.50	7.80
2018	2000 C	E 1400	W 600	9.00	52.40	5.80
2017	700 V	0	0	9.00	52.00	10.00
2016	700 R	0	0	9.00	52.30	6.20
2015	700 T	0	0	9.00	52.70	41.80
2014	700 S			9.00	52.50	49.50
2013	700 F	0	0	9.00	55.90	11.90
2012	700 C	E 0	W 0	9.00	55.80	7.10

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0003 - CR 707/INDIAN RIVER DR - N OF ORANGE AVE (COUNTY 3)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	5600 C	N 3200	S 2400	9.00	52.50	10.80
2018	7400 C	N 3700	S 3700	9.00	52.40	7.40
2017	7200 C	N 3500	S 3700	9.00	52.00	7.40
2016	6300 C	N 3000	S 3300	9.00	52.30	7.40
2015	7300 C	N 3500	S 3800	9.00	52.70	21.00
2014	6700 C	N 3600	S 3100	9.00	52.50	21.00
2013	5300 C	N 2600	S 2700	9.00	55.90	21.00
2012	5100 C	N 2600	S 2500	9.00	55.80	8.70
2011	5400 C	N 2600	S 2800	9.00	56.20	8.70
2010	5300 C	N 2800	S 2500	11.16	56.34	8.70
2009	5800 C	N 2900	S 2900	11.51	56.49	7.70
2008	5100 C	N 2500	S 2600	11.31	55.19	7.70
2007	5300 C	N 2700	S 2600	11.33	56.77	15.70
2006	5000 C	N 2600	S 2400	11.16	57.49	5.90
2005	6500 C	N 3200	S 3300	11.60	56.20	3.70
2004	8000 C	N 4000	S 4000	11.10	57.00	3.70

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0004 - INDIAN RIVER DR - 707 S OF A1A/BRIDGE (COUNTY 4)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	7400 C	N 4200	S 3200	9.00	52.50	4.10
2018	7000 C	N 3900	S 3100	9.00	52.40	4.10
2017	7000 C	N 3900	S 3100	9.00	52.00	4.10
2016	7000 C	N 3900	S 3100	9.00	52.30	4.10
2015	6400 C	N 3600	S 2800	9.00	52.70	13.30
2014	5300 C	N 3000	S 2300	9.00	52.50	1.20
2013	6200 C	N 3400	S 2800	9.00	55.90	1.20
2012	5800 C	N 3200	S 2600	9.00	55.80	1.20
2011	6600 C	N 3700	S 2900	9.00	56.20	4.30
2010	6000 C	N 3500	S 2500	11.16	56.34	4.30
2009	7100 C	N 3800	S 3300	11.51	56.49	4.30
2008	5200 C	N 2800	S 2400	11.31	55.19	5.50
2007	7100 C	N 3300	S 3800	11.33	56.77	9.10
2006	3600 C	N 1900	S 1700	11.16	57.49	2.70
2005	6200 C	N 3000	S 3200	11.60	56.20	2.70
2004	7500 C	N 3900	S 3600	11.10	57.00	2.70

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0711 - SR A1A/S - E OF SR 5/US 1 (COUNTY 711)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	11900 C	E 6000	W 5900	9.00	52.50	9.00
2018	13900 C	E 6500	W 7400	9.00	52.40	6.30
2017	11800 C	E 5700	W 6100	9.00	52.00	6.30
2016	13900 C	E 6600	W 7300	9.00	52.30	6.30
2015	15500 C	E 8700	W 6800	9.00	52.70	17.10
2014	12200 C	E 6100	W 6100	9.00	52.50	17.10
2013	9800 C	E 4500	W 5300	9.00	55.90	17.10
2012	6600 C	E 3200	W 3400	9.00	55.80	11.80
2011	10300 C	E 5000	W 5300	9.00	56.20	11.80
2010	11700 C	E 5600	W 6100	11.16	56.34	11.80
2009	11600 C	E 5600	W 6000	11.51	56.49	9.00
2008	14600 C	E 7300	W 7300	11.31	55.19	9.00
2007	12700 C	E 6300	W 6400	11.33	56.77	8.60
2006	12300 C	E 6100	W 6200	11.16	57.49	3.40
2005	12800 C	E 6200	W 6600	11.60	56.20	4.60
2004	12500 C	E 6000	W 6500	11.10	57.00	4.60

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FLORIDA DEPARTMENT OF TRANSPORTATION
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2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 5154 - AVE D - W. OF SR 5/US 1 (COUNTY 160)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	2500 C	E 1200	W 1300	9.00	51.00	7.80
2018	2500 V	E 1100	W 1400	9.00	51.30	5.80
2017	2500 R	E 1100	W 1400	9.00	50.90	10.00
2016	2500 T	E 1100	W 1400	9.00	50.90	6.20
2015	2500 S	E 1100	W 1400	9.00	51.00	41.80
2014	2500 F	E 1100	W 1400	9.00	50.80	49.50
2013	2500 C	E 1100	W 1400	9.00	50.80	11.90
2012	2700 S	E 1300	W 1400	9.00	56.80	7.10
2011	2700 F	E 1300	W 1400	9.00	57.20	7.60
2010	2700 C	E 1300	W 1400	10.32	55.40	4.40
2009	3400 F	E 1600	W 1800	10.27	57.35	4.40
2008	3400 C	E 1600	W 1800	10.45	58.06	4.40

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 5034 - AVE 'A' - W OF US 1 /ONE-WAY W BOUND (COUNTY 5034)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	1000 C	W 1000	0	9.00	99.90	7.50
2018	1400 C	W 1400	0	9.00	99.90	7.50
2017	1400 C	W 1400	0	9.00	99.90	7.50
2016	1300 C	W 1300	0	9.00	99.90	17.70
2015	1300 C	W 1300	0	9.00	99.90	17.70
2014	1500 C	W 1500		9.00	99.90	17.70
2013	1100 C	W 1100	0	9.00	99.90	2.20
2012	1500 C	W 1500	0	9.00	99.90	2.20
2011	1500 C	W 1500	0	9.00	99.90	11.30
2010	1700 F	0	0	10.32	99.99	11.30
2009	1700 C	W 1700	0	10.27	99.99	11.30
2007	1800 C	W 1800	0	10.31	99.99	4.50
2006	1800 C	W 1800	0	10.73	99.99	4.50
2005	1800 C	W 1800		10.80	99.90	6.20
2004	2200 C	W 2200	0	10.30	99.90	4.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 5134 - SR 68/ORANGE AVE - W OF SR 5/US 1 (COUNTY 5134)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	6700 C	E 3500	W 3200	9.00	51.00	4.70
2018	8200 C	E 4000	W 4200	9.00	51.30	4.70
2017	7300 C	E 4000	W 3300	9.00	50.90	4.70
2016	7200 C	E 4000	W 3200	9.00	50.90	16.10
2015	5800 C	E 3100	W 2700	9.00	51.00	16.10
2014	6500 C	E 3400	W 3100	9.00	50.80	5.10
2013	6700 C	E 3500	W 3200	9.00	50.80	2.40
2012	6000 C	E 3200	W 2800	9.00	56.80	2.40
2011	6800 C	E 3700	W 3100	9.00	57.20	7.00
2010	7000 C	E 4000	W 3000	10.32	55.40	7.00
2009	5100 C	E 2600	W 2500	10.27	57.35	7.00
2007	6700 C	E 3900	W 2800	10.31	58.74	5.30
2006	7300 C	E 4000	W 3300	10.73	65.89	5.30
2005	6900 C	E 3400	W 3500	10.80	60.70	9.90
2004	6800 C	E 3500	W 3300	10.30	99.90	9.90

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 5133 - SR 68/ORANGE AVE - E OF US 1 (COUNTY 5133)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	3600 C	E 2000	W 1600	9.00	52.50	7.40
2018	5500 C	E 2900	W 2600	9.00	52.40	4.90
2017	4500 C	E 2500	W 2000	9.00	52.00	4.90
2016	4100 C	E 2200	W 1900	9.00	52.30	4.90
2015	3700 C	E 2000	W 1700	9.00	52.70	10.10
2014	3700 C	E 2100	W 1600	9.00	52.50	10.00
2013	3500 C	E 2000	W 1500	9.00	55.90	9.20
2012	3700 C	E 2000	W 1700	9.00	55.80	4.80
2011	2800 C	E 1400	W 1400	9.00	56.20	4.80
2010	3300 C	E 1900	W 1400	11.16	56.34	4.90
2009	3300 C	E 1700	W 1600	11.51	56.49	19.20
2008	3200 C	E 1900	W 1300	11.31	55.19	19.20
2007	3300 C	E 1800	W 1500	11.33	56.77	9.10
2006	3200 C	E 1700	W 1500	11.16	57.49	6.50
2005	4500 C	E 2300	W 2200	11.60	56.20	4.70
2004	3800 C	E 2000	W 1800	11.10	57.00	4.70

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 5033 - SR 68/AVE 'A' - E OF US 1 (COUNTY 5033)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	2300 C	E 1100	W 1200	9.00	52.50	5.30
2018	2500 C	E 1300	W 1200	9.00	52.40	3.60
2017	2800 C	E 1300	W 1500	9.00	52.00	7.70
2016	2800 C	E 1300	W 1500	9.00	52.30	7.70
2015	2800 C	E 1600	W 1200	9.00	52.70	9.90
2014	2600 C	E 1200	W 1400	9.00	52.50	9.90
2013	1950 C	E 950	W 1000	9.00	55.90	9.90
2012	1950 C	E 950	W 1000	9.00	55.80	5.50
2011	2400 C	E 1200	W 1200	9.00	56.20	5.50
2010	1850 C	E 900	W 950	11.16	56.34	5.50
2009	2400 C	E 1200	W 1200	11.51	56.49	19.50
2008	2100 C	E 1000	W 1100	11.31	55.19	19.50
2007	2200 C	E 1000	W 1200	11.33	56.77	10.20
2006	2900 C	E 1400	W 1500	11.16	57.49	5.20
2005	2500 C	E 1200	W 1300	11.60	56.20	4.20
2004	3300 C	E 1600	W 1700	11.10	57.00	4.20

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

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9400 EAST-A1A TO US1

MOCF: 0.88

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.02	1.16
2	01/06/2019 - 01/12/2019	0.98	1.11
3	01/13/2019 - 01/19/2019	0.93	1.06
* 4	01/20/2019 - 01/26/2019	0.91	1.03
* 5	01/27/2019 - 02/02/2019	0.89	1.01
* 6	02/03/2019 - 02/09/2019	0.87	0.99
* 7	02/10/2019 - 02/16/2019	0.85	0.97
* 8	02/17/2019 - 02/23/2019	0.85	0.97
* 9	02/24/2019 - 03/02/2019	0.85	0.97
*10	03/03/2019 - 03/09/2019	0.85	0.97
*11	03/10/2019 - 03/16/2019	0.85	0.97
*12	03/17/2019 - 03/23/2019	0.87	0.99
*13	03/24/2019 - 03/30/2019	0.88	1.00
*14	03/31/2019 - 04/06/2019	0.89	1.01
*15	04/07/2019 - 04/13/2019	0.90	1.02
*16	04/14/2019 - 04/20/2019	0.92	1.05
17	04/21/2019 - 04/27/2019	0.94	1.07
18	04/28/2019 - 05/04/2019	0.96	1.09
19	05/05/2019 - 05/11/2019	0.99	1.13
20	05/12/2019 - 05/18/2019	1.01	1.15
21	05/19/2019 - 05/25/2019	1.03	1.17
22	05/26/2019 - 06/01/2019	1.04	1.18
23	06/02/2019 - 06/08/2019	1.06	1.20
24	06/09/2019 - 06/15/2019	1.08	1.23
25	06/16/2019 - 06/22/2019	1.08	1.23
26	06/23/2019 - 06/29/2019	1.08	1.23
27	06/30/2019 - 07/06/2019	1.08	1.23
28	07/07/2019 - 07/13/2019	1.08	1.23
29	07/14/2019 - 07/20/2019	1.08	1.23
30	07/21/2019 - 07/27/2019	1.09	1.24
31	07/28/2019 - 08/03/2019	1.11	1.26
32	08/04/2019 - 08/10/2019	1.12	1.27
33	08/11/2019 - 08/17/2019	1.14	1.30
34	08/18/2019 - 08/24/2019	1.15	1.31
35	08/25/2019 - 08/31/2019	1.17	1.33
36	09/01/2019 - 09/07/2019	1.19	1.35
37	09/08/2019 - 09/14/2019	1.20	1.36
38	09/15/2019 - 09/21/2019	1.22	1.39
39	09/22/2019 - 09/28/2019	1.18	1.34
40	09/29/2019 - 10/05/2019	1.15	1.31
41	10/06/2019 - 10/12/2019	1.11	1.26
42	10/13/2019 - 10/19/2019	1.08	1.23
43	10/20/2019 - 10/26/2019	1.07	1.22
44	10/27/2019 - 11/02/2019	1.05	1.19
45	11/03/2019 - 11/09/2019	1.04	1.18
46	11/10/2019 - 11/16/2019	1.03	1.17
47	11/17/2019 - 11/23/2019	1.03	1.17
48	11/24/2019 - 11/30/2019	1.03	1.17
49	12/01/2019 - 12/07/2019	1.02	1.16
50	12/08/2019 - 12/14/2019	1.02	1.16
51	12/15/2019 - 12/21/2019	1.02	1.16
52	12/22/2019 - 12/28/2019	0.98	1.11
53	12/29/2019 - 12/31/2019	0.93	1.06

* PEAK SEASON

14-FEB-2020 15:39:28 830UPD 4_9400_PKSEASON.TXT

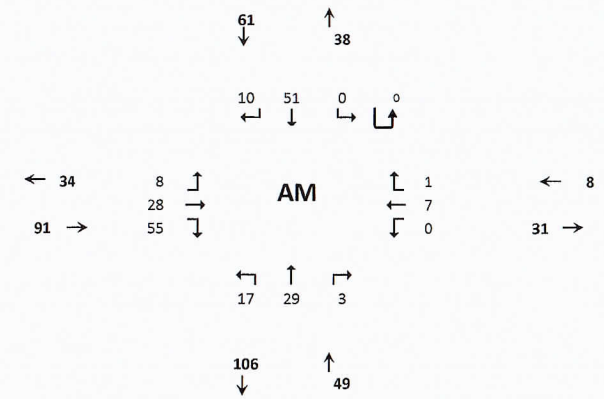
APPENDIX C

INTERSECTION ANALYSIS/DRIVEWAY DATA

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: 2nd Street
E/W STREET: A.E. Backus Ave
CONTROL: TWSC
FILENAME: Kings Landing
COUNT DATE: 3/3/2021
DAY: Wednesday
CITY: Ft Pierce
INTERSECTI 2nd Street x A.E. Backus Ave
REPORT DATE: 3/3/2021
ANALYSIS YEAR: 2023

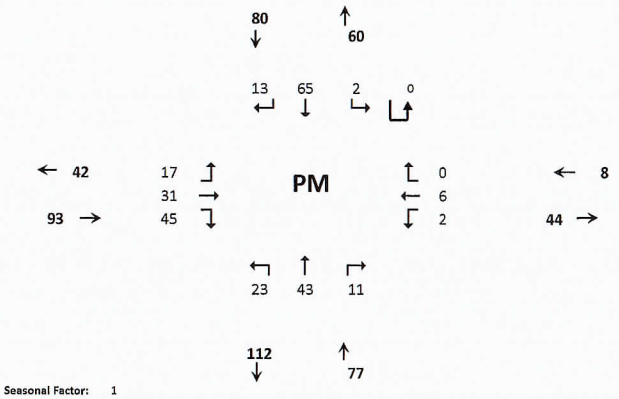
15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	2	2	0	0	3	2	1	7	5	0	4	0	26	129
7:15-7:30	0	1	0	0	3	0	1	6	4	0	1	0	16	125
7:30-7:45	2	2	1	0	7	6	4	10	17	0	2	0	51	125
7:45-8:00	0	5	2	0	10	2	2	4	10	0	0	1	36	98
8:00-8:15	0	4	0	0	4	3	2	5	3	0	0	1	22	83
8:15-8:30	0	5	0	0	5	0	0	2	2	2	0	0	16	
8:30-8:45	1	3	1	1	7	1	1	4	3	0	2	0	24	
8:45-9:00	0	0	1	0	11	1	0	1	6	1	0	0	21	
AM PEAK HOUR IS FROM:			7:00AM TO 8:00AM											
Volumes	4	10	3	0	23	10	8	27	36	0	7	1	129	
Season Factor	4	10	3	0	23	10	8	27	36	0	7	1	129	
Growth	4	10	3	0	24	10	8	28	37	0	7	1	134	
In/Out	out	out	out	in	In	-	-	In	In	In	out	-		
Percentage	10%	15%	0%	0%	15%	0%	0%	0%	10%	0%	0%	0%		
PROJECT	13	19	0	0	27	0	0	0	18	0	0	0	**77**	
Total	17	29	3	0	51	10	8	28	55	0	7	1	209	



Seasonal Factor: 1
Trips In 180
Trips Out 126
Growth Rate: 1.019
Years Grown: 2

C-1

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	2	4	3	0	14	2	1	7	5	2	4	0	44	171
4:15-4:30	2	7	5	0	7	8	3	12	9	0	1	0	54	168
4:30-4:45	3	5	1	1	6	3	6	6	6	0	1	0	38	167
4:45-5:00	2	6	2	1	8	0	6	5	5	0	0	0	35	155
5:00-5:15	0	8	5	3	9	2	2	5	6	0	1	0	41	140
5:15-5:30	1	5	2	2	16	2	3	11	6	1	4	0	53	
5:30-5:45	0	9	2	2	4	3	0	1	3	2	0	0	26	
5:45-6:00	0	3	0	4	4	1	3	2	3	0	0	0	20	
PM PEAK HOUR IS FROM:			4:00PM TO 5:00PM											
Volumes	9	22	11	2	35	13	16	30	25	2	6	0	171	
Season Factor	9	22	11	2	35	13	16	30	25	2	6	0	171	
Growth	9	23	11	2	36	13	17	31	26	2	6	0	177	
In/Out	out	out	out	in	In	-	-	In	In	In	out	-		
Percentage	10%	15%	0%	0%	15%	0%	0%	0%	10%	0%	0%	0%		
Project	14	20	0	0	29	0	0	0	19	0	0	0	**82**	
Total	23	43	11	2	65	13	17	31	45	2	6	0	258	



Seasonal Factor: 1
Growth Rate: 1.019
Trips In: 193
Trips Out: 136
Years Grown: 2

HCS7 All-Way Stop Control Report

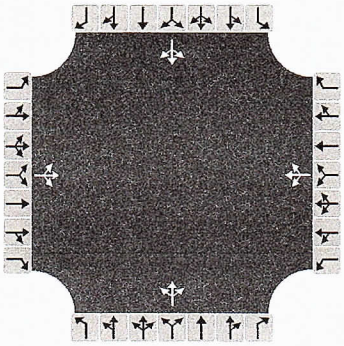
General Information

Analyst	Gatah Louis
Agency/Co.	O'Rourke Engineering
Date Performed	3/17/2021
Analysis Year	2023
Analysis Time Period (hrs)	0.25
Time Analyzed	AM
Project Description	Kings Landing

Site Information

Intersection	AE Backus & 2nd Street
Jurisdiction	St. Lucie County
East/West Street	AE Backus
North/South Street	2nd Street
Peak Hour Factor	0.92

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	8	28	55	0	7	1	17	29	3	0	51	10
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	99			9			53			66		
Percent Heavy Vehicles	2			2			2			2		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.088			0.008			0.047			0.059		
Final Departure Headway, hd (s)	3.86			4.21			4.25			4.11		
Final Degree of Utilization, x	0.106			0.010			0.063			0.076		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	1.86			2.21			2.25			2.11		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	99			9			53			66		
Capacity	933			854			846			876		
95% Queue Length, Q_{95} (veh)	0.4			0.0			0.2			0.2		
Control Delay (s/veh)	7.3			7.3			7.5			7.4		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh)	7.3			7.3			7.5			7.4		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh | LOS	7.4						A					

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HCS7 All-Way Stop Control Report

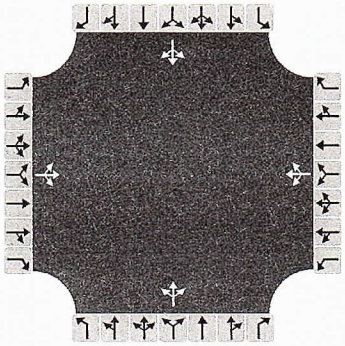
General Information

Analyst	Gatah Louis
Agency/Co.	O'Rourke Engineering
Date Performed	3/17/2021
Analysis Year	2023
Analysis Time Period (hrs)	0.25
Time Analyzed	PM
Project Description	Kings Landing

Site Information

Intersection	AE Backus & 2nd Street
Jurisdiction	St. Lucie County
East/West Street	AE Backus
North/South Street	2nd Street
Peak Hour Factor	0.92

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	17	31	45	2	6	0	23	43	11	2	65	13
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	101			9			84			87		
Percent Heavy Vehicles	2			2			2			2		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.090			0.008			0.074			0.077		
Final Departure Headway, hd (s)	4.06			4.46			4.23			4.16		
Final Degree of Utilization, x	0.114			0.011			0.098			0.101		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	2.06			2.46			2.23			2.16		

Capacity, Delay and Level of Service

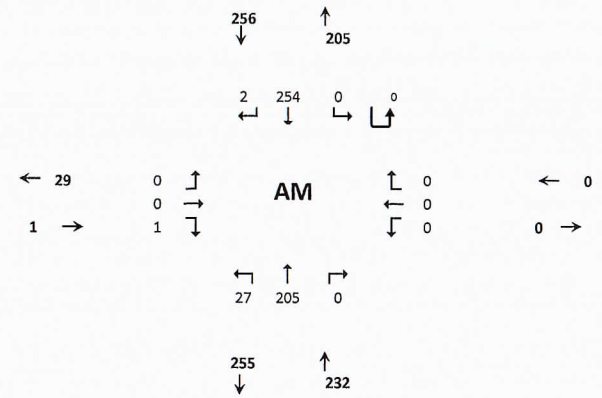
Flow Rate, v (veh/h)	101			9			84			87		
Capacity	886			807			851			865		
95% Queue Length, Q_{95} (veh)	0.4			0.0			0.3			0.3		
Control Delay (s/veh)	7.6			7.5			7.7			7.6		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh)	7.6			7.5			7.7			7.6		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh | LOS	7.6						A					

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TURNING MOVEMENT VOLUME COUNTS

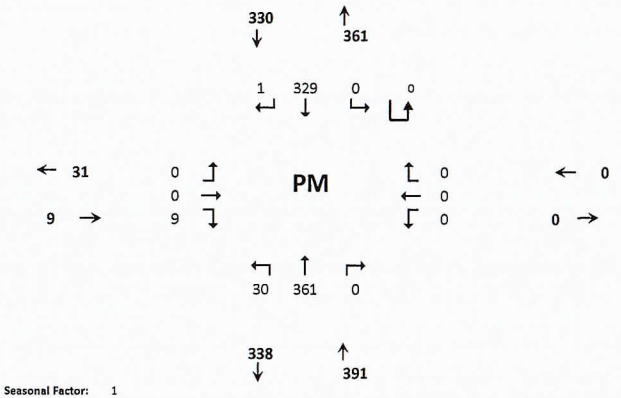
N/S STREET: Indian River Drive **E/W STREET:** Avenue B **CONTROL:** TWSC
FILENAME: Kings Landing
COUNT DATE: 3/2/2021 **DAY:** Tuesday **CITY:** Ft Pierce **INTERSECTI** Avenue B x Indian River Drive
REPORT DATE: 3/2/2021 **ANALYSIS YEAR:** 2023

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	14	0	0	22	0	0	0	0	0	0	0	36	352
7:15-7:30	0	45	0	0	48	0	0	0	0	0	0	0	93	395
7:30-7:45	0	44	0	0	59	0	0	0	1	0	0	0	104	397
7:45-8:00	0	54	0	0	64	1	0	0	0	0	0	0	119	379
8:00-8:15	0	42	0	0	36	1	0	0	0	0	0	0	79	341
8:15-8:30	0	40	0	0	55	0	0	0	0	0	0	0	95	
8:30-8:45	0	40	0	0	46	0	0	0	0	0	0	0	86	
8:45-9:00	0	34	0	0	47	0	0	0	0	0	0	0	81	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	0	180	0	0	214	2	0	0	1	0	0	0	397	
Season Factor	0	180	0	0	214	2	0	0	1	0	0	0	397	
Growth	0	187	0	0	222	2	0	0	1	0	0	0	412	
In/Out	In	In	-	-	out	In	-	-	out	-	-	-		
Percentage	15%	10%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	27	18	0	0	32	0	0	0	0	0	0	0	77	
Total	27	205	0	0	254	2	0	0	1	0	0	0	489	



Seasonal Factor: 1
Trips In 180
Trips Out 126
Growth Rate: 1.019
Years Grown: 2

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	1	81	0	0	78	1	0	0	5	0	0	0	166	624
4:15-4:30	0	88	0	0	71	0	0	0	1	0	0	0	160	611
4:30-4:45	0	80	0	0	67	0	0	0	2	0	0	0	149	589
4:45-5:00	0	80	0	0	68	0	0	0	1	0	0	0	149	557
5:00-5:15	0	79	0	0	70	1	0	0	3	0	0	0	153	488
5:15-5:30	0	59	0	0	77	0	0	0	2	0	0	0	138	
5:30-5:45	0	57	0	0	59	0	0	0	1	0	0	0	117	
5:45-6:00	0	35	0	0	43	1	0	0	1	0	0	0	80	
PM PEAK HOUR IS FROM:			4:00PM TO 5:00PM											
Volumes	1	329	0	0	284	1	0	0	9	0	0	0	624	
Season Factor	1	329	0	0	284	1	0	0	9	0	0	0	624	
Growth	1	341	0	0	295	1	0	0	9	0	0	0	648	
In/Out	In	In	-	-	out	In	-	-	out	-	-	-		
Percentage	15%	10%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%		
Project	29	19	0	0	34	0	0	0	0	0	0	0	82	
Total	30	361	0	0	329	1	0	0	9	0	0	0	730	



Seasonal Factor: 1
Growth Rate: 1.019
Trips In: 193
Trips Out: 136
Years Grown: 2

C-4

HCS7 Two-Way Stop-Control Report

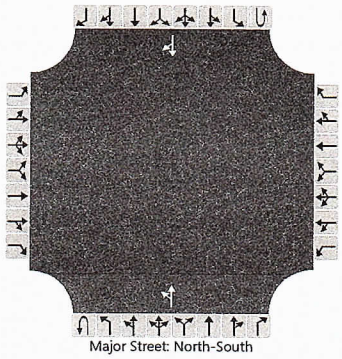
General Information

Analyst	Gatah Louis
Agency/Co.	O'Rourke Engineering
Date Performed	3/11/2021
Analysis Year	2023
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Project Buildout

Site Information

Intersection	Indian River Dr x Ave B
Jurisdiction	St. Lucie County
East/West Street	Avenue B
North/South Street	Indian River Drive
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration										LT						TR
Volume (veh/h)										27	205				254	2
Percent Heavy Vehicles (%)										3						
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)										4.1						
Critical Headway (sec)										4.13						
Base Follow-Up Headway (sec)										2.2						
Follow-Up Headway (sec)										2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)										29						
Capacity, c (veh/h)										1279						
v/c Ratio										0.02						
95% Queue Length, Q_{95} (veh)										0.1						
Control Delay (s/veh)										7.9						
Level of Service (LOS)										A						
Approach Delay (s/veh)									1.1							
Approach LOS																

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HCS7 Two-Way Stop-Control Report

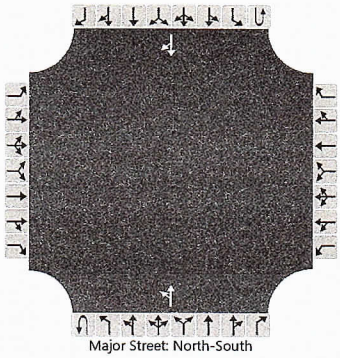
General Information

Analyst	Gatah Louis
Agency/Co.	O'Rourke Engineering
Date Performed	3/11/2021
Analysis Year	2023
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Project Buildout

Site Information

Intersection	Indian River Dr x Ave B
Jurisdiction	St. Lucie County
East/West Street	Avenue B
North/South Street	Indian River Drive
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration										LT						TR
Volume (veh/h)										30	361				329	1
Percent Heavy Vehicles (%)										3						
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)										4.1						
Critical Headway (sec)										4.13						
Base Follow-Up Headway (sec)										2.2						
Follow-Up Headway (sec)										2.23						

Delay, Queue Length, and Level of Service

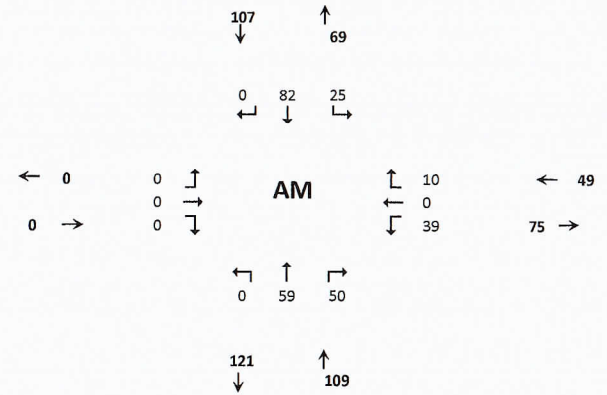
Flow Rate, v (veh/h)										33						
Capacity, c (veh/h)										1194						
v/c Ratio										0.03						
95% Queue Length, Q_{95} (veh)										0.1						
Control Delay (s/veh)										8.1						
Level of Service (LOS)										A						
Approach Delay (s/veh)									0.9							
Approach LOS																

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TURNING MOVEMENT VOLUME COUNTS

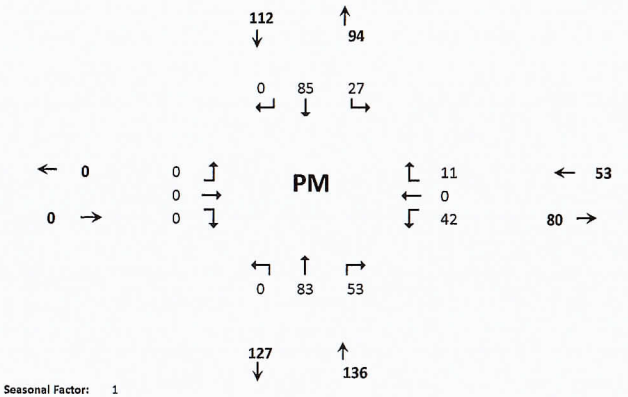
N/S STREET: 2nd Street
E/W STREET: Driveway 1
CONTROL: TWSC
FILENAME: Kings Landing
COUNT DATE: 3/3/2021
DAY: Wednesday
CITY: Ft Pierce
INTERSECTION:
REPORT DATE: 3/3/2021
ANALYSIS YEAR: 2023

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	4	0	0	8	0	0	0	0	0	0	0	12	76
7:15-7:30	0	1	0	0	7	0	0	0	0	0	0	0	8	75
7:30-7:45	0	5	0	0	24	0	0	0	0	0	0	0	29	81
7:45-8:00	0	7	0	0	20	0	0	0	0	0	0	0	27	67
8:00-8:15	0	4	0	0	7	0	0	0	0	0	0	0	11	59
8:15-8:30	0	5	0	0	9	0	0	0	0	0	0	0	14	
8:30-8:45	0	5	0	0	10	0	0	0	0	0	0	0	15	
8:45-9:00	0	1	0	0	18	0	0	0	0	0	0	0	19	
AM PEAK HOUR IS FROM:	7:30 AM TO 8:30AM													
Volumes	0	21	0	0	60	0	0	0	0	0	0	0	81	
Season Factor	0	21	0	0	60	0	0	0	0	0	0	0	81	
Growth	0	22	0	0	62	0	0	0	0	0	0	0	84	
In/Out	-	IN	IN	IN	OUT	-	-	-	-	OUT	-	OUT		
Percentage	0%	15%	20%	10%	10%	0%	0%	0%	0%	20%	0%	5%		
PROJECT	0	37	50	25	19	0	0	0	0	39	0	10	**180**	
Total	0	59	50	25	82	0	0	0	0	39	0	10	265	



Seasonal Factor: 1
Trips In 249
Trips Out 194
Growth Rate: 1.019
Years Grown: 2

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	0	9	0	0	21	0	0	0	0	0	0	0	30	104
4:15-4:30	0	14	0	0	16	0	0	0	0	0	0	0	30	102
4:30-4:45	0	9	0	0	12	0	0	0	0	0	0	0	21	103
4:45-5:00	0	10	0	0	13	0	0	0	0	0	0	0	23	102
5:00-5:15	0	13	0	0	15	0	0	0	0	0	0	0	28	89
5:15-5:30	0	8	0	0	23	0	0	0	0	0	0	0	31	
5:30-5:45	0	11	0	0	9	0	0	0	0	0	0	0	20	
5:45-6:00	0	3	0	0	7	0	0	0	0	0	0	0	10	
PM PEAK HOUR IS FROM:	4:00PM TO 5:00PM													
Volumes	0	42	0	0	62	0	0	0	0	0	0	0	104	
Season Factor	0	42	0	0	62	0	0	0	0	0	0	0	104	
Growth	0	44	0	0	64	0	0	0	0	0	0	0	108	
In/Out	-	IN	IN	IN	OUT	-	-	-	-	OUT	-	OUT		
Percentage	0%	15%	20%	10%	10%	0%	0%	0%	0%	20%	0%	5%		
Project	0	40	53	27	21	0	0	0	0	42	0	11	**194**	
Total	0	83	53	27	85	0	0	0	0	42	0	11	301	



Seasonal Factor: 1
Growth Rate: 1.019
Trips In: 266
Trips Out: 209
Years Grown: 2

C-7

HCS7 Two-Way Stop-Control Report

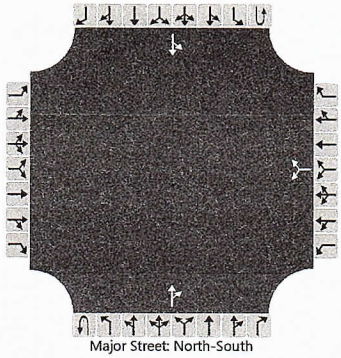
General Information

Analyst	Gatah Louis
Agency/Co.	O'Rourke Engineering
Date Performed	3/17/2021
Analysis Year	2023
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Driveway Count

Site Information

Intersection	2nd Street & Driveway 1
Jurisdiction	St Lucie County
East/West Street	Driveway 1
North/South Street	2nd Street
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						39		10			59	50		25	82	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							53							27		
Capacity, c (veh/h)							774							1463		
v/c Ratio							0.07							0.02		
95% Queue Length, Q_{95} (veh)							0.2							0.1		
Control Delay (s/veh)							10.0							7.5		
Level of Service (LOS)							A							A		
Approach Delay (s/veh)						10.0							1.9			
Approach LOS						A										

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HCS7 Two-Way Stop-Control Report

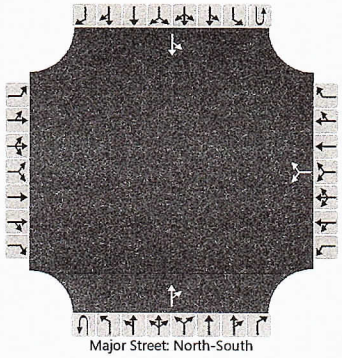
General Information

Analyst	Gatah Louis
Agency/Co.	O'Rourke Engineering
Date Performed	3/17/2021
Analysis Year	2023
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Driveway Count

Site Information

Intersection	2nd Street & Driveway 1
Jurisdiction	St Lucie County
East/West Street	Driveway 1
North/South Street	2nd Street
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						42		11			83	53		27	85	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

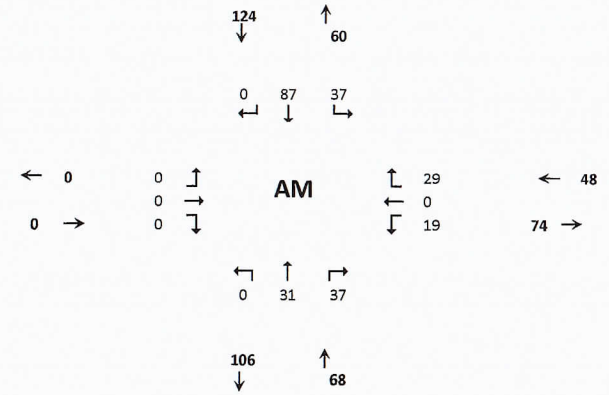
Flow Rate, v (veh/h)							58							29		
Capacity, c (veh/h)							740							1428		
v/c Ratio							0.08							0.02		
95% Queue Length, Q_{95} (veh)							0.3							0.1		
Control Delay (s/veh)							10.3							7.6		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						10.3								2.0		
Approach LOS						B										

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TURNING MOVEMENT VOLUME COUNTS

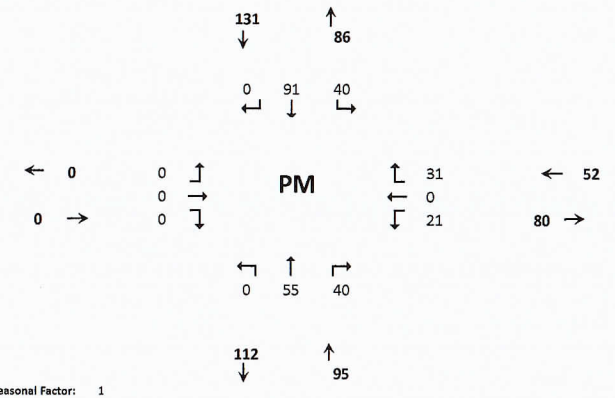
N/S STREET: 2nd Street **E/W STREET:** Driveway 2 **CONTROL:** TWSC
FILENAME: Kings Landing
COUNT DATE: 3/3/2021 **DAY:** Wednesday **CITY:** Ft Pierce **INTERSECTION:**
REPORT DATE: 3/3/2021 **ANALYSIS YEAR:** 2023

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	4	0	0	8	0	0	0	0	0	0	0	12	76
7:15-7:30	0	1	0	0	7	0	0	0	0	0	0	0	8	75
7:30-7:45	0	5	0	0	24	0	0	0	0	0	0	0	29	81
7:45-8:00	0	7	0	0	20	0	0	0	0	0	0	0	27	67
8:00-8:15	0	4	0	0	7	0	0	0	0	0	0	0	11	59
8:15-8:30	0	5	0	0	9	0	0	0	0	0	0	0	14	
8:30-8:45	0	5	0	0	10	0	0	0	0	0	0	0	15	
8:45-9:00	0	1	0	0	18	0	0	0	0	0	0	0	19	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	0	21	0	0	60	0	0	0	0	0	0	0	81	
Season Factor	0	21	0	0	60	0	0	0	0	0	0	0	81	
Growth	0	22	0	0	62	0	0	0	0	0	0	0	84	
In/Out	-	OUT	IN	IN	IN	-	-	-	-	OUT	-	OUT		
Percentage	0%	5%	15%	15%	10%	0%	0%	0%	0%	10%	0%	15%		
PROJECT	0	10	37	37	25	0	0	0	0	19	0	29	158	
Total	0	31	37	37	87	0	0	0	0	19	0	29	240	



Seasonal Factor: 1
Trips In 249
Trips Out 194
Growth Rate: 1.019
Years Grown: 2

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	0	9	0	0	21	0	0	0	0	0	0	0	30	104
4:15-4:30	0	14	0	0	16	0	0	0	0	0	0	0	30	102
4:30-4:45	0	9	0	0	12	0	0	0	0	0	0	0	21	103
4:45-5:00	0	10	0	0	13	0	0	0	0	0	0	0	23	102
5:00-5:15	0	13	0	0	15	0	0	0	0	0	0	0	28	89
5:15-5:30	0	8	0	0	23	0	0	0	0	0	0	0	31	
5:30-5:45	0	11	0	0	9	0	0	0	0	0	0	0	20	
5:45-6:00	0	3	0	0	7	0	0	0	0	0	0	0	10	
PM PEAK HOUR IS FROM:			4:00PM TO 5:00PM											
Volumes	0	42	0	0	62	0	0	0	0	0	0	0	104	
Season Factor	0	42	0	0	62	0	0	0	0	0	0	0	104	
Growth	0	44	0	0	64	0	0	0	0	0	0	0	108	
In/Out	-	OUT	IN	IN	IN	-	-	-	-	OUT	-	OUT		
Percentage	0%	5%	15%	15%	10%	0%	0%	0%	0%	10%	0%	15%		
Project	0	11	40	40	27	0	0	0	0	21	0	31	170	
Total	0	55	40	40	91	0	0	0	0	21	0	31	278	



Seasonal Factor: 1
Growth Rate: 1.019
Trips In: 266
Trips Out: 209
Years Grown: 2

C-10

HCS7 Two-Way Stop-Control Report

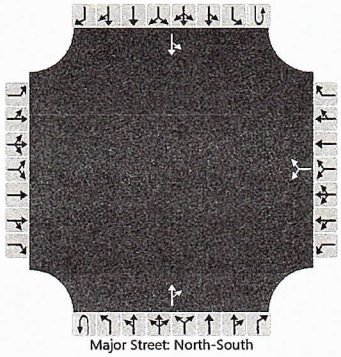
General Information

Analyst	Gatah Louis
Agency/Co.	O'Rourke Engineering
Date Performed	3/17/2021
Analysis Year	2023
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Driveway Count

Site Information

Intersection	2nd Street & Driveway 2
Jurisdiction	St Lucie County
East/West Street	Driveway 2
North/South Street	2nd Street
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						19		29			31	37		37	87	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							52							40		
Capacity, c (veh/h)							881							1519		
v/c Ratio							0.06							0.03		
95% Queue Length, Q_{95} (veh)							0.2							0.1		
Control Delay (s/veh)							9.3							7.4		
Level of Service (LOS)							A							A		
Approach Delay (s/veh)					9.3								2.4			
Approach LOS					A											

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HCS7 Two-Way Stop-Control Report

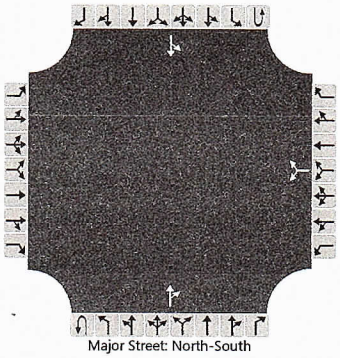
General Information

Analyst	Gatah Louis
Agency/Co.	O'Rourke Engineering
Date Performed	3/17/2021
Analysis Year	2023
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Driveway Count

Site Information

Intersection	2nd Street & Driveway 2
Jurisdiction	St Lucie County
East/West Street	Driveway 2
North/South Street	2nd Street
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						21		31			55	40		40	91	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

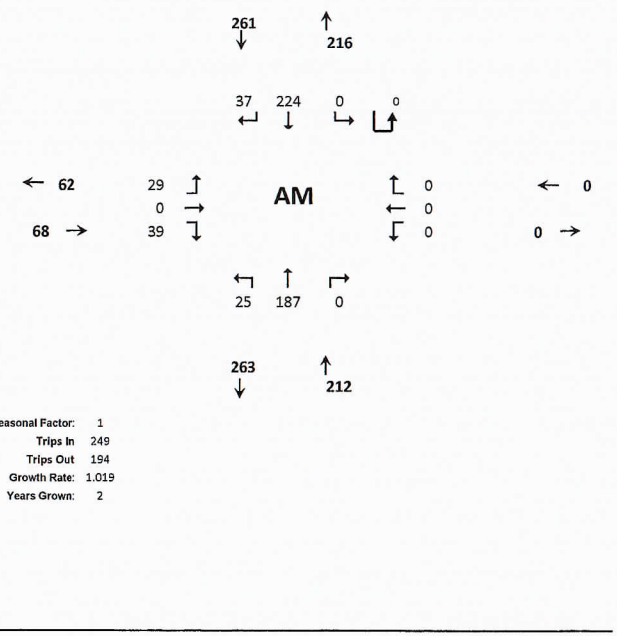
Flow Rate, v (veh/h)							57							43		
Capacity, c (veh/h)							840							1482		
v/c Ratio							0.07							0.03		
95% Queue Length, Q_{95} (veh)							0.2							0.1		
Control Delay (s/veh)							9.6							7.5		
Level of Service (LOS)							A							A		
Approach Delay (s/veh)						9.6								2.5		
Approach LOS						A										

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Indian River Drive **E/W STREET:** Driveway 3 **CONTROL:** TWSC
FILENAME: Kings Landing
COUNT DATE: 3/2/2021 **DAY:** Tuesday **CITY:** Ft Pierce **INTERSECTI** Avenue B x Indian River Drive
REPORT DATE: 3/2/2021 **ANALYSIS YEAR:** 2023

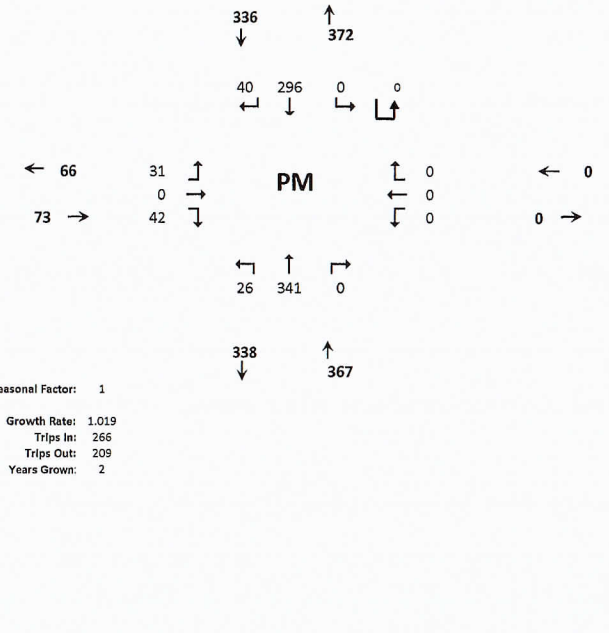
15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	14	0	0	22	0	0	0	0	0	0	0	36	351
7:15-7:30	0	45	0	0	48	0	0	0	0	0	0	0	93	394
7:30-7:45	0	44	0	0	59	0	0	0	0	0	0	0	103	396
7:45-8:00	0	54	0	0	65	0	0	0	0	0	0	0	119	379
8:00-8:15	0	42	0	0	37	0	0	0	0	0	0	0	79	341
8:15-8:30	0	40	0	0	55	0	0	0	0	0	0	0	95	
8:30-8:45	0	40	0	0	46	0	0	0	0	0	0	0	86	
8:45-9:00	0	34	0	0	47	0	0	0	0	0	0	0	81	
AM PEAK HOUR IS FROM:	7:30 AM TO 8:30AM													
Volumes	0	180	0	0	216	0	0	0	0	0	0	0	396	
Season Factor	0	180	0	0	216	0	0	0	0	0	0	0	396	
Growth	0	187	0	0	224	0	0	0	0	0	0	0	411	
In/Out	In	-	-	-	-	In	Out	-	Out	-	-	-		
Percentage	10%	0%	0%	0%	0%	15%	15%	0%	20%	0%	0%	0%		
PROJECT	25	0	0	0	0	37	29	0	39	0	0	0	**130**	
Total	25	187	0	0	224	37	29	0	39	0	0	0	541	



Seasonal Factor: 1
Trips In 249
Trips Out 194
Growth Rate: 1.019
Years Grown: 2

C-13

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	0	81	0	0	79	0	0	0	0	0	0	0	160	614
4:15-4:30	0	88	0	0	71	0	0	0	0	0	0	0	159	604
4:30-4:45	0	80	0	0	67	0	0	0	0	0	0	0	147	581
4:45-5:00	0	80	0	0	68	0	0	0	0	0	0	0	148	550
5:00-5:15	0	79	0	0	71	0	0	0	0	0	0	0	150	481
5:15-5:30	0	59	0	0	77	0	0	0	0	0	0	0	136	
5:30-5:45	0	57	0	0	59	0	0	0	0	0	0	0	116	
5:45-6:00	0	35	0	0	44	0	0	0	0	0	0	0	79	
PM PEAK HOUR IS FROM:	4:00PM TO 5:00PM													
Volumes	0	329	0	0	285	0	0	0	0	0	0	0	614	
Season Factor	0	329	0	0	285	0	0	0	0	0	0	0	614	
Growth	0	341	0	0	296	0	0	0	0	0	0	0	637	
In/Out	In	-	-	-	out	In	Out	-	out	-	-	-		
Percentage	10%	0%	0%	0%	0%	15%	15%	0%	20%	0%	0%	0%		
Project	26	0	0	0	0	40	31	0	42	0	0	0	**139**	
Total	26	341	0	0	296	40	31	0	42	0	0	0	776	



Seasonal Factor: 1
Growth Rate: 1.019
Trips In: 266
Trips Out: 209
Years Grown: 2

HCS7 Two-Way Stop-Control Report

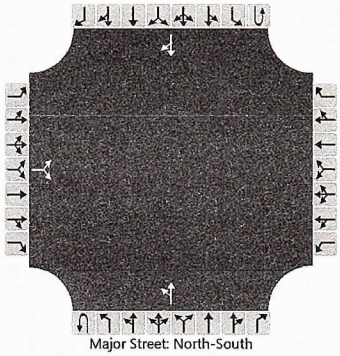
General Information

Analyst	Gatah Louis
Agency/Co.	O'Rourke Engineering
Date Performed	3/17/2021
Analysis Year	2023
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Driveway Count

Site Information

Intersection	Indian River & Driveway3
Jurisdiction	St Lucie County
East/West Street	Driveway 3
North/South Street	Indian River Drive
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		29		39						25	187				224	37
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			74							27						
Capacity, c (veh/h)			628							1273						
v/c Ratio			0.12							0.02						
95% Queue Length, Q_{95} (veh)			0.4							0.1						
Control Delay (s/veh)			11.5							7.9						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		11.5								1.1						
Approach LOS		B														

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HCS7 Two-Way Stop-Control Report

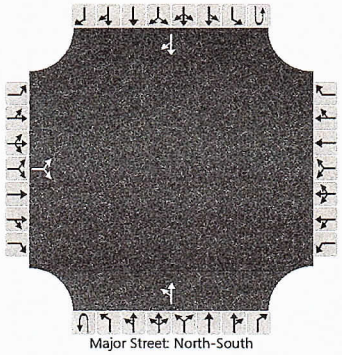
General Information

Analyst	Gatah Louis
Agency/Co.	O'Rourke Engineering
Date Performed	3/17/2021
Analysis Year	2023
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Driveway Count

Site Information

Intersection	Indian River & Driveway3
Jurisdiction	St Lucie County
East/West Street	Driveway 3
North/South Street	Indian River Drive
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		31		42						26	341				296	40
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

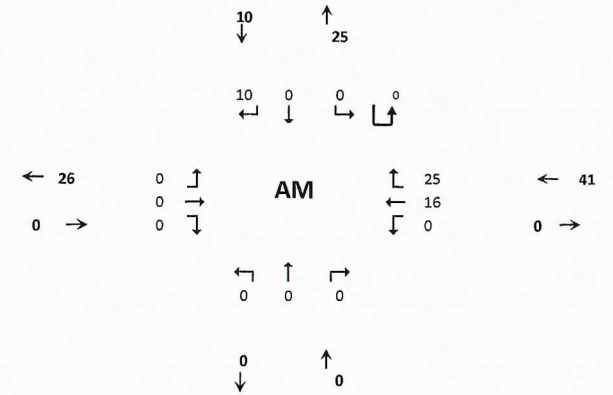
Flow Rate, v (veh/h)			79							28						
Capacity, c (veh/h)			497							1188						
v/c Ratio			0.16							0.02						
95% Queue Length, Q_{95} (veh)			0.6							0.1						
Control Delay (s/veh)			13.6							8.1						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		13.6								0.8						
Approach LOS		B														

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TURNING MOVEMENT VOLUME COUNTS

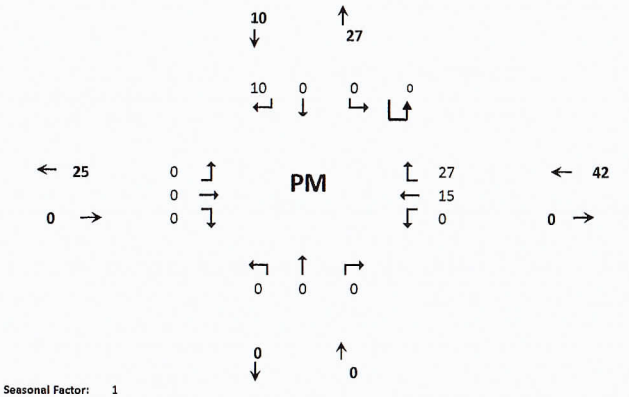
N/S STREET: Driveway 4 **E/W STREET:** Avenue B **CONTROL:** TWSC
FILENAME: Kings Landing
COUNT DATE: 3/2/2021 **DAY:** Tuesday **CITY:** Ft Pierce **INTERSECTI** Avenue B x Indian River Drive
REPORT DATE: 3/2/2021 **ANALYSIS YEAR:** 2023

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15-7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	2
7:30-7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	2
7:45-8:00	0	0	0	0	0	0	0	0	0	0	1	0	1	2
8:00-8:15	0	0	0	0	0	0	0	0	0	0	1	0	1	1
8:15-8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:30-8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:45-9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	0	0	0	0	0	0	0	0	0	0	2	0	2	
Season Factor	0	0	0	0	0	0	0	0	0	0	2	0	2	
Growth	0	0	0	0	0	0	0	0	0	0	2	0	2	
In/Out	-	-	-	-	-	OUT	-	-	-	-	IN	IN		
Percentage	0%	0%	0%	0%	0%	5%	0%	0%	0%	0%	5%	10%		
PROJECT	0	0	0	0	0	10	0	0	0	0	13	25	**48**	
Total	0	0	0	0	0	10	0	0	0	0	16	25	51	



Seasonal Factor: 1
Trips In 249
Trips Out 194
Growth Rate: 1.019
Years Grown: 2

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	0	0	0	0	0	0	0	0	0	2	0	2	2
4:15-4:30	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:30-4:45	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:45-5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:00-5:15	0	0	0	0	0	0	0	0	0	0	1	0	1	2
5:15-5:30	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:30-5:45	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:45-6:00	0	0	0	0	0	0	0	0	0	0	1	0	1	
PM PEAK HOUR IS FROM:			4:00PM TO 5:00PM											
Volumes	0	0	0	0	0	0	0	0	0	0	2	0	2	
Season Factor	0	0	0	0	0	0	0	0	0	0	2	0	2	
Growth	0	0	0	0	0	0	0	0	0	0	2	0	2	
In/Out	-	-	-	-	-	OUT	-	-	-	-	IN	IN		
Percentage	0%	0%	0%	0%	0%	5%	0%	0%	0%	0%	5%	10%		
Project	0	0	0	0	0	10	0	0	0	0	13	27	**50**	
Total	0	0	0	0	0	10	0	0	0	0	15	27	52	



Seasonal Factor: 1
Growth Rate: 1.019
Trips In: 266
Trips Out: 209
Years Grown: 2

C-16

HCS7 Two-Way Stop-Control Report

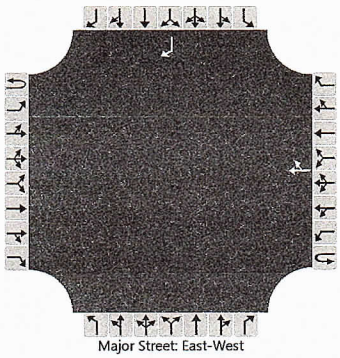
General Information

Analyst	Gatah Louis
Agency/Co.	O'Rourke Engineering
Date Performed	3/17/2021
Analysis Year	2023
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	Driveway Count

Site Information

Intersection	Ave B & Driveway 4
Jurisdiction	St Lucie County
East/West Street	Avenue B
North/South Street	Driveway 4
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	1	0		0	0	0		0	0	1
Configuration								TR								R
Volume (veh/h)							16	25								10
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)																11
Capacity, c (veh/h)																1040
v/c Ratio																0.01
95% Queue Length, Q_{95} (veh)																0.0
Control Delay (s/veh)																8.5
Level of Service (LOS)																A
Approach Delay (s/veh)													8.5			
Approach LOS													A			

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HCS7 Two-Way Stop-Control Report

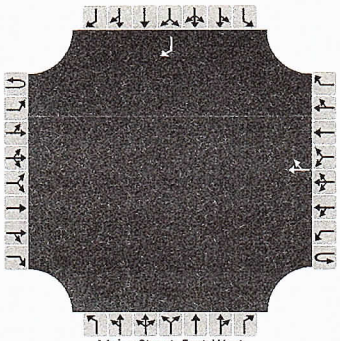
General Information

Analyst	Gatah Louis
Agency/Co.	O'Rourke Engineering
Date Performed	3/17/2021
Analysis Year	2023
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	Driveway Count

Site Information

Intersection	Ave B & Driveway 4
Jurisdiction	St Lucie County
East/West Street	Avenue B
North/South Street	Driveway 4
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	1	0		0	0	0		0	0	1
Configuration								TR								R
Volume (veh/h)							15	27								10
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

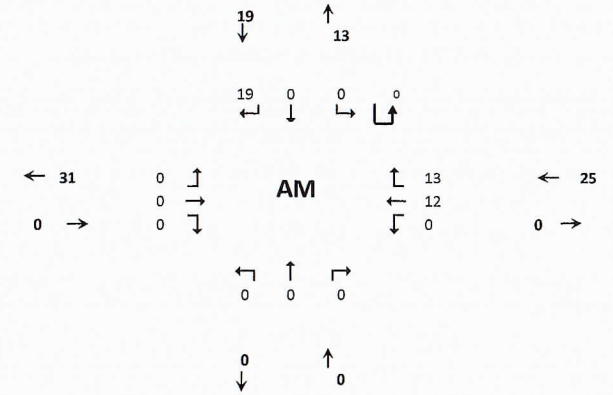
Flow Rate, v (veh/h)																11
Capacity, c (veh/h)																1040
v/c Ratio																0.01
95% Queue Length, Q_{95} (veh)																0.0
Control Delay (s/veh)																8.5
Level of Service (LOS)																A
Approach Delay (s/veh)													8.5			
Approach LOS													A			

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TURNING MOVEMENT VOLUME COUNTS

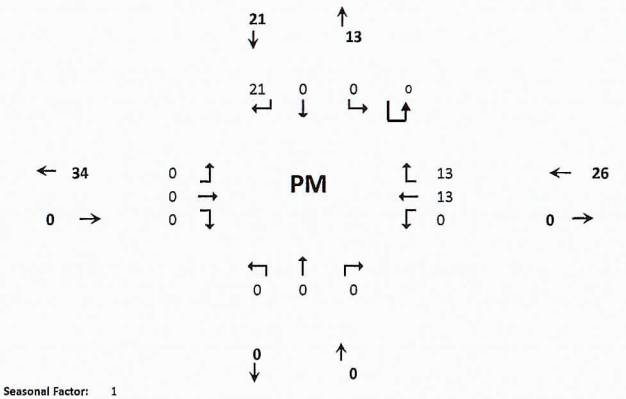
N/S STREET: Driveway 5 **E/W STREET:** Avenue B **CONTROL:** TWSC
FILENAME: Kings Landing
COUNT DATE: 3/2/2021 **DAY:** Tuesday **CITY:** Ft Pierce **INTERSECTI Avenue B x Indian River Drive**
REPORT DATE: 3/2/2021 **ANALYSIS YEAR:** 2023

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15-7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	2
7:30-7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	2
7:45-8:00	0	0	0	0	0	0	0	0	0	0	1	0	1	2
8:00-8:15	0	0	0	0	0	0	0	0	0	0	1	0	1	1
8:15-8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:30-8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:45-9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	0	0	0	0	0	0	0	0	0	0	2	0	2	
Season Factor	0	0	0	0	0	0	0	0	0	0	2	0	2	
Growth	0	0	0	0	0	0	0	0	0	0	2	0	2	
In/Out	-	-	-	-	-	OUT	-	-	-	-	OUT	IN		
Percentage	0%	0%	0%	0%	0%	10%	0%	0%	0%	0%	5%	5%		
PROJECT	0	0	0	0	0	19	0	0	0	0	10	13	**43**	
Total	0	0	0	0	0	19	0	0	0	0	12	13	44	



Seasonal Factor: 1
Trips In 249
Trips Out 194
Growth Rate: 1.019
Years Grown: 2

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	0	0	0	0	0	0	0	0	0	0	2	0	2	2
4:15-4:30	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:30-4:45	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:45-5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:00-5:15	0	0	0	0	0	0	0	0	0	0	1	0	1	2
5:15-5:30	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:30-5:45	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:45-6:00	0	0	0	0	0	0	0	0	0	0	1	0	1	
PM PEAK HOUR IS FROM:			4:00PM TO 5:00PM											
Volumes	0	0	0	0	0	0	0	0	0	0	2	0	2	
Season Factor	0	0	0	0	0	0	0	0	0	0	2	0	2	
Growth	0	0	0	0	0	0	0	0	0	0	2	0	2	
In/Out	-	-	-	-	-	OUT	-	-	-	-	OUT	IN		
Percentage	0%	0%	0%	0%	0%	10%	0%	0%	0%	0%	5%	5%		
Project	0	0	0	0	0	21	0	0	0	0	10	13	**45**	
Total	0	0	0	0	0	21	0	0	0	0	13	13	47	



Seasonal Factor: 1
Growth Rate: 1.019
Trips In: 266
Trips Out: 209
Years Grown: 2

C-19

HCS7 Two-Way Stop-Control Report

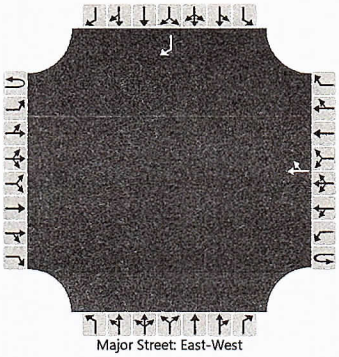
General Information

Analyst	Gatah Louis
Agency/Co.	O'Rourke Engineering
Date Performed	3/17/2021
Analysis Year	2023
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	Driveway Count

Site Information

Intersection	Ave B & Driveway 5
Jurisdiction	St Lucie County
East/West Street	Avenue B
North/South Street	Driveway 5
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	1	0		0	0	0		0	0	1
Configuration								TR								R
Volume (veh/h)							12	13								19
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)																21
Capacity, c (veh/h)																1055
v/c Ratio																0.02
95% Queue Length, Q_{95} (veh)																0.1
Control Delay (s/veh)																8.5
Level of Service (LOS)																A
Approach Delay (s/veh)													8.5			
Approach LOS													A			

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HCS7 Two-Way Stop-Control Report

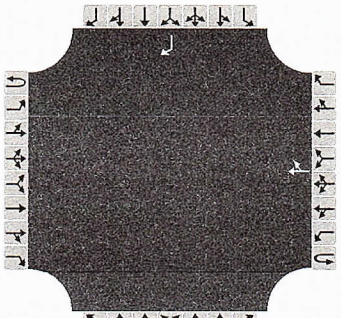
General Information

Analyst	Gatah Louis
Agency/Co.	O'Rourke Engineering
Date Performed	3/17/2021
Analysis Year	2023
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	Driveway Count

Site Information

Intersection	Ave B & Driveway 5
Jurisdiction	St Lucie County
East/West Street	Avenue B
North/South Street	Driveway 5
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	1	0		0	0	0		0	0	1
Configuration								TR								R
Volume (veh/h)							13	13								21
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)																23
Capacity, c (veh/h)																1053
v/c Ratio																0.02
95% Queue Length, Q_{95} (veh)																0.1
Control Delay (s/veh)																8.5
Level of Service (LOS)																A
Approach Delay (s/veh)													8.5			
Approach LOS													A			

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant / Commercial	RH / I	ES
South	Commercial	CBD	C-4 / PUR
East	Marina	CBD	PUR
West	Commercial	GC / I	C-3 / I-1, C-4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	CBD	PD	30 du / ac or 3.0 FAR	7.824	X / AE
****Proposed**	CBD	PD	30 du / ac or 3.0 FAR	7.824	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 161,750 sf x 0.125 = 20,218.75 plus 118 DU x 2.6 x 100 = 30,680 TOTAL: 50,898.75
**Proposed Zoning/FLU	Total gallons per day 152,720 sf x 0.125 = 19,090 plus 118 DU x 2.6 x 100 = 30,680 TOTAL: 49,770.00
**Change in Demand	Total gallons per day Reduction of 1,128.75 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 161,750 sf x 0.125 = 20,218.75 plus 118 DU x 2.6 x 100 = 30,680 TOTAL: 50,898.75
**Proposed Zoning/FLU	Total gallons per day 152,720 sf x 0.125 = 19,090 plus 118 DU x 2.6 x 100 = 30,680 TOTAL: 49,770.00
**Change in Demand	Total gallons per day Reduction of 1,128.75 gpd

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people	2,538.63	2,713.77	increase of 175.13
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	Samuel Gaines Academy	Fort Pierce Westwood
City	Fort Pierce	Fort Pierce
Distance	5.5 miles	4.5 miles
Current Zoning/FLU Enrollment Demand	17.10	7.32
****Proposed Zoning/FLU Enrollment Demand**	17.10	7.32
****Change in Demand**	no change	no change

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	5,854.91 lbs (or 3.90 yards)
****Proposed Zoning/FLU**	5,737.52 lbs (or 3.83 yards)
***Change in Demand**	decrease of 117.39 lbs (or decrease of 0.0726 yards)

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

Impact	Stormwater runoff will be collected through a series of inlets. From there it will be directed into a master storm water system.

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	5359	352 / 512
****Proposed Zoning/FLU**	5056	332 / 481
***Change in Demand**	Trips decrease of 303	Trips decrease 20 / 31
Impact to Capacity	Decrease in capacity	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☑ Yes ☐ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily: 118 units
Non-residential (square footage): 161,750 sf
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**
Single-family, detached					
Single-family, attached	1	8		1 yr from approval	1 yr after commencement
Multi-family		2 & 3		1 yr from approval	3-4 yrs after commencement
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Hotel	1	92,200 sf		1 yr after approval	1 yr from commencement
Restaurant B	2	5,655 sf		2 yrs after approval	3 years from commencement
Restaraunt B	3	10,030 sf		3 years after approval	4 years from commencement

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

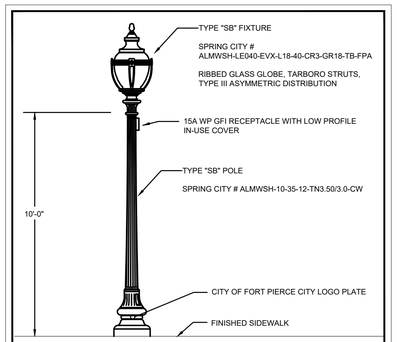


SITE PHOTOMETRIC PLAN

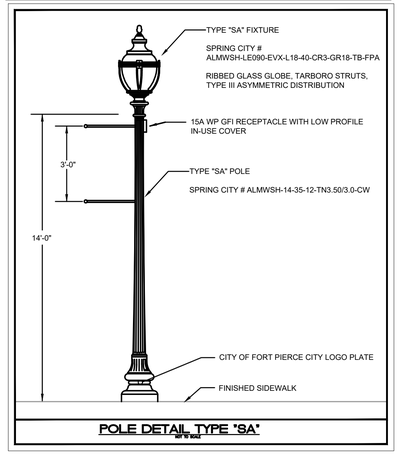
1"=50'-0" NORTH

Luminaire Schedule								
Project: HD KING SITE 04-08-2021								
Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	46	SA	Spring City Electrical Manufacturing Co	DLR-LE095-2G2-40-CR3-GR18 MOUNT TO 14' DECORATIVE POLE	9294	0.900	95	4370
	17	SB	Spring City Electrical Manufacturing Co	KYW-LE040-2G2-40-CR3-GR18 MOUNT TO 10' DECORATIVE POLE	3911	0.900	40	680

Calculation Summary							
Project: HD KING SITE 04-08-2021							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
N 2ND STREET_Planar	Illuminance	Fc	1.55	2.5	0.7	2.21	3.57
OFF STREET PARKING_Planar	Illuminance	Fc	0.94	2.0	0.5	1.88	4.00
OUTDOOR SEATING_Planar	Illuminance	Fc	1.39	2.8	0.7	1.99	4.00
SIDEWALKS	Illuminance	Fc	1.31	2.9	0.4	3.28	7.25
SITE & PARKING_Planar	Illuminance	Fc	1.43	2.9	0.6	2.38	4.83



POLE DETAIL TYPE "SB"



POLE DETAIL TYPE "SA"

ISSUED FOR REVIEW -
NOT FOR PRICING OR CONSTRUCITON

KAMM CONSULTING PROJECT #: JOHN MAYR
PROJECT MANAGER: 2021-0229

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 772.595.1744
bbrown@kammconsulting.com
Certification of Authorization #8189

PRINCIPAL
Bradly L Brown Florida License #58232

date

signed

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 9935
I.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: DCB
DRAWN BY: JLW
FILENAME: drawings27.dwg
Model
LAYOUT
SCALE: AS SHOWN
DATE: 02/18/21

REVISION COMMENTS

DATE

HD KING
KINGS LANDING
SITE PLAN
FORT PIERCE FLORIDA

SITE
PHOTOMERIC PPLAN

E1.1

ALTA/NSPS LAND TITLE SURVEY

FOR: AUDUBON DEVELOPMENT, INC.

LEGAL DESCRIPTION (BY SURVEYOR):

PARCEL A:

BEING A PARCEL OF LAND LYING IN BLOCK "A", ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID MAP OF FORT PIERCE, SAID CORNER BEING THE POINT OF BEGINNING; THENCE NORTH 18°44'11" WEST, ALONG THE WEST LINE OF LOTS 2 AND 1 AND EAST RIGHT-OF-WAY LINE OF SAID 2ND STREET A DISTANCE OF 69.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE ALONG SAID BULKHEAD THE FOLLOWING (5) COURSES AND DISTANCES: NORTH 56°42'22" EAST, A DISTANCE OF 44.68 FEET; THENCE NORTH 65°10'23" EAST, A DISTANCE OF 179.28 FEET; THENCE NORTH 74°04'13" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 63°51'02" EAST, A DISTANCE OF 224.31 FEET; THENCE NORTH 61°33'56" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE-WIDTH RIGHT-OF-WAY), AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960; THENCE SOUTH 18°43'54" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 71°18'49" WEST, ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.266 ACRES (229,381.98 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL B (NORTH):

BEING A PARCEL OF LAND LYING IN BLOCK "A" AND A PORTION OF LOT 1, BLOCK "B", ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 323.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE CONTINUE NORTH 32°17'09" WEST, A DISTANCE OF 44.51 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 32°17'09" WEST, DEPARTING SAID CREEK, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 53.76 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK "B"; THENCE NORTH 18°44'11" WEST, A DISTANCE OF 67.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AVENUE C (FORMERLY KNOWN AS SEMINOLE AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE); THENCE NORTH 71°02'48" EAST, DEPARTING SAID NORTHWEST CORNER AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 304.27 FEET TO THE WEST LINE OF THE EAST 92.7 FEET OF LOT 1 OF BLOCK "A" OF SAID AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°43'54" EAST, A DISTANCE OF 103.40 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING (4) COURSES AND DISTANCES: SOUTH 74°39'15" WEST, A DISTANCE OF 51.85 FEET; THENCE SOUTH 65°37'46" WEST, A DISTANCE OF 181.91 FEET; THENCE SOUTH 70°48'08" WEST, A DISTANCE OF 53.29 FEET; THENCE SOUTH 53°00'56" WEST, A DISTANCE OF 5.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.759 ACRES (33,042.66 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL C (WEST):

A PARCEL OF LAND BEING LOTS 5 AND 6 OF BLOCK "E", PORTIONS OF LOTS 7 AND 8 OF BLOCK "E", A PORTION OF AVENUE "B" AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 TOGETHER WITH LOT 1 AND THE WEST 3.50 FEET OF LOT 2 OF THE NEW SUBDIVISION BLOCK E OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED SOUTH 71°18'49" WEST, ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK "E" AND ALONG SAID SOUTH LINE, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BLOCK LINE SOUTH 71°25'01" WEST, A DISTANCE OF 8.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION, FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7 TO STATION 12796+90.0, DATED SEPTEMBER 5, 1944; THENCE NORTH 18°21'33" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET A POINT ON THE NORTH LINE OF LOT 7, SAID BLOCK "E", SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE "B", BEING FORMERLY KNOWN AS TROPICAL AVENUE AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 65.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 71°18'49" WEST, A DISTANCE OF 42.46 FEET; THENCE NORTH 18°49'01" WEST, A DISTANCE OF 65.00 FEET; THENCE NORTH 71°18'49" EAST, A DISTANCE OF 40.00 FEET;THENCE NORTH 18°49'01" WEST, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE ALONG SAID SOUTH TOP OF BANK THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 49°57'34" EAST, A DISTANCE OF 64.50 FEET; THENCE NORTH 33°59'38" EAST, A DISTANCE OF 70.44 FEET; THENCE NORTH 31°08'29" EAST, A DISTANCE OF 82.06 FEET; THENCE NORTH 0°15'54" EAST, A DISTANCE OF 14.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ADJUSTED 2ND STREET (A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 32°17'09" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2ND STREET AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°44'11" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.92 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 146.50 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID LOT 2, SAID LINE ALSO BEING THE NORTH LINE OF LOT 3, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID NORTH LOT LINE, A DISTANCE OF 3.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH 18°44'11" EAST, ALONG THE WEST LINE OF LOTS 3 AND 4 AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET TO A POINT ON A LINE LYING AND BEING 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET, FORMERLY KNOWN AS PALM TERRACE ON THE AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 50.00-FOOT-WIDE RIGHT-OF-WAY; THENCE SOUTH 71°18'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 9, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, ALONG SAID PROLONGATED LINE AND WEST LINE OF LOT 9 A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.799 ACRES (78,361.87 SQUARE FEET), MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY THE SURVEYOR FOR THE PURPOSE OF SIMPLIFYING BOUNDARY LIMITS. THE LEGAL DESCRIPTION USED WHILE CONDUCTING THIS SURVEY IS SHOWN ON SHEET 2 OF 4, AND WAS SUPPLIED BY THE CLIENT VIA TITLE COMMITMENT POLICY.



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON DECEMBER 18, 2019, UTILIZING A DJI PHANTOM 4 PRO SERIES DRONE, WITH DRONE DEPLOY VERSION 2.34.0 FOR FLIGHT PLANNING AND POST PROCESSING.
2. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NO. 4297810.
3. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83-EF AND UTILIZING EPSG CODE 2236. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NGS MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
4. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. BUILDING OUTLINES REPRESENT APPROXIMATE ROOF LINE LOCATIONS AS SEEN ON THE AERIAL PHOTOGRAPHY, UNLESS OTHERWISE NOTED.
6. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
7. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.34 IN/PIXEL
   - APPROX. HORIZONTAL RELATIVE ACCURACY RANGE = 0.16 IN
   - APPROX. VERTICAL RELATIVE ACCURACY RANGE = 0.04 IN (IF SHOWN)
   - OPTIMIZED CAMERA LOCATION ERROR RANGE = X0.11 IN Y0.11 IN Z0.18 IN
   - OPTIMIZED CAMERA LOCATION XYZ RMSE RANGE = 0.24 CM/PIXEL
   - TOTAL (RMSE) X: 0.1074 Y: 0.1134 Z: 0.178

GROUND CONTROL DATA:

LABEL	X ERROR (INCHES)	Y ERROR (INCHES)	Z ERROR (INCHES)
1	-0.0709	0.126	0.2795
2	0.0945	-0.0472	-0.2008
3	-0.0433	0.0906	0.0906
4	0.0748	-0.0591	-0.252
5	-0.0669	0.2441	0.0591
6	0.189	0	0.2677
7	0.0197	-0.1969	-0.1457
8	0.0394	0.0197	-0.0748
9	-0.1496	-0.0984	-0.2008
10	0.0906	-0.0394	0.1024
11	-0.1811	-0.0394	0.0748

SHEET INDEX:

1 VICINITY MAP, NOTES & CERTIFICATION
2 LEGAL DESCRIPTION & TITLE EXCEPTIONS
3 MAP SHEET
4 DETAIL SHEET

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS DECEMBER 23, 2019.
3. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE PROJECTION PER THE LINE LABELED AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
5. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
6. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
7. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
8. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
9. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
10. THE NORTH EAST CORNER OF PARCEL 8 (LOT 1,AND A PORTION OF LOT 2, BLOCK E) PROJECTS INTO THE REALIGNED PORTION OF N. 2ND STREET. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY RIGHT OF WAY DEDICATION FOR THIS REALIGNMENT AND IT IS UNCLEAR IF THIS TRIANGULAR PORTION HAS BEEN TAKEN FOR RIGHT OF WAY OR IS RETAINED AS OWNERSHIP.
11. NO INSTRUMENT OF RECORD VACATING PLATTED RIGHTS OF WAY FOR RIVER STREET, 2ND STREET (PINE STREET), AND AVENUE "B" (TROPICAL AVENUE) HAVE BEEN PROVIDED TO THIS SURVEYOR, AND NO INSTRUMENT OF RECORD HAS BEEN PROVIDED REFLECTING TAKING FOR THE REALIGNMENT OF NORTH 2ND STREET. HATCHED AREAS ON THE MAP ATTACHED DESIGNATE AREAS THAT MAY BE IN CONFLICT WITH THE LEGAL DESCRIPTIONS THAT MAKE UP THE PROPERTY IN QUESTION.
12. THE LEGAL DESCRIPTION OF PARCEL 4 IS THE "WEST 20.00 FEET OF LOT 1, BLOCK B, AARON LEE'S MAP OF FORT PIERCE. THE DESCRIPTION DOES NOT ACCOUNT FOR THE ADJUSTED MAP OF 2ND STREET. THE HATCHED AREA SHOWN ON THE MAP IS THE PART OF THE WEST 20.00 FEET LYING OUTSIDE OF THE DESCRIPTION OF PARCEL 4.
13. MOORE'S CREEK AND PLATTED RIVER BANK HAVE BEEN DIGITIZED FROM THE PLAT OF AARON LEE'S MAP OF FORT PIERCE, FLORIDA, PER PLAT BOOK 1, PAGE 189, AND ARE FOR INFORMATIONAL PURPOSES ONLY.
14. FLOOD ZONE LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON F.E.M.A. FIRM NO. 12111C0179J, DATED FEBRUARY 16, 2012. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN FLOOD ZONES X AND AE-4 AT THIS TIME. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
15. NO EVIDENCE WAS FOUND IN THE REVIEW OF THE TITLE COMMITMENT PROVIDED THAT PROVIDES FOR OWNERSHIP OF THE LANDS BEYOND THE "PLATTED RIVER BANK" LINE SHOWN ON THE PLAT OF AARON LEE'S MAP OF FORT PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
16. THE LEGAL DESCRIPTION FOUND IN THE TITLE COMMITMENT PROVIDED BY THE CLIENT AND SHOWN ON SHEET 2 OF 4 CONTAINS SOME ERRORS. ITEMS OF CONCERN ARE SHOWN IN BOLD FONT, INSIDE BRACKETS, WITH SUPERSCRIPT NUMBERS TO CORRESPOND WITH NOTES AND CORRECTIONS LISTED BELOW:
   - 16.1. THE LEGAL DESCRIPTIONS THAT DESCRIBE PARCEL 1 MAKE CALLS TO THE CENTERLINE OF A 2.6' WIDE CONCRETE BULKHEAD THAT HAS BEEN MOVED OR MODIFIED SINCE THEY WERE CREATED. THE BEARINGS AND DISTANCES SHOWN HEREON FOLLOW THE SOUTH FACE OF THE NEW CONCRETE BULKHEAD INSTEAD.
   - 16.2. A SCRIVENER'S ERROR WAS FOUND IN THE LEGAL DESCRIPTION OF PARCEL 3. THE BEARING SHOWN IN TITLE COMMITMENT AS NORTH 04°53'21" IS MISSING A CALL ASSUMED TO BE TO THE WEST.
   - 16.3. A SCRIVENER'S ERROR WAS FOUND IN THE LEGAL DESCRIPTION OF PARCEL 3. THE BEARING AND DISTANCE HIGHLIGHTED WAS REDUNDANT AND SHOULD BE REMOVED.
   - 16.4. AN APPARENT SCRIVENER'S ERROR WAS FOUND IN THE LEGAL DESCRIPTION OF PARCEL 5. THE CALL OF "THENCE SOUTH 85°09'39" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND SAID SOUTHEAST CORNER, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 146.50 FEET TO A POINT ON A LINE LYING 3.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2..." SHOULD READ "THENCE SOUTH 85°09'39" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND SAID SOUTHEAST CORNER, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 146.50 FEET TO A POINT ON A LINE LYING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2..." BASED ON THE CALL OF "THENCE SOUTH 85°09'39" WEST, DEPARTING SAID PARALLEL LINE, AND ALONG SAID SOUTH LINE, A DISTANCE OF **3.50** FEET TO THE SOUTHEAST CORNER OF SAID LOT 2" THAT COMES TWO CALLS LATER. THIS IS ALSO SUPPORTED BY THE DESCRIPTION FOR PARCEL 8 THAT INCLUDES THE WEST 3.5 FEET OF SAID LOT 2 AND THAT THE LENGTH OF THE LOTS OF BLOCK "E" OF THE PLAT OF AARON LEE'S MAP OF FORT PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ARE 150.00 FEET IN LENGTH.
   - 16.5. PER THE DESCRIPTION PROVIDED, THE POINT OF COMMENCEMENT OF PARCEL 6 (ALSO BEING THE POINT OF BEGINNING OF PARCEL 7) IS CALLED OUT AS THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF AVENUE B AND THE WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET AS SHOWN ON THE PLAT OF AARON LEE'S MAP OF FORT PIERCE. SAID INTERSECTION LIES 9.27 FEET SOUTHWEST OF THE POINT OF COMMENCEMENT SHOWN ON THE SURVEY MAP ATTACHED HERETO AS MEASURED FROM A NORTHEASTERLY PROLONGATION OF SAID NORTH RIGHT-OF-WAY LINE. DEPENDING ON THE LOCATION OF SAID POINT OF COMMENCEMENT AND BEGINNING, THE AREA OF THE LAND DESCRIBED CAN VARY DRASTICALLY WHEN TAKING INTO ACCOUNT THE LOCATION OF THE ADJUSTED NORTH 2ND STREET.
   - 16.6. THIS CALL OF THE LEGAL DESCRIPTION OF PARCEL 10 MAKES A REFERENCE TO THE BOUNDARY LINE BEING 50.00 FEET EAST OF THE CENTERLINE OF THE SOUTHBOUND MAIN OF THE RAILROAD, BUT IT IS THE OPINION OF THIS OFFICE THAT THE SOUTHBOUND MAIN MAY HAVE BEEN MOVED SINCE THE ORIGINAL LEGAL DESCRIPTION WAS RECORDED.

ALTA CERTIFICATION:

TO: AUDOBON DEVELOPMENT, INC., DEAN, MEAD, MINTON & ZWEMER, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a)(b), 7(A)(C), 8, 9, 11, 13, 14, 15, 16, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/23/2020 2020.

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

MICHAEL T. OWEN LICENSE NUMBER No. 5556 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

2-25-2020
DATE OF MAP:

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

RNJ DRAWN BY
MTO CHECKED BY
19-361 ALTA.dwg FILENAME
LAYOUT1 LAYOUT
AS SHOWN SCALE
February 27, 2020 DATE

REVISION COMMENTS | DATE

ALTA/NSPS LAND TITLE SURVEY
FOR: AUDUBON DEVELOPMENT, INC.
RECORD INFORMATION
SEC. 10, TWNSHP. 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA

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

19-361

1 OF 4

Z:\EDC-2019\19-361 - Kings Landing - HD Kng\SURVEY\Dwg - PDF\Survey\19-361 ALTA.dwg, 2/27/2020 6:35 PM
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ALTA/NSPS LAND TITLE SURVEY

FOR: AUDUBON DEVELOPMENT, INC.

LEGAL DESCRIPTION:

PARCEL 1: (2410-503-0041-020-4)

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROCEED NORTH 04°53'21" WEST, ALONG THE EAST RIGHT-OF-WAY OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE)(A 60 FOOT RIGHT-OF-WAY) AND THE WEST LINE OF SAID BLOCK F, A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID BLOCK F, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 04°53'21" WEST, ALONG SAID EAST RIGHT-OF-WAY, AND SAID WEST LINE OF LOT 2, AND LOT 1, SAID BLOCK F, A DISTANCE OF 69.42 FEET TO AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF THE REALIGNED PORTION OF NORTH 2ND AVENUE; THENCE NORTH 18°26'19" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH 2ND AVENUE (A 50 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 371.24 FEET TO A POINT ON THE CENTERLINE OF A 2.6 FOOT CONCRETE BULKHEAD ON THE SOUTH TOP OF BANK OF MOORES CREEK; PROCEED NORTH 18°26'19" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.51 FEET TO A POINT ON THE CENTERLINE OF A 2.6 FOOT WIDE CONCRETE BULKHEAD ON THE NORTH TOP OF BANK OF MOORE'S CREEK AND THE POINT OF BEGINNING; THENCE NORTH 18°26'19" WEST, DEPARTING SAID CONCRETE BULKHEAD CENTERLINE AND THE SOUTH TOP OF BANK OF MOORE'S CREEK, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 53.76 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK A; THENCE NORTH 04°53'21" **[WEST]**[2], ALONG SAID WEST LINE, AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 67.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AVENUE C (FORMERLY KNOWN AS SEMINOLE AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 50 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 84°53'38" EAST, DEPARTING SAID NORTHWEST CORNER, AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 537.27 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE; THENCE SOUTH 04°53'04" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 63.48 FEET TO A POINT ON THE CENTERLINE OF A 2.6 FOOT WIDE CONCRETE BULKHEAD ON THE NORTH TOP OF BANK OF MOORE'S CREEK; (THE FOLLOWING 5 COURSES ARE ALONG SAID BULKHEAD CENTERLINE, AND THE NORTH TOP OF BANK OF MOORE'S CREEK); THENCE SOUTH 74°25'26" WEST, A DISTANCE OF 224.10 FEET; THENCE SOUTH 88°30'05" WEST, A DISTANCE OF64.66 FEET; THENCE SOUTH 79°28'36" WEST, A DISTANCE OF 181.91 FEET; ~~[THENCE SOUTH 79°28'36" WEST, A DISTANCE OF 181.91 FEET,]~~[3] THENCE SOUTH 84°38'58" WEST, A DISTANCE OF 53.29 FEET; THENCE SOUTH 66°51'46" WEST, A DISTANCE OF 5.89 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING: ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2403-801-0025-0003.

AND

THE EAST 92.70 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0012-000-6 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND

THE WESTERLY 20.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 148, PAGE 156, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND:

THE NORTH 165.00 FEET OF THE EAST 75.00 FEET OF SAID CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0041-020-4 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND:

THE SOUTH 50.00 FEET OF THAT CERTAIN PARCEL OFLAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0043-000-2 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND:

THE SOUTH 87.00 FEET OF THE WEST 67.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0043-000-2 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

PARCEL 2: (2410-503-0043-000-2)

THE EASTERLY 20.00 FEET AND THE SOUTHERLY 50.00 FEET; THE NORTHERLY 165.00 FEET OF THE EASTERLY 75.00 FEET, AND THE SOUTHERLY 87.00 FEET OF THE WESTERLY 67.00 FEET, OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROCEED NORTH 04°53'21" WEST, ALONG THE EAST RIGHT-OF-WAY OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE)(A 60 FOOT RIGHT-OF-WAY) AND THE WEST LINE OF SAID BLOCK F, A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID BLOCK F, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 04°53'21" WEST, ALONG SAID EAST RIGHT-OF-WAY, AND SAID WEST LINE OF LOT 2, AND LOT 1, SAID BLOCK F, A DISTANCE OF 69.42 FEET TO AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF THE REALIGNED PORTION OF NORTH 2ND AVENUE; THENCE NORTH 18°26'19" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH 2ND AVENUE (A 50 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 371.24 FEET TO A POINT ON THE CENTERLINE OF A 2.6 FOOT CONCRETE BULKHEAD ON THE SOUTH TOP OF BANK OF MOORES CREEK AND REFERENCE POINT "A"; (THE FOLLOWING FIVE COURSES ARE **[ALONG THE CENTERLINE OF SAID CONCRETE BULKHEAD]**[1] AND THE SOUTH TOP OF BANK OF MOORES CREEK) THENCE NORTH 70°33'12" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.68 FEET; THENCE NORTH 79°01'13" EAST, A DISTANCE OF 179.28 FEET; THENCE NORTH 87°55'03" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 77°41'52" EAST, A DISTANCE OF224.31 FEET; THENCE NORTH 75°24'46" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE, AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960 (A VARYING WIDTH RIGHT-OF-WAY); THENCE SOUTH 04°53'04" EAST, DEPARTING SAID CONCRETE BULKHEAD CENTERLINE AND SOUTH TOP OF BANK OF MOORE'S CREEK, AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 85°09'39" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.22 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0043-000-2 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

PARCEL 3: (2410-503-0012-010-9)

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROCEED NORTH 04°53'21" WEST, ALONG THE EAST RIGHT-OF-WAY OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE)(A 60 FOOT RIGHT-OF-WAY) AND THE WEST LINE OF SAID BLOCK F, A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID BLOCK F; THENCE CONTINUE NORTH 04°53'21" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF SAID LOT 2, AND LOT 1, SAID BLOCK F, A DISTANCE OF 69.42 FEET TO AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF THE REALIGNED PORTION OF NORTH 2ND AVENUE; THENCE NORTH 18°26'19" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH 2ND AVENUE (A 50 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 371.24 FEET TO A POINT ON THE CENTERLINE OF A 2.6 FOOT CONCRETE BULKHEAD ON THE SOUTH TOP OF BANK OF MOORES CREEK AND REFERENCE POINT "A"; (THE FOLLOWING FIVE COURSES ARE ALONG THE CENTERLINE OF SAID CONCRETE BULKHEAD AND THE SOUTH TOP OF BANK OF MOORE'S CREEK) THENCE NORTH 70°33'12" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.68 FEET; THENCE NORTH 79°01'13" EAST, A DISTANCE OFT 79.28 FEET; THENCE NORTH 87°55'03" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 77°41'52" EAST, A DISTANCE OF 224.31 FEET; THENCE NORTH 75°24'46" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE, AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960 (A VARYING WIDTH RIGHT-OF-WAY); THENCE SOUTH 04°53'04" EAST, DEPARTING SAID CONCRETE BULKHEAD CENTERLINE AND SOUTH TOP OF BANK OF MOORE'S CREEK, AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 85°09'39" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.22 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0043-000-2 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

PARCEL 4: (2410-503-0013-000-3)

THE WESTERLY 20 FEET OF LOT 1, BLOCK B, AARON LEE'S MAP OF FORT PIERCE, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 189, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 5: (2410-503-0020-000-5)

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, AARON LEE'S MAP OF FORT PIERCE, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 189, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROCEED SOUTH 86°09'39" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A (FORMERLY KNOWN AS PALMETTO AVENUE AS SHOWN ON SAID AARON LEES MAP OF FORT PIERCE) (A 65 FOOT WIDE RIGHT-OF-WAY), AND ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID BLOCK E, AND ALONG THE SOUTH LINE OF SAID BLOCK E, A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, SAID BLOCK E AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION, FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7 TO STATION 12796+90.0, DATED SEPTEMBER 5, 1944; THENCE NORTH 04°53'21" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF SAID BLOCK E, AND THE SOUTHWEST CORNER OF SAID LOT 9, AND ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF SAID LOT 9, AND ALONG THE WEST LINE OF PALM TERRACE (ABANDON), A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 04°53'21" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF PALM TERRACE (ABANDON), AND THE WEST LINE OF LOT 6, SAID BLOCK E, A DISTANCE OF 215 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 85°09'39" WEST, DEPARTING SAID NORTHWEST CORNER, AND THE WEST LINE OF LOT 6, AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE NORTH LINE OF LOT 7, SAID BLOCK E, A DISTANCE OF 48.76 FEET; THENCE NORTH 04°58'11" WEST, DEPARTING SAID NORTH LINE, AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF AVENUE B (FORMERLY KNOWN AS TROPICAL AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE)(A 65 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 85°09'39" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 40 FEET; THENCE NORTH 04°58'11" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE NORTH 63°48'24" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, AND ALONG SAID NORTH TOP OF BANK, A DISTANCE OF 64.50 FEET; THENCE NORTH 47°50'28" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK, A DISTANCE OF 70.44 FEET; THENCE NORTH 44°59'19" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK, A DISTANCE OF 82.06 FEET; THENCE NORTH 14°06'44" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK, A DISTANCE OF 14.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE REALIGNED PORTION OF NORTH 2ND STREET (A 50 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 18°26'19" EAST, DEPARTING SAID SOUTH TOP OF BANK, AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO THE ANGLE POINT IN THE REALIGNED PORTION OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE)(A 60 FOOT WIDE RIGHT-OF-WAY);THENCE SOUTH 04°53'21" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 8.92 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK E; THENCE SOUTH 85°09'39" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND SAID SOUTHEAST CORNER, AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 146.50 FEET TO A POINT ON A LINE LYING ~~3.00~~ **[3.50]**[4] FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK E; THENCE SOUTH 04°53'21" EAST, DEPARTING SAID SOUTH LINE, AND ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 85°09'39" WEST, DEPARTING SAID PARALLEL LINE, AND ALONG SAID SOUTH LINE, A DISTANCE OF 3.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 04°53'21" EAST, DEPARTING SAID SOUTH LINE, AND SAID SOUTHWEST CORNER, AND ALONG THE WEST LINE OF LOTS 3 AND 4, SAID BLOCK E, AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET; THENCE SOUTH 85°09'39" WEST, DEPARTING SAID SOUTHERLY PROLONGATION, AND ALONG A LINE 15 FEET SOUTH OF, AND PARALLEL WITH THE SOUTH LINES OF SAID LOT 6, AND 5, SAID BLOCK E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL THAT LIES SOUTHERLY OF AND ADJACENT TO THE NORTH LINE OF AVENUE "B" (TROPICAL AVENUE) AS SHOWN ON SAID PLAT OF AARON LEE'S MAP OF FORT PIERCE.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL CONSISTING OF THE FOLLOWING:

THE NORTHERLY 20.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0020-000-5 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND

THE NORTHERLY AND WESTERLY 20.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0019-000-5 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

PARCEL 6: (2410-503-0019-000-5)

[COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF AVENUE B, AND THE WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET, AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE][5], ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 189, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTHERLY 126.3 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; THENCE WESTERLY 87 FEET, MORE OR LESS; THENCE AT A RIGHT ANGLE RUN NORTHERLY TO MOORE'S CREEK; THENCE MEANDER ALONG SAID MOORE'S CREEK TO THE WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE NORTHERLY 20 FEET.

PARCEL 7: (2410-503-0019-010-8)

THE NORTHERLY AND WESTERLY 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

[BEGIN AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF AVENUE B, AND THE WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET, AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE][5], ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 189, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTHERLY TO MOORE'S CREEK; THENCE MEANDER ALONG SAID MOORE'S CREEK WESTERLY TO THE RIGHT-OF-WAY LINE OF THE FEC RAILWAY; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE TO THE NORTH LINE OF AVENUE B; THENCE EASTERLY TO THE POINT OF BEGINNING.

PARCEL 8: (2410-503-0030-000-8)

LOT 1, AND THE WEST 3.5 FEET OF LOT 2, OF THE NEW SUBDIVISION BLOCK E OF AARON LEE'S MAP OF FORT PIERCE, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 9: (2410-503-0034-000-6)

LOTS 5 AND 6, BLOCK E, OF AARON LEE'S MAP OF FORT PIERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 189, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND ACCORDING TO PLAT OF THE NEW SUBDIVISION BLOCK E OF AARON LEE'S MAP OF FORT PIERCE, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND A STRIP OF LAND 15.0 FEET WIDE ADJACENT TO AND LYING SOUTHERLY OF SAID LOTS 5 AND 6, SAID STRIP OF LAND BEING A PORTION OF PALM TERRACE (OR CHURCH COURT), AS PER PLAT OF THE NEW SUBDIVISION BLOCK E OF AARON LEE'S MAP OF FORT PIERCE, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 10: (2410-503-0036-010-3)

A PARCEL OFLAND BEING A PORTION OF LOTS 7 AND 8, BLOCK E, OF AARON LEE'S MAP OF FORT PIERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 189, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 72°55'07" WEST ALONG THE SOUTH LINE OF SAID LOT 8 AND THE NORTH RIGHT-OF-WAY LINE OF AVENUE "A" (A 70' RIGHT-OF-WAY), A DISTANCE OF8.93 FEET TO A POINT ON A LINE THAT IS **[50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF THE SOUTHBOUND MAIN OF THE FLORIDA EAST COAST RAILROAD]**[6]; THENCE NORTH 16°51'27" WEST, ALONG SAID LINE, A DISTANCE OF 400 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AVENUE "B" (A 65' RIGHT-OF-WAY); THENCE NORTH 72°55'07" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 6.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 17°14'05" EAST, ALONG THE EAST LINE OF SAID LOTS 7 AND 8, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

PARCEL 11:

THAT PART OF "AVENUE B" (FORMERLY KNOWN AS TROPICAL AVENUE AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 189, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA), LYING SOUTHERLY AND ADJACENT TO PARCELS 5 AND 7, AS DESCRIBED HEREIN, NORTHERLY AND ADJACENT TO PARCELS 8, 9 AND 10, AS DESCRIBED HEREIN, WESTERLY AND ADJACENT TO THE WEST LINE OF NORTH 2ND STREET, AND THAT PORTION LYING EASTERLY AND ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION, FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7 TO STATION 12796+90.0, DATED SEPTEMBER 5, 1944; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

NOTE: ITEMS IN BOLD TYPE IN BRACKETS AND A SUPERSCRIPT NUMBER CORRESPOND WITH SURVEYOR'S NOTE ITEM #20.

SCHEDULE B-II EXCEPTIONS

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION COMMITTMENT

ISSUING OFFICE FILE NUMBER: 037720072937

COMMITTMENT DATE: JANUARY 02,2020 @3:06PM

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER

2. FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.

AFFECTS SUBJECT PROPERTY, SHOWN HEREON

3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.

AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER

4. CONSTRUCTION, MECHANIC'S, CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.

AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER

5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.

AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER

6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2020 AND SUBSEQUENT YEARS.

AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER

7. RIGHTS OF TENANTS AND/OR PARTIES IN POSSESSION, AND ANY PARTIES CLAIMING, BY THROUGH OR UNDER SAID TENANTS OR PARTIES IN POSSESSION, AS TO ANY UNRECORDED LEASES OR RENTAL AGREEMENTS.

AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER

8. ALL MATTERS CONTAINED ON THE PLAT OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PAT BOOK 1, PAGE 189.

AFFECTS SUBJECT PROPERTY, SHOWN HEREON

9. ALL MATTERS CONTAINED ON THE PLAT OF NEW SUBDIVISION BLOCK E OF AARON LEE'S MAP OFFORT PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 192.

AFFECTS SUBJECT PROPERTY, SHOWN HEREON

10. EASEMENT BETWEEN FLOWERS BAKING CO. OF FT. PIERCE, INC. AND THE CITY OF FORT PIERCE, FLORIDA, FOR THE USE AND BENEFIT OF THE FORT PIERCE UTILITIES AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 306, PAGE 1045. (PARCEL 3)

PLATTED BLOCK IDENTIFICATION IS ILLEGIBLE, HOWEVER DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY

11. EASEMENT DEED BETWEEN THE CITY OF FORT PIERCE FOR THE USE AND BENEFIT OF THE FORT PIERCE UTILITIES AUTHORITY AND CITY OF FORT PIERCE, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 3691, PAGE 1220. (PARCEL 9)

AFFECTS SUBJECT PROPERTY, SHOWN HEREON

12. EASEMENT BETWEEN THE CITY OF FORT PIERCE, FLORIDA AND THE CITY OF FORT PIERCE, FLORIDA, FOR THE USE AND BENEFIT OF THE FORT PIERCE UTILITIES AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 3897, PAGE 1716. (PARCEL 4)

AFFECTS SUBJECT PROPERTY, SHOWN HEREON

13. EASEMENT BETWEEN CITY OF FORT PIERCE, FLORIDA AND CITY OF FORT PIERCE, FLORIDA, FOR THE USE AND BENEFIT OF THE FORT PIERCE UTILITIES AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 3897, PAGE 1719. (PARCEL 7)

AFFECTS SUBJECT PROPERTY, SHOWN HEREON

14. DECLARATION OF RESTRICTIVE COVENANT BY FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDED IN OFFICIAL RECORDS BOOK 4111, PAGE 1502. (PARCEL 1)

AFFECTS SUBJECT PROPERTY, SHOWN HEREON

15. EASEMENT BETWEEN CITY OF FORT PIERCE, FLORIDA AND THE CITY OF FORT PIERCE, FLORIDA, FOR THE USE AND BENEFIT OF THE FORT PIERCE UTILITIES AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 4201, PAGE 1107. (PARCELS 1 AND 2)

AFFECTS SUBJECT PROPERTY, SHOWN HEREON

16. RESOLUTION NO. L 9-R05 OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA TO APPROVE THE CREATION AND RECORDATION OF A 50' PUBLIC ROAD RIGHT-OF-WAY EXTENDING FROM NORTH 2ND STREET TO INDIAN RIVER DRIVE, COMMONLY KNOWN AS AVENUE B, RECORDED IN OFFICIAL RECORDS BOOK 4232, PAGE 1382. (PARCEL 2)

AFFECTS SUBJECT PROPERTY, SHOWN HEREON

17. AGREEMENT FOR DEVELOPMENT OF KING'S LANDING BY AND BETWEEN AUDUBON DEVELOPMENT, INC., A FLORIDA CORPORATION AND THE CITY OF FORT PIERCE, A FLORIDA MUNICIPAL CORPORATION, AND THE FORT PIERCE REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY ESTABLISHED PURSUANT TO FLORIDA STATUTES CHAPTER 163, RECORDED IN OFFICIAL RECORDS BOOK 4353, PAGE 1200. (ALL PARCELS)

AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE

18. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED.

DOES NOT AFFECT SUBJECT PROPERTY, NOT A SURVEY MATTER

19. ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS AND LANDS ACCRETED TO SUCH LANDS.

AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

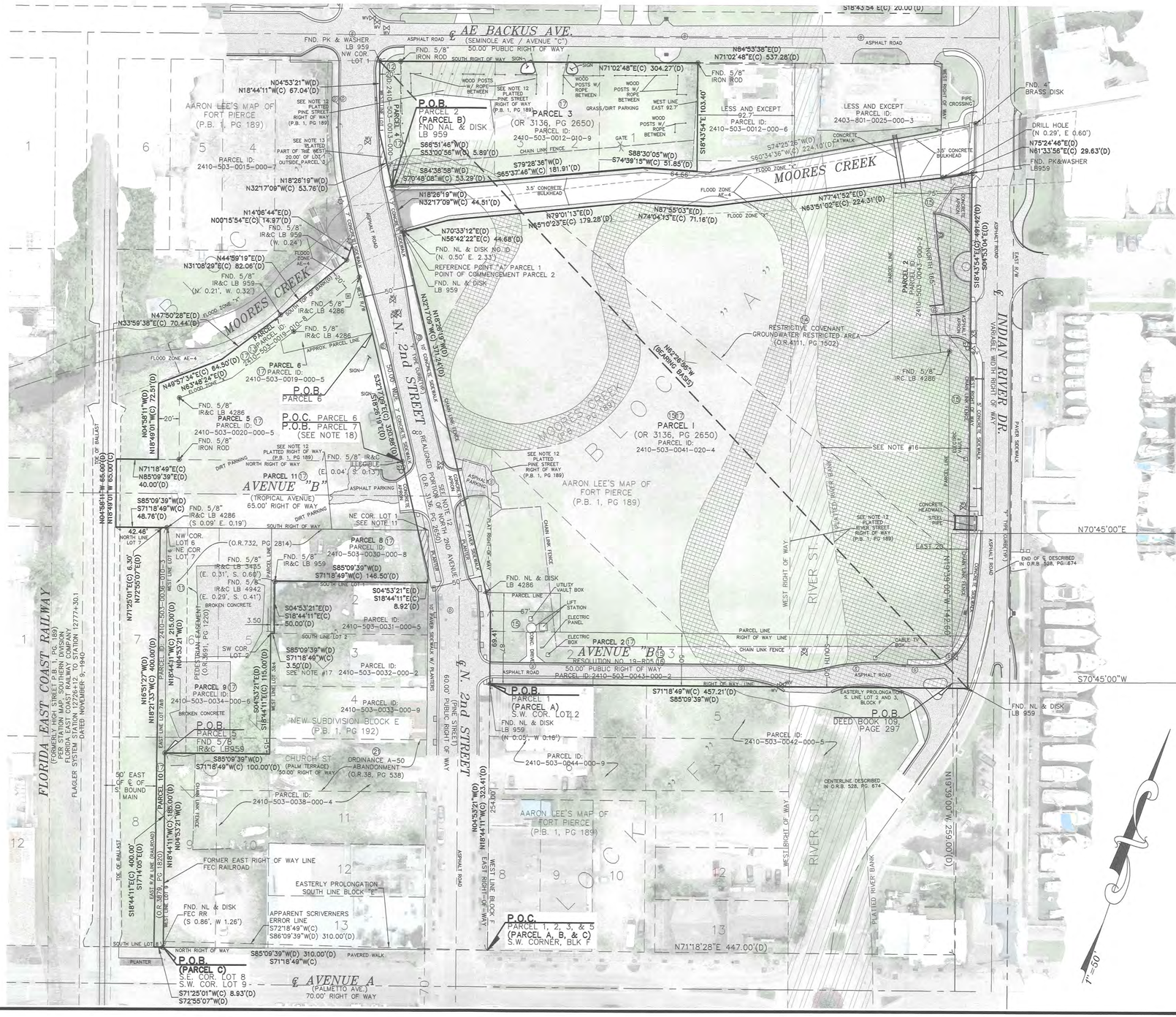
20. SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11 (1), F.S.

AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

21. ORDINANCE NO. A-50 PASSED BY THE CITY COMMISSION OF THE CITY OF FORT PIERC

ALTA/NSPS LAND TITLE SURVEY

FOR: AUDUBON DEVELOPMENT, INC.



ABREVIAITION & SYMBOL LEGEND

FND = FOUND
NL = NAIL
ID = IDENTIFICATION
(C) = CALCULATED
(D) = DEED
FEC = FLORIDA EAST COAST
IR&C = IRON ROD & CAP
LB = LICENSED BUSINESS
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
PK = PARKER & CAYLON
P.B. = PLAT BOOK
CL= CENTERLINE
WV = WATER VALVE

= AT&T RISER
= BACK FLOW PREVENTER
= BENCH
= BENCHMARK
= BIKE RACK
= CABLE RISER
= CABLE/TV HANDHOLD
= CATCH BASIN
= CLEAN OUT
= CONCRETE LIGHT POST
= CONCRETE POWER POLE
= CONCRETE POWER POLE W/STREET LIGHT
= CONCRETE SIGNAL LIGHT POLE
= DECORATIVE LIGHT POST
= DIAMETER
= DRAINAGE MANHOLE
= ELECTRIC BOX
= ELECTRIC HAND HOLE
= ELECTRIC METER
= ELECTRICAL PANEL
= EXISTING ELEVATION
= FIBER OPTIC RISER
= FIBER OPTIC VAULT
= GROUND LIGHT
= GUARD RAIL
= GUY WIRE ANCHOR
= HYDRANT
= IRRIGATION CONTROL VALVE
= IRRIGATION PUMP
= IRRIGATION VALVE
= LIGHT POST
= MAILBOX
= METAL LIGHT POST
= MONITORING WELL
= OVERHEAD WIRE
= PARKING METER
= RECLAIMED WATER VALVE
= SANITARY VALVE
= SET IRON ROD WITH CAP "L.B. 6599"
= SET NAIL AND DISK "L.B. 6599"
= SIGN
= SPIGOT
= SPRINKLER VALVE
= STREET SIGN
= WATER SERVICE METER
= CURB INLET
= WATER VALVE
= WOOD POLE STREET LIGHT
= WOOD POWER POLE
= TRAFFIC HANDHOLD
= UNKNOWN HANDHOLD
= UNKNOWN RISER BOX
= BLUE PAINT MARKS
= RED PAINT MARKS
= GREEN PAINT MARKS
= ORANGE PAINT MARKS
= WHITE PAINT MARKS
= AIR RELEASE VALVE
= FPL MANHOLE
= UNKNOWN TYPE MANHOLE
= SANITARY MANHOLE
= STORMWATER DRAIAGE MANHOLE

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

PNJ DRAWN BY
MTO CHECKED BY
19-361 ALTA.dwg FILENAME
LAYOUT1 LAYOUT
AS SHOWN SCALE
February 27, 2020 DATE

REVISION COMMENTS | DATE

ALTA/NSPS LAND TITLE SURVEY
FOR: AUDUBON DEVELOPMENT, INC.

RECORD INFORMATION
SEC. 10, TWNSHP. 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA

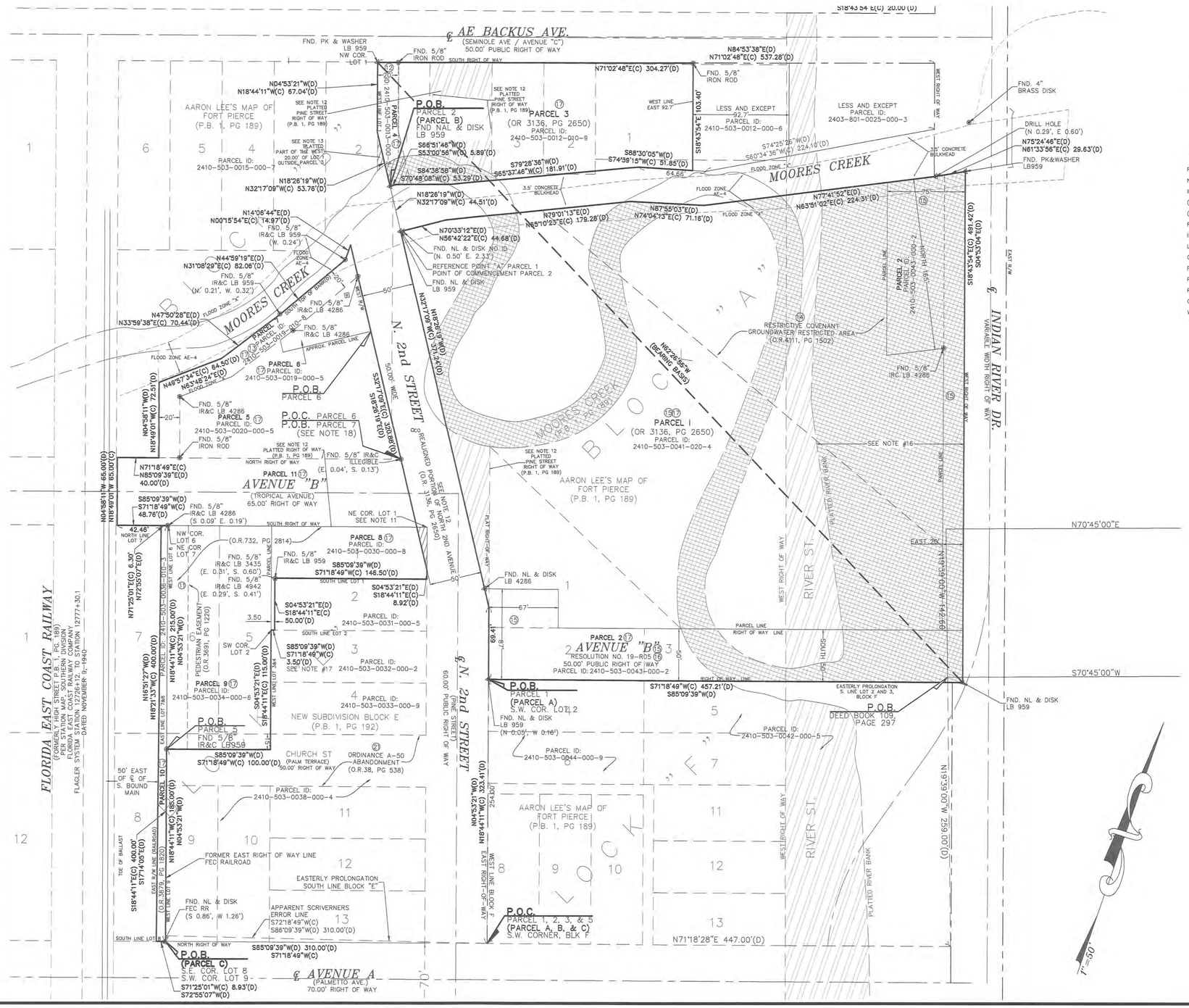
10250 VILLAGE PARKWAY
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19-361

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

ALTA/NSPS LAND TITLE SURVEY

FOR: AUDUBON DEVELOPMENT, INC.


℄ AE BACKUS AVE.
(SEMINOLE AVE / AVENUE "C")
50.00' PUBLIC RIGHT OF WAY
P.O.B. PARCEL 2 (PARCEL B) FND NAL & DISK LB 959
PARCEL 3 (OR 3136, PG 2650)
PARCEL ID: 2410-503-0012-010-9
LESS AND EXCEPT PARCEL ID: 2403-801-0025-000-3
LESS AND EXCEPT PARCEL ID: 2410-503-0012-000-6
AARON LEE'S MAP OF FORT PIERCE (P.B. 1, PG 189)
MOORES CREEK
N. 2nd STREET
50.00' WIDE
℄ N. 2nd STREET
60.00' (PINE STREET) PUBLIC RIGHT OF WAY
℄ INDIAN RIVER DR.
VARIABLE WIDTH RIGHT OF WAY
RIVER ST.
BLOCK A
BLOCK E
BLOCK F
NEW SUBDIVISION BLOCK E (P.B. 1, PG 192)
PARCEL 1 (OR 3136, PG 2650) PARCEL ID: 2410-503-0041-020-4
RESTRICTIVE COVENANT GROUNDWATER RESTRICTED AREA (O.R.4111, PG 1502)
REFERENCE POINT "A" PARCEL 1 POINT OF COMMENCEMENT PARCEL 2
FND. NL & DISK LB 959
FND. 5/8" IRON ROD
FND. 4" BRASS DISK
DRILL HOLE (N 0.29', E 0.60')
FND. PK&WASHER LB959
FND. 5/8" IR&C LB 4286
FND. 5/8" IR&C LB 959
FND. PK & WASHER LB 959 NW COR. LOT 1
FND. NL & DISK NO ID (N. 0.50' E. 2.33')
FND. NL & DISK LB 4286
FND. NL & DISK FEC RR (S 0.86', W 1.26')
FND. 5/8" IRC LB 4286
FND. 5/8" IR&C (ILLEGIBLE) (E. 0.04', S. 0.13')
PARCEL 4 PARCEL ID: 2410-503-0015-000-4
PARCEL 5 PARCEL ID: 2410-503-0020-000-5
PARCEL 6 PARCEL ID: 2410-503-0019-000-5
PARCEL 7 PARCEL ID: 2410-503-0018-000-6
PARCEL 8 PARCEL ID: 2410-503-0030-000-8
PARCEL 9 PARCEL ID: 2410-503-0034-000-6
PARCEL ID: 2410-503-0031-000-5
PARCEL ID: 2410-503-0032-000-2
PARCEL ID: 2410-503-0033-000-9
PARCEL ID: 2410-503-0038-000-4
PARCEL ID: 2410-503-0044-000-9
PARCEL ID: 2410-503-0042-000-5
PARCEL 2 PARCEL ID: 2410-503-0043-000-2
PARCEL 10 PARCEL ID: 2410-503-0036-000-3
PARCEL 11 AVENUE "B" (TROPICAL AVENUE) 65.00' RIGHT OF WAY
PARCEL 2 AVENUE "B" RESOLUTION NO. 19-R05 50.00' PUBLIC RIGHT OF WAY PARCEL ID: 2410-503-0043-000-2
℄ AVENUE A (PALMETTO AVE.) 70.00' RIGHT OF WAY
CHURCH ST (PALM TERRACE) 50.00' RIGHT OF WAY
ORDINANCE A-50 ABANDONMENT (O.R.38, PG 538)
FLORIDA EAST COAST RAILWAY (FORMERLY HIGH STREET P.B. 1, PG 189) (FORMERLY FLORIDA MIDLAND RAILROAD) FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12728+12, TO STATION 12777+30.1 DATED NOVEMBER 9, 1940
FORMER EAST RIGHT OF WAY LINE FEC RAILROAD
EASTERLY PROLONGATION SOUTH LINE BLOCK "E"
APPARENT SCRIVENERS ERROR LINE
P.O.C. PARCEL 6 P.O.B. PARCEL 7 (SEE NOTE 18)
P.O.B. PARCEL 5 FND 5/8" IR&C LB959
P.O.B. (PARCEL C) S.E. COR. LOT 8 S.W. COR. LOT 9
P.O.C PARCEL 1, 2, 3, & 5 (PARCEL A, B, & C) S.W. CORNER, BLK F
P.O.B. (PARCEL A) S.W. COR. LOT 2
P.O.B. DEED BOOK 109, PAGE 297
EASTERLY PROLONGATION S. LINE LOT 2, AND 3, BLOCK F
SEE NOTE #16
SEE NOTE #17
SEE NOTE 12 PLATTED PINE STREET RIGHT OF WAY (P.B. 1, PG 189)
SEE NOTE 13 PLATTED PART OF THE WEST 20.00' OF LOT 1 OUTSIDE PARCEL 2
SEE NOTE 11
SEE NOTE #18
SEE NOTE #19
SEE NOTE #20
SEE NOTE #21
SEE NOTE #22
SEE NOTE #23
SEE NOTE #24
SEE NOTE #25
SEE NOTE #26
SEE NOTE #27
SEE NOTE #28
SEE NOTE #29
SEE NOTE #30
SEE NOTE

February 02, 2021

Dale Matteson
Audubon Development
184 Sunset Ave #38
Palm Beach, FL 33480

VIA Email: dale@audubondevelopment.com

Reference: **Environmental Assessment**
Kings Landing Redevelopment
Fort Pierce, St. Lucie County, FL

Dear Mr. Matteson,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the below referenced properties. The purpose of this evaluation was to conduct a review of the below listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulation pertaining to these parcels.

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2410-503-0041-020-4	322 N. 2nd Street	5.27	I	LI
2410-503-0012-010-9	125 A E Backus Avenue	0.69	I	LI
2410-503-0020-000-5	N 2nd Street	0.41	I	LI
2410-503-0034-000-6	218 Avenue B	0.494	I	LI
2410-503-0019-000-5	N 2nd Street	0.1	I	LI
2410-503-0030-000-8	N. 2nd Street	0.169	I	LI
TOTAL ACRES:		**7.13**		

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to City of Fort Pierce regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.



Anthony A. Adams, BS
Sr. Biologist | Certified Arborist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

North 2nd Avenue and E Backus Street
Fort Pierce, St. Lucie County, FL

Date: February 01, 2021
Project # 19-361

Prepared For:
Dale Matteson
Audubon Development
184 Sunset Ave #38
Palm Beach, FL 33480
dale@audubondevelopment.com

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of an approximately 7.13 acres, divided between six (6) parcels:

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2410-503-0041-020-4	322 N. 2nd Street	5.27	I	LI
2410-503-0012-010-9	125 A E Backus Avenue	0.69	I	LI
2410-503-0020-000-5	N 2nd Street	0.41	I	LI
2410-503-0034-000-6	218 Avenue B	0.494	I	LI
2410-503-0019-000-5	N 2nd Street	0.1	I	LI
2410-503-0030-000-8	N. 2nd Street	0.169	I	LI
TOTAL ACRES:		**7.13**		

These properties are located at North 2nd Ave, East Backus Street, and 218 Avenue B in Fort Pierce, St Lucie County, Florida. According to the St Lucie County Property Appraiser, the subject property has a land use code of 8000 Light Industrial.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on January 29, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The habitat consisted of the following classification; 190 – Open Land with a regularly maintained groundcover.

The following native vegetation was found on site:

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Live Oak	*Quercus virginicus*

The following invasive vegetation was found on site:

Common Name	Species Name
Brazilian Pepper	*Schinus terebinthifolia*
Bahia Grass	*Paspalum notatum*

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. These components were not found during the field reconnaissance on the property. At the time of the site reconnaissance, there were no wetland indicators.

A wetland delineation will not be needed.

WILDLIFE EVALUATION:
EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises or any other state or federally listed plant/animal species were found on site.

SOIL COMPOSITION:
Based on a review of the USDA Web Soil the site is composed of:

Urban land- This miscellaneous area is where the natural soil cannot be readily observed. The soils have been generally altered by grading and shaping, or have been covered with 5 to 12 inches of sandy fill material.

SITE HISTORY:
After reviewing aerial images provided by Google Earth and St Lucie County Property Appraiser, it is evident that approximately 3.75 acres, of the largest parcel was used for industrial purposes. Storage tanks, large building structures, and equipment can be seen. The site was demolished in 2008, according to aerials and permit history of the parcel. The parcel and surrounding parcels have remained vacant since the demolition occurred. According to the St Lucie County Property Appraiser, the current property owner is the Fort Pierce Redevelopment Agency.

CITY OF FORT PIERCE REGULATIONS:
The following City of Fort Pierce Land Development Regulations apply to the subject property:

Sec. 123-64. - Permit required.

(a) *Tree removal permit.* No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit. But the following activities may be done without applying for a permit:

There are native palms with a clear trunk of 10', based on site observations, as well as large oaks. To remove them, a mitigation plan will be needed as part of a Tree Removal Permit application.

SUMMARY:
It is the professional opinion of EDC that there is no native upland habitat on site. In addition, no wetlands were found on site. Lastly, no gopher tortoises or any other state or federally listed plant/animal species were found on site.

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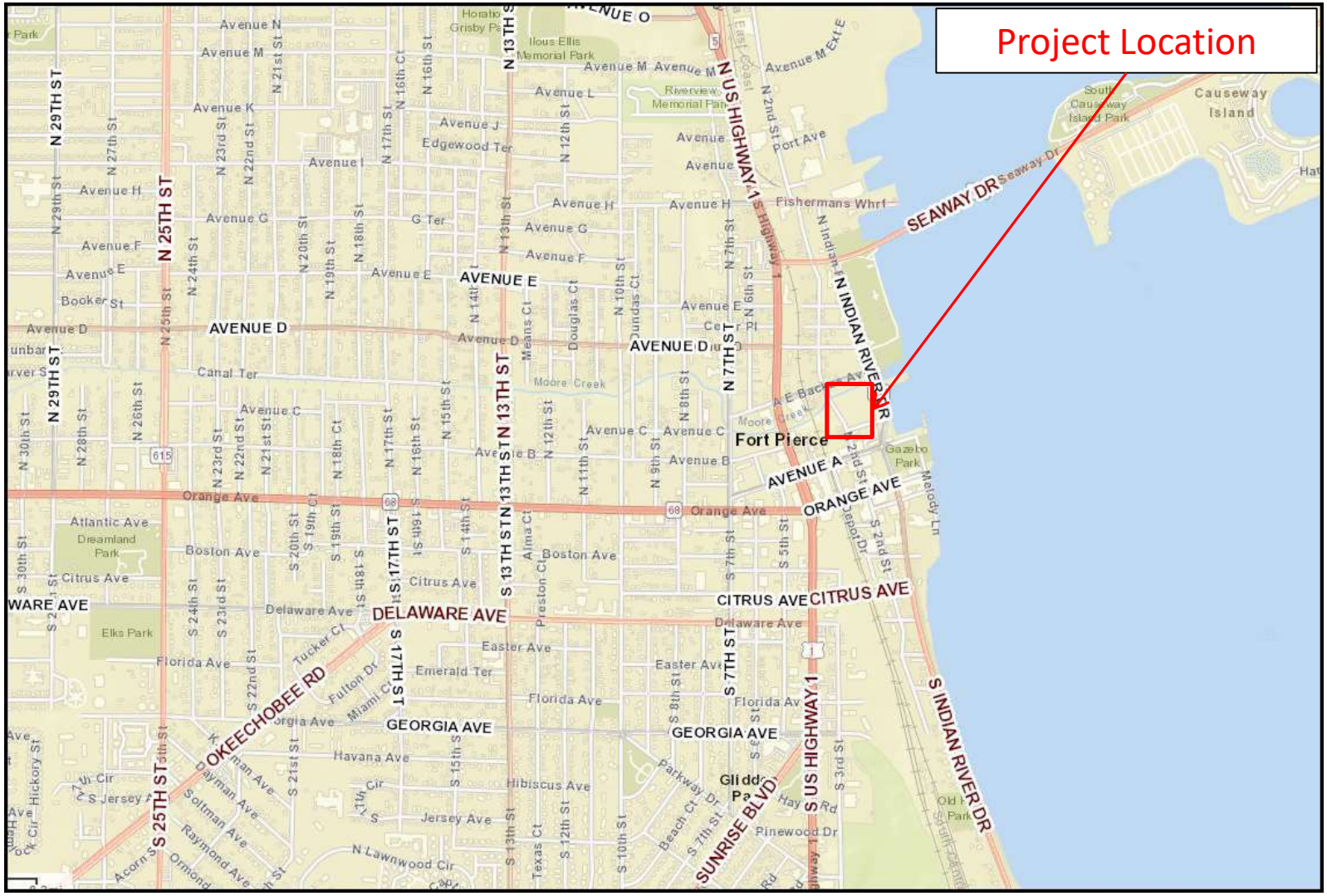
Environmental Site Assessment

North 2nd Street

City of Fort Pierce, FL

Location Map

Project: 19-361	Kings Landing	02/01/2021



ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Site Assessment

North 2nd Street

City of Fort Pierce, FL

Property Appraiser Map

Project: 19-361	Kings Landing	02/01/2021



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

North 2nd Street

City of Fort Pierce, FL

Soil Map

Project: 19-361	Kings Landing	02/01/2021



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
47	Urban land, 0 to 2 percent slopes	7.4	100.0%
Totals for Area of Interest		**7.4**	**100.0%**

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Site Assessment

North 2nd Street

City of Fort Pierce, FL

Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

Project: 19-361	Kings Landing	02/01/2021

FLUCCS Codes	
190	Open Land

***This map demonstrates an approximation of habitat boundaries on site.**

