CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Fort Pierce Technical Review Committee Teleconference
Thursday, March 18, 2021

1. **New Business:**

   a. Conditional Use – Slater Residence – 1629 Thumb Point Drive

   b. Annexation – Kings Highway Commerce Park – Multiple Parcels

   c. Development Review & Design Review - Project Hurricane - 2398 Peters Road

   d. Development Review & Design Review - Walsh Kings Highway - 2564 South Kings Highway

   e. Variance – Parry Residence – 2203 South Indian River Drive

   f. Variance – Jacquin Residence – 1363 Bayshore Drive

Technical Review Committee **1. a.**

Meeting Date: 03/18/2021

REQUESTED ACTION

Conditional Use – Slater Residence – 1629 Thumb Point Drive

LOCATION

1629 Thumb Point Drive

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

Review and Provide Recommendations

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 03/04/2021 11:56 AM

Final Approval Date: 03/04/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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

FROM: VENNIS GILMORE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 21-04000007

DATE: MARCH 4, 2021

Conditional Use – Slater Residence – 1629 Thumb Point Drive

Application for Conditional Use with New Construction to construct a single family home that will be approximately 33 feet in height from FEMA Based Flood Elevation. Any height over 28 feet and up to 35 feet requires a Conditional Use approval in the R-1 Zoning District. The parcel currently has a zoning of R-1, Single Family Low Density Residential and a Future Land Use of RL, Low Density Residential. The parcel ID is 2401-700-0002-000-0.

Please review and provide comments on the project. Please send all comments to my email Vgilmore@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by March 16, 2021.

Please do not hesitate to contact me should you require any additional information at 772-467-3741.

Thank you.

Brandon Creagan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 1629 Thumb Point Drive Fort Pierce Fl 34949

Parcel ID #(s) 2401-700-0002-000-0

Project description New three story single family residence with max height of 32'9 1/4"

Richard and Diane Slater
Property Owner(s)
355 S Ocean Drive Apt 301
Street Address
Fort Pierce Fl 34949
City State Zip
407 756 9734
Phone Number
rjsailing@gmail.com
Email Address

Michael A Smith Architect
Applicant/Representative, Title, Company
1420 Dauphin Lane
Street Address
Orlando FL 32803
City State Zip
407 644 9388
Phone Number
michaelasmitharchitect@yahoo.com
Email Address

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

Diane Slater Richard J Slater
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 17 day of February, 2021 by Diane & Richard Slater who is personally known to me or has produced Florida Drivers License as identification.

Kristie F Miranda
Signature of Notary

KRISTIE F. MIRANDA
State of Florida - Notary Public
Commission # GG 197974
My Comm. Expires 03-24-2022
Bonded Through
American Association of Notaries
(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

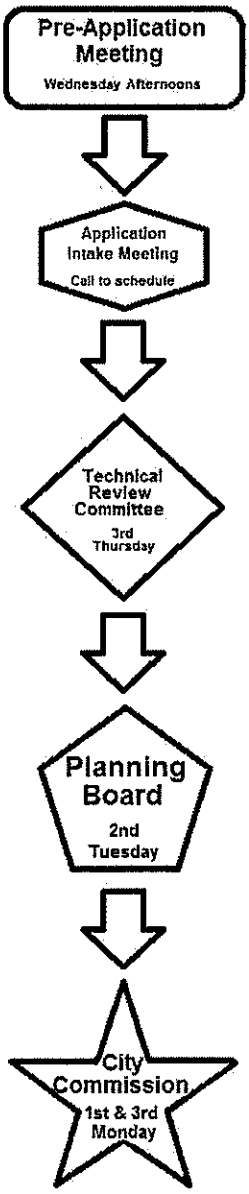
Site Information:

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

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 1629 Thumb Point Drive Fort Pierce Fl 34949
Parcel ID #(s) 2401-700-0002-000-0
Project Description New three story single family residence with max height 32'9 1/4"

Richard and Diane Slater
Property Owner(s)
355 S Ocean Drive Apt 301
Street Address
Fort Pierce Fl 34949
City State Zip
407 756 9734
Phone Number
rjsailing@gmail.com
Email Address

Michael A Smith Architect
Applicant/Representative, Title, Company
1420 Dauphin Lane
Street Address
Orlando Fl 32803
City State Zip
407 644 9388
Phone Number
michaelasmitharchitect@yahoo.com
Email Address

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

Diane Slater Richard Slater
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 17 day of February 2021, by Diane & Richard Slater who is personally known to me or has produced Florida Drivers License as identification.

Kristie F Miranda
Signature of Notary

KRISTIE F. MIRANDA
State of Florida - Notary Public
Commission # GG 197974
My Comm. Expires Aug 24-2022
Bonded Through
American Association of Notaries

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.

Detailed Project Narrative
1629 Thumb Point Drive
Fort Pierce, Florida 34949

Our design goal is to create a coastal contemporary, single family home with consideration and appreciation of this location's natural beauty. We have obtained the services of Michael A. Smith, Architect, and associated engineers to ensure that the structure meets our needs, is properly built, and assimilates into the neighborhood and surrounding environment. The home we have designed is under 3000 square feet in living area, with 3 bedrooms, 2 full baths and 2 half baths. It has architectural detail and metal roofing that makes it compatible with neighboring structures. Design elements include tabby stucco on the first floor and smooth stucco and lap siding on the second and third floor. The wrought iron gates allow those approaching the house to gaze through the breezeway to the backyard and water while also providing security and safety. The exterior color is a cream that leans toward gray on the smooth stucco with a tone darker cream / gray to accent the tabby and lap siding. Several windows have Bahamian shutters in a light blue as a third accent color.

We have also obtained the services of George Botner, Landscape Architect to provide us with a landscape that incorporates plants that will be drought and salt tolerant to reduce the need for irrigation and fertilizer.

We submit this conditional use application to ask for approval of our building's height at 32 feet 9 1/2 inches. This will allow us to meet our needs without increasing our footprint on the lot, and we feel it will assimilate into the neighborhood and be in keeping with the architecture and height of the surrounding homes.

Thank you for your attention to this matter. We look forward to speaking with you and addressing any questions you may have.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1629 THUMB POINT DR
Sec/Town/Range: 01/35S/40E
Parcel ID: 2401-700-0002-000-0
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 188497
Map ID: 24/01S
Zoning: SF Low Den

Ownership

Richard J Slater
Diane Slater
355 S Ocean DR Apt 301
Fort Pierce, FL 34949

Legal Description

SUSAN D. CULVERHOUSE ESTATES (PB 89-21) LOT 2 (0.279 AC - 12,153 SF)

Current Values

Just/Market Value:	$309,700
Assessed Value:	$309,700
Exemptions:	$0
Taxable Value:	$309,700

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office ☐
Download TRIM for this parcel: Download PDF ☐

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.28
Land Size (SF):	12,153

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

Sale History

Date:	Oct 5, 2020
Book/Page:	4487 / 1190
Sale Code:	0111
Deed:	WD
Grantor:	Culverhouse Jr John B
Price:	$100
Date:	Oct 5, 2020
Book/Page:	4487 / 1190
Sale Code:	0111
Deed:	WD
Grantor:	Culverhouse Sr John B
Price:	$100

Special Features and Yard Items

Type	Qty	Units	Year Blt
SEAWALL CONC	1	110.16	1999
CHAINLINK 4'	1	70	2005

Current Year Values

Current Values Breakdown

Building:	$1,300
Land:	$308,400
Just/Market:	$309,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$309,700
Exemption(s):	$0
Taxable:	$309,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.4	Fort Pierce Stormwater Charge	$27.60

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office □.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$309,700	$309,700	$0	$309,700

Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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FILE # 4763525 OR BOOK 4487 PAGE 1190, Recorded 10/07/2020 01:23:50 PM Doc Tax: $0.70

This Instrument Prepared By and Return to:
FRANK H. FEE, III, ESQ. of
FEE, YATES & FEE, PLLC
426 Avenue A
Fort Pierce, FL 34950

Property Appraiser's Parcel Identification (Folio Number):

2401-700-0002-000-0

THIS CONVEYANCE IS MADE PURSUANT TO A CONFIRMED BANKRUPTCY PLAN AND AS SUCH IT IS NOT SUBJECT TO FLORIDA DOCUMENTARY TAXES BEYOND THE MINIMUM PURSUANT TO THE PROVISIONS OF RULE 12B-4.015(15) F.A.R. SEE AFFIDAVIT OF BANKRUPTCY COUNSEL FILED IMMEDIATELY FOLLOWING THIS DEED.

WARRANTY DEED

THIS WARRANTY DEED, made the 5th day of October, 2020, by **JOHN B. CULVERHOUSE a/k/a JOHN B. CULVERHOUSE, SR., a single adult, and JOHN B. CULVERHOUSE, JR., a single adult, as joint tenants with right of survivorship,** whose post office address is 1635 Thumbpoint Drive, Fort Pierce, Florida, 34949, hereinafter called the Grantor, to **RICHARD JOSEPH SLATER and DIANE SLATER, husband and wife,** whose post office address is 1 Shadow Lane, Maitland, Florida, 32751, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the contest so admits or requires.)

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

Lot 2 of SUSAN D. CULVERHOUSE ESTATES, according to the plat thereof on file in Plat Book 89, page 21 of the Public Records of St. Lucie County, Florida.

SUBJECT TO restrictions, reservations, limitations and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the current and subsequent years.

Grantor, JOHN B. CULVERHOUSE a/k/a JOHN B. CULVERHOUSE, SR., recites that he has heretofore, and now, claims that his constitutional homestead comprises all of Lot 30 and a portion of Lot 29 of Thumbpoint, as per plat thereof recorded in Plat Book 10, page 70, of the St. Lucie County Public Records, but that no part of his claimed homestead effects or encroaches upon re-platted Lot 2 of Susan B. Culverhouse Estates, conveyed by this deed.

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 the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

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

Signed, sealed and delivered in the presence of:

Witness Signature

Lisa L. Bolton

Printed Name

Witness Signature

Printed Name

[WITNESSES AS TO BOTH GRANTORS]

JOHN B. CULVERHOUSE a/k/a JOHN B. CULVERHOUSE, SR.

JOHN B. CULVERHOUSE, JR.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical presence **JOHN B. CULVERHOUSE a/k/a JOHN B. CULVERHOUSE, SR. and JOHN B. CULVERHOUSE, JR.** known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one:) ☒Said person(s) is/are personally known to me. ☐Said person(s) provided the following type of identification:_____.

Witness my hand and official seal in the County and State last aforesaid this 5th day of October, 2020.

NOTARY RUBBER STAMP SEAL

LISA L. BOLTON
Commission # GG 023053
Expires August 21, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Signature

Lisa L. Bolton

Printed Notary Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical presence **JOHN B. CULVERHOUSE a/k/a JOHN B. CULVERHOUSE, SR. and JOHN B. CULVERHOUSE, JR.** known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one:) ☐Said person(s) is/are personally known to me. ☐Said person(s) provided the following type of identification:_____.

Witness my hand and official seal in the County and State last aforesaid this 5th day of October, 2020.

NOTARY RUBBER STAMP SEAL

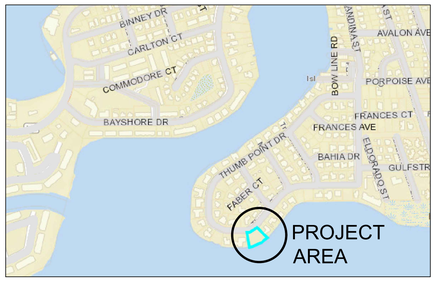


Hope R. Potter
Notary Signature

Hope R Potter
Printed Notary Name

LEGAL DESCRIPTION

LOT 2, SUSAN D. CULVERHOUSE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 21, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.



Report of Survey:

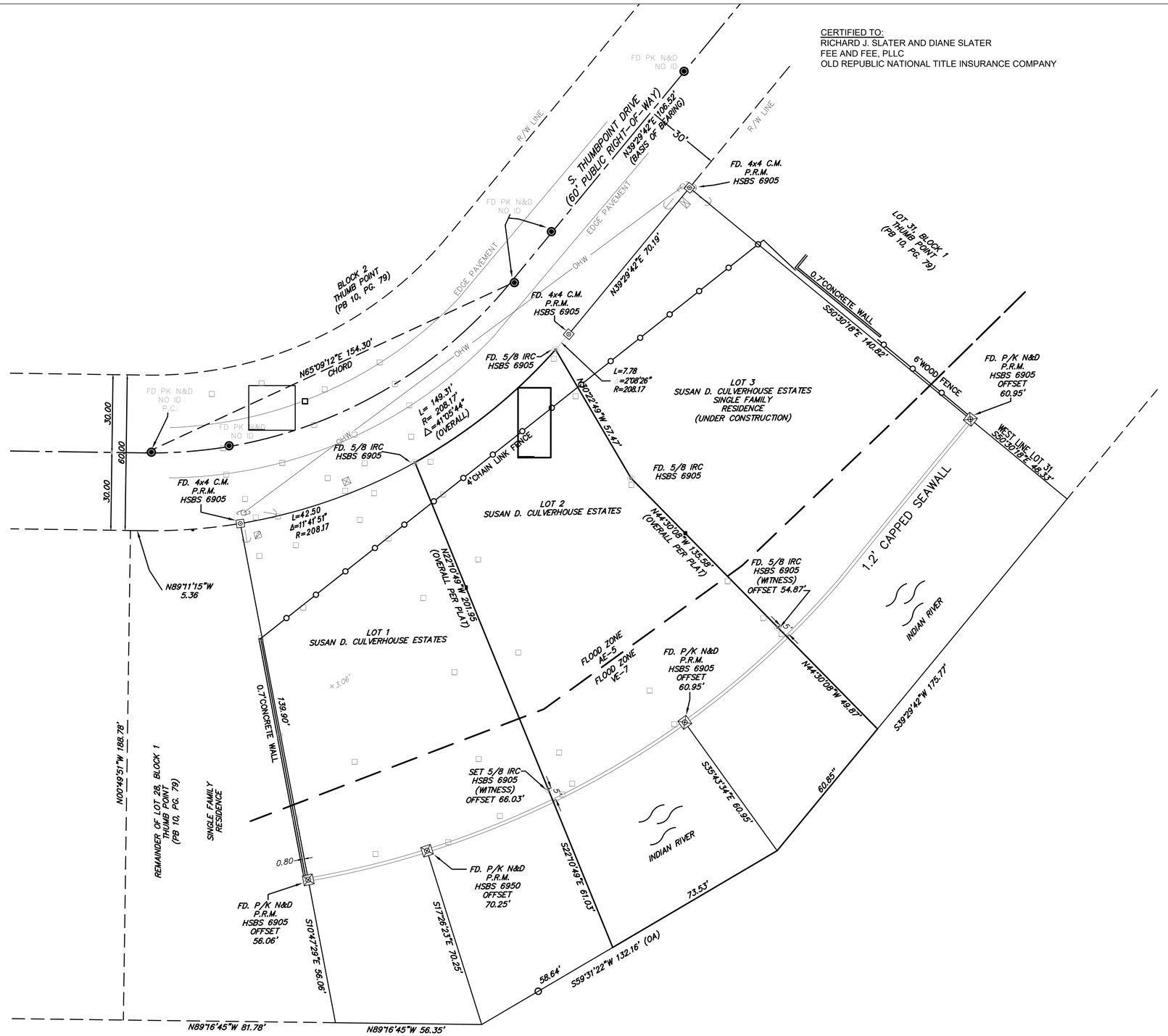
- TYPE OF SURVEY: BOUNDARY
- THIS SURVEY PERFORMED BY:

  MERIDIAN LAND SURVEYORS LB#6905
  1717 INDIAN RIVER BLVD. SUITE 201
  VERO BEACH, FLORIDA
- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
  MATTHEW CROWLEY P.S.M. #7214
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CODE.
- ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THE LAST DATE OF FIELD WORK WAS: 08/27/20
- BUILDING SETBACK LINES, IF SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION, BUT ARE NOT CERTIFIED TO. THE SETBACKS MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
- THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF S39°29'42"W, ALONG THE CENTERLINE OF S. THUMBPOINT DRIVE
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- NO TITLE OPINION OR GUARANTEE IS EXPRESSED OR IMPLIED.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
- LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
- UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION. IS UNIDENTIFIED.
- THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "AE", ELEV.= 5.0', AND FLOOD ZONE "VE", ELEV.= 7.0', PER FLOOD INSURANCE RATE MAP #12111C0183 J, DATED FEBRUARY 16, 2012.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

Legend & Abbreviations:
(symbols not scaleable for size)

PLS	– PROFESSIONAL LAND SURVEYOR		- CABLE TV BOX
PSM	– PROFESSIONAL SURVEYOR & MAPPER		- CENTERLINE
LB	– LAND SURVEYING BUSINESS		- (CM) CONCRETE MONUMENT
℄	– CENTERLINE		- CONCEPTUAL DRAINAGE
R	– RADIUS		- CURB INLET
L	– LENGTH		- DELTA ANGLE
Δ	– DELTA ANGLE		- DRAINAGE MANHOLE
E/P	– EDGE OF PAVEMENT		- ELECTRIC BOX
B/C	– BACK OF CURB		- GATE VALVE
B.M.	– BENCHMARK		- GUY WIRE
POC	– POINT OF COMMENCEMENT		- HYDRANT
POB	– POINT OF BEGINNING		- IRON PIPE
○	– (PCP) PERMANENT CONTROL POINT		- IRON ROD & CAP
PCP	– PERMANENT CONTROL POINT		- IRRIGATION VALVE
⊞	– (PRM) PERMANENT REFERENCE MONUMENT		- LIGHT POST
PRM	– PERMANENT REFERENCE MONUMENT		- MITERED END SECTION
○	– (IP) IRON PIPE		- (PCP) PERMANENT CONTROL POINT
IP	– IRON PIPE		- (PRM) PERMANENT REFERENCE MONUMENT
●	– (IRC) IRON ROD & CAP	23.5	- PROPOSED GRADE
IRC	– IRON ROD & CAP		- SANITARY MANHOLE
⊡	– (CM) CONCRETE MONUMENT		- SANITARY SERVICE
CM	– CONCRETE MONUMENT		- SEPTIC TANK
FD	– FOUND		- STREET SIGN
(M)	– MEASURED		- SURFACE INLET
(P)	– PLAT		- TELEPHONE SERVICE
(C)	– CALCULATED	23.5	- TYPICAL ELEVATION
(OA)	– OVERALL		- WATER METER
R/W	– RIGHT OF WAY		- WELL
			- WOOD UTILITY POLE
			- STREET LIGHT
			- CONCRETE POWER POLE

CERTIFIED TO:
RICHARD J. SLATER AND DIANE SLATER
FEE AND FEE, PLLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: MLS6905LB@GMAIL.COM

PROJECT# 18-061-2
DATE: 08/21/20
F.B. 334 PG. 76
DRAWN BY: NJL
CHECKED BY: M.C.
SCALE: 1"=20'
SHEET 1 OF 1

GRAPHIC SCALE
20 10 20 40 80
(IN FEET)
1 inch = 20 ft.

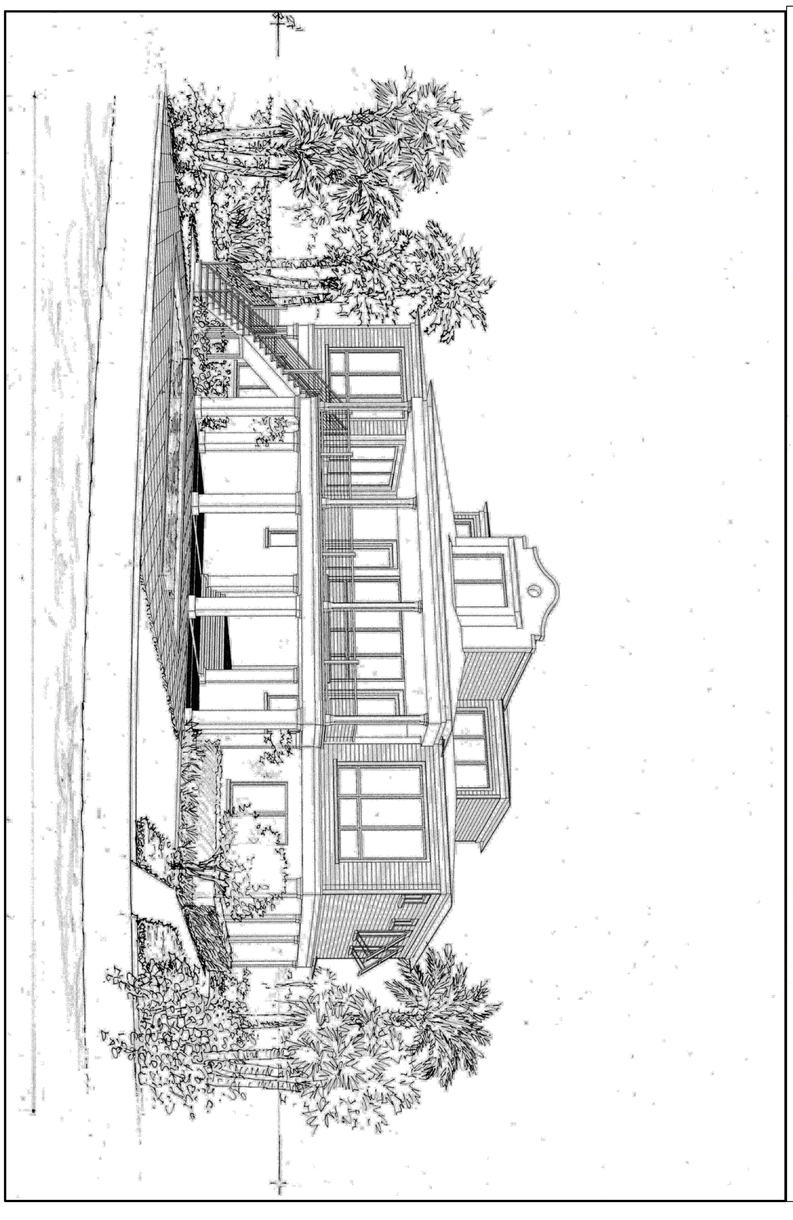
North

PLAT OF SURVEY FOR
RICK SLATER

NO.	DATE	REVISIONS / DESCRIPTION	BY

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

MATTHEW CROWLEY, PROFESSIONAL SURVEYOR AND MAPPER #7214





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Michael A. Smith
REGISTERED ARCHITECT
STATE OF FLORIDA
MICHAEL A. SMITH
AR0016734

COVER

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PROJECT NUMBER	
DATE	24 FEB 2021
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A Beach Cottage
for
The Slater's
Thumb Pt. Drive Ft. Pierce Florida

MICHAEL A. SMITH
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1420 Dauphin Ln
Orlando FL 32803
tel 407 644 9388
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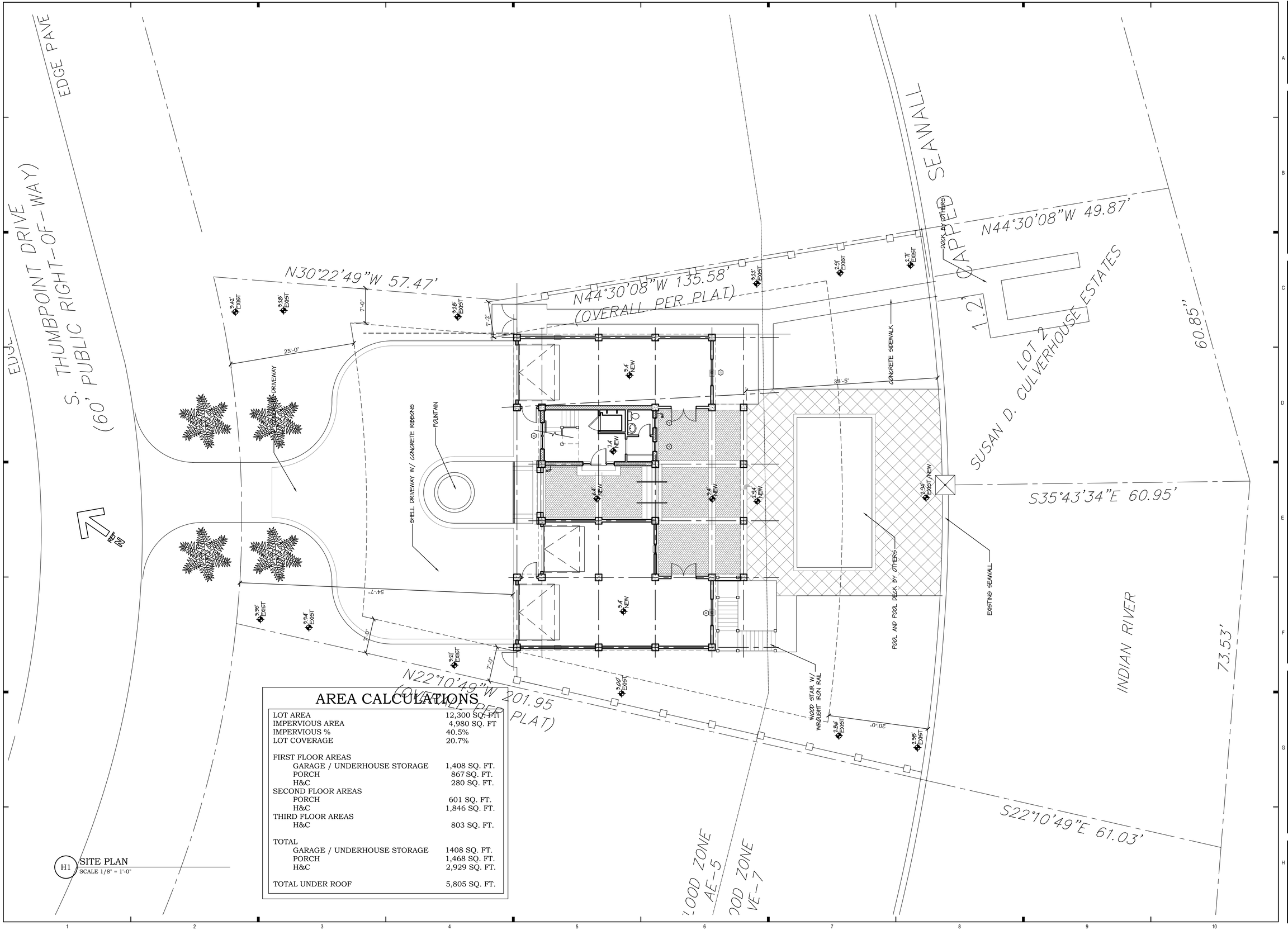
SHEET
OF - SHEETS



AREA CALCULATIONS

LOT AREA	12,300 SQ. FT
IMPERVIOUS AREA	4,980 SQ. FT
IMPERVIOUS %	40.5%
LOT COVERAGE	20.7%
FIRST FLOOR AREAS	
GARAGE / UNDERHOUSE STORAGE	1,408 SQ. FT.
PORCH	867 SQ. FT.
H&C	280 SQ. FT.
SECOND FLOOR AREAS	
PORCH	601 SQ. FT.
H&C	1,846 SQ. FT.
THIRD FLOOR AREAS	
H&C	803 SQ. FT.
TOTAL	
GARAGE / UNDERHOUSE STORAGE	1408 SQ. FT.
PORCH	1,468 SQ. FT.
H&C	2,929 SQ. FT.
TOTAL UNDER ROOF	5,805 SQ. FT.

H1 SITE PLAN
SCALE 1/8" = 1'-0"

SHEET
A1
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SITE PLAN

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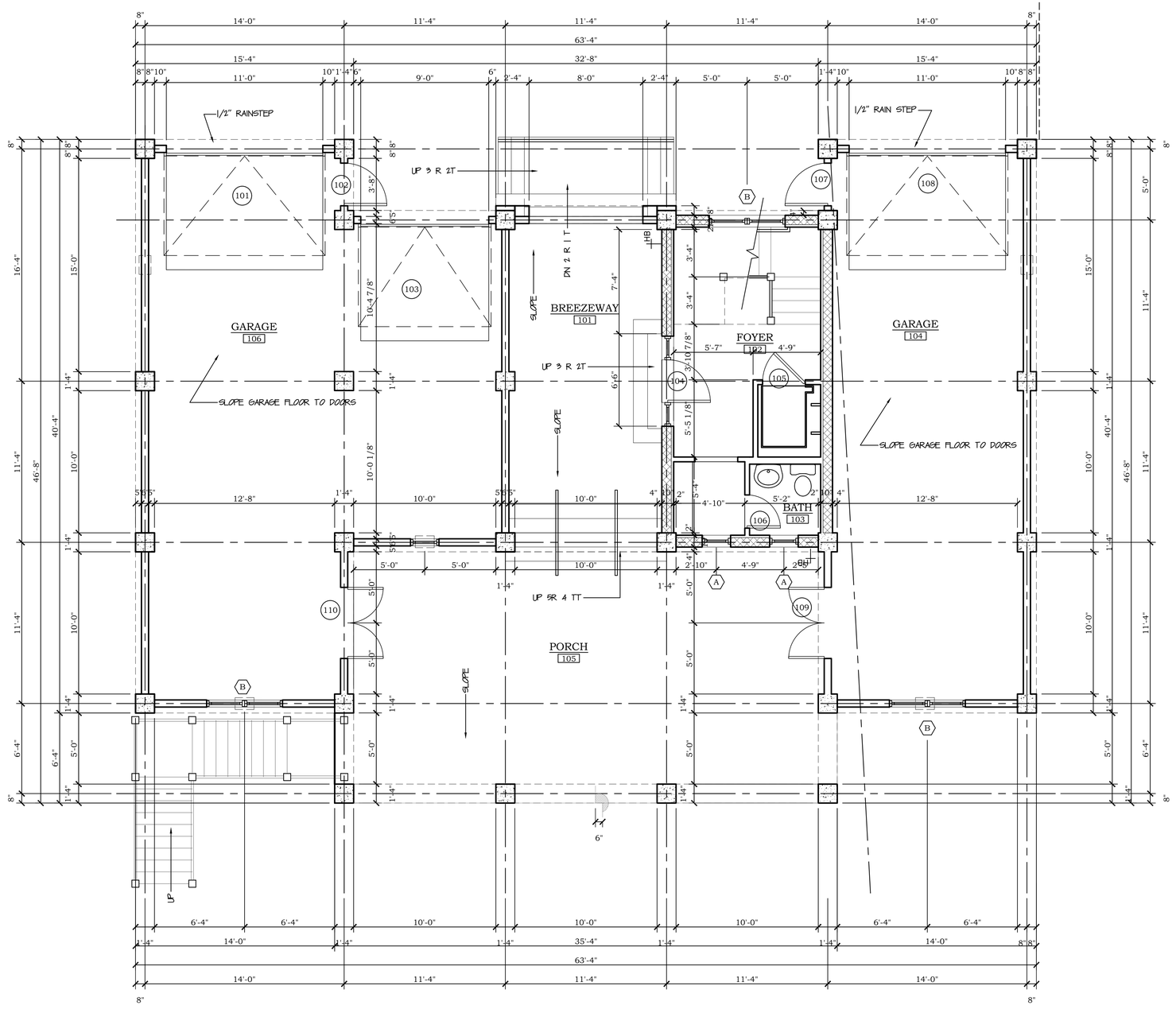

H1 GROUND FLOOR PLAN
1/4" = 1'-0"

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A2
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A Beach Cottage
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GROUND FLOOR PLAN

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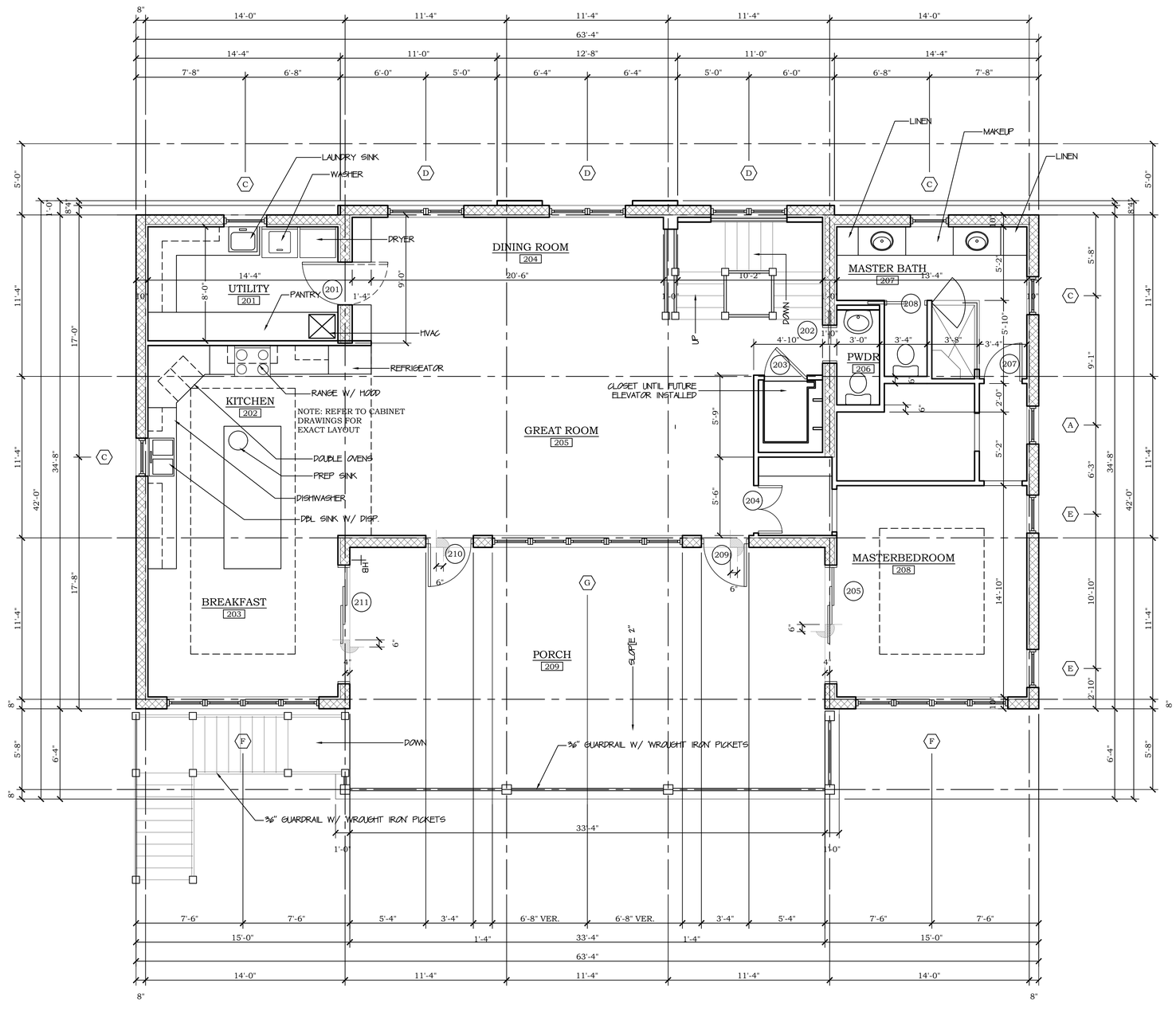

H1 SECOND FLOOR PLAN
1/4" = 1'-0"

SHEET
A3
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SECOND FLOOR PLAN

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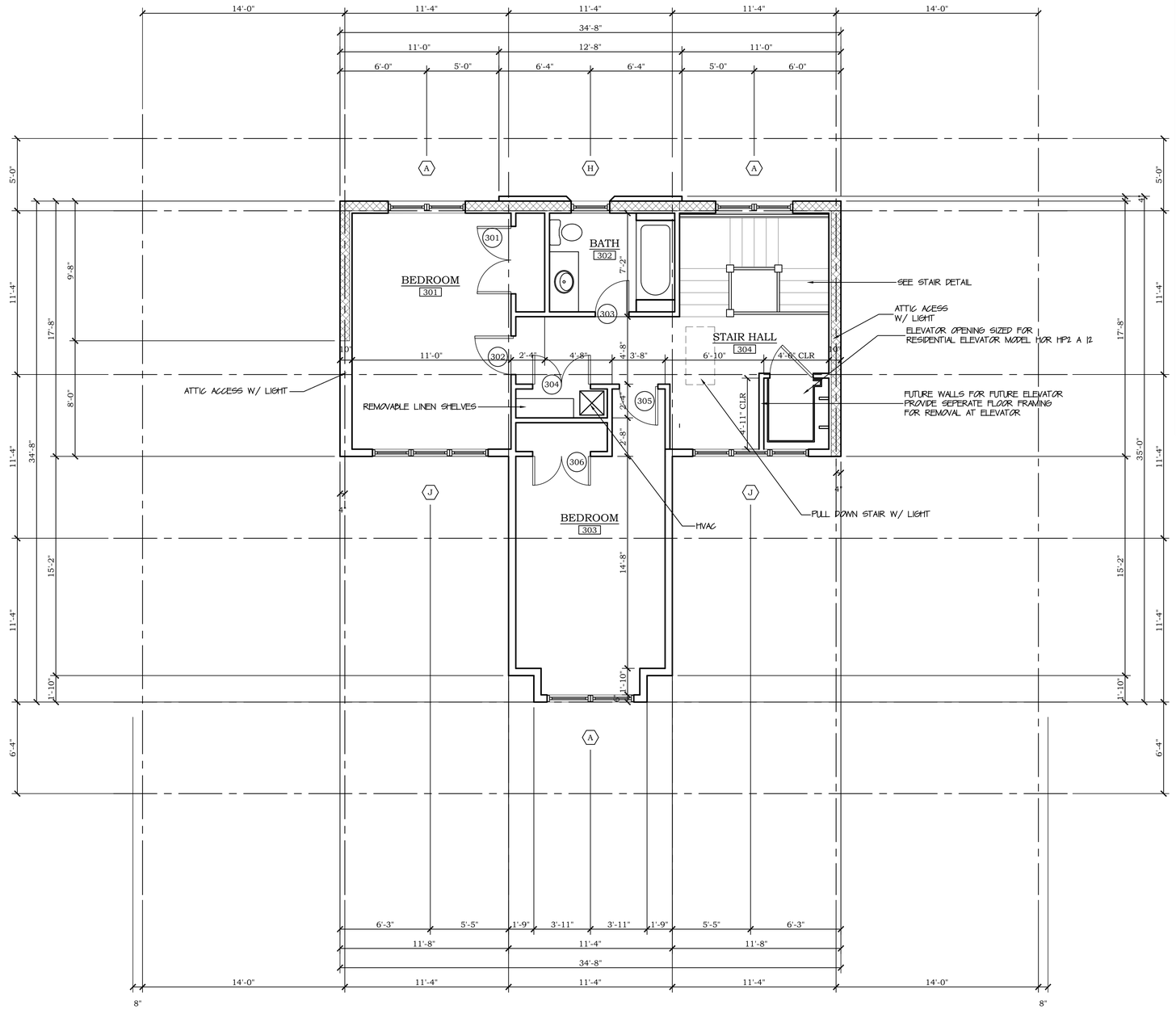
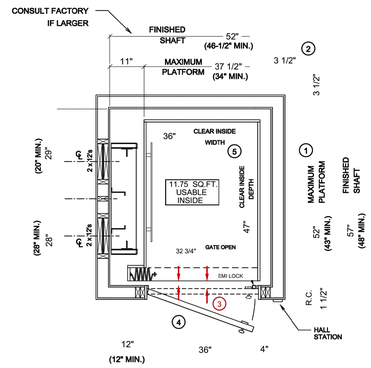


HOR HP2 A 12

950#, LH RAIL, IN-LINE OPENING, ACCORDION GATE, 12 SQ. FT.

LUXURY LIFT TRACTION (LLT)



STANDARD HOISTWAY PLAN

NOTE: ALL DIMENSIONS ARE APPROXIMATE

NOTES:

1. IF PLATFORM SIZE IS REDUCED, THEN THE BLOCKING IS TO BE POSITIONED SUCH THAT IT IS CENTERED ON THE PLATFORM. (PLATFORM DEPTH / 2) + 2" = CENTERLINE OF RAIL BLOCKING OFF OF INSIDE FRONT WALL. (MIN. 28" DIMENSION)
2. CAR TO WALL (CTW) DIMENSION IS 3-1/2" MIN.
3. HOISTWAY DOORS & FRAMES MUST BE INSTALLED TO COMPLY WITH THE AUTHORITY HAVING JURISDICTION REQUIREMENTS. THESE DIMENSIONS VARY. CONSULT YOUR RESIDENTIAL ELEVATORS SALES REPRESENTATIVE FOR DETAILS PRIOR TO CONSTRUCTION.
4. HOISTWAY DOORS TO BE SOLID CORE (BY OTHERS.)
5. CLEAR CAB DIMENSIONS BASED ON A 3/4" FLAT WALL CAB DESIGN.
6. MIN. CLEARANCE TO ALLOW FOR MOTOR/ BRAKE/ GEARBOX

All Traction Elevators require an access panel for emergency lowering. Access panel size and location must be discussed with your Residential Elevators Sales Representative prior to construction.

THE INFORMATION CONTAINED HEREIN IS SOLELY OWNED BY RESIDENTIAL ELEVATORS ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT WRITTEN PERMISSION FROM RESIDENTIAL ELEVATORS IS STRICTLY PROHIBITED.

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H1 THIRD FLOOR PLAN
1/4" = 1'-0"

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THIRD FLOOR PLAN

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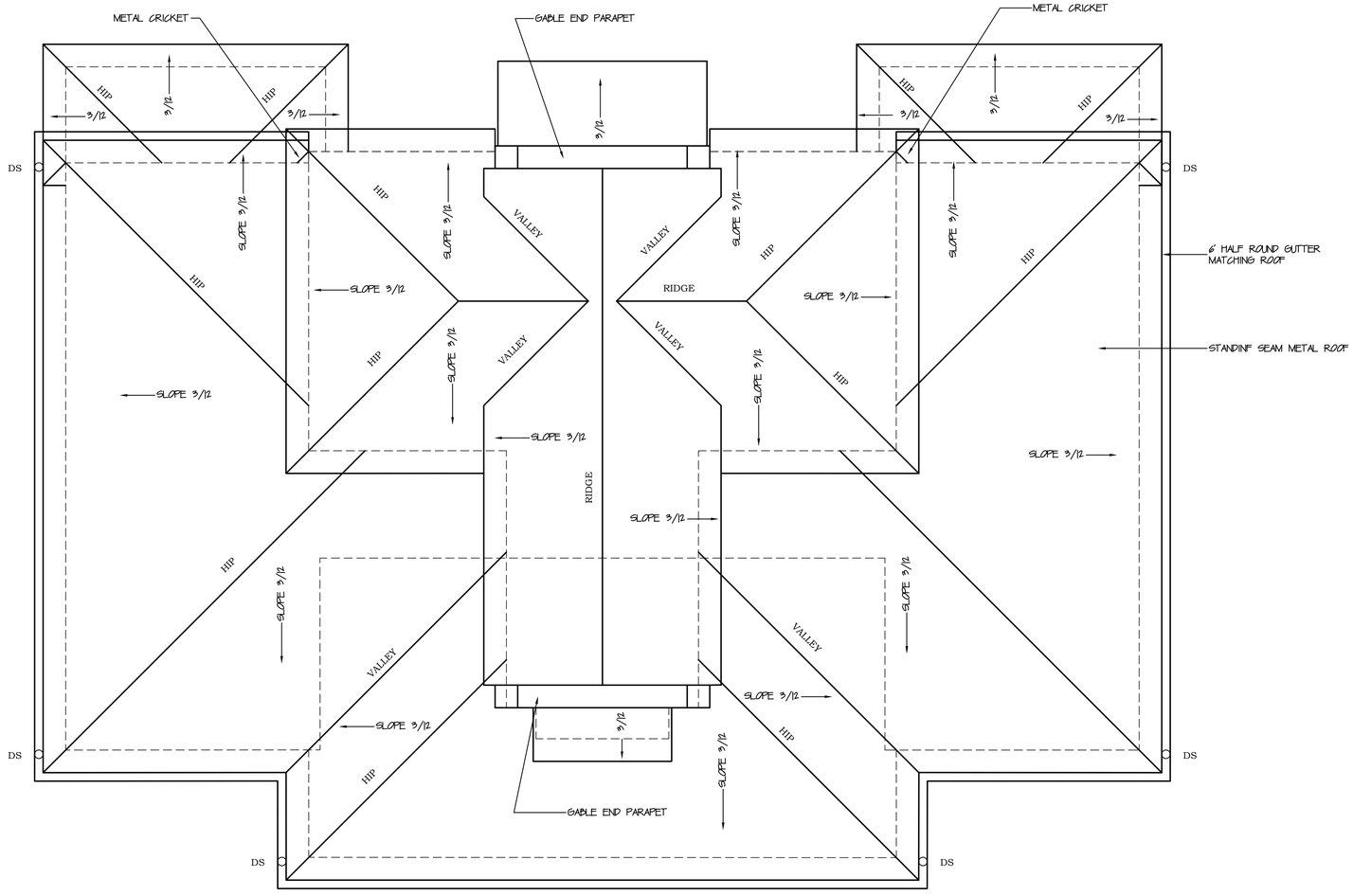

H1 ROOF PLAN
1/4" = 1'-0"

TITANIUM® PSU30

Self Adhered Underlayment

PSU30 INSTALLATION INSTRUCTIONS

Titanium® PSU30 is designed as a secondary water barrier for use on steep slope roofs (2:12 or greater) under asphalt shingles, composite shingles, metal, concrete and clay tile, slate, and wood shakes. Titanium® PSU30 may also be used on slopes down to ½:12 under standing seam metal roof panels, and lapped, nonsoldered-seam metal roofs with applied lap sealant.

CAUTION

Read and understand all instructions and precautions before applying Titanium® PSU30 underlayment. Check local building codes prior to application of this product. Follow the recommendations of the roof covering manufacturer, Asphalt Roofing Manufacturer's Association (for asphalt shingles), Tile Roof Institute (for clay or concrete roof tiles), and the Metal Roofing Alliance (for metal roof panels).

DECK PREPARATION

Titanium® PSU30 underlayment should be applied on roofs having slopes of 2:12 or greater except as noted above. This product can be applied on new construction or when re-roofing, provided existing roofing has been removed. The deck must be clean, smooth and dry before applying Titanium® PSU30 underlayment. Remove all old roofing down to the deck or, in new construction, apply over the new deck. Sweep the deck surface to remove dirt and debris. Replace any damaged or rotted deck boards.

Deck Edge Preparation

Along eaves, install metal drip edge under the Titanium® PSU30 underlayment unless otherwise directed by local building codes. Along rakes, apply Titanium® PSU30 underlayment first, and put drip edge on top.

For Tile Roof Applications

Please see the table below for tile loading limitations. Loading of tile outside the parameters of this table requires installation of loading battens prior to tile loading.

Tile Loading Table

Tiles in Stack	Stacking Pattern	Tile Type	Maximum Roof Pitch
10	10 Linear	Flat	5:12
10	10 Linear	Profiled	6:12

Note: When installing Titanium® PSU30 underlayment over the entire roof deck, proper ventilation is required. Consult a design professional and local building codes for ventilation requirements.

For Metal Panel Applications

Slopes 2:12 and greater

Follow standard installation instructions below

Slopes ½:12 - less than 2:12

Follow standard installation instructions below with the following modifications: End Laps must be min. 6 feet apart in adjacent courses. All end laps must be minimum 6 inches wide. Apply min. 6 inch wide bed of ASTM D4586 compliant roof cement at end of underlying piece and set overlying piece into roof cement, applying firm pressure on entire end lap.

INSTALLATION

1. Ensure that decking substrate is acceptable to roof covering manufacturer.
2. Unroll Titanium® PSU30 underlayment and cut into manageable lengths no more than 15 - 20 feet.
3. Allow it to relax for 3–5 minutes before installing.
4. Reroll each section.
5. Start at the eaves, laying the Titanium® PSU30 parallel to the eaves edge, with the lower edge of the Titanium® PSU30 flush with the outside of the primed drip edge. The lower edge of the underlayment is the edge that does not have a selvage edge.
6. After installation of each piece, remove the release lining from the selvage and, if necessary, secure with nails installed in the selvage spaced 6 inches on center. This fastening is required when Titanium® PSU30 is installed on slopes of 3:12 or greater. Consult local building codes for fastener requirements.
7. The entire roof surface should be rolled after installation of the Titanium® PSU30 using a minimum 40 lb. roller. Hand rolling over the selvage and directly above the selvage using a minimum 4 inches wide, minimum 10 lb. roller is recommended.
8. Overlap at least 6 inches when the ends of two rolls meet. To ensure good adhesion at the end lap, apply a minimum 6 inches width of a solvent-based asphaltic primer that complies with ASTM D41 across the width of the sheet using a roller, brush, or aerosol primer. As an alternative, asphalt roof cement that complies with ASTM D4586 may be used, approximately 1/8 inch thick (excessive roof cement can have an adverse reaction to the product). Apply heavy hand pressure or use a roller along the seam overlapping the next roll.
9. End laps should be offset a minimum of 6 feet on adjacent courses.
10. Along a valley, Titanium® PSU30 underlayment can be cut lengthwise for easier handling. For maximum protection, the roll width should remain intact and extend 18 inches on either side of the valley. Remove the release backer and press Titanium® PSU30 underlayment into place, working from the center of the valley or ridge outward in each direction. Always apply valleys starting at the low point and work upward. If an overlap is needed, be sure to overlap the previous piece by minimum 4 inches. Titanium® PSU30 underlayment should be applied in valleys before installing eave applications with membranes.

For further detail on various installation methods, please call 1-800-ROOFING (1-800-766-3464)

PRECAUTIONS

1. Cover Titanium® PSU30 underlayment with finish roof covering. Do not allow Titanium® PSU30 underlayment to remain uncovered. Exposure to sun and weather for more than 180 days may adversely affect this product's performance.
2. Titanium® PSU30 underlayment should be installed by a professional roofing contractor.
3. Titanium® PSU30 underlayment is a moisture and vapor barrier. The spaces under the covered deck area and the attic space must be ventilated in accordance with local building codes.
4. Titanium® PSU30 underlayment is intended for exterior roof application only and is not intended for use on vertical surfaces.
5. Apply Titanium® PSU30 underlayment directly to the wood deck. Do not apply any underlayment beneath Titanium® PSU30 unless required to do so by local codes.
6. Roof coverings should not be installed over wrinkled or buckled Titanium® PSU30 underlayment.
7. Use extreme caution when installing Titanium® PSU30 underlayment. The Titanium® PSU30 underlayment surface may be slippery even when dry. Use of fall protection is highly recommended. Consult OSHA for guidelines on fall protection (29 CFR 1926.500).
8. For best results, apply Titanium® PSU30 underlayment when the air temperature is over 40°F (5°C) and rising, but below 100°F (38°C). When temperatures are under 40°F (5°C), Titanium® PSU30 underlayment will not fully adhere. Store at room temperature prior to installing product in cold weather. If applied in temperatures above 100°F (38°C), or exposed to direct sunlight, the release backing may become difficult to remove. If this situation should occur, move the product into a shaded area until the Titanium® PSU30 underlayment is cool. Once cooled, the release backing can be easily removed.
9. Store Titanium® PSU30 underlayment in a dry, well-ventilated area. Stand Titanium® PSU30 underlayment upright. Do not store at 90°F (32°C) or warmer for extended periods of time. Do not store in direct sunlight.
10. When applying Titanium® PSU30 underlayment, always follow local building codes and the roof covering manufacturer's instructions for installation of this product.
11. When working on the roof, use all necessary safety precautions and guidelines in accordance with proper roofing trade practices.

Titanium® PSU30 Self Adhered Underlayment
Charleston, SC • Mission, BC • Montréal, QC
E-mail: answers@owenscorning.com
www.choosetitanium.com
Toll Free: 800 567 9727

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SHEET
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A Beach Cottage
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ROOF PLAN

PRELIMINARY	ISSUED FOR
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	REVISION

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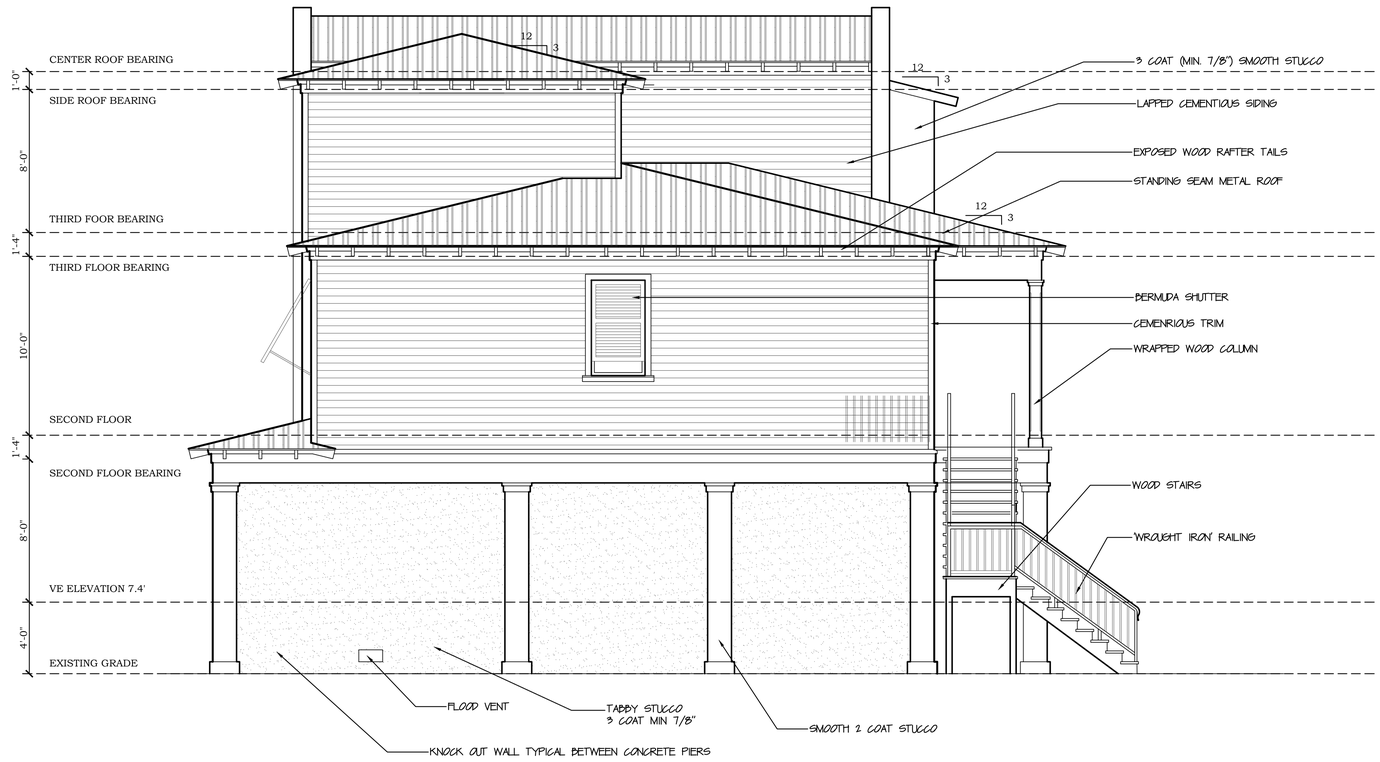
D1 FRONT ELEVATION
1/4" = 1'-0"



H1 SIDE ELEVATION
1/4" = 1'-0"

SHEET
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A Beach Cottage
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ELEVATIONS

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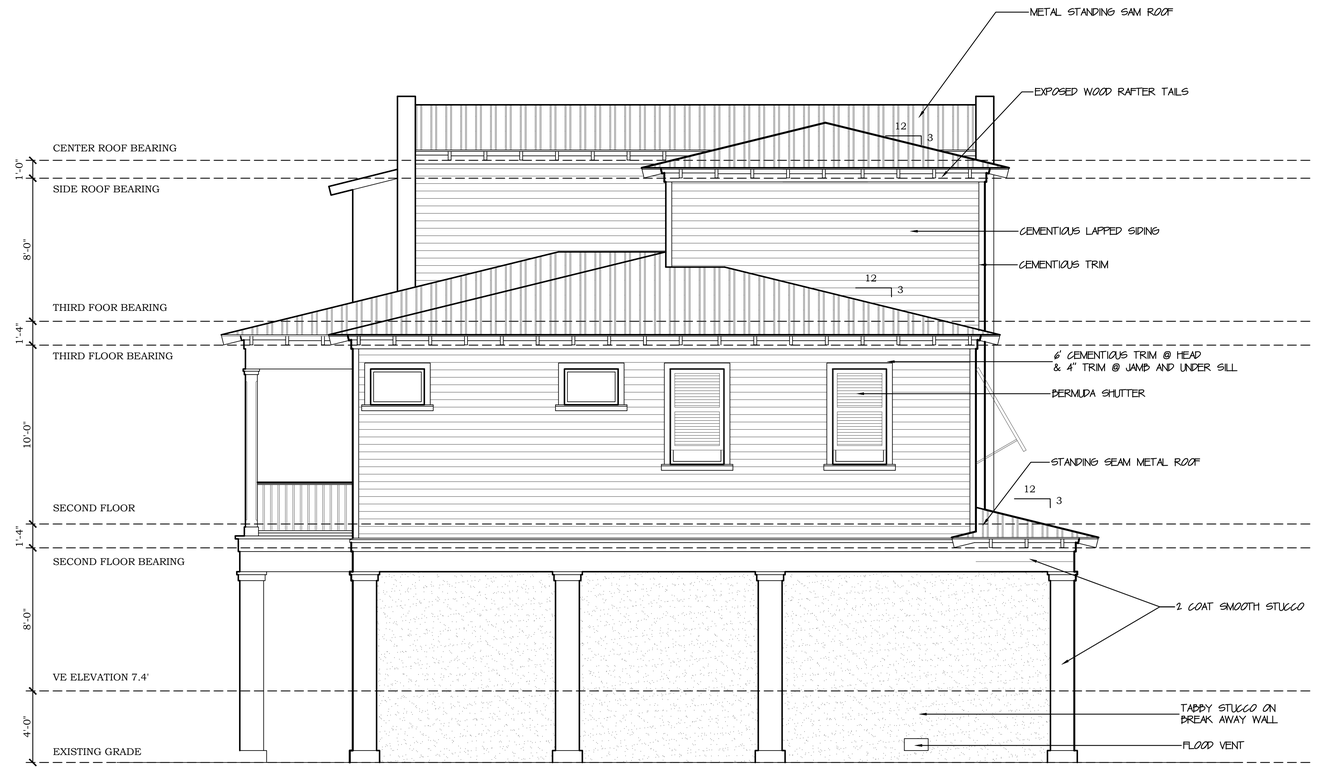
D1 REAR ELEVATION
1/4" = 1'-0"



H1 SIDE ELEVATION
1/4" = 1'-0"

SHEET
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A Beach Cottage
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ELEVATIONS

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D1 BUILDING SECTION
1/4" = 1'-0"

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BUILDING SECTION

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RICHARD & DIANE SLATER RESIDENCE

1629 THUMB POINT DRIVE
FORT PIERCE, FLORIDA

FEBRUARY 23, 2021

IRRIGATION PLAN

IRRIGATION SPECIFICATIONS

SYSTEM DESCRIPTION:
This is an automatic irrigation system. Water supply is a 1" Municipal Water meter (shown on plans). The system consists of FOUR (4) ZONES Flow rate is a minimum of 35 GPM to the valves, which the Contractor shall verify with the City.

WATER SOURCE:
Shall be a 3/4" Municipal Water Meter – with 1" PVB. Back flow device shall be code compliant. Contractor is responsible for Code requirements.

SYSTEM PIPE:
All pipe shall be Class 200 PVC or heavier. System Main shall be Sch.40 PVC pipe. All fittings shall be solvent weld Sch.40 fittings unless otherwise indicated in these specifications. Do not use SxMIP adapters except for shrub risers. Class 200 PVC main line pipe. Main shall be pressure tested with all valves in place and prior to backfilling. Test shall be 100 PSI for one hour. Loss of 10 PSI within the hour shall constitute failure. Solvent weld fittings and pipe ends shall be cleaned with an all purpose PVC Pipe cleaner prior to applying glue. Main shall have a minimum of 24" of cover. All other pipe, laterals, etc. shall have a minimum 12" of cover. Backfill shall be free of debris and sharp objects. No rock larger than ¾" shall be in contact with PVC pipe anywhere. All pipe above ground, with the exception of shrub risers, shall be galvanized, copper, bronze or ductile iron, and shall be painted with a flat black epoxy water proof paint. Shrub risers shall be Sch.40 or Sch.80 PVC and shall be painted with flat black epoxy paint.

1. Assembly for Solvent Weld PVC pipe:
   a. Cut square with PVC cutter, and debur the cut prior to assembly.
   b. Clean PVC pipe with PVC cleaner prior to assembly.
   c. Use gray, heavy bodied, slow drying, high strength glue.
   d. Keep out of service for the length of time as specified by the Manufacturer of the PVC glue.

SLEEVES:
All pipe under paving (walks, planter walls and drives, etc.) shall be sleeved with Sch. 40 PVC pipe. Sleeves shall extend beyond the edge of pavement and shall be marked. The water line shall be installed in sleeve prior to installation of the sleeve. Cap ends of water line during construction to prevent debris from entering. Sleeves under roads shall have a minimum cover of 18 inches.

SPRINKLERS:
All sprinklers shall be the type referred to in the Irrigation Key and shall be attached to the lateral with either flexible line (swing pipe) or a PVC swing joint such as those manufactured by Lasco, Rainbird or Dura Industries, specifically for irrigation use, being constructed with components utilizing Acme threads and o-ring seals. Pressure rating shall be 200 PSI, or greater, as stated by the manufacturer. Sprinklers using more than 4 GPM shall be connected utilizing PVC swing joints. Barbed fittings shall be same size as sprinkler inlet. Sprinklers shall be set flush with final grade and absolutely vertical.. Use Stainless Steel risers on all rotor heads.

1. Spray heads shall be Rainbird 1806, 6" pop-up heads with Rainbird MPR series 5, 8,10 or 15 nozzles, unless otherwise specified in these drawings.

2. Spray heads in shrub beds shall be shrub adapters on Sch.40 risers. Height to be established by landscape architect. This plan requires 18" risers. Risers shall NOT be used next to paved areas and pedestrian walks where they are exposed to damage. In these areas use 12" pop-ups. Paint shrub risers with water proof black epoxy paint.

CONTROLLER:
RAINBIRD ESP-TM2 – 6 station controller to operate 4 sections + master valve. Controller shall be located in the main building (garage) where specified by the Owner. Grounding shall be equal to – or better than the manufacturer's recommendation. It shall also comply with the National Electrical Code. Both of these requirements preclude using the building or electrical supply line for grounding purposes. UL approved Ground Rod shall be utilized unless otherwise specified, or if the minimum resistance reading cannot be made. If minimum grounding cannot be made, utilize grounding plates until specified resistance is met.

RAIN SHUT-OFF DEVICE
Install a rain shut-off device out of the range of the sprinklers as per State DER requirements. Use Rainbird WR2 Series Wireless Sensor. Submit manufacturers equipment sheet prior to installation of any such device.

ELECTRIC CONTROL VALVES:
RAINBIRD PGA 24V electric control valves. All valves shall be housed in 16" x 12" rectangular Carson 1419B valve boxes or larger, and installed as per details. Control Valve shall be rated at 150 PSI or higher. Use bottom inlet whenever possible.

CONTROL WIRE:
Control wire shall be UL approved, solid core, PE or PVC covered irrigation control wire.
SIZE: Use a minimum of 14 gage control and 12 gage bond wire. All splices and connections shall be made at pull boxes or valve boxes. (No field splices). Communication wire shall be as recommended by manufacturer. All splices shall be made with 3M brand DBY – 6 Direct Burial Splice Kit. All wire to be encased in UL approved PVC conduit. All wire to be brought back to controller. Wire pull boxes shall be 10" round Ametek or other approved boxes. Wire which is not rated for direct burial shall be installed in water tight conduit with water tight junction boxes.

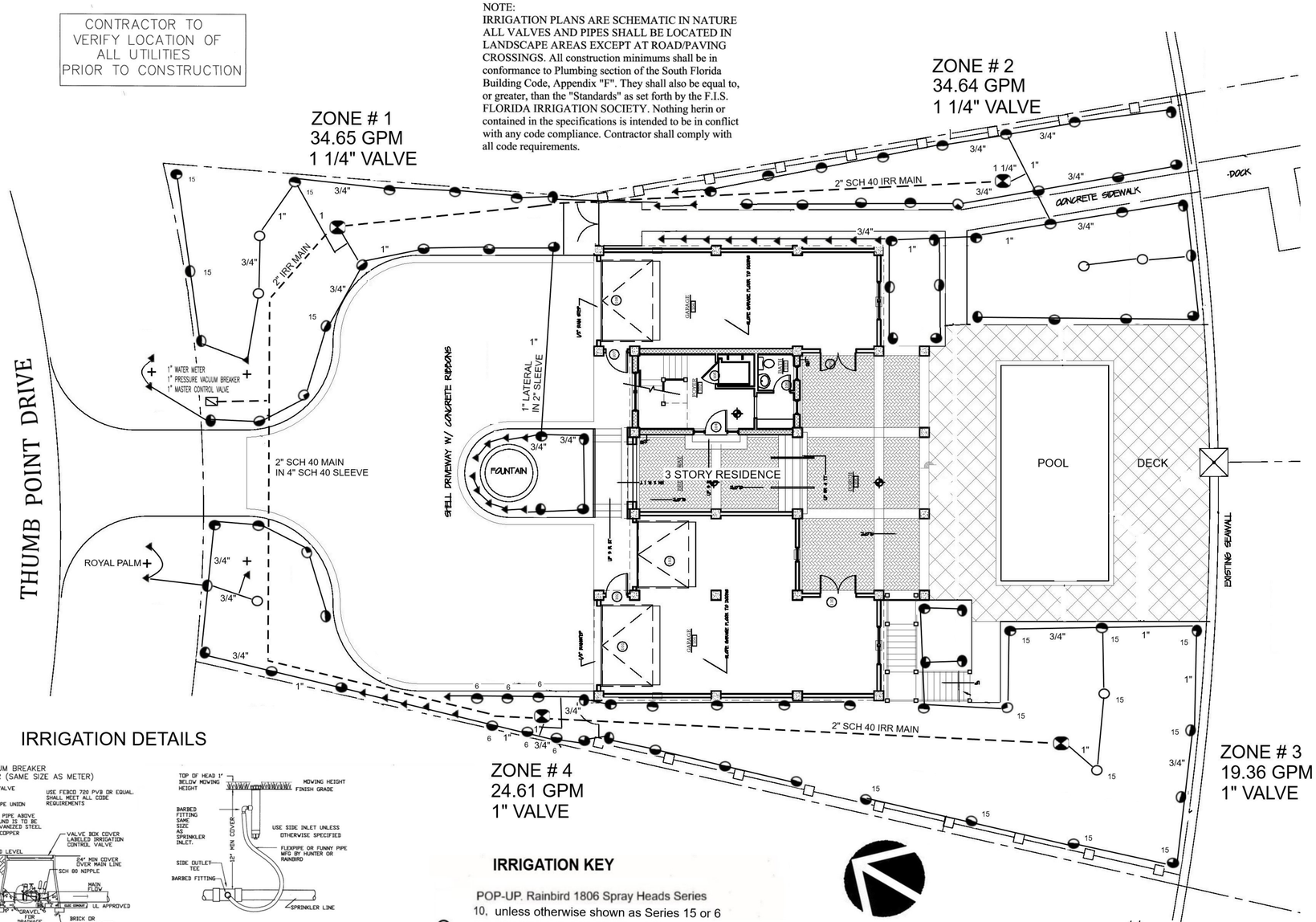
MAINTENANCE:
It is the contractors responsibility to maintain the system, repairing leaks, repairing broken heads, adjusting sprinkler heads, flushing system, etc. until final acceptance by the Owner. Contractor shall instruct Owners maintenance personnel as to maintenance requirements for this irrigation system. Site shall be cleaned daily of trash and debris.

AS-BUILT DRAWINGS:
Contractor shall provide "as-built" drawings showing all changes. All valves and changes of direction on the main line shall have GPS coordinates noted on the as-built drawings. Controller program shall be part of this submission.

GUARANTEE:
The entire system shall be guaranteed for a period on one year from the time of final acceptance. All manufacturers written warrantees and guarantees, as well as "as-built" drawings, maintenance and operational information, shall be turned over to the Owner prior to, and is a condition of final acceptance. Guarantee period shall not commence until all of the documents have been turned over to the Owners representative.

CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

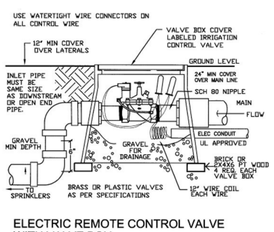
NOTE:
IRRIGATION PLANS ARE SCHEMATIC IN NATURE ALL VALVES AND PIPES SHALL BE LOCATED IN LANDSCAPE AREAS EXCEPT AT ROAD/PAVING CROSSINGS. All construction minimums shall be in conformance to Plumbing section of the South Florida Building Code, Appendix "F". They shall also be equal to, or greater, than the "Standards" as set forth by the F.I.S. FLORIDA IRRIGATION SOCIETY. Nothing herin or contained in the specifications is intended to be in conflict with any code compliance. Contractor shall comply with all code requirements.



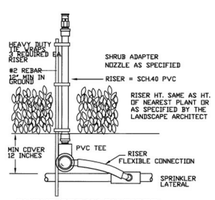
IRRIGATION DETAILS

MASTER CONTROL VALVE WITH PVB and VALVE BOX

RAINBIRD 1806 POP-UP SPRAY



ELECTRIC REMOTE CONTROL VALVE WITH VALVE BOX



SHRUB SPRAY ON RISER

IRRIGATION KEY

POP-UP. Rainbird 1806 Spray Heads Series
10, unless otherwise shown as Series 15 or 6

- FULL CIRCLE Rainbird A17H Shrub Nozzle
- 3/4 CIRCLE/ADJUSTABLE Rainbird A17AP Shrub Nozzle
- HALF CIRCLE Rainbird A17H Shrub Nozzle
- QUARTER CIRCLE Rainbird A17Q Shrub Nozzle
- BUBBLER Rainbird 5CSTB. To be used with Shrub Adapter PA8S
- 15 or 6 = RADIUS OF THROW
- 24 VOLT ELECTRIC CONTROL VALVE

GRAPHIC SCALE IN FEET

0' 10' 20' 40'

SCALE: 1" = 20'

PREPARED BY: FL LA # 0000422

GEORGE BOTNER PLA AICP
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RICHARD & DIANE SLATER RESIDENCE

1629 THUMB POINT DRIVE
FORT PIERCE, FLORIDA

FEBRUARY 20, 2021

PLANTING PLAN

PLANTING SPECIFICATIONS

1. All plant materials shall be Florida Number 1 as provided in the most current edition of the "Grades and Standards for Nursery Plants, Parts I & II" prepared by the state Department of Agriculture and Consumer Services.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
3. Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, Topsoil, Fertilizer, etc. shall be included in the unit cost of the lants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or Plant List, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded bark of eucalyptus or Floramulch grade "B" or better. Refer to the Plant List for the specified mulch type. Alternative mulch material is required to be approved by Landscape Architect.
6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
7. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas.
8. Planting soil to be a weed-free mixture of 50% sand and 50% much or other organic planting material suitable to the Landscape Architect
9. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be reparied at no additional cost to the Owner.
10. Contractor shall be responsible for providing final grading of all associated planting areas.
11. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off site.
12. All planting holes to be hand dug except where machine dug holde will not adversely affect or damage utilities or improvements (see note 7).
13. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
14. Contractor shall stake and guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during the Warranty Period and removal and disposal of staking after the establishment period.
15. Fertilizer is required for plantings and shall be NPK 16-4-8 aat 12.5 lbs/1000 s.f. or 345 lbs/acre. Nitrogen 50% slow release form and fertilizer to include secondary/minor micronutrients.
16. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Anu discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the Owner and governing municipality.
17. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed and thereafter for a period of 2-months.
18. All new plant material shall be guaranteed for 1-year from time of final acceptance of the project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10-days of notification. For all replacement plant material, the warranty period shall be extended an additional 45-days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 75-MPH, will be re-set and braced by the contractor at no additional cost to the Owner.
19, The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
20. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
21. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
22. Root prune all field grown trees a minimum of 8-weeks prior to planting.

GENERAL REQUIREMENTS

1. All dimensions 6" and less are exaggerated for illustrative purposes only.

2. Plant containers shall be removed prior to planting. If plants are not container grown, remove a minimum of the top 1/3 of burlap, fabric, or wire mesh. Never lift or handle the tree by the trunk.

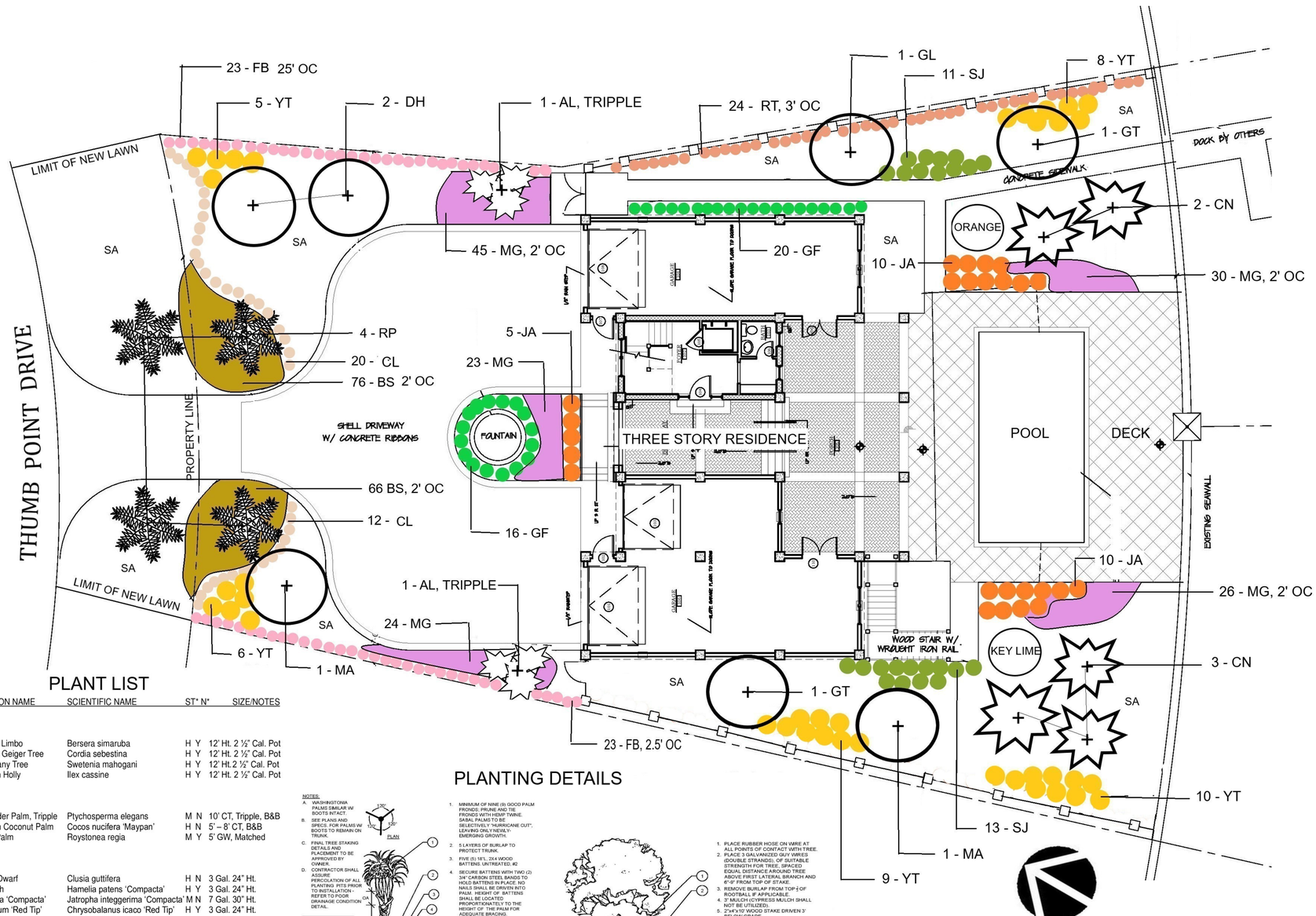
3. The uppermost root on all trees shall be covered by no more than 1" of soil. Use hand tools to carefully remove all excess soil. The top of root ball shall be set 1" – 2" above finish grade and set plumb to the horizon. If planting pit is too deep, remove the tree and firmly pack additional soil in the bottom of the planting pit to raise the rootball. After positioning the tree in the planting pit slice through rootballs with 3 or 4 vertical slices (top to bottom) equally distributed around the tree.

4. Backfill shall be loosened existing soil. Remove rocks, sticks, or other deleterious material greater than 1" in any direction prior to backfilling. Water and tamp to remove air pockets. If existing soils contain excessive sand, clay, or other material not conducive to proper plant growth, contact Landscape Architect prior to planting.

5. Soil rings shall be constructed of existing soil at the outer edge of the planting pit, with a height of 3" and gently sloping sides. Do not pile soil on top of rootball.

6. Mulch shall be a 3" deep layer placed to the edge of the trunk flare, around the base of shrub, or solidly around groundcover. Never pile mulch against the plant trunk. Allow air to meet trunk of all plants.

7. Straps shall be a minimum 1" wide nylon or polypropylene. All wood stakes or anchors shall be located beyond the edge of soil ring and located below finished grade, unless otherwise specified. Remove above ground guying systems at the end of the establishment period.

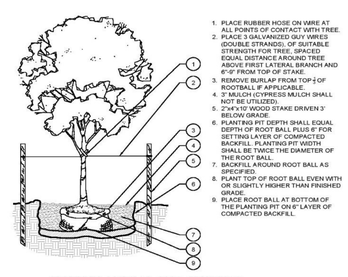


PLANT LIST

KEY	QTY	COMMON NAME	SCIENTIFIC NAME	ST*	N*	SIZE/NOTES
TREES						
GL	1	Gumbo Limbo	Bersera simaruba	H	Y	12' Ht. 2 ½" Cal. Pot
GT	2	Orange Geiger Tree	Cordia sebestina	H	Y	12' Ht. 2 ½" Cal. Pot
MA	2	Mahogany Tree	Swetenia mahogani	H	Y	12' Ht.2 ½" Cal. Pot
DH	2	Dahoon Holly	Ilex cassine	H	Y	12' Ht. 2 ½" Cal. Pot
PALMS						
AL	2	Alexander Palm, Tripple	Ptychosperma elegans	M	N	10' CT, Tripple, B&B
CN	5	Maypan Coconut Palm	Cocos nucifera 'Maypan'	H	N	5' – 8' CT, B&B
RP	4	Royal Palm	Roystonea regia	M	Y	5' GW, Matched
SHRUBS						
CL	32	Clusia Dwarf	Clusia guttifera	H	N	3 Gal. 24" Ht.
FB	45	Firebush	Hamelia patens 'Compacta'	H	Y	3 Gal. 24" Ht.
JA	25	Jatropha 'Compacta'	Jatropha integgerima 'Compacta'	M	N	7 Gal. 30" Ht.
RT	24	Cocoplum 'Red Tip'	Chrysobalanus icaco 'Red Tip'	H	Y	3 Gal. 24" Ht.
SJ	24	Star Jasmine	Jasminum nitidum	M	N	3 Gal. 24" Ht.
YT	38	Yesterday, Today, Tomorrow	Brunfelsia grandiflora	M	N	7 Gal. 30" Ht.
GROUNDCOVERS, LAWN GRASS						
BS	142	Beach (Dune) Sunflower	Helianthus debilis	H	N	1 Gal.
GF	36	Green Island Ficus	Ficus microcarpus	M	N	1 Gal.
MG	148	Muhly Grass	Muhlenbergia capillaris	H	Y	1 Gal.
SA	-	St. Augustine 'Palmetto'	Stenotaphrum s. 'Palmetto'	H	N	Solid Sod

*Notes: ST = Salt Tolerance, High or Medium
N = Florida Native, Yes or No

PLANTING DETAILS



GRAPHIC SCALE IN FEET

0' 10' 20' 40'

SCALE: 1" = 20'

PRIPARED BY: FLA LA 0000422

GEORGE BOTNER PLA AICP
LANDSCAPE ARCHITECTS & PLANNERS
4320 SE COVE LAKE CIRCLE, SUITE 104, STUART, FL
34997. (772) 221-9558 CELL: (954) 798-7158
botnerg@aol.com www.georgebotner.com

02.23.2021

REGISTERED LANDSCAPE ARCHITECT GEORGE BOTNER LA 0000422 STATE OF FLORIDA

Technical Review Committee **1. b.**

Meeting Date: 03/18/2021

REQUESTED ACTION

Annexation – Kings Highway Commerce Park – Multiple Parcels

LOCATION

Parcel IDs:

1. 2324-241-0004-000-0
2. 2324-211-0001-000-6
3. 2324-214-0002-000-2
4. 2324-214-0001-000-5
5. 2324-241-0002-000-6
6. 2324-241-0003-000-3

RESPONSIBLE STAFF

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

RECOMMENDATION

Review and Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 03/04/2021 01:30 PM

Final Approval Date: 03/04/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 21-02000002

DATE: MARCH 4, 2021

Annexation – Kings Highway Commerce Park – Multiple Parcels

Attached are Applications for Voluntary Annexations for six (6) properties located at or near 2261 Peters Road. The properties are approximately 42.67 acres and currently have a St. Lucie County Zoning of Residential Single Family, 2 Dwelling Units/Acre (RS-2), they also have a St. Lucie County Future Land Use of Mixed Use (MDX). Once annexed the City would assign a Zoning of Residential Single Family, 2 Units/Acre (E-2) and assign a Future Land Use of General Commercial (GC). The applicant will be bringing in a Zoning Atlas Map Amendment to rezone all the properties to Commercial Parkway (CP-1). There will also be a Development Review Application submitted for a flex mixed use warehouse and office development. The parcel IDs for the properties are 2324-241-0004-000-0, 2324-211-0001-000-6, 2324-214-0002-000-2, 2324-214-0001-000-5, 2324-241-0002-000-6, & 2324-241-0003-000-3.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by March 16, 2021.

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

Thank you.

Brandon Creagan

Great American RV Prop, LLC
547 Wash Roberts LN
McMinnville, TN 37110

February 16, 2021

Parcel ID # 2324-241-0004-000-0
Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Great American RV Prop, LLC, the owner of the above referenced parcels, hereby authorizes Jeff H. Iravani, Inc to be the applicant to obtain all the required site and subdivision plans approvals and civil permits for the above referenced project.

Sincerely,

Signature: _____

Name: JAMES A WYNNE III

Title: MANAGING PARTNER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 19th day of February, 2021, by James A. Wynne II who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

DEANNA GIVENS
Notary Public - State of Florida
Commission # HH 086359
My Comm. Expires Jan 28, 2025
Bonded through National Notary Assn.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: S Kings HWY
2. Legal description of real property for which annexation is being requested:
   See attached property appraiser information

   Property Tax ID: 2324-241-0004-000-0
3. Size of described property: 10.29
4. Project description: Warehouse and Distribution
5. Current St. Lucie County Future Land Use Designation: FLU MXD
6. Current St. Lucie County Zoning: RS-2
7. Is this a Historic property? No
8. Appraised value: $668,850
9. Name of Owner(s): Great American RV Prop, LLC

   Signature of Owner(s): JAMES A WYNNE III, MANAGING PARTNER
   Mailing Address: 547 Wash Roberts Lane
   City MCMinnville State Tennessee Zip 37110
   Phone ~~5615756030~~ 954-214-4553 Fax ~~5615756088~~ N/A

10. Name of Representative: Jeff H. Iravani, Inc.

Signature of representative: 

Mailing Address: 1934 Commerce Lane Suite 5

City) Jupiter State FL Zip 33458

Phone 561-575-6030 Fax 561-575-6088

E-mail: jhi@bellsouth.net

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

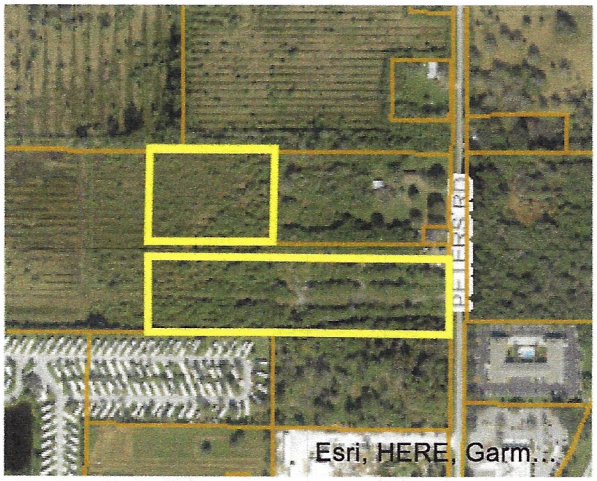
TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, February 16, 2021

Parcel Report





Parcel

PARCELNO:	2324-241-0004-000-0
Property ID:	153212
Owner1:	Great American RV Prop LLC
SiteAddress:	S KINGS HWY

PARCELNO:	2324-241-0004-000-0
Property ID:	153212
Owner1:	Great American RV Prop LLC
SiteAddress:	S KINGS HWY

Owner

Owner1:	Great American RV Prop LLC
Owner2:	
Owner3:	
MailingAddress:	%Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Owner1:	Great American RV Prop LLC
Owner2:	
Owner3:	
MailingAddress:	%Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse:	6000 - GRZNG SLD CP
DistrictGroup:	0002 - Saint Lucie County
Subdivision:	Metes and Bounds
Just/Market Value:	$668,850
FinishedArea:	
Acres:	10.29
TotalArea:	448,232

PrimaryLandUse:	6000 - GRZNG SLD CP
DistrictGroup:	0002 - Saint Lucie County
Subdivision:	Metes and Bounds
Just/Market Value:	$668,850
FinishedArea:	
Acres:	10.29
TotalArea:	448,232

Legal Description

LegalDescription:	24 35 39 W 455.58 FT OF E 1118.54 FT OF N 1/2 OF S 1/2 OF NW 1/4 AND W 1088.54 FT OF E 1118.54 FT OF S 264.18 FT OF S 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF SEC (10.29 AC) (OR 1798-2252)

LegalDescription:	24 35 39 W 455.58 FT OF E 1118.54 FT OF N 1/2 OF S 1/2 OF NW 1/4 AND W 1088.54 FT OF E 1118.54 FT OF S 264.18 FT OF S 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF SEC (10.29 AC) (OR 1798-2252)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$668,850	$0	$668,850	$0	$2,830	$0	$2,830	$0	$666,020
2019	$668,850	$0	$668,850	$0	$2,830	$0	$2,830	$0	$666,020
2018	$668,850	$0	$668,850	$0	$2,830	$0	$2,830	$0	$666,020

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	10.29	$190.36

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	10.29	MACR
2	10.29	CACR

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
09/12/2003	$375,000	XX00	WD	Blake Glenn M	1798-2252	Clerk of Courts
02/25/2000	$526,300	XX01	TR	Wolf William L	1282-194	Clerk of Courts

Photos



Grady Sapp
2421 Peters Road
Fort Pierce, FL 34945

February 16, 2021

RE: Parcel ID # 2324-241-0002-000-6

Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Grady Sapp, the owner of the above referenced parcel, hereby authorizes Jeff H. Iravani, Inc to be the applicant to obtain all the required site and subdivision plans approvals and civil permits for the above referenced project.

Sincerely,

Signature: _____

Name: Grady Sapp

Title: Owner

STATE OF FLORIDA
COUNTY OF ~~PALM BEACH~~ St Lucie

The foregoing instrument was acknowledged before me this 26th day of February, 2021, by Grady Sapp who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

CHERYL A HOWE
Notary Public - State of Florida
Commission # GG 260038
My Comm. Expires Nov 30, 2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: 2421 Peters Road, Fort Pierce, FL
2. Legal description of real property for which annexation is being requested:
   See attached property appraiser information

   Property Tax ID: 2324-241-0002-000-6
3. Size of described property: 4.64
4. Project description: Warehouse and Distribution
5. Current St. Lucie County Future Land Use Designation: FLU MXD
6. Current St. Lucie County Zoning: RS-2
7. Is this a Historic property? No
8. Appraised value: $401,400
9. Name of Owner(s): Grady Sapp

   Signature of Owner(s): X Grady Sapp
   Mailing Address: 2421 Peters Road
   City Fort Pierce State Florida Zip 34945
   Phone 5615756030 Fax 5615756088

Grady Sapp - Owner
State of: Florida
County of: St Lucie 2/26/21

Cheryl A Howe

CHERYL A HOWE
Notary Public - State of Florida
Commission # GG 260038
My Comm. Expires Nov 30, 2022

10. Name of Representative: Jeff H. Iravani, Inc

Signature of representative: _____

Mailing Address: 1934 Commerce Lane Suite 5

City) Jupiter State FL Zip 33458

Phone 561-575-6030 Fax 561-575-6088

E-mail: jhi@bellsouth.net

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

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

RV Development, LLC
547 Wash Roberts LN
McMinnville, TN 37110

February 16, 2021

RE: Parcel ID #'s
2324-211-0001-000-6
2324-214-0001-000-5
2324-214-0002-000-2
2324-241-0003-000-3
Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

RV Development, LLC, the owner of the above referenced parcels, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required annexation, re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: JAMES A WYNNE III

Title: MANAGING PARTNER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 19th day of February, 2021, by James A Wynne II who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

DEANNA GIVENS
Notary Public - State of Florida
Commission # HH 086359
My Comm. Expires Jan 28, 2025
Bonded through National Notary Assn.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

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In addition to a complete application, packets shall include:

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

1. Address: See attached property appraiser information
2. Legal description of real property for which annexation is being requested:
   See attached property appraiser information

   Property Tax ID: See attached property appraiser information
3. Size of described property: 28.58 acres
4. Project description: Warehouse and Distribution
5. Current St. Lucie County Future Land Use Designation: FLU MXD
6. Current St. Lucie County Zoning: RS-2
7. Is this a Historic property? No
8. Appraised value: 4 Parcel appraised value is $1,917,100
9. Name of Owner(s): RV Development, LLC

   Signature of Owner(s): JAMES A WYNNE III, MANAGING PARTNER
   Mailing Address: 547 Wash Roberts Lane
   City MC Minnville State Tennessee Zip 37110
   Phone ~~5615756030~~ 954-214-4553 Fax ~~5615756088~~ N/A

10. Name of Representative: Jeff H. Iravani, Inc.

Signature of representative: 

Mailing Address: 1934 Commerce Lane Suite 5

City) Jupiter State FL Zip 33458

Phone 561-575-6030 Fax 561-575-6088

E-mail: jhi@bellsouth.net

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

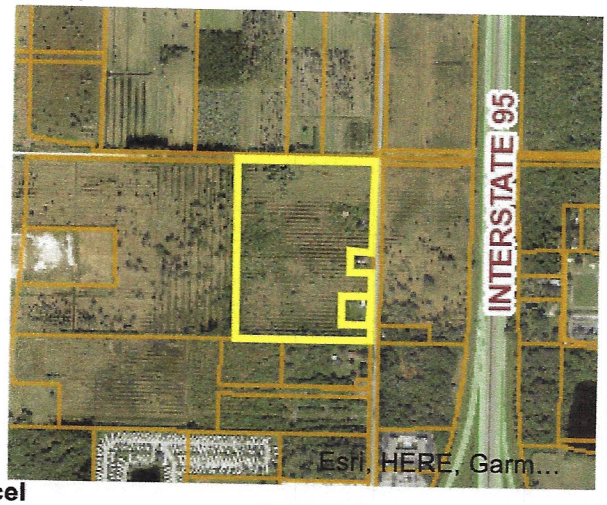
TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, February 16, 2021

Parcel Report





Parcel

PARCELNO:	2324-211-0001-000-6
Property ID:	14253
Owner1:	RV Development LLC
SiteAddress:	2261 PETERS RD

Owner

Owner1:	RV Development LLC
Owner2:	
Owner3:	
MailingAddress:	%Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse:	6000 - GRZNG SLD CP
DistrictGroup:	0002 - Saint Lucie County
Subdivision:	Metes and Bounds
Just/Market Value:	$1,634,000
FinishedArea:	1,946
Acres:	26.91
TotalArea:	1,172,199.6

Legal Description

LegalDescription: 24 35 39 E 3/4 OF NE 1/4 OF NW 1/4-LESS TRACT 150 FT X 155 FT AS IN DBK 206-141 AND IN OR 492-1228 AND LESS TRACT 208.71 FTX 208.71 FT AS IN DBK 207-165 AND LESS N 35 FT AND LESS E 25 FT- (26.91 AC) (OR 1868-2876 thru 2879 ERROR IN LEGAL)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$1,634,000	$2,200	$1,629,600	$2,200	$83,735	$0	$83,735	$2,790	$1,547,475
2019	$1,633,300	$1,500	$1,629,600	$2,200	$83,589	$0	$83,589	$2,236	$1,547,475
2018	$1,632,300	$1,600	$1,629,600	$1,100	$83,456	$0	$83,456	$1,369	$1,547,475

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

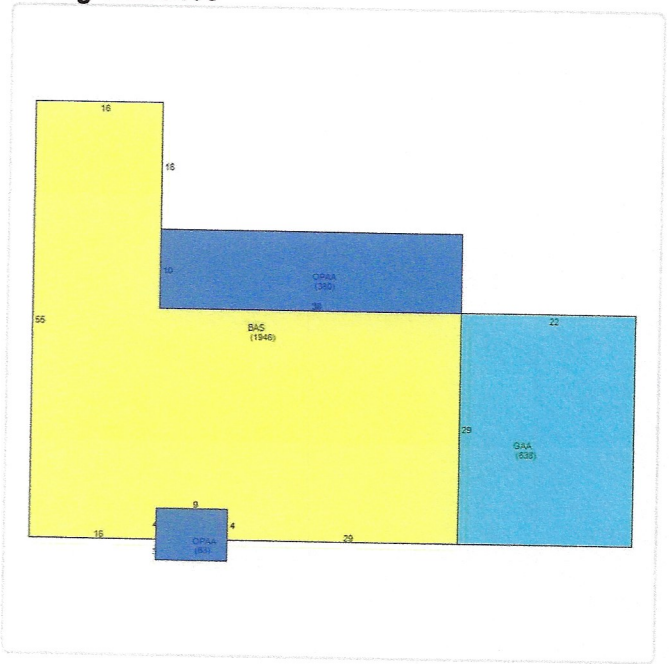
Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	26.91	$497.84
County Solid Waste	2009	12	$276.14

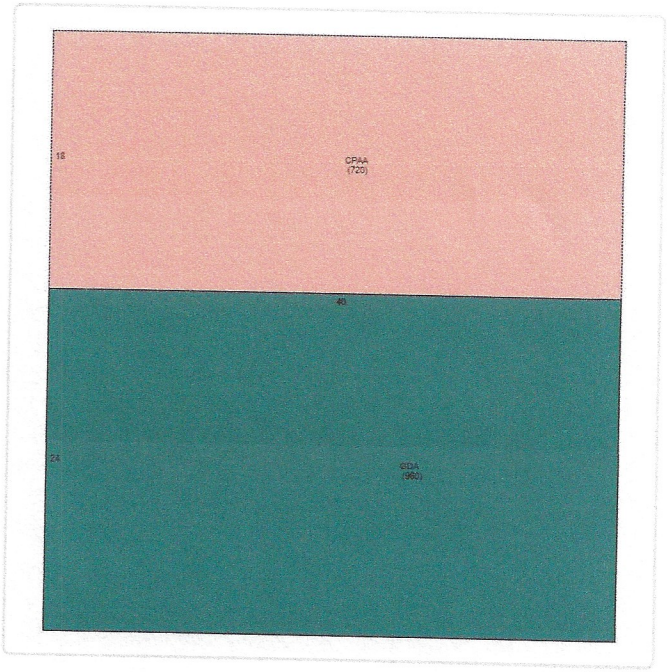
Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	2
Building Type:	HD- -
Story Height:	1 Story
No of Living Units:	1
Total Finished Area:	1,946
Gross Sketched Area:	3,027
Year Built:	1966
Effective Year:	1966
Primary Roof Cover:	Fibrglss Shg
Primary Roof Structure:	Gable
Primary Wall:	CB Stucco
A/C %:	0

Building Sequence:	2
Bedrooms:	0
Bathrooms:	0
Building Type:	DGAR - Detached Garage
Story Height:	1 Story
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	1,680
Year Built:	1966
Effective Year:	1926
Primary Roof Cover:	Fibrglss Shg
Primary Roof Structure:	Gable
Primary Wall:	CB Stucco
A/C %:	

Building Sketches





Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	OPAA	Open Porch Attached Average	0	443
1	GAA	Garage Attached Average	0	638
1	BAS	BASE AREA	1,946	1,946
2	GDA	Garage Detached Average	0	960
2	CPAA	Carport Attached Average	0	720

SFYI

Description	Units	Year Built
RESIDENTIAL SWIMMING POOL AVG QUALITY/MODERATE TRI	330	1977
POOL DECK AVERAGE QUALITY	510	1977

Land Lines

Line Number	Units	Unit Type
1	25.91	MACR
2	1	Acre
3	25.91	CACR

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
12/22/2003	$168,200	XX04	WD	Fuller Melanie	1868-2879	Clerk of Courts
12/22/2003	$168,200	XX04	WD	Fuller Melanie	1868-2878	Clerk of Courts
12/22/2003	$168,200	XX04	WD	Fuller Melanie	1868-2877	Clerk of Courts
12/22/2003	$168,200	XX04	WD	Fuller Melanie	1868-2876	Clerk of Courts
02/13/2003	$0	XX01	PB	Vachon (EST) Rita C	1667-231	Clerk of Courts
01/01/1900	$0			-		Clerk of Courts

Photos





Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, February 16, 2021

Parcel Report





Parcel

PARCELNO:	2324-214-0001-000-5
Property ID:	14255
Owner1:	R V Development Llc
SiteAddress:	2315 PETERS RD

Owner

Owner1:	R V Development Llc
Owner2:	
Owner3:	
MailingAddress:	%Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse:	0100 - SF Res
DistrictGroup:	0002 - Saint Lucie County
Subdivision:	Metes and Bounds
Just/Market Value:	$57,800
FinishedArea:	1,962
Acres:	0.53
TotalArea:	23,086.8

Legal Description

LegalDescription: 24 35 39 FROM INTERIOR 1/4 SEC COR RUN N ALG E LI OF NW 1/4 1790.5 FT, TH W 25 FT FOR POB, TH RUN W 155 FT, TH N 150 FT, TH E 155 FT, TH S 150 FT TO POB (0.53 AC) (OR 1828-2808)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$57,800	$4,800	$53,000	$0	$45,786	$0	$45,786	$12,014	$0
2019	$57,700	$4,700	$53,000	$0	$41,624	$0	$41,624	$16,076	$0
2018	$57,800	$4,800	$53,000	$0	$37,840	$0	$37,840	$19,960	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

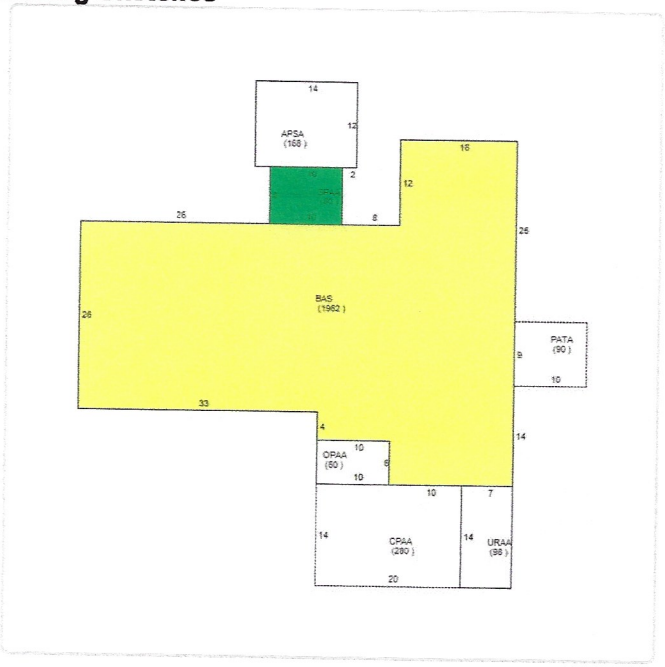
Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	0.53	$25.00
County Solid Waste	2009	12	$276.14

Improvements

Building Sequence:	1
Bedrooms:	3
Bathrooms:	2
Building Type:	HD -
Story Height:	1 Story
No of Living Units:	1
Total Finished Area:	1,962
Gross Sketched Area:	2,738
Year Built:	1956
Effective Year:	1956
Primary Roof Cover:	Roll Comp
Primary Roof Structure:	Flat/Shed
Primary Wall:	Conc Block
A/C %:	100

Building Sketches



Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	URAA	Utility Room Attached Average	0	98
1	SPAA	Screen Porch Attached Average	0	80
1	PATA	Patio Average (Plain Slab)	0	90
1	OPAA	Open Porch Attached Average	0	60
1	CPAA	Carport Attached Average	0	280
1	BAS	BASE AREA	1,962	1,962
1	APSA	Aluminium Porch (Screen) Average	0	168

Land Lines

Line Number	Units	Unit Type
1	0.53	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
09/26/2003	$90,000	XX00	WD	Swiatocha Frances A	1828-2808	Clerk of Courts
03/01/1986	$65,000	XX00	CV		493-822	Clerk of Courts

Photos



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, February 16, 2021

Parcel Report





Parcel

PARCELNO:	2324-214-0002-000-2
Property ID:	14256
Owner1:	RV Development LLC
SiteAddress:	2371 PETERS RD

Owner

Owner1:	RV Development LLC
Owner2:	
Owner3:	
MailingAddress:	%Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse:	0100 - SF Res
DistrictGroup:	0002 - Saint Lucie County
Subdivision:	Metes and Bounds
Just/Market Value:	$152,000
FinishedArea:	1,450
Acres:	1
TotalArea:	43,560

Legal Description

LegalDescription: 24 35 39 FROM SE COR OF NE 1/4 OF NW 1/4 RUN N 100 FT, TH W 30 FT FOR POB, TH CONT W 208.71 FT, TH N 208.71 FT, TH E 208.71 FT, TH S 208.71 FT TO POB (1.00 AC) (OR 1959-2516)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$152,000	$77,000	$75,000	$0	$126,578	$0	$126,578	$25,422	$0
2019	$154,300	$79,300	$75,000	$0	$115,071	$0	$115,071	$39,229	$0
2018	$150,000	$75,000	$75,000	$0	$104,610	$0	$104,610	$45,390	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

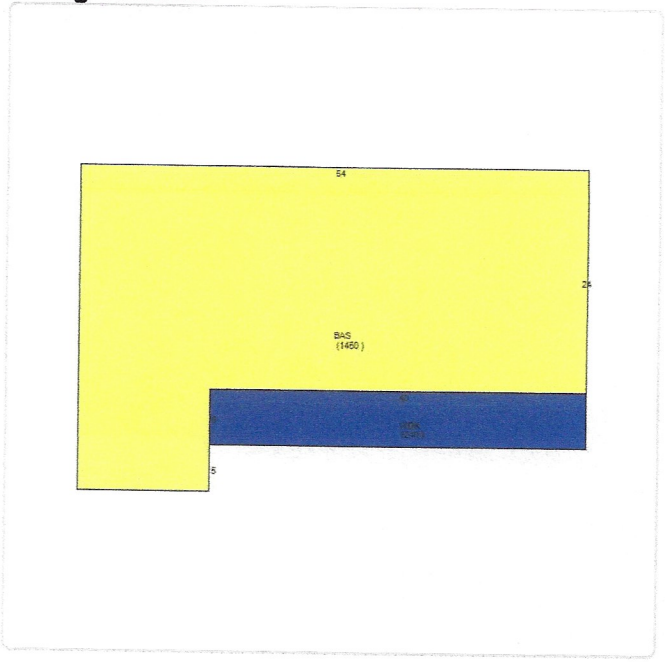
Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	1	$25.00
County Solid Waste	2009	12	$276.14

Improvements

Building Sequence:	1
Bedrooms:	3
Bathrooms:	1
Building Type:	HC- -
Story Height:	1 Story
No of Living Units:	1
Total Finished Area:	1,450
Gross Sketched Area:	1,690
Year Built:	1957
Effective Year:	1987
Primary Roof Cover:	Metal
Primary Roof Structure:	Gable
Primary Wall:	CB Stucco
A/C %:	0

Building Sketches



Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	WDK	WOOD DECK	0	240
1	BAS	BASE AREA	1,450	1,450

Land Lines

Line Number	Units	Unit Type
1	1	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
04/30/2004	$235,000	XX00	WD	Norvell John W	1959-2516	Clerk of Courts
09/18/1992	$55,000	XX00	WD	Norvell William G	808-792	Clerk of Courts
03/01/1984	$38,500	XX00	CV		426-1709	Clerk of Courts

Photos

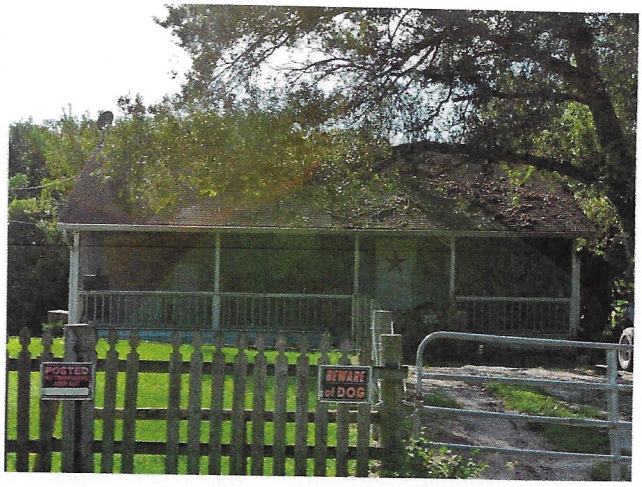


Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, February 16, 2021

Parcel Report





Parcel

PARCELNO:	2324-241-0003-000-3
Property ID:	14263
Owner1:	RV Development LLC
SiteAddress:	2449 PETERS RD

Owner

Owner1:	RV Development LLC
Owner2:	
Owner3:	
MailingAddress:	%Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse:	0100 - SF Res
DistrictGroup:	0002 - Saint Lucie County
Subdivision:	Metes and Bounds
Just/Market Value:	$73,300
FinishedArea:	912
Acres:	0.14
TotalArea:	6,098.4

Legal Description

LegalDescription: 24 35 39 S 60 FT OF E 125 FT OF N 1/2 OF NE 1/4 OF SE 1/4 OF NW 1/4-LESS E 25 FT FOR RD R/W- (0.14 AC) (OR 2398-108) (ERRONEOUS LEGAL)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$73,300	$59,300	$14,000	$0	$60,613	$0	$60,613	$12,687	$0
2019	$76,000	$62,000	$14,000	$0	$55,103	$0	$55,103	$20,897	$0
2018	$68,500	$54,500	$14,000	$0	$50,094	$0	$50,094	$18,406	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

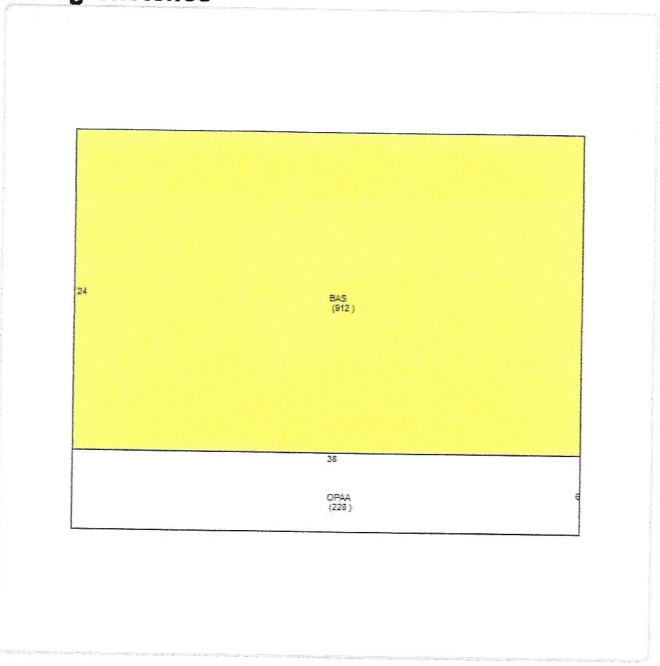
Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	0.14	$25.00
County Solid Waste	2009	12	$276.14

Improvements

Building Sequence:	1
Bedrooms:	2
Bathrooms:	1
Building Type:	HC- -
Story Height:	1 Story
No of Living Units:	1
Total Finished Area:	912
Gross Sketched Area:	1,140
Year Built:	1995
Effective Year:	1995
Primary Roof Cover:	Fibrglss Shg
Primary Roof Structure:	Gable
Primary Wall:	Wood/Sheath
A/C %:	100

Building Sketches



Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	OPAA	Open Porch Attached Average	0	228
1	BAS	BASE AREA	912	912

Land Lines

Line Number	Units	Unit Type
1	0.14	Acre

Permits

Permit Number	Issue Date	Description
C94-01621	04/05/1994	Residential New Construction
0000158	07/01/1971	RP Tag for Mobile Home

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
10/17/2005	$205,000	XX00	WD	Browning Bertie L	2398-108	Clerk of Courts
01/01/1900	$0				-	Clerk of Courts

Photos


POSTED
BEWARE of DOG

Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5
Jupiter, Florida 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
Email: JHI@bellsouth.net Website: www.JHIinc.com

February 26, 2021

City of Ft. Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34950

Attn: Brandon C. Creagan, MCRP, LEED
Planner

Re: **Kings Highway Commerce Park**
Request for Annexation
JHI Project No. 2101-1355
Parcel ID#'s 2324-211-0001-000-6 RV Development, LLC
2324-214-0002-000-2 "
2324-241-0003-000-3 "
2324-211-0001-000-5 "
2324-241-0004-000-0 Great American RV Prop LLC
2324-241-0002-000-6 Sapp (LF EST) Grady

Dear Mr. Creagan,

Please consider the attached application to annex the above parcels into City of Ft. Pierce. Also attached are the authorizations from the above property owners.

Pursuant to Policy 1.11.5 of the Future Land Use Element of the City's Comprehensive Plan, we are requesting that the above properties be annexed in with a General Commercial Land Use Designation, as being compatible with the County's land use designation and consistent with the adjoining properties in the City.

The property that is the subject of the applications currently have an agricultural tax exemption. We are requesting that the annexation ordinance and/or zoning ordinance provide that as long as the classifications and exemptions are consistent with the standards set forth by the St. Lucie County Property Appraiser, nothing in the ordinance(s) is intended to, or shall be construed as, a revocation or abrogation of the land's current St. Lucie County Property Appraiser's tax classifications and exemptions.

Brandon C. Creagan, MCRP, LEED
Kings Highway Commerce Park
February 25, 2021

Please see attached applications, authorization letters and warranty deeds for the above parcels.

The authorization from Grady Sapp's parcel is forthcoming.

Thank you.

J H Iravani

Jeff H. Iravani, P.E.
President

LEGAL DESCRIPTION

21–020
"A"
PCN 2324–241–0004–000–0
OFFICIAL RECORDS BOOK 1798 PAGE 2252

PARCEL I:
THE WEST 455.58 FEET OF THE EAST 111.8.54 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

AND PARCEL II:
THE WEST 1088.54 FEET OF THE EAST 1118.54 FEET OF THE SOUTH 264.18 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

"B"
PCN 2324–211–0001–000–6
OFFICIAL RECORDS BOOK 1868 PAGE 2879

THE EAST THREE QUARTERS (3/ 4) OF THE NORTHEAST QUARTER (NE 1/ 4) OF THE NORTHWEST QUARTER (NW 1/ 4) OF SECTION TWENTY–FOUR (24) TOWNSHIP THIRTY FIVE (35) SOUTH RANGE THIRTY–NINE (39) EAST, CONTAINING APPROXIMATELY 26.9 ACRES.

"C"
PCN 2324–214–0002–000–2
OFFICIAL RECORDS BOOK 1959 PAGE 2516

FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 100 FEET; THENCE RUN WEST 25 FEET TO THE POINT OF BEGINNING; CONTINUE WEST 213.71 FEET; THENCE NORTH 208.71 FEET; THENCE EAST 213.71 FEET; THENCE SOUTH 208.71 FEET TO THE POINT OF BEGINNING.

"D"
PCN 2324–214–0001–000–5
OFFICIAL RECORDS BOOK 1828 PAGE 2808

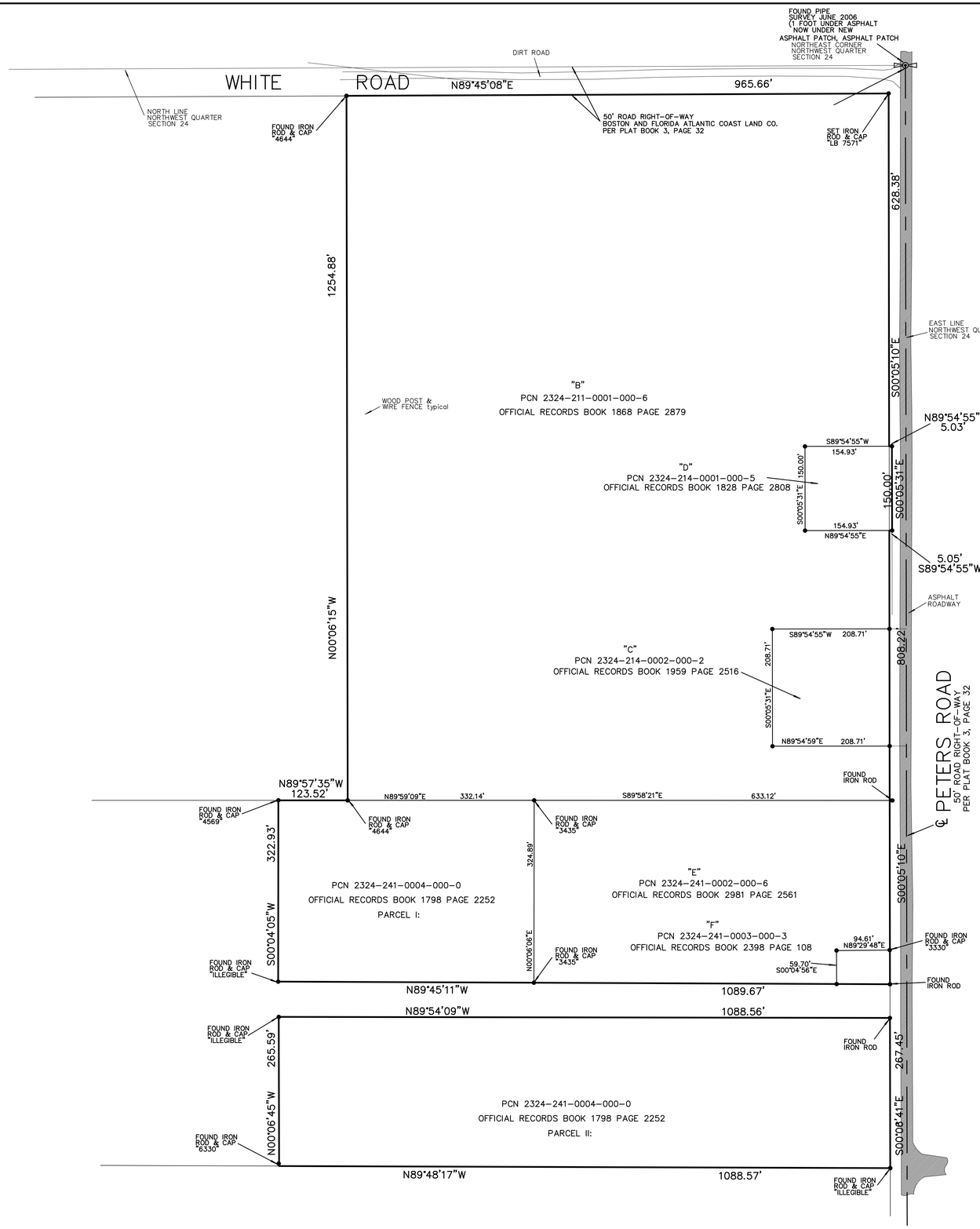
FROM THE INTERIOR QUARTER CORNER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN NORTH ALONG THE EAST LINE OF THE NORTHWEST 1/ 4 OF SAID SECTION 1790.5 FEET; THENCE WEST 25 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN WEST 155 FEET; THENCE NORTH 150 FEET; THENCE EAST 155 FEET; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING; BEING A PART OF THE NORTHEAST 1/ 4 OF THE NORTHWEST 1/ 4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

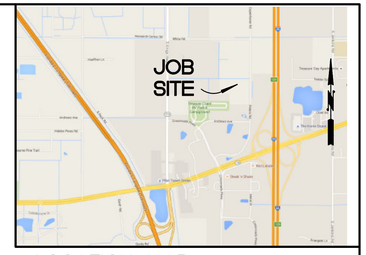
"E"
PCN 2324–241–0002–000–6
OFFICIAL RECORDS BOOK 2981 PAGE 2561

THE NORTH 1/ 2 OF THE NORTHEAST 1/ 4 OF THE SOUTHEAST 1/ 4 OF THE NORTHWEST 1/ 4, LESS THE SOUTH 60 FEET OF THE EAST 125 FEET AND LESS THE EAST 30 FEET, SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

"F"
PCN 2324–241–0003–000–3
OFFICIAL RECORDS BOOK 2398 PAGE 108; ERRONEOUS LEGAL
PER ST. LUCIE COUNTY, CLERK OF THE COURT)
DESCRIPTION PER THIS OFFICE
THE SOUTH 60.00 FEET OF THE EAST 125 FEET OF THE
PER DESCRIPTION DESCRIBED IN OFFICIAL RECORDS BOOK 718, PAGE 2723

ALL TOGETHER CONTAINING 42.668 ACRES MORE OR LESS





LOCATION MAP NOT TO SCALE

−25 0 50 100
1" = 100'

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS – 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561–746–8745 FAX 561–746–9632 E–mail Info@magellansurveying.com

Boundary Survey

Prepared For: KINGS HIGHWAY DEVELOPMENT PARTNERS

Drawn by RES	Date Of Survey	Scale
Field: TF F.B.178 Pg.37	FEBRUARY 23, 2021	1"= 100'
REVISIONS:		Drawing Number 21–020

* Doc Assump:	$	0.00
* Doc Tax :	$	1,645.00
* Int Tax :	$	0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO: Box 34
Douglas E. Gonano, Esq.
GONANO & HARRELL
1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-214-0002-000/2**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **30th** day of **April, 2004** by **John W. Norvell and Deborah H. Norvell, his wife**, herein called the Grantor, to **R.V. Development, LLC, a Florida limited liability company** whose post office address is **2560 SE 12th Street, Pompano Beach, Florida 33062**, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

From the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; thence run North 100 feet; thence run West 25 feet to the Point of Beginning; continue West 213.71 feet; thence North 208.71 feet; thence East 213.71 feet; thence South 208.71 feet to the Point of Beginning.

Subject to the right of way for Peters Road and reservations, restrictions, easements and rights of way of record, if any, provided this reference shall not operate 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, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature
Elizabeth K Jorgensen
Witness #1 Printed Name

Witness #2 Signature
Richard McClure
Witness #2 Printed Name

John W. Norvell
John W. Norvell
2371 Peters Road, Fort Pierce, Florida 34945

Deborah H Norvell
Deborah H. Norvell
2371 Peters Road, Fort Pierce, Florida 34945

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 30th day of April, 2004 by John W. Norvell and Deborah H. Norvell, his wife, who are personally known to me or have produced their drivers licenses as identification.

SEAL

Elizabeth K Jorgensen
Notary Public

Printed Notary Name

Elizabeth K. Jorgensen
MY COMMISSION # DD079507 EXPIRES
January 25, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2397518 OR BOOK 1959 PAGE 2516
Recorded:05/06/04 12:49

File No: **1600-005**

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2271016 OR BOOK 1798 PAGE 2252
Recorded:09/15/03 15:31

* Doc Assump: $ 0.00
* Doc Tax : $ 2,625.00
* Int Tax : $ 0.00

Prepared by
Roberta Carter, an employee of
First American Title Insurance Company
109 North Second St.
Fort Pierce, Florida 34950
(772) 464-7837

Return to: Grantee

File No.: 1083-226013

WARRANTY DEED

This indenture made on **September 12, 2003** A.D., by

Glenn M. Blake and Frances P. Blake, husband and wife

whose address is: **1575 48th Avenue, Vero Beach, FL 32966**
hereinafter called the "grantor", to

Great American RV Properties LLC

whose address is: **2560 SE 12th Street, Pompano Beach, FL 33062**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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

Parcel I:

The West 455.58 feet of the East 1118.54 feet of the North Half of the North Half of the South Half of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

AND PARCEL II:

The West 1088.54 feet of the East 1118.54 feet of the South 264.18 feet of the South Half of the North Half of the South Half of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Parcel Identification Number: **2324-232-0000-000/4**

For the consideration hereinbefore set forth, Grantors do additionally grant and convey unto Grantee and easement and right-of-way for the purpose of ingress and egress across the following described tract of land:

The North 60 feet of the West 1088.54 feet of the East 1118.54 feet of the South ½ of the North ½ of the South ½ of the Northwest ¼ of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

The easement herein granted shall be deemed appurtenant to and run with the ownership of Parcel I and Parcel II and their respective heirs, successors and assigns in title to all or part of Parcel I and Parcel II. Grantors reserve and retain the right to convey similar rights and easements to such other persons as Grantors may deem proper.

Grantors also retain, reserve, and shall continue to enjoy use of the surface of such property for any and all purposes which do not interfere with and prevent the use by Grantee of the within easement, including the right to build and use the surface of the herein granted easement for drainage ditches and private streets, roads, driveways, alleys, walks, gardens, lawns, planting or parking areas, and other like uses and/or to dedicate all or any part of the property affected by this easement to any city for use as a public street, road, or alley. If the Grantors, or any of Grantors' successors or assigns, shall dedicate all or any part of the property affected by this easement, the Grantee, and its successors and assigns shall execute all instruments that may be necessary or appropriate to effectuate such dedication, without, however, extinguishing the easement rights herein granted.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2002.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Glenn M. Blake
Glenn M. Blake

Frances P. Blake
Frances P. Blake

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Roberta Carter

Witness Signature

Print Name: Terry T. Torres

State of **Florida**

County of **St. Lucie**

The Foregoing Instrument Was Acknowledged before me on **September 12, 2003**, by **Glenn M. Blake and Frances P. Blake, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

NOTARY PUBLIC

Notary Print Name
My Commission Expires: _____

ROBERTA A CARTER

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2294955 OR BOOK 1828 PAGE 2808
Recorded:10/24/03 16:00

* Doc Assump:	$	0.00
* Doc Tax :	$	630.00
* Int Tax :	$	0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Douglas E. Gonano, Esq.
GONANO & HARRELL
34 1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-214-0001-000/5**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **26th** day of **September, 2003** by **Frances A. Swiatocha,** a single woman, herein called the Grantor, to **R.V. Development, L.L.C., a Florida limited liability company** whose post office address is **2650 SE 12th Street, Pompano Beach, Florida 33062,** hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

From the Interior Quarter Section Corner of Section 24, Township 35 South, Range 39 East, run North along the East line of the Northwest 1/4 of said Section 1790.5 feet; thence West 25 feet to the Point of Beginning: from said Point of Beginning run West 155 feet: thence North 150 feet; thence East 155 feet; thence South 150 feet to the Point of Beginning; being a part of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Subject to restrictions, reservations, easements and rights of way of record, if any.

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

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

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

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

Signed, sealed and delivered in the presence of:

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

Valerie M Canant
Witness #2 Signature
VALERIE M CANANT
Witness #2 Printed Name

Frances A. Swiatocha
Frances A. Swiatocha
2315 Peters Road, Fort Pierce, Florida

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 26th day of September, 2003 by Frances A. Swiatocha who is personally known to me or has produced Florida drivers license as identification.

SEAL

Stacy Ewing Consalvo
Notary Public

_____
Printed Notary Name

Stacy Ewing Consalvo
MY COMMISSION # DD121441 EXPIRES
May 28, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

Stacy Ewing Consalvo
DD121441 EXPIRES
INSURANCE, INC.

File No: 1600-003

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2326041 OR BOOK 1868 PAGE 2876
Recorded:12/26/03 08:23

(E)
Box 34

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Douglas E. Gonano, Esq.
GONANO & HARRELL
1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-211-0001-000/6**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **22nd** day of **December, 2003** by **Melanie Fuller, a married woman,** herein called the Grantor, to **R.V. Development, LLC, a Florida limited liability company** whose post office address is **2560 SE 12th Street, Pompano Beach, Florida 33062,** hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

The East Three Quarters (3/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24) Township Thirty-five(35) South Range Thirty-nine (39) East, containing approximately 26.9 acres.

Grantor hereby certifies that the above property does not constitute the homestead of Grantor nor is it contiguous thereto.

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 covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature
JULIA S. PRICE
Witness #1 Printed Name

Brenda L Sharpton
Witness #2 Signature
BRENDA L. SHARPTON
Witness #2 Printed Name

Melanie Fuller
Melanie Fuller
1465 Cherokee Trail, Conley, GA 30288

STATE OF GEORGIA
COUNTY OF DEKALB

The foregoing instrument was acknowledged before me this 19 day of December, 2003, by **Melanie Fuller, a married woman,** who is personally known to me or has produced GA DL 049000545 as identification.

SEAL

NOTARY PUBLIC E.P. Mar. 06 2005

Brenda L Sharpton
Notary Public
BRENDA L. SHARPTON
Printed Notary Name

* Doc Tax : $ 0.00
* Int Tax : $ 1,177.40
* : $ 0.00

Technical Review Committee **1. c.**

Meeting Date: 03/18/2021

REQUESTED ACTION

Development Review & Design Review - Project Hurricane - 2398 Peters Road

LOCATION

2398 Peters Road

RESPONSIBLE STAFF

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

RECOMMENDATION

Review and Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 03/04/2021 01:34 PM

Final Approval Date: 03/04/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 21-07000003

DATE: MARCH 4, 2021

Development Review & Design Review - Project Hurricane - 2398 Peters Road

Applications for Development Review & Design Review for an RV sales business have been submitted for your review. The properties are currently being annexed into the City Limits and there are applications to change the Future Land Use and Zoning to General Commercial (GC) and General Commercial (C-3) respectively after the annexation has been completed. The parcel IDs are 2324-122-0001-000-3 & 2324-123-0000-000-9.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by March 16, 2021.

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

Thank you.

Brandon Creagan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location: Peters Rd/ 2398 Peters Rd

Parcel ID #(s): 2324-122-0001-000-3 / 2324-123-0000-000-9

Project description: Construction of 39,200 sf of sales and service facilities

Bud Wynne	Brad Currie / Engineering Design & Construction, Inc
Property Owner(s)	**Applicant/Representative, Title, Company**
547 Wash Roberts Lane	10250 SW Village Parkway
Street Address	Street Address
McMinnville TN 37110	Port St Lucie FL 34987
City State Zip	City State Zip
(954) 214-4553	(772) 462-2455
Phone Number	Phone Number
budwynne@aol.com	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.*

Bradley J. Currie (Authorized Agent)

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 17th day of February, 20 21, by Bradley J. Currie (Authorized Agent) who is personally known to me or has produced _____ as identification.

Patricia M. Sesta

Signature of Notary

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

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

TO BE COMPLETED BY STAFF

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

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

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

❑ 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.: 39,200 sf Residential: Proposed Units: None

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

North	South	East	West
Vacant	Vacant	I-95 ROW	Single Family Home

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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location: Peters Rd / 2398 Peters Rd

Parcel ID #(s): 2324-122-0001-0003 / 2324-123-000-000-96

Project Description: Construction of 39,200 sf of sales and service

Bud Wynne	Steven Frink / Engineering Design & Construction, Inc
Property Owner(s)	Applicant/Representative, Title, Company
547 Was Roberts Lane	10250 SW Village Parkway
Street Address	Street Address
McMinnville TN 37110	Port St Lucie Fl 34987
City State Zip	City State Zip
(954) 214-4553	(772) 462-2455
Phone Number	Phone Number
budwynne@aol.com	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.*

Steven Frink (Authorized Agent)

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

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

Steven Frink (Authorized Agent) 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.

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

AGENT CONSENT FORM

Project Name: Peters Road Annexation

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

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

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

FURTHER AFFIANT SAYETH NOT.

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

Sheila Butcher
Notary Signature

Sheila Butcher
Printed Name of Notary

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

07-27-2021
My commission expires

Owner's Signature

JAMES A WYNNE III
Owner's Name

547 WASH ROBERTS LANE
Street Address

MCMINNVILLE, TN 37110
City, State, Zip

EMAIL: budwynne@AOL.com
Telephone / Email

PROJECT NARRATIVE & COVER LETTER
Project Hurricane
Development Review
February 25, 2021

Request

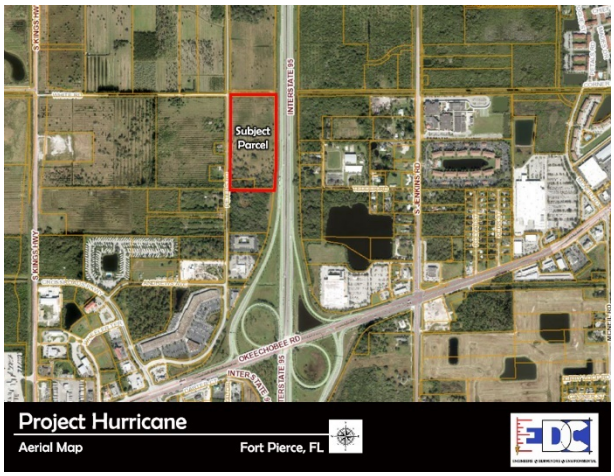
On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting development review approval for an 18.70 +/- acre parcel for a proposed RV Sales & Service Center with associated site improvements. An application to annex into the City of Fort Pierce along with application for a future land use and zoning change have been submitted and are under review by staff. The subject parcels are noted below and is located west of I-95 and north of Okeechobee Boulevard in St. Lucie County, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

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

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

As stated, these parcels are currently in the jurisdiction of St. Lucie County and have an existing Future Land Use designation of Mixed Use (MXD) and are located in the Residential (RS-2) and General Commercial (CG) Zoning designation. Applications for annexation, a future land use amendment and a rezone have been submitted to the City of Fort Pierce and are currently under review by staff.



The applicant is proposing an RV Sales & Services development with associated site improvements. The parcels are currently owned by RV Development, LLC.

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

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

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

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

Development Review Submittal Requirements

The attached site plan meets all the requirements of Section 125-313 as outlined in the City of Fort Pierce Code of Ordinances. Section 125-313 of the City of Fort Pierce Code of Ordinances identifies the requirements for Development Review Submittal.

In addition to meeting the requirement of Section 125-313, the City of Fort Pierce requires supplemental material as noted on the development review application to be included for review. The below material includes the required supplemental material for the review and approval of development review applications.

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

Z:\EDC-2020\20-298 - Lazydays RV\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-02-26_Project_Hurricane_Development_Review_Narrative_20-298.docx

PROJECT NARRATIVE & COVER LETTER
Project Hurricane
Design Review
February 25, 2021

Request

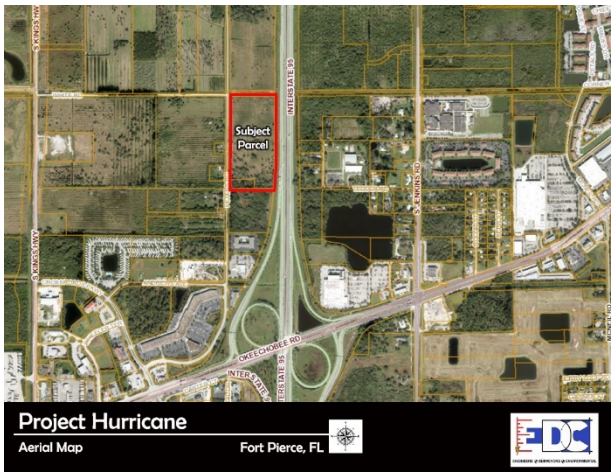
On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting design review approval for an 18.70 +/- acre parcel for a proposed RV Sales & Service Center with associated site improvements. An application to annex into the City of Fort Pierce along with application for a future land use and zoning change have been submitted and are under review by staff. The subject parcels are noted below and is located west of I-95 and north of Okeechobee Boulevard in St. Lucie County, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

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

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

As stated, these parcels are currently in the jurisdiction of St. Lucie County and have an existing Future Land Use designation of Mixed Use (MXD) and are located in the Residential (RS-2) and General Commercial (CG) Zoning designation. Applications for annexation, a future land use amendment and a rezone have been submitted to the City of Fort Pierce and are currently under review by staff.



The applicant is proposing an RV Sales & Services development with associated site improvements.

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

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

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

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

Design Review Submittal Requirements

The attached site plan meets all the requirements of Section 125-313 as outlined in the city of Fort Pierce Code of Ordinances. Section 125-314 of the City of Fort Pierce Code of Ordinances identifies the requirements for Design Review Submittal.

In addition to meeting the requirement of Section 125-314, the City of Fort Pierce requires supplemental material as noted on the design review application to be included for review. The below material includes the required supplemental material for the review and approval of design review applications.

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

Abutting Properties



Figure 1: Residential Home on Subject Property



Figure 2: NW Corner of Subject Parcel looking East from Peters Road



Figure 3: Looking East at the SW Corner of Subject Site (2421 Peters Road)



Figure 4:Looking North down Peters Road



Figure 5: Looking North Adjacent to 2315 Peter Road



Figure 6: Looking west on Peters Road (2261 Peters Road)



Figure 7: Northwest Corner of Site Looking East



Figure 8: Northeast Corner of Site Looking West down White Rd

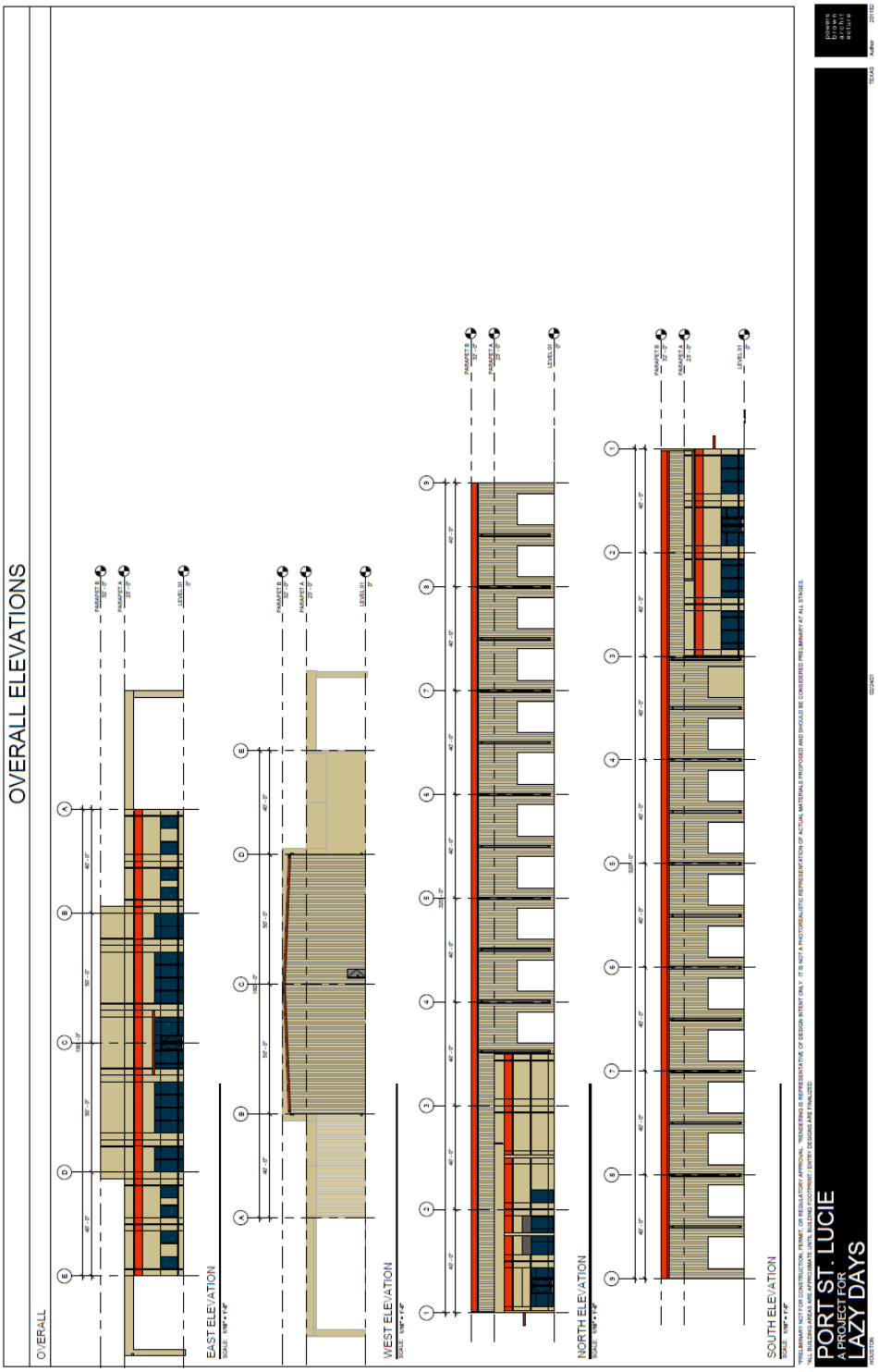


Figure 9: Northeast Corner of Site Looking West from I-95



Figure 10: 221 ft South of Northwest Property Line Looking East from I-95

Elevations


OVERALL ELEVATIONS
OVERALL
EAST ELEVATION
WEST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
PORT ST. LUCIE
A PROJECT FOR
LAZY DAYS

Renderings

BUILDING IMAGE



RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY - IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES

Renderings



Proposed Signage



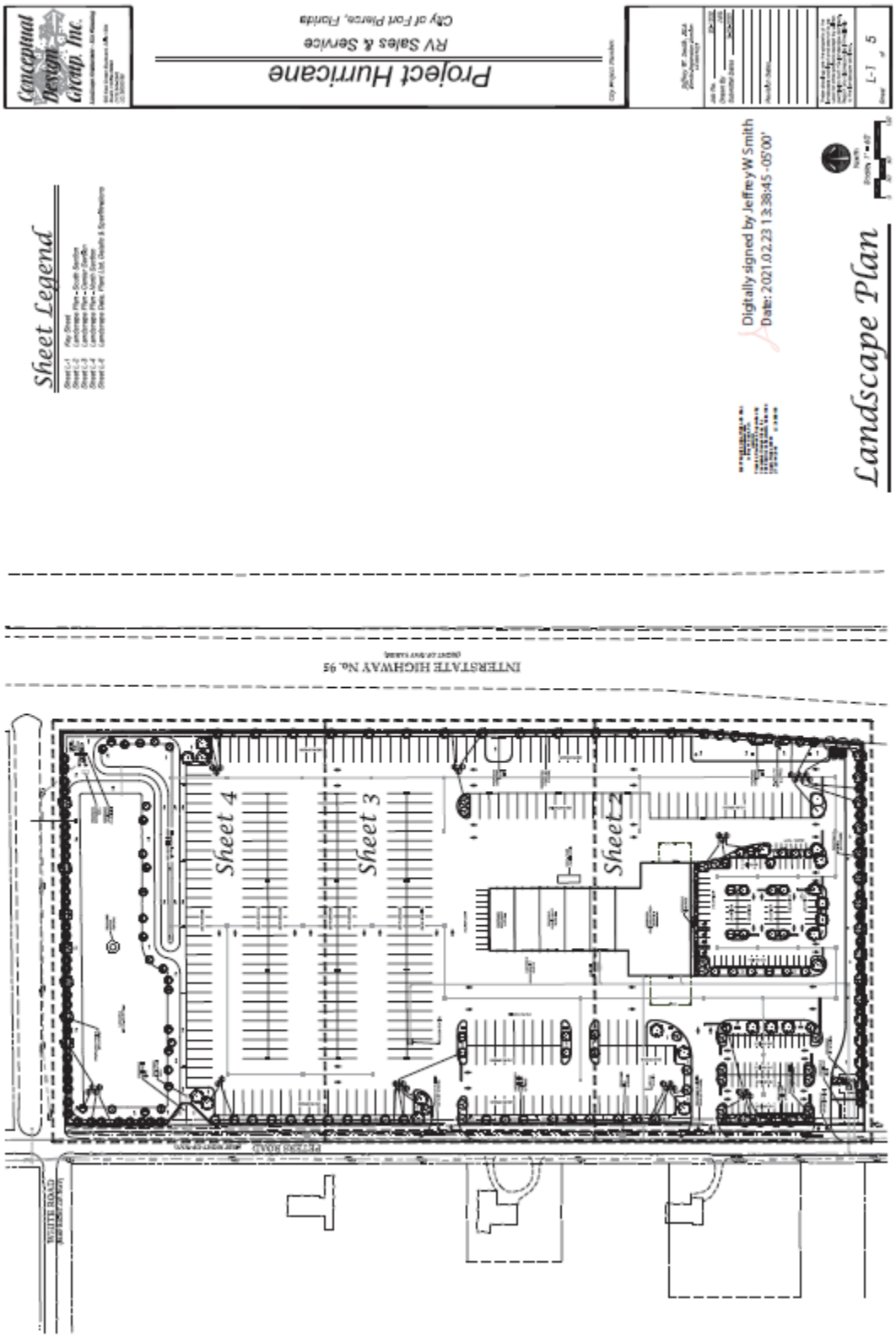


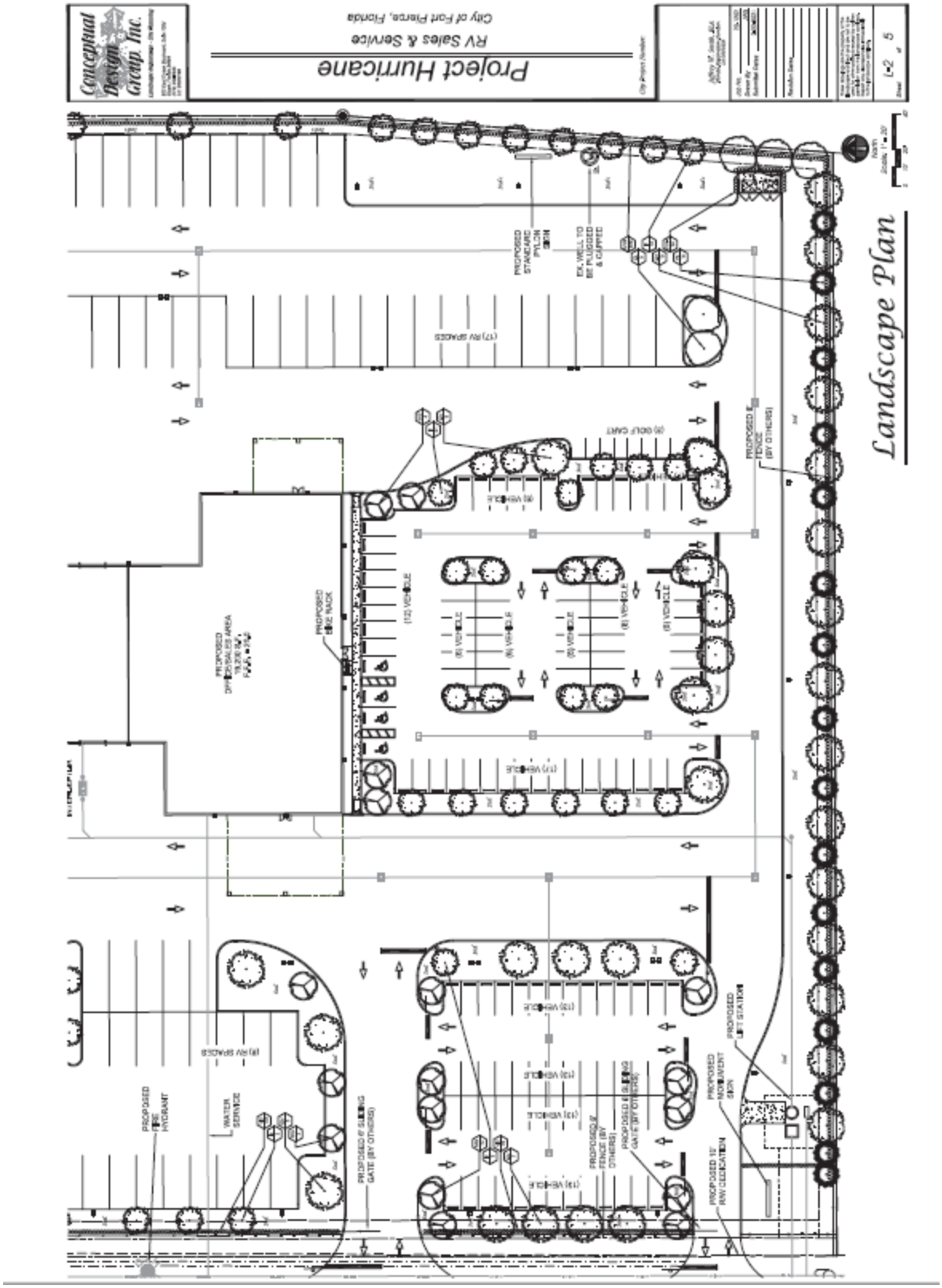


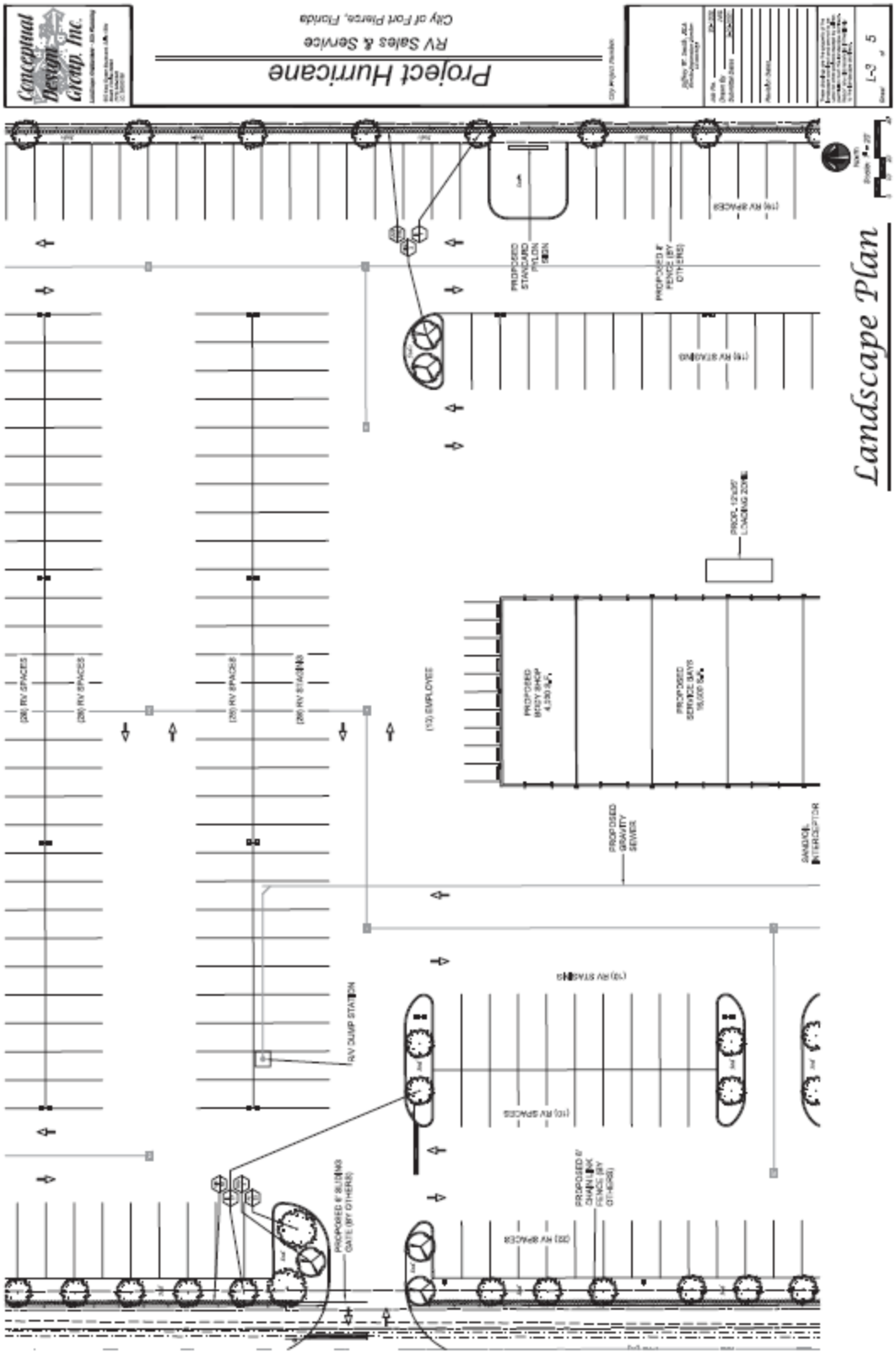




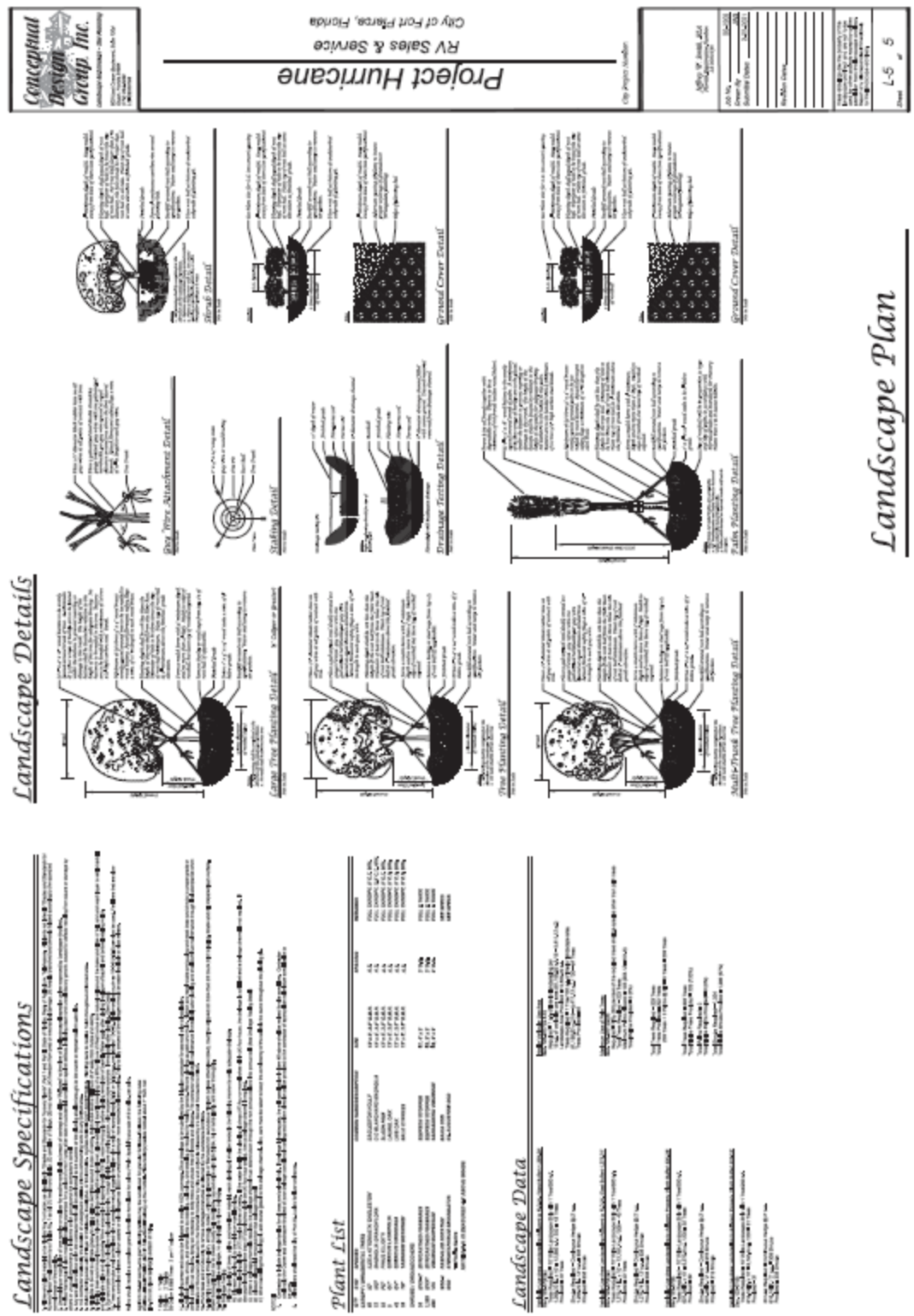
Landscape Plan




Project Hurricane
RV Sales & Service
City of Fort Pierce, Florida
Landscape Plan


Project Hurricane
RV Sales & Service
City of Fort Pierce, Florida
Conceptual Design Group, Inc.
Landscape Plan
L-3
5
PROPOSED STANDARD PYLON SIGN
PROPOSED 6' FENCE (BY OTHERS)
(15) EMPLOYEE
PROPOSED SERVICE BAYS
PROPOSED GRAVITY SEWER
RV DUMP STATION
PROPOSED 6' BUILDING GATE (BY OTHERS)
PROPOSED 6' CHAIN LINK FENCE (BY OTHERS)

Project Hurricane
RV Sales & Service
City of Fort Pierce, Florida
Conceptual Design Group, Inc.
Landscape Plan
(29) RV SPACES
(30) RV SPACES
(29) RV SPACES
(30) RV SPACES
(21) RV SPACES
PROPOSED RECHARGE WELL
PROPOSED STANDARD PYLON SIGN
PROPOSED WATER FEATURE
PROPOSED 6' FENCE (BY OTHERS)
PROPOSED MONUMENT SIGN
PROPOSED IRRIGATION WELL


Landscape Specifications
Plant List
Landscape Data
Landscape Details
Large Tree Planting Detail
Tree Planting Detail
Multi-Trunk Tree Planting Detail
Eye Wire Attachment Detail
Staking Detail
Drainage Testing Detail
Palm Planting Detail
Shrub Detail
Ground Cover Detail
Ground Cover Detail
Landscape Plan
Conceptual Design Group, Inc.
Project Hurricane
RV Sales & Service
City of Fort Pierce, Florida
L-5 5

Gonano & Harrell
Box 34

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

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

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

WARRANTY DEED

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

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

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

SEE EXHIBIT "A" ATTACHED HERETO

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

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

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

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

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

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

Signed, sealed and delivered
in our presence:

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

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

CHESTER B. GRIFFIN

RICHARD V. NEILL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

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

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

Exhibit "A"

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

AND

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

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

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

_____ Space Above This Line For Recording Data _____

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

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

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

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

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

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

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

Signed, sealed and delivered in the presence of:

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

Witness #2 Signature
Richard McClure
Witness #2 Printed Name

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

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

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

SEAL

Stacy Ewing Consalvo
Notary Public

_____
Printed Notary Name

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

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

File No: **1600-001**

February 26, 2021 *Via: Electronic Mail*

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

Re: 2398 Peters Road – Pre-Application Comment Response
Development Review Submittal

Dear Brandon:

On behalf of our client, please find the attached response to comments received on December 30, 2020 for a project known as 2398 Peters Road – Pre-Application Meeting. Each comment is identified below followed by a response in ***bold italics***.

Planning Department

1. A Landscape Plan shall be provided at the time of Application that is signed and sealed by a Florida Registered Landscape Architect pursuant to City Code 123-37, General Landscaping requirements. The Landscape Plan shall include both interior and exterior landscaping.

RESPONSE: Acknowledged. Please see attached landscape plan.

2. A completion certification by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

RESPONSE: Acknowledged.

3. A ten feet wide landscape strip is needed throughout the property. This property has double-frontage with Peters Road and Interstate 95, heavily landscape for design review of the parcel.

   Per City Code Section 123-37, General Landscaping requirements (4) Landscape strips. - Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:
   a. The strip shall be at least six feet wide for lots under 10,000 square feet in size and at least ten feet wide for lots 10,000 square feet or larger;
   b. The landscape strip shall include an average of at least one tree for each 300 square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a 36-inch or higher continuous, unbroken, solid, visual screen within a maximum of

one year after the landscaping takes place, except in clear vision areas required in section 125-308.

c. Other property. - All property, other than the required landscape strip, located between street right-of-way and buildings, shall be completely covered with grass or other ground cover except to the extent there are permitted, impervious surface structure such as sidewalks, plazas and driveways.

d. Vehicular use, building, retention/detention areas adjacent to other property. - Landscape standards for these areas are as follows: a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.

RESPONSE: Please see attached landscape plan.

4. Per City Code Section 123-37, General Landscaping requirements (7) Interior vehicular use areas. - The following are standards relating to landscaping of interior vehicular use areas:

   a. Lots with vehicular use areas that are 4,000 or more square feet in size shall have at least one square foot of interior landscaping for each 15 square feet of vehicular use area, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each 30 square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of 100 square feet of area and shall be at least ten feet wide and ten feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

RESPONSE: Please see attached landscape plan.

5. Per City Code Section 123-37, General Landscaping requirements (8) Lands adjacent to street right-of-way. - Lands immediately adjacent to street right-of-way shall meet the following requirements:

   a. Trees will be planted along the public right-of-way in a manner directed by the department so as to ensure shading for sidewalks and to contribute to the streetscape design of the roadway;

   b. Palms, trees and shrubs may be required for driveway entrances or other key points of interest as determined by the department to the extent that such plantings do not exceed requirements set for clear vision areas as specified by section 125-308.

RESPONSE: Please see attached landscape plan.

6. A Lighting Plan or Photometric Survey shall be provided at the time of Application pursuant to City Code 125-315(j)(1).

RESPONSE: Please see attached photometric plan.

7. Stop signs and stop bars will need to be placed in proper intersection locations throughout the property.

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

8. Pursuant to City Code Section 22-62(b)(4) Sidewalks. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant, when plans are submitted for New Construction, pursuant to City Code Section 22-62(g).

   Please install a sidewalk along the border of the property abutting Peters Road.

RESPONSE: The applicant wishes to pay a fee in lieu of for sidewalks along Peters Road and will coordinate with St. Lucie County directly to coordinate this.

9. Pursuant to City Code Section 22-62(b)(4) Sidewalks. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant. Install sidewalk linkages that will extend from Peters Road, towards the building for pedestrian usage. Consider a pedestrian gated-entry or entries.

RESPONSE: The applicant wishes to pay a fee in lieu of for sidewalks along Peters Road and will coordinate with St. Lucie County directly to coordinate this.

10. Per City Code Section 125-315, Off-Street Parking and Loading. - (c) Design standards. (1) Off-street parking space size. - Each off-street parking space shall be at least 9½ feet wide (except required spaces for persons with a disability shall be at least 12 feet wide and 19 feet deep and have a minimum vertical clearance of at least nine feet). All parallel parking spaces shall also have a four-foot or larger maneuvering space for each two parking spaces. These areas are exclusive of the area required for aisles or driveways. Where a parking space abuts a landscaped area, a maximum of one foot of the landscaped area may be part of the required depth of the parking space if the bumper rail is properly placed and if the landscaping will not be damaged.

RESPONSE: Please see attached site plan.

11. Include a landscaped area around base of all Ground Signs which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges or similar vegetative materials. Vegetation in the area surrounding said sign shall be maintained at a height of no less than twelve (12) inches.

RESPONSE: Please see attached landscape plan.

12. Prior to the issuance of any site clearing permits, the applicant shall coordinate with the City of Ft. Pierce for the required mitigation of the City regulated trees proposed to be removed as a result of this sites development/construction activity.

RESPONSE: Acknowledged.

13. Include a refuse collection area or areas for trash collection. Provide a separate gated entrance to the refuse collection area or areas for employee access and customer access.

RESPONSE: Proposed dumpster enclosures are depicted on the attached site plan. The owner will coordinate with the trash collection company to coordinate pick up during regular business hours when the gates are open.

14. Per City Code Section 125-314. – Design Review; provide color elevations and a color board of all angles of the proposed development.

RESPONSE: Please find the attached design review that includes color elevations for review and approval.

15. Provide a color overlay on your submitted landscape plan.

RESPONSE: Please see color overlay with landscape highlighted.

16. Combine all parcels through the St. Lucie County Property Appraiser's Office and a Unity of Title of all properties through the St. Lucie County Clerk of Court.

RESPONSE: Acknowledged. This will occur as the site plan is in the final stages of approval.

17. Per City Code Sec. 119-9. - Retention/detention and conveyance facilities., provide an enhancement to the property by providing a water feature to the lake.

RESPONSE: Please see attached site plan. A water feature has been added.

18. An application for Annexation has been submitted to the Planning Department, Annexations must be given like for like Zoning and Future Land Use, therefore a Rezoning and Future Land Amendment may be needed to run concurrently with your Development and Design Review Applications.

RESPONSE: A future land use and rezone application were submitted to St. Lucie County on December 29, 2020 for review and approval.

19. Prior to submitting your Development Review and Design Review Applications, please schedule an in-take meeting to ensure that your application packet is complete.

RESPONSE: Acknowledged.

20. Submit the following along with your application(s):

- ☐ Notarized Development Review Application
- ☐ Notarized Design Review Application (include color renderings, elevations, color samples)
- ☐ Rezoning Application (Rezone from Residential to C-3, General Commercial)
- ☐ Future Land Use Amendment (Amend to a comparable Land Use of GC , General Commercial)
- ☐ Concurrency Review/Capacity Analysis Application
- ☐ St. Lucie County Property Record Card
- ☐ Statement describing in detail: Character, Intended Use, Hours of Operation, Employees, etc.
- ☐ General Location Map
- ☐ Survey
- ☐ Site Plan
- ☐ Floor Plan
- ☐ Landscaping Plan
- ☐ Lighting Plan
- ☐ Storm Drainage Plan
- ☐ Environmental Impact Report
- ☐ Traffic Impact Report

RESPONSE: Please see attached material as requested.

21. As this project is along a County Road the Traffic Study would be reviewed by the County and their third-party reviewer. The County has indicated that this review would take place at the Development Review stage.

RESPONSE: Acknowledged.

22. Coordinate with and address the County concerns regarding the conclusion of the traffic study that states that Peters Road would operate at an acceptable level of service without the expansion of the roadway to 4 lanes.

RESPONSE: Acknowledged.

Fort Pierce Engineering Department

1. Peters Road is a SLC roadway. The applicant shall confer with St. Lucie County regarding R/W donation and sidewalk construction requirements along Peters Road.

RESPONSE: Acknowledged.

2. Relocate the dry detention to the rear of the property in accordance with the City of Fort Pierce Code of Ordinances Section 119-9(c).

RESPONSE: Due to the location of the parcel, the dry detention as proposed is the only feasible location.

3. The proposed lake will also need to be relocated or designed to meet the requirements of Section 119-9(c)(2).

RESPONSE: Due to the location of the parcel, the dry detention as proposed is the only feasible location. A water feature has been added on the site plan.

4. The parking calculations indicate that 196 spaces are required but only 152 are being provided; will the applicant be requesting payment in-lieu of constructing the 44 spaces?

RESPONSE: Based on other Lazydays facilities and the industry standards, the parking as proposed will be sufficient to serve the development. In addition, there are several RV lots that could be used as parking spaces if required.

5. 152 parking spaces are being provided of which four (4) are designated as handicap parking. In accordance with the Americans with Disabilities Act, six (6) of these parking spaces are required to handicap accessible with one (1) of the spaces being van accessible.

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

6. The two properties will be required to be unified into one parcel.

RESPONSE: Acknowledged. This will occur as the site plan is in the final stages of approval.

7. The site plan incorrectly identifies a total parking for office/sales as 216 when the addition of the counts provided totals 152 spaces.

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

Fort Pierce Building Department

1. All Building Design and Construction, if not applied for permitting prior to 12/31/20, must comply with 2020 7th Edition of the Florida Building Code.

RESPONSE: Acknowledged.

2. This project will require fire separation between occupancies and/or sprinklers. This will be determined at plan review. Please include detailed occupancy analysis with square footage for each occupancy in overall area summary and Code Analysis.

RESPONSE: Acknowledged.

3. Building Department reserves further guidance until permit application is submitted.

RESPONSE: Acknowledged.

SLC PW / Engineering Department

1. Peters Road is a substandard local road Right-of-Way. ROW dedication of 10-20 FT will be required based on site needs.

RESPONSE: A meeting with St. Lucie County will be held to discuss ROW dedication requirements.

2. Paved access is required for projects requiring Site Plan Approval. Peters Road is a substandard roadway. Per SLC Codes, the applicant will be required to pave the roadway from the Projects access point to the nearest paved road.

RESPONSE: Acknowledged.

3. Dimension the driveway width (24-36 feet recommended), radius of return (35' minimum, 45' recommended), setback from side property lines and distance between driveways on site and adjacent driveways. Section 7.05.06 of the Land Development Code includes minimum setback requirements for driveways. The property may be restricted to only two access points.

RESPONSE: Please see revised site plan.

4. The site is currently within the jurisdiction of St. Lucie County. A Site Development Permit is required prior to performing site improvement activities. If annexed into the City, required roadway improvements and ROW permitting will be required through the County. A Roadway improvement agreement will be required for all roadway improvements. The Site Development Permit application can be found on the County's website under the Public Works Department. In accordance with the permit and Land Development Regulations, the applicant shall retain the EOR for inspections and final certification.

RESPONSE: Acknowledged.

5. Sidewalk along Peters Road is required. The County may consider a fee-in-lieu-of option based on the and coordination with the City.

RESPONSE: The applicant is requesting to pay a fee in lieu of rather than the installation of sidewalks.

6. For discussion regarding these comments, please contact me, David Hays at 772-462-1491 or haysd@stlucieco.org.

RESPONSE: Acknowledged.

SLCFD

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 under separate cover to SLCFD.

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 under separate cover to SLCFD.

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

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

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. 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.

8. 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.

9. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.

RESPONSE: Acknowledged.

10. 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.

11. 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.

12. 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.

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

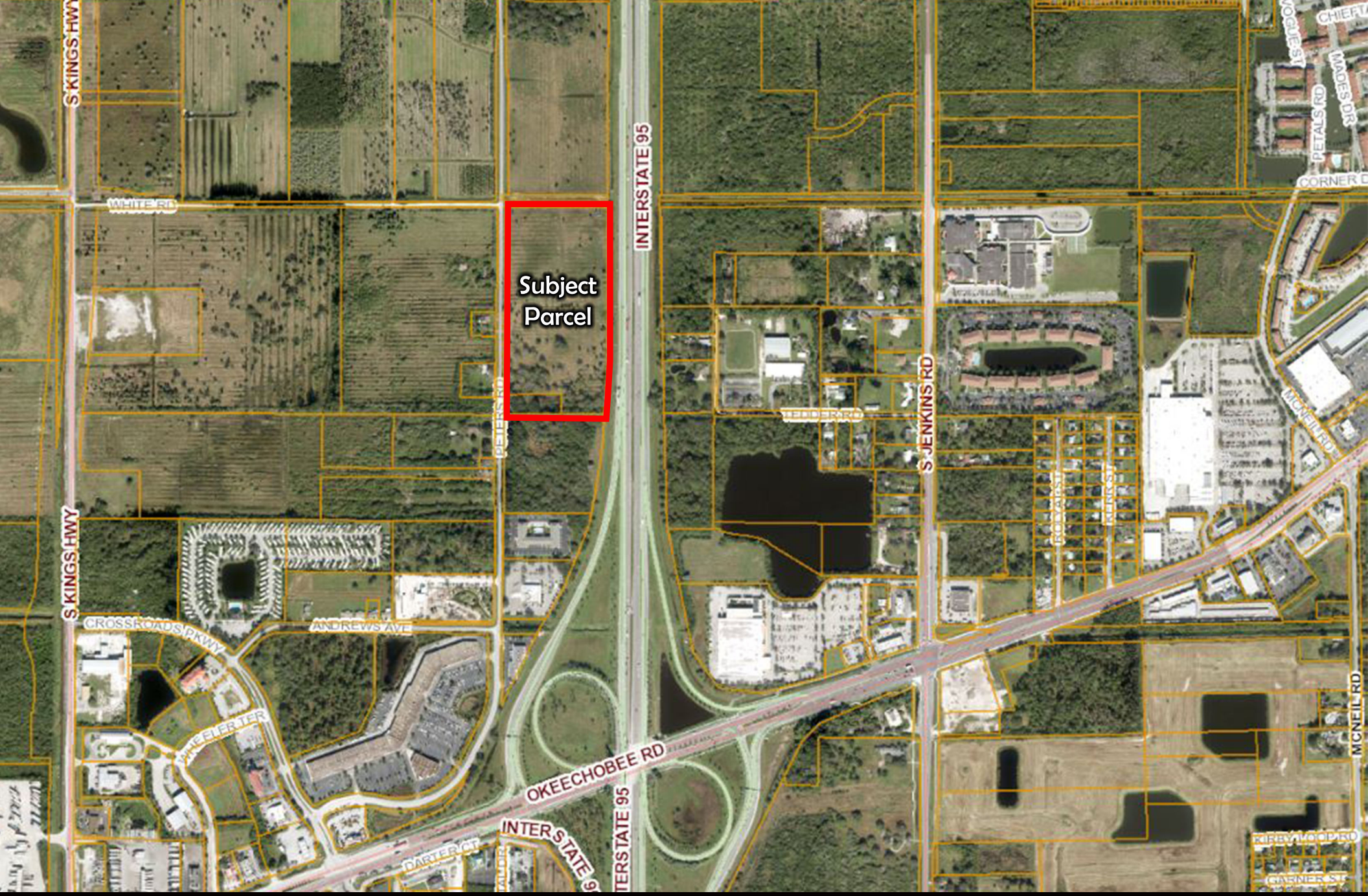
Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Patricia Sesta
Planner

cc: Srinivas Kuchipudi – Project Hurricane

Z:\EDC-2020\20-298 - Lazydays RV\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2021-02-26_B_Creagan_2398_Peters_Pre-App_Rsp2Cmts_20-298.docx



Project Hurricane

Aerial Map

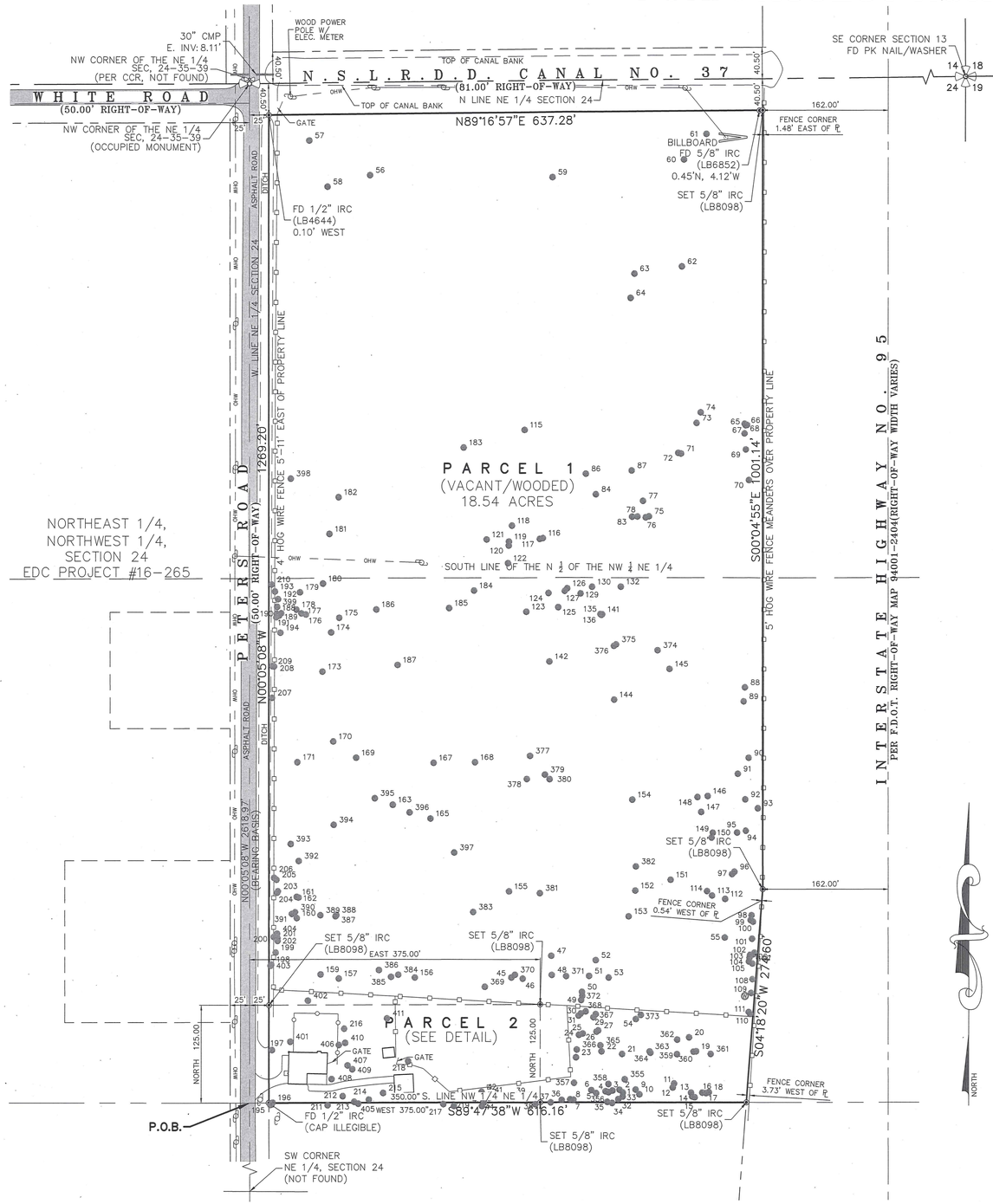
Fort Pierce, FL

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

BOUNDARY SURVEY

FOR: PROJECT HURRICANE

GRAPHIC SCALE
80 0 40 80 160 240
(IN FEET)
1 inch = 80 ft.

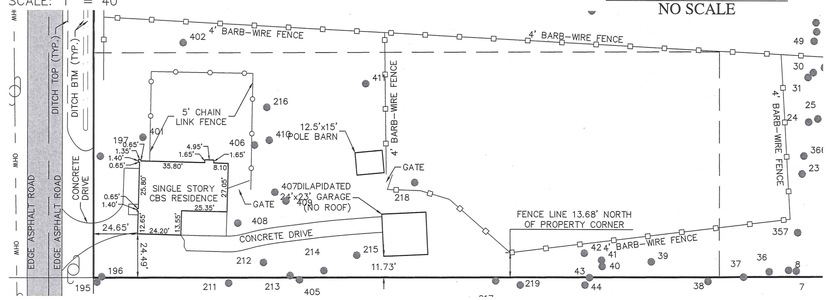


CERTIFIED TO:

L.D.R.V. HOLDINGS INC.
L.D.L. OF FORT PIERCE, LLC.
RV DEVELOPMENT, LLC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

PARCEL 2 DETAIL:

SCALE: 1" = 40'



SYMBOL & ABBREVIATION LEGEND:

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

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS FEBRUARY 1, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. PARCELS CONTAIN A TOTAL OF 18.54 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
11. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
12. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
13. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
14. A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 8894984, DATED 11/11/2020; REV. ONE DATED 12/2/2020; AT 5PM , HAS BEEN REVIEWED AND INCORPORATED INTO THIS SURVEY. EXCEPTION ITEMS SHOWN IN SCHEDULE B SECTION II ARE DEPICTED HEREON. ITEMS 1, 2, 3B THROUGH 3D AND 7 ARE NOT A SURVEY MATTER AND ARE NOT PLOTTED. ITEMS 3A, 6, 6A THROUGH 6D AND 7 ARE PLOTTED ON THE SURVEY, ITEM 4 DOES NOT APPLY; THERE IS NO STATE ROAD WITH THE CENTERLINE WITHIN 100' OF THE PROPERTY. ITEM 5 IS INTENTIONALLY DELETED FROM THE COMMITMENT.

LEGAL DESCRIPTION:

PARCEL 1:

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

PARCEL 2:

BEGIN AT THE SW CORNER OF THE SW ¼ OF THE NW ¼ OF THE NE ¼ OF SECTION 24 TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN NORTH 125 FEET; THENCE EAST 375 FEET; THENCE SOUTH 125 FEET; THENCE WEST 375 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THEREFROM ALL EXISTING RIGHTS OF WAY FOR PUBLIC ROAD AND DRAINAGE CANALS. ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 18.54 ACRES, MORE OR LESS.

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

SIGNATURE DATE: 2/22/2021

MICHAEL T. OWEN
5556
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

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

SPT	DRAWN BY
MTO	CHECKED BY
IP	FIELD CREW
398 Boundary Survey Hurricane.dwg	FILENAME
LAYOUT1	LAYOUT
SCALE	SCALE
February 18, 2021	DATE

DATE	REVISION COMMENTS
2/17/2021	ADDED TREE SURVEY-FS
12/15/20	REVISED LEGAL DESCRIPTION & ADDED DIRECTIONS TO DRAWING
12/2/2020	REVISED PROPOSED NAME - SPT

BOUNDARY SURVEY

FOR: PROJECT HURRICANE

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

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

20-298

1 OF 2

Z:\EDC-2020\20-298 - Lauryllen RV\SURVEY\Dwg - PDF\Survey\20-298 Boundary.dwg\0_TREES.dwg, 2/22/2021 10:19 AM
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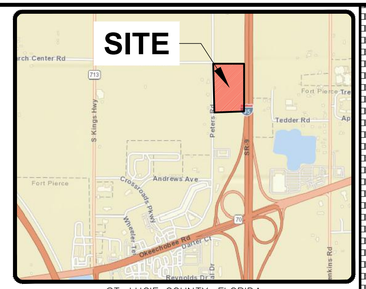
BOUNDARY SURVEY

FOR: PROJECT HURRICANE



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

TREE SCHEDULE

NO.	TREE	DIA.
1	CAB PALM	
2	CAB PALM	
3	CAB PALM	
4	CAB PALM	
5	CAB PALM	
6	CAB PALM	
7	CAB PALM	
8	CAB PALM	
9	CAB PALM	
10	CAB PALM	
11	CAB PALM	
12	CAB PALM	
13	CAB PALM	
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35	CAB PALM	
36	CAB PALM	
37	CAB PALM	
38	CAB PALM	
39	CAB PALM	
40	CAB PALM	

NO.	TREE	DIA.
41	CAB PALM	
42	CAB PALM	
43	CAB PALM	
44	CAB PALM	
45	CAB PALM	
46	CAB PALM	
47	CAB PALM	
48	CAB PALM	
49	CAB PALM	
50	CAB PALM	
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78	CAB PALM	
83	CAB PALM	
84	CAB PALM	
86	CAB PALM	

NO.	TREE	DIA.
87	CAB PALM	
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89	CAB PALM	
90	CAB PALM	
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125	CAB PALM	
126	CAB PALM	

NO.	TREE	DIA.
127	CAB PALM	
129	CAB PALM	
130	CAB PALM	
132	CAB PALM	
135	CAB PALM	
136	CAB PALM	
141	CAB PALM	
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176	CAB PALM	
177	CAB PALM	
178	CAB PALM	
179	CAB PALM	

NO.	TREE	DIA.
180	CAB PALM	
181	CAB PALM	
182	CAB PALM	
183	CAB PALM	
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210	CAB PALM	
211	CAB PALM	
212	CAB PALM	
213	CAB PALM	
214	CAB PALM	
215	CAB PALM	
216	PALM	
217	CAB PALM	
218	OAK	33
219	OAK	18

NO.	TREE	DIA.
355	OAK	16
356	OAK	25
357	OAK	23
358	OAK	14
359	OAK	20
360	OAK	16
361	OAK	16
362	OAK	15
363	OAK	20
364	OAK	12
365	OAK	12
366	OAK	13
367	OAK	16
368	OAK	18
369	OAK	17
370	OAK	12
371	OAK	17
372	OAK	13
373	OAK	21
374	OAK	28
375	OAK	25
376	OAK	24
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381	OAK	22
382	OAK	24
383	OAK	27
384	OAK	16
385	OAK	12
386	OAK	12
387	OAK	12
388	OAK	12
389	OAK	13
390	OAK	16
391	OAK	15
392	OAK	31
393	OAK	14
394	OAK	24
395	OAK	24
396	OAK	18
397	OAK	22
398	OAK	15
399	OAK	15
401	OAK	32
402	OAK	27
403	OAK	14
404	OAK	13
405	OAK	29
406	OAK	41
407	OAK	17
408	OAK	34
409	OAK	22
410	OAK	20
411	OAK	38

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
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DRAWN BY	SPT
CHECKED BY	MTO
FIELD CREW	IP
FILENAME	20-298 Boundary_rev3_TREES.dwg
LAYOUT1	
LAYOUT	
SCALE	1"=60'
DATE	February 16, 2021

DATE	REVISION COMMENTS
2/1/2021	ADDED TREE SURVEY-FS
12/15/20	REVISED LEGAL DESCRIPTION & ADDED DIRECTIONS TO DRAWING.
10/07/20	REVISED PROJECT NAME - SPT

BOUNDARY SURVEY

FOR: PROJECT HURRICANE

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

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

20-298

2 OF 2

Z:\EDC-2020\20-298 Lucchino INVESTMENTS\Dwg - PSP\Survey\All Boundary_rev3_TREES.dwg, 2/16/2021 1:14 AM
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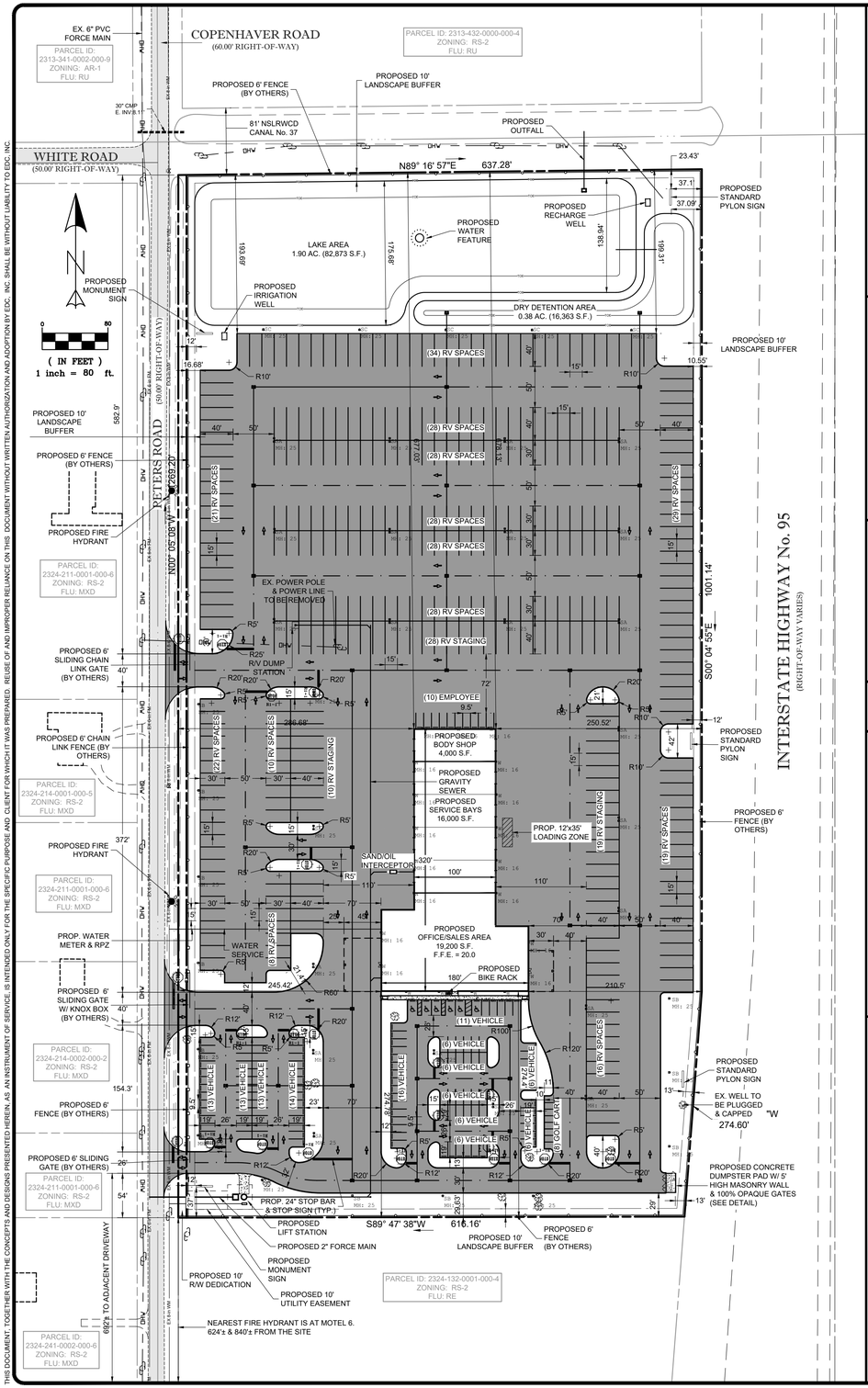

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Z:\EDC 2020\20-298 - Lazydays RV\ENGINEERING\Autocad\Drawings\20-298 (02-25-2021).dwg, SITE PLAN, 2/26/2021 10:33:18 AM, Bob Frost, EDC, Inc.

LEGAL DESCRIPTION

PARCEL 1:

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

PARCEL 2:

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

CONTAINING 18.54 ACRES, MORE OR LESS.

SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST

PARCEL ID #: 2324-122-0001-000-3
2324-123-0000-000-9

PROJECT NAME: PROJECT HURRICANE
PROPOSED USE: RV SALES & SERVICE

OWNER: RV DEVELOPMENT, LLC
BUD WYNNE
547 WASH ROBERTS LN.
MCMINNVILLE, TN 37110

SITE DATA

	EXISTING	PROPOSED
FUTURE LAND USE:	MXD (SLC)	GC (FP)
ZONING:	RS-2/CG (SLC)	C-3 (FP)

GROSS SITE AREA	807,675 S.F. (18.542 AC)	
LESS 10' RIGHT-OF-WAY DEDICATION	12,692 S.F. (0.291 AC)	
TOTAL SITE AREA	794,983 S.F. (18.250 AC)	= 100.00%
IMPERVIOUS AREA	585,912 S.F. (13.451 AC)	= 73.70%
PROPOSED BUILDING	39,200 S.F. (0.900 AC)	= 4.93%
PROPOSED ASPHALT PAVEMENT	545,230 S.F. (12.517 AC)	= 68.58%
PROPOSED CONCRETE	1,482 S.F. (0.034 AC)	= 0.19%
PERVIOUS AREA:	209,071 S.F. (4.799 AC)	= 26.30%
OPEN SPACE AREA	109,835 S.F. (2.521 AC)	= 13.82%
LAKE AREA	82,873 S.F. (1.902 AC)	= 10.42%
DRY DETENTION AREA	16,363 S.F. (0.376 AC)	= 2.06%
UPLAND PRESERVE	0 S.F. (0.000 AC)	= 0.00%
WETLANDS	0 S.F. (0.000 AC)	= 0.00%
WETLAND BUFFERS	0 S.F. (0.000 AC)	= 0.00%

BUILDING SETBACKS

C-3 (GENERAL COMMERCIAL)

FRONT BUILDING SETBACK	(25')
SIDE BUILDING SETBACK	(15')
REAR BUILDING SETBACK	(15')

BUILDING DATA

OFFICE/SALES AREA	= 19,200 S.F.
SERVICE/REPAIR AREA	= 16,000 S.F.
BODY SHOP AREA	= 4,000 S.F.
GROSS FLOOR AREA	= 39,200 S.F.

BUILDING HEIGHT

MAX BUILDING HEIGHT = 65'
PROPOSED BUILDING HEIGHT = 65'

PROVIDER OF UTILITIES

WATER:	FPUA
WASTEWATER:	FPUA
IRRIGATION:	WELL

PARKING CALCULATIONS

PARKING REQUIRED:

19,200 S.F. OFFICE/SALES AREA
1 SPACE / 200 S.F.
19,200 / 200 = 96 SPACES

16,000 S.F. SERVICE/REPAIR AREA
1 SPACE / 200 S.F
16,000 / 200 = 80 SPACES

4,000 S.F. BODY SHOP AREA
1 SPACE / 200 S.F.
4,000 / 200 = 20 SPACES

PARKING REQUIRED = 196 SPACES (6 HC)
PARKING PROVIDED = 148 SPACES (6 HC)

PARKING FOR OFFICE/SALES = 122 SPACES (9.5' x 19')
16 SPACES (15' x 40')
10 SPACES (9.5' x 19')
148 SPACES
RV INVENTORY/DISPLAY = 136 SPACES (15' x 40')
152 SPACES (15' x 30')
RV STAGING FOR REPAIR = 57 SPACES (15' x 40')
GOLF CART PARKING = 8 SPACES (8' x 11')
TOTAL PARKING SPACES = 501 SPACES

DRAINAGE SYSTEM

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF CATCH BASINS IN WHICH WILL ROUTE THE RUNOFF TO THE PROPOSED DRY DETENTION AREA SIZED TO ACCEPT THE PROPOSED CONNECTION. THE SURFACE WATER WILL THEN DRAIN INTO THE PROPOSED LAKE. WATER QUALITY AND ATTENUATION SHALL BE ACHIEVED PER NSLRWCD CRITERIA PRIOR TO DISCHARGING NORTH INTO THE EXISTING NSLRWCD CANAL NO 37.

HAZARDOUS WASTE

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

SOLID WASTE:

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

ACCESSIBLITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

FLOOD ZONE:

THE PROPERTY IS SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

TRAFFIC STATEMENT

PLEASE SEE SEPARATE TRAFFIC REPORT STUDY PREPARED BY SUSAN O'ROUKE, P.E., DATED: FEBRUARY 17, 2021.

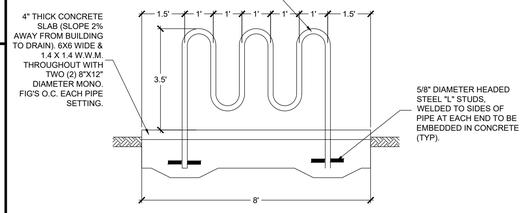
LAND USE	ITE CODE	TRIP GENERATION RATE	TRIPS
DAILY:			
R/V SALES	842	5.0 (19,200 S.F./1,000 S.F.)	= 96
AUTO PARTS & SERVICE	943	16.28(20,000 S.F./1,000 S.F.)	= 326
A.M. PEAK:			
R/V SALES	842	0.46(19,200 S.F./1,000 S.F.)	= 9
AUTO PARTS & SERVICE	943	1.96(20,000 S.F./1,000 S.F.)	= 39
P.M. PEAK:			
R/V SALES	842	0.77(19,200 S.F./1,000 S.F.)	= 15
AUTO PARTS & SERVICE	943	2.26(20,000 S.F./1,000 S.F.)	= 45



FT. PIERCE, FLORIDA

VICINITY MAP

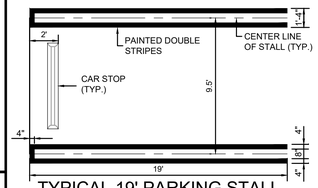
NTS



NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES. BIKE RACK TO BE SCREENED BY 3' HEDGE ON 3 SIDES.

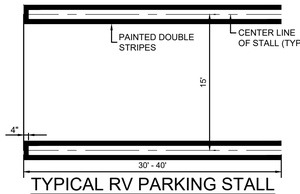
TYPICAL BIKE RACK DETAIL

N.T.S.



TYPICAL 19' PARKING STALL

N.T.S.



TYPICAL RV PARKING STALL

N.T.S.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	DESCRIPTION
	24	SA	D180	0.900	CREE LIGHTING OSQ-A-NM-5ME-U-40K-UL-XX, 2@180°
	13	SB	SINGLE	0.900	CREE LIGHTING OSQ-A-NM-3ME-U-40K-UL-XX / OSQ-BLSLF, SINGLE HEAD
	5	SC	SINGLE	0.900	CREE LIGHTING OSQ-A-NM-3ME-U-40K-UL-XX, SINGLE HEAD
	21	W	SINGLE	0.900	CREE LIGHTING XSPW-B-WM-4ME-8L-40K-UL, WALL MOUNT

Calculation Summary

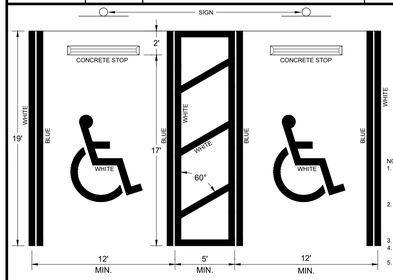
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.43	7.4	0.50	4.86	14.80
SPILL	Illuminance	Fc	0.05	0.3	0.0	N/A	N/A

NOTE: CONTRACTOR TO REFER TO PHOTOMETRIC PLANS FOR LIGHT FIXTURE LOCATIONS & DETAILS.

ENVIRONMENTAL SITE ASSESSMENT STATEMENT

(PER REPORT BY EDC, INC., DECEMBER 28, 2020)

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	N/A	N/A	N/A
RARE SPECIES	NO	N/A	N/A	N/A
THREATENED SPECIES	NO	N/A	N/A	N/A
ENDANGERED SPECIES	NO	N/A	N/A	N/A
LISTED SPECIES	NO	N/A	N/A	N/A
INVASIVE/EXOTIC VEGETATION	N/A	N/A	N/A	N/A



HANDICAPPED SPACE DETAIL

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 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. HEIGHT 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.

LEGEND

	PROPOSED SIGN
7	BLOCK NUMBER
	MITERED END SECTION
	HANDICAP STALL
S1 MH: 17"	LIGHT FIXTURE TAG. HEIGHT OF FIXTURE.
	EXISTING OAK TREE
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED STANDARD ASPHALT
	PROPOSED CONCRETE

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT 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	DRAWN BY	FILENAME	SITE PLAN LAYOUT	SCALE	DATE
RWF	RWF	20-298 (02-25-2021).dwg	AS SHOWN	08 FEBRUARY 2021	

REVISION COMMENTS

DATE

PROJECT HURRICANE
RV SALES & SERVICE
SITE PLAN

FT. PIERCE, FLORIDA

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

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772-462-2455

20-298

1 OF 2

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OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Large

Rev. Date: V27 10/21/2020

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'T' input power designator is a suitable upgrade for HID applications up to 750 Watts, and the 'U' input power designator is a suitable upgrade for HID applications up to 1000 Watts.
Applications: Parking lots, walkways, campuses, auto dealerships, office complexes, tunnels, underpasses and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 29,700

Efficacy: Up to 173 LPW

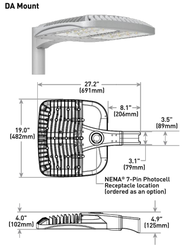
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

[1] See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

DA Mount



Weight
32.4 lbs. [14.7kg]

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately.
Example: **Mount:** OSQ-B-AASV + **Luminaire:** OSQ-A-NM-2ME-T-40K-UL-SV

Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-B-AA Adjustable Arm **OSQ-DA** Direct Arm **OSQ-L-TSP** Transportation Mount (stainless steel; do not specify color) **OSQ-TM** Trunnion Mount	**Color Options:** **SV** Silver, **BZ** Bronze, **BK** Black, **WH** White

* Reference EPA and pole configuration suitability data beginning on page 10

Luminaire (Mount must be ordered separately)

OSQ	A	NM						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	A	**NM** No Mount	**Asymmetric** **2ME*** Type II Medium **3ME*** Type III Medium **4ME*** Type IV Medium **Symmetric** **5ME** Type V Medium **5SH** Type V Short **5SQ** Type V Square **WSH** Wide Sign **15D** 15° Flood **25D** 25° Flood **40D** 40° Flood **60D** 60° Flood **120D** 120° Flood	**T** 132W **U** 202W	**30K** 3000K, 70 CRI **40K** 4000K, 70 CRI **50K** 5000K, 90 CRI **57K** 5700K, 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**F** **Fuse** - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse **PML** **Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **09/08/07/06/05/04/03/02/01** **Field Adjustable Output** - Reduce light output: Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 12-13 for power and lumen values - Not available with PML or PML2 options **R** **NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Requires photocell or shorting cap be others **RL** **Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 14 for optic directionality - Not for use with symmetric optics **RR** **Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 14 for optic directionality - Not for use with symmetric optics

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Rev. Date: VersionB V4.02/25/2020

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.
Applications: General area and security lighting



Performance Summary

NanoOptic® Precision Delivery Grid™ optic

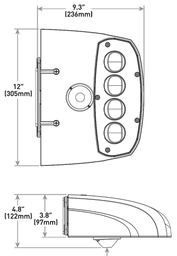
Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

[1] See http://creelighting.com/warranty for warranty terms



Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

Lumen Package	Weight
2L, 4L, 6L	11.0 lbs. [5.0kg]
8L	11.8 lbs. [5.4kg]

Ordering Information

Example: XSPW-B-WM-2ME-2L-30K-UL-BK

XSPW	B	WH						
Product	**Version**	**Mounting**	**Optic**	**Lumen Package***	**CCT**	**Voltage**	**Color Options**	**Options**
XSPW	B	**WM** Wall	**2ME** Type II Medium **3ME** Type III Medium **4ME** Type IV Medium	**2L** 2,490 lumens **4L** 4,270 lumens **6L** 6,100 lumens **8L** 8,475 lumens	**30K** 3000K - 70 CRI **40K** 4000K - 70 CRI **50K** 5000K - 90 CRI **57K** 5700K - 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V - For use with P option only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**ML** **Multi-Level** - Refer to ML spec sheet for details - Available with UL voltage only **P** **Button Photocell** - Not available with ML or PML options - Available with UL and 34 voltage only **PML** **Programmable Multi-Level** - Refer to PML spec sheet for details - Available with UL voltage only

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

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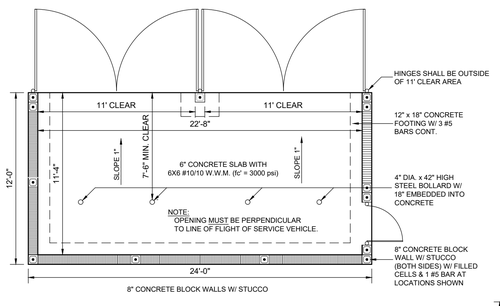
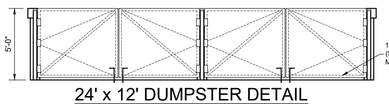
Canada: creelighting-canada.com (800) 473-1234

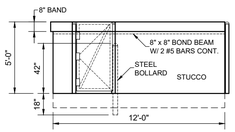
CREE LIGHTING

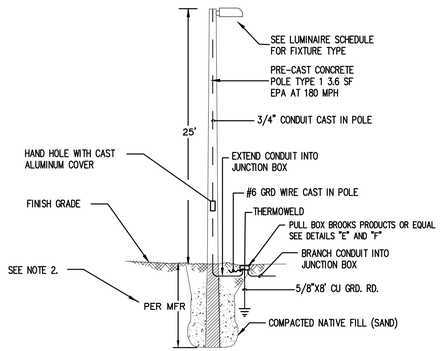




24' x 12' DUMPSTER DETAIL

1" = 5'





NOTE:
1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.
2. OWNER OR G.C. SHALL SUPPLY WIND LOAD AND BURIAL DEPTH CALCULATIONS FOR THE POLE THEY SELECT.

DIRECT BURIAL CONCRETE POLE DETAIL

SCALE:NONE

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ENVIRONMENTAL

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DRAWN BY	FILENAME	SCALE	DATE
RWF	RWF	20-298 (02-25-2021).dwg	AS SHOWN	08 FEBRUARY 2021

REVISION COMMENTS

DATE

PROJECT HURRICANE
RV SALES & SERVICE
SITE PLAN DETAILS

FT. PIERCE FLORIDA

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

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20-298

2 OF 2

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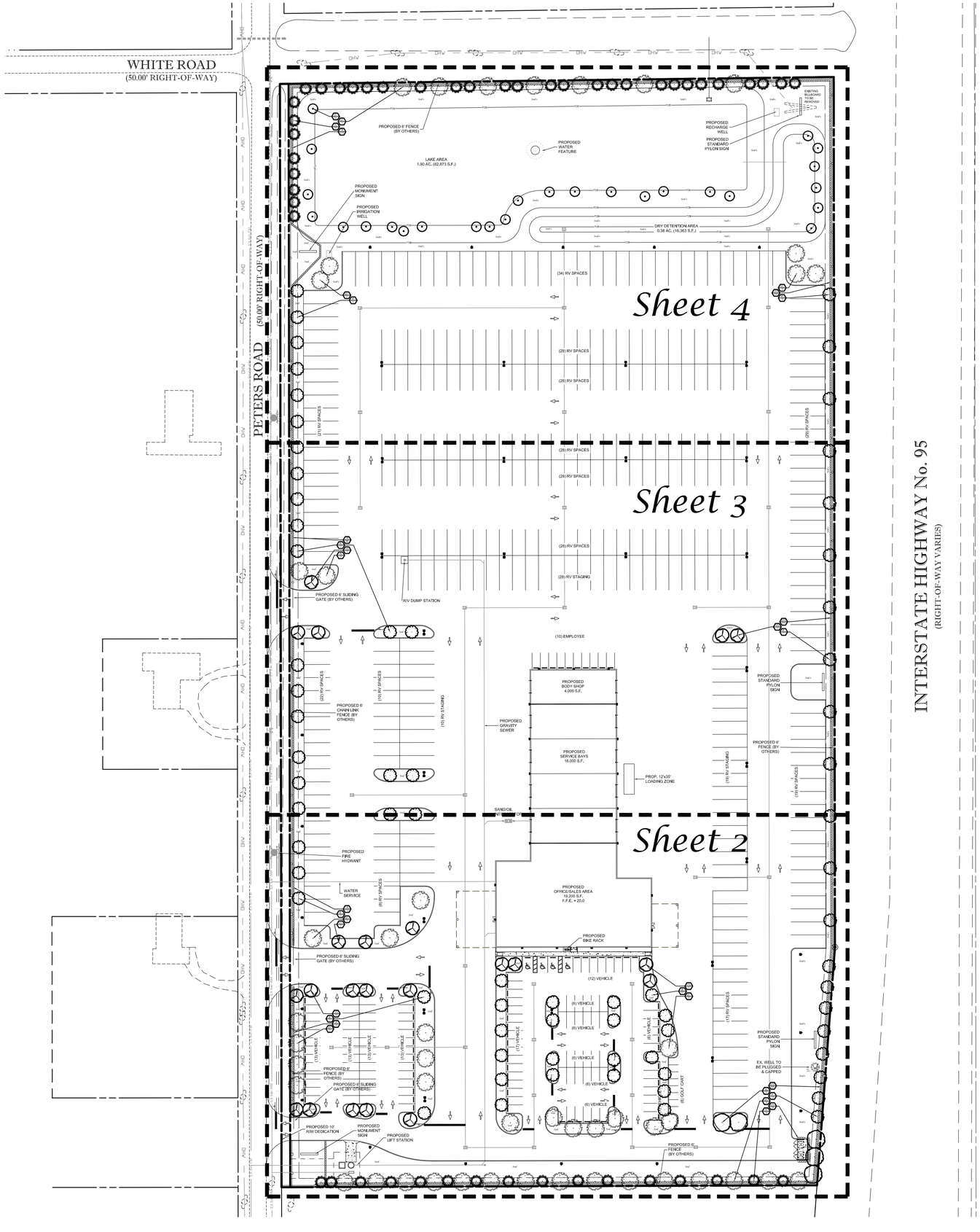

Sheet Legend

Sheet L-1	Key Sheet
Sheet L-2	Landscape Plan - South Section
Sheet L-3	Landscape Plan - Center Section
Sheet L-4	Landscape Plan - North Section
Sheet L-5	Landscape Data, Plant List, Details & Specifications

Landscape Plan

North
Scale: 1" = 60'
0 30' 60' 120'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Project Hurricane
RV Sales & Service
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	20-1202
Drawn By	JWS
Submittal Dates	2-22-2021
Revision Dates	

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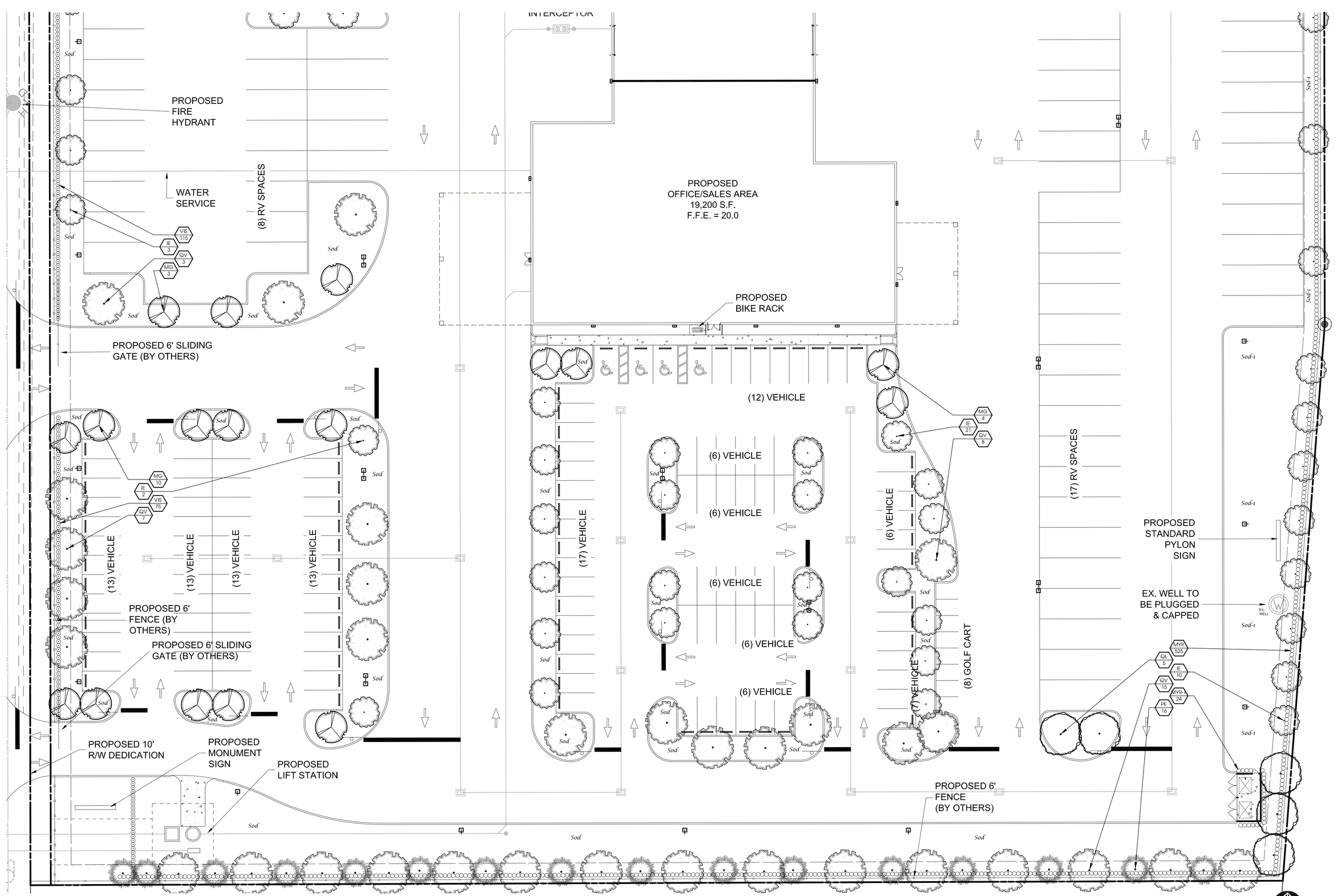

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Project Hurricane

RV Sales & Service

City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number: LA 0001635

Job No.	20-1202
Drawn By	JWS
Submittal Dates	2-22-2021
Revision Dates	

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Sheet L-2 of 5

Project Hurricane
Commercial Development

Environmental Impact Report

Prepared For:

St Lucie County
Environmental Resource Department

&

City of Fort Pierce Building Department

Prepared By:

10250 Village Parkway
Port St. Lucie, FL 34952
772-223-5200

INTRODUCTION

The following environmental impact report has been prepared in accordance with Section 11.02.09(A) (5) of the St. Lucie County Land Development Code and City of Fort Pierce Standards. The environmental impact report is required when the thresholds depicted in Section 11.02.09(A) (5) (a) are met. The property is located within Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida. The properties are further identified by St. Lucie County Property Appraiser as property identification number(s): 2324-122-0001-000-3 and 2324-123-0000-000-9. The parcel is located on Peters Road, just west of I-95. The overall site acreage of the parcel is ±18.25 acres.

Currently, the site is being utilized for cattle grazing, and there is road access to the property via a gate on Peters Road. The proposed project is for the creation of 318 RV temporary parking spaces and accompanying facilities for repair, sales, and regular parking. As the project is greater than 10 acres, this project requires an Environmental Impact Report (EIR) as part of the County approval process. See enclosed site plan as prepared by EDC, Inc. as well.

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

1. A vegetation and substrate survey including:

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

The parcel is located on Peters Road, west of I-95. The overall site acreage of the parcel is ±18.25 acres. No dune areas exist or Coastal Construction Control Lines. The majority of the parcel is improved pasture (FLUCCS #211).

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

No marsh or mangrove forest areas exist on the parcel. This parcel consists of uplands with the majority of the parcel classified as unimproved pasture (FLUCCS #211), consisting of grazing land, remnant ridges and furrows of previous agricultural operation. The substrate consists of Nettles and Oldsmar sands, Riviera sand, Wabasso sand, and Winder loamy sand soil types which consists of somewhat poorly drained soil that will tolerate standing water during wet seasons.

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

No upland hammock forests or other native Florida uplands exist on the parcel. The upland areas on the property consist of improved pasture (FLUCCS #211) and Residential (FLUCCS #110). The dominant vegetation within the upland areas consist of Bahia grass. The parcel also contains minimal scattered occurrences of cabbage palms

and Live Oak. The southern perimeter of the parcel is dominated by Brazilian pepper. The parcel is reflective of the historic use as an agricultural site, apparent by remnant shallow furrows.

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

Identified uplands carry the following FLUCCS classification:

211: Improved pasture ±17.0 acres total
110: Residential ± 1.25 acres total

The vegetation observed in the upland includes:

Bahia grass *(Paspalum notatum*) Slash Pine (*Pinus densa*)
Cabbage Palm (*Sabal palmetto)*
Brazilian pepper (*Schinus terbinthifolius*)

d) Extent and acreage of all wetlands.

State jurisdictional wetlands do not exist on the parcel.

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

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

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

State jurisdictional wetlands are not present on the parcel. Wetlands were not delineated.

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

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

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

Not Applicable.

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

Not Applicable.

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

The upland areas on the property will be impacted by construction; as the intended use is for an RV Facility. However, this habitat that will be impacted does not contain critical habitat or vegetation. Additionally, exotic vegetation will be removed from the site or killed in placed.

No Wildlife was observed on the parcel during the site visit; however grazing Cows have been observed on site. Due to the nature of the site, impacts to native wildlife will be minimal.

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

The overall onsite impacts will be minimal. The majority of the impacted vegetation will consist of Cabbage Palms, Live Oaks, Bahia grass, and other non-descript pasture grasses. Trees qualifying for protection, i.e. Cabbage Palms, will be mitigated as described in section 11.

The off-site natural resources affected by the proposed activity are minimal and will not cause fragmentation of natural lands. The immediate area around the property consists of major state roads, Okeechobee Road lies to the south, and Peters Road. to the west. Interstate 95 lies to the east. The extended area beyond the property's perimeter consist of various remnant agricultural lands that appear to be used for grazing or other similar uses. The property has no apparent immediate links to habitat areas or wildlife corridors.

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

The applicant has minimized overall impacts with the development of a site plan that does not intend to disrupt natural habitat, as none exists on site. In addition, a 1.75-ac. lake will be created, providing habitat for native animals. The remaining impacts on the parcel will mainly be to low pasture grasses.

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

The applicant proposes to construct a commercial development, titled Project Hurricane. This site is intended for use of RVs and accompanying facilities and will have zero impact to native habitat, as none exists on site.

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

The applicant is not directly impacting native habitats. The only mitigation necessary will the tree for tree mitigation of the Cabbage Palms and Live Oak Trees, which will take place on-site with additional planting.

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

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

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

Stormwater design calculations will be completed per current South Florida Water Management District (SFWMD) design standards as outlined under the SFWMD Basis of Review. Drainage plans will be designed to utilize existing drainage permits issued March 31, 1997.

14. A sea turtle protection plan.

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

15. A shoreline stabilization plan.

A shoreline stabilization plan is not applicable for this property.

16. A gopher turtle protection plan.

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

Appendix A
Site Maps



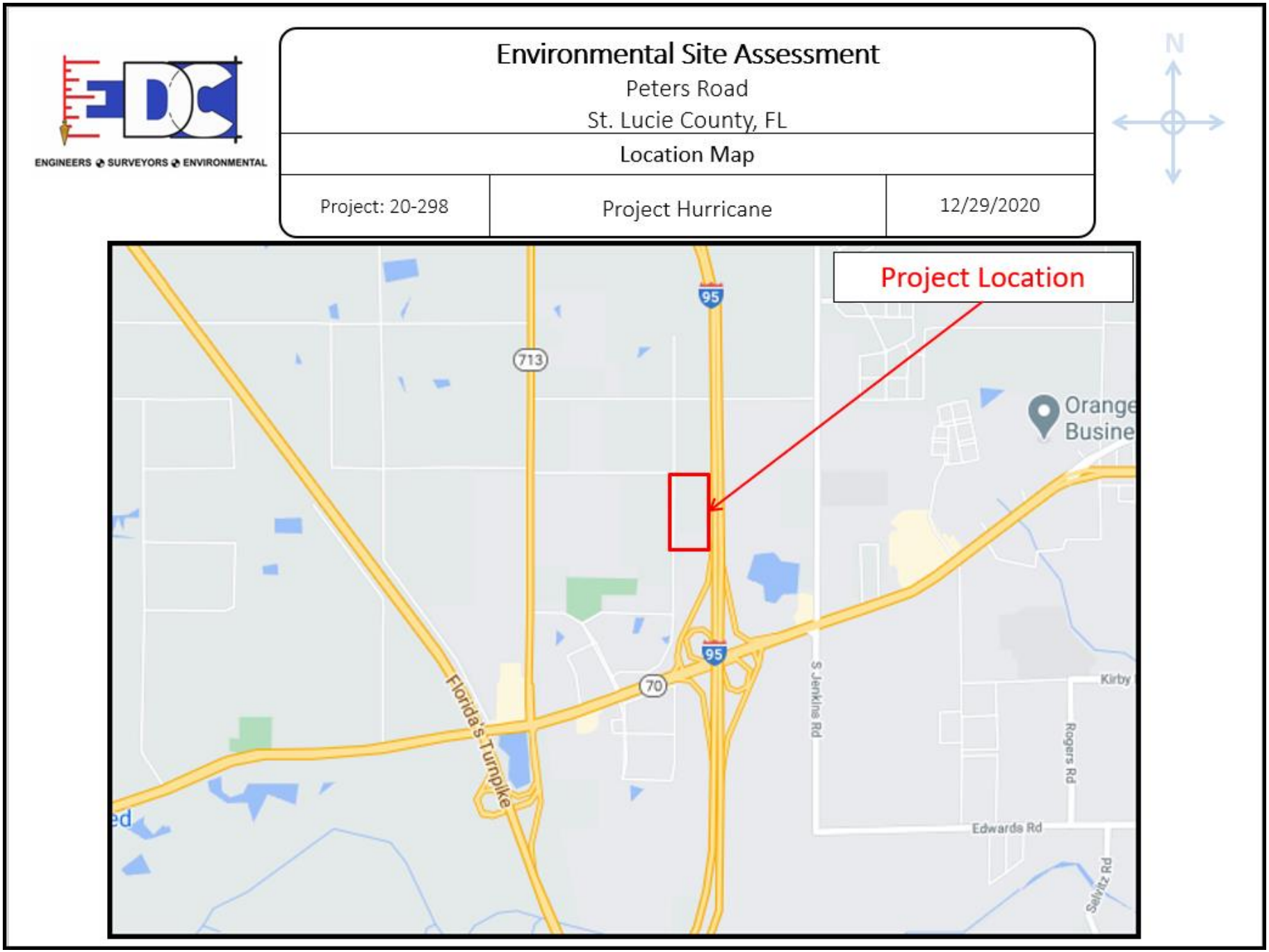

Figure 1. Location Map.



Figure 2. Site Map.

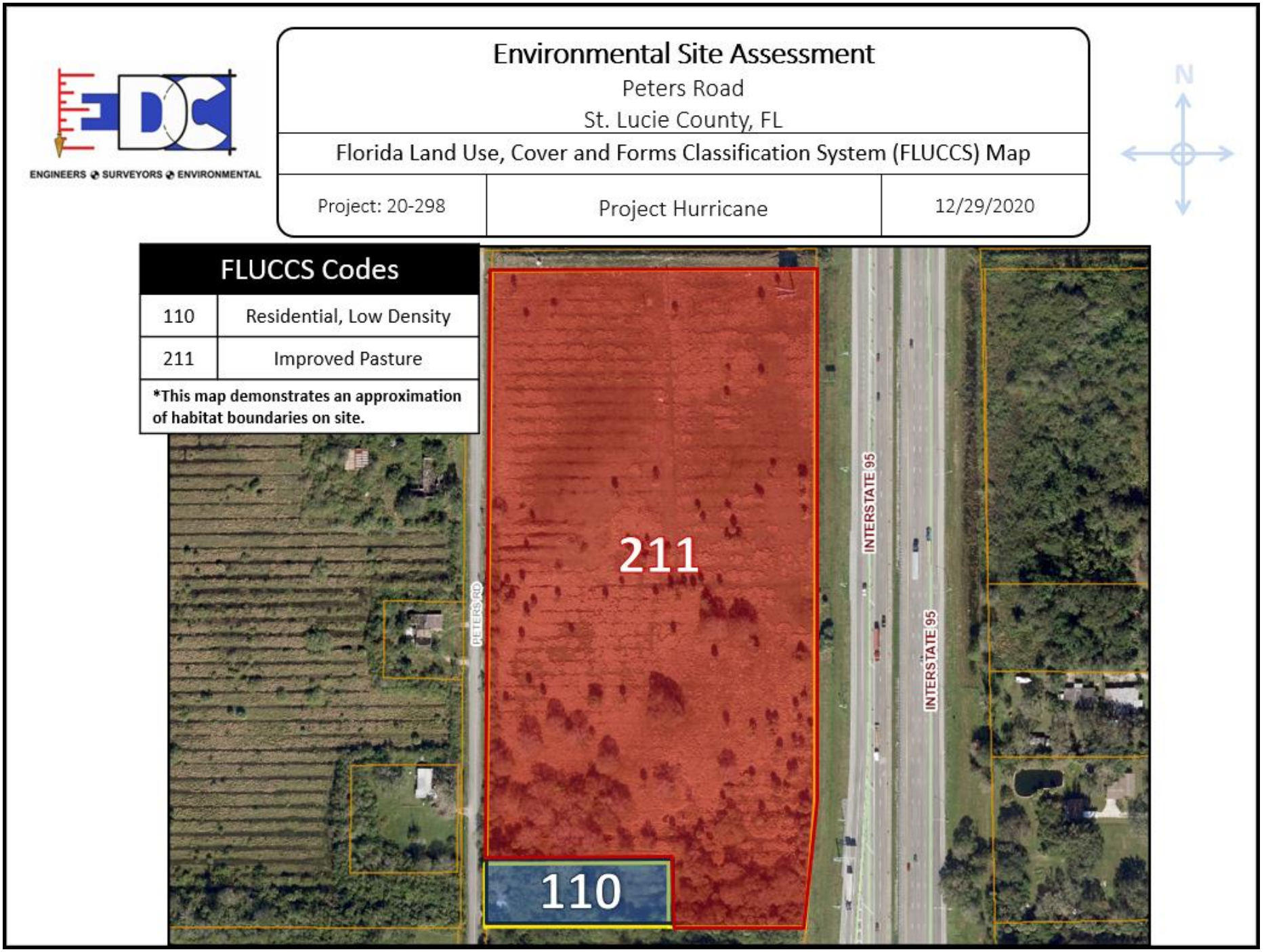

Figure 3. Existing Habitat/FLUCCS Map.

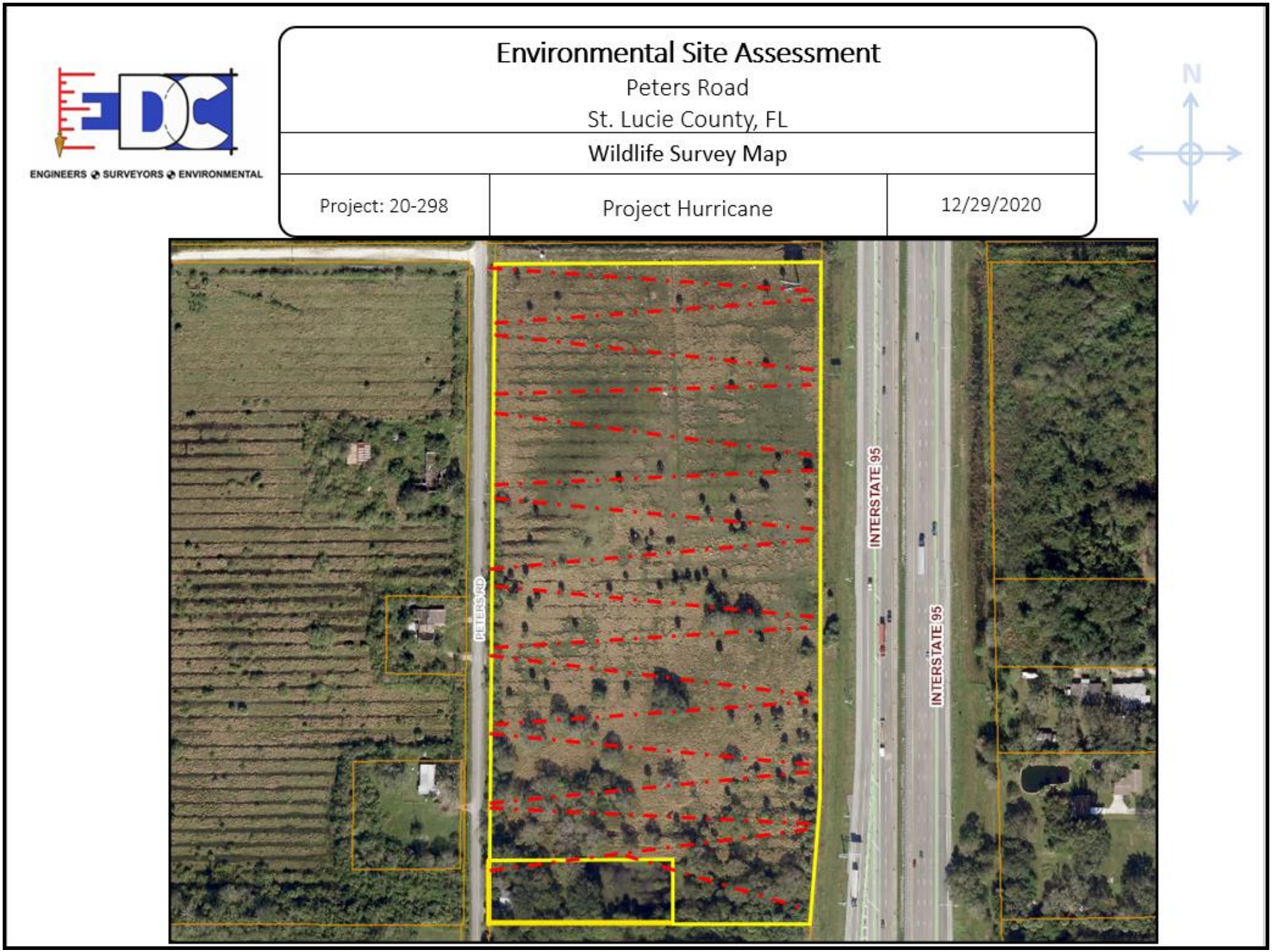

Figure 4. Wildlife Survey Map.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Site Assessment

Peters Road

St. Lucie County, FL

Soil Map

Project: 20-298	Project Hurricane	12/10/2020

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	2.3	10.6%
38	Riviera fine sand, 0 to 2 percent slopes	4.6	20.9%
48	Wabasso sand, 0 to 2 percent slopes	4.8	22.0%
55	Winder loamy sand	10.1	46.5%
Totals for Area of Interest		**21.8**	**100.0%**

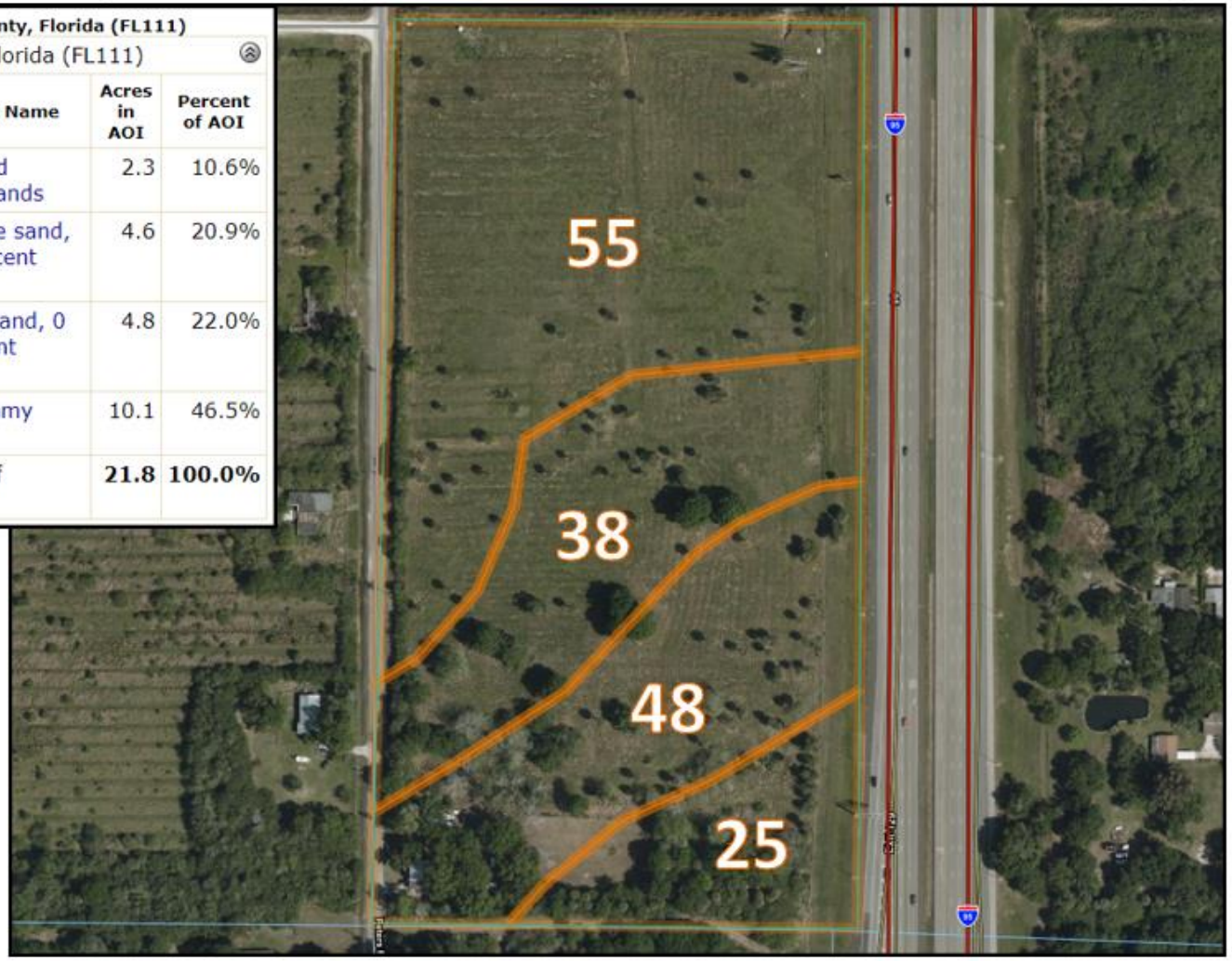

Figure 5. Soil Map.

(28) RV SPACES

(28) RV SPACES

(28) RV SPACES

(28) RV STAGING

(10) EMPLOYEE

VIS 85
IE 17
MG 3
PE 33

Sod

PROPOSED 6' SLIDING GATE (BY OTHERS)

R/V DUMP STATION

Sod

Sod

Sod

(22) RV SPACES

PROPOSED 6' CHAIN LINK FENCE (BY OTHERS)

(10) RV SPACES

(10) RV STAGING

Sod

Sod

Sod

PROPOSED BODY SHOP 4,000 S.F.

PROPOSED GRAVITY SEWER

PROPOSED SERVICE BAYS 16,000 S.F.

PROP. 12'x35' LOADING ZONE

SAND/OIL INTERCEPTOR

Sod-1

Sod-1

Sod-1

Sod-1

Sod-1

MVB 215
MG 2
IE 7

PROPOSED STANDARD PYLON SIGN

PROPOSED 6' FENCE (BY OTHERS)

(19) RV STAGING

(19) RV SPACES

Landscape Plan

North

Scale: 1" = 20'

0 10' 20' 40'

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Project Hurricane

RV Sales & Service

City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	20-1202
Drawn By	JWS
Submittal Dates	2-22-2021
Revision Dates	

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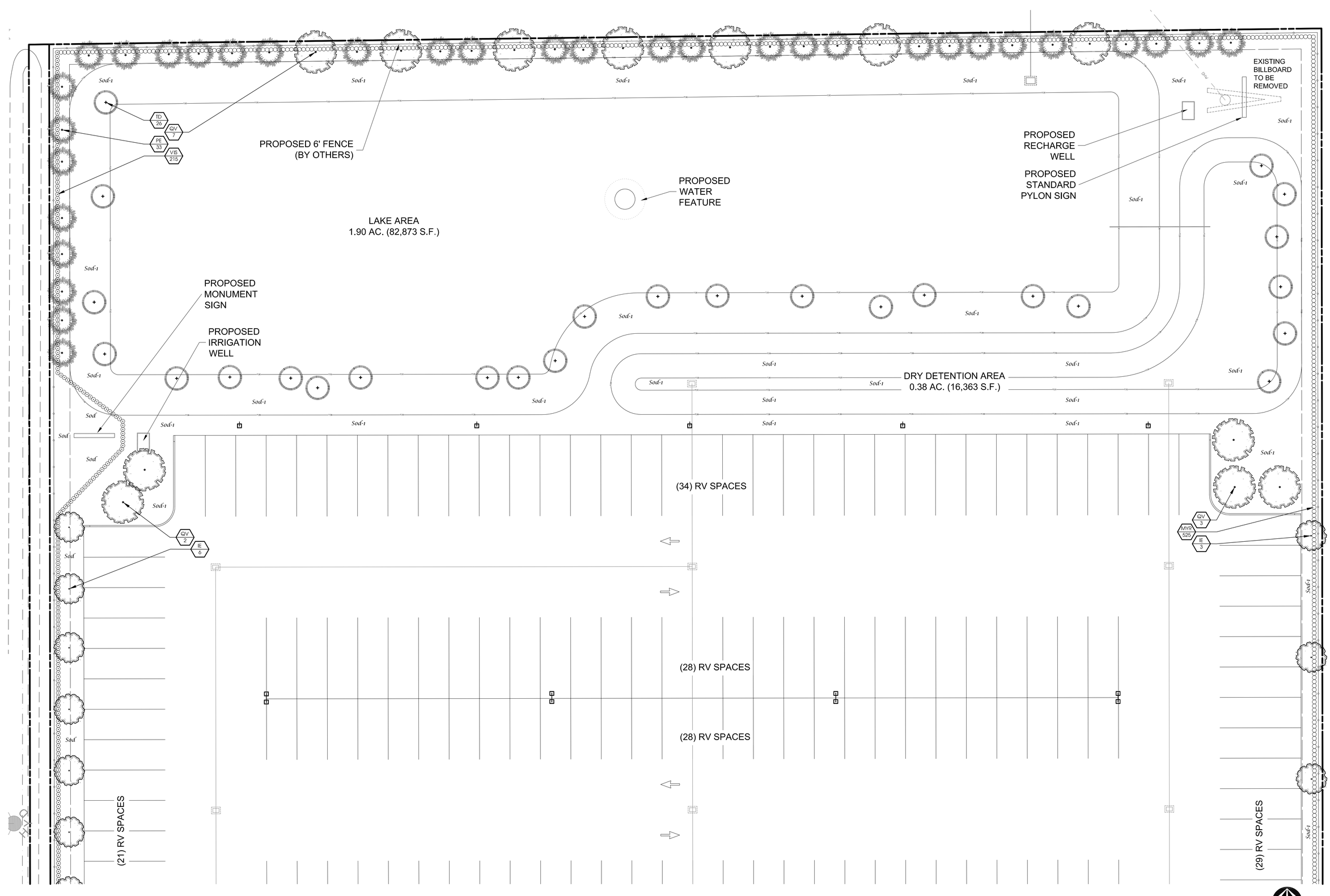

North
Scale: 1" = 20'
0 10' 20' 40'

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
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Sheet L-4 of 5

Landscape Specifications

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

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

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer, If utilized, the following rates shall be utilized: Position plant in hole, Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

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

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

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

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
69	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
22	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
82	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
5	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
45	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
26	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
24	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
1,265	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
490	VIS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS

* = Florida Native

NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (West Buffer) 1,269.20'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
1,269.20 l.f. x 10' = 12,692 s.f. / 300 = 43 Trees
Provided = 43 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,269.20 l.f. / 2' o.c. = 635 Shrubs
Provided = 635 Shrubs

Vehicular Use Area Landscaping Adjacent to R.O.W. (East Buffer) 1,275.74'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
1,275.74 l.f. x 10' = 12,757.4 s.f. / 300 = 43 Trees
Provided = 43 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,275.74 l.f. / 2' o.c. = 638 Shrubs
Provided = 638 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 637.28'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
637.28 l.f. x 10' = 6,372.8 s.f. / 200 = 32 Trees
Provided = 32

Shrubs Required = Continuous Hedge @ 2' o.c.
637.28 l.f. / 2' o.c. = 319 Shrubs
Provided = 319 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 616.16'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
616.16 l.f. x 10' = 6,161.6 s.f. / 200 = 31 Trees
Provided = 31

Shrubs Required = Continuous Hedge @ 2' o.c.
616.16 l.f. / 2' o.c. = 308 Shrubs
Provided = 308 Shrubs

Interior Vehicular Use Area
Sec. 123-37(7)(a & b)
Required = 1 s.f. of interior landscaping per
15 s.f. of vehicular use area (81,166.92 s.f./15 = 5,411.12 s.f.)
Landscape Area Provided = 10,554.20 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
81,166.92 s.f./15 = 5,411.12 s.f. / 100 = 54 Trees
Trees Provided = 54

Maximum Use of Palm Trees
Sec. 123-37(1)(a)(3)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 203 Trees
Maximum Palms Allowed = 102 (203 / 2 = 101.5)
Total Palms Provided = 0 (0%)

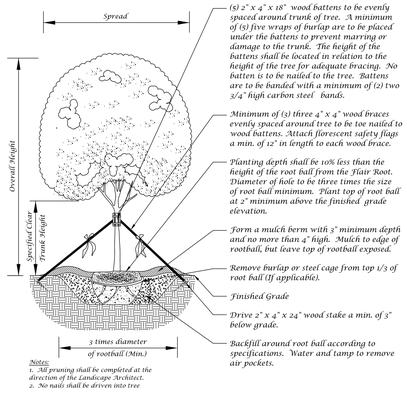
Total Trees Required = 203 Trees
Total Trees Provided = 203 Trees
203 Trees + 0 Palms @ 3:1 = 0 Trees = 203 Trees

Total Trees Required = 203 Trees
Total Native Trees Provided = 203 (100%)

Total Palms Required = 0
Total Native Palms Provided = 0 (0%)

Total Shrubs Required = 1,924
Total Native Shrubs Provided = 1,289 (67%)

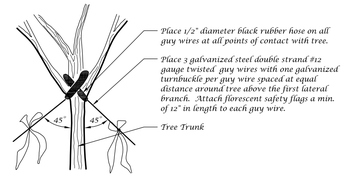
Landscape Details



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

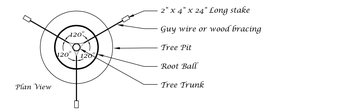
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



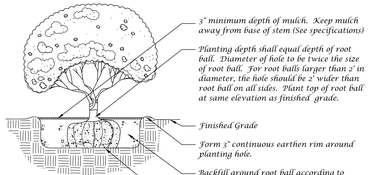
Guy Wire Attachment Detail

Not to Scale



Staking Detail

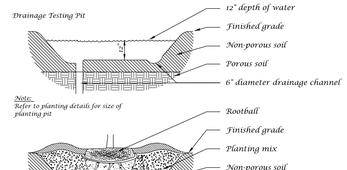
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

Shrub Detail

Not to Scale



Drainage Testing Detail

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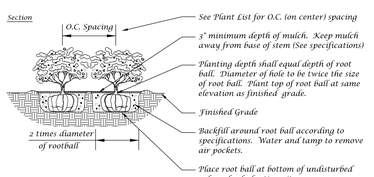
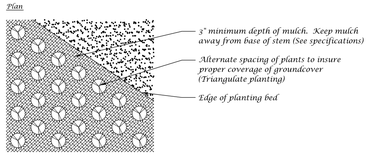
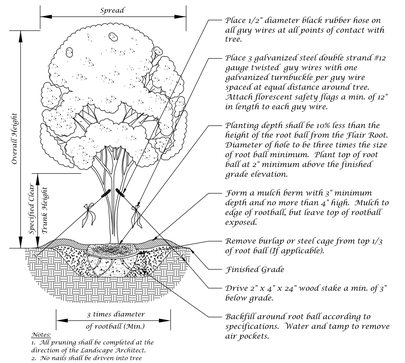


Ground Cover Detail

Not to Scale





Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

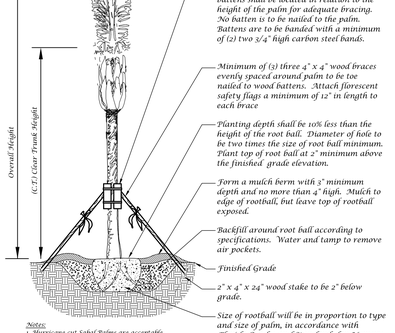
Tree Planting Detail

Not to Scale

Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Multi-Trunk Tree Planting Detail

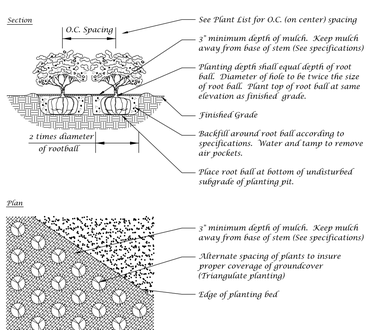
Not to Scale



Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

Not to Scale



Ground Cover Detail

Not to Scale

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
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Stuart, Florida 34994
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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	North St Lucie River Water Control District Canal No 37 & Pasture	SLC RU (Residential Urban)	SLC Residential (RS-2)
South	Undeveloped Commercial Property	General Commercial (Fort Pierce)	Residential (RS-2)
East	I-95 & Vacant Residential	SLC RU & COFP RL	SLC RS-2 & COFP PD
West	Residential Properties	MXD (St Lucie County)	Residential (RS-2) (St Lucie County)

	Future Land Use	Zoning Classification	Maximum Intensity **Residential: Dwelling Units per Acre** **Other: Square Footage**	Total Acreage	Flood Zone
Current	MXD (SLC)	RS-2 (SLC)	9 du / acre (166 DU)	18.54	X
****Proposed**	Commercial (Fort Pierce)	C-3 (Fort Pierce)	39,200 sf	18.54	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	(166 x 2.6 person/du) = 431 persons x 100 gpd = 43,100 gpd
**Proposed Zoning/FLU	Total gallons per day	39,200 sf x 0.125 gpd/sf = 4,900 gpd
**Change in Demand	Total gallons per day	decrease of 38,200 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 (166 x 2.6 persons/du) = 431 persons x 100 gpd = 43,100 gpd
**Proposed Zoning/FLU	Total gallons per day 39,200 sf x 0.125 gpd/sf = 4,900 gpd
**Change in Demand	Total gallons per day decrease of 38,200 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	893	0	Decrease of 893 acres
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel S Gaines Academy	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	0.55 miles	3.2 miles
Current Zoning/FLU Enrollment Demand	47	20
****Proposed Zoning/FLU Enrollment Demand**	0	0
****Change in Demand**	decrease of 47 studemts	decrease of 20 students

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	5,308.81 lbs per day
****Proposed Zoning/FLU**	5,039.89 lbs per day
***Change in Demand**	decrease of 268.92 lbs per day

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

Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure into an existing NSLRWCD canal located to the north of the property.

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	1,657	123 / 165
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity	Increase in daily trips (see attached traffic study)	

IV. Project Description

PHASING					
Is this project (phase) part of a larger project?	☐ Yes	☑ No			
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential Units:	N/A	Single Family:	N/A	Multifamily:	N/A
Non-residential (square footage):	Maximum of 39,200 SF				
Mixed-use (describe use):	N/A				
(If this is a single phase project, name it Phase I – Total)					

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

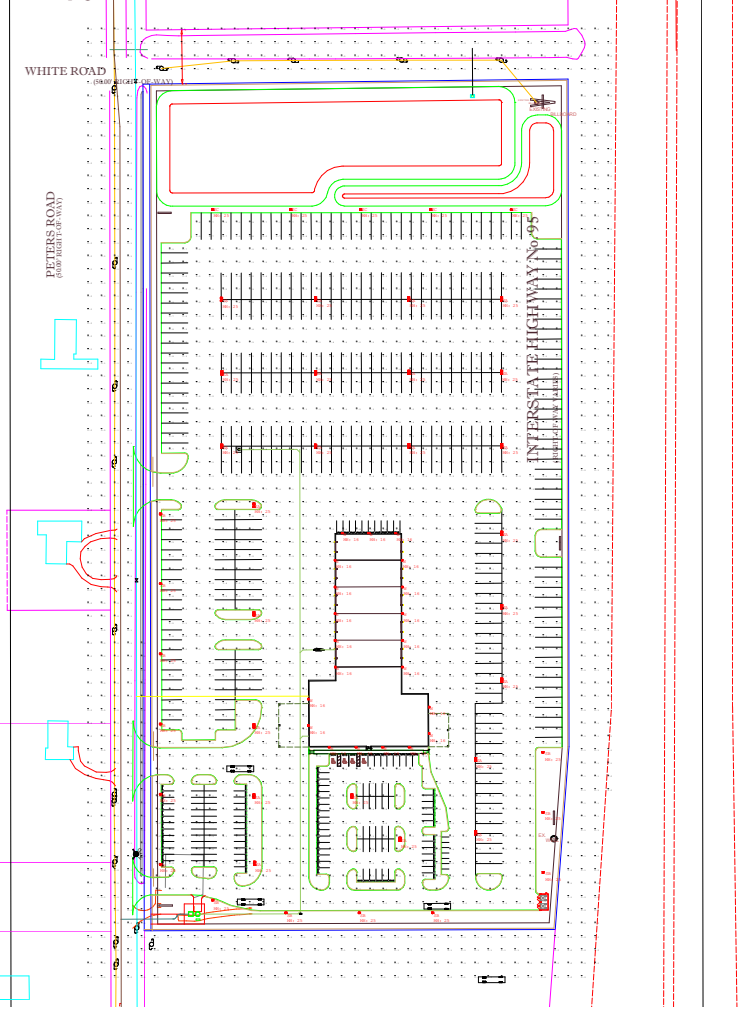
NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Proposed RV Sales/Office	Phase 1	19,200 SF		09/01/2021	09/01/2023
Proposed RV Repairs	Phase 1	16,000 SF		09/01/2021	09/01/2023
Proposed RV Body Shop	Phase 1	4,000 SF		09/01/2021	09/01/2023

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	24	SA	D180	0.900	Cree Lighting CSQ-A-NM-3ME-U-40K-UL-XX, 28180°
	13	SB	SINGLE	0.900	Cree Lighting CSQ-A-NM-3ME-U-40K-UL-XX / CSQ-BLSLF, Single Head
	5	SC	SINGLE	0.900	Cree Lighting CSQ-A-NM-3ME-U-40K-UL-XX, Single Head
	21	W	SINGLE	0.900	Cree Lighting XSPW-B-WW-4ME-EL-40K-UL, Wall Mount

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.43	7.4	0.5	4.86	14.80
Spill	Illuminance	Fc	0.05	0.3	0.0	N.A.	N.A.

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Large

Rev. Date: V27 10/21/2020

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'T' input power designator is a suitable upgrade for HID applications up to 750 Watts, and the 'U' input power designator is a suitable upgrade for HID applications up to 1000 Watts.

Applications: Parking lots, walkways, campuses, auto dealerships, office complexes, tunnels, underpasses and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 29,700

Efficacy: Up to 173 LPW

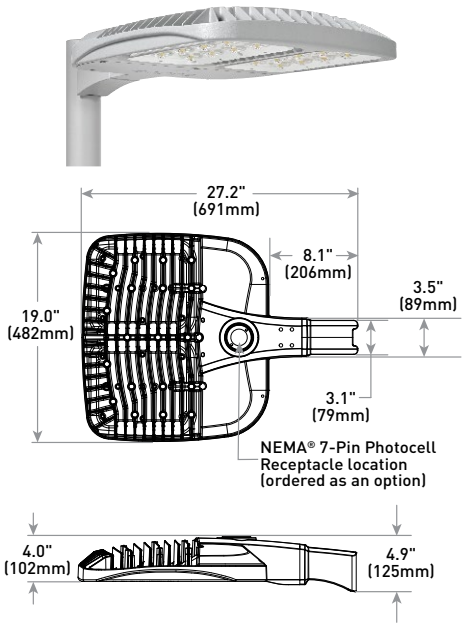
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty†: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

† See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

DA Mount



Weight
32.4 lbs. (14.7kg)

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-B-AASV + **Luminaire:** OSQ-A-NM-2ME-T-40K-UL-SV

Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-B-AA Adjustable Arm **OSQ-DA** Direct Arm **OSQ-L-TSP** Transportation Mount (stainless steel; do not specify color) **OSQ-TM** Trunnion Mount	**Color Options:** **SV** Silver, **BZ** Bronze, **BK** Black, **WH** White

* Reference EPA and pole configuration suitability data beginning on page 10

Luminaire (Mount must be ordered separately)

OSQ	A	NM						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	A	**NM** No Mount	**Asymmetric** **2ME*** Type II Medium **3ME*** Type III Medium **4ME*** Type IV Medium **Symmetric** **5ME** Type V Medium **5SH** Type V Short **5SQ** Type V Square **WSN** Wide Sign **15D** 15° Flood **25D** 25° Flood **40D** 40° Flood **60D** 60° Flood **120D** 120° Flood	**T** 132W **U** 202W	**30K** 3000K, 70 CRI **40K** 4000K, 70 CRI **50K** 5000K, 90 CRI **57K** 5700K, 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**F Fuse** - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse **PML Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output** - Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 12-13 for power and lumen values - Not available with PML or PML2 options **R NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Requires photocell or shorting cap by others **RL Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 14 for optic directionality - Not for use with symmetric optics **RR Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 14 for optic directionality - Not for use with symmetric optics

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180˚ in 2.5˚ increments
- Transportation mount is constructed of 316 stainless steel and mounts to surface with (4) 3/8" fasteners by others
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180˚ in 15˚ degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Includes 18" (340mm) 18/5 or 16/5 cord exiting the luminaire. When ordered with R option, 18" (340mm) 18/7 or 16/7 cord is provided
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** OSQ-DA: 32.4 lbs. (14.7kg); OSQ-B-AA: 32.0 lbs. (14.5kg); OSQ-L-TSP: 44 lbs. (20.0kg); OSQ-TM: 36.1 lbs. (16.4kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **10V Source Current:** 0.15mA
- **Operating Temperature Range:** -40˚C - +40˚C (-40˚F - +104˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards with AA, DA, TM, and TSP mounts. For adjustable arm applications requiring ANSI C136.31-2001 3G vibration certification, ensure that existing or new adjustable arm mount model number matches OSQ-B-AA for all OSQ large housing luminaires with power designations "T", and "U"
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available. Some exceptions apply. Please refer to https://www.designlights.org/search/ for most current information
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct or transportation mounts only. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/ for most current information
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TL7-B2) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Electrical Data*

Input Power Designator	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
T	132	1.12	0.63	0.55	0.47	0.39	0.28
U	202	1.72	0.96	0.84	0.72	0.60	0.43

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/-10%

OSQ Series Ambient Adjusted Lumen Maintenance[1]

Ambient	Optic	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2] /Estimated[3] LMF	100K hr Reported[2] /Estimated[3] LMF
5˚C (41˚F)	Asymmetric	1.04	1.03	1.01	0.99[2]	0.97[2]
	Symmetric	1.05	1.05	1.05	1.05[3]	1.05[3]
10˚C (50˚F)	Asymmetric	1.03	1.02	1.00	0.98[2]	0.96[2]
	Symmetric	1.04	1.03	1.03	1.03[3]	1.03[3]
15˚C (59˚F)	Asymmetric	1.02	1.01	0.99	0.97[2]	0.95[2]
	Symmetric	1.02	1.02	1.02	1.02[3]	1.02[3]
20˚C (68˚F)	Asymmetric	1.01	1.00	0.98	0.96[2]	0.94[2]
	Symmetric	1.01	1.01	1.01	1.01[3]	1.01[3]
25˚C (77˚F)	Asymmetric	1.00	0.99	0.97	0.95[2]	0.93[2]
	Symmetric	1.00	1.00	1.00	1.00[3]	1.00[3]

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
[3] Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

Accessories

Field-Installed

Backlight Shield
OSQ-BLSLF
– Front facing optics
OSQ-BLSLR
– Rotated optics

Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Bird Spikes
OSQ-LG-BRDSPK

Shorting Cap
XA-XSLSHRT

Synapse Wireless Control Accessories

Twist-Lock Lighting Controller
TL7-B2
- Suitable for 120-277V (UL) voltage only
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with PML or Q options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaires
- Refer to TL7-B2 spec sheet for details

SimplySNAP Central Base Station
CBSSW-450-002
- Includes On-Site Controller (SS450-002) and 5-button switch
- Indoor and Outdoor rated
- Refer to CBSSW-450-002 spec sheet for details

Synapse Wireless Sensor
WSN-DPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-DPM spec sheet for details

SimplySNAP On-Site Controller
SS450-002
- Verizon® LTE-enabled
- Designed for indoor applications
- Refer to SS450-002 spec sheet for details

Building Management System (BMS) Gateway
BMS-GW-002
- Required for BACnet integration
- Refer to BMS-GW-002 spec sheet for details

Outdoor Antennas
(Optional, for increased range, 8dB gain)
KIT-ANT420SM
- Kit includes antenna, 20' cable and bracket

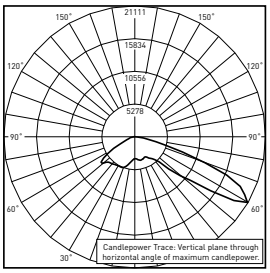
KIT-ANT360
- Kit includes antenna, 30' cable and bracket

KIT-ANT600
- Kit includes antenna, 50' cable and bracket
- Refer to Outdoor antenna spec sheet for details

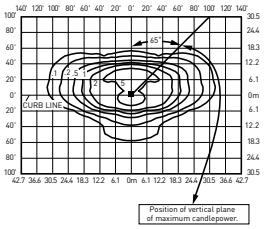
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/area/osq-series

2ME



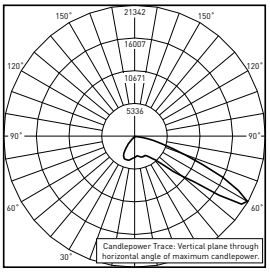
CESTL Test Report #: PL07701-001A
OSQ-A-**-2ME-U-40K-UL
Initial Delivered Lumens: 26,946



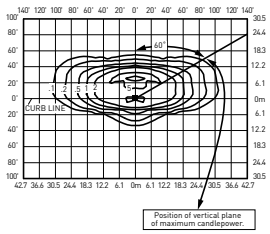
OSQ-A-**-2ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 29,100
Initial FC at grade

Type II Medium Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11
T	20,700	B3 U0 G3	22,100	B3 U0 G3	18,600	B3 U0 G3	22,100	B3 U0 G3
U	27,800	B3 U0 G3	29,100	B3 U0 G3	22,300	B3 U0 G3	29,100	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



CESTL Test Report #: PL07700-001A
OSQ-A-**-2ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,822



OSQ-A-**-2ME-U-40K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 22,300
Initial FC at grade

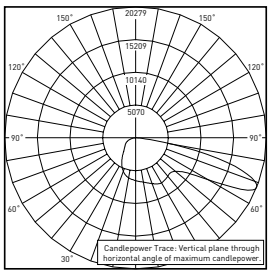
Type II Medium w/BLS Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11
T	15,900	B2 U0 G2	17,000	B3 U0 G2	14,250	B2 U0 G2	17,000	B3 U0 G2
U	21,400	B3 U0 G3	22,300	B3 U0 G3	17,100	B3 U0 G2	22,300	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

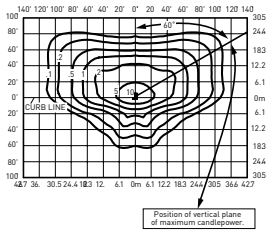
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/area/osq-series

3ME



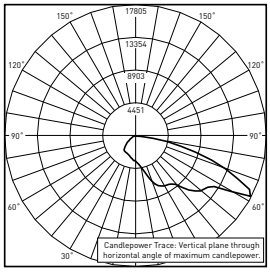
DTC Test Report #: PL15529-001A
OSQ-A-**-3ME-U-40K-UL
Initial Delivered Lumens: 30,584



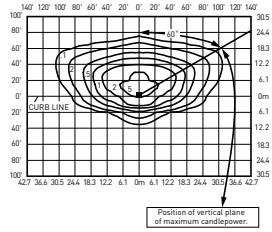
OSQ-A-**-3ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 29,100
Initial FC at grade

Type III Medium Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11
T	20,700	B3 U0 G3	22,100	B3 U0 G3	18,600	B3 U0 G3	22,100	B3 U0 G3
U	27,800	B3 U0 G4	29,100	B3 U0 G4	22,300	B3 U0 G3	29,100	B3 U0 G4

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



CESTL Test Report #: PL07699-001A
OSQ-A-**-3ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 23,601



OSQ-A-**-3ME-U-40K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 23,000
Initial FC at grade

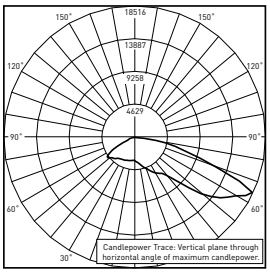
Type III Medium w/BLS Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11
T	16,300	B2 U0 G2	17,500	B2 U0 G3	14,650	B2 U0 G2	17,500	B2 U0 G3
U	21,900	B3 U0 G3	23,000	B3 U0 G3	17,600	B2 U0 G3	23,000	B3 U0 G3

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

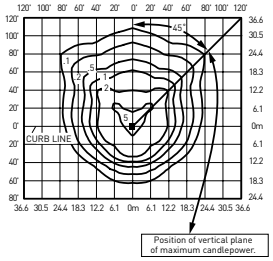
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/area/osq-series

4ME



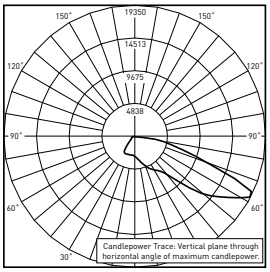
CESTL Test Report #: PL07690-001A
OSQ-A-**-4ME-U-40K-UL
Initial Delivered Lumens: 27,527



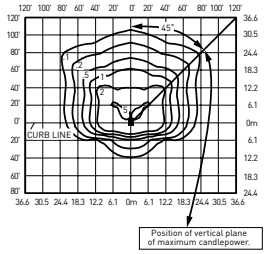
OSQ-A-**-4ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 29,100
Initial FC at grade

Type IV Medium Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11
T	20,700	B3 U0 G3	22,100	B3 U0 G3	18,600	B3 U0 G3	22,100	B3 U0 G3
U	27,800	B4 U0 G3	29,100	B4 U0 G4	22,300	B3 U0 G3	29,100	B4 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



CESTL Test Report #: PL07692-001A
OSQ-A-**-4ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,793



OSQ-A-**-4ME-U-40K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 22,300
Initial FC at grade

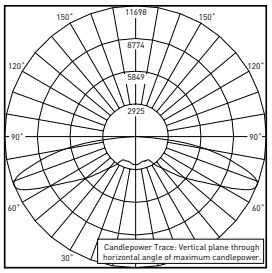
Type IV Medium w/BLS Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11
T	15,900	B2 U0 G3	17,000	B2 U0 G3	14,250	B2 U0 G3	17,000	B2 U0 G3
U	21,400	B3 U0 G3	22,300	B3 U0 G3	17,100	B2 U0 G3	22,300	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

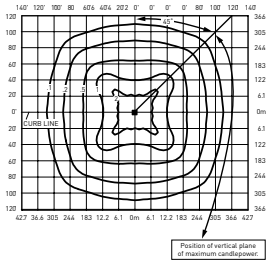
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/area/osq-series

5ME



DTC Test Report #: PL15486-001A
OSQ-A-**-5ME-U-40K-UL
Initial Delivered Lumens: 26,918



OSQ-A-**-5ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 27,800
Initial FC at grade

Type V Medium Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11
T	20,200	B5 U0 G5	21,700	B5 U0 G5	19,800	B5 U0 G5	21,700	B5 U0 G5
U	26,600	B5 U0 G5	27,800	B5 U0 G5	23,600	B5 U0 G5	27,800	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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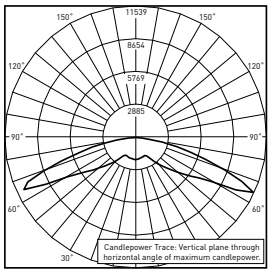
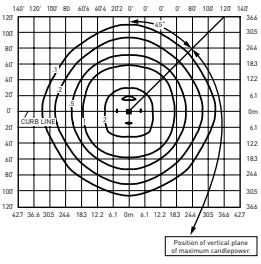
5SH



CESTL Test Report #: PL10754-001A
OSQ-A-**-5SH-U-40K-UL
Initial Delivered Lumens: 25,679



OSQ-A-**-5SH-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 29,700
Initial FC at grade

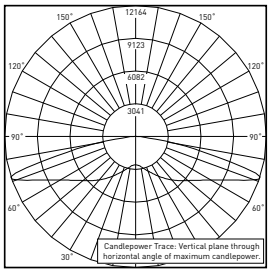
Type V Short Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11
T	21,300	B5 U0 G3	22,900	B5 U0 G3	20,900	B5 U0 G3	22,900	B5 U0 G3
U	28,400	B5 U0 G4	29,700	B5 U0 G4	25,200	B5 U0 G3	29,700	B5 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

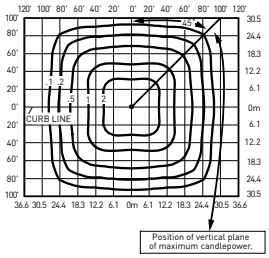
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

5SQ



RESTL Test Report #: PL14561-001B
OSQ-A-**-5SQ-U-57K-UL
Initial Delivered Lumens: 28,716

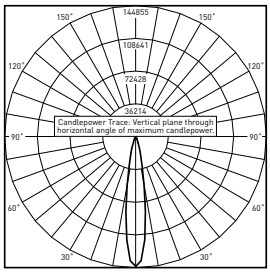


OSQ-A-NM-5SQ-U-57K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 29,700
Initial FC at grade

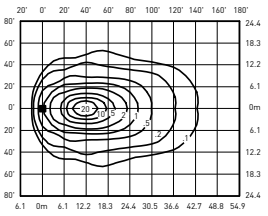
Type V Square Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11
T	21,300	B4 U0 G2	22,900	B5 U0 G3	20,900	B4 U0 G2	22,900	B5 U0 G3
U	28,400	B5 U0 G3	29,700	B5 U0 G3	25,200	B5 U0 G3	29,700	B5 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

15D



CESTL Test Report #: PL07689-001A
OSQ-A-**-15D-U-30K-UL
Initial Delivered Lumens: 23,254



OSQ-A-**-15D-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

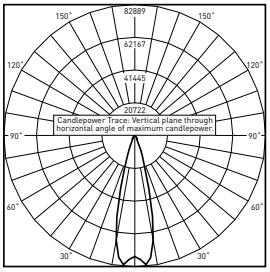
Type 15° Flood Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	21,300	22,900	20,900	22,900
U	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

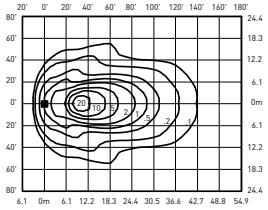
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/area/osq-series

25D



CESTL Test Report #: PL07696-001A
OSQ-A-**-25D-U-30K-UL
Initial Delivered Lumens: 23,265

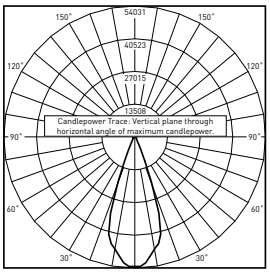


OSQ-A-**-25D-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

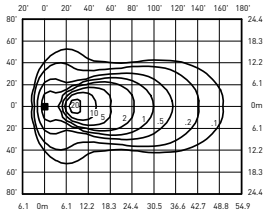
Type 25° Flood Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	21,300	22,900	20,900	22,900
U	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

40D



CESTL Test Report #: PL07697-001A
OSQ-A-**-40D-U-30K-UL
Initial Delivered Lumens: 22,943



OSQ-A-**-40D-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

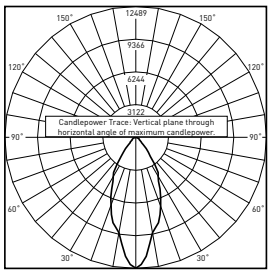
Type 40° Flood Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	21,300	22,900	20,900	22,900
U	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

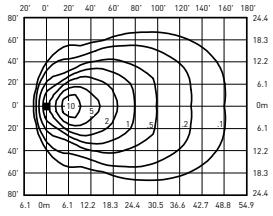
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult:
http://creelighting.com/products/outdoor/area/osq-series

60D



CESTL Test Report #: PL08100-001B
OSQ-A-**-60D-B-30K-UL
Initial Delivered Lumens: 10,079

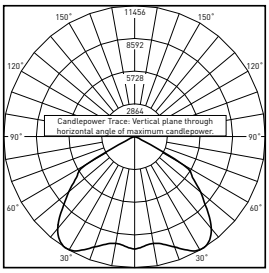


OSQ-A-**-60D-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60˚ Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

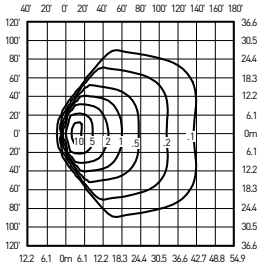
Type 60˚ Flood Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	21,300	22,900	20,900	22,900
U	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

120D



RESTL Test Report #: PL15731-001A
OSQ-A-**-120D-U-40K-UL
Initial Delivered Lumens: 25,501

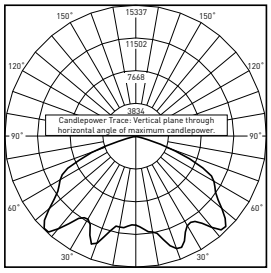


OSQ-A-**-120D-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60˚ Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

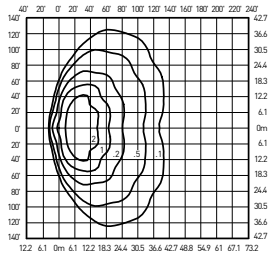
Type 120° Flood Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	21,300	22,900	20,900	22,900
U	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

WSN



CESTL Test Report #: PL07695-001A
OSQ-A-**-WSN-U-30K-UL
Initial Delivered Lumens: 23,116



OSQ-A-**-WSN-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60˚ tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

Wide Sign Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	21,300	22,900	20,900	22,900
U	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Luminaire EPA

Adjustable Arm Mount – OSQ-B-AA Weight: 32.0 lbs. (14.5kg)							
Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	3 @ 180˚	4 @ 180˚	4 @ 90˚
Tenon Configuration (0˚-80˚ Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
 PB-1A*; PT-1; PW-1A3**	 PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	 PB-2A*; PD-2A4(90); PT-2(90)	 PB-3A*; PD-3A4(90); PT-3(90)	 PB-3A*; PT-3(120)	 PB-3A*; PB-3R2.375	 PB-4A*(180)	 PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
0˚ Tilt							
0.80	1.61	1.26	2.06	1.68	3.33	4.66	2.52
10˚ Tilt							
0.81	1.61	1.62	2.42	2.32	4.40	6.08	3.24
20˚ Tilt							
1.24	1.61	2.04	2.84	3.13	5.68	7.80	4.08
30˚ Tilt							
1.64	1.64	2.44	3.24	3.97	6.88	9.40	4.88
45˚ Tilt							
2.20	2.20	3.00	3.80	5.07	8.55	11.64	6.00
60˚ Tilt							
2.63	2.63	3.43	4.23	5.73	9.84	13.36	6.86
70˚ Tilt							
2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
80˚ Tilt							
2.93	2.93	3.73	4.53	5.73	10.74	14.56	7.46
Tenon Configuration (90˚ Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90˚ Tilt							
2.95	2.95	4.84	6.52	5.73	10.81	14.64	11.19

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180˚ Twin
PB-3A* – 180˚ Triple
PB-4A*(90) – 90˚ Quad
PB-4A*(180) – 180˚ Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles

PD-2A4(90) – 90˚ Twin
PD-2A4(180) – 180˚ Twin
PD-3A4(90) – 90˚ Triple
PD-4A4(90) – 90˚ Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal for OSQ-B-AA mount
WM-4 – L-Shape for OSQ-B-AA mount
WM-DM – Plate for OSQ-DA mount

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon

PT-1 – Single (Vertical)
PT-2(90) – 90˚ Twin
PT-2(180) – 180˚ Twin
PT-3(90) – 90˚ Triple
PT-3(120) – 120˚ Triple
PT-4(90) – 90˚ Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

Ground Mount Post
- For ground-mounted flood luminaires

PGM-1 - for OSQ-B-AA mount

‡ Refer to the Bracket and Tenons spec sheet for more details

Luminaire EPA

Direct Arm Mount – OSQ-DA Weight: 32.4 lbs. (14.7kg)					
Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
					
0.80	1.61	1.26	2.06	1.68	2.52

Direct Mount Configurations

Compatibility with OSQ-DA Direct Mount Bracket					
Input Power Designator	2 @ 90˚	2 @ 180˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
3" Square					
T & U	N/A	✓	N/A	N/A	N/A
3" Round					
T & U	N/A	✓	N/A	N/A	N/A
4" Square					
T & U	✓	✓	✓	N/A	✓
4" Round					
T & U	✓	✓	✓	✓	✓
5" Square					
T & U	✓	✓	✓	N/A	✓
5" Round					
T & U	✓	✓	✓	✓	✓
6" + Square					
T & U	✓	✓	✓	N/A	✓
6" + Round					
T & U	✓	✓	✓	✓	✓

Luminaire EPA

Trunnion Mount – OSQ-TM Weight: 36.1 lbs. (16.4kg)
Single
0˚ Tilt
0.81
15˚ Tilt
1.12
30˚ Tilt
1.74
45˚ Tilt
2.35
60˚ Tilt
2.59
75˚ Tilt
2.83
90˚ Tilt
3.07

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data – Designator T

Q Option Setting	CCT/ CRI	System Watts	Lumen Values						Optics Qualified on DLC QPL	
		120-480V	Asymmetric	5ME	5SH, 5SQ & Floods	2ME w/ BLS	3ME w/ BLS	4ME w/BLS	Standard	Premium
Q9	30K7	132	20,700	20,200	21,300	15,900	16,300	15,900	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K7		22,100	21,700	22,900	17,000	17,500	17,000	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K9		18,600	19,800	20,900	14,250	14,650	14,250	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K7		22,100	21,700	22,900	22,300	17,500	22,300	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q8	30K7	122	19,300	18,800	19,800	14,775	15,200	14,775	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K7		20,600	20,200	21,300	15,800	16,300	15,800	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K9		17,300	18,400	19,400	13,250	13,625	13,250	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K7		20,600	20,200	21,300	15,800	16,300	15,800	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q7	30K7	117	18,600	18,200	19,200	14,300	14,675	14,300	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K7		19,900	19,500	20,600	15,300	15,800	15,300	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K9		16,700	17,800	18,800	12,825	13,175	12,825	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K7		19,900	19,500	20,600	15,300	15,800	15,300	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q6	30K7	108	17,200	16,800	17,700	13,200	13,525	13,200	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K7		18,300	18,000	19,000	14,100	14,525	14,100	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K9		15,400	16,400	17,300	11,825	12,150	11,825	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K7		18,300	18,000	19,000	14,100	14,525	14,100	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q5	30K7	104	16,800	16,400	17,300	12,875	13,200	12,875	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K7		17,900	17,600	18,500	13,775	14,175	13,775	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K9		15,100	16,000	16,900	11,550	11,875	11,550	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K7		17,900	17,600	18,500	13,775	14,175	13,775	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q4	30K7	99	16,100	15,800	16,600	12,400	12,725	12,400	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K7		17,200	16,900	17,900	13,250	13,650	13,250	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K9		14,500	15,400	16,300	11,125	11,425	11,125	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K7		17,200	16,900	17,900	13,250	13,650	13,250	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q3	30K7	89	14,700	14,350	15,100	11,300	11,575	11,300	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K7		15,700	15,400	16,300	12,075	12,425	12,075	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K9		13,200	14,050	14,850	10,125	10,400	10,125	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K7		15,700	15,400	16,300	12,075	12,425	12,075	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q2	30K7	80	13,250	12,925	13,625	10,175	10,425	10,175	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K7		14,150	13,900	14,650	10,875	11,200	10,875	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K9		11,900	12,675	13,375	9,125	9,375	9,125	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K7		14,150	13,900	14,650	10,875	11,200	10,875	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q1	30K7	66	10,975	10,700	11,300	8,425	8,650	8,425	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K7		11,725	11,500	12,125	9,000	9,275	9,000	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K9		9,850	10,500	11,075	7,550	7,775	7,550	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K7		11,725	11,500	12,125	9,000	9,275	9,000	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

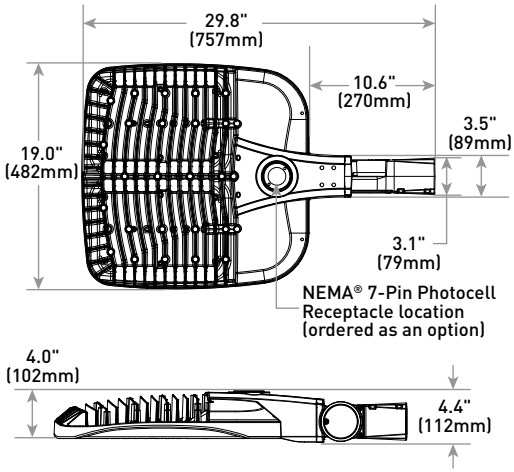
Q Option Power & Lumen Data – Designator U

Q Option Setting	CCT/ CRI	System Watts	Lumen Values						Optics Qualified on DLC QPL	
		120-480V	Asymmetric	5ME	5SH, 5SQ & Floods	2ME w/ BLS	3ME w/ BLS	4ME w/BLS	Standard	Premium
Q9	30K7	202	27,800	26,600	28,400	21,400	21,900	21,400	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K7		29,100	27,800	29,700	22,300	23,000	22,300	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	50K9		22,300	23,600	25,200	17,100	17,600	17,100	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	N/A
	57K7		29,100	27,800	29,700	22,300	23,000	22,300	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q8	30K7	191	27,000	25,800	27,500	20,800	21,200	20,800	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K7		28,200	27,000	28,800	21,600	22,300	21,600	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	50K9		21,600	22,900	24,400	16,600	17,100	16,600	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	N/A
	57K7		28,200	27,000	28,800	21,600	22,300	21,600	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q7	30K7	181	25,600	24,500	26,100	19,700	20,100	19,700	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K7		26,800	25,600	27,300	20,500	21,200	20,500	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	50K9		20,500	21,700	23,200	15,700	16,200	15,700	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	N/A
	57K7		26,800	25,600	27,300	20,500	21,200	20,500	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q6	30K7	173	24,700	23,700	25,300	19,000	19,500	19,000	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K7		25,900	24,700	26,400	19,800	20,500	19,800	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	50K9		19,800	21,000	22,400	15,200	15,700	15,200	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	N/A
	57K7		25,900	24,700	26,400	19,800	20,500	19,800	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q5	30K7	159	22,800	21,800	23,300	17,500	18,000	17,500	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K7		23,900	22,800	24,400	18,300	18,900	18,300	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	50K9		18,300	19,400	20,700	14,025	14,425	14,025	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	N/A
	57K7		23,900	22,800	24,400	18,300	18,900	18,300	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q4	30K7	143	21,100	20,200	21,600	16,300	16,600	16,300	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K7		22,100	21,100	22,600	16,900	17,500	16,900	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	50K9		16,900	17,900	19,200	13,000	13,375	13,000	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	N/A
	57K7		22,100	21,100	22,600	16,900	17,500	16,900	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q3	30K7	128	18,900	18,100	19,300	14,550	14,900	14,550	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K7		19,800	18,900	20,200	15,200	15,600	15,200	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	50K9		15,200	16,000	17,100	11,625	11,975	11,625	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	N/A
	57K7		19,800	18,900	20,200	15,200	15,600	15,200	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q2	30K7	114	17,000	16,200	17,300	13,050	13,350	13,050	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K7		17,800	17,000	18,100	13,600	14,025	13,600	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	50K9		13,600	14,400	15,400	10,425	10,725	10,425	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	N/A
	57K7		17,800	17,000	18,100	13,600	14,025	13,600	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q1	30K7	101	15,300	14,625	15,600	11,775	12,050	11,775	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K7		16,000	15,300	16,300	12,275	12,650	12,275	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	50K9		12,275	12,975	13,850	9,400	9,675	9,400	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	N/A
	57K7		16,000	15,300	16,300	12,275	12,650	12,275	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME

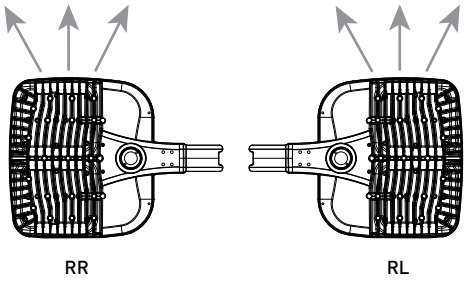
AA Mount



Weight
32.0 lbs. (14.5kg)



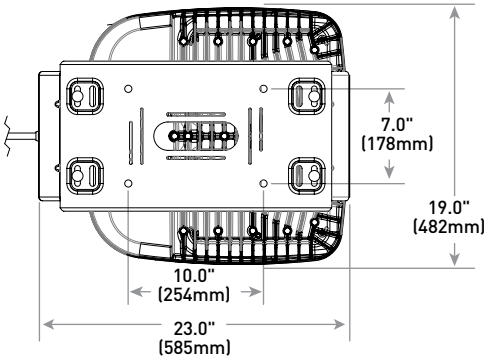
RR/RL Configuration

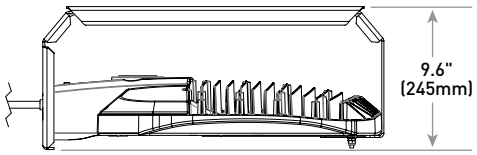


TSP Mount



Weight
44.0 lbs. (20.0kg)

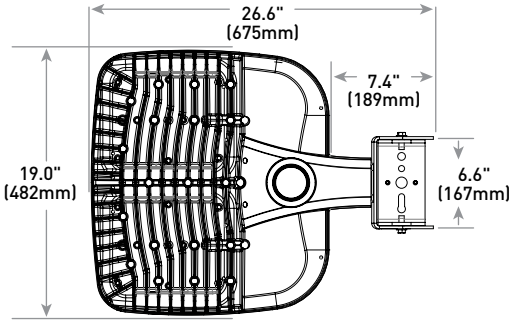


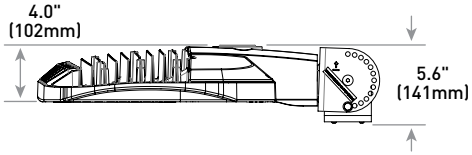


TM Mount



Weight
36.1 lbs. (16.4kg)





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Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

A COMPANY OF *IDEAL INDUSTRIES, INC.*

XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Rev. Date: VersionB V4 02/25/2020

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

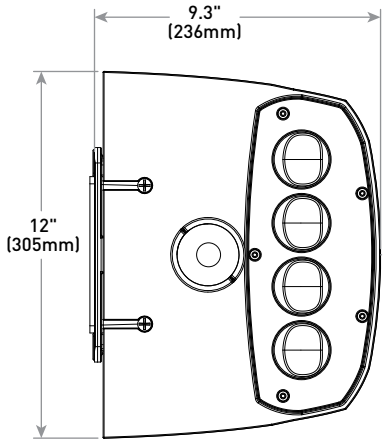
Applications: General area and security lighting

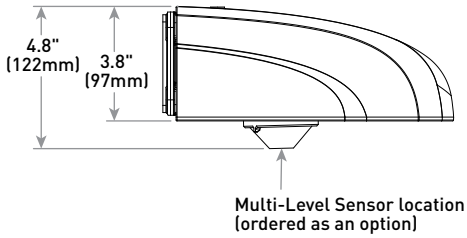


Performance Summary

- NanoOptic® Precision Delivery Grid™ optic
- Assembled in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)
- **CCT:** 3000K, 4000K, 5000K, 5700K
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See http://creelighting.com/warranty for warranty terms





Multi-Level Sensor location (ordered as an option)

Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

Lumen Package	Weight
2L, 4L, 6L	11.0 lbs. (5.0kg)
8L	11.8 lbs. (5.4kg)

Ordering Information

Example: XSPW-B-WM-2ME-2L-30K-UL-BK

XSPW	B	WM						
Product	**Version**	**Mounting**	**Optic**	**Lumen Package***	**CCT**	**Voltage**	**Color Options**	**Options**
XSPW	B	**WM** Wall	**2ME** Type II Medium **3ME** Type III Medium **4ME** Type IV Medium	**2L** 2,490 lumens **4L** 4,270 lumens **6L** 6,100 lumens **8L** 8,475 lumens	**30K** 3000K - 70 CRI **40K** 4000K - 70 CRI **50K** 5000K - 90 CRI **57K** 5700K - 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V - For use with P option only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**ML** **Multi-Level** - Refer to ML spec sheet for details - Available with UL voltage only **P** **Button Photocell** - Not available with ML or PML options - Available with UL and 34 voltages only **PML** **Programmable Multi-Level** - Refer to PML spec sheet for details - Available with UL voltage only

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 2L, 4L, 6L - 11.0 lbs. (5.0kg); 8L - 11.8 lbs. (5.4kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- **10V Source Current:** 0.15 mA
- Refer to Dimming spec sheet for details
- **Operating Temperature Range:** -40˚C - +50˚C (-40˚F - +122˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/ for most current information
- DLC and DLC Premium qualified versions available. Please refer to https://www.designlights.org/search/ for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Lumen Package	CCT/CRI	System Watts 120-480V	Efficacy	Total Current (A) 120V	208V	240V	277V	347V	480V
2L	30K/70 CRI	20	125	0.17	0.10	0.08	0.07	0.06	0.05
	40K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
	50K/90 CRI	24	104	0.20	0.11	0.10	0.08	0.07	0.05
	57K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
4L	30K/70 CRI	33	129	0.28	0.16	0.14	0.13	0.10	0.07
	40K/70 CRI	31	138	0.27	0.15	0.13	0.12	0.09	0.07
	50K/90 CRI	40	107	0.34	0.20	0.17	0.16	0.12	0.09
	57K/70 CRI	31	138	0.26	0.15	0.13	0.12	0.09	0.07
6L	30K/70 CRI	51	120	0.43	0.25	0.22	0.19	0.14	0.11
	40K/70 CRI	47	130	0.40	0.23	0.20	0.18	0.14	0.10
	50K/90 CRI	60	102	0.51	0.29	0.25	0.23	0.17	0.13
	57K/70 CRI	47	130	0.40	0.23	0.20	0.17	0.14	0.10
8L	30K/70 CRI	77	110	0.65	0.38	0.32	0.28	0.22	0.16
	40K/70 CRI	72	118	0.61	0.35	0.31	0.27	0.21	0.15
	50K/90 CRI	78	89	0.66	0.37	0.33	0.29	0.22	0.16
	57K/70 CRI	71	119	0.60	0.35	0.30	0.26	0.20	0.15

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347- 480V +/- 10%

XSPW Series Ambient Adjusted Lumen Maintenance Factors[1]

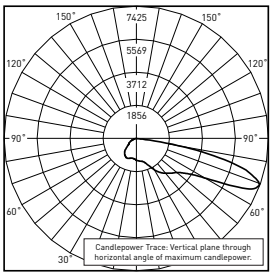
Ambient	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Estimated[3] LMF	100K hr Estimated[3] LMF
5˚C (41˚F)	1.03	0.98	0.96	0.94	0.92
10˚C (50˚F)	1.03	0.98	0.96	0.94	0.92
15˚C (59˚F)	1.02	0.97	0.95	0.93	0.92
20˚C (68˚F)	1.01	0.96	0.95	0.93	0.91
25˚C (77˚F)	1.00	0.96	0.94	0.92	0.90
30˚C (86˚F)	0.99	0.95	0.93	0.91	0.89
35˚C (95˚F)	0.98	0.94	0.92	0.90	0.88
40˚C (104˚F)	0.97	0.93	0.91	0.89	0.87

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
[3] Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

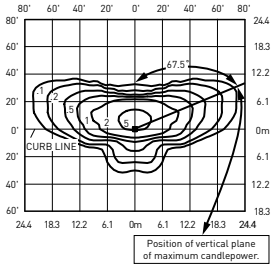
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/wall-mount/xsp-series-wall

2ME



CESTL Test Report #: PL12798-001A
XSPW-B-**-2ME-8L-40K-UL
Initial Delivered Lumens: 8,622

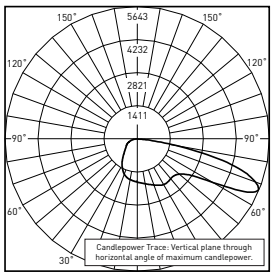


XSPW-B-**-2ME-8L-40K-UL
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

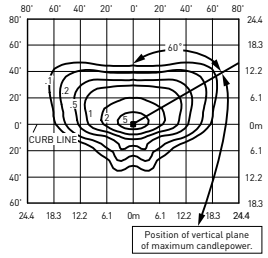
Type II Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

3ME



CESTL Test Report #: PL12366-007A
XSPW-B-**-3ME-8L-40K-UL
Initial Delivered Lumens: 8,543



XSPW-B-**-3ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

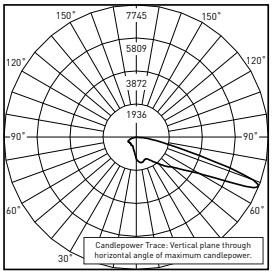
Type III Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

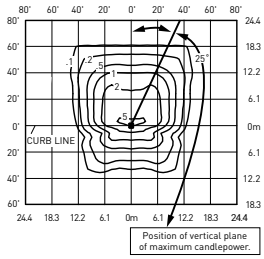
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/wall-mount/xsp-series-wall

4ME



RESTL Test Report #: PL14415-001A
XSPW-B-**-4ME-8L-40K-UL
Initial Delivered Lumens: 8,763



XSPW-B-**-4ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

Type IV Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B1 U0 G2	8,475	B1 U0 G2	6,925	B1 U0 G2	8,475	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

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Canada: creelighting-canada.com (800) 473-1234

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Project Hurricane

Prepared for:

EDC
10250 SW Village Parkway
Port St. Lucie, FL 34987

Prepared by

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

February 17, 2021
SR20122.0

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 Susan E. O'Rourke, P.E. Date signed and sealed: 2/17/21 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

February 17,2021

Mr. Brad Currie
EDC
10250 SW Village Parkway
Port St. Lucie, FL 34987

Re: Project Hurricane

Dear Mr. Currie:

O'Rourke Engineering & Planning has completed the analysis of the proposed commercial development located east of Peters Road and south of Graham Road 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

C5 - Project Hurricane

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APPENDICES

APPENDIX A: Site Plan
APPENDIX B: St. Lucie County 2019 Level of Service Report,
APPENDIX C: Growth Rate Data & Background Traffic

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed development consisting of 19,200 SF of RV Sales & 20,000 SF of RV Service located east of Peters Road and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the impact of the change in land use on the surrounding roadway system.

In order to make that determination, the following analytical steps were taken:

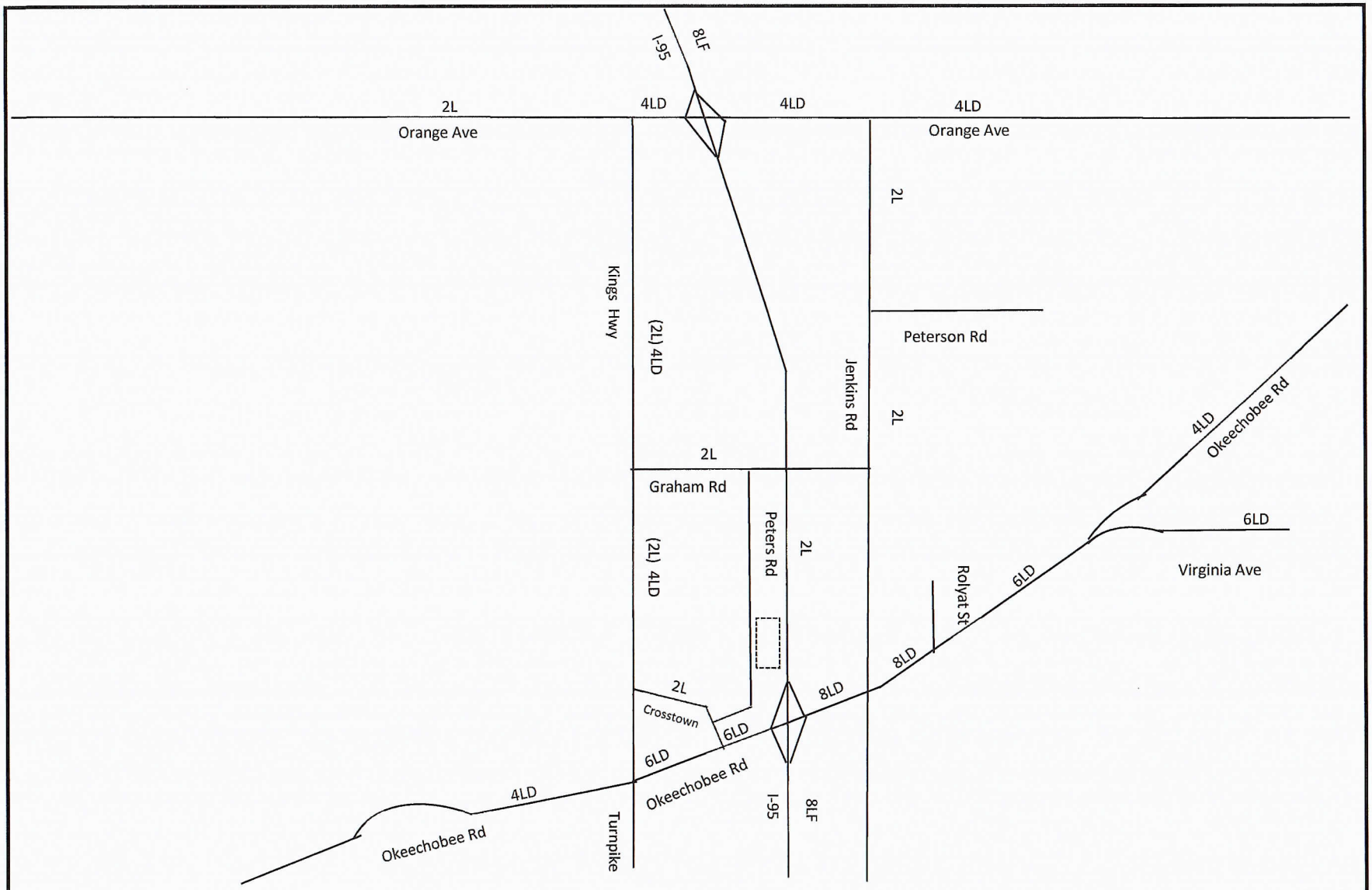
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development consisting of 19,200 SF of RV Sales & 20,000 SF RV Service is located east of Peters Road and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The site is currently vacant. The project location is shown in **Figure 1**.

Appendix A includes the project site plan.



NTS

O'ROURKE ENGINEERING & PLANNING

22 Seminole Street
Stuart, Fl, 34994

Job Number: SR20122.0 | Date: 12-22-20

Legend

= Project Location

2L=Existing Lanes
(4LD)= Committed Lanes

Figure 1

Project Location

Project Hurricane

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/Proposed 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.

- Peters Road is a two-lane local road with a general north/south alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment.
- Graham Road is a two-lane local roadway with a north/south alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Orange Avenue is a four-lane divided arterial with an east/ west alignment.
- Kings Highway is a two-lane arterial with a north/south alignment and is under construction in portions and included in the 5-year TIP to be widened to a four-lane divided roadway.

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 2020 FDOT Quality Level of Service was used to augment data included in the St. Lucie TPO 2019 Level of Service Report. These documents are included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the project, ITE Trip Generation, 10th Edition trip rates were applied to Recreational Vehicle Sale and Automotive Parts and Service. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project traffic will generate 422 new daily trips. There will be 48 net new AM peak hour trips with 36 trips entering the project and 12 trips exiting the project. The project will generate 60 net new PM peak hour trips with 23 trips entering the project and 37 trips exiting the project.

PROJECT DISTRIBUTION/ ASSIGNMENT

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 **Figure2.**

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 Peters Road.

OTHER PROJECT TRAFFIC/GROWTH RATE

A 4-year historical growth rate of 2.25% was calculated using FDOT Historical AADT. Traffic from other projects was reviewed to see which ones have an impact on the adjacent link of Peters Road. The proposed 108 Acres/Kings Hwy project traffic was added.

Appendix C includes the growth rate calculation and the background project data.

LINK ANALYSIS/REVIEW

The adjacent link of Peters Road is the only link with a significant impact. This link was further analyzed to ensure it will meet concurrency.

Table 3a and 3b summarizes the results of the link analysis. As shown, the roadway will operate at acceptable levels of service at project buildout.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total
Recreational Vehicle Sales	842	19,200	Sft	T = 5.0(X)	50%	50%	48	48	96	48	48	96
Automobile Parts and Service	943	20,000	Sft	T = 16.28(X)	50%	50%	163	163	326	163	163	326
TOTALS							**211**	**211**	**422**	**211**	**211**	**422**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

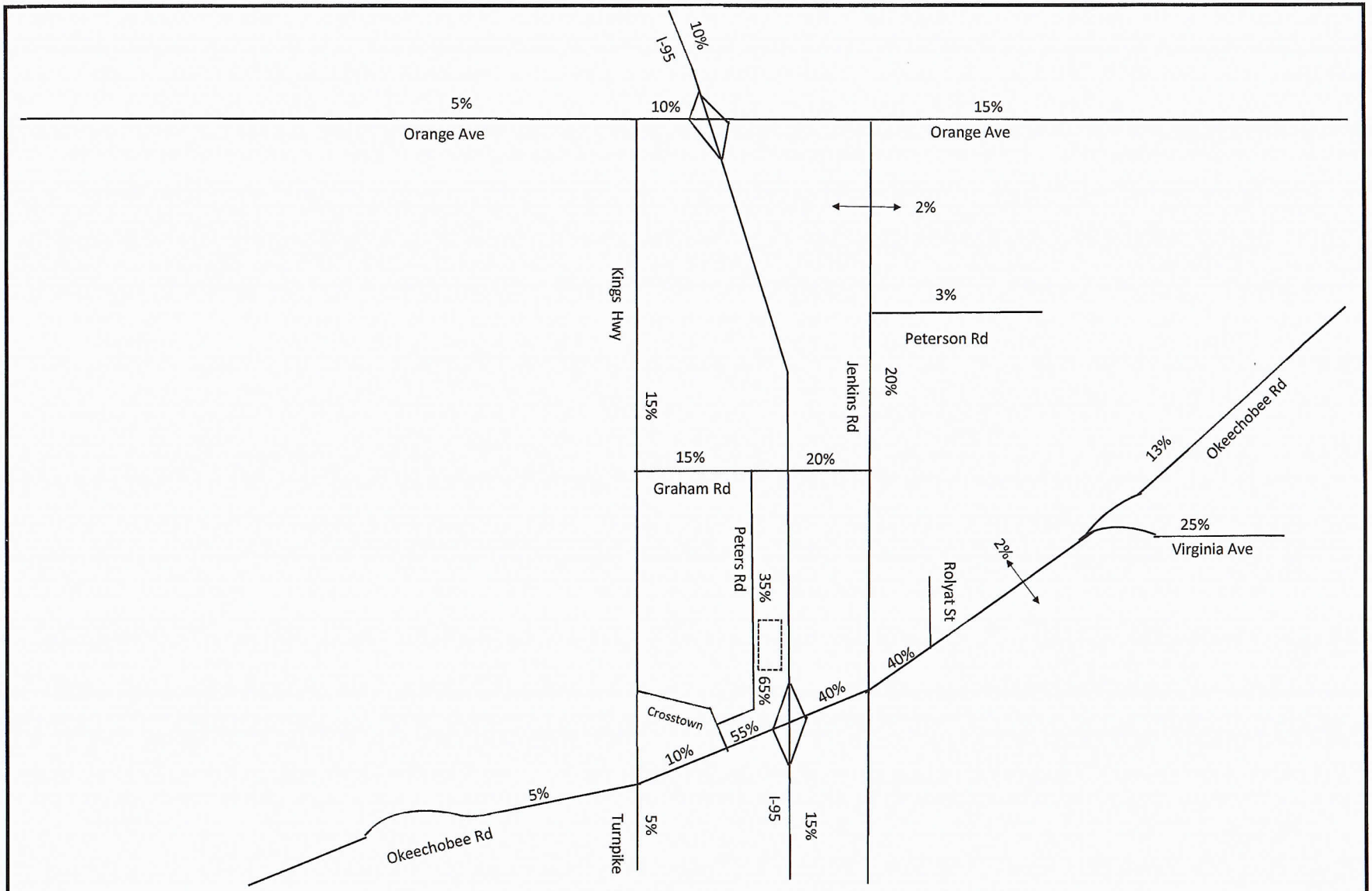
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total
Recreational Vehicle Sales	842	19,200	Sft	T = 0.46(X)	85%	15%	8	1	9	8	1	9
Automobile Parts and Service	943	20,000	Sft	T = 1.96(X)	73%	27%	28	11	39	28	11	39
TOTALS							**36**	**12**	**48**	**36**	**12**	**48**

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			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total
Recreational Vehicle Sales	842	19,200	Sft	T = 0.77(X)	31%	69%	5	10	15	5	10	15
Automobile Parts and Service	943	20,000	Sft	T = 2.26(X)	40%	60%	18	27	45	18	27	45
TOTALS							**23**	**37**	**60**	**23**	**37**	**60**

Source: ITE 10th Edition Trip Generation Rates



NTS Job Number: SR20122.0	O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Date: 12-22-2020	Legend = Project Location

Figure 2
Percent Assignment
Project Hurricane

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
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	920	23	2.50%	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	NO	920	8	0.87%	65%
	Project Entrance	Graham Rd	NB	OUT	NO	920	4	0.43%	35%
	Project Entrance	Graham Rd	SB	IN	YES	920	13	1.41%	35%
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	NO	1800	2	0.11%	15%
	Graham Rd	Picos Rd	SB	IN	NO	1800	5	0.28%	15%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	2	0.11%	15%
	Picos Rd	Orange Ave	SB	IN	NO	1800	5	0.28%	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	NO	630	7	1.11%	20%
	Kings Hwy	Jenkins Rd	WB	OUT	NO	630	2	0.32%	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	3	0.10%	25%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	9	0.30%	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	2	0.10%	15%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2000	5	0.25%	15%
	Kings Hwy	I - 95	EB	OUT	NO	2000	1	0.05%	10%
	Kings Hwy	I - 95	WB	IN	NO	2000	4	0.20%	10%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	2	0.19%	5%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	1	0.09%	5%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	2	0.22%	5%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	1	0.11%	5%
	Graham Rd	Peterson Rd	NB	OUT	NO	630	2	0.32%	20%
	Graham Rd	Peterson Rd	SB	IN	NO	630	7	1.11%	20%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	2	0.22%	15%
	Peterson Rd	Orange Ave	SB	IN	NO	920	5	0.54%	15%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	2	0.11%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	1	0.06%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	2	0.10%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	1	0.05%	5%
	Kings Hwy	I - 95	EB	IN	NO	4170	20	0.48%	55%
	Kings Hwy	I - 95	WB	OUT	NO	4170	7	0.17%	55%
	I - 95	Jenkins Rd	EB	IN	NO	4240	14	0.33%	40%
	I - 95	Jenkins Rd	WB	OUT	NO	4240	5	0.12%	40%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	5	0.12%	40%
	Jenkins Rd	McNeil Ave	WB	IN	NO	4040	14	0.35%	40%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	5	0.07%	15%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	2	0.03%	15%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	1	0.01%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	4	0.05%	10%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

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

Two-Way:	48
Net In:	36
Net Out:	12

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
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	920	15	1.63%	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	920	24	2.61%	65%
	Project Entrance	Graham Rd	NB	OUT	YES	920	13	1.41%	35%
	Project Entrance	Graham Rd	SB	IN	NO	920	8	0.87%	35%
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	NO	1800	6	0.33%	15%
	Graham Rd	Picos Rd	SB	IN	NO	1800	3	0.17%	15%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	6	0.33%	15%
	Picos Rd	Orange Ave	SB	IN	NO	1800	3	0.17%	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	NO	630	5	0.79%	20%
	Kings Hwy	Jenkins Rd	WB	OUT	NO	630	7	1.11%	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	9	0.30%	25%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	6	0.20%	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	6	0.30%	15%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2000	3	0.15%	15%
	Kings Hwy	I - 95	EB	OUT	NO	2000	4	0.20%	10%
	Kings Hwy	I - 95	WB	IN	NO	2000	2	0.10%	10%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	1	0.09%	5%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	2	0.19%	5%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	1	0.11%	5%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	2	0.22%	5%
	Graham Rd	Peterson Rd	NB	OUT	NO	630	7	1.11%	20%
	Graham Rd	Peterson Rd	SB	IN	NO	630	5	0.79%	20%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	6	0.65%	15%
	Peterson Rd	Orange Ave	SB	IN	NO	920	3	0.33%	15%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	1	0.06%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	2	0.11%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	1	0.05%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	2	0.10%	5%
	Kings Hwy	I - 95	EB	IN	NO	4170	13	0.31%	55%
	Kings Hwy	I - 95	WB	OUT	NO	4170	20	0.48%	55%
	I - 95	Jenkins Rd	EB	IN	NO	4240	9	0.21%	40%
	I - 95	Jenkins Rd	WB	OUT	NO	4240	15	0.35%	40%
	Jenkins Rd	Virginia Ave	EB	OUT	NO	4040	15	0.37%	40%
	Jenkins Rd	Virginia Ave	WB	IN	NO	4040	9	0.22%	40%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	3	0.04%	15%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	6	0.08%	15%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	4	0.05%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	2	0.03%	10%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

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

Two-Way:	60
Net In:	23
Net Out:	37

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate (2)	2024 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Peters Rd	Crossroads Pkwy	Project Entrance	NB	IN	YES	2000 (3)	100 (3)	2.25%	112	15	127	920	23	150	2.50%	YES	65%
	Project Entrance	Graham Rd	SB	IN	YES	2000 (3)	100 (3)	2.25%	112	29	141	920	13	154	1.41%	YES	35%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

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

(3) Estimated Existing Traffic

Two-Way:	48
Net In:	36
Net Out:	12
Years Grown:	5

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate (2)	2024 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Peters Rd	Crossroads Pkwy	Project Entrance	NB	IN	YES	2000 (3)	100 (3)	2.25%	112	5	117	920	15	132	1.63%	YES	65%
	Crossroads Pkwy	Project Entrance	SB	OUT	YES	2000 (3)	100 (3)	2.25%	112	15	127	920	24	151	2.61%	YES	65%
	Project Entrance	Graham Rd	NB	OUT	YES	2000 (3)	100 (3)	2.25%	112	30	142	920	13	155	1.41%	YES	35%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

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

(3) Estimated Existing Traffic

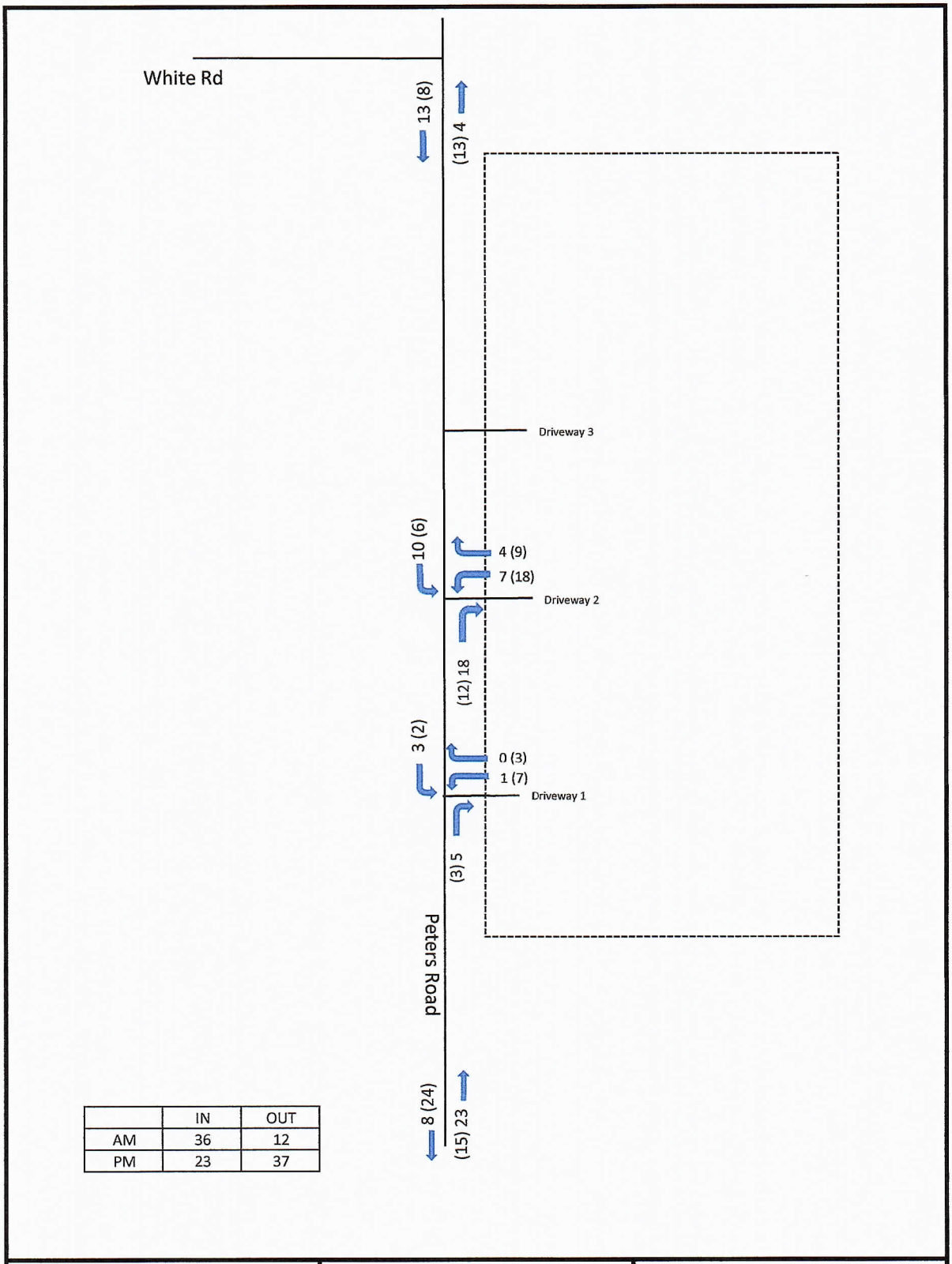
Two-Way:	60
Net In:	23
Net Out:	37
Years Grown:	5

DRIVEWAY ANALYSIS

The project takes access from three driveways on Peters Road. Driveway 1 is a full access driveway serving the RV sales. Driveway 2 is a full access driveway serving the RV Service. Driveway 3 will be a gated full access driveway used for inventory. The Project volumes are shown on **Figure 3**.

CONCLUSION

Project Hurricane with 48 net new AM peak hour trips and 60 net new PM peak hour trips will have a significant impact on Peters Road. All links operate at acceptable levels of service with the committed roadway network. The project has also demonstrated that the concurrency will be maintained. Therefore, the project meets the requirements for concurrency.



	IN	OUT
AM	36	12
PM	23	37

O'ROURKE ENGINEERING & PLANNING

NTS 22 SE Seminole Street
Stuart, Fl, 34994

Job #: SR20122.0 | 12/22/2020

Legend

= Project Location

XX (XX) = AM (PM)

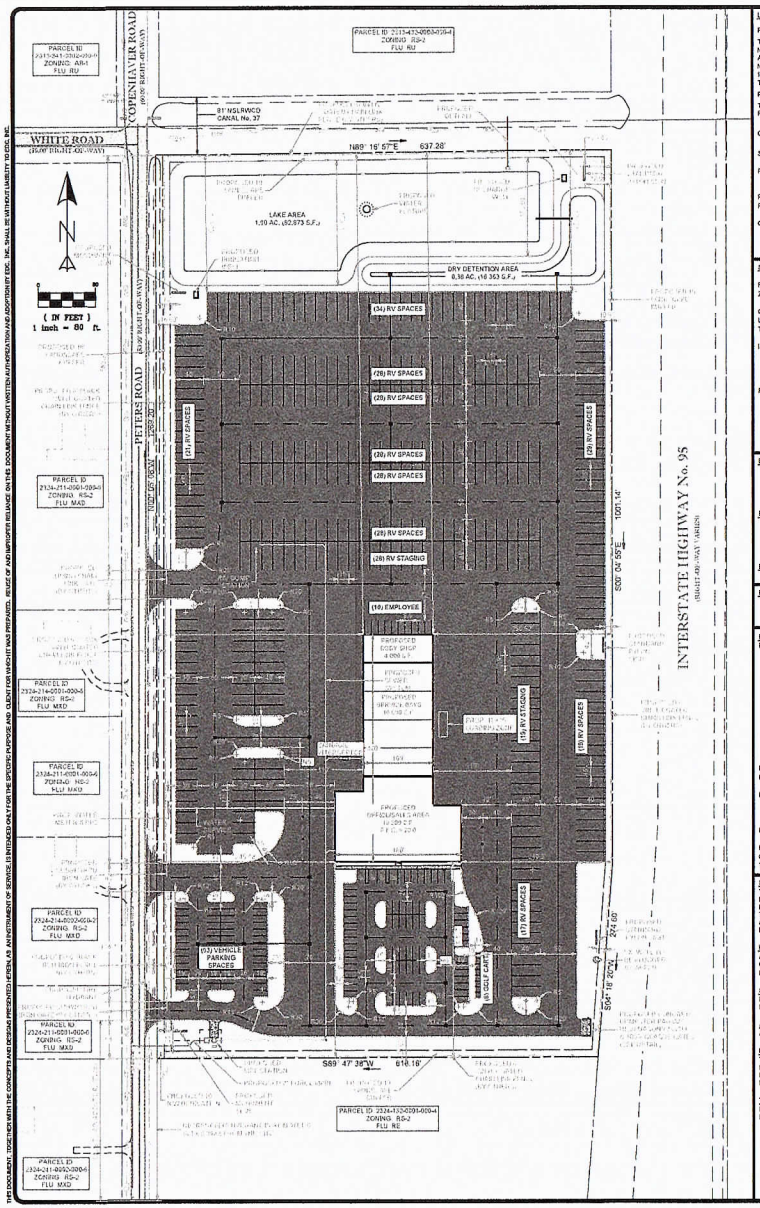
Figure 3

Driveway Volumes

Project Hurricane

APPENDIX A

SITE DATA


WHITE ROAD
COPENHAVER ROAD
PETERS ROAD
INTERSTATE HIGHWAY No. 95
81' NSLRWCD CANAL No. 37
LAKE AREA 1.10 AC., (52,973 S.F.)
DRY DETENTION AREA 0.36 AC. (16,353 S.F.)
(34) RV SPACES
(26) RV SPACES
(28) RV SPACES
(20) RV SPACES
(28) RV SPACES
(28) RV STACKING
(10) EMPLOYEE
(03) VEHICLE PARKING SPACES
(17) RV SPACES
(18) RV SPACES
(18) RV STACKING
PROPOSED BODY SHOP 4,000 S.F.
PROPOSED OFFICE/SALES & PARTS 19,200 S.F.
PROPOSED SERVICE/REPAIR BAYS 10,000 S.F.
PROPOSED WAREHOUSE & PARTS 15,000 S.F.
GOLF CART
N89° 16' 57"E 637.28'
S00° 04' 58"E 1001.14'
S01° 18' 20"E 274.00'
S89° 47' 38"W 616.18'
PARCEL ID 2324-123-0001-000-4 ZONING: RS-2 FLU: RE
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PARCEL ID 2324-211-0407-000-0 ZONING: RS-2 FLU: MXD
PARCEL ID 2324-211-0

APPENDIX B

ST. LUCIE COUNTY 2019 LEVEL OF SERVICE REPORT

FDOT 2020 QUALITY LEVEL OF SERVICE

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
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,700	2020	750	290	C	0.784	262	C	0.708
GEORGIA AVE	17TH ST to 13TH ST	508	4,733	2019	600	264	C	0.880	268	C	0.893
GEORGIA AVE	13TH ST to 7TH ST	506	2,169	2019	600	134	C	0.447	137	C	0.457
GEORGIA AVE	7TH ST to US 1	504	1,938	2019	600	122	C	0.407	135	C	0.450
GILSON RD	MARTIN C.L. to BECKER RD	111	11,000	2019	710	949	F	1.249	954	F	1.255
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,000	2019	540	949	F	1.636	954	F	1.645
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,833	2017	1,070	200	B	0.526	252	B	0.663
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,585	2016	1,070	332	B	0.874	332	B	0.874
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,833	2017	390	200	B	0.909	252	C	0.646
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,770	2017	920	210	C	0.241	192	C	0.221
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	12,500	2020	790	669	D	0.847	687	D	0.870
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,600	2020	830	370	C	0.474	385	C	0.494
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,733	2017	630	255	C	0.425	243	C	0.405
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,867	2017	750	388	D	0.517	357	C	0.965
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,867	2017	540	388	D	0.719	357	D	0.661
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,867	2017	790	388	C	0.995	357	C	0.915
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	560	2019	670	46	B	0.209	56	B	0.255
HILLMOOR DR	US 1 to LENNARD RD	671	5,900	2019	790	306	C	0.785	389	C	0.997
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	79,065	2017	4,580	4,048	C	0.884	3,657	C	0.798
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	63,486	2017	4,580	3,571	C	0.780	3,079	B	0.916
I-95	MIDWAY RD to OKEECHOBEE RD	941902	75,846	2017	4,580	4,578	C	10	3,717	C	0.812
I-95	OKEECHOBEE RD to ORANGE AVE	941903	45,500	2009	7,320	1,822	B	0.405	1,894	B	0.421

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I-95	ORANGE AVE to INDRIO RD	941905	43,452	2017	7,320	2,090	B	0.464	1,924	B	0.428
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,228	2017	750	311	C	0.841	356	C	0.962
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,888	2017	750	344	C	0.930	335	C	0.905
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,971	2017	790	349	C	0.895	411	D	0.520
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,971	2017	540	349	D	0.646	411	D	0.761
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	951	2017	1,080	69	B	0.168	75	B	0.183
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	951	2017	3,240	69	B	0.038	75	B	0.041
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,455	2017	3,240	598	B	0.330	629	B	0.348
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,455	2017	700	598	C	0.906	629	C	0.953
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,455	2017	880	598	C	0.720	629	C	0.758
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,876	2017	920	595	C	0.684	501	C	0.576
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,876	2017	790	595	D	0.753	501	D	0.634
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 I-20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	I-20 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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JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

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

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OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,041	2016	790	150	C	0.385	116	C	0.297
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,227	2017	870	57	C	0.069	57	C	0.069
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2017	540	175	C	0.648	193	C	0.715
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,498	2017	750	406	D	0.541	426	D	0.568
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,100	2020	750	388	D	0.517	421	D	0.561
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,100	2020	540	388	D	0.719	421	D	0.780
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	12,500	2020	540	671	F	1.157	647	F	1.116
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	12,500	2020	750	671	D	0.895	647	D	0.863
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	10,000	2020	750	611	D	0.815	554	D	0.739
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	10,000	2020	540	611	F	1.053	554	E	0.955
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	10,000	2020	790	611	D	0.773	554	D	0.701
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,561	2019	600	259	C	0.863	270	C	0.900
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,722	2017	380	149	B	0.355	149	B	0.355
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,722	2017	1,070	149	B	0.355	149	B	0.355
ORANGE AVE	KINGS HWY to I-95	940041	18,112	2017	2,000	780	C	0.388	786	C	0.391
ORANGE AVE	I-95 to JENKINS RD	940035	14,009	2017	2,000	962	C	0.479	905	C	0.450
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	ANGLE RD to 25TH ST	940151	10,749	2013	1,710	847	D	0.495	985	D	0.576
ORANGE AVE	25TH ST to 17TH ST	945040	13,196	2017	1,630	690	C	0.945	757	D	0.464
ORANGE AVE	17TH ST to 13TH ST	945040	13,196	2017	1,710	690	C	0.896	757	C	0.983
ORANGE AVE	13TH ST to 10TH ST	945040	13,196	2017	370	690	D	0.920	757	E	0.946
ORANGE AVE	10TH ST to 7TH ST	940155	8,760	2017	300	443	D	0.738	509	D	0.848

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US 1	AVENUE H to OLD DIXIE HWY	715	33,500	2020	2,000	1,766	C	0.925	1,742	C	0.912
US 1	OLD DIXIE HWY to AVENUE Q	940123	22,051	2017	2,000	1,530	C	0.801	1,196	C	0.626
US 1	AVENUE Q to SR A1A NORTH	940123	22,051	2017	2,100	1,530	C	0.761	1,196	C	0.595
US 1	SR A1A NORTH to JUANITA AVE	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	JUANITA AVE to ST LUCIE BLVD	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	ST LUCIE BLVD to 25TH ST	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	25TH ST to INDRIO RD	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	14,500	2019	2,100	779	C	0.388	817	C	0.406
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	14,911	2017	2,100	756	C	0.376	804	C	0.400
VILLAGE GREEN DR	US 1 to WALTON RD	716	9,600	2017	2,100	619	C	0.308	575	C	0.286
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,633	2017	920	249	C	0.286	235	C	0.270
VIRGINIA AVE	35TH ST to 25TH ST	940032	21,557	2017	3,020	1,111	C	0.378	1,083	C	0.368
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	25TH ST to 13TH ST	940033	20,913	2017	3,020	1,093	C	0.372	1,164	C	0.396
VIRGINIA AVE	13TH ST to 11TH ST	940794	22,873	2017	3,020	1,101	C	0.374	1,101	C	0.374
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	22,873	2017	3,170	1,101	C	0.356	1,101	C	0.356
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	19,519	2017	3,020	1,063	C	0.362	992	C	0.337
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,483	2017	3,170	1,043	C	0.338	1,020	C	0.330
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,483	2017	3,020	1,043	C	0.355	1,020	C	0.347
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	14,000	2019	2,650	732	C	0.595	797	C	0.648
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	14,000	2019	1,710	732	C	0.951	797	D	0.466
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,000	2019	1,710	1,208	D	0.706	1,265	D	0.740

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

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/

APPENDIX C

GROWTH RATE DATA
&
BACKGROUND PROJECTS

Historical Growth Rate Calculation

Segment	From	To	2015 AADT	2019 AADT	4 Year Historical Growth Rate
Okeechobee Blvd	I-95	McNeil Rd	28,500	33,000	3.73%
	McNeil Rd	Virginia Ave	26,500	30,500	3.58%
Jenkins Rd	Okeechobee Blvd	Orange Ave	9,600	9,200	-1.06%
Kings Hwy	Okeechobee Blvd	Graham Rd	6,300	7,600	4.80%
	Graham Rd	Orange Ave	8,400	7,000	-4.46%
Orange Ave	Kings Hwy	I-95	17,300	19,800	3.43%
	I-95	Jenkins Rd	13,600	15,300	2.99%
Virginia Ave	Okeechobee Blvd	35th St	21,000	21,000	0.00%
		Total	131,200	143,400	2.25%

*Source FDOT Historical Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0041 - SR 68 / ORANGE AVE - W OF SR 9/I-95 (COUNTY 41)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	19800 C	E 10500	W 9300	9.00	54.30	22.40
2018	21000 C	E 10500	W 10500	9.00	55.20	22.40
2017	19000 C	E 9800	W 9200	9.00	56.20	22.40
2016	21300 C	E 11500	W 9800	9.00	57.10	25.00
2015	17300 C	E 8500	W 8800	9.00	56.30	25.00
2014	15700 S	E 8000	W 7700	9.00	54.70	16.40
2013	15500 F	E 7900	W 7600	9.00	57.20	16.40
2012	15700 C	E 8000	W 7700	9.00	57.00	16.40
2011	17900 C	E 9000	W 8900	9.00	56.50	24.40
2010	18600 C	E 9400	W 9200	11.51	57.07	24.40
2009	16300 C	E 8200	W 8100	11.11	58.68	24.40
2008	26000 C	E 13000	W 13000	11.51	54.38	22.30
2007	27000 C	E 13500	W 13500	11.51	58.16	22.30
2006	18100 C	E 8700	W 9400	10.78	56.96	22.30
2005	18800 C	E 9700	W 9100	11.10	56.60	20.90
2004	18000 C	E 9000	W 9000	11.10	60.50	20.90

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: 0035 - SR 68 / ORANGE AVE - E OF SR 9/I-95 (COUNTY 35)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	15300 C	E 7600	W 7700	9.00	51.00	16.60
2018	13100 C	E 7000	W 6100	9.00	51.30	16.60
2017	15400 C	E 7300	W 8100	9.00	50.90	10.80
2016	13900 C	E 6700	W 7200	9.00	50.90	10.80
2015	13600 C	E 6700	W 6900	9.00	51.00	10.80
2014	12600 F	E 6200	W 6400	9.00	50.80	10.40
2013	12600 C	E 6200	W 6400	9.00	50.80	10.40
2012	13700 C	E 6700	W 7000	9.00	56.80	10.40
2011	12900 C	E 6600	W 6300	9.00	57.20	16.30
2010	13800 C	E 6800	W 7000	10.32	55.40	16.30
2009	12200 C	E 6000	W 6200	10.27	57.35	16.30
2008	13200 C	E 6600	W 6600	10.45	58.06	9.70
2007	15100 C	E 7500	W 7600	10.31	58.74	16.60
2006	12800 C	E 6300	W 6500	10.73	65.89	10.20
2005	13000 C	E 6700	W 6300	10.80	60.70	10.20
2004	12700 C	E 6500	W 6200	10.30	57.70	10.20

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0742 - SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	30500 C	E 14500	W 16000	9.00	51.00	4.60
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 C	E 12500	W 14500	9.00	50.80	3.80
2012	33000 C	E 16500	W 16500	9.00	56.80	3.80
2008	32500 C	E 16500	W 16000	10.45	58.06	6.70
2007	31500 C	E 15000	W 16500	10.31	58.74	7.40
2006	35500 C	E 18500	W 17000	10.73	65.89	5.00
2005	32500 C	E 16500	W 16000	10.80	60.70	5.70
2004	30000 C	E 15500	W 14500	10.30	57.70	5.70

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: 0029 - SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	33000 C	E 17000	W 16000	9.00	51.00	11.00
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 C	E 14000	W 11500	9.00	50.80	4.90
2012	28000 C	E 14000	W 14000	9.00	56.80	4.90
2011	30500 C	E 15500	W 15000	9.00	57.20	10.90
2010	30500 C	E 15500	W 15000	10.32	55.40	10.90
2009	26500 C	E 13000	W 13500	10.27	57.35	10.90
2008	29500 C	E 15500	W 14000	10.45	58.06	6.70
2007	33000 C	E 17000	W 16000	10.31	58.74	5.20
2006	31000 C	E 16000	W 15000	10.73	65.89	16.00
2005	26500 C	E 13500	W 13000	10.80	60.70	16.00
2004	28000 C	E 14000	W 14000	10.30	57.70	16.00

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: 0757 - SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	7600 C	N 3700	S 3900	9.00	54.30	23.40
2018	13600 C	N 6500	S 7100	9.00	55.20	23.90
2017	12800 C	N 6100	S 6700	9.00	56.20	23.90
2016	6400 C	N 3100	S 3300	9.00	57.10	23.90
2015	6300 C	N 3000	S 3300	9.00	56.30	26.90
2014	9100 C	N 3900	S 5200	9.00	54.70	46.50
2013	6000 C	N 3000	S 3000	9.00	57.20	17.40
2012	5400 C	N 2700	S 2700	9.00	57.00	17.40
2011	6200 C	N 3200	S 3000	9.00	56.50	22.90
2010	13500 C	N 6800	S 6700	11.51	57.07	22.90
2009	8000 C	N 4000	S 4000	11.11	58.68	22.90
2008	7400 C	N 3500	S 3900	11.51	54.38	23.20
2007	8900 C	N 4400	S 4500	11.51	58.16	25.50
2006	7300 C	N 3600	S 3700	10.78	56.96	25.50
2005	7900 C	N 3900	S 4000	11.10	56.60	18.10
2004	7200 C	N 3500	S 3700	11.10	60.50	18.10

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: 0076 - SR 713/KINGS HWY - S OF SR 68/ORANGE AVE (COUNTY 76)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	7000 C	N 3500	S 3500	9.00	54.30	22.80
2018	9700 C	N 4600	S 5100	9.00	55.20	22.80
2017	9500 C	N 4700	S 4800	9.00	56.20	22.80
2016	9600 C	N 4600	S 5000	9.00	57.10	32.40
2015	8400 C	N 4100	S 4300	9.00	56.30	32.40
2014	7900 C	N 3800	S 4100	9.00	54.70	19.90
2013	7200 C	N 3400	S 3800	9.00	57.20	14.20
2012	7100 C	N 3400	S 3700	9.00	57.00	14.20
2011	8000 C	N 3900	S 4100	9.00	56.50	17.20
2010	8900 C	N 4400	S 4500	11.51	57.07	17.20
2009	8000 C	N 3800	S 4200	11.11	58.68	17.20
2008	10600 C	N 5200	S 5400	11.51	54.38	11.20
2007	11100 C	N 5400	S 5700	11.51	58.16	7.90
2006	10600 C	N 5300	S 5300	10.78	56.96	17.30
2005	9900 C	N 4800	S 5100	11.10	56.60	17.30
2004	9400 C	N 4600	S 4800	11.10	60.50	17.30

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: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	9200 C	N 4600	S 4600	9.00	51.00	7.80
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

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

Table 1 - Trip Generation - 108 Acres/Kings Hwy

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	100,000	Sft	T=9.74(X)	50%	50%	487	487	974
Warehousing	150	1,460,000	Sft	T = 1.58(X) + 45.54	50%	50%	1,176	1,176	2,352
TOTALS							**1,663**	**1,663**	**3,326**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

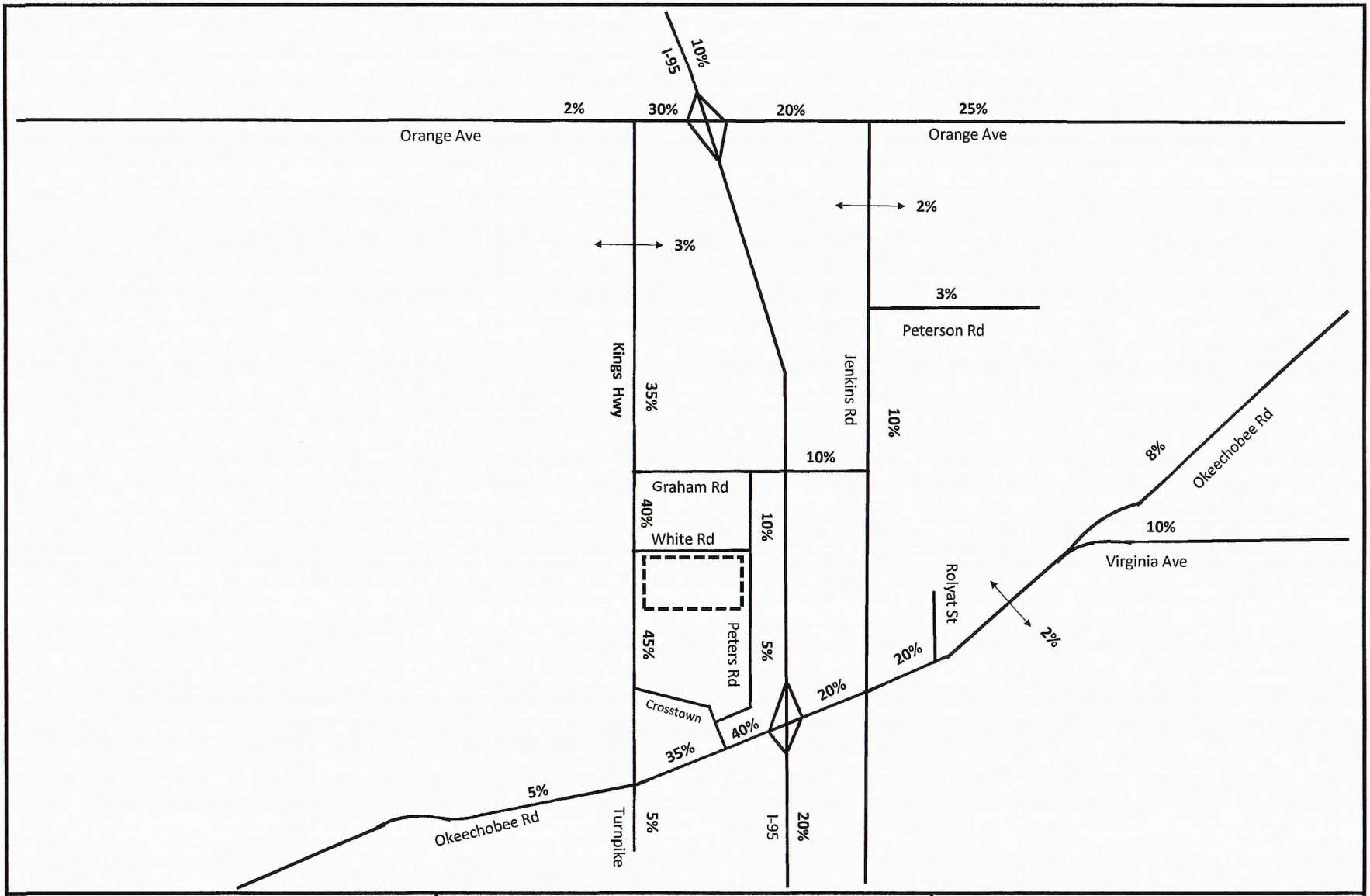
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	100,000	Sft	T = 1.16(X)	86%	14%	100	16	116
Warehousing	150	1,460,000	Sft	T = 0.17(X)	77%	23%	191	57	248
TOTALS							**291**	**73**	**364**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	100,000	Sft	T = 1.15(X)	16%	84%	18	97	115
Warehousing	150	1,460,000	Sft	T = 0.19(X)	27%	73%	75	202	277
TOTALS							**93**	**299**	**392**

Source: ITE 10th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number:

Date: 12-22-2020

Legend

= Project Location

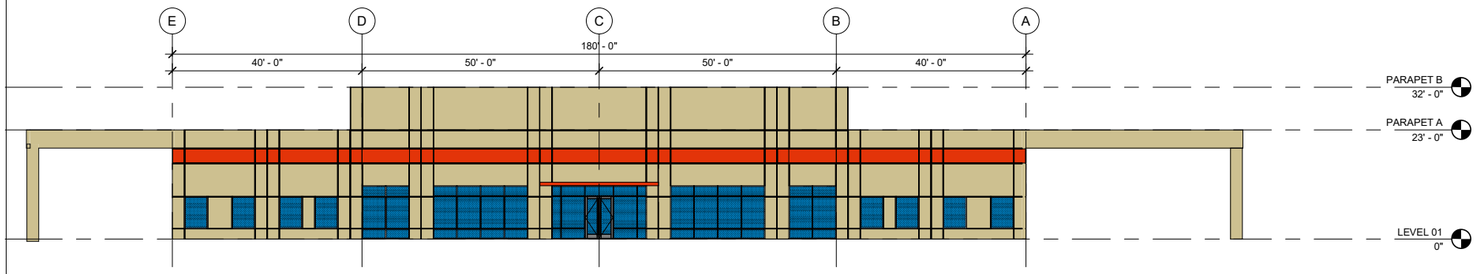
Figure 2

Percent Assignment

108 Acres/Kings Hwy

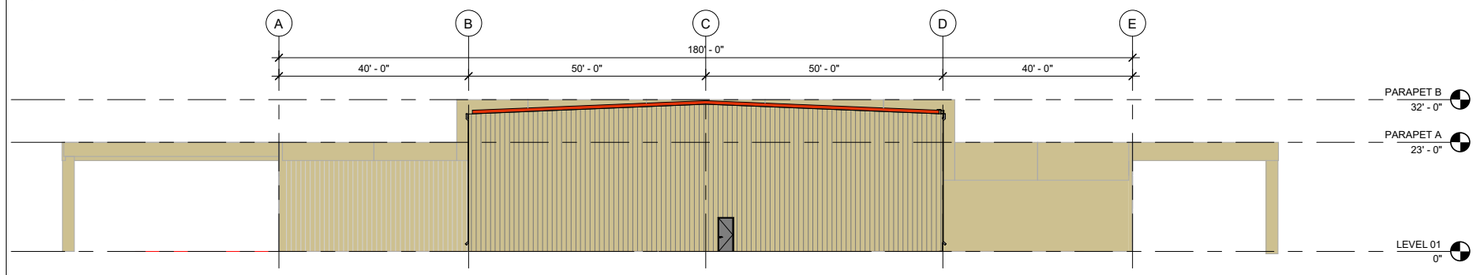
OVERALL ELEVATIONS

OVERALL



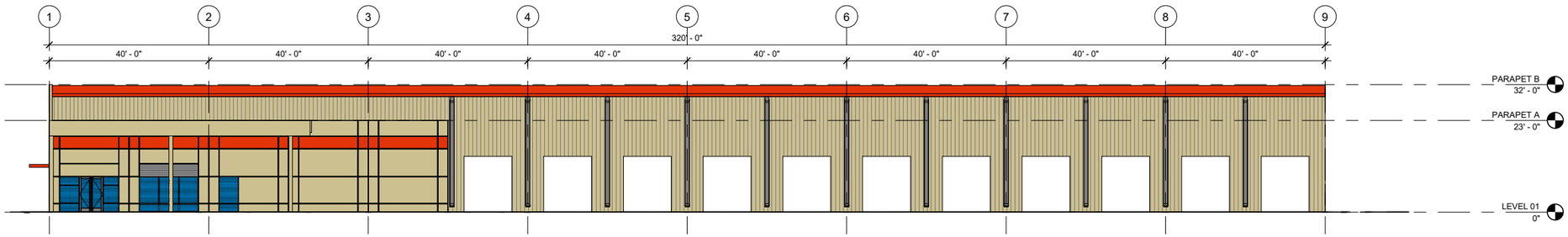
EAST ELEVATION

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



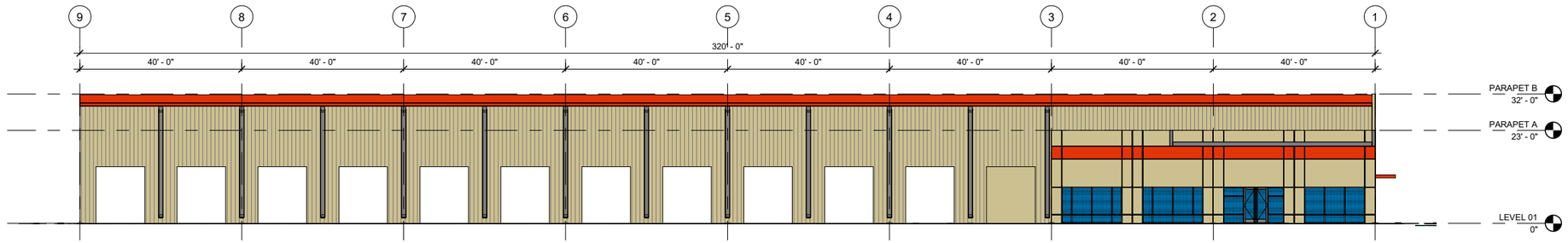
WEST ELEVATION

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



NORTH ELEVATION

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



SOUTH ELEVATION

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

*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. *RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

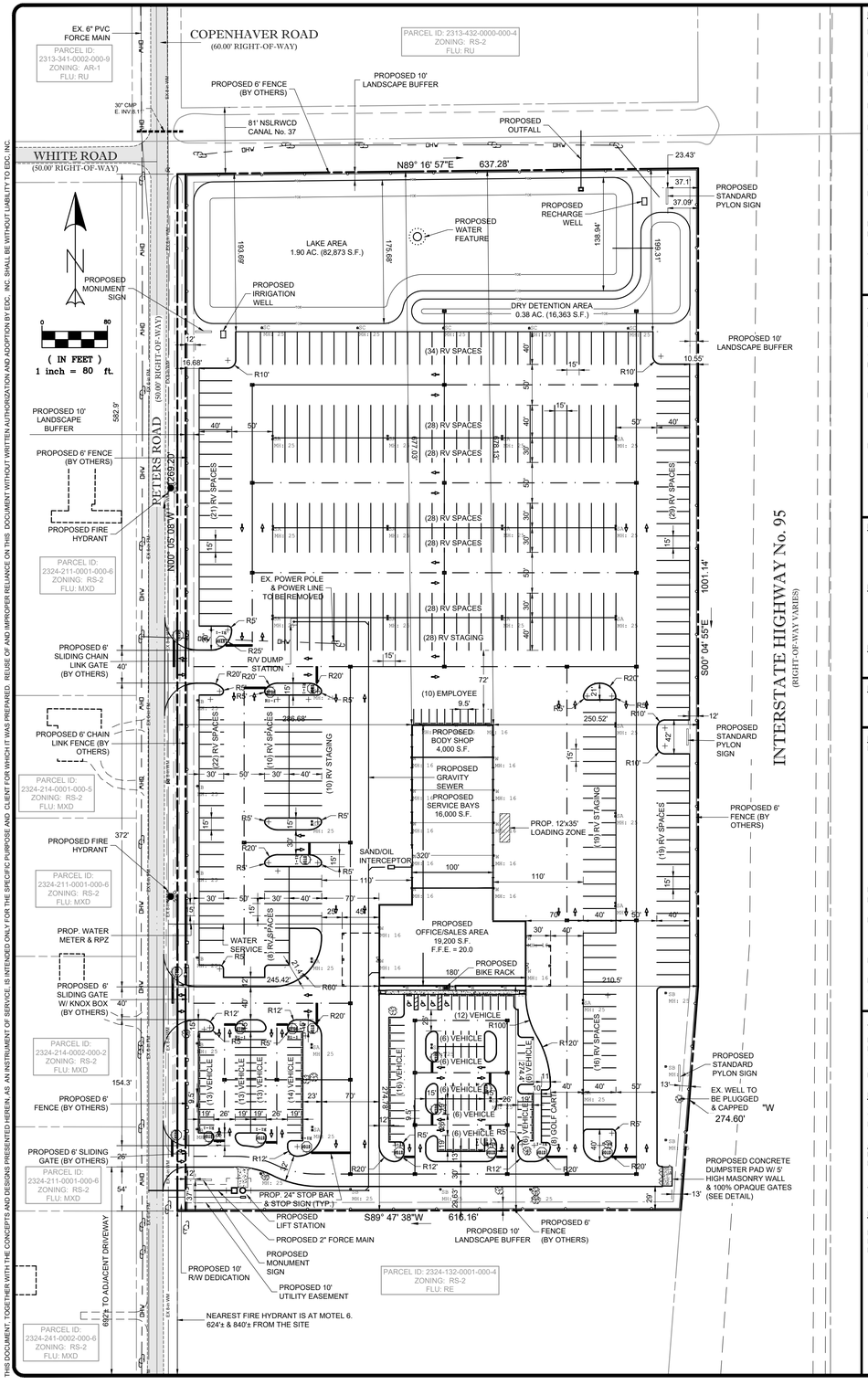
*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

PORT ST. LUCIE

A PROJECT FOR

LAZY DAYS





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Z:\EDC 2020\20-298 - Larry\Jays RV\ENGINEERING\Autocad\Drawings\20-298 (02-25-2021).dwg, SITE PLAN, 2/25/2021 5:08:47 PM, Bob Frost, EDC, Inc.

LEGAL DESCRIPTION

PARCEL 1:

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

PARCEL 2:

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

CONTAINING 18.54 ACRES, MORE OR LESS.

SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST

PARCEL ID #: 2324-122-0001-000-3
2324-123-0000-000-9

PROJECT NAME: PROJECT HURRICANE
PROPOSED USE: RV SALES & SERVICE

OWNER: RV DEVELOPMENT, LLC
BUD WYNNE
547 WASH ROBERTS LN.
MCMINNVILLE, TN 37110

SITE DATA

	EXISTING	PROPOSED
FUTURE LAND USE:	MXD (SLC)	GC (FP)
ZONING:	RS-2/CG (SLC)	C-3 (FP)

GROSS SITE AREA	807,675 S.F. (18.542 AC)	
LESS 10' RIGHT-OF-WAY DEDICATION	12,692 S.F. (0.291 AC)	
TOTAL SITE AREA	794,983 S.F. (18.250 AC) =	100.00%
IMPERVIOUS AREA	585,912 S.F. (13.451 AC) =	73.70%
PROPOSED BUILDING	39,200 S.F. (0.900 AC) =	4.93%
PROPOSED ASPHALT PAVEMENT	545,230 S.F. (12.517 AC) =	68.58%
PROPOSED CONCRETE	1,482 S.F. (0.034 AC) =	0.19%
PERVIOUS AREA:	209,071 S.F. (4.799 AC) =	26.30%
OPEN SPACE AREA	109,835 S.F. (2.521 AC) =	13.82%
LAKE AREA	82,873 S.F. (1.902 AC) =	10.42%
DRY DETENTION AREA	16,363 S.F. (0.376 AC) =	2.06%
UPLAND PRESERVE	0 S.F. (0.000 AC) =	0.00%
WETLANDS	0 S.F. (0.000 AC) =	0.00%
WETLAND BUFFERS	0 S.F. (0.000 AC) =	0.00%

BUILDING SETBACKS

C-3 (GENERAL COMMERCIAL)

FRONT BUILDING SETBACK	(25')
SIDE BUILDING SETBACK	(15')
REAR BUILDING SETBACK	(15')

BUILDING DATA

OFFICE/SALES AREA	= 19,200 S.F.
SERVICE/REPAIR AREA	= 16,000 S.F.
BODY SHOP AREA	= 4,000 S.F.
GROSS FLOOR AREA	= 39,200 S.F.

BUILDING HEIGHT

MAX BUILDING HEIGHT = 65'
PROPOSED BUILDING HEIGHT = 65'

PROVIDER OF UTILITIES

WATER:	FPUA
WASTEWATER:	FPUA
IRRIGATION:	WELL

PARKING CALCULATIONS

PARKING REQUIRED:

19,200 S.F. OFFICE/SALES AREA
1 SPACE / 200 S.F.
19,200 / 200 = 96 SPACES

16,000 S.F. SERVICE/REPAIR AREA
1 SPACE / 200 S.F
16,000 / 200 = 80 SPACES

4,000 S.F. BODY SHOP AREA
1 SPACE / 200 S.F.
4,000 / 200 = 20 SPACES

PARKING REQUIRED = 196 SPACES (6 HC)
PARKING PROVIDED = 149 SPACES (4 HC)

PARKING FOR OFFICE/SALES = 123 SPACES (9.5' x 19')
16 SPACES (15' x 40')
10 SPACES (9.5' x 19')
149 SPACES
RV INVENTORY/DISPLAY = 136 SPACES (15' x 40')
152 SPACES (15' x 30')
RV STAGING FOR REPAIR = 57 SPACES (15' x 40')
GOLF CART PARKING = 8 SPACES (8' x 11')
TOTAL PARKING SPACES = 502 SPACES

DRAINAGE SYSTEM

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF CATCH BASINS IN WHICH WILL ROUTE THE RUNOFF TO THE PROPOSED DRY DETENTION AREA SIZED TO ACCEPT THE PROPOSED CONNECTION, THE SURFACE WATER WILL THEN DRAIN INTO THE PROPOSED LAKE. WATER QUALITY AND ATTENUATION SHALL BE ACHIEVED PER NSLRWCD CRITERIA PRIOR TO DISCHARGING NORTH INTO THE EXISTING NSLRWCD CANAL NO 37.

HAZARDOUS WASTE

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

SOLID WASTE:

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

ACCESSIBLITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

FLOOD ZONE:

THE PROPERTY IS SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

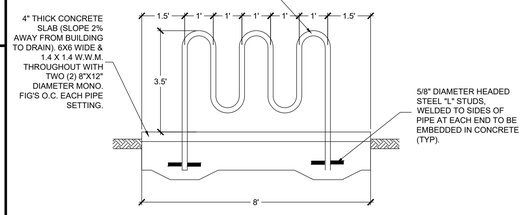
TRAFFIC STATEMENT

PLEASE SEE SEPARATE TRAFFIC REPORT STUDY PREPARED BY SUSAN O'ROUKE, P.E., DATED: FEBRUARY 17, 2021.

LAND USE	ITE CODE	TRIP GENERATION RATE	TRIPS
DAILY:			
R/V SALES	842	5.0 (19,200 S.F./1,000 S.F.) =	96
AUTO PARTS & SERVICE	943	16.28(20,000 S.F./1,000 S.F.) =	326
A.M. PEAK:			
R/V SALES	842	0.46(19,200 S.F./1,000 S.F.) =	9
AUTO PARTS & SERVICE	943	1.96(20,000 S.F./1,000 S.F.) =	39
P.M. PEAK:			
R/V SALES	842	0.77(19,200 S.F./1,000 S.F.) =	15
AUTO PARTS & SERVICE	943	2.26(20,000 S.F./1,000 S.F.) =	45

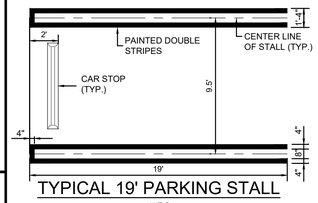


FT. PIERCE, FLORIDA
VICINITY MAP
NTS

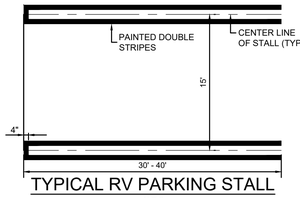


NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES. BIKE RACK TO BE SCREENED BY 3' HEDGE ON 3 SIDES.

TYPICAL BIKE RACK DETAIL
N.T.S.



TYPICAL 19' PARKING STALL
N.T.S.



TYPICAL RV PARKING STALL
N.T.S.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	DESCRIPTION
	24	SA	D180	0.900	CREE LIGHTING OSQ-A-NM-5ME-U-40K-UL-XX, 2@180°
	13	SB	SINGLE	0.900	CREE LIGHTING OSQ-A-NM-3ME-U-40K-UL-XX / OSQ-BLSLF, SINGLE HEAD
	5	SC	SINGLE	0.900	CREE LIGHTING OSQ-A-NM-3ME-U-40K-UL-XX, SINGLE HEAD
	21	W	SINGLE	0.900	CREE LIGHTING XSPW-B-WM-4ME-8L-40K-UL, WALL MOUNT

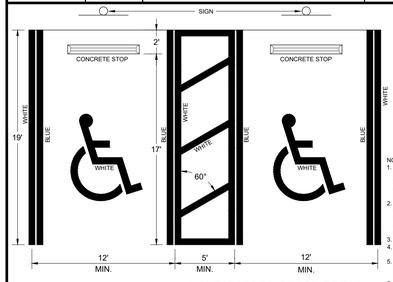
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.43	7.4	0.50	4.86	14.80
SPILL	Illuminance	Fc	0.05	0.3	0.0	N/A	N/A

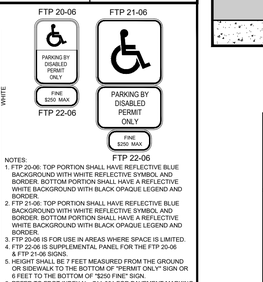
NOTE: CONTRACTOR TO REFER TO PHOTOMETRIC PLANS FOR LIGHT FIXTURE LOCATIONS & DETAILS.

ENVIRONMENTAL SITE ASSESSMENT STATEMENT
(PER REPORT BY EDC, INC., DECEMBER 28, 2020)

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	N/A	N/A	N/A
RARE SPECIES	NO	N/A	N/A	N/A
THREATENED SPECIES	NO	N/A	N/A	N/A
ENDANGERED SPECIES	NO	N/A	N/A	N/A
LISTED SPECIES	NO	N/A	N/A	N/A
INVASIVE/EXOTIC VEGETATION	N/A	N/A	N/A	N/A



HANDICAPPED SPACE DETAIL



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 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. HEIGHT 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.

LEGEND

	PROPOSED SIGN
7	BLOCK NUMBER
	MITERED END SECTION
	HANDICAP STALL
S1 MH: 17'	LIGHT FIXTURE TAG. HEIGHT OF FIXTURE.
	EXISTING OAK TREE
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED STANDARD ASPHALT
	PROPOSED CONCRETE

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	RWF
DRAWN BY	RWF
FILENAME	20-298 (02-25-2021).dwg
SITE PLAN LAYOUT	
SCALE	AS SHOWN
DATE	08 FEBRUARY 2021

REVISION COMMENTS

DATE

PROJECT HURRICANE
RV SALES & SERVICE
SITE PLAN
FT. PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
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20-298

1 OF 2

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Large

Rev. Date: V27 10/21/2020

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'T' input power designator is a suitable upgrade for HID applications up to 750 Watts, and the 'U' input power designator is a suitable upgrade for HID applications up to 1000 Watts.
Applications: Parking lots, walkways, campuses, auto dealerships, office complexes, tunnels, underpasses and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 29,700

Efficacy: Up to 173 LPW

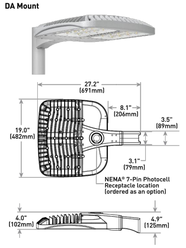
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

[1]See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

DA Mount



Weight
32.4 lbs. (14.7kg)

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately.
Example: **Mount:** OSQ-B-AASV + **Luminaire:** OSQ-A-NM-2ME-T-40K-UL-SV

Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-B-AA Adjustable Arm **OSQ-DA** Direct Arm **OSQ-L-TSP** Transportation Mount (stainless steel; do not specify color) **OSQ-TM** Trunnion Mount	**Color Options:** **SV** Silver **BZ** Bronze **BK** Black **WH** White

* Reference EPA and pole configuration suitability data beginning on page 10

Luminaire (Mount must be ordered separately)

OSQ	A	NM						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	A	**NM** No Mount	**Asymmetric** **2ME*** Type II Medium **3ME*** Type III Medium **4ME*** Type IV Medium **Symmetric** **5ME** Type V Medium **5SH** Type V Short **5SQ** Type V Square **WSH** Wide Sign **15D** 15° Flood **25D** 25° Flood **40D** 40° Flood **60D** 60° Flood **120D** 120° Flood	**T** 132W **U** 202W	**30K** 3000K, 70 CRI **40K** 4000K, 70 CRI **50K** 5000K, 90 CRI **57K** 5700K, 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**F** **Fuse** - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse **PML** **Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **09/08/07/06/05/04/03/02/01** **Field Adjustable Output** - Reduce light output: Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 12-13 for power and lumen values - Not available with PML or PML2 options **R** **NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Requires photocell or shorting cap be others **RL** **Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 14 for optic directionality - Not for use with symmetric optics **RR** **Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 14 for optic directionality - Not for use with symmetric optics

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Rev. Date: VersionB V4.02/25/2020

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.
Applications: General area and security lighting



Performance Summary

NanoOptic® Precision Delivery Grid™ optic

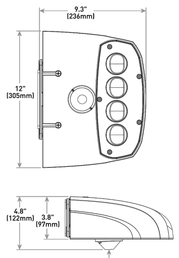
Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

[1]See http://creelighting.com/warranty for warranty terms



Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

Lumen Package	Weight
2L, 4L, 6L	11.0 lbs. (5.0kg)
8L	11.8 lbs. (5.4kg)

Ordering Information

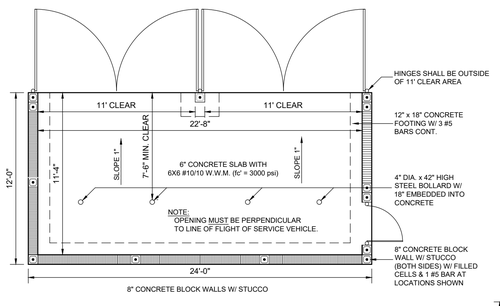
Example: XSPW-B-WM-2ME-2L-30K-UL-BK

XSPW	B	WH						
Product	**Version**	**Mounting**	**Optic**	**Lumen Package***	**CCT**	**Voltage**	**Color Options**	**Options**
XSPW	B	**WM** Wall	**2ME** Type II Medium **3ME** Type III Medium **4ME** Type IV Medium	**2L** 2,490 lumens **4L** 4,270 lumens **6L** 6,100 lumens **8L** 8,475 lumens	**30K** 3000K - 70 CRI **40K** 4000K - 70 CRI **50K** 5000K - 90 CRI **57K** 5700K - 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V - For use with P option only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**ML** **Multi-Level** - Refer to ML spec sheet for details - Available with UL voltage only **P** **Button Photocell** - Not available with ML or PML options - Available with UL and 34 voltage only **PML** **Programmable Multi-Level** - Refer to PML spec sheet for details - Available with UL voltage only

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

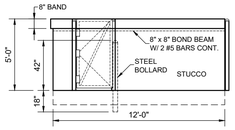
US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

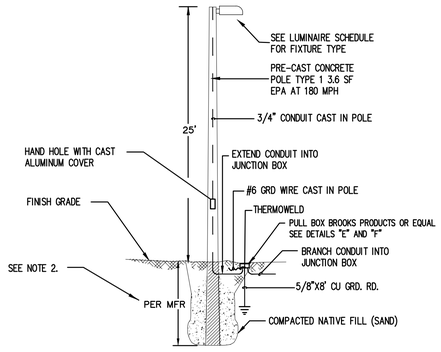
CREE LIGHTING



24' x 12' DUMPSTER DETAIL

1" = 5'





NOTE:
1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.
2. OWNER OR G.C. SHALL SUPPLY WIND LOAD AND BURIAL DEPTH CALCULATIONS FOR THE POLE THEY SELECT.

DIRECT BURIAL CONCRETE POLE DETAIL

SCALE:NONE

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

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

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DRAWN BY	FILENAME	SCALE	DATE
RWF	RWF	20-298 (02-25-2021).dwg	AS SHOWN	08 FEBRUARY 2021

REVISION COMMENTS

DATE

PROJECT HURRICANE
RV SALES & SERVICE
SITE PLAN DETAILS

FT. PIERCE FLORIDA

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

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20-298

2 OF 2

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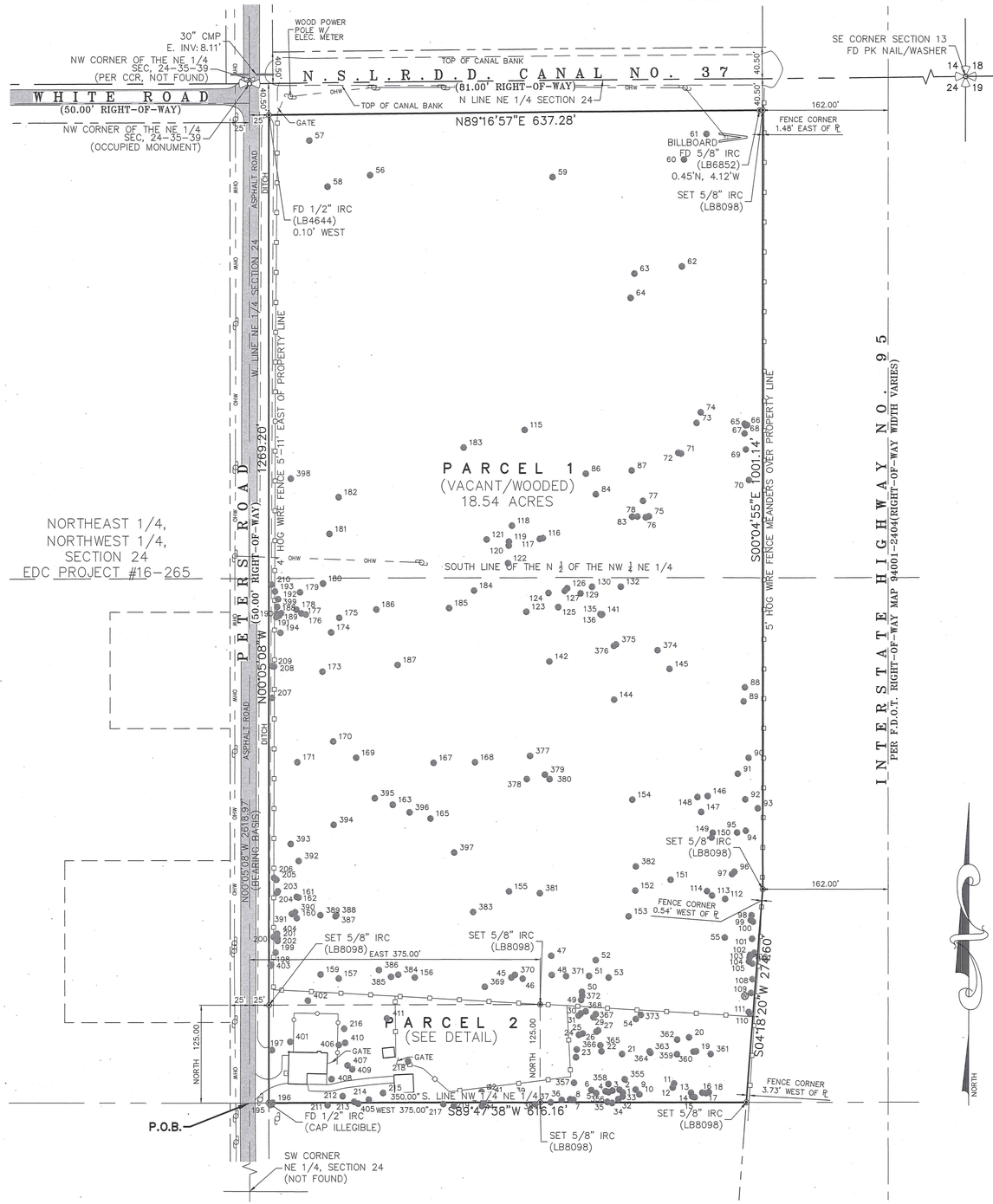
Z:\EDC-2020\20-298 - Lazydays RV\ENGINEERING\Autocad\Drawings\20-298 (02-25-2021).dwg, SITE DETAILS, 2/25/2021 5:08:52 PM, Bob Frost, EDC, Inc.

BOUNDARY SURVEY

FOR: PROJECT HURRICANE

GRAPHIC SCALE
80 0 40 80 160 240
(IN FEET)
1 inch = 80 ft.

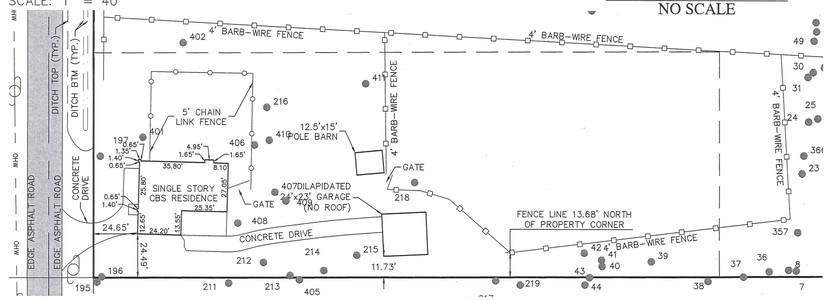


CERTIFIED TO:

L.D.R.V. HOLDINGS INC.
L.D.L. OF FORT PIERCE, LLC.
RV DEVELOPMENT, LLC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

PARCEL 2 DETAIL:

SCALE: 1" = 40'



SYMBOL & ABBREVIATION LEGEND:

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

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS FEBRUARY 1, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. PARCELS CONTAIN A TOTAL OF 18.54 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
11. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
12. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
13. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
14. A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 8894984, DATED 11/11/2020; REV. ONE DATED 12/2/2020; AT 5PM , HAS BEEN REVIEWED AND INCORPORATED INTO THIS SURVEY. EXCEPTION ITEMS SHOWN IN SCHEDULE B SECTION II ARE DEPICTED HEREON. ITEMS 1, 2, 3B THROUGH 3D AND 7 ARE NOT A SURVEY MATTER AND ARE NOT PLOTTED. ITEMS 3A, 6, 6A THROUGH 6D AND 7 ARE PLOTTED ON THE SURVEY, ITEM 4 DOES NOT APPLY; THERE IS NO STATE ROAD WITH THE CENTERLINE WITHIN 100' OF THE PROPERTY. ITEM 5 IS INTENTIONALLY DELETED FROM THE COMMITMENT.

LEGAL DESCRIPTION:

PARCEL 1:

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

PARCEL 2:

BEGIN AT THE SW CORNER OF THE SW ¼ OF THE NW ¼ OF THE NE ¼ OF SECTION 24 TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN NORTH 125 FEET; THENCE EAST 375 FEET; THENCE SOUTH 125 FEET; THENCE WEST 375 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THEREFROM ALL EXISTING RIGHTS OF WAY FOR PUBLIC ROAD AND DRAINAGE CANALS. ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 18.54 ACRES, MORE OR LESS.

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

SIGNATURE DATE: 2/22/2021

MICHAEL T. OWEN
5556
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

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

SPT	DRAWN BY
MTO	CHECKED BY
IP	FIELD CREW
398 Boundary Survey Hurricane.dwg	FILENAME
LAYOUT1	LAYOUT
SCALE	SCALE
February 18, 2021	DATE

DATE	REVISION COMMENTS
2/17/2021	ADDED TREE SURVEY-FS
12/15/20	REVISED LEGAL DESCRIPTION & ADDED DIRECTIONS TO DRAWING
12/2/2020	REVISED PROPOSED NAME - SPT

BOUNDARY SURVEY

FOR: PROJECT HURRICANE

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

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

20-298

1 OF 2

Z:\EDC-2020\20-298 - Lauryllen RV\SURVEY\Dwg - PDF\Survey\20-298 Boundary.dwg\0_TREES.dwg, 2/22/2021 10:19 AM
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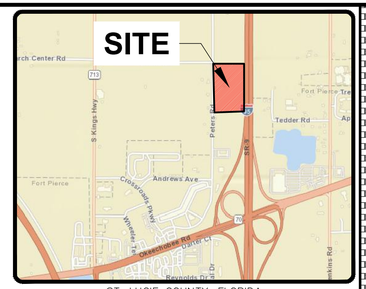
BOUNDARY SURVEY

FOR: PROJECT HURRICANE



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

TREE SCHEDULE

NO.	TREE	DIA.
1	CAB PALM	
2	CAB PALM	
3	CAB PALM	
4	CAB PALM	
5	CAB PALM	
6	CAB PALM	
7	CAB PALM	
8	CAB PALM	
9	CAB PALM	
10	CAB PALM	
11	CAB PALM	
12	CAB PALM	
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38	CAB PALM	
39	CAB PALM	
40	CAB PALM	

NO.	TREE	DIA.
41	CAB PALM	
42	CAB PALM	
43	CAB PALM	
44	CAB PALM	
45	CAB PALM	
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78	CAB PALM	
83	CAB PALM	
84	CAB PALM	
86	CAB PALM	

NO.	TREE	DIA.
87	CAB PALM	
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NO.	TREE	DIA.
127	CAB PALM	
129	CAB PALM	
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132	CAB PALM	
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179	CAB PALM	

NO.	TREE	DIA.
180	CAB PALM	
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212	CAB PALM	
213	CAB PALM	
214	CAB PALM	
215	CAB PALM	
216	PALM	
217	CAB PALM	
218	OAK	33
219	OAK	18

NO.	TREE	DIA.
355	OAK	16
356	OAK	25
357	OAK	23
358	OAK	14
359	OAK	20
360	OAK	16
361	OAK	16
362	OAK	15
363	OAK	20
364	OAK	12
365	OAK	12
366	OAK	13
367	OAK	16
368	OAK	18
369	OAK	17
370	OAK	12
371	OAK	17
372	OAK	13
373	OAK	21
374	OAK	28
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403	OAK	14
404	OAK	13
405	OAK	29
406	OAK	41
407	OAK	17
408	OAK	34
409	OAK	22
410	OAK	20
411	OAK	38

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ENVIRONMENTAL

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L.B. CERTIFICATE OF AUTHORIZATION 8098

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CHECKED BY	MTO
FIELD CREW	IP
FILENAME	20-298 Boundary_rev3_TREES.dwg
LAYOUT1	
LAYOUT	
SCALE	1"=60'
DATE	February 16, 2021

DATE	REVISION COMMENTS
2/1/2021	ADDED TREE SURVEY-FS
12/15/20	REVISED LEGAL DESCRIPTION & ADDED DIRECTIONS TO DRAWING.
10/07/20	REVISED PROJECT NAME - SPT

BOUNDARY SURVEY

FOR: PROJECT HURRICANE

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

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

20-298

2 OF 2

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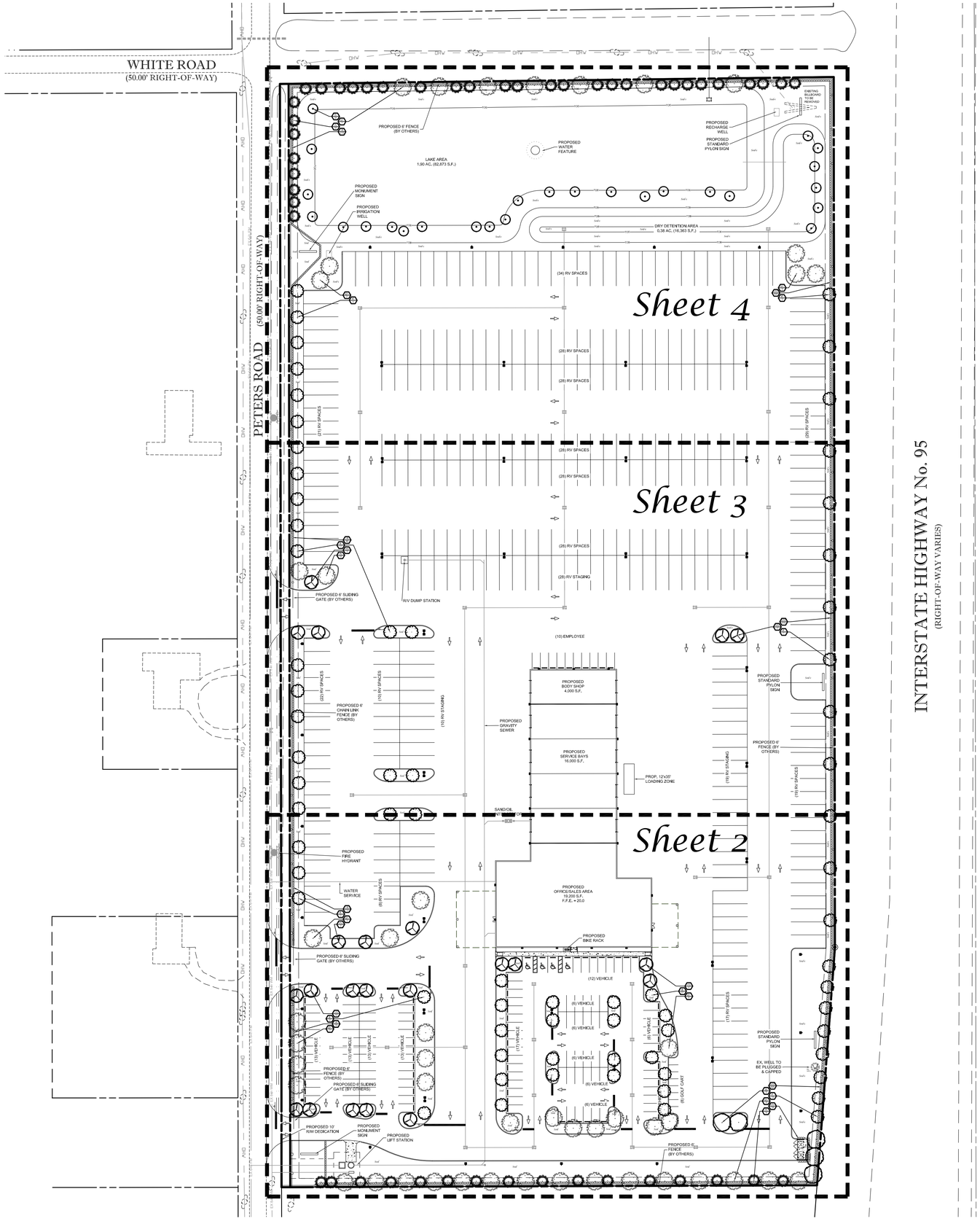

Sheet Legend

Sheet L-1	Key Sheet
Sheet L-2	Landscape Plan - South Section
Sheet L-3	Landscape Plan - Center Section
Sheet L-4	Landscape Plan - North Section
Sheet L-5	Landscape Data, Plant List, Details & Specifications

Landscape Plan

North
Scale: 1" = 60'
0 30' 60' 120'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Project Hurricane
RV Sales & Service
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	20-1202
Drawn By	JWS
Submittal Dates	2-22-2021
Revision Dates	

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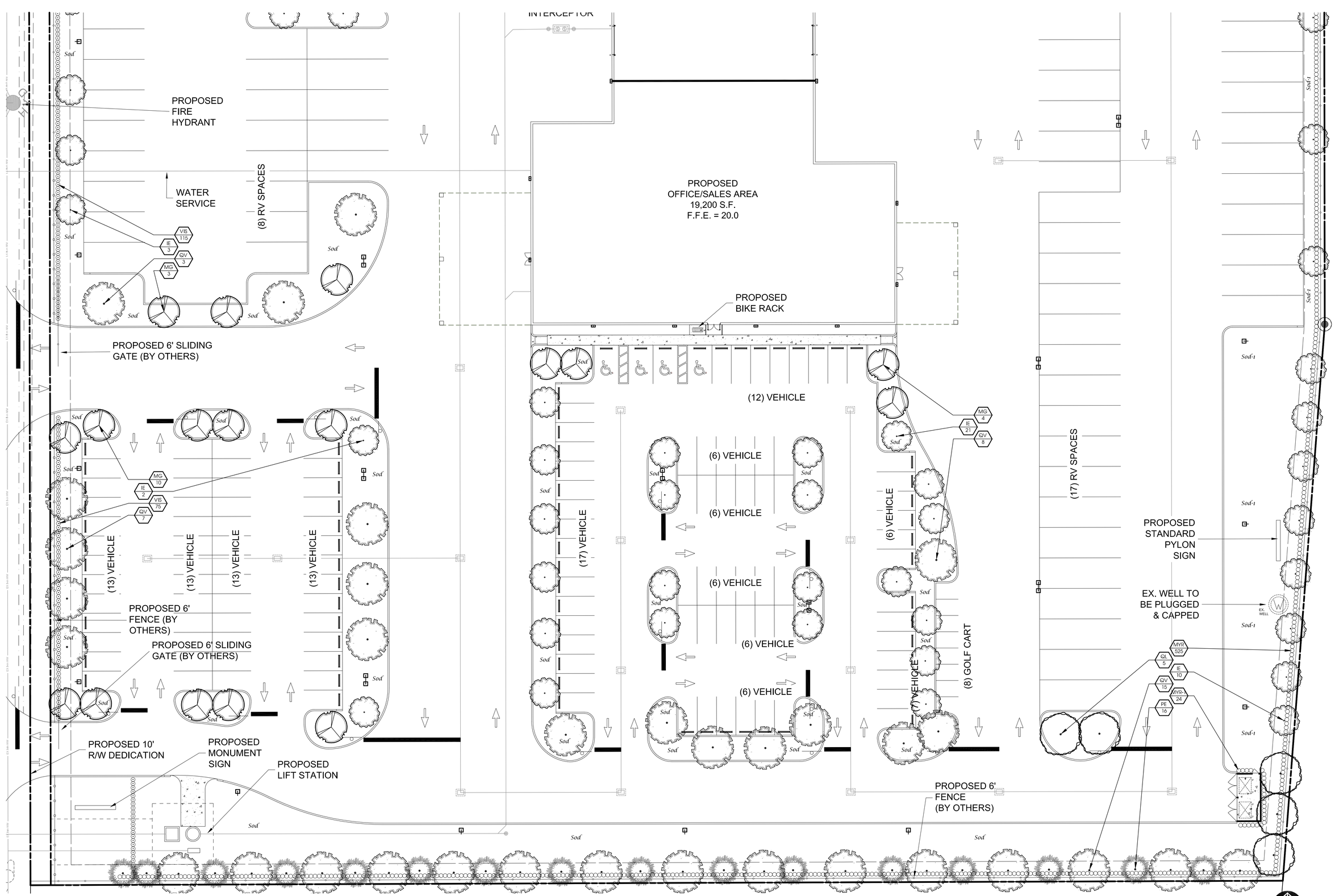

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Project Hurricane

RV Sales & Service

City of Fort Pierce, Florida

City Project Number:

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Revision Dates	

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(28) RV SPACES

(28) RV SPACES

(28) RV SPACES

(28) RV STAGING

(10) EMPLOYEE

VIS 85
IE 17
MG 3
PE 33

Sod

PROPOSED 6' SLIDING GATE (BY OTHERS)

R/V DUMP STATION

Sod

Sod

Sod

(22) RV SPACES

PROPOSED 6' CHAIN LINK FENCE (BY OTHERS)

(10) RV SPACES

(10) RV STAGING

Sod

Sod

Sod

PROPOSED BODY SHOP 4,000 S.F.

PROPOSED GRAVITY SEWER

PROPOSED SERVICE BAYS 16,000 S.F.

PROP. 12'x35' LOADING ZONE

SAND/OIL INTERCEPTOR

Sod-1

Sod-1

Sod-1

Sod-1

Sod-1

MVB 215
MG 2
IE 7

PROPOSED STANDARD PYLON SIGN

PROPOSED 6' FENCE (BY OTHERS)

(19) RV STAGING

(19) RV SPACES

Landscape Plan

North

Scale: 1" = 20'

0 10' 20' 40'

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Project Hurricane

RV Sales & Service

City of Fort Pierce, Florida

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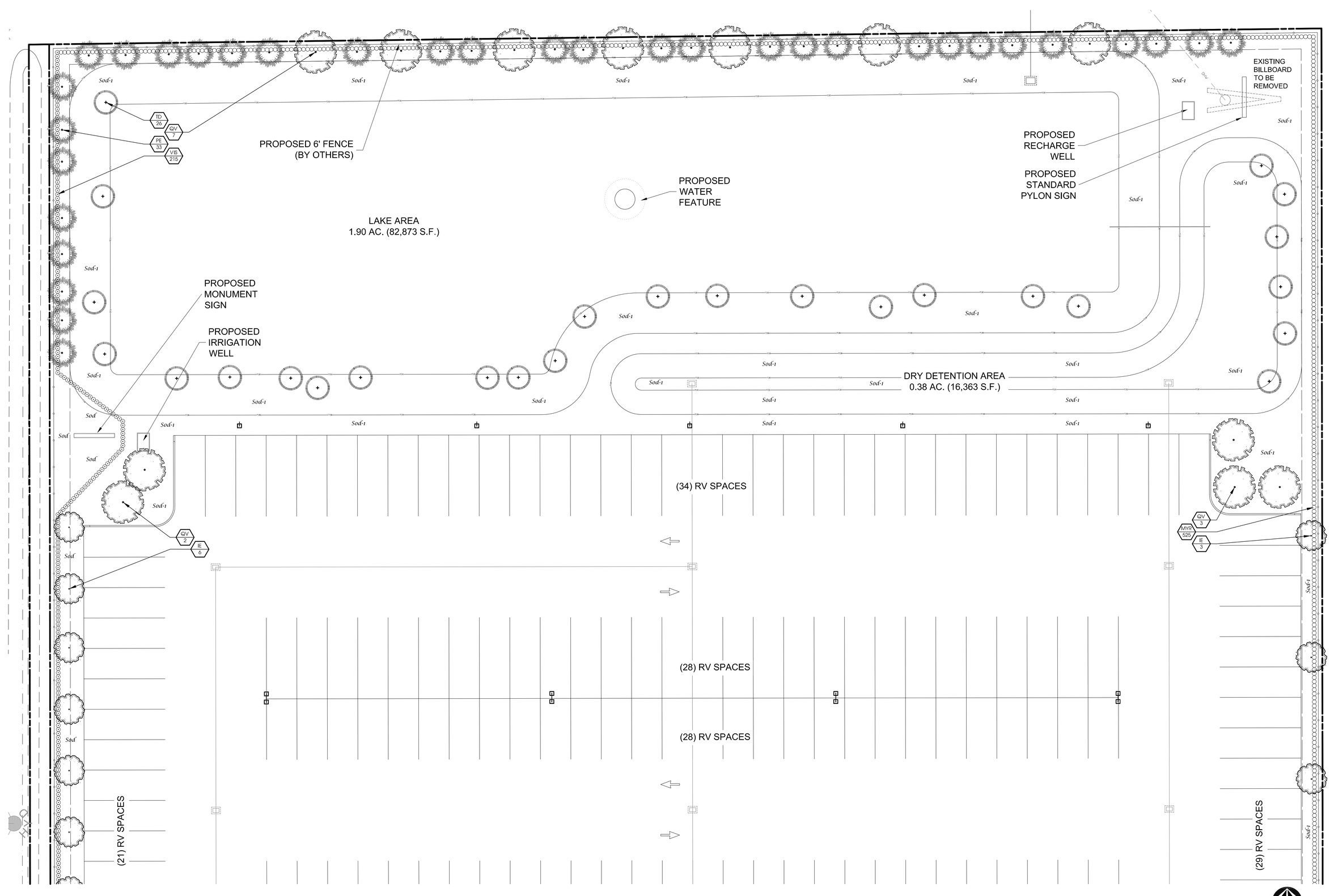

North
Scale: 1" = 20'
0 10' 20' 40'

Landscape Plan

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(772) 344-2340
LC: 26000198

Project Hurricane

RV Sales & Service

City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	20-1202
Drawn By	JWS
Submittal Dates	2-22-2021
Revision Dates	

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

Landscape Specifications

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

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

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer, If utilized, the following rates shall be utilized: Position plant in hole, Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

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

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

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

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
69	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
22	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
82	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
5	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
45	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
26	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
24	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
1,265	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
490	VIS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS

* = Florida Native

NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (West Buffer) 1,269.20'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
1,269.20 l.f. x 10' = 12,692 s.f. / 300 = 43 Trees
Provided = 43 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,269.20 l.f. / 2' o.c. = 635 Shrubs
Provided = 635 Shrubs

Vehicular Use Area Landscaping Adjacent to R.O.W. (East Buffer) 1,275.74'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
1,275.74 l.f. x 10' = 12,757.4 s.f. / 300 = 43 Trees
Provided = 43 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,275.74 l.f. / 2' o.c. = 638 Shrubs
Provided = 638 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 637.28'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
637.28 l.f. x 10' = 6,372.8 s.f. / 200 = 32 Trees
Provided = 32

Shrubs Required = Continuous Hedge @ 2' o.c.
637.28 l.f. / 2' o.c. = 319 Shrubs
Provided = 319 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 616.16'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
616.16 l.f. x 10' = 6,161.6 s.f. / 200 = 31 Trees
Provided = 31

Shrubs Required = Continuous Hedge @ 2' o.c.
616.16 l.f. / 2' o.c. = 308 Shrubs
Provided = 308 Shrubs

Interior Vehicular Use Area
Sec. 123-37(7)(a & b)
Required = 1 s.f. of interior landscaping per
15 s.f. of vehicular use area (81,166.92 s.f./15 = 5,411.12 s.f.)
Landscape Area Provided = 10,554.20 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
81,166.92 s.f./15 = 5,411.12 s.f. / 100 = 54 Trees
Trees Provided = 54

Maximum Use of Palm Trees
Sec. 123-37(1)(a)(3)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 203 Trees
Maximum Palms Allowed = 102 (203 / 2 = 101.5)
Total Palms Provided = 0 (0%)

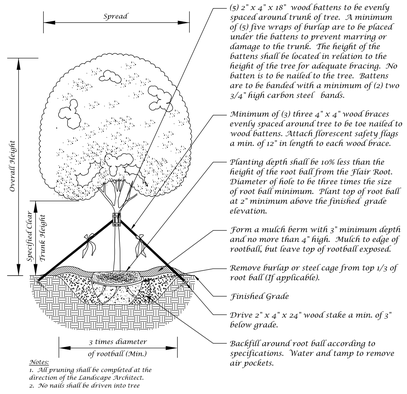
Total Trees Required = 203 Trees
Total Trees Provided = 203 Trees
203 Trees + 0 Palms @ 3:1 = 0 Trees = 203 Trees

Total Trees Required = 203 Trees
Total Native Trees Provided = 203 (100%)

Total Palms Required = 0
Total Native Palms Provided = 0 (0%)

Total Shrubs Required = 1,924
Total Native Shrubs Provided = 1,289 (67%)

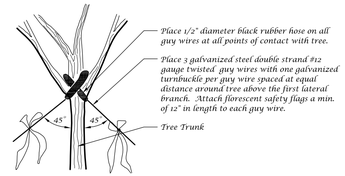
Landscape Details



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

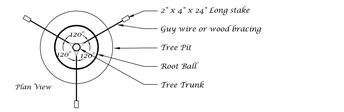
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



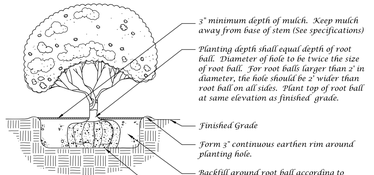
Guy Wire Attachment Detail

Not to Scale



Staking Detail

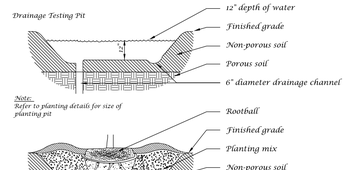
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

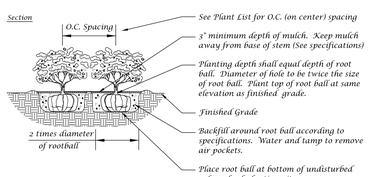
Shrub Detail

Not to Scale



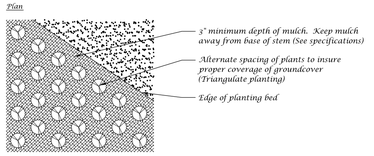
Drainage Testing Detail

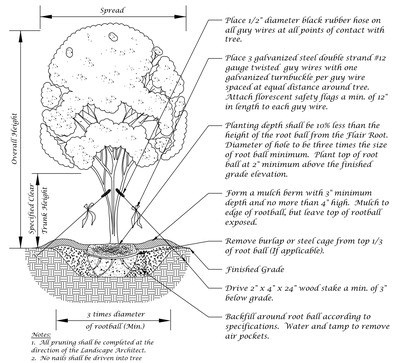
Not to Scale



Ground Cover Detail

Not to Scale





Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

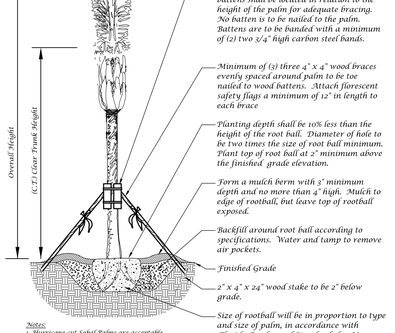
Tree Planting Detail

Not to Scale

Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Multi-Trunk Tree Planting Detail

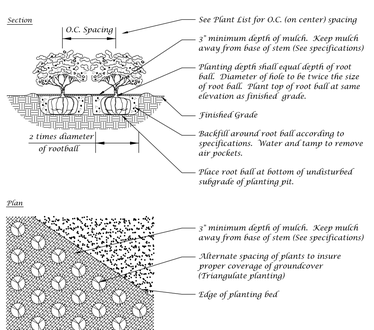
Not to Scale



Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

Not to Scale



Ground Cover Detail

Not to Scale

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Project Hurricane
RV Sales & Service
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 20-1202
Drawn By JWS
Submittal Dates 2-22-2021

Revision Dates

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Technical Review Committee **1. d.**

Meeting Date: 03/18/2021

REQUESTED ACTION

Development Review & Design Review - Walsh Kings Highway - 2564 South Kings Highway

LOCATION

2564 South Kings Highway

RESPONSIBLE STAFF

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

RECOMMENDATION

Review and Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 03/04/2021 01:35 PM

Final Approval Date: 03/04/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 21-07000002

DATE: MARCH 4, 2021

Development Review & Design Review - Walsh Kings Highway - 2564 South Kings Highway

Applications for Development Review & Design Review for an RV storage flex space have been submitted for your review. The properties have been recently annexed into the City and there are applications to change the Future Land Use and Zoning to General Commercial (GC) and General Commercial (C-3) respectively. Those application are set to be reviewed by the City Commission. The parcel ID is 2324-233-0000-000-7.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by March 16, 2021.

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

Thank you.

Brandon Creagan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 2564 S. Kings Highway, Fort Pierce, FL

Parcel ID #(s) 2324-233-0000-000-7

Project description Applicant is proposing two commercial buildings totaling 88,748 sf for unit storage and a 33,190 sf building for RV storage with associated site improvements.

Property Owner(s)	Applicant/Representative, Title, Company
Patricia Farley	Brad Currie, VP, Engineering Design & Construction, Inc.
8613 SE Banyan Tree Street	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Hobe Sound, FL 33455	Port St. Lucie FL 34987
City State Zip	City State Zip
772-546-5707	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) Bradley J. Currie, Authorized Agent

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 27th day of October, 20 20, by Bradley J. Currie who is personally known to me or has produced N/A as identification.

Signature of Notary

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

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

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.: 121,938 sf

Residential: Proposed Units: N/A

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

North	South	East	West
Undeveloped Commercial	Developed & Undeveloped Commercial	Developed Mobile Home Park	Undeveloped 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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 2564 S. Kings Highway, Fort Piece, FL
Parcel ID #(s) 2324-233-0000-000-7
Project Description Construction of two (2) 44,374 sf Storage Buildings and one (1) 33,190 sf RV Storage Bldg.

Patricia Farley	Brad Currie, VP, Engineering Design & Construction, Inc.
Property Owner(s)	Applicant/Representative, Title, Company
8613 SE Banyan Tree Street	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Hobe Sound FL 33455	Port St. Lucie FL 34987
City State Zip	City State Zip
772-546-5707	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) Bradley J. Currie (Authorized Agent)

STATE OF FLORIDA -- COUNTY St. Lucie
The foregoing instrument was acknowledged before me this 27th day of October, 2020, by

Bradley J. Currie who is personally known to me or has produced

n/a as identification.

Patricia M. Sesta
Signature of Notary

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

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

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

AGENT CONSENT FORM

Project Name: Walsh Kings Highway

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

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

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

FURTHER AFFIANT SAYETH NOT.

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

Notary Signature

Alexis Jan Day
Printed Name of Notary

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

Feb. 24, 2023
My commission expires

Owner's Signature

PATRICIA FARLEY
Owner's Name

8602 SE. DRIFTWOOD St
Street Address

HOBE SOUND, FL. 33455
City, State, Zip

772-546-5707
Telephone / Email

PROJECT NARRATIVE & COVER LETTER
Walsh Kings Highway Property
Development Review Application
October 26, 2020

REQUEST

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

SITE CHARACTERISTICS & PROJECT HISTORY

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

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

This parcel is currently in the jurisdiction of St. Lucie County for which an annexation application is currently under review by the City of Fort Pierce. Concurrently with this submittal, a future land use amendment, rezone, concurrency, conditional use and design review application are being submitted for review and approval. This parcel has an existing Future Land Use designation of Mixed Use (MXD) and is located in the Residential (RS-2) Zoning designation (St. Lucie County). The client is requesting approval to change the Future Land Use designation to Commercial and the underlying Zoning designation to Commercial (C-3) under separate application. The development review application is requesting approval of a commercial development which includes 88,748 sf of office / flex space and 33,190 sf of RV storage with associated site improvements.

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

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

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

Parkway right-of-way has a General Commercial (GC) and an underlying Zoning designation of Commercial (C-3).

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

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

Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\Documents\Submittal Documents\Justification Statement\2020-10-26_Kings_Hwy_Walsh_Development_Review_Application_20-222.docx

Date: 12/12/2020

To: The City of Fort Pierce
100 north US 1
Fort Pierce FL
34950

RE: 2564 Kings Highway
Fort Pierce FL
34950

Project Description:

To construct 3 Buildings on the 8+ acres located at 2564 Kings Highway.
An RV Storage consisting of 23 Air conditioned units with ADA compliant Bathrooms. 2 Building consisting of 22 units each for the use of "Flex space".
The intent is to provide the service industry a place to house a small business, Plumbers Electrician HVAC Contractors or the hobbyist a place to collect and store their car , motorcycle collection. The many uses of a small commerce center for small business are vast. The need in the community is currently under served.

All the buildings will be constructed of "Tilt Up" construction Method insuring the buildings and land use for many years. The hard scape will be concrete and this will insure the Landscapes remain healthy for many years.

Thank You,

Michael Lee Walsh

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

Prepared by:

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

File Number: 09-1784

Corrective General Warranty Deed

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

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

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Printed Name Jennifer Vincelio

Witness Printed Name Debbie McCormick

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

(Seal)
Address:

State of Florida
County of Martin

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

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

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

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





Parcel

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

Owner

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

Overview

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

Legal Description

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

Value History

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

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

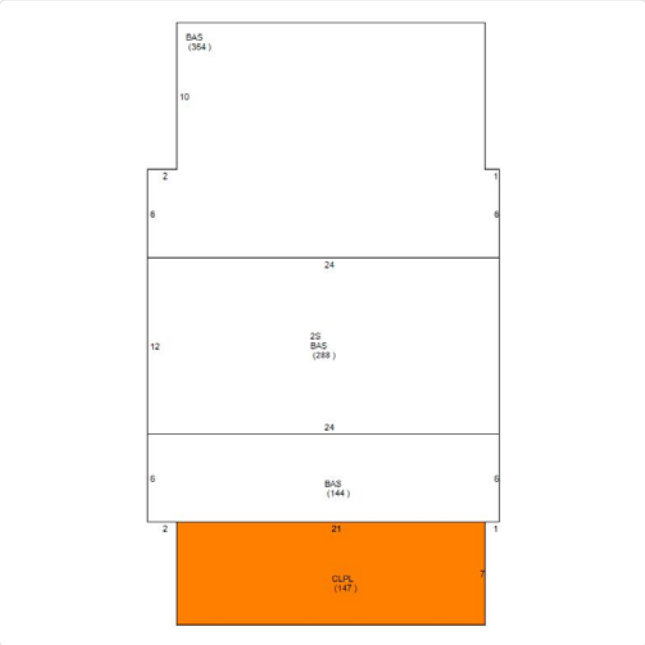
Special Assessments

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

Improvements

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

Building Sketches



Sub Area

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

Land Lines

Line Number	Units	Unit Type
1	8.9	Acre

Sales History

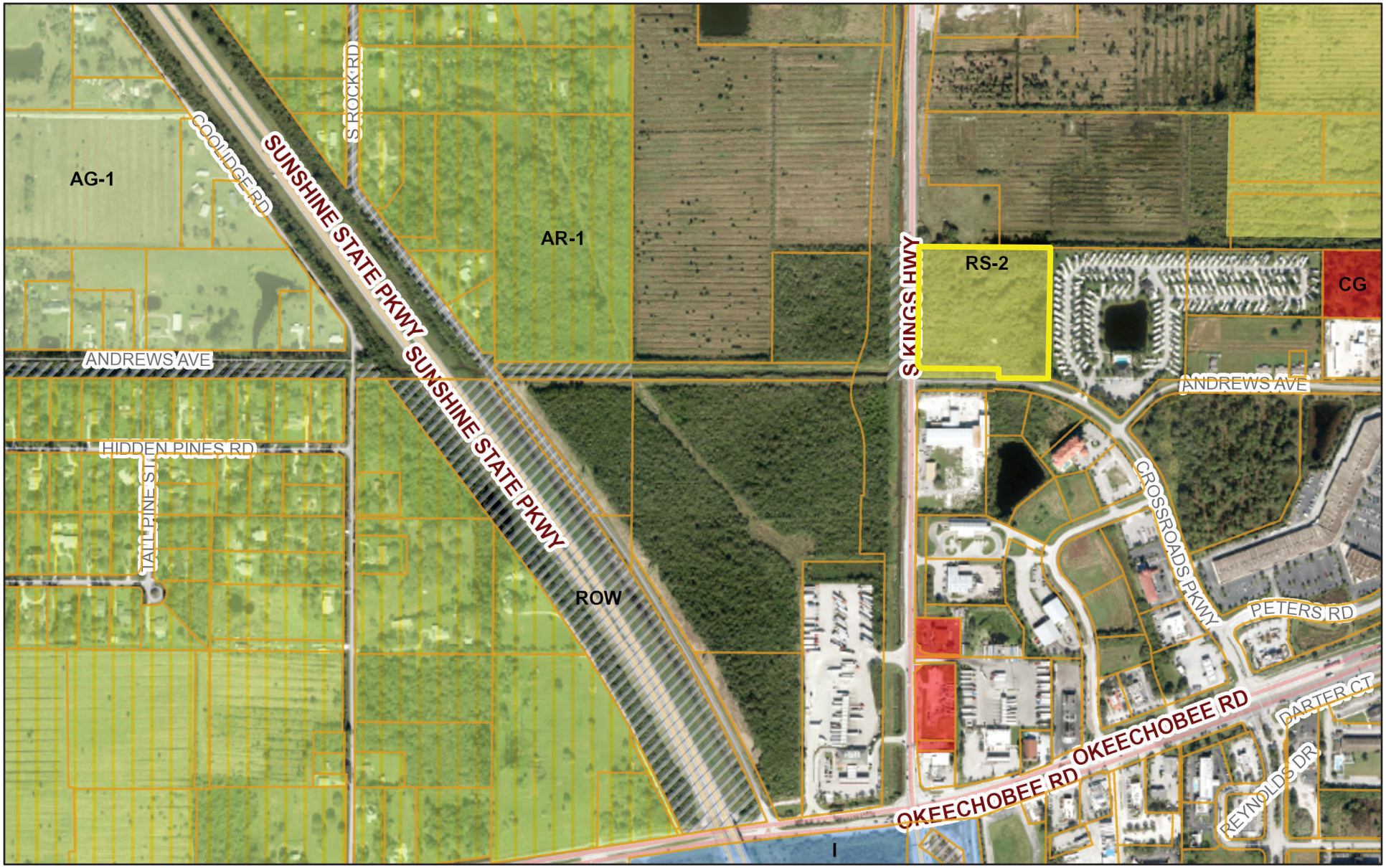
Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/15/2010	$0	0111	WD	Corley Jack	3176-228	Clerk of Courts
09/01/2009	$100	0130	WD	Corley Jack	3138-1047	Clerk of Courts
06/10/2005	$1,300,000	XX00	WD	Archer John T	2271-1885	Clerk of Courts
02/29/1996	$100	XX01	QC	Archer John T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

Photos





Walsh - Kings Highway Location Map



October 26, 2020

1:9,028

0 370 740 1,480 ft

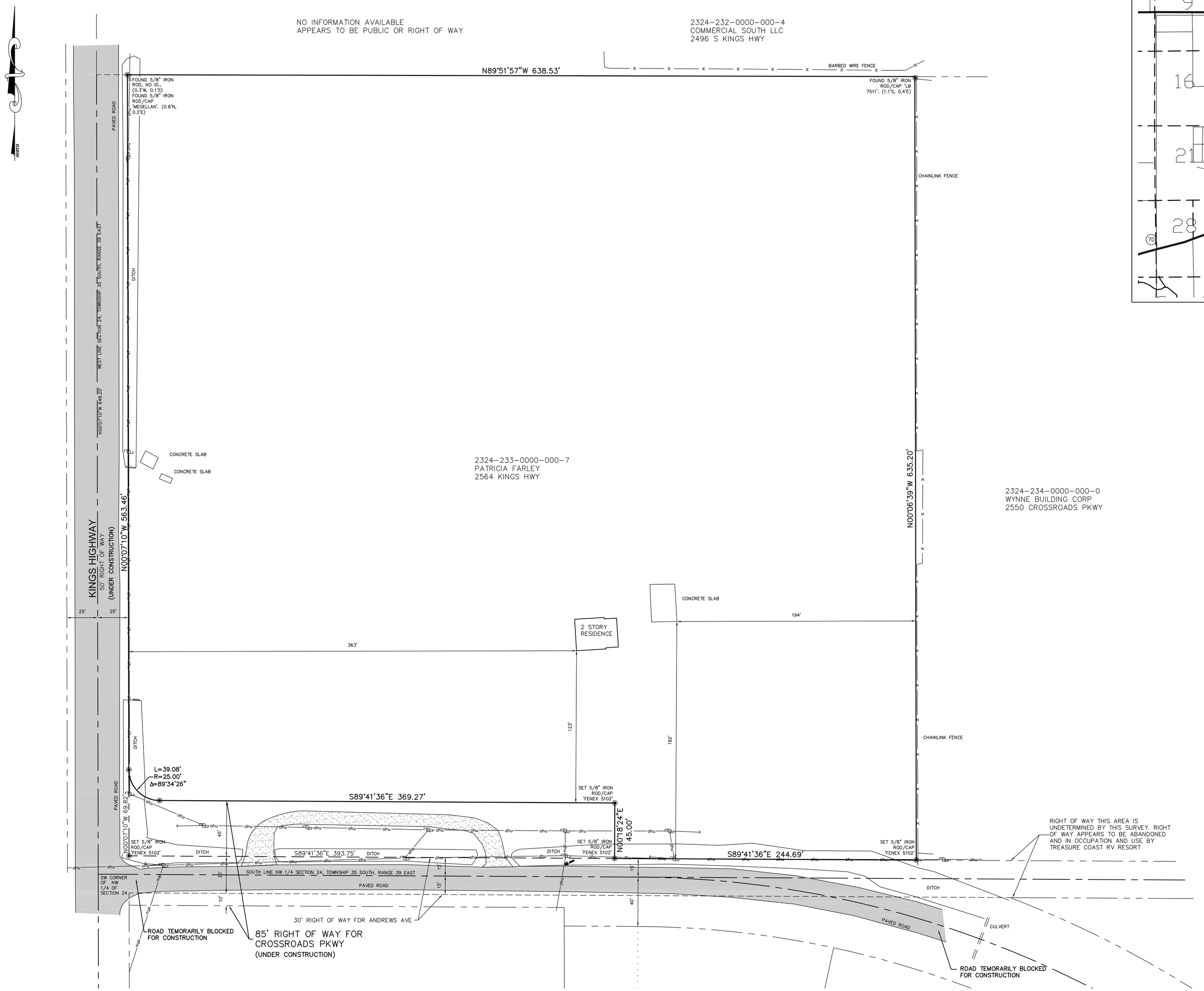
0 112.5 225 450 m

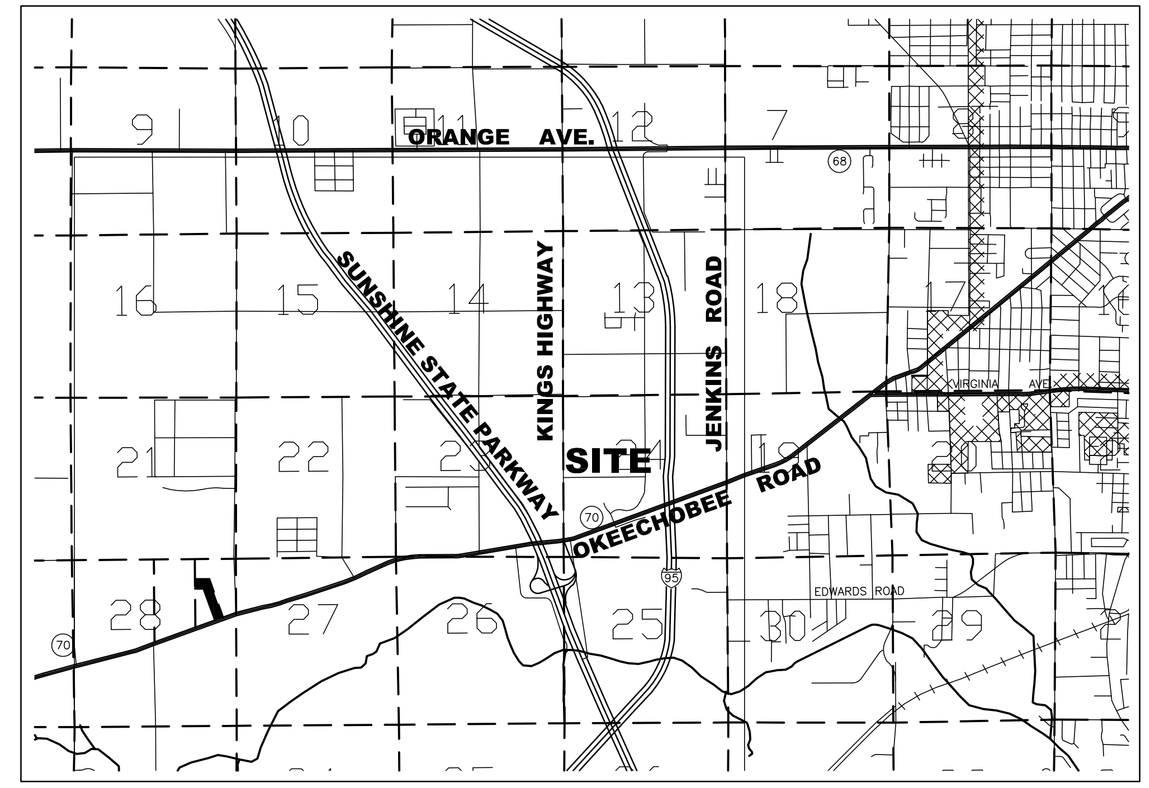
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.





LOCATION MAP
(NOT OT SCALE)

SURVEYOR'S NOTES:

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

AREA NOTES:

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

BOUNDARY SURVEY

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

ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

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

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

RIGHT OF WAY NOTE:

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

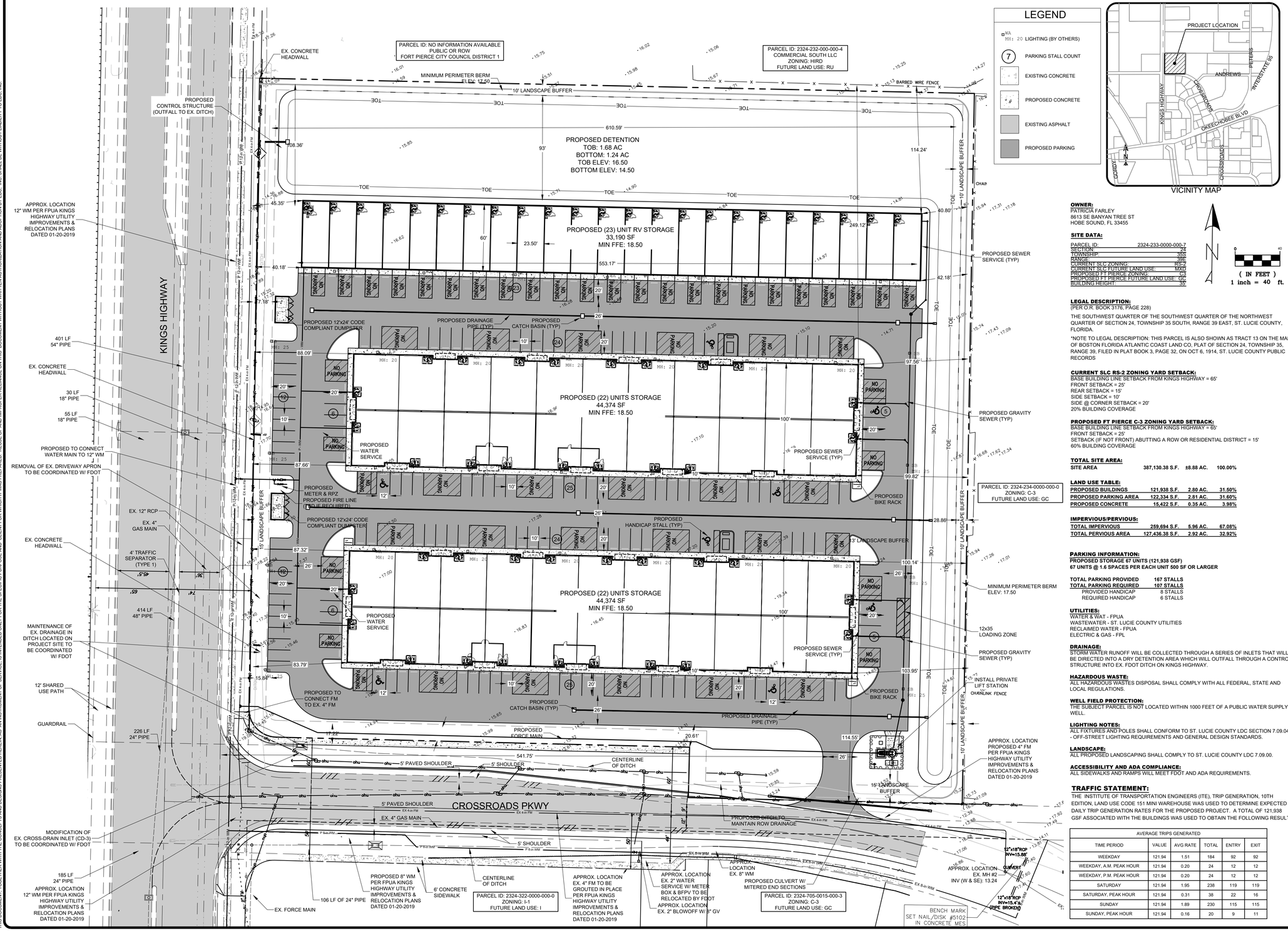
DRAWING DATE: 2/2/2020
FIELD DATE: 1/30/2020
F.B. H5/53
SKETCH NO. 220008_WALSH.dwg

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

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

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

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.



LEGEND

- LIGHTING (BY OTHERS) — MH: 20
- PARKING STALL COUNT — 7
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING ASPHALT
- PROPOSED PARKING

VICINITY MAP

(IN FEET)
1 inch = 40 ft.

OWNER:
PATRICIA FARLEY
8613 SE BANYAN TREE ST
HOBE SOUND, FL 33455

SITE DATA:

PARCEL ID:	2324-233-0000-000-7
SECTION:	24
TOWNSHIP:	35E
RANGE:	39E
CURRENT SLC ZONING:	RS-2
CURRENT SLC FUTURE LAND USE:	MXU
PROPOSED FT PIERCE ZONING:	C-3
PROPOSED FT PIERCE FUTURE LAND USE:	GC
BUILDING HEIGHT:	35'

LEGAL DESCRIPTION:
(PER O.R. BOOK 3176, PAGE 228)

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

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

CURRENT SLC RS-2 ZONING YARD SETBACK:
BASE BUILDING LINE SETBACK FROM KINGS HIGHWAY = 65'
FRONT SETBACK = 25'
REAR SETBACK = 15'
SIDE SETBACK = 10'
SIDE @ CORNER SETBACK = 20'
20% BUILDING COVERAGE

PROPOSED FT PIERCE C-3 ZONING YARD SETBACK:
BASE BUILDING LINE SETBACK FROM KINGS HIGHWAY = 65'
FRONT SETBACK = 25'
SETBACK (IF NOT FRONT) ABUTTING A ROW OR RESIDENTIAL DISTRICT = 15'
60% BUILDING COVERAGE

TOTAL SITE AREA:

SITE AREA	387,130.38 S.F.	±8.88 AC.	100.00%

LAND USE TABLE:

PROPOSED BUILDINGS	121,938 S.F.	2.80 AC.	31.50%
PROPOSED PARKING AREA	122,334 S.F.	2.81 AC.	31.60%
PROPOSED CONCRETE	15,422 S.F.	0.35 AC.	3.98%

IMPERVIOUS/PERVIOUS:

TOTAL IMPERVIOUS	259,694 S.F.	5.96 AC.	67.08%
TOTAL PERVIOUS AREA	127,436.38 S.F.	2.92 AC.	32.92%

PARKING INFORMATION:
PROPOSED STORAGE 67 UNITS (121,938 GSF)
67 UNITS @ 1.6 SPACES PER EACH UNIT 500 SF OR LARGER

TOTAL PARKING PROVIDED	167 STALLS
TOTAL PARKING REQUIRED	107 STALLS
PROVIDED HANDICAP	8 STALLS
REQUIRED HANDICAP	6 STALLS

UTILITIES:
WATER & WAT - FPUA
WASTEWATER - ST. LUCIE COUNTY UTILITIES
RECLAIMED WATER - FPUA
ELECTRIC & GAS - FPL

DRAINAGE:
STORM WATER RUNOFF WILL BE COLLECTED THROUGH A SERIES OF INLETS THAT WILL BE DIRECTED INTO A DRY DETENTION AREA WHICH WILL OUTFALL THROUGH A CONTROL STRUCTURE INTO EX. FDOT DITCH ON KINGS HIGHWAY.

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

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

LIGHTING NOTES:
ALL FIXTURES AND POLES SHALL CONFORM TO ST. LUCIE COUNTY LDC SECTION 7.09.04K - OFF-STREET LIGHTING REQUIREMENTS AND GENERAL DESIGN STANDARDS.

LANDSCAPE:
ALL PROPOSED LANDSCAPING SHALL COMPLY TO ST. LUCIE COUNTY LDC 7.09.00.

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

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), TRIP GENERATION, 10TH EDITION, LAND USE CODE 151 MINI WAREHOUSE WAS USED TO DETERMINE EXPECTED DAILY TRIP GENERATION RATES FOR THE PROPOSED PROJECT. A TOTAL OF 121,938 GSF ASSOCIATED WITH THE BUILDINGS WAS USED TO OBTAIN THE FOLLOWING RESULT:

AVERAGE TRIPS GENERATED					
TIME PERIOD	VALUE	AVG RATE	TOTAL	ENTRY	EXIT
WEEKDAY	121.94	1.51	184	92	92
WEEKDAY, A.M. PEAK HOUR	121.94	0.20	24	12	12
WEEKDAY, P.M. PEAK HOUR	121.94	0.20	24	12	12
SATURDAY	121.94	1.95	238	119	119
SATURDAY, PEAK HOUR	121.94	0.31	38	22	16
SUNDAY	121.94	1.89	230	115	115
SUNDAY, PEAK HOUR	121.94	0.16	20	9	11

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	20-222 site plan r1.dwg
LAYOUT	Site Plan
SCALE	AS SHOWN
DATE	15-UNE20

REVISION COMMENTS

DATE

WALSH - KINGS HIGHWAY PROPERTY

FORT PIERCE FLORIDA

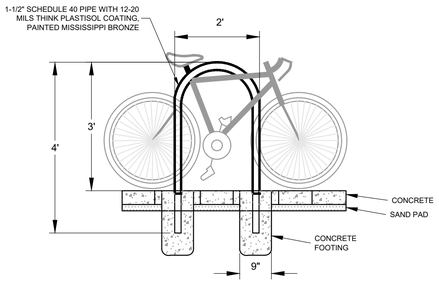
MAJOR CONCEPT PLAN

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

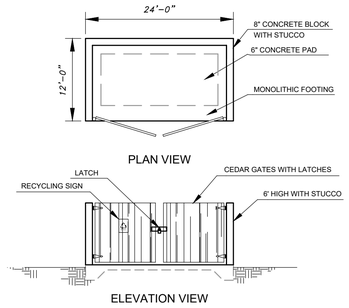
20-222

1 OF 2

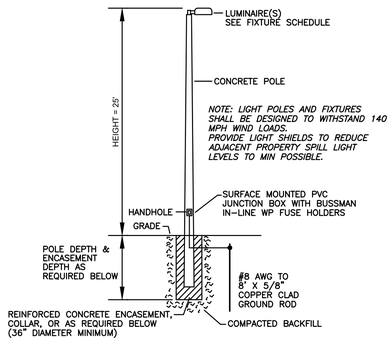
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT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



BIKE RACK DETAIL



DUMPSTER DETAIL



NOTE: PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE THE POLE, LUMINAIR, AND REINFORCED CONCRETE ENCASEMENT CALCULATIONS TO SHOW COMPLIANCE WITH FLORIDA BUILDING CODE , FOR WIND LOADING. SHOP DRAWINGS MAY BE FOR WORSE CASE SOIL CONDITIONS OR MAY BE BASED ON ACTUAL SITE SOIL BORINGS AND ANALYSIS FOR EACH POLE LOCATION AS VERIFIED BY THE FLORIDA REGISTERED PROFESSIONAL ENGINEER AND DOCUMENTED IN THE SHOP DRAWINGS. ALL ASSOCIATED COSTS FOR THE TOTAL INSTALLATION INCLUDING SHOP DRAWINGS, SOIL TESTING AND DESIGN FEES SHALL BE INCLUDED IN THE CONTRACT.

POLE MOUNTING DETAIL

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium

Rev. Date: V27 10/21/2020

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

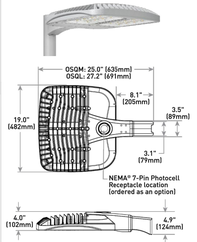
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

*See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

DA Mount



Weight
28.9 lbs. (13.1kg)

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately.
Example: **Mount:** OSQ-B-AASV + **Luminaire:** OSQ-A-NM-2ME-B-40K-UL-SV

Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-B-AA Adjustable Arm **OSQ-DA** Direct Arm **OSQ-M-TSP** Transportation Mount (stainless steel; do not specify color) **OSQ-TM** Trunnion Mount	**Color Options:** **SV** Silver **BZ** Bronze **BK** Black **WH** White

* Reference EPA and pole configuration suitability data beginning on page 10

Luminaire (Mount must be ordered separately)

OSQ	A	NM						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	A	**NM** No Mount	**Asymmetric** **2ME*** Type II Medium **3ME*** Type III Medium **4ME*** Type IV Medium **Symmetric** **5ME** Type V Medium **5SH** Type V Short **5SQ** Type V Square **WSM** Wide Sign **15D** 15° Flood **25D** 25° Flood **40D** 40° Flood **60D** 60° Flood **120D** 120° Flood	**B** 86W **K** 130W **Z** 93W	**30K** 3000K, 70 CRI **40K** 4000K, 70 CRI **50K** 5000K, 90 CRI **57K** 5700K, 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V * Available with B & K Input Power Designators only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**F** **Fuse** - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse **PML Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **01/04/05/06/D3/D2/01 Field Adjustable Output** - Must select 01, 04, 05, 06, D3, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 12-13 for power and lumen values - Available with B & K Input Power Designators only - Not available with PML or PML2 options **R** **NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Requires photocell or shorting cap by others **RL** **Rotate Left** - LED and optic are rotated to the left - Refer to R9(R), configuration diagram on page 14 for optic directionality - Not for use with symmetric optics **RR** **Rotate Right** - LED and optic are rotated to the right - Refer to R9(R), configuration diagram on page 14 for optic directionality - Not for use with symmetric optics

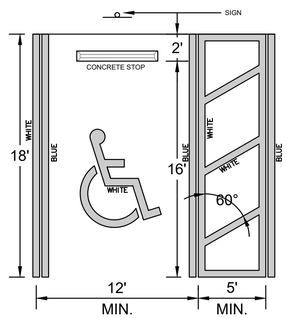
* Available with Backlight Shield when ordered with field-installed accessory (see table above)

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

GENESIS LIGHTING

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	1	SA	SINGLE	0.900	Cree Lighting OSQ-A-NM-4ME-K-40K-UL-XX, Pole Mount
	8	SB	SINGLE	0.900	Cree Lighting OSQ-A-NM-3ME-K-40K-UL-XX, Pole Mount
	31	WA	SINGLE	0.900	Cree Lighting OSQ-A-NM-4ME-K-40K-UL-XX, Wall Mount
	2	WB	SINGLE	0.900	Cree Lighting OSQ-A-NM-3ME-K-40K-UL-XX, Pole Mount



HANDICAPPED SPACE DETAIL



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 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. HEIGHT 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.

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: 20-222 site plan r1.dwg
LAYOUT: Site Plan (2)
SCALE: AS SHOWN
DATE: 15-JUNE-21

REVISION COMMENTS
DATE

WALSH - KINGS HIGHWAY PROPERTY
MAJOR CONCEPT 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

20-222

2 OF 2

Sheet Legend

Sheet L-1	Key Sheet
Sheet L-2	Landscape Plan-South Section
Sheet L-3	Landscape Plan-North Section
Sheet L-4	Landscape Data, Plant List, Details & Specifications

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Walsh - Kings Highway Property

Kings Highway

City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number: LA 0001635

Job No.	20-0702
Drawn By	JWS
Submittal Dates	2-2-2021
Revision Dates	

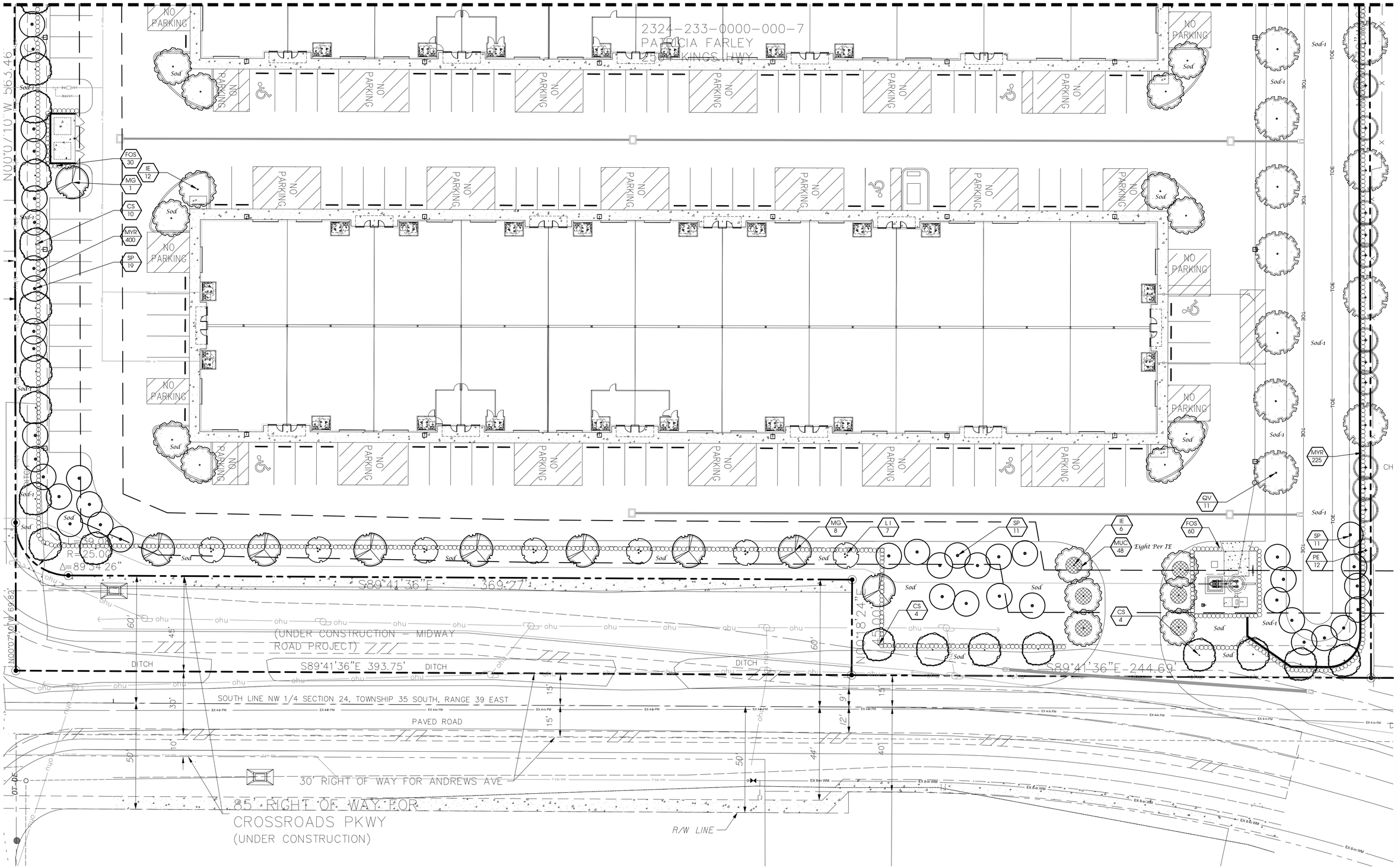
These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-1 of 4

Landscape Plan

North
Scale: 1" = 40'
0 20' 40' 80'

Match Line - See Sheet L-3



Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
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Walsh - Kings Highway Property

Kings Highway
City of Fort Pierce, Florida

City Project Number:

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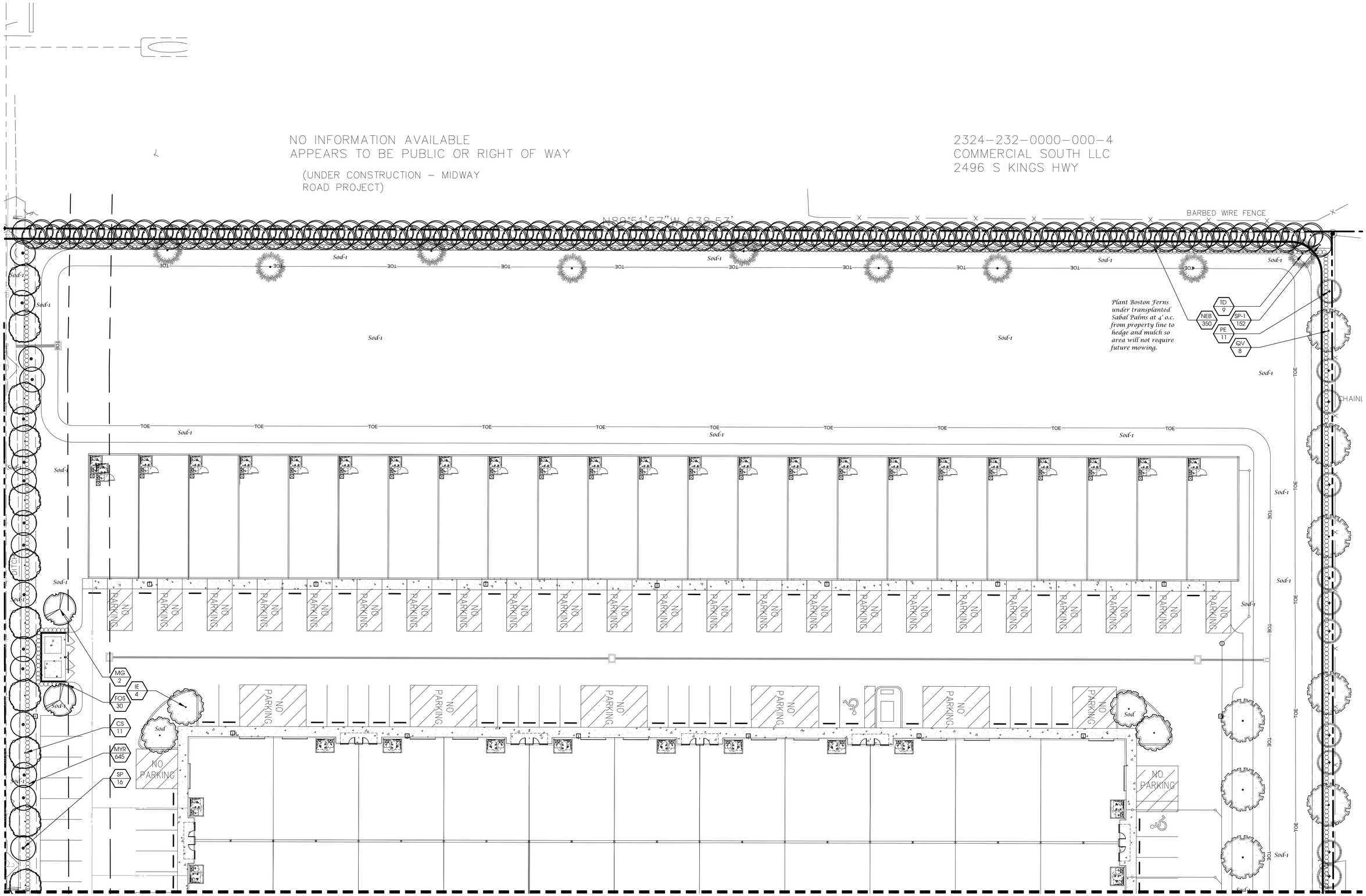

Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
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Walsh - Kings Highway Property

Kings Highway
City of Fort Pierce, Florida

City Project Number:

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Job No.	20-0702
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Landscape Specifications

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

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

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball, Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

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

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

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

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
29	CS*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTONWOOD	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
22	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
7	LI	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE 'WHITE'	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
11	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
23	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
19	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
9	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
PALMS						
57	SP*	SABAL PALMETTO	SABAL PALM	12' - 15' C.T.	A.S.	SLICK TRUNKS
152	SP-1*	SABAL PALMETTO	SABAL PALM	RELOCATED FROM ON SITE	A.S.	SLICK TRUNKS
SHRUBS / GROUNDCOVERS						
120	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#7, 4' x 2'	2' O.C.	FULL & THICK
48	MUC*	MUHLENBERGIA CAPILARIS	MUHLY GRASS	#3, 2' x 2'	2' O.C.	FULL & THICK
1,270	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
350	NEB*	NEPHROLEPIS EXALTATA	BOSTON FERN	#1, 12" x 12"	4' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS

* = Florida Native

NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (West Buffer) 564'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
564 l.f. x 10' = 5,640 s.f. / 300 = 19 Trees
Provided = 19 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
564 l.f. / 2' o.c. = 282 Shrubs
Provided = 282 Shrubs

Vehicular Use Area Landscaping Adjacent to R.O.W. (South Buffer) 698'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
698 l.f. x 10' = 6,980 s.f. / 300 = 24 Trees
Provided = 24 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
698 l.f. / 2' o.c. = 349 Shrubs
Provided = 349 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (East Buffer) 636'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
636 l.f. x 10' = 6,360 s.f. / 200 = 32 Trees
Provided = 32

Shrubs Required = Continuous Hedge @ 2' o.c.
639 l.f. / 2' o.c. = 318 Shrubs
Provided = 318 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 639'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
639 l.f. x 10' = 6,390 s.f. / 200 = 32 Trees
Provided = 32
96 Sabal Palms (SP-1) @ 3:1 = 32 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
639 l.f. / 2' o.c. = 320 Shrubs
Provided = 320 Shrubs

Interior Vehicular Use Area
Sec. 123-37(7)(a & b)
Required = 1 s.f. of Interior landscaping per
15 s.f. of vehicular use area (122,334.2 s.f./15 = 8,155.6 s.f.)
Landscape Area Provided = 8,155.6 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
122,334.2 s.f./15 = 8,155.6 s.f. / 100 = 82 Trees
Trees Provided = 82
56 Sabal Palms (SP) @ 3:1 = 18 Trees
+57 Sabal Palms (SP-1) @ 3:1 = 19 Trees
+45 Trees = 82 Trees

Maximum Use of Palm Trees
Sec. 123-37(11)(a)(3)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 189 Trees
Maximum Palms Allowed = 94 (189 / 2 = 94)
Total Palms Provided = 0 (0%)
Note: Relocated and Mitigation Palms are excluded from this calculation due to them existing on site.

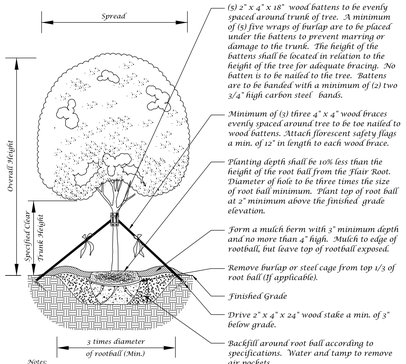
Total Trees Required = 189 Trees
Total Trees Provided = 189 Trees
120Trees + 209 Palms @ 3:1 = 69 Trees = 189 Trees

Total Trees Required = 189 Trees
Total Native Trees Provided = 120 (100%)

Total Palms Required = 0
Total Native Palms Provided = 209 (100%)

Total Shrubs Required = 1,269
Total Native Shrubs Provided = 1,270 (100%)

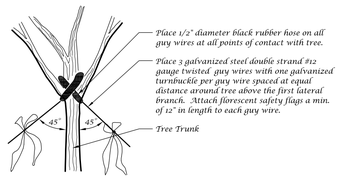
Landscape Details



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

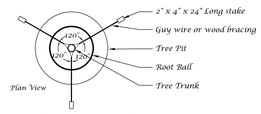
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



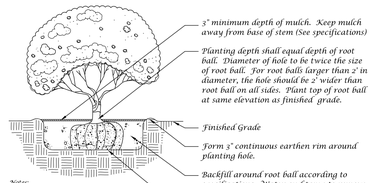
Guy Wire Attachment Detail

Not to Scale



Staking Detail

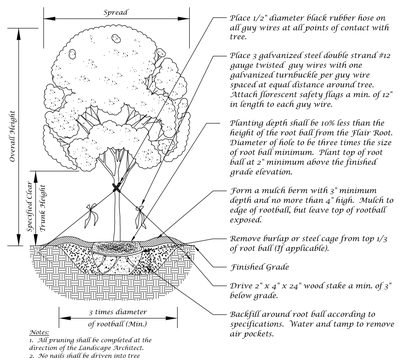
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

Shrub Detail

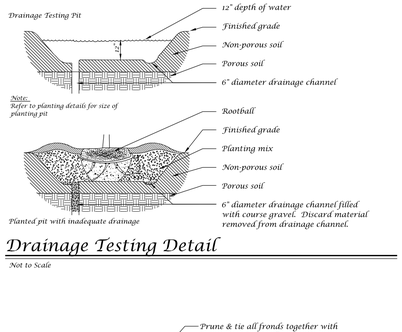
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

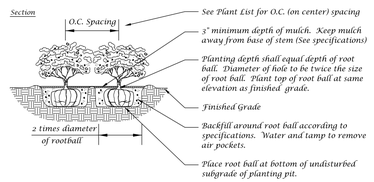
Tree Planting Detail

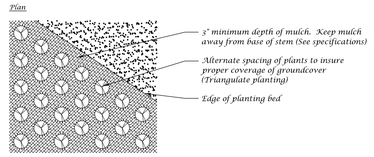
Not to Scale



Drainage Testing Detail

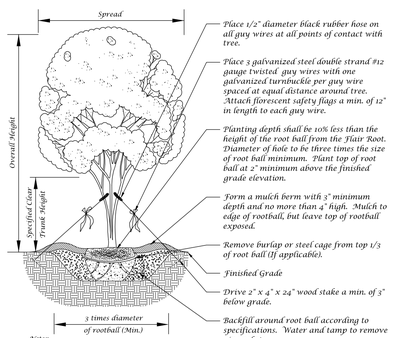
Not to Scale





Ground Cover Detail

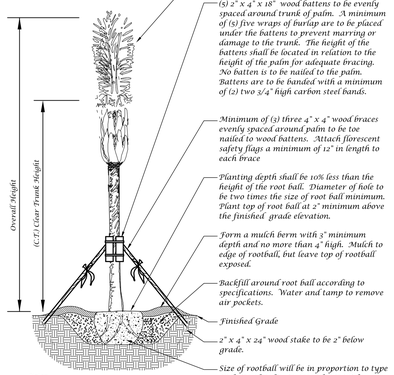
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Multi-Trunk Tree Planting Detail

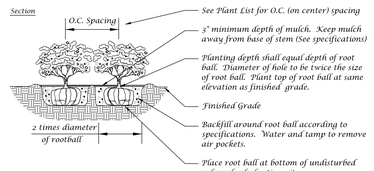
Not to Scale

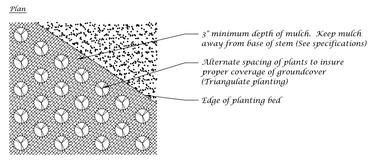


Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be footed unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

Not to Scale





Ground Cover Detail

Not to Scale

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2240
LC: 26000198

Kings Highway Property
Kings Highway
City of Fort Pierce, Florida
Walsh - Kings

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number: LA 0001635

Job No. 20-0702
Drawn By JWS
Submittal Dates 2-2-2021

Revision Dates

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Walsh - Kings Highway

Environmental Impact Report

Prepared For:

St Lucie County
Environmental Resource Department

Prepared By:

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

INTRODUCTION

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

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

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

1. A vegetation and substrate survey including:

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

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

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

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

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

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

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

Identified uplands carry the following FLUCCS classification:

224 Abandoned Groves: ±8.90 acres total

The vegetation observed in the upland includes:

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

d) Extent and acreage of all wetlands.

No wetlands exist on the parcel.

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

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

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

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

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

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

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

Not Applicable.

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

Not Applicable.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14. A sea turtle protection plan.

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

15. A shoreline stabilization plan.

A shoreline stabilization plan is not applicable for this property.

16. A gopher turtle protection plan.

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

Appendix A
Site Maps

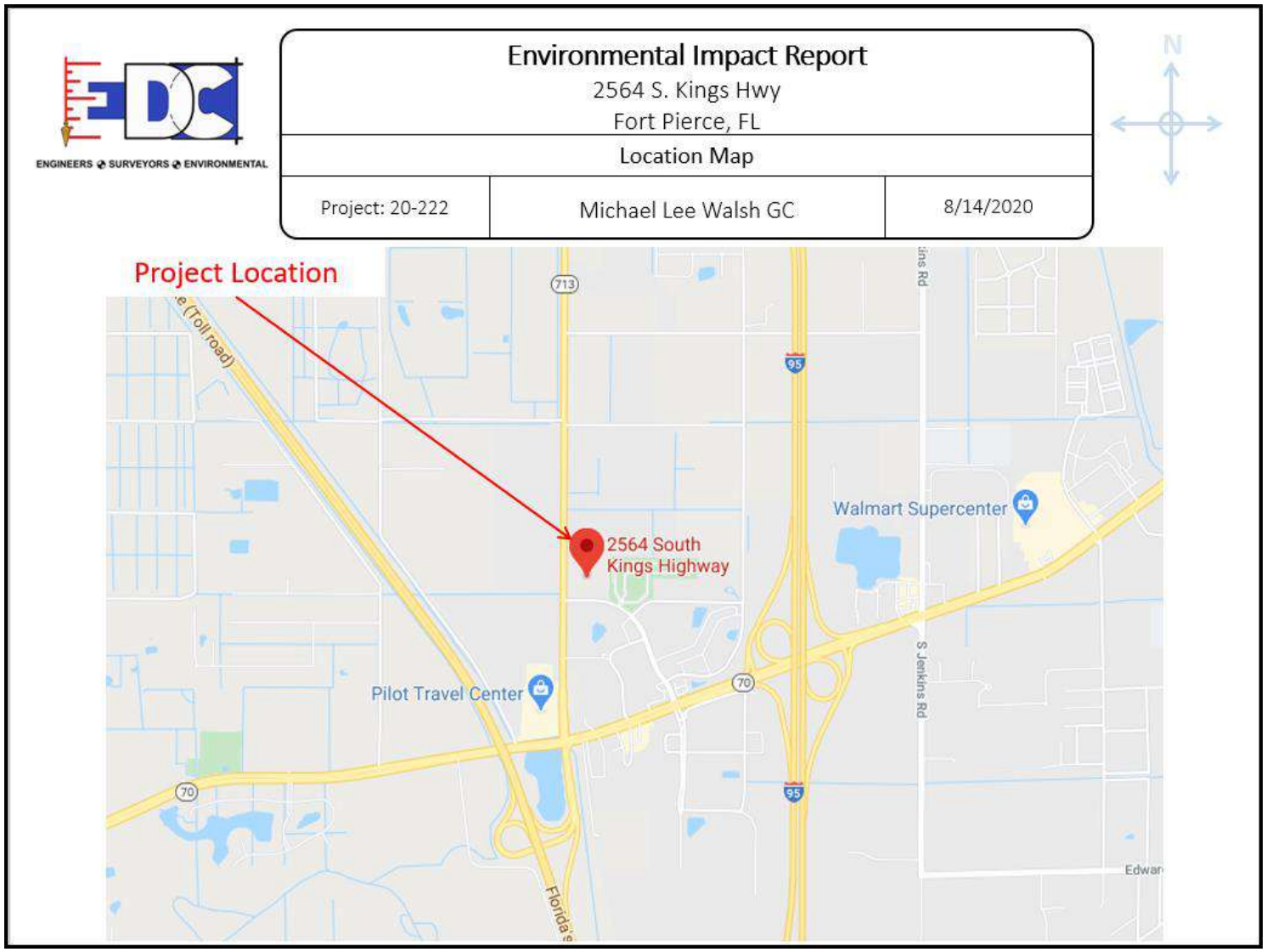


Figure 1. Location Map.

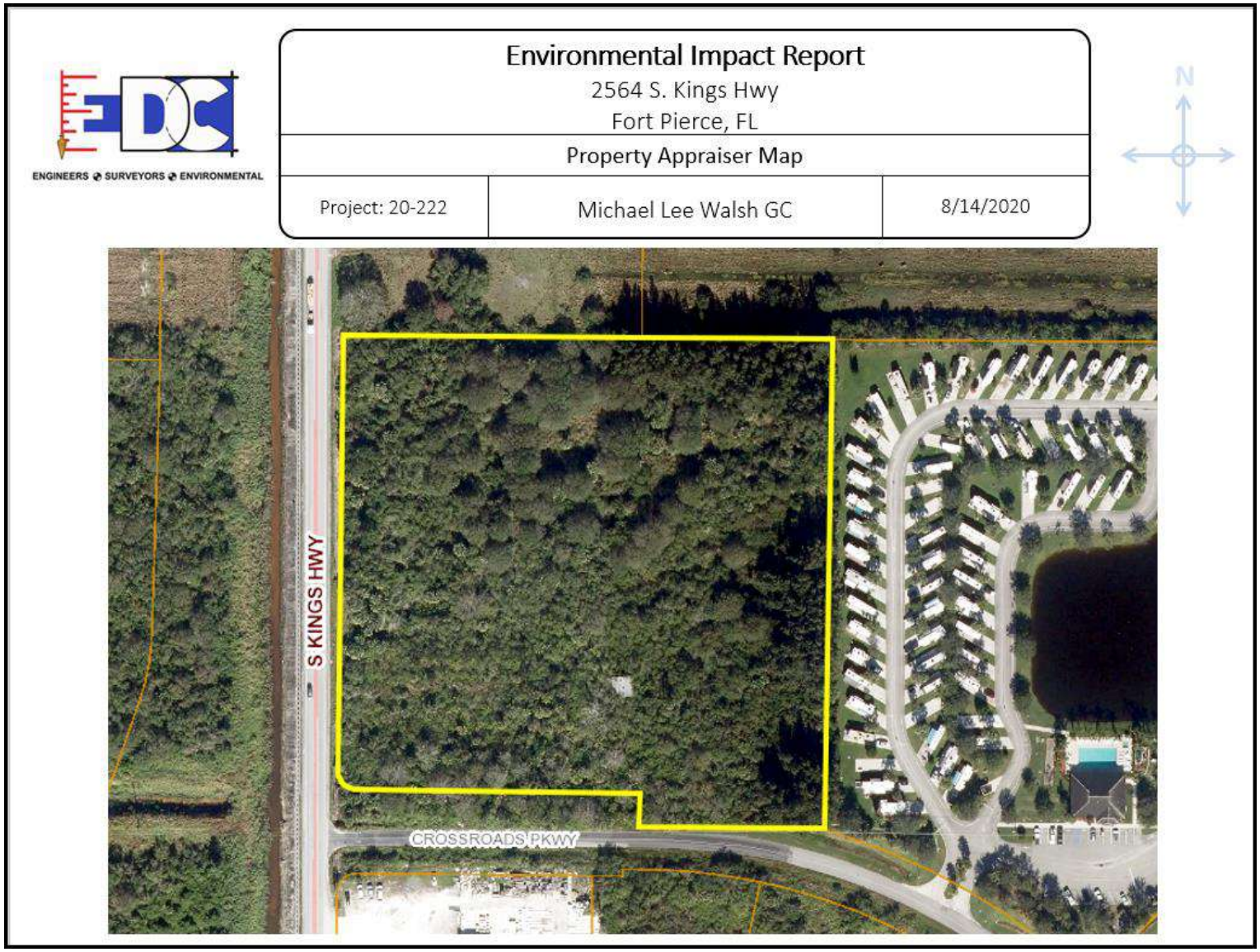


Figure 2. Site Map.

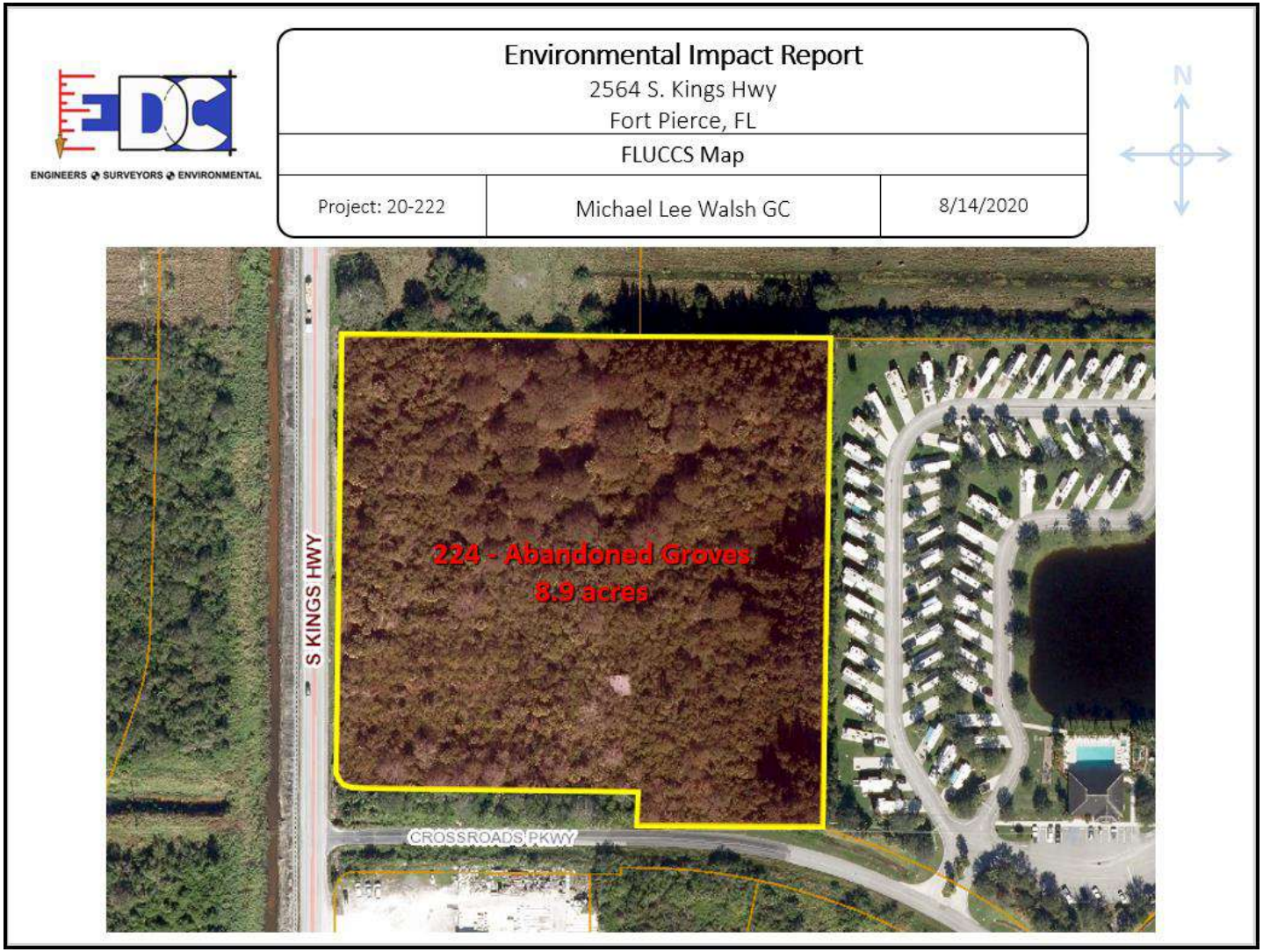


Figure 3. Existing Habitat/FLUCCS Map.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Impact Report

2564 S. Kings Hwy
Fort Pierce, FL

Soil Map

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

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

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



Figure 4. Soils Map.

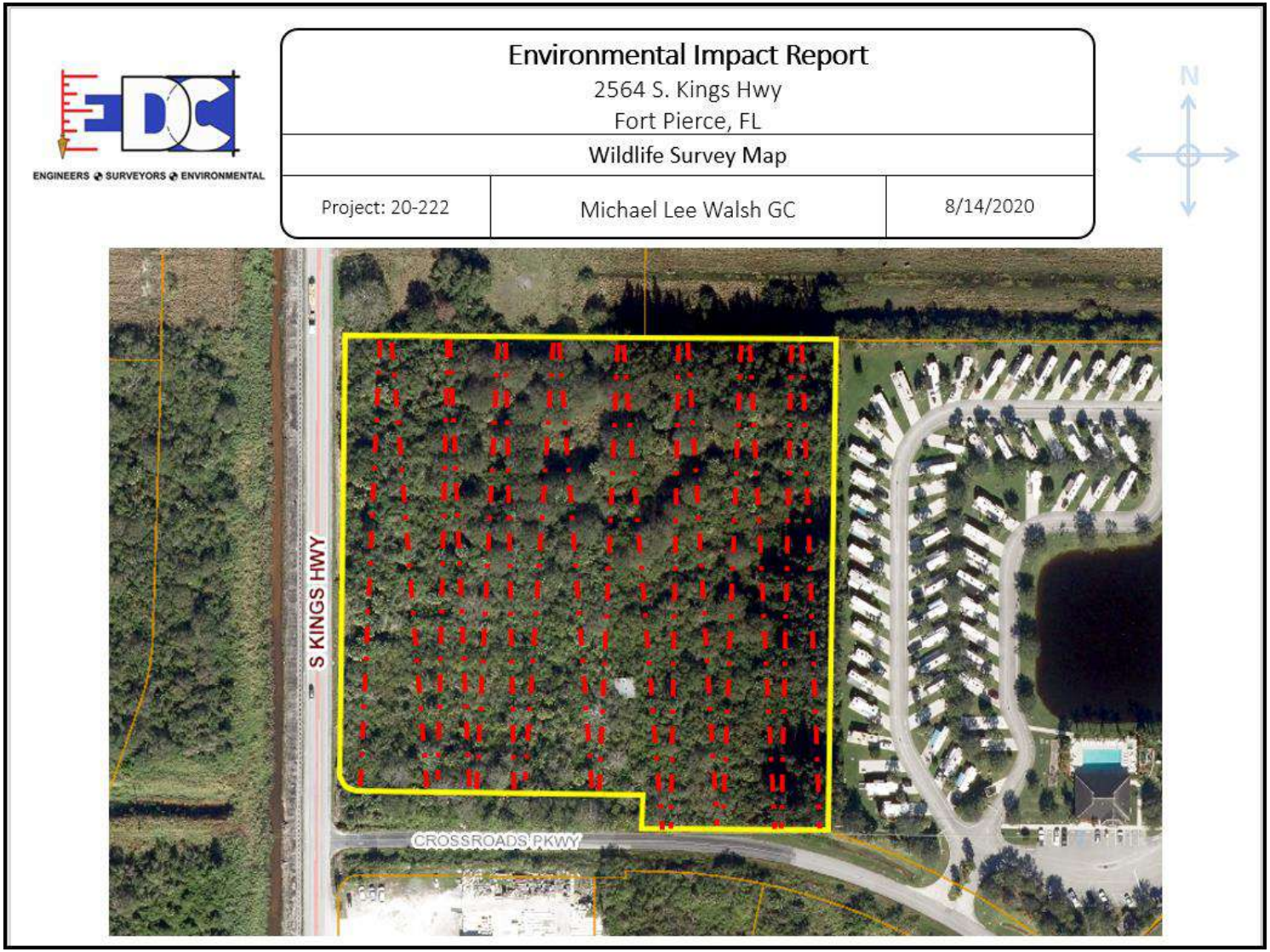


Figure 5. Wildlife Survey Map.

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium

Rev. Date: V27 10/21/2020

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

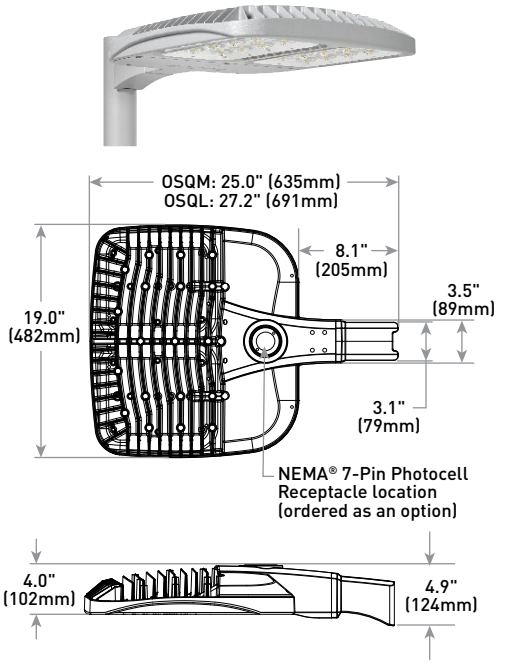
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty†: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

† See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

DA Mount



Weight
28.9 lbs. (13.1kg)

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-B-AASV + **Luminaire:** OSQ-A-NM-2ME-B-40K-UL-SV

Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-B-AA Adjustable Arm **OSQ-DA** Direct Arm **OSQ-M-TSP** Transportation Mount (stainless steel; do not specify color) **OSQ-TM** Trunnion Mount	**Color Options:** **SV** Silver **BZ** Bronze **BK** Black **WH** White

* Reference EPA and pole configuration suitability data beginning on page 10

Luminaire (Mount must be ordered separately)

OSQ	A	NM						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	**A**	**NM** No Mount	**Asymmetric** **2ME*** Type II Medium **3ME*** Type III Medium **4ME*** Type IV Medium **Symmetric** **5ME** Type V Medium **5SH** Type V Short **5SQ** Type V Square **WSN** Wide Sign **15D** 15° Flood **25D** 25° Flood **40D** 40° Flood **60D** 60° Flood **120D** 120° Flood	**B** 86W **K** 130W **Z** 53W	**30K** 3000K, 70 CRI **40K** 4000K, 70 CRI **50K** 5000K, 90 CRI **57K** 5700K, 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V - Available with B & K Input Power Designators only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**F Fuse** - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse **PML Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **Q9/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output** - Must select Q9, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 12-13 for power and lumen values - Available with B & K Input Power Designators only - Not available with PML or PML2 options **R NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Requires photocell or shorting cap by others **RL Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 14 for optic directionality - Not for use with symmetric optics **RR Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 14 for optic directionality - Not for use with symmetric optics

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180˚ in 2.5˚ increments
- Transportation mount is constructed of 316 stainless steel and mounts to surface with (4) 3/8" fasteners by others
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180˚ in 15˚ degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Includes 18" (340mm) 18/5 or 16/5 cord exiting the luminaire. When ordered with R option, 18" (340mm) 18/7 or 16/7 cord is provided
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** OSQ-DA: 28.9 lbs. (13.1kg); OSQ-B-AA: 28.4 lbs. (12.9kg); OSQ-M-TSP: 42 lbs. (19.1kg); OSQ-TM: 32.6 lbs. (14.8kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **Maximum 10V Source Current:** 1.0mA
- **Operating Temperature Range:** -40˚C - +40˚C (-40˚F - +104˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards with AA, DA, TM, and TSP mounts
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available. Some exceptions apply. Please refer to https://www.designlights.org/search/ for most current information
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct or transportation mounts only. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/ for most current information
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TL7-B2) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Electrical Data*

Input Power Designator	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
B	86	0.73	0.43	0.37	0.32	0.25	0.19
K	130	1.09	0.65	0.56	0.49	0.38	0.28
Z	53**	0.46	0.26	0.22	0.19	N/A	N/A

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V+/-10%
** Available with UL voltage only

OSQ Series Ambient Adjusted Lumen Maintenance[1]

Ambient	Optic	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2]/ Estimated[3] LMF	100K hr Reported[2]/ Estimated[3] LMF
5˚C (41˚F)	Asymmetric	1.04	1.03	1.01	0.99[2]	0.97[2]
	Symmetric	1.05	1.05	1.05	1.05[3]	1.05[3]
10˚C (50˚F)	Asymmetric	1.03	1.02	1.00	0.98[2]	0.96[2]
	Symmetric	1.04	1.03	1.03	1.03[3]	1.03[3]
15˚C (59˚F)	Asymmetric	1.02	1.01	0.99	0.97[2]	0.95[2]
	Symmetric	1.02	1.02	1.02	1.02[3]	1.02[3]
20˚C (68˚F)	Asymmetric	1.01	1.00	0.98	0.96[2]	0.94[2]
	Symmetric	1.01	1.01	1.01	1.01[3]	1.01[3]
25˚C (77˚F)	Asymmetric	1.00	0.99	0.97	0.95[2]	0.93[2]
	Symmetric	1.00	1.00	1.00	1.00[3]	1.00[3]

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
[3] Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

Accessories

Field-Installed

Backlight Shield
OSQ-BLSMF
– Front facing optics
OSQ-BLSMR
– Rotated optics

Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Bird Spikes
OSQ-MED-BRDSPK

Shorting Cap
XA-XSLSHRT

Synapse Wireless Control Accessories

Twist-Lock Lighting Controller
TL7-B2
- Suitable for 120-277V (UL) voltage only
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with PML or Q options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaires
- Refer to TL7-B2 spec sheet for details

SimplySNAP Central Base Station
CBSSW-450-002
- Includes On-Site Controller (SS450-002) and 5-button switch
- Indoor and Outdoor rated
- Refer to CBSSW-450-002 spec sheet for details

Synapse Wireless Sensor
WSN-DPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-DPM spec sheet for details

SimplySNAP On-Site Controller
SS450-002
- Verizon® LTE-enabled
- Designed for indoor applications
- Refer to SS450-002 spec sheet for details

Building Management System (BMS) Gateway
BMS-GW-002
- Required for BACnet integration
- Refer to BMS-GW-002 spec sheet for details

Outdoor Antennas
(Optional, for increased range, 8dB gain)
KIT-ANT420SM
- Kit includes antenna, 20' cable and bracket

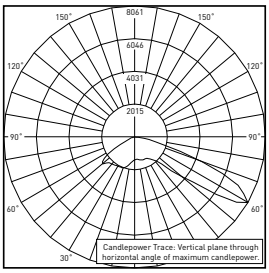
KIT-ANT360
- Kit includes antenna, 30' cable and bracket

KIT-ANT600
- Kit includes antenna, 50' cable and bracket
- Refer to Outdoor antenna spec sheet for details

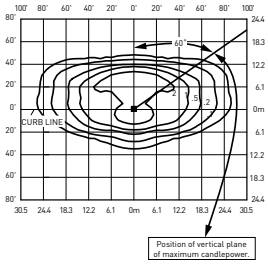
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

2ME



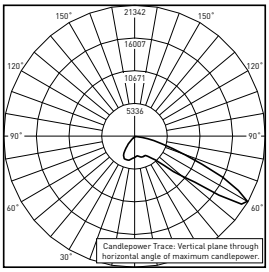
RESTL Test Report #: PL08877-001A
OSQ-A-**-2ME-B-30K-UL
Initial Delivered Lumens: 10,381



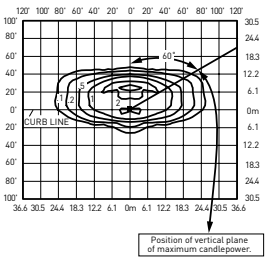
OSQ-A-**-2ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,424
Initial FC at grade

Type II Medium Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,738	B2 U0 G2	11,424	B2 U0 G2	9,350	B2 U0 G2	11,648	B2 U0 G2
K	16,022	B3 U0 G3	16,959	B3 U0 G3	14,000	B3 U0 G2	17,291	B3 U0 G3
Z	6,481	B2 U0 G1	6,896	B2 U0 G1	5,750	B1 U0 G1	7,031	B2 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



CESTL Test Report #: PL07700-001A
OSQ-A-**-2ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,822



OSQ-A-**-2ME-B-40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 8,779
Initial FC at grade

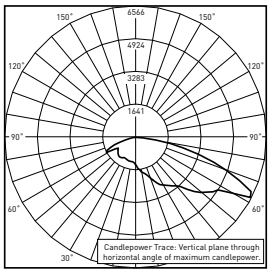
Type II Medium w/BLS Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
B	8,251	B2 U0 G2	8,779	B2 U0 G2	7,200	B1 U0 G1	8,950	B2 U0 G2
K	12,312	B2 U0 G2	13,032	B2 U0 G2	10,750	B2 U0 G2	13,286	B2 U0 G2
Z	4,980	B1 U0 G1	5,299	B1 U0 G1	4,420	B1 U0 G1	5,402	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

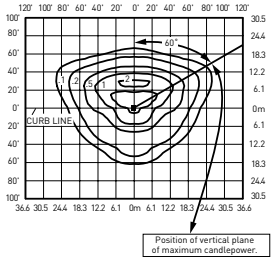
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

3ME



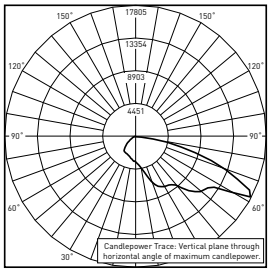
RESTL Test Report #: PL08876-001A
OSQ-A-**-3ME-B-30K-UL
Initial Delivered Lumens: 10,421



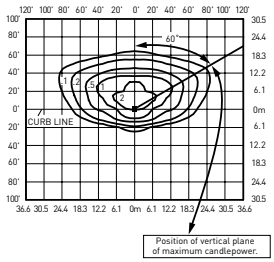
OSQ-A-**-3ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,424
Initial FC at grade

Type III Medium Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,738	B3 U0 G3	11,424	B3 U0 G3	9,350	B2 U0 G2	11,648	B3 U0 G3
K	16,022	B3 U0 G3	16,959	B3 U0 G3	14,000	B3 U0 G3	17,291	B3 U0 G3
Z	6,481	B2 U0 G2	6,896	B2 U0 G2	5,750	B2 U0 G2	7,031	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



CESTL Test Report #: PL07699-001A
OSQ-A-**-3ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 23,601



OSQ-A-**-3ME-B-40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 9,019
Initial FC at grade

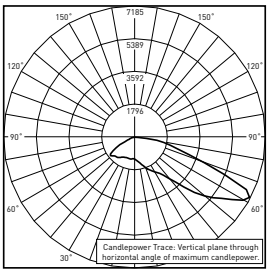
Type III Medium w/BLS Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	8,477	B1 U0 G2	9,019	B1 U0 G2	7,400	B1 U0 G2	9,196	B1 U0 G2
K	12,649	B2 U0 G2	13,389	B2 U0 G2	11,050	B2 U0 G2	13,650	B2 U0 G2
Z	5,117	B1 U0 G1	5,444	B1 U0 G1	4,540	B1 U0 G1	5,551	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

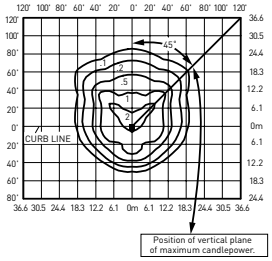
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

4ME



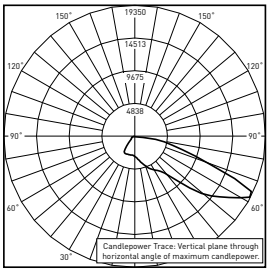
RESTL Test Report #: PL08878-001A
OSQ-A-**-4ME-B-30K-UL
Initial Delivered Lumens: 10,230



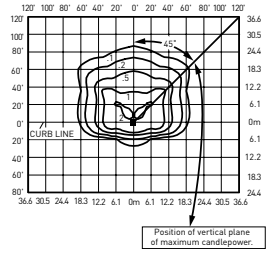
OSQ-A-**-4ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,424
Initial FC at grade

Type IV Medium Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,738	B2 U0 G2	11,424	B2 U0 G2	9,350	B2 U0 G2	11,648	B2 U0 G2
K	16,022	B3 U0 G3	16,959	B3 U0 G3	14,000	B3 U0 G3	17,291	B3 U0 G3
Z	6,481	B2 U0 G2	6,896	B2 U0 G2	5,750	B2 U0 G1	7,031	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



CESTL Test Report #: PL07692-001A
OSQ-A-**-4ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,793



OSQ-A-**-4ME-B-40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 8,779
Initial FC at grade

Type IV Medium w/BLS Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	8,251	B1 U0 G2	8,779	B1 U0 G2	7,200	B1 U0 G2	8,950	B1 U0 G2
K	12,312	B2 U0 G2	13,032	B2 U0 G2	10,750	B2 U0 G2	13,286	B2 U0 G2
Z	4,980	B1 U0 G1	5,299	B1 U0 G1	4,420	B1 U0 G1	5,402	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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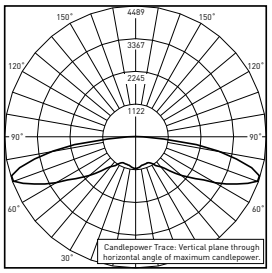
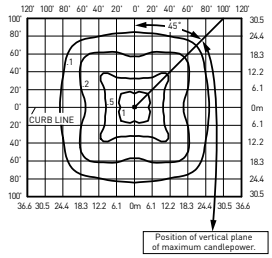
5ME



RESTL Test Report #: PL08534-001B
OSQ-A-**-5ME-B-40K-UL
Initial Delivered Lumens: 10,519

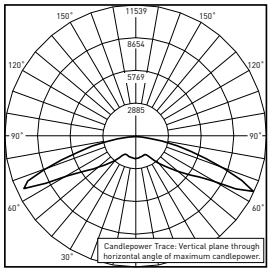


OSQ-A-**-5ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 10,867
Initial FC at grade

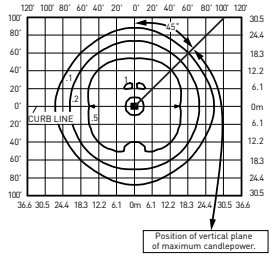
Type V Medium Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,232	B4 U0 G3	10,867	B4 U0 G3	10,000	B4 U0 G3	11,056	B4 U0 G3
K	15,063	B4 U0 G4	15,999	B4 U0 G4	14,925	B4 U0 G4	16,277	B4 U0 G4
Z	5,257	B3 U0 G3	6,086	B3 U0 G3	6,175	B3 U0 G3	6,192	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

5SH



CESTL Test Report #: PL10754-001A
OSQ-A-**-5SH-U-40K-UL
Initial Delivered Lumens: 25,679



OSQ-A-**-5SH-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,478
Initial FC at grade

Type V Short Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,806	B4 U0 G2	11,478	B4 U0 G2	10,575	B4 U0 G2	11,678	B4 U0 G2
K	15,909	B4 U0 G3	16,897	B4 U0 G3	15,800	B4 U0 G3	17,191	B4 U0 G3
Z	5,552	B3 U0 G1	6,428	B3 U0 G2	6,525	B3 U0 G2	6,539	B3 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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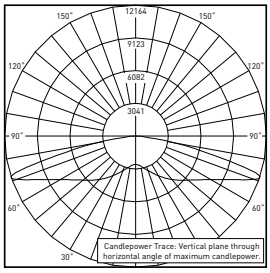
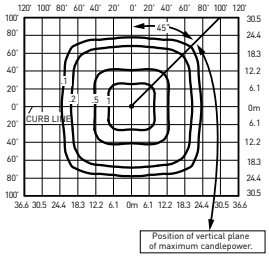
5SQ



RESTL Test Report #: PL14561-001B
OSQ-A-**-5SQ-U-57K-UL
Initial Delivered Lumens: 28,716



OSQ-A-NM-5SQ-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,478
Initial FC at grade

Type V Square Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,806	B3 U0 G2	11,478	B4 U0 G2	10,575	B3 U0 G2	11,678	B4 U0 G2
K	15,909	B4 U0 G2	16,897	B4 U0 G2	15,800	B4 U0 G2	17,191	B4 U0 G2
Z	5,552	B3 U0 G1	6,428	B3 U0 G1	6,525	B3 U0 G1	6,539	B3 U0 G1

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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Photometry

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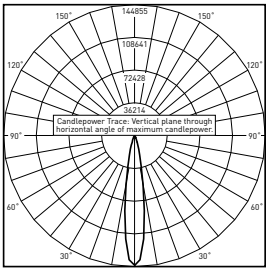
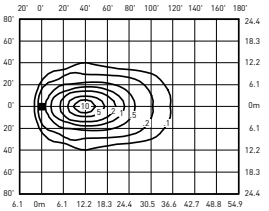
15D



CESTL Test Report #: PL07689-001A
OSQ-A-**-15D-U-30K-UL
Initial Delivered Lumens: 23,254



OSQ-A-**-15D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

15° Flood Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
Z	5,552	6,428	6,525	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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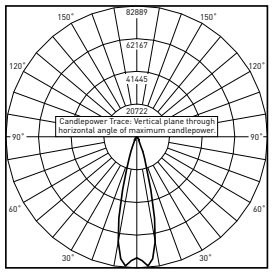
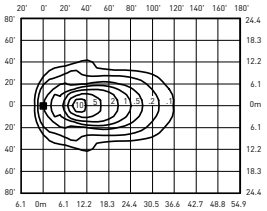
25D



CESTL Test Report #: PL07696-001A
OSQ-A-**-25D-U-30K-UL
Initial Delivered Lumens: 23,265



OSQ-A-**-25D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

25° Flood Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
Z	5,552	6,428	6,525	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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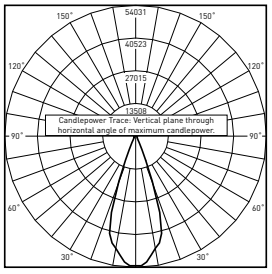
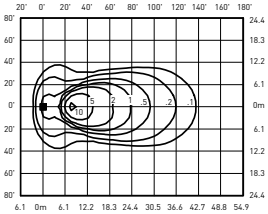
40D



CESTL Test Report #: PL07697-001A
OSQ-A-**-40D-U-30K-UL
Initial Delivered Lumens: 22,943



OSQ-A-**-40D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

40° Flood Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
Z	5,552	6,428	6,525	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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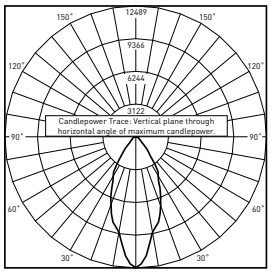
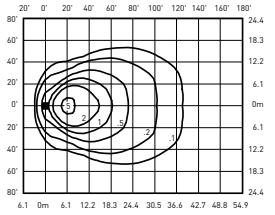
60D



CESTL Test Report #: PL08100-001B
OSQ-A-**-60D-B-30K-UL
Initial Delivered Lumens: 10,079

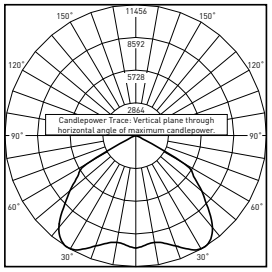


OSQ-A-**-60D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60˚ Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

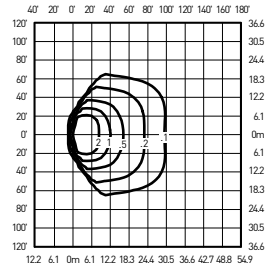
60˚ Flood Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
Z	5,552	6,428	6,525	6,539

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

120D



RESTL Test Report #: PL15731-001A
OSQ-A-**-120D-U-40K-UL
Initial Delivered Lumens: 25,501

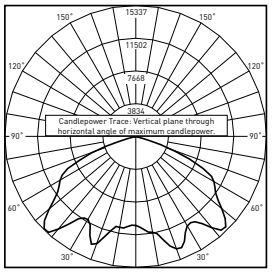


OSQ-A-**-120D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60˚ Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

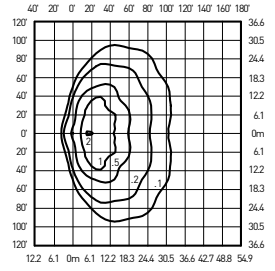
Type 120° Flood Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
Z	5,552	6,428	6,525	6,539

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

WSN



CESTL Test Report #: PL07695-001A
OSQ-A-**-WSN-U-30K-UL
Initial Delivered Lumens: 23,116



OSQ-A-**-WSN-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60˚ Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

Wide Sign Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
Z	5,552	6,428	6,525	6,539

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Luminaire EPA

Adjustable Arm Mount – OSQ-B-AA Weight: 28.4 lbs. (12.9kg)							
Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	3 @ 180˚	4 @ 180˚	4 @ 90˚
Tenon Configuration (0˚-80˚ Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
 PB-1A*; PT-1; PW-1A3**	 PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	 PB-2A*; PD-2A4(90); PT-2(90)	 PB-3A*; PD-3A4(90); PT-3(90)	 PB-3A*; PT-3(120)	 PB-3A*; PB-3R2.375	 PB-4A*(180)	 PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
0˚ Tilt							
0.74	1.48	1.19	1.93	1.63	3.33	4.66	2.38
10˚ Tilt							
0.75	1.48	1.49	2.23	2.15	4.22	5.84	2.98
20˚ Tilt							
1.12	1.48	1.86	2.60	2.85	5.31	7.32	3.72
30˚ Tilt							
1.46	1.48	2.20	2.94	3.56	6.34	8.68	4.40
45˚ Tilt							
1.96	1.96	2.69	3.43	4.54	7.83	10.68	5.38
60˚ Tilt							
2.33	2.33	3.07	3.81	5.11	8.94	12.16	6.14
70˚ Tilt							
2.49	2.49	3.23	3.97	5.11	9.43	12.80	6.46
80˚ Tilt							
2.58	2.58	3.32	4.06	5.11	9.71	13.16	6.64
Tenon Configuration (90˚ Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90˚ Tilt							
2.61	2.61	4.44	6.05	5.11	9.79	13.28	10.39

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180˚ Twin
PB-3A* – 180˚ Triple
PB-4A*(90) – 90˚ Quad
PB-4A*(180) – 180˚ Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles

PD-2A4(90) – 90˚ Twin
PD-2A4(180) – 180˚ Twin
PD-3A4(90) – 90˚ Triple
PD-4A4(90) – 90˚ Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal for OSQ-B-AA mount
WM-4 – L-Shape for OSQ-B-AA mount
WM-DM – Plate for OSQ-DA mount

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon

PT-1 – Single (Vertical)
PT-2(90) – 90˚ Twin
PT-2(180) – 180˚ Twin
PT-3(90) – 90˚ Triple
PT-3(120) – 120˚ Triple
PT-4(90) – 90˚ Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

Ground Mount Post
- For ground-mounted flood luminaires

PGM-1 - for OSQ-B-AA mount

‡ Refer to the Bracket and Tenons spec sheet for more details

Luminaire EPA

Direct Arm Mount – OSQ-DA Weight: 28.9 lbs. (13.1kg)					
Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
					
0.74	1.48	1.19	1.93	1.63	2.38

Direct Mount Configurations

Compatibility with OSQ-DA Direct Mount Bracket					
Input Power Designator	2 @ 90˚	2 @ 180˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
3" Square					
B, K & Z	N/A	✓	N/A	N/A	N/A
3" Round					
B, K & Z	N/A	✓	N/A	N/A	N/A
4" Square					
B, K & Z	✓	✓	✓	N/A	✓
4" Round					
B, K & Z	✓	✓	✓	✓	✓
5" Square					
B, K & Z	✓	✓	✓	N/A	✓
5" Round					
B, K & Z	✓	✓	✓	✓	✓
6" + Square					
B, K & Z	✓	✓	✓	N/A	✓
6" + Round					
B, K & Z	✓	✓	✓	✓	✓

Luminaire EPA

Trunnion Mount – OSQ-TM Weight: 32.6 lbs. (14.8kg)
Single
0˚ Tilt
0.75
15˚ Tilt
0.99
30˚ Tilt
1.57
45˚ Tilt
2.07
60˚ Tilt
2.46
75˚ Tilt
2.67
90˚ Tilt
2.33

Field Adjustable Output (Q9/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data – Designator B

Q Option Setting	CCT/CRI	System Watts	Lumen Values						Optics Qualified on DLC QPL	
		120-480V	Asymmetric	5ME	5SH, 5SQ & Floods	2ME w/ BLS	3ME w/ BLS	4ME w/BLS	Standard	Premium
Q9 (Full Power)	30K (70 CRI)	86	10,738	10,232	10,806	8,251	8,477	8,251	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		11,424	10,867	11,478	8,779	9,019	8,779	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		9,350	10,000	10,575	7,200	7,400	7,200	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K (70 CRI)		11,648	11,056	11,678	8,950	9,196	8,950	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q6	30K (70 CRI)	77	9,449	9,004	9,509	7,261	7,460	7,261	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		10,053	9,563	10,101	7,726	7,937	7,726	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		8,350	8,950	9,450	6,425	6,600	6,425	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K (70 CRI)		10,250	9,729	10,277	7,876	8,092	7,876	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q5	30K (70 CRI)	72	8,913	8,492	8,969	6,848	7,036	6,848	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		9,482	9,020	9,527	7,287	7,486	7,287	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		7,525	8,050	8,525	5,775	5,950	5,775	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K (70 CRI)		9,668	9,176	9,693	7,429	7,633	7,429	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q4	30K (70 CRI)	62	7,731	7,367	7,780	5,941	6,103	5,941	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		8,225	7,824	8,264	6,321	6,494	6,321	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		6,575	7,025	7,425	5,050	5,175	5,050	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K (70 CRI)		8,387	7,960	8,408	6,444	6,621	6,444	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q3	30K (70 CRI)	53	6,550	6,241	6,592	5,033	5,171	5,033	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		6,969	6,629	7,002	5,355	5,502	5,355	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		5,575	5,975	6,325	4,290	4,410	4,290	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K (70 CRI)		7,105	6,744	7,124	5,460	5,610	5,460	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q2	30K (70 CRI)	45	5,476	5,218	5,511	4,208	4,323	4,208	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		5,826	5,542	5,854	4,477	4,600	4,477	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		4,550	4,890	5,175	3,500	3,590	3,500	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K (70 CRI)		5,940	5,639	5,956	4,565	4,690	4,565	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q1	30K (70 CRI)	34	4,188	3,990	4,214	3,218	3,306	3,218	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		4,455	4,238	4,476	3,424	3,517	3,424	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		3,500	3,770	3,980	2,690	2,760	2,690	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K (70 CRI)		4,543	4,312	4,554	3,491	3,586	3,491	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN

Field Adjustable Output (Q9/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

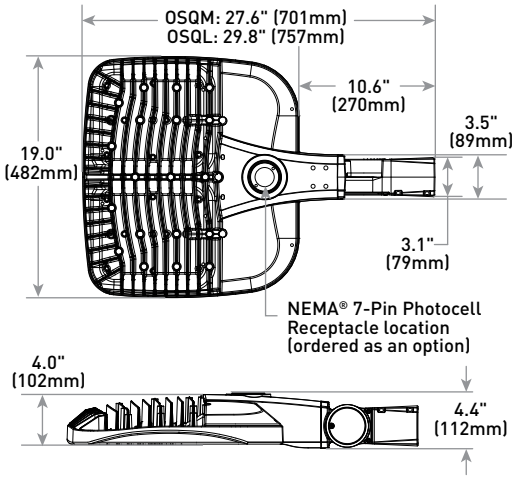
Q Option Power & Lumen Data – Designator K

Q Option Setting	CCT/CRI	System Watts	Lumen Values						Optics Qualified on DLC QPL	
		120-480V	Asymmetric	5ME	5SH, 5SQ & Floods	2ME w/BLS	3ME w/BLS	4ME w/BLS	Standard	Premium
Q9 (Full Power)	30K (70 CRI)	130	16,022	15,063	15,909	12,312	12,649	12,312	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		16,959	15,999	16,897	13,032	13,389	13,032	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		14,000	14,925	15,800	10,750	11,050	10,750	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K (70 CRI)		17,291	16,277	17,191	13,286	13,650	13,286	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q6	30K (70 CRI)	117	14,099	13,255	14,000	10,835	11,131	10,835	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		14,924	14,079	14,869	11,468	11,782	11,468	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		12,500	13,350	14,100	9,600	9,875	9,600	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K (70 CRI)		15,216	14,324	15,128	11,692	12,012	11,692	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q5	30K (70 CRI)	110	13,298	12,502	13,204	10,219	10,499	10,219	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		14,076	13,279	14,025	10,817	11,113	10,817	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		11,250	12,050	12,725	8,650	8,900	8,650	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K (70 CRI)		14,352	13,510	14,269	11,027	11,330	11,027	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q4	30K (70 CRI)	93	11,536	10,845	11,454	8,865	9,107	8,865	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		12,210	11,519	12,166	9,383	9,640	9,383	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		9,825	10,525	11,100	7,550	7,750	7,550	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K (70 CRI)		12,450	11,719	12,378	9,566	9,828	9,566	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q3	30K (70 CRI)	80	9,773	9,188	9,704	7,510	7,716	7,510	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		10,345	9,759	10,307	7,950	8,167	7,950	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		8,350	8,950	9,475	6,425	6,600	6,425	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K (70 CRI)		10,548	9,929	10,487	8,104	8,327	8,104	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q2	30K (70 CRI)	67	8,171	7,682	8,114	6,279	6,451	6,279	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		8,649	8,159	8,617	6,646	6,828	6,646	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		6,825	7,325	7,725	5,250	5,375	5,250	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K (70 CRI)		8,818	8,301	8,767	6,776	6,962	6,776	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q1	30K (70 CRI)	51	6,249	5,875	6,205	4,802	4,933	4,802	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		6,614	6,240	6,590	5,082	5,222	5,082	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		5,250	5,650	5,975	4,030	4,150	4,030	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K (70 CRI)		6,743	6,348	6,704	5,182	5,324	5,182	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN

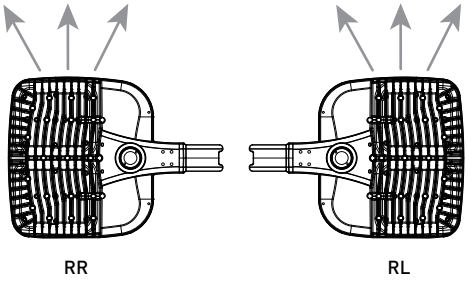
AA Mount



Weight
28.4 lbs. (12.9kg)



RR/RL Configuration

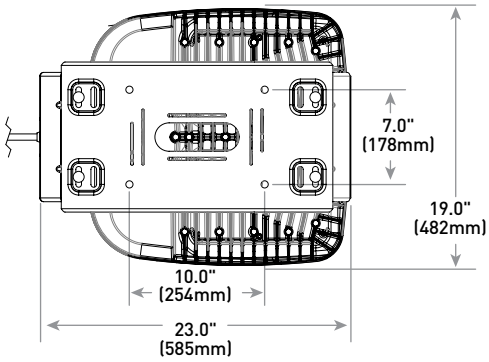


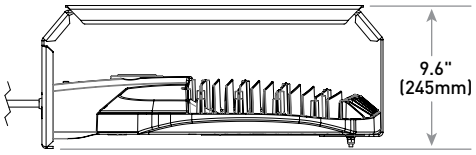
TSP Mount



Weight
42.0 lbs. (19.1kg)

OSQ Large luminaire shown.



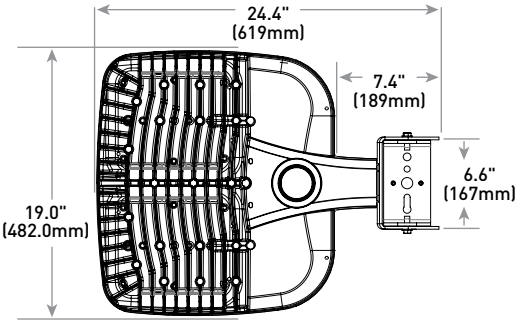


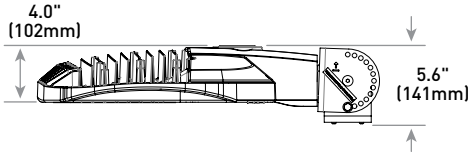
TM Mount



Weight
32.6 lbs. (14.8kg)

OSQ Large luminaire shown.





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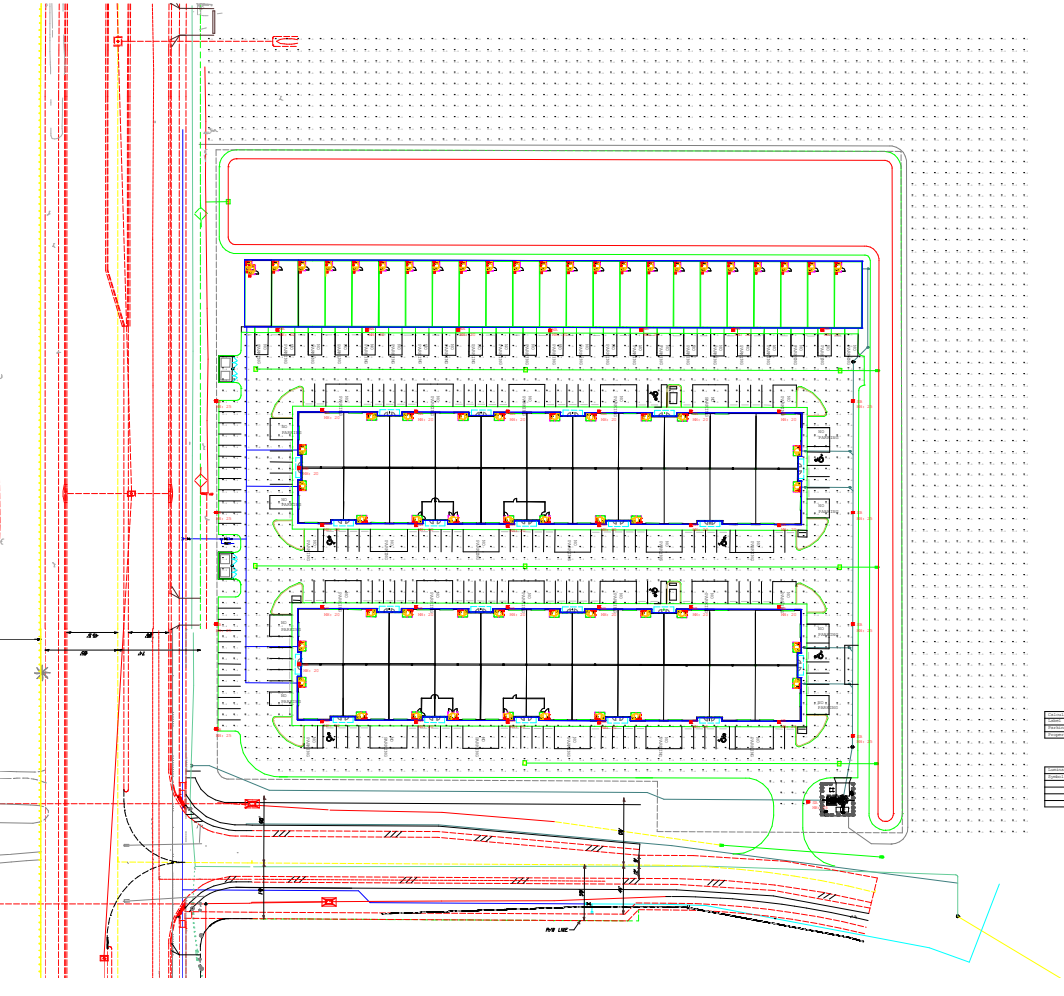


Calculation Summary							
Calculation Summary							
Calculation	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drive Lanes	Illuminance	Fc	0.05	0.5	0.0	0.00	0.00
Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

Luminaire Schedule					
Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	1	0A	0.000LA	0.900	Cree Lighting CSQ-A-SM-SW-0-100-SL-SQ, Pole Mount
	5	1A	0.000LA	0.900	Cree Lighting CSQ-A-SM-SW-0-100-SL-SQ, Pole Mount
	10	1B	0.000LA	0.900	Cree Lighting CSQ-A-SM-SW-0-100-SL-SQ, Wall Mount
	2	0B	0.000LA	0.900	Cree Lighting CSQ-A-SM-SW-0-100-SL-SQ, Pole Mount

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Walsh Parcel

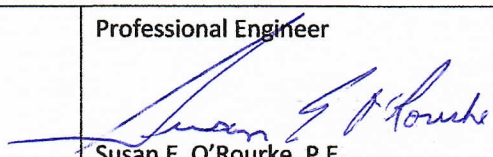
Prepared for:

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

Prepared by:

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

November 12, 2020

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

O'ROURKE
ENGINEERING & PLANNING

November 12, 2020

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

Re: Walsh Parcel

Dear Ms. Sesta:

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

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

Respectfully submitted,

O'Rourke Engineering & Planning

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

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

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INTRODUCTION

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

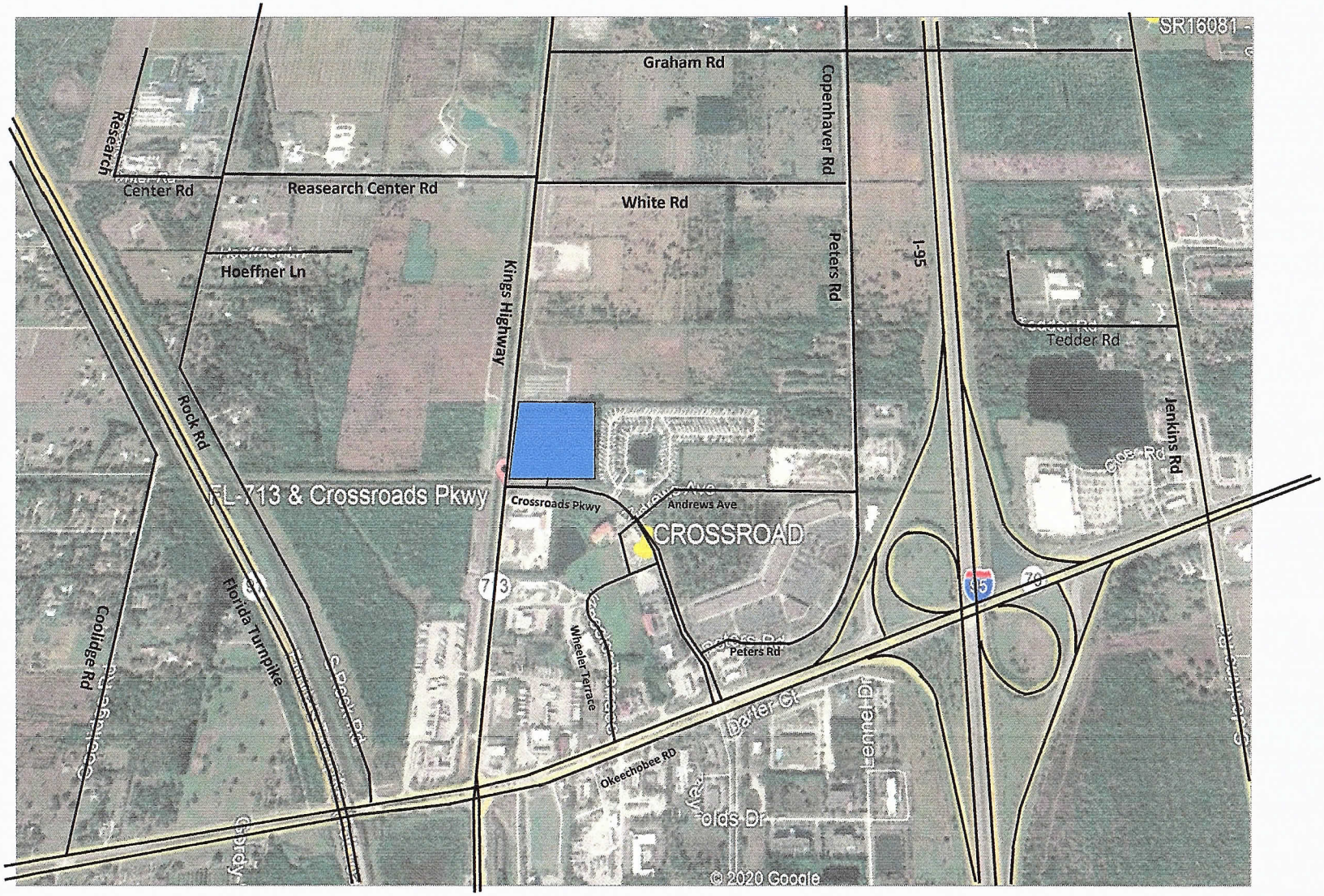
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

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

Each of these steps is outlined herein.

PROJECT DESCRIPTION

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



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

Figure 1
Project Location
Walsh

EXISTING CONDITIONS

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

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

Existing Lane Geometrics and Traffic Control

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

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

Existing Traffic Volumes/ Service Volume

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

PROJECT TRAFFIC

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

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

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

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

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

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

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

Table 1 - Trip Generation

Table 1a: Daily

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

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

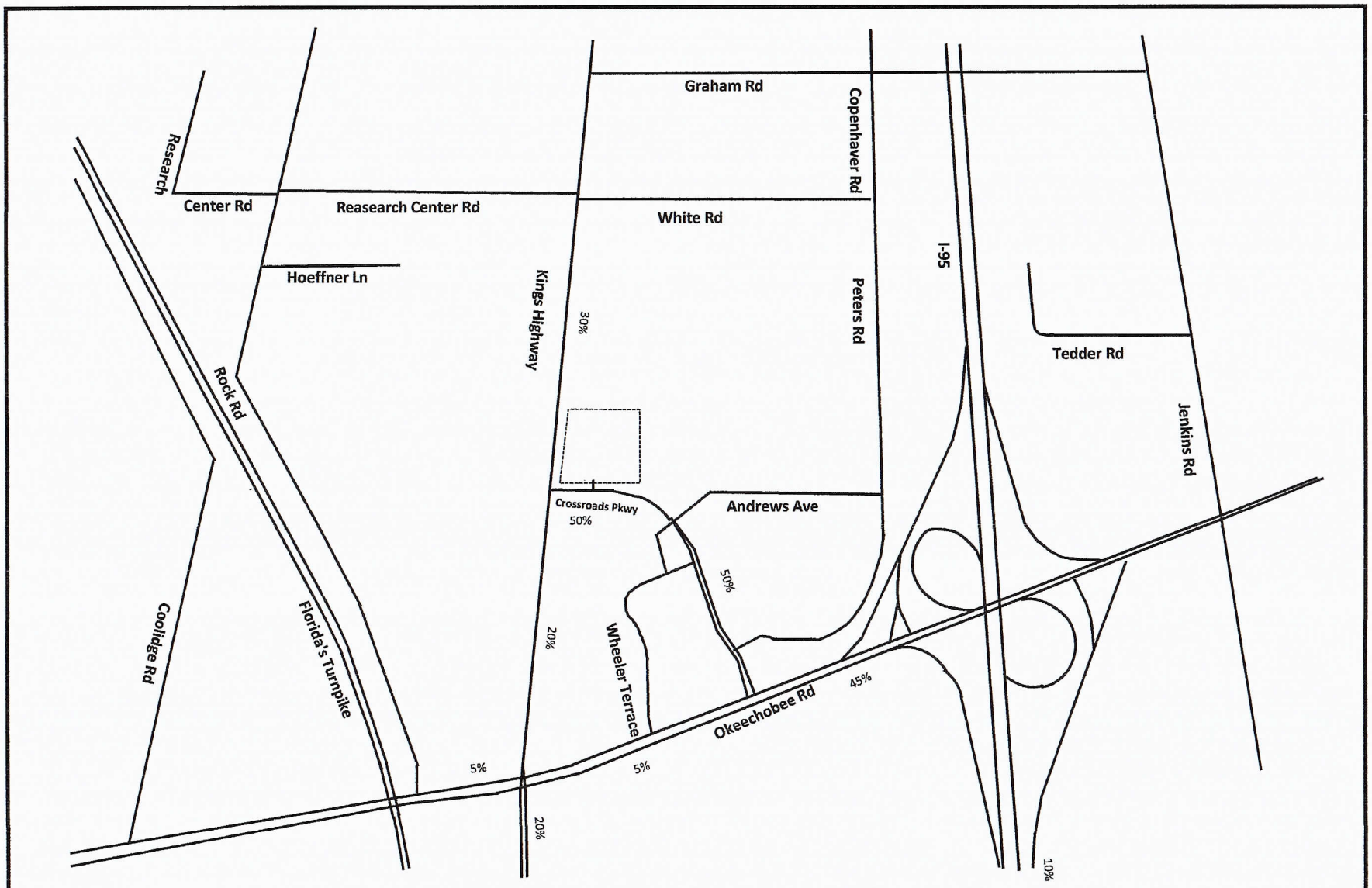
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Mini Warehousing	151	121,938	Sft	T = 0.10(X)	60%	40%	7	5	12
TOTALS							**7**	**5**	**12**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

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

Source: ITE 10th Edition Trip Generation Rates



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

TABLE 2a - Project Percent Impact - AM

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

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

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

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

7

TABLE 2b - Project Percent Impact - PM

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

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

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

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

OTHER PROJECT TRAFFIC/GROWTH RATE

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

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

LINK ANALYSIS / REVIEW

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

TABLE 3a - Link Analysis - AM

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

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

(2) Area Wide Historical Growth

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

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

TABLE 3b - Link Analysis - PM

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

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

(2) Area Wide Historical Growth

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

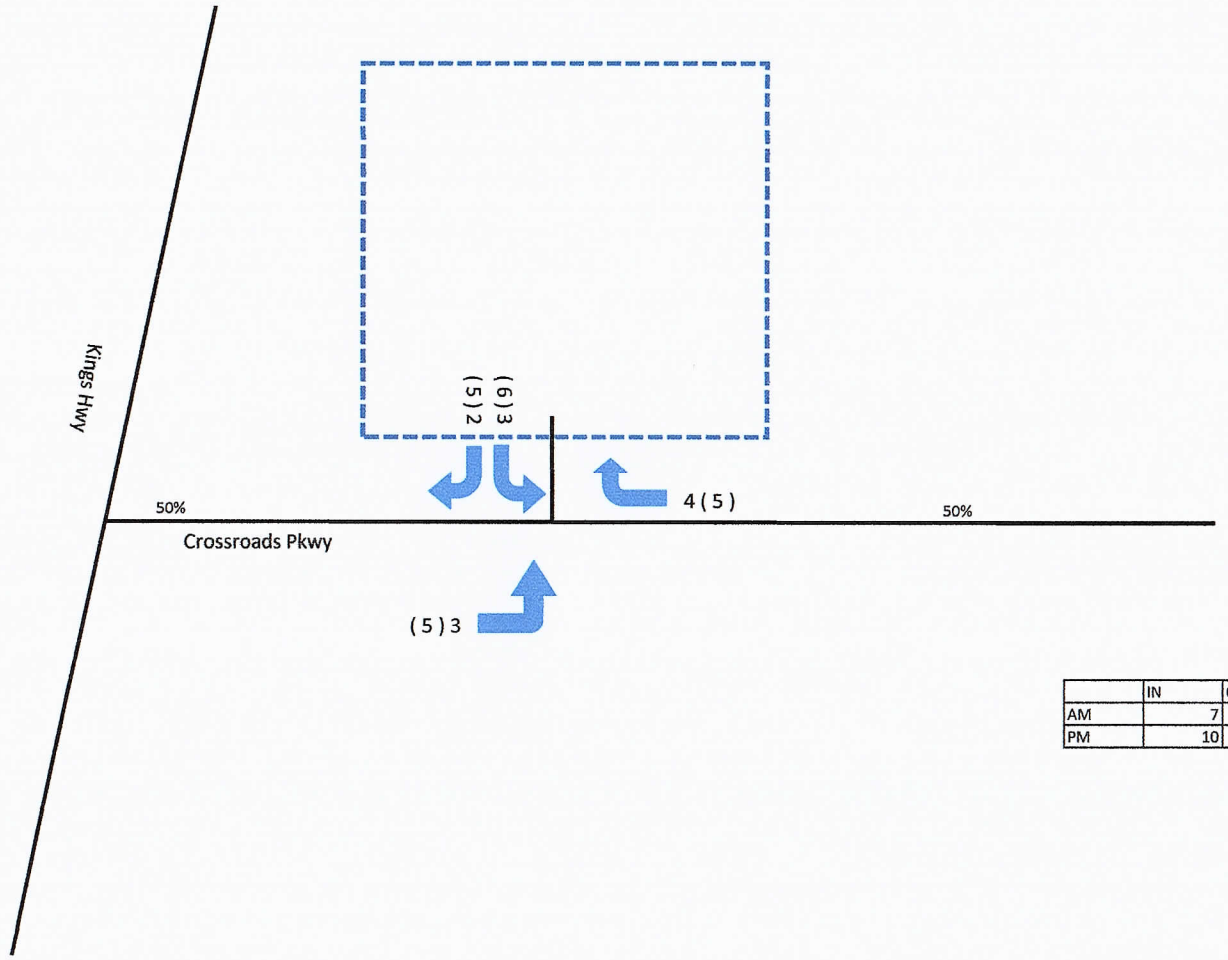
Two-Way:	21
Net In:	10
Net Out:	11
Years Grown:	6

DRIVEWAY ANALYSIS

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

CONCLUSION

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



	IN	OUT
AM	7	5
PM	10	11

NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

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

Legend

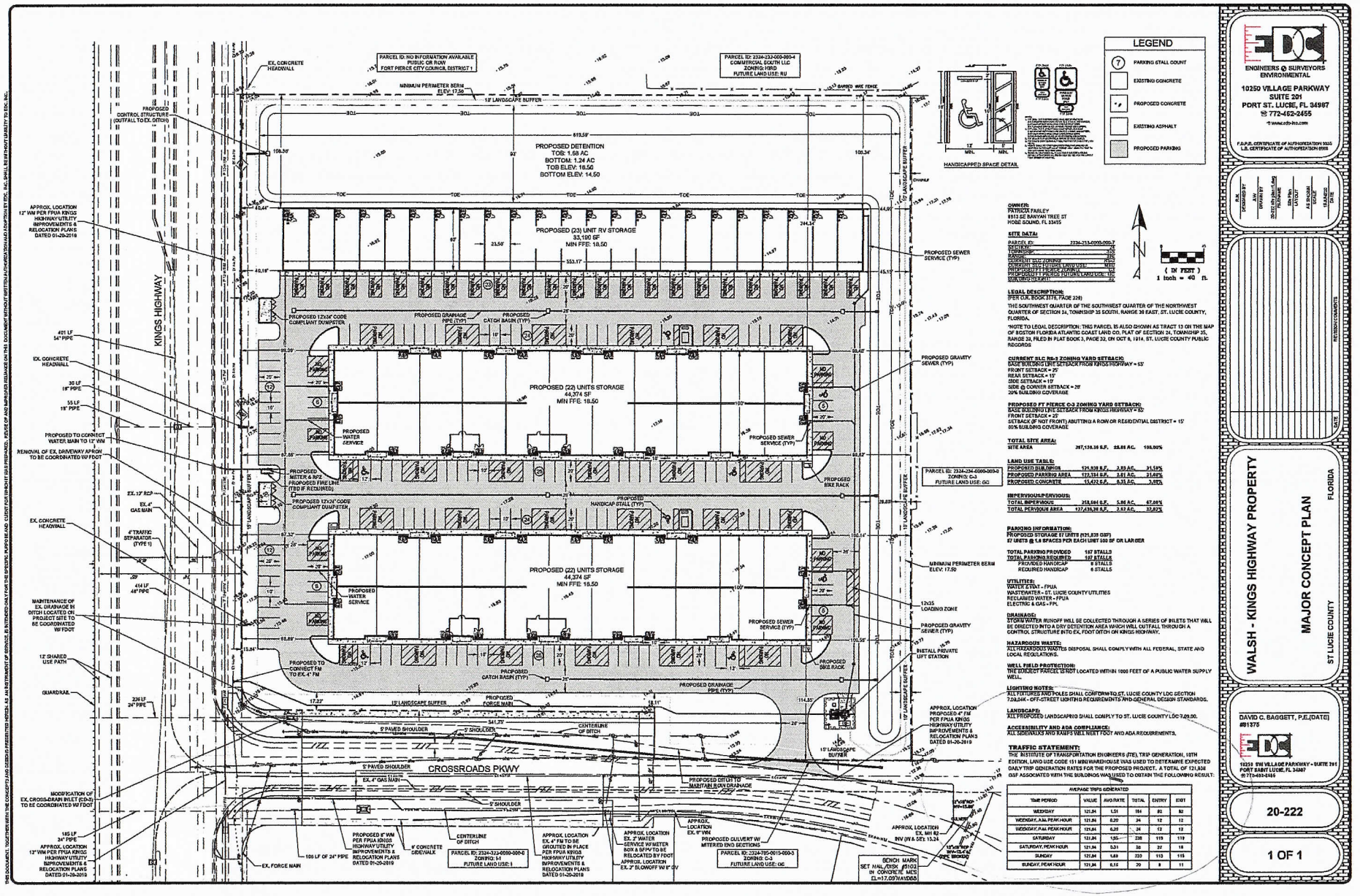
XX (XX) = AM (PM)

= Project Location

Figure 3
Driveway Volumes
Walsh

APPENDIX A

SITE PLAN



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

REVISION COMMENTS

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

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

20-222

1 OF 1

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

APPENDIX B

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

St. Lucie Transportation Planning Organization

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

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

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

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

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

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

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

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

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

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

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

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*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall 2014

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

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

APPENDIX C

GROWTH RATE

Historical Growth Rate Calculation

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

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

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD (SLC)	RS-2 (SLC)	9 du / acre	8.90	X
****Proposed**	Commercial (Fort Pierce)	C-3 (Fort Pierce)	FAR 1.0	8.90	N/A

II. Public Facilities Information:

A. Potable Water:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	20,826 GPD
**Proposed Zoning/FLU	Total gallons per day	15,242.25 GPD
**Change in Demand	Total gallons per day	decrease of 5,583.75 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	20,826 GPD
**Proposed Zoning/FLU	Total gallons per day	15,242.25 GPD
**Change in Demand	Total gallons per day	decrease of 5,583.75 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	9,210.72	0	decrease of 9,210.72
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Allapattah Flats K-8	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	10.7 miles	6.1 miles
Current Zoning/FLU Enrollment Demand	59.04	25.30
****Proposed Zoning/FLU Enrollment Demand**	0	0
****Change in Demand**	decrease of 59.04	decrease of 25.30

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	2,547.02 lbs per day
****Proposed Zoning/FLU**	1,585.19 lbs per day
***Change in Demand**	decrease of 961.83 lbs per day

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

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

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	756	61 / 80
****Proposed Zoning/FLU**	184	24 / 24
***Change in Demand**	Trips - 5272	Trips - 37 / - 56
Impact to Capacity	Reduction in daily trips	

IV. Project Description

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

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

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

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

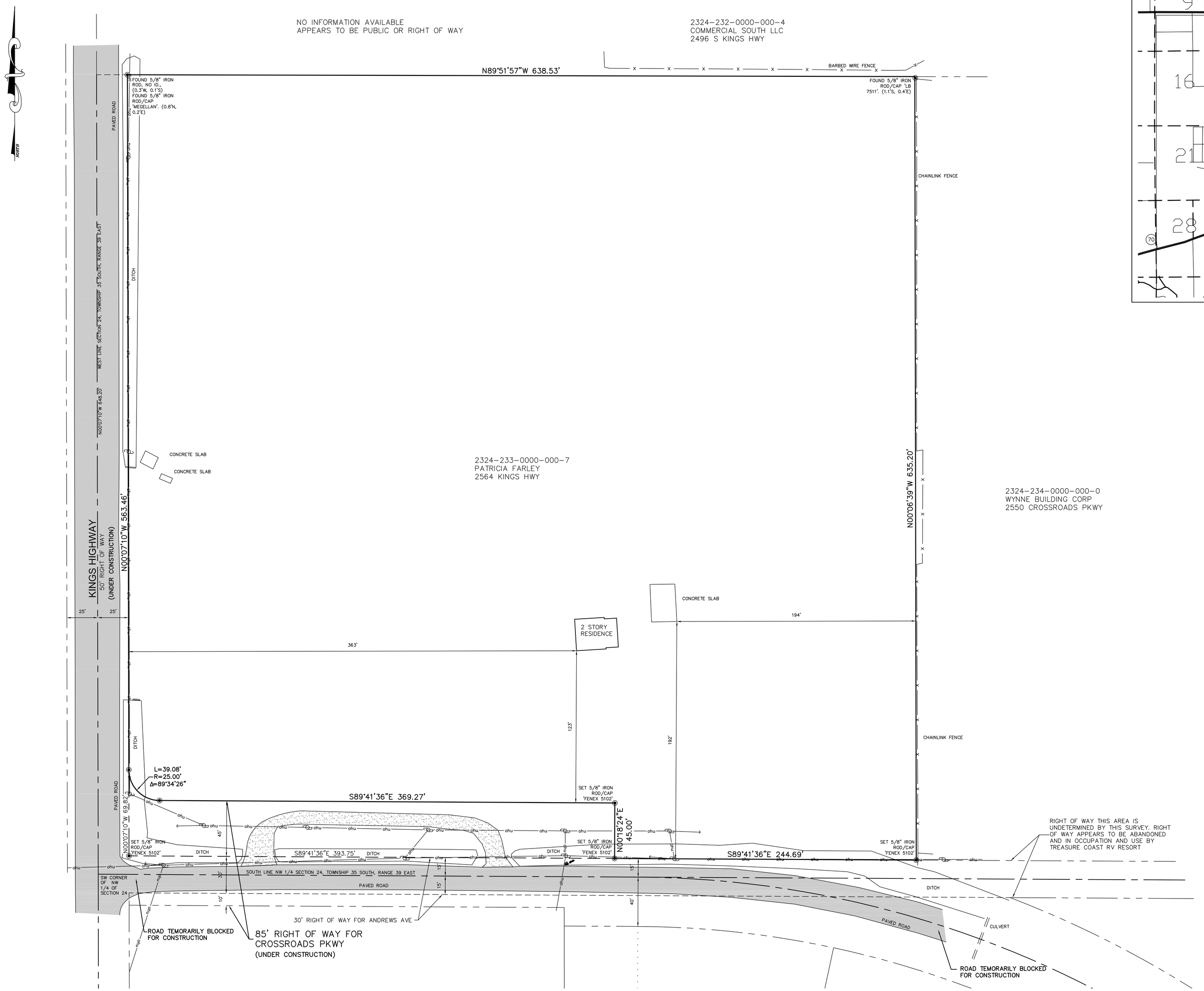
C. Exemptions Requested:

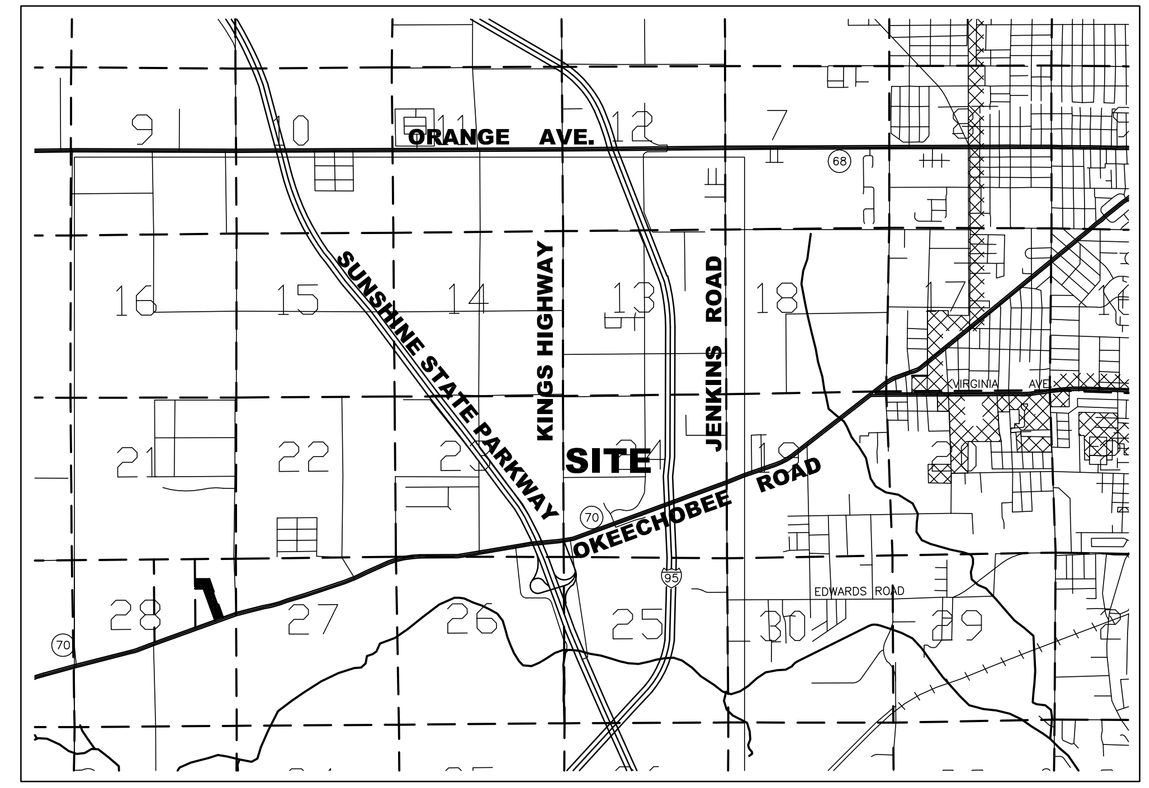
** Complete section if requesting a change in zoning, future land use, or expanding

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.





LOCATION MAP
(NOT OT SCALE)

SURVEYOR'S NOTES:

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

AREA NOTES:

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

BOUNDARY SURVEY

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

ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

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

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

RIGHT OF WAY NOTE:

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

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

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

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

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

RV Storage

NO PARKING

41'

100'

97'-0 1/4"

22 UNITS @ 2017 SQUARE FEET
Building 2

225'-5 3/4"

225'-6 1/4"

451'

Match Line WEST Building 2

Match Line East Building 2

49'-4"

41'

100'

97'-0 1/4"

22 UNITS @ 2017 SQUARE FEET
Building 1

225'-5 3/4"

225'-6 1/4"

451'

Match Line Building 1

Match Line East Building 1

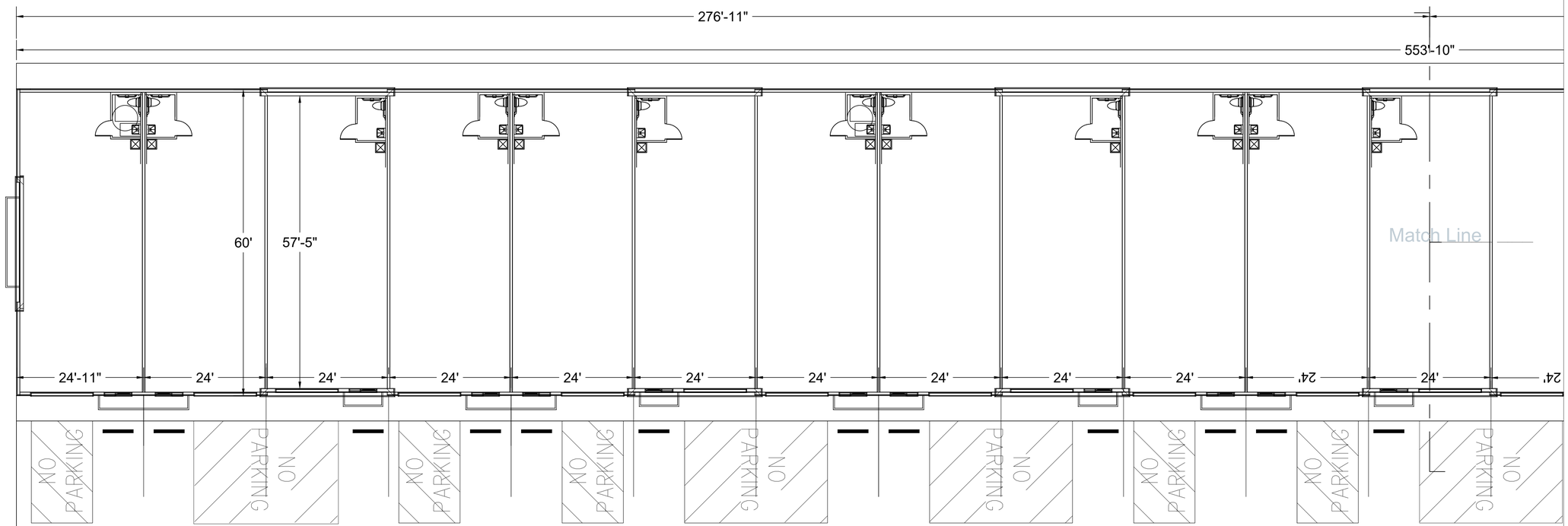
Date
12/10/2020
Revision

HIGHWAY

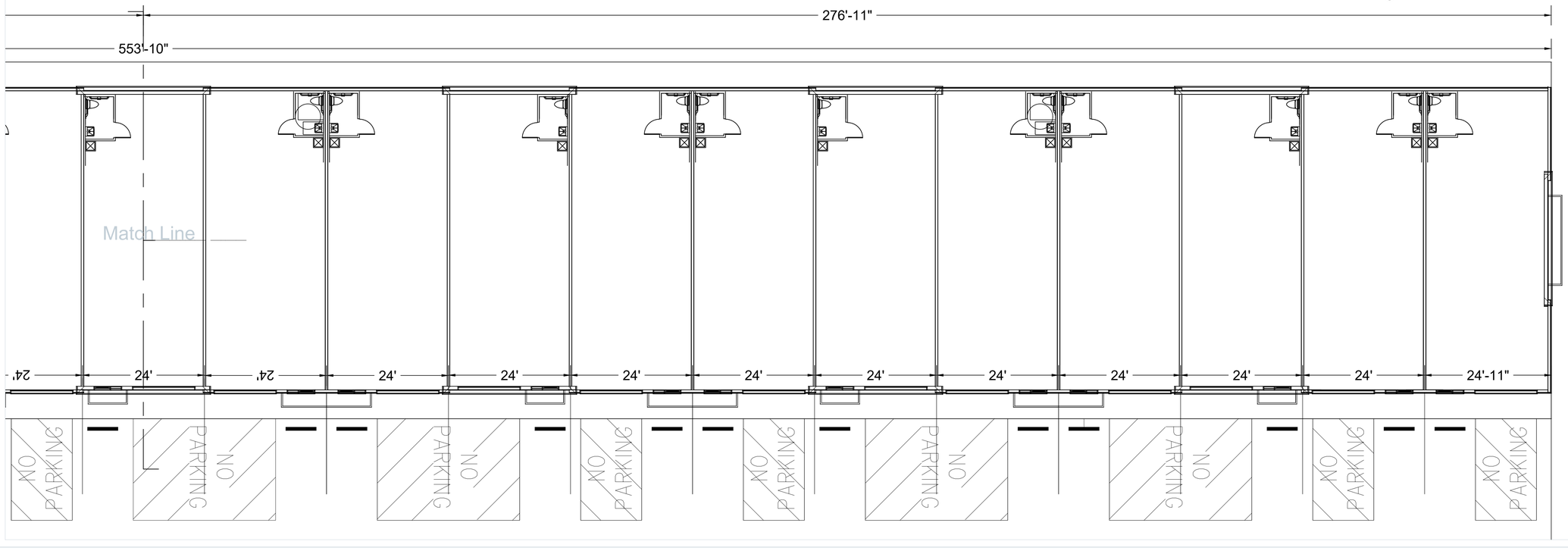
KINGS

Drawn By
Michael Lee Walsh G.C.

Floor Plan View RV Storage West of Match Line



Floor Plan View RV Storage East of Match Line



Date
12/10/2020
Revision

KINGS HIGHWAY

Drawn By
Michael Lee Walsh G.C.

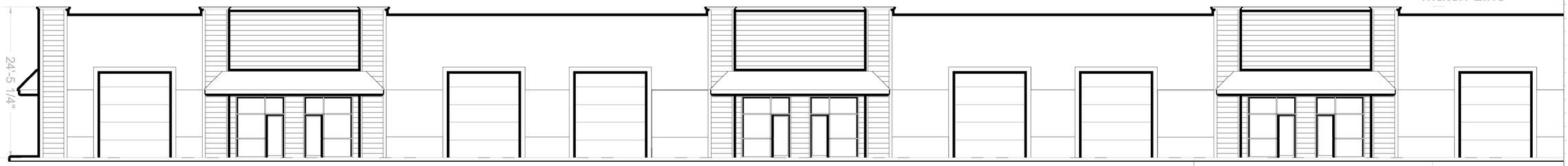
South ELV Building 1 and 2
West of match Line

Match Line



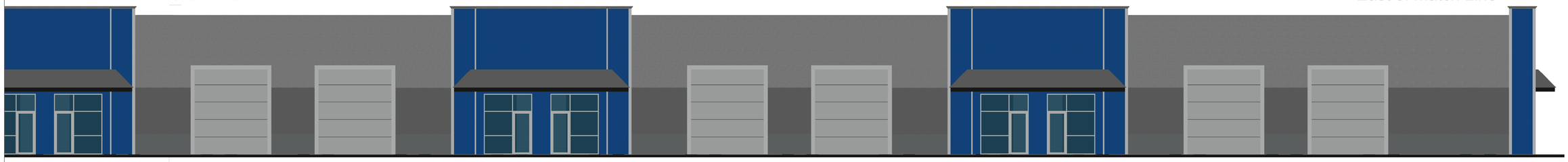
South ELV Building 1 and 2
West of match Line

Match Line



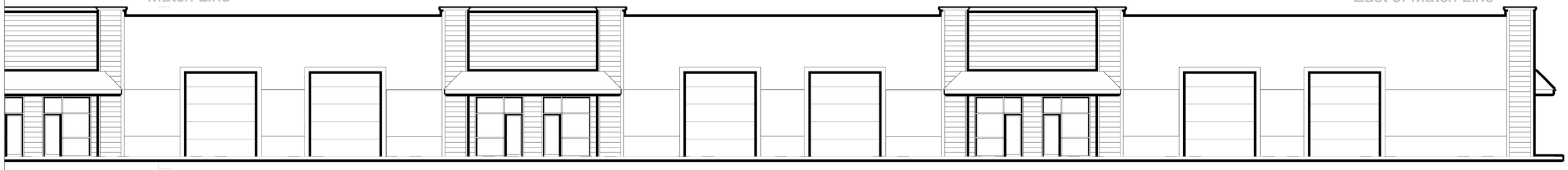
Match Line

South ELV. Building 1 and 2
East of Match Line



Match Line

South ELV. Building 1 and 2
East of Match Line



Date
12/10/2020
Revision

KINGS HIGHWAY

Drawn By
Michael Lee Walsh G.C.

Date

12/10/2020

Revision

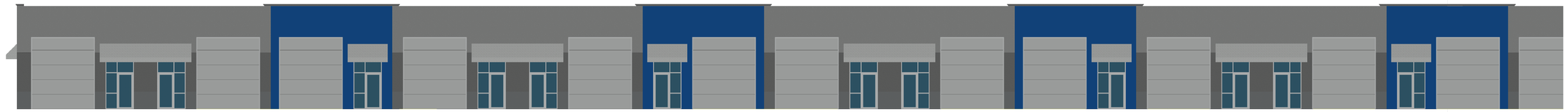
KINGS HIGHWAY

Drawn By

Michael Lee Walsh G.C.

South ELV. RV Storage West of Match Line

Match Line

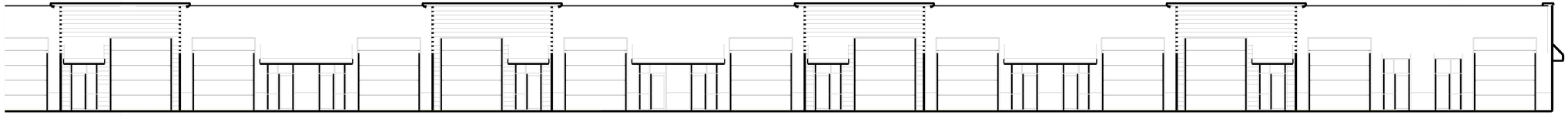


South ELV. RV Storage West of Match Line

Match Line



Match Line



South ELV. RV Storage East of Match Line

Match Line



South ELV. RV Storage East of Match Line

Date

12/10/2020

Revision

KINGS HIGHWAY

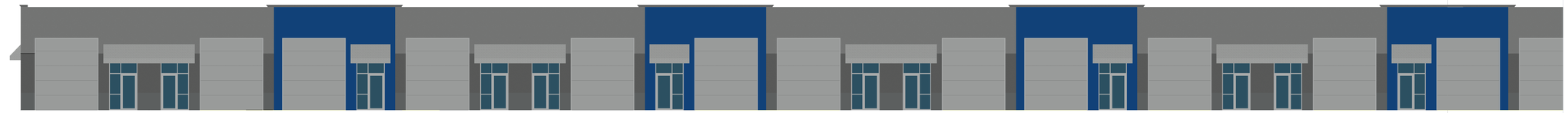
Drawn By

Michael Lee Walsh G.C.



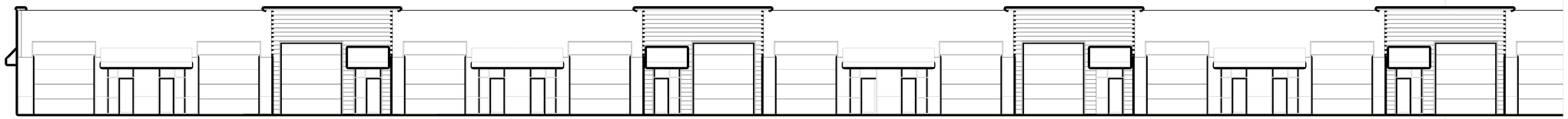
South ELV. RV Storage West of Match Line

Match Line

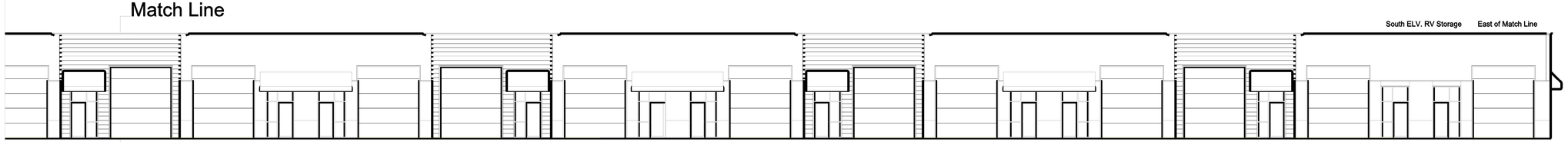


South ELV. RV Storage West of Match Line

Match Line



Match Line



South ELV. RV Storage East of Match Line

Match Line



South ELV. RV Storage East of Match Line

Date

12/10/2020

Revision

KINGS HIGHWAY

Drawn By

Michael Lee Walsh G.C.

Technical Review Committee **1. e.**

Meeting Date: 03/18/2021

REQUESTED ACTION

Variance – Parry Residence – 2203 South Indian River Drive

LOCATION

2203 South Indian River Drive
Fort Pierce, FL 34950

Parcel ID: 2414-333-0002-000-4

RESPONSIBLE STAFF

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

RECOMMENDATION

Approval.

Attachments

TRC Cover Letter
Application & Supporting Documents
Aerial Map

Form Review

Form Started By: Rebeca Guerra Started On: 03/04/2021 02:31 PM
Final Approval Date: 03/04/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: All Members of the TRC

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

RE: TRC PROJECT NUMBER #21-12000005 (PERRY RESIDENCE)

DATE: MARCH 4, 2021

Variance – Perry Residence – 2414-333-0002-000-4

Attached is a Variance for property located at 2203 South Indian River Drive. The property is 0.5 acres in size and currently has a zoning of E-1, Single-Family Estate Density Zone and a Future Land Use designation of RL, Low Density Residential. The applicant is asking for a Variance from Section 125-188(b)(2)b. to allow for a side setback of 8 feet in lieu of the Code-required fifteen (15) feet. The Variance seeks to allow for the placement of a whole-house generator. The subject site has been granted variances in the past primarily due to its legal nonconformance in regards to the size of the lot. The property is 0.5 acres in size and the minimum lot area for properties with E-1 Zoning is 30,000 square feet with an average net density of approximately one unit per acre.

Please review and provide comments on the project. Please send all comments to my email rguerra@cityoffortpierce.com or through interoffice mail to the Planning Department.

Do not hesitate to contact me should you require any additional information at (772) 467-3739.

Thank you.

Rebeca A. Guerra, AICP, LEED-AP, CPD

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
FEB 18 2021
CITY OF FORT PIERCE
PLANNING & ZONING

VARIANCE

Property address or Location 2203 S. Indian River Dr Ft Pierce 34950

Parcel ID #(s) 2414-333-0002-000/4

Project description PLACEMENT of an emergency whole house generator.

Property Owner(s)	Applicant/Representative, Title, Company
JOHN V.L. PATTY & SUSAN M. PATTY	JOHN V.L. & SUSAN M. PATTY
2203 S. Indian River Dr.	2203 S. Indian River D.
Street Address	Street Address
Ft. Pierce, FL. 34950	Ft. Pierce, FL. 34950
City State Zip	City State Zip
772 971-5684 & 772-979-4008	772 971 5684 & 772 979-4008
Phone Number	Phone Number
JVLPARRY@AOL.COM	JVLPARRY@AOL.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.*

John V.L. Patty

Property Owner(s) Signature(s)

STATE OF Florida COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 17 day of February 2021, by John V.L. Patty who is personally known to me or has produced _____ as identification.

Patricia A Howe

Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
PATRICIA A. HOWE
MY COMMISSION # GG153908
EXPIRES. November 07, 2021

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

TO BE COMPLETED BY STAFF

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

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

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ Site plan, to scale, including all relevant improvements:
  - ☐ Existing & proposed structures
  - ☐ Landscaping & parking,
  - ☐ Fencing, signs, etc.
- ☐ As-built Survey
- ☐ Criteria Narrative
- ☐ Complete, notarized application

Description of request: ASKING to have generator placed AT The S. side of our home; adjacent to S.W. corne

Reason for request: Most protected place & furthest possible spot from both neighboring home residence.

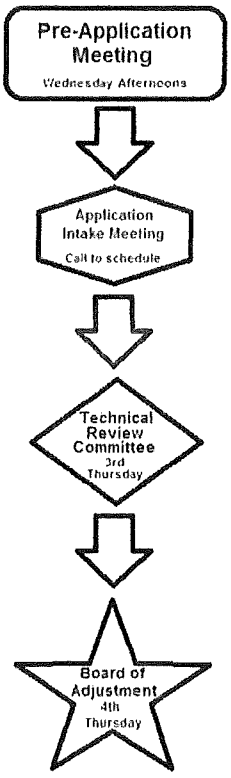
Existing Use : residence. Date Property was Purchased: 1988

Alterations made to the site since purchase: SOLAR system, roof, window Dock, Electric service.

Has a request for this variance been denied in the past? ☐ Yes ☒ No

If yes, what has changed since the denial? _____

Application Outlook



Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Do special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

Answers to 5 "criteria" questions

1.) Our home is among the oldest on South Indian River Drive. Our home is placed on a non-conforming lot in an E-1 zone.

Our southern next door neighbor actually resides in a house approximated 100 yards behind our house. Our neighbor's lawn is directly south of our house and requested generator location

This placement request is entirely acceptable to both our northern and southern next door neighbors

2.) No, not to our knowledge.

3.) Most all homes on Indian River Dr. are on conforming lots in the E-1 zoning district.

Conforming lots are approximately 44 feet wider than our lot and do not have the SAME space constraints as our non conforming lot.

Also, to the south of requested placement is a near half acre yard. Because of this fact, ANY sound or exhaust impacts to the quality of life for south neighbor doesn't exist. Proposed placement not concering to either neighbor. (see letters)

this is the minimum variance

4) This request is for a location that meets all the benefits necessary to reduce impacts to both neighbors, to our North and south.

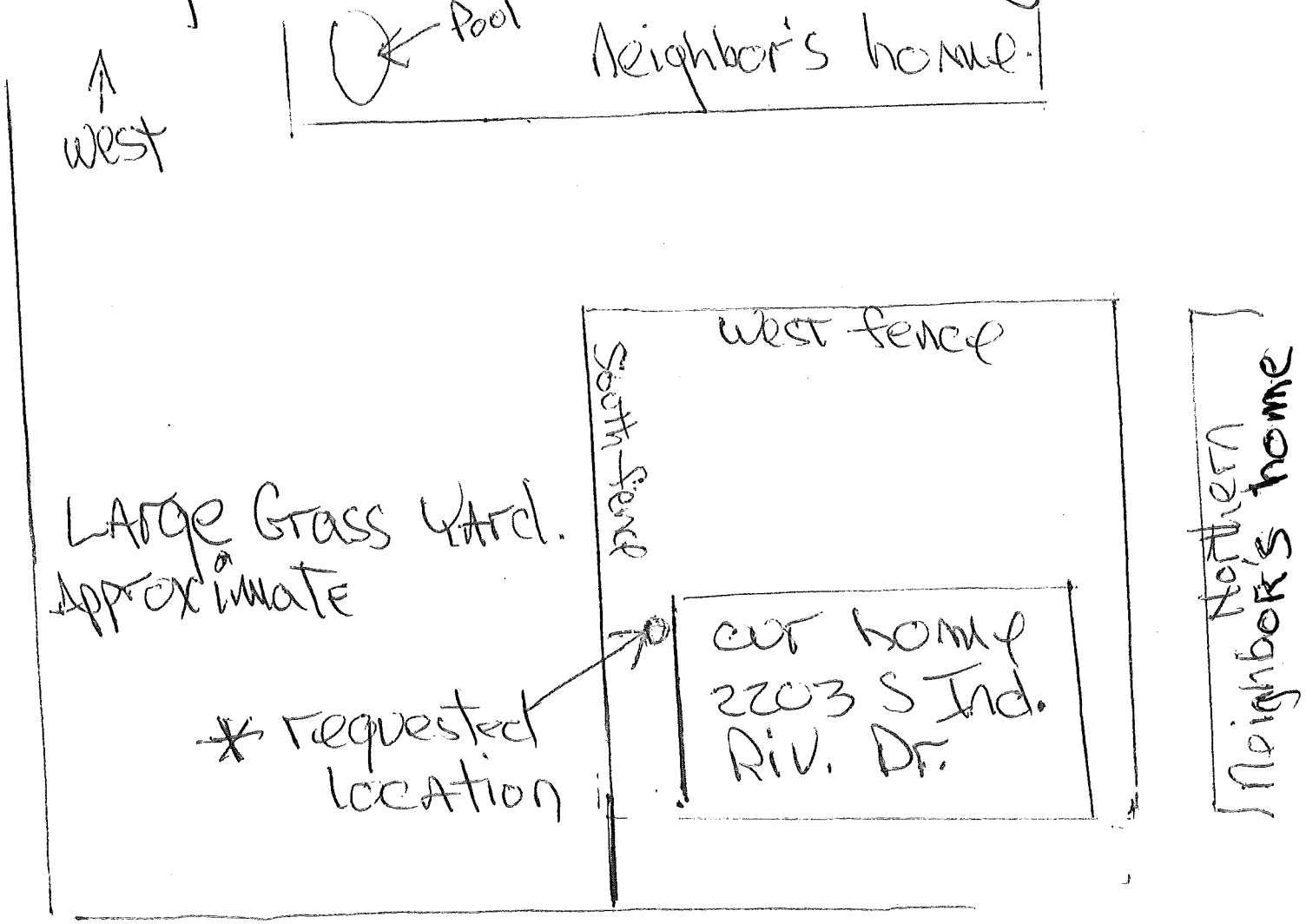
Location is furthest possible from neighbor to the south and from neighbor to the north.

Also all considerations related to proximity to windows, flamable structures etc. are met with this placement.

8' feet from our southern property line is the only option which

#4 Continued

Minimizes exhaust impacts because the neigbor to our south actually resides in a home behind our home. Adjacent to our requested location, south of requested spot is a large lawn.... See drawing below.



5.) The intent of this zoning ordinance is to reduce the impacts that the noise of exhaust from an emergency generator placement would make.

The general welfare, as it applies to our two next door neighbors, both to the north and south, is best served when this generator is located at this requested placement.

This requested spot is the furthest possible from both neighbor's homes.

(pages)

Regarding Application for a zoning variance for placement of a whole-house generator at 2203 S. Indian Riv. Dr., Ft. Pierce, 34950

I am Susan and John Parry's neighbor, directly next door and to their South. The emergency whole house natural gas fired generator they with to have installed at the southwest corner of their home would be eight feet from the property line separating our properties. This communication is intended to give my permission to the City of Ft. Pierce to issue a zoning variance to the Parrys for the purpose of placing this generator at the aforementioned location.

Thank you,

James Cunning
2205 S. Indian River Dr.
Fort Pierce FL 34950

We, Erin Anderson & Benjamin Black have no issues in regards to the placement of John Parry & Susan Parry's new generator. We live at 2111 S. Indian River Dr.

Should you have any concerns, please feel free to contact us anytime.

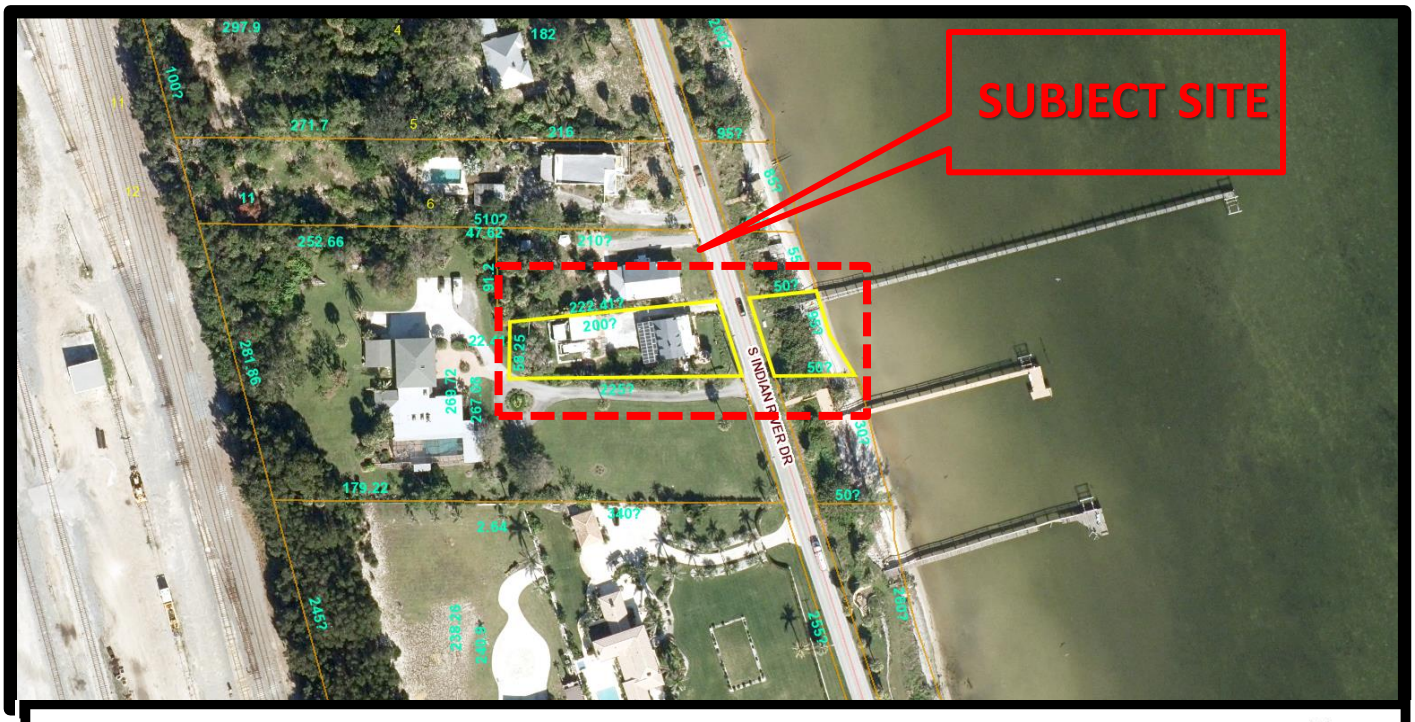
Sincerely,

Erin Anderson (716) 640-1284
E Anderson

Ben Black (954) 789 6497

Aerial Map

2203 South Indian River Drive



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Variance
2203 South Indian River Drive
Aerial Map

N
W E
S

Technical Review Committee **1. f.**

Meeting Date: 03/18/2021

REQUESTED ACTION

Variance – Jacquin Residence – 1363 Bayshore Drive

LOCATION

1363 Bayshore Drive
Fort Pierce, FL 34948

Parcel ID: 2401-603-0001-000-5

RESPONSIBLE STAFF

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

RECOMMENDATION

Under review by Staff.

Attachments

TRC Cover Letter
Application & Supporting Documents
Site Plan & Elevations
Aerial Map

Form Review

Form Started By: Rebeca Guerra Started On: 03/04/2021 03:42 PM
Final Approval Date: 03/04/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: All Members of the TRC

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

RE: TRC PROJECT NUMBER #21-12000004 (JACQUIN RESIDENCE)

DATE: MARCH 4, 2021

Variance – Jacquin Residence – 2401-603-0001-000-5

Attached are two (2) Variance requests for property located at 1363 Bayshore Drive. The property is 0.52 acres in size and currently has a zoning of R-1, Single-Family Low Density Zone and a Future Land Use designation of RL, Low Density Residential. The applicant is asking for a Variance from Section 125-322(c)(1)a. to allow for a six (6) foot high fence to be erected within the front yard in lieu of the Code-maximum of four (4) feet. The applicant is also seeking a Variance from Section 125-191(c)(1)a. to allow for a front setback of one (1) feet in lieu of the Code-required twenty-five (25) feet. This latter Variance seeks to allow for the construction of a covered pedestrian walk-through attached to the proposed front fence.

Please review and provide comments on the project. Please send all comments to my email rguerra@cityoffortpierce.com or through interoffice mail to the Planning Department.

Do not hesitate to contact me should you require any additional information at (772) 467-3739.

Thank you.

Rebeca A. Guerra, AICP, LEED-AP, CPD

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

VARIANCE

Property address or Location 1363 Bayshore Drive, Fort Pierce, FL 34949

Parcel ID #(s) 240-603-0001-000-5

Project description New residential home with construction of Fence and a Guard House.

Michael & Casi Jacquin	Paul Jacquin & Sons, Inc
Property Owner(s)	**Applicant/Representative, Title, Company**
17370 Pineapple Lane	7348 Commercial Circle
Street Address	Street Address
Fort Pierce FL 34945	Fort Pierce FL 34951
City State Zip	City State Zip
772-216-8899	772-465-2475
Phone Number	Phone Number
michael.jacquin@pjsi.com	michael.jacquin@pjsi.com; valerie.davis@pjsi.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FL – St. Lucie COUNTY

The foregoing instrument was acknowledged before me this 17th day of February, 20 21, by Michael E. Jacquin who is personally known to me or has produced _____ as identification.

Valerie J Davis
Signature of Notary

(Seal)

Notary Public State of Florida
Valerie J Davis
My Commission HH 078199
Expires 01/06/2025

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ Site plan, to scale, including all relevant improvements:
  - ☐ Existing & proposed structures
  - ☐ Landscaping & parking,
  - ☐ Fencing, signs, etc.
- ☐ As-built Survey
- ☐ Criteria Narrative
- ☐ Complete, notarized application

Description of request: Install an approx. 6' high fence and entry feature at property line.

Reason for request: To save trees and be consistent with other new develpoments in the area.

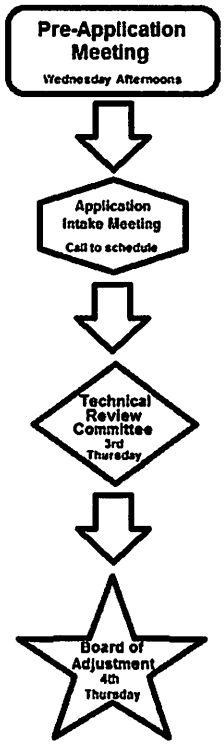
Existing Use : Home Date Property was Purchased: June 10, 2020

Alterations made to the site since purchase: Demo and start construction of new home.

Has a request for this variance been denied in the past? ☐ Yes ☒ No

If yes, what has changed since the denial? _____

Application Outlook



Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Do special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

Variance Narrative per City Code

1363 Bayshore Dr, Fort Pierce, FL 34949

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
   Property in pie shape, therefore trying to maintain as much area inside fence for dogs, trees, and open space.

2. Do special conditions or circumstances result from actions other than that of yours? Please explain:
   Property shape is a special condition.

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
   My wish is to save trees and maintain harmony within the neighborhood.

4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
   Please see plans for better understanding of design.

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the public welfare:
   I have letters from adjacent property owners(see attached). They are all in agreement this will not impair but improve their properties.

Patrick E. MacRae
1358 Bayshore Drive
Fort Pierce, FL 34949
attorneymacrae@yahoo.com
(727) 642-3676

Michael & Casi Jacquin
1363 Bayshore Drive
Fort Pierce, FL, 34949

Dear Mr. & Mrs. Jacquin,

I have reviewed your plans to construct a fence and entry structure on Bayshore Drive in front of your home that is under construction. I feel the fence and structure have harmony with the neighborhood and will add value to the overall street appearance as well as property values. I do not have a problem with the fence height or setback as this will allow for existing trees to remain.

Please accept this as my approval for your new fence and structure.

Sincerely,

Patrick MacRae

Robert & Donna Benton
1365 Bayshore Drive
Fort Pierce, FL 34949
772-370-5741/772-519-6786

February 11, 2021

Michael and Casi Jacquin
1363 Bayshore Drive
Fort Pierce, FL. 34949

Dear Mr. and Mrs. Jacquin,

We have reviewed your plans to construct a fence and entry structure on Bayshore Drive in front of your home that is under construction. We feel the fence and structure have harmony with the neighborhood and will add value to the overall street appearance as well as property value. We are in agreement with the fence height street side and the waiver of the setback as this will allow for the existing Oak tree to remain.

Please accept this as our approval for your new fence and structure in the front of your property.

Sincerely,

Bob and Donna Benton

2-16-2021

Colonnades Members INC. Executive Board

1140 Bayshore Drive

Fort Pierce, FL. 34949

Dear Mr. & Mrs. Jacquin,

I have reviewed your plans to construct a fence and entry structure on Bayshore Drive in front of your home that is under construction. I feel the fence and structure have harmony with the neighborhood and will added value to the overall street appearance as well as property values. I do not have a problem with the fence height or setback as this will allow for existing trees to remain.

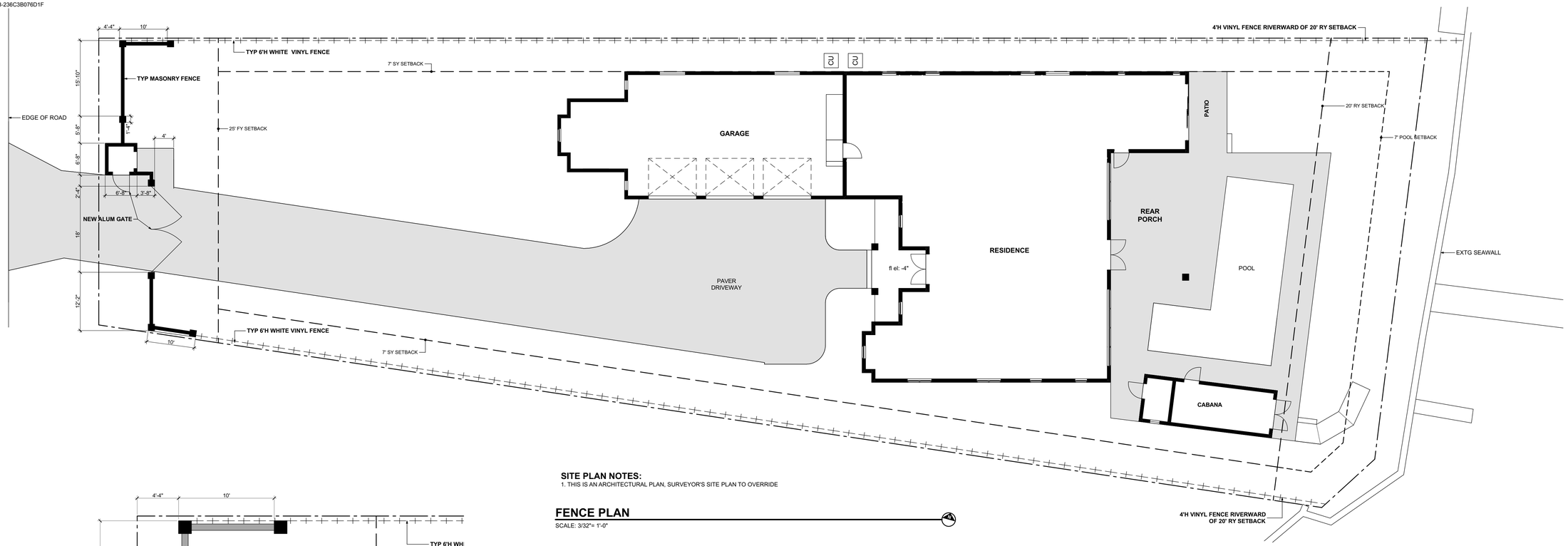
Please accept this as our approval for your new fence and structure.

Sincerely,

Colonnades Members INC. Executive Board

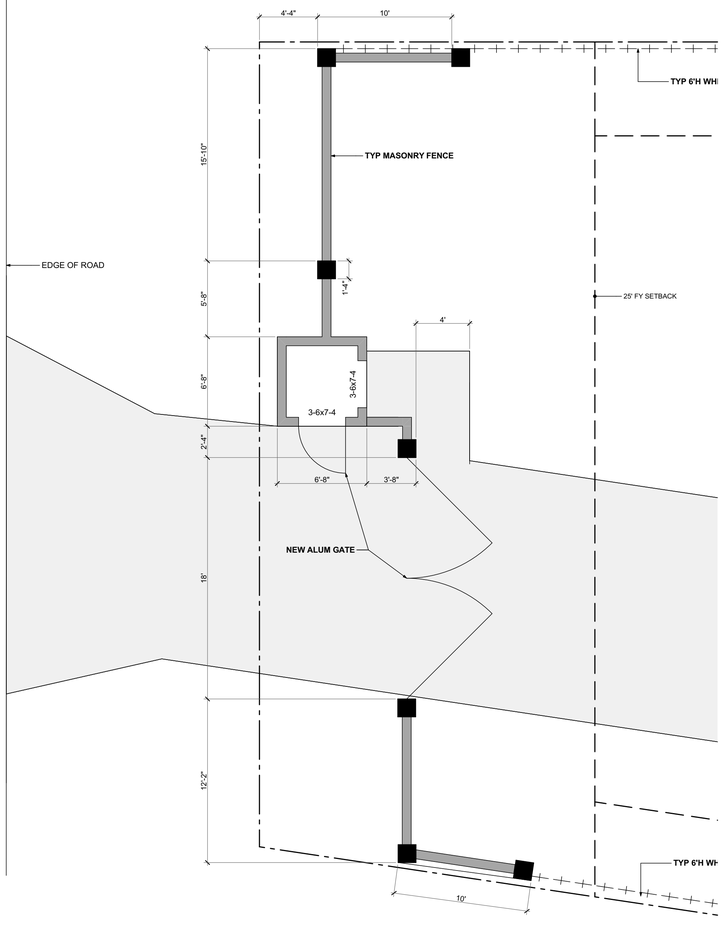
President Mike Oyler

DocuSign Envelope ID: F7E1D607-C7A9-444A-A67B-236C3B076D1F

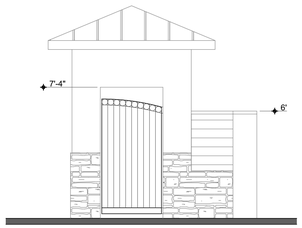


SITE PLAN NOTES:
1, THIS IS AN ARCHITECTURAL PLAN, SURVEYOR'S SITE PLAN TO OVERRIDE

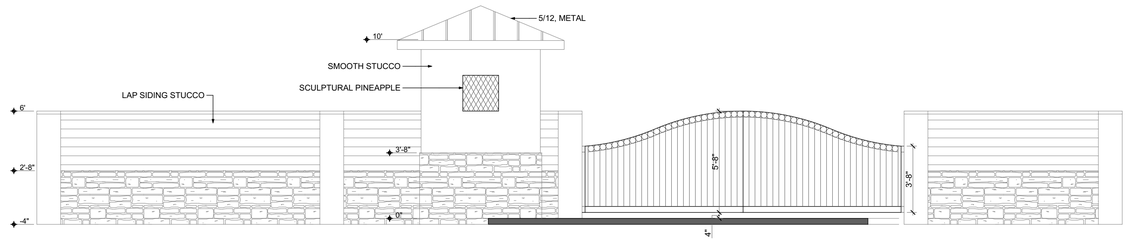
FENCE PLAN
SCALE: 3/32"= 1'-0"



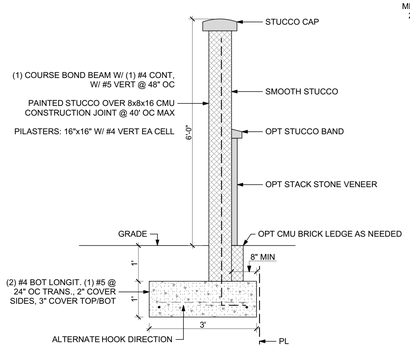
FENCE/GATE PLAN
SCALE: 3/16"= 1'-0"



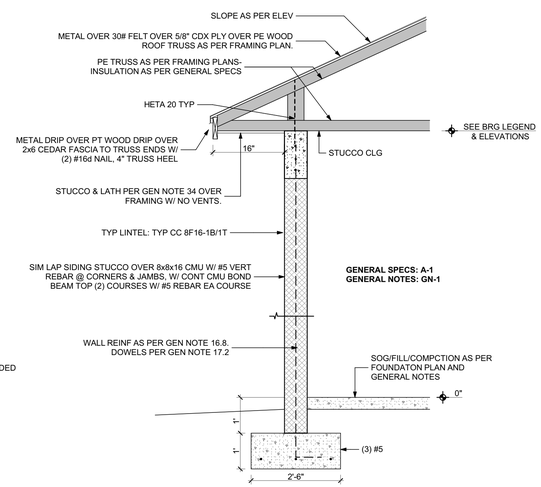
SIDE ELEVATION
SCALE: 1/4"= 1'-0"



STREET ELEVATION
SCALE: 1/4"= 1'-0"



TYP MASONRY FENCE DETAIL
SCALE: NTS



TYP GUARDGATE WALL DETAIL
SCALE: NTS

FL Design Build Inspect
Construction + Architecture
+ Home Inspection
CRC1331263 | AA26003142 | HI10776
772.321.4500
frank.liebler@gmail.com
www.FLDesignBuildInspect.com

JACQUIN RESIDENCE
NEW FENCES
1363 Bayshore Dr, Fort Pierce, FL 34949

© ALL IDEAS, DESIGNS, PLANS AND ARRANGEMENTS INDICATED ON THIS SHEET ARE THE PROPERTY OF FL DESIGN BUILD INSPECT. AND WERE CREATED, EVOLVED AND DEVELOPED FOR THIS SPECIFIC PROJECT.

ID	DATE	COMMENT

fence

2/1/21

SHEET
1 of 2

DocuSigned by:
Frank Liebler
E935FAF30E92486...
2/2/2021

STATE OF FLORIDA
FRANCIS P. LIEBLER
AR97108
REGISTERED ARCHITECT

DocuSign Envelope ID: F7E1D607-C7A9-444A-A67B-236C3B076D1F

BASIS OF STRUCTURAL DESIGN:

SOIL BEARING: 2500 psf (assumed)
WIND: 160mph (ult), risk cat 2, exp C, wind borne debri region, .18 enclosed design
FROST DEPTH: 12"

- THE STRUCTURAL DESIGN APPROACH FOR MASONRY, ROLLED STEEL, AND LIGHT WEIGHT STEEL IS WORKING STRESS DESIGN. THE DESIGN APPROACH FOR REINFORCED CONCRETE IS ULTIMATE STRENGTH DESIGN. THE DESIGN SERVICE LOADS ARE AS FOLLOWS:

ROOF LIVE LOAD	20 PSF
ROOF DEAD LOAD	7 PSF TC (metal)
ROOF WIND LOAD	(SEE DRAWINGS)
CEILING DEAD LOAD	10 PSF BC
WALL WIND LOADS	(SEE DRAWINGS)
FLOOR DEAD LOADS	15 PSF TC, 5 PSF BC
FLOOR LIVE LOADS	SEE BELOW

FLOOR LIVE LOADS:

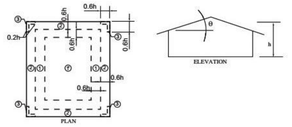
Uninhabitable attics without storage	10 psf
Uninhabitable attics with limited storage	20 psf
Habitable attics and attics served with fixed stairs	30 psf
Balconies (exterior) and decks	40 psf
Fire escapes	40 psf
Guardrails and handrails	200 lb
Guardrail in-fill components	50 plf
Passenger vehicle garages	50 psf
Rooms other than sleeping room	40 psf
Sleeping rooms	30 psf
Stairs	40 psf

WIND PRESSURES (asd)

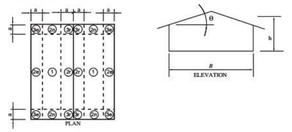
COMPONENT AND CLADDING LOADS... FROM TABLE FBC R301.2(2)

	ZONE	EFFECTIVE WIND AREA (SF)	160	
Hip Roof > 20 to 27 deg	1	10.0	24.9	-44.8
	1	20.0	21.5	-39.7
	1	50.0	16.9	-32.9
	1	100.0	13.6	-27.7
	2e, 2r, 3	10.0	24.9	-61.7
	2e, 2r, 3	20.0	21.5	-55.2
	2e, 2r, 3	50.0	16.9	-46.5
	2e, 2r, 3	100.0	13.6	-39.9
Wall	4	10.0	33.4	-36.3
	4	20.0	31.9	-34.7
	4	50.0	30.0	-32.8
	4	100.0	28.4	-31.2
	4	500.0	24.9	-27.7
	5	10.0	33.4	-44.8
	5	20.0	31.9	-41.7
	5	50.0	30.0	-37.8
	5	100.0	28.4	-34.7
	5	500.0	24.9	-27.7

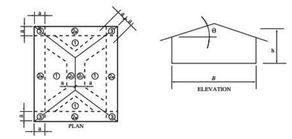
1.21 adjustment factor used



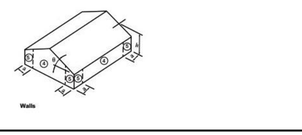
Gable and Flat Roofs θ ≤ 7°



Gable and Flat Roofs 7° < θ ≤ 45°



Hip Roofs 7° < θ ≤ 45°



Walls

GENERAL NOTES- residential

1. CODE COMPLIANCE:
1.1. This project was designed under the following codes. The construction documents cannot reference all of the codes require for the construction of this building. By submitting these construction documents for permit or commencing work, the contractor, hereby agrees to comply with all local, state, and federal regulations having jurisdiction over this project, and to comply with all governing codes, including but not limited to, the most current editions as adopted by the state of Florida, of the following:
-2020 FBC: RESIDENTIAL, 7th ed -2017 NATIONAL ELECTRIC CODE
-2020 FBC: ENERGY CONSERVATION, 7th ed -ASCE 7-16

2. ALL GENERAL NOTES
2.1. THE FOLLOWING SPECIFICATIONS ARE MINIMUM REQUIREMENTS TO SUPPLEMENT THE DRAWINGS. IN CASE OF CONFLICT, NOTIFY ARCHITECT. THESE DRAWINGS, IN CONJUNCTION WITH OTHER SUBMITTALS, REPORTS, OR WRITTEN INSTRUCTIONS BY ARCHITECT OR CONSULTANTS, SHALL BE CONSIDERED THE COMPLETE CONSTRUCTION DOCUMENTS.
2.2. THE FOLLOWING GENERAL & SPECIFIC NOTES SHALL APPLY EQUALLY TO ALL CONTRACTORS, SUBCONTRACTORS, AND SUPPLIERS ENGAGED IN EXECUTION OF WORK ON THESE PLANS.
2.3. GENERAL CONTRACTOR SHALL FURNISH A COMPLETE SET OF DRAWINGS AND ADDENDUM'S TO ALL SUBCONTRACTORS ON THE JOB AND COORDINATE THEIR WORK. ANY DISCREPANCIES AND/OR CONFLICTS IN THE DRAWINGS SHALL BE NOTIFIED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY INSTALLATION. FAILURE TO DO SO WILL BE THE ENTIRE RESPONSIBILITY OF THE GENERAL CONTRACTOR, ANY COSTS ARISING TO CORRECT THE DISCREPANCY AND/OR CONFLICT SHALL BE BORNE BY THE RESPONSIBLE PARTY.
2.4. NO DEVIATION OF THE APPROVED SET OF DRAWINGS WILL BE MADE IN THE FIELD WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT AND BUILDING OFFICIAL. IN SUCH CASE THE ARCHITECT SHALL PREPARE A REVISION IN ACCORDANCE WITH THE CHANGE. APPROVAL FROM THE BUILDING OFFICIAL SHALL BE OBTAINED BY THE CONTRACTOR BEFORE PROCEEDING WITH ANY WORK.

3. ARCHITECT & CONTRACTOR RELATIONSHIP
3.1. UNLESS CONTRACTED DIRECTLY BY CONTRACTOR, THE ARCHITECT AND CONTRACTOR ARE NOT IN A CONTRACTUAL RELATIONSHIP. THE ARCHITECT IS AN AGENT OF THE OWNER. BY SUBMITTING THESE CONSTRUCTION DOCUMENTS FOR PERMIT, THE CONTRACTOR ACKNOWLEDGES THAT THEY ARE COMPETENT, UNDERSTAND THE DOCUMENTS, AND ARE BOUND BY THE TERMS OF THE DOCUMENTS. IF THE CONTRACTOR VEERS FROM THESE PLANS, THEY ARE ACCEPTING LIABILITY THAT MAY ARISE DUE TO CHANGES. ARCHITECT IS NOT LIABLE FOR THE CONTRACTOR'S INCOMPETENCY TO UNDERSTAND THE CONSTRUCTION DOCUMENTS. IT IS NOT THE ARCHITECT'S ERROR OR OMISSION IF THE ARCHITECT DOES NOT SPECIFY/REFERENCE SOMETHING THAT IS REQUIRED BY THE CODES MENTIONED. THE CONTRACTOR AND SUBS ARE REQUIRED TO UNDERSTAND AND ADHERE THE BLDG CODES NO DIFFERENT THAN THE ARCHITECT.

4. WORKMANSHIP:
4.1. ALL WORK SHALL BE PERFORMED IN THE BEST AND MOST PROFESSIONAL MANNER BY CRAFTSMEN SKILLED IN THEIR RESPECTIVE TRADES.

5. COORDINATION:
5.1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK FOR ALL TRADES.
5.2. A DRAWING MAY INADVERTENTLY OMIT SOME RELATED ITEM FROM ANOTHER DRAWING. THIS DOES NOT MEAN THAT THE SECONDARILY OMITTED ITEM IS NOT REQUIRED IN SO FAR AS IT AFFECTS THE TRADES. ALL TRADES SHALL INCLUDE EVERYTHING NECESSARY FOR A COMPLETE AND PROPERLY FUNCTIONING CODE - ACCEPTABLE PROJECT, UNLESS CERTAIN ITEMS ARE SPECIFICALLY INDICATED AS BEING PROVIDED BY OTHERS AS "NIC" (NOT IN CONTRACT).

7. CONDITIONS NOT DETAILED:
7.1. CONSTRUCTION DOCUMENTS CANNOT DETAIL EVERY CONDITION OR INSTRUCT THE CONTRACTOR ON HOW TO PERFORM THE WORK. EVERY CONNECTION, CORNER, FLASHING, ETC. MUST BE RESOLVED. NOTIFY ARCHITECT IF A CONDITION NEEDS ADDITIONAL DIRECTION OR DETAIL. ARCHITECT IS NOT LIABLE FOR WORK THAT IS NOT EMBEDDED/SPECIFIED/DETAILED IN THE CONSTRUCTION DOCUMENTS. IF THE CONTRACTOR OR CERTAIN PRODUCT, CONTRACTOR MAY REQUEST A SUBSTITUTION APPROVAL BY ARCHITECT. IF DRAWINGS HAVE A GENERIC SPECIFICATION CONTRACTOR IS FREE TO USE ANY PRODUCT THAT MEETS WHAT IS SPECIFIED WITHOUT APPROVAL BY ARCHITECT.

8. VERIFY SITE INFORMATION:
8.1. CONTRACTOR IS TO VERIFY ALL SITE INFORMATION AND ASSUMPTIONS, ESPECIALLY SUBTERRANEAN CONCEALED CONDITIONS INVOLVING HIDDEN UTILITIES AND SOIL CONDITIONS. SHOULD ANY CONDITIONS AFFECTING THE WORK BE DISCOVERED BY THE CONTRACTOR, HE IS TO NOTIFY THE ARCHITECT IMMEDIATELY. CONTRACTOR SHALL VERIFY THAT EXISTING SOILS MEET THE MINIMUM CAPACITY PER THE STRUCTURAL DESIGN.

9. PRIOR TO ANY EXCAVATION WORK:
9.1. THE CONTRACTOR IS RESPONSIBLE TO LOCATE ANY AND ALL UTILITIES IN OR UNDER CONSTRUCTION, AND MAKE ARRANGEMENTS FOR THEIR LEGAL RE-ROUTING, AS ACCEPTABLE TO GOVERNING AGENCIES, AUTHORITIES, UTILITIES AND OWNER. CONTACT ALL AFFECTED UTILITY COMPANIES AND INFORM THEM OF THE IMPENDING CONSTRUCTION, AND OBTAIN THEIR ASSISTANCE IN LOCATING THEIR UTILITIES.

10. DIMENSIONS:
10.1. DIMENSIONS ON ARCHITECTURAL DRAWINGS MAY BE "ROUGH" OR "FINISH." SEE PLANS FOR REQUIREMENTS. ARCHITECTURAL DIMENSIONS SHALL TAKE PRECEDENCE OVER STRUCTURAL OR OTHER DIMENSIONS, IF NO OTHER CONFLICT RESULTS. DOCUMENT ANY SUCH DISCREPANCIES TO ARCHITECT IN WRITING. DO NOT RELY ON SCALED DIMENSIONS. NOTES TAKE PRECEDENCE OVER GRAPHICS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS FOR WORK TO EXISTING BUILDINGS.

11. HEIGHT ELEVATIONS:
11.1. BUILDING HEIGHT ELEVATIONS TYPICALLY USE THE MAIN FLOOR SLAB AS ELEVATION 0'-0" (BUILDING ELEVATIONS MAY BE NOTED AS "BLDG EL. __ " OR "EL. __ " OR "AFF. __") ANY ELEVATION NOT OTHERWISE DESIGNATED AS A SITE ELEVATION IS ON ANY PLANS OTHER THAN THE SITE PLAN IS ASSUMED TO BE A BUILDING ELEVATION. SITE ELEVATIONS MAY BE BASED ON THE SURVEY, WHICH MAY USE MEAN SEA LEVEL, NAVD, OR OTHER HEIGHT AS A REFERENCE DATUM. SITE ELEVATIONS MAY BE NOTED AS: "SEL __ " OR " __ NAVD" OR " +X.X' ". CONSULT ARCHITECT FOR ANY QUESTIONABLE LOCATIONS PRIOR TO CONSTRUCTING.

12. AMBIGUITY:
12.1. IN THE EVENT OF ANY AMBIGUITY OR QUESTION WITH REGARD TO THE INTENT OF THE DOCUMENTS, THE ARCHITECT SHALL INTERPRET THE CONSTRUCTION DOCUMENTS.
12.2. IN CASE OF CONFLICTS BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS, CONSULT WITH ARCHITECT. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, SPECIFICATIONS, AND DRAWINGS, CONSULT WITH ARCHITECT.

13. FLORIDA PRODUCT APPROVALS / SUBMITTALS / SHOP DRAWINGS:
13.1. THE SUBMISSION OF REQUIRED NOTICES OF ACCEPTANCE (NOA) / PRODUCT APPROVALS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO MAKE THESE AVAILABLE AT TIME OF INSPECTION. EVEN IF THE ARCHITECT PROVIDES THESE THE CONTRACTOR MAY CHANGE TO A DIFFERENT PRODUCT THAT MEETS THE SAME OR HIGHER BUILDING DESIGN PRESSURES. SOME JURISDICTIONS WILL REQUIRE A REVISION. IF THERE IS A DISCREPANCY BETW THE FASTENING OF PRODUCTS, ACCORDING TO MFR INSTALLATION AND ARCHITECT'S SPECS, VERIFY W/ ARCHITECT.
13.2. SHOP DRAWINGS/SUBMITTALS WILL BE REVIEWED FOR DESIGN CONFORMITY AND GENERAL CONFORMANCE TO CONSTRUCTION DOCUMENTS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOBSITE FOR TOLERANCE, CLEARANCE, QUANTITIES, FABRICATION PROCESSES/TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS WORK WITH OTHER TRADES, AND FULL COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

14. GENERAL STRUCTURAL
14.1. DESIGNED & SEALED BY ARCHITECT OR ENGINEER. DESIGN PROFESSIONAL CERTIFIES THAT THE CONSTRUCTION DOCUMENTS MEET THE LOAD REQUIREMENTS STATED IN THE APPLICABLE FBC REFERENCED.
14.2. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION, PROVIDING APPROPRIATE SUPERVISION THROUGHOUT THE PROJECT. CONSTRUCTION SAFETY, INCLUDING ALL ADEQUATE TEMPORARY BRACING AND SHORING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EMPLOY THE NECESSARY PROFESSIONAL SERVICES TO DETERMINE THE NECESSARY METHODS AND SUPPORTS REGARDING FORMING AND CONSTRUCTION LOADS. TEMPORARY BRACING AND SHORING SHALL BE DESIGNED TO RESIST ALL CONSTRUCTION LOADS INCLUDING THE WEIGHTS OF ALL SUPPORTED MATERIALS PLUS A LIVE LOAD OF 50 PSF ON HORIZONTAL SURFACES. MAINTAIN TEMPORARY BRACING AND RETAIN IN PLACE UNTIL PERMANENT STRUCTURAL SYSTEMS ARE CAPABLE OF RESISTING ALL CONSTRUCTION PHASE LOADS.
14.3. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND START OF CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL CONSTRUCTION AND ITS CONTENTS.
14.4. SPECIFIC PRODUCT DATA MUST BE PROVIDED TO ARCHITECT FOR APPROVAL OF HEAVY FINISHES SUCH AS TILE ROOFS OR STONE ON RAISED FLOORS.

15. CAST-IN-PLACE CONCRETE
15.1. ARCHITECT OR ENGINEER OF RECORD TO BE NOTIFIED IN WRITING PRIOR TO POUR, TO GIVE ARCHITECT THE OPTION TO INSPECT THE REINFORCEMENT FOR OVERHEAD BEAMS AND SLABS
15.2. CONCRETE PROPORTIONING, PLACING, FINISHING AND CURING SHALL BE AS PER THE LATEST EDITION OF THE PCA MANUAL. LEAVE SUPPORT FOR ELEVATED CONCRETE IN PLACE UNTIL THE CONCRETE HAS REACHED ITS DESIGN STRENGTH:
-OVERHEAD SLABS AND BEAMS TO BE 4000 PSI CONCRETE MIN UNO
-COLUMN AND WALL CONCRETE TO BE 3000 PSI CONCRETE MIN UNO
-FOOTINGS AND SLAB-ON-GRADE TO BE 3000 PSI CONCRETE MIN UNO
-AUGERCAST PILE TO BE 5000 PSI CONCRETE MIN UNO
15.3. CONCRETE, WHEN PLACED, SHALL HAVE A SLUMP OF 6 INCHES MAXIMUM AND 1 INCH MINIMUM EXCEPT FOR SLABS ON-GRADE WHICH SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES AND A MINIMUM OF 3 INCH.
15.4. COMPLY WITH ALL REQUIREMENTS OF ACI 117-10, ACI 318-14, ACI-315
15.5. ALL REINFORCING SHALL CONFORM TO ASTM 615 FOR GRADE 60 STEEL; WELDED WIRE MESH TO ASTM A-185. ARRANGEMENT AND BENDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL AND THE CONCRETE REINFORCING STEEL INSTITUTE. DONT SPLICE IN MIDDLE 1/3 OF BEAM OR COLUMN SPAN, IF A SPLICE IN SPAN IS UNAVOIDABLE, FOLLOW DEVELOPMENT LENGTH/LAP DISTANCE IF NOT NOTED VERIFY W/ ARCHITECT
15.6. CHECK ALL DRAWINGS AND APPLICABLE MANUFACTURER'S SHOP DRAWINGS FOR LOCATION OF ALL EMBEDDED ITEMS SUCH AS PIPE SLEEVES, ANCHOR BOLTS, ETC., PRIOR TO PLACING CONCRETE.
15.7. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. START INITIAL CURING AS SOON AS FREE WATER HAS DISAPPEARED FROM THE CONCRETE SURFACE AFTER PLACING AND FINISHING. KEEP CONTINUOUSLY MOIST FOR NOT LESS THAN 7 DAYS IN ACCORDANCE WITH ACI 301 PROCEDURES. PERFORM CURING OF THE CONCRETE BY CURING AND SEALING COMPOUND, BY MOIST CURING, BY MOISTURE RETAINING COVER CURING OR BY COMBINATION THEREOF.
15.8. SEE THE DRAWINGS FOR CONCRETE COVER FOR REINFORCING STEEL, BUT IN NO CASE SHALL THE COVER BE LESS THAN THAT REQUIRED BY ACI318:
-CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
-CONCRETE EXPOSED TO EARTH OR WEATHER: #5 BARS AND SMALLER, 1 1/2" INCHES; #6 BARS AND LARGER, 2"
15.9. CONCRETE SLAB ON GRADE CONTROL JOINTS SHALL BE AS SHOWN ON THE FOUNDATION PLAN OR TYPICAL DETAILS. WHERE CONTROL JOINTS ARE NOT SHOWN ON PLANS, ALL CONCRETE SLABS ON GRADE SHALL BE BOUND BY KEYED, DOWELED OR SAW-CUT CONTROL JOINTS SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 260 SQUARE FEET. POST-TENSIONED CONCRETE SLABS ON GRADE SHALL NOT HAVE CONTROL JOINTS UNLESS SPECIFICALLY NOTED ON THE PLANS. EXPANSION JOINT FILLER SHALL BE NON-EXTRUDED PREMOLDED MATERIAL OF ASPHALT IMPREGNATED FIBERBOARD (ASTM D1751)
15.10. CONSTRUCTION JOINTS OR POUR JOINTS IN STRUCTURAL ELEMENTS (BEAMS, COLUMNS, ELEVATED SLABS, ETC.) NOT SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS REQUIRE PRIOR APPROVAL OF THE ARCHITECT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING PROPOSED JOINTS TO ENGINEER FOR APPROVAL.
15.11. ALL CONCRETE SHALL UTILIZE A MINIMUM OF 20% FLY ASH CONTENT.
15.12. VERTICAL AND HORIZONTAL REINFORCEMENT SHALL BE PROVIDED AS SHOWN ON THE DRAWINGS. PLACE VERTICAL REINFORCING BARS AT CORNERS, JAMBS OF OPENINGS, BELOW BEAM BEARING, AND IN WALLS AS INDICATED ON THE DRAWINGS. VERTICAL WALL REINFORCING BARS SHALL EXTEND CONTINUOUS FROM FOUNDATION INTO TOP BOND BEAM. MIN LAP SPICES, EMBEDMENT, AND END HOOK LENGTHS AS PER ACI 318 OR FBC UNO.
-TIES/STIRRUPS TO START AT A DISTANCE FROM SUPPORT OF 1/2 TIE SPACING
15.13. NO HOLES, CHASES, OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT ARCHITECT'S APPROVAL.

16. CONCRETE MASONRY:
16.1. CMU DESIGNED AND TO BE IN ACCORDANCE ACI 530-13/ASCE 5-13/TMS 402-13, "BUILDING CODE REQ FOR MASONRY STRUCTURES", "COMMENTARY ON BUILDING REQ FOR MASONRY STRUCTURES".
16.2. MASONRY STRENGTH (f'm DESIGN) UNO:
-BLOCK STRENGTH = 1900, ASTM C90
-MORTAR STRENGTH = 1800, TYPE S
-GROUT STRENGTH = 2000
16.3. GROUT SHALL HAVE A SLUMP OF 8 TO 11 INCHES, BE IN CONFORMANCE WITH ASTM C 476-02 AND ATTAIN A COMPRESSIVE STRENGTH OF 3000 PSI. GROUT SHALL CONFORM TO REQUIREMENTS OF FLBC STANDARDS. USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL JOINTS OF THE MASONRY WITHOUT SEGREGATION. ALL CELLS IN CONCRETE BLOCKS CONTAINING REINFORCING SHALL BE FILLED SOLID WITH GROUT. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID. HOLD GROUT DOWN 1-1/2" BELOW TOP OF BLOCK FOR KEY GROUT LIFT JOINTS AND AT CONCRETE PLACED OVER MASONRY.
16.4. CONCRETE MASONRY UNITS SHALL BE PLUMB, TRUE TO LINE, WITH LEVEL COURSES ACCURATELY SPACED AND BUILT TO THE THICKNESS AND IN A RUNNING BOND AS INDICATED AND CONFORMING TO THE TOLERANCES SPECIFIED IN ACI 531.1 AND 530.1.
16.5. REINFORCING BARS SHALL BE PLACED IN THE MIDDLE OF THE CELLS, UNLESS NOTED OTHERWISE, AND TIED OR OTHERWISE SECURELY SUPPORTED AT THE TOP AND BOTTOM TO ENSURE THAT THE BAR DOES NOT MOVE DURING GROUTING.
16.6. MORTAR DROPPINGS AND OTHER DEBRIS MUST BE KEPT OUT OF CELLS WHICH ARE TO BE GROUTED.
16.7. CONTROL JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH THE LOCATIONS AND DETAILS SHOWN ON THE DRAWINGS. CONTROL JOINTS SHALL NOT EXTEND THROUGH THE TOP BOND BEAM COURSE. THE JOINTS ON BOTH SIDES OF THE WALL SHALL BE SEALED AND TOOLED SMOOTH.
16.8. WALL REINFORCEMENT: VERTICAL AND HORIZONTAL REINFORCEMENT SHALL BE PROVIDED AS SPECIFIED ON THE DRAWINGS. DESPITE IF SHOWN ON DRAWINGS- PLACE VERTICAL REINFORCING BARS AT CORNERS, EA CELL WITHIN 16" OF CORNER, JAMBS OF OPENINGS, EA CELL WITHIN 16" OF JAMBS FOR OPENINGS WIDER THAN 12', BELOW BEAM BEARING, BELOW GIRDER TRUSS BEARING, AND IN WALLS AS INDICATED ON THE DRAWINGS. IF NOT SPECIFIED IN TEXT ON DRAWINGS USE #5 @ 48" OC. WALL REINFORCING BARS SHALL EXTEND CONTINUOUS FROM FOUNDATION INTO TOP BOND BEAM. MIN LAP SPICES, EMBEDMENT, AND END HOOK LENGTHS AS PER ACI 318 OR FBC UNO. 8" TOLERANCE ALLOWED FOR WALL REINF PLACING. SEE DOWEL NOTE 17.2 BELOW.
16.9. REINFORCED MASONRY LINTELS SUCH AS CAST CRETE TO BE INSTALLED AS PER MFR INSTRUCTIONS. USE #6 BOTTOM FIELD BAR IN LIEU OF #5 FOR ALL OPENINGS WIDER THAN 12'. LINTELS TO HAVE 4" MINIMUM BEARING. CONTINUOS REINF ACROSS COLUMNS. IF SPECIFIED LINTEL LENGTH IS +/- AS LONG AS MIN BRG IS MET. DOOR/WINDOW LINTELS CAN BE DEEPER(TALLER) THAN SPECIFIED BUT NOT SHORTER.
16.10. UNO HORIZ JOINT REINFORCEMENT @ 16" OC IN MASONRY WALLS IS SUGGESTED BUT NOT REQUIRED TO CONTROL CRACKING.
16.11. BOND/TIE BEAMS/LINTELS- CONTINUE REINFORCING BARS CONT (UNINTERRUPTED) AROUND ALL CORNERS, OVER OPENINGS, ACROSS WALL INTERSECTIONS, THROUGH TIE COLUMNS, AND UP/DOWN AT CHANGES IN BOND BEAM ELEVATION.
16.12. ALTERNATE WINDOW SILL: 4"H MIN x 8"W CAST CONC W/ (1) #5 EXTENDED 4" INTO FILLED JAMB CELLS.

17. FOUNDATIONS:
17.1. BUILDING AREA TO BE STRIPPED/GRUBBED OF SURFACE DEBRIS/VEGITATION. FILL TO BE CLEAN GRANULAR & UNIFORMLY COMPACTED TO 95% DENSITY (ASTM D 1557) AND MEASURED IN 12" LIFTS. AT DISCRETION OF CONTRACTOR OR BLDG INSPECTOR, ARCHITECT RECOMENDS SOIL TO BE TESTED BY GEOTECH ENGINEER TO ENSURE MINIMUM SOIL BEARING PRESSURE CAPACITY & RECOMEND SITE PREP.
17.2. DOWEL VERTICAL REINFORCING BARS OUT OF THE FOUNDATION OR STRUCTURE BELOW WITH BARS OF THE SAME SIZE AND SPACING OF WALL ABOVE. THERE SHALL BE A DOWEL FOR EACH VERTICAL REINFORCING BAR. MIN LAP SPICES, EMBEDMENT, AND END HOOK LENGTHS AS PER ACI 318 OR FBC UNO. For #5: MINIMUM 30" LAP W/ 10" HOOK UNO. SEE WALL REINFORCEMENT NOTE 16.8 ABOVE. FOR MISSED EMBEDDED DOWEL, EPOXY EMBED W/ 5/8" OVERSIZED HOLE DIA., 8" EMBED W/ CLEAN HOLE.
17.3. BUILDING SLABS-ON-GRADE TO BE REINFORCED WITH 6x6 10/10 WWF MIN WITH MESH UP CHAIRS OVER 6-MIL MINIMUM POLYETHYLENE FILM VAPOR RETARDER OVER TERMITE TREATED COMPACTED GRADE UNO. SUGGESTION TO PROVIDE DIAGONAL 36" #4 REBAR AT ALL INSIDE REENTRANT CORNERS.
17.4. CONTINUOUS FOOTINGS, STEM OR MONOLITHIC, TO BE REINFORCED CONTINUOUS, WITH LAPS AS PER STATED DEVELOPMENT LENGTH IF NOTED OR 48x BAR DIAMETER MIN UNO. 30" MIN CORNERS BARS TO MATCH LONGITUDINAL REBAR.
17.5. SUGGESTION TO PROVIDE A 4-INCH MEDIUM TO COARSE SAND OR GRAVEL COMPACTED DRAINAGE FILL BELOW ALL INTERIOR SLABS-ON-GRADE.
17.6. SOIL AND SUBGRADE IS TO BE TERMITE TREATED.
17.7. SLAB FINISHES UNO:
-MAIN BUILDING: STEEL TROWEL FINISH
-GARAGE: STEEL TROWEL, THRESHOLD: LIGHT BROOM
-DRIVEWAY, DRIVEWAY APRON, PORCHES/PATIOS: LIGHT BROOM
17.8. GARAGE, AND ALL EXTERIOR HARD SURFACES TO SLOPE AWAY FROM BLDG MIN 1/8"/FT.
17.9. CONCRETE PADS FOR VIBRATING EQUIPMENT SUCH AS PUMPS OR MOTORS TO BE SEPARATED FROM HOUSE SLAB WITH A MINIMUM OF AN ASPHALT EXPANSION JOINT.
17.10. RECESS SGD & GARAGE DOOR THRESHOLDS 3/4"- VERIFY EXACT DIMENSIONS WITH SUPPLIER/MFR.
17.11. CMU/MINWALL AND FINISHED CENTERLINES SHALL COINCIDE UNLESS DIMENSIONED OTHERWISE.
17.12. SLOPE GRADES AWAY FROM BUILDING ON ALL SIDES A MINIMUM OF 6" OVER 10', 4:1 SLOPE MAX.

19. LIGHT GAGE METAL STUDS & MISC. METAL FRAMING:
19.1. ALL LIGHT GAGE METAL INTERIOR STUDS SHALL BE G90 GALVANIZED 25 GA MINIMUM. USE 20 GA STUDS WHERE HEAVY LOADS ARE HUNG FROM SUCH AS TV'S OR WALL CABINETS. ALL WALL TRACKS SHALL BE 25 GA.

20. HVAC:
20.1. PLANS ARE SCHEMATIC. EXACT LAYOUT/SIZING OF UNITS, DUCTS, RETURN AIR GRILLES AND SUPPLY GRILLES ETC, SHALL BE DETERMINED BY A HVAC LICENSED CONTRACTOR. IF LAYOUT/SIZING IS PROVIDED HVAC CONTRACTOR TO VERIFY.
20.2. PROVIDE MANUFACTURED CONCRETE PAD AND BRACKETS RATED FOR SPECIFIED WIND LOAD FOR CONDENSING UNIT. FOR MOUNTING AND SECURING MECHANICAL EQUIPMENT, REFER TO THE MANUFACTURER'S SPECIFICATIONS.

21. WOOD FRAMING
21.1. ALL STRUCTURAL (LOAD BEARING) LUMBER SHALL BE S.Y.P. OR DOUGLASS FIR, GRADE #2, KD 19% (Fb FOR LUMBER SIZES NOTED TO BE IN CONFORMANCE WITH VALUES LISTED IN THE NATIONAL FOREST PRODUCTS ASSOCIATION NATIONAL DESIGN STANDARD SUPPLEMENT TABLE 4B), AND SHALL CONFORM TO THE NATIONAL GRADING RULE FOR DIMENSION LUMBER, THE SOUTHERN PINE INSPECTION BUREAU AND THE SOUTHERN FOREST PRODUCTS ASSOCIATION. ALL NON-LOAD BEARING FRAMING LUMBER (INTERIOR WALLS) TO BE #2 S.P.F. OR BETTER.
21.2. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE AND/OR MASONRY TO BE PRESSURE TREATED. ALL WOOD EXPOSED TO THE WEATHER OR IN CONTACT WITH THE GROUND TO BE PRESSURE TREATED TO 0.80 CCA.
21.3. SPLICING FOR MULTI-PLY HEADERS/BEAMS/COLUMNS:
-2x4- 10d COMMON NAIL @ 6" OC EACH LAYER STAGGERED.
-2x6- 2 ROWS 10d COMMON NAIL @ 12" OC EACH LAYER.
-2x8- 3 ROWS 10d COMMON NAIL @ 12" OC EACH LAYER.
-2x10- 4 ROWS 10d COMMON NAIL @ 12" OC EACH LAYER.
-2x12- 5 ROWS 10d COMMON NAIL @ 12" OC EACH LAYER.
-LOCATE SPLICES OVER BRG SUPPORTS. GLUE BETW LAYERS. USE 16D IF 1/2" PLY SPACER USED
21.4. LAMINATED TIMBER ELEMENTS (BENTS, BEAMS, DECK, ETC., AND ANCILLARY ACCESSORIES, FASTENERS, ETC.:
-FABRICATOR TO SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR ALL ELEMENTS OVER SIGNATURE AND SEAL OF FLORIDA ENGINEER (SPECIALTY ENGINEER)
-SPECIALTY ENGINEER MAY SUBMIT CONNECTION DETAILS FOR BENTS AND BEAMS AND FASTENING MODE AND INTERVALS FOR DECK. (CONNECTIONS FOR BEAM-ENDS TO RESIST ROTATION.)
21.5. GLUE-LAMINATED BEAMS (GLULAM) SHALL BE DOUGLAS FIR COMBINATION 24F-V4 AT SIMPLE SPANS AND 24F-V8 AT CANTILEVER OVER SPANS HAVING THE FOLLOWING MINIMUM PROPERTIES: Fb = 2,400 PSI, Fv = 190 PSI, Fc (PERPENDICULAR) = 650 PSI, E = 1,800,000 PSI, FABRICATION AND HANDLING SHALL CONFORM TO THE LATEST AMERICAN INSTITUTE FOR TIMBER CONSTRUCTION (AITC) AND ASTM STANDARDS. BEAMS SHALL BEAR AN APPROPRIATE GRADE STAMP CLEARLY NOTING ITS DESIGN AND MARKED WITH CAMBER AND TOLERANCE IS ESPECIFICALLY NOTED ON THE DRAWINGS, BEAMS SHALL BE MANUFACTURED WITH INDUSTRY STANDARD MINIMUM CAMBER OR UPWARD TO SPAN/200. ERECT WITH CROWN OR CAMBER UP. IN HEADER CONDITIONS (BEAM BUILT INTO WALL) CRIPPLE FRAMING ABOVE HEADER SHALL MAINTAIN CAMBER. HEADER BEAMS MAY HAVE ZERO CAMBER, PROVIDED CRIPPLE FRAMING ABOVE HEADER IS BUILT WITH MINIMUM CAMBER STATED ABOVE.
21.6. LAMINATED LUMBER AND "I" JOISTS AND RAFTERS SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
21.7. END STUDS OF EXTERIOR FRAME WALL OR DESIGNATED INTERIOR SHEAR WALLS TO ATTACH TO CONC WALL W/ .25" x 3.25" TAPCON @ 16" OC/8" ENDS. FOR INTERIOR BRG WALLS USE 1/4" x 2.75" TAPCON @ 32" OC/8" ENDS.
21.8. ALL WOOD NAILING AS PER FBC R 602.3 UNO.

22. PLYWOOD SHEATHING:
22.1. ALL PLYWOOD SHALL BE C-D OR C-C SHEATHING. INSTALL PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, PROVIDE BLOCKING AT PANEL EDGES WHERE INDICATED ON THE PLANS.
22.2. UPPER PANELS TO BE ATTACHED TO THE TOP MEMBER OF THE UPPER DOUBLE TOP PLATE AND TO RIM JOIST AT BOTTOM OF WALL. PROVIDE BLOCKING FOR ALL EDGE NAILING OVER LENGTH OF PLYWOOD
22.3. FOR EXTERIOR AND INTERIOR SHEAR WALLS USE 1/2" PLYWOOD AND 8d RINGSHANK GAL

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⚠ =LIFE SAFETY WARNING

This symbol identifies Life Safety Warnings that should be read and given special attention to all persons installing trusses.

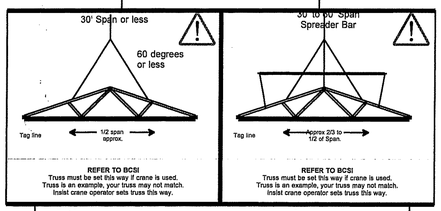
SPACING NOTE

All trusses are to be set 2'-0" on center except as noted.

MULTIPLE PLY TRUSSES MUST BE FASTENED TOGETHER PER ENGINEERING BEFORE SETTING. REFER TO ENGINEERING DRAWING TO DETERMINE IF MULTIPLE PLY.



DON'T LIFT TRUSSES WITH SPANS LONGER THAN 30' BY THE PEAK. CONSULT BCSI



REFER TO BCSI
Truss must be set this way if crane is used. Truss is an example, your truss may not match. Insist crane operator sets truss this way.

REFER TO BCSI
Truss must be set this way if crane is used. Truss is an example, your truss may not match. Insist crane operator sets truss this way.

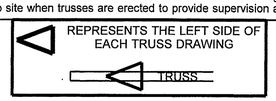
All load bearing walls, headers, beams, & lintels must be in place at indicated height before trusses are installed.

AIR HANDLER NOTE

Unless noted elsewhere on this layout, these trusses are not designed for air handlers in the roof or for any other A/C requirements. This may be in conflict with building code and A/C Design requirements. Consult with Building Department and A/C Contractor.

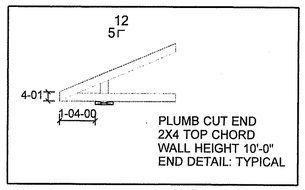
WARNING

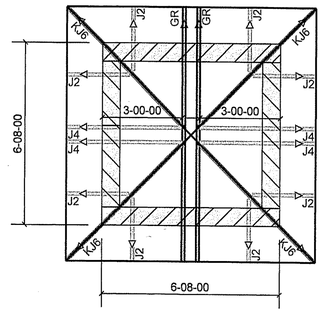
The size of these trusses makes it necessary that they e set by a profeesional builder familiar with and experienced in the problems and dangers of setting large span trusses. The builder and erector should consult with an engineer licensed in Florida specializing in wood roof trusses about the safe erection of these trusses. The engineer should be at the job site when trusses are erected to provide supervision and advice.

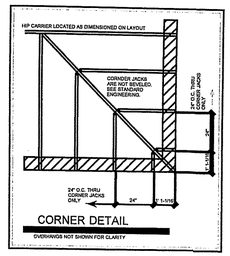


SEAT PLATES BY CHAMBERS TRUSS

⚠Do not stand on trusses until they are braced per BCSI & properly nailed to straps and hangers !!







FABRICATION AGREEMENT

TRUSSES CANNOT BE STARTED UNTIL THIS AGREEMENT IS SIGNED & RETURNED

The undersigned acknowledges and agrees:

1. Trusses will be made in strict accordance with this truss placement diagram layout, which is the sole authority for determining successful fabrication of the trusses.
2. All dimensions in this layout have been verified by the undersigned.
3. Unless written notice is provided by certified mail to Chambers Truss within ten (10) days of delivery the undersigned agrees that no backcharges will be allowed. In the event such written notice is furnished Chambers Truss shall have three (3) business days in which to begin repairs required, or to substitute other trusses, at Chambers option. After 10 days of delivery remedy will be according to Florida statute 558.
4. The undersigned acknowledges receipt of "BCSI" summary sheet by TPI & WTCA.
5. Delivery is to job site. It is the buyer's responsibility to make the job site suitable for delivery. Chambers Truss has the sole authority to determine the suitability of the job site or a portion of the job site for delivery. Chambers Truss will be responsible for dump delivery only. The buyer is responsible for additional delivery expenses if Chambers Truss has to redeliver because job site is not prepared for delivery or buyer is not prepared for delivery of trusses. Buyer is responsible to Chambers Truss for towing costs due to site conditions.
6. Price as shown in paragraph 7 below is subject to change if any changes are made in this layout. A $50 per hour fee for revisions may be charged by Chambers Truss.
7. This is a PURCHASE ORDER to Chambers Truss of the sum agreed to, or if no agreement a reasonable price. Invoice will be made on delivery and paid within terms of net on delivery. Invoice may be made at scheduled date of delivery if buyer cannot accept delivery of fabricated trusses. The undersigned agrees to pay Chambers Truss reasonable attorney's fee for collections in event of payment not timely made. 1-1/2 % per month service charge will be added for all sums not paid within terms.
8. Signature or initials anywhere on this sheet constitutes agreement to all terms herein.
9. In consideration of Chambers Truss extending credit for this material the undersigned unconditionally guarantees payment when due of any and all indebtedness owed to Chambers Truss by any entity receiving material and the undersigned agrees to pay such indebtedness including attorney's fees, if default in payment for material be made by the recipient.
10. In the event of any litigation concerning this agreement, the items furnished hereunder or payments referred to herein, the parties agree that the sole venue for any such action will be Saint Lucie County, Florida.
11. Design responsibilities are per ⅡNational Standard And Recommended Guidelines On Responsibilities For Construction Using Metal Plate Connected Wood Trusses ANSI/TPIWTCA 4 - 2002ⅡⅡ
12. Warranty is per Chambers Truss Warranty attached.

DATED_____

SIGNED_____

FOR_____TITLE_____

A spreader bar may be required per "BCSI" to prevent injury & damage.

Multiple ply trusses must be fastened together per engineering before they are set, failure to do so can result in roof collapse.

Temporary and permanent bracing are required and can save life and property and is the responsibility of the truss erector.

Study the contents of the information packet included on delivery before setting trusses.

Trusses must be set and braced per design to prevent injury & damage.

Trusses must be set plumb and square

Do not set bunks or stack of plywood, roofing material or any other concentrated loads on trusses, this can cause collapse.

DO NOT INSTALL TRUSSES USING THIS
USE PLAN DELIVERED WITH TRUSSES TO SET TRUSSES

CHAMBERS TRUSS INC

3105 Oleander Avenue
Fort Pierce, Florida 34982-6423

800-551-5932
Fort Pierce 772-465-2012 Fax 772-465-8711
Vero Beach 772-569-2012 Stuart 772-286-3302
Web Site: CHAMBERSTRUSS.COM
Email: MAIL@CHAMBERSTRUSS.COM

Hatch Legend

WALL HEIGHT 10'-0"

DocuSigned by:
Frank Lichter
E935FAF30E92486...

2/2/2021

MITEK VERSION 7.4.1.431

LOADING/DESIGN CRITERIA REDUCIBLE PER CODE SUCH AS SBC 1604.6.1

DESIGN CRITERIA

County	ST. LUCIE			
Building Department	FT. PIERCE			
Wind Design Criteria	ASCE 2010			
Wind Design Method	MWFRS(Directional)/C-C hybrid Wind ASCE 7-10			
Roofing Material	Shingle or Shake			
Loading in PSF	Roof	R.D.L.	Floor	
Top Chord Live	20		0	
Top Chord Dead	7	4.2	0	
Bottom Chord Live	*10-Non Concurent			0
Bottom Chord Dead	10	3	0	
Total Load	47	7.2	0	
Duration Factor	1.25		0	
Wind Speed	170mph			
Top Chord C.B.	Sheathing by builder			
Bottom Chord C.B.	Sheathing by builder			
Highest Mean Height	15'			
Building Type	Enclosed			
Building Category	II: Non Restrictive			
Exposure Category	C>Open Terrain with scattered obstructions			
Miles from Ocean	5			

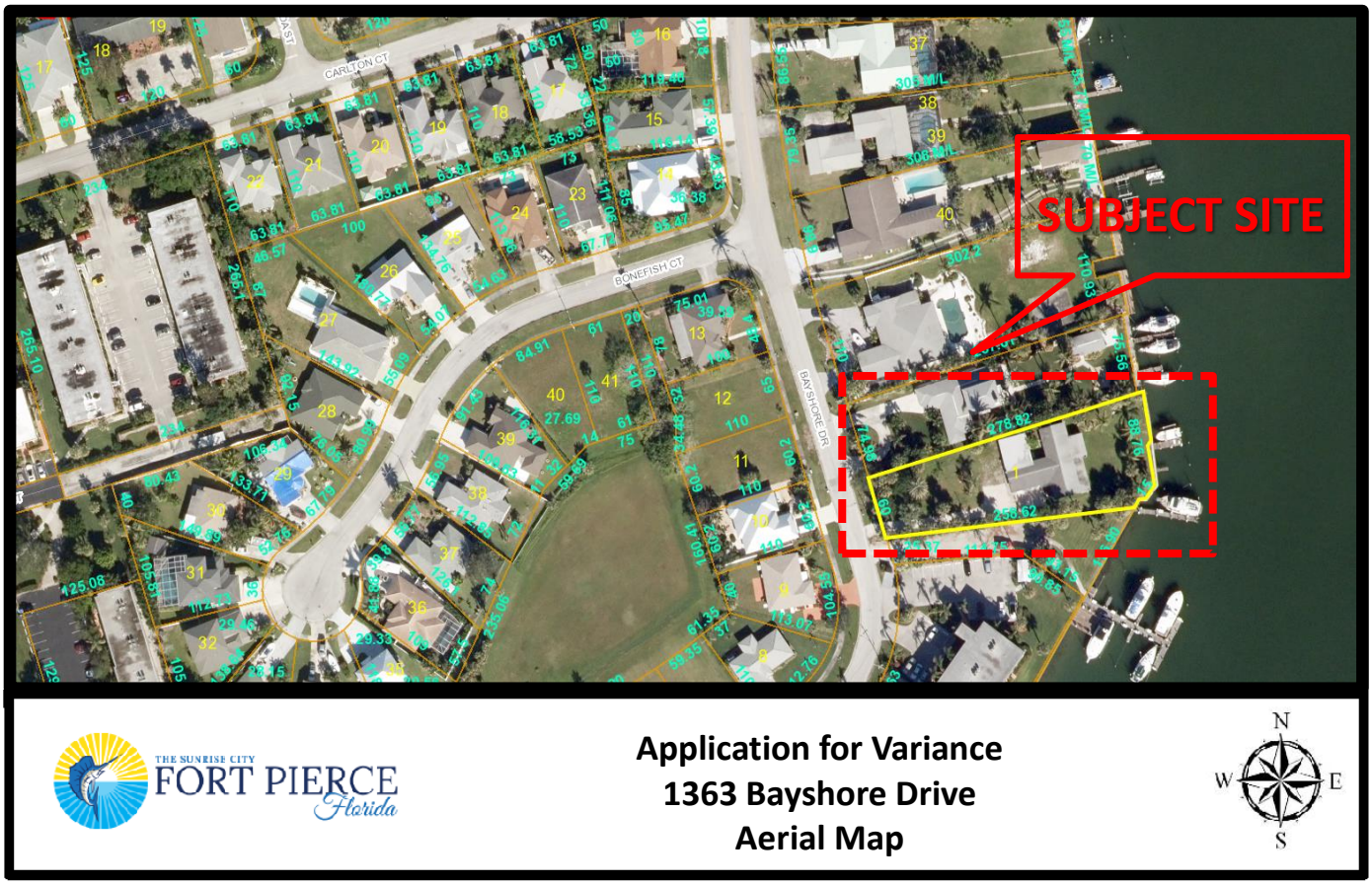
Conforms to Florida Building Code 2017
R.D.L.=Restraining Dead Load C.B.=Continuous Bracing

Verify DESIGN CRITERIA shown above with the building department and your engineer. Design Criteria is the responsibility of the Building Designer and/or Engineer of Record

Chambers Truss Inc. Drawing Name: 77145
SCALE: 3/8" = 1'-0"
18 total trusses, 4 unique designs
Designer: RAC Reviewed by: ___
Date: 11/23/20
FOR
PAUL JACQUIN & SONS
DESCRIPTION:
GATE HOUSE FOR 76930
Page 1 of 1 CUSTOMER INITIALS EACH PAGE _____
77145

Aerial Map

1363 Bayshore Drive



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Variance
1363 Bayshore Drive
Aerial Map

N
W E
S