



TO: TECHNICAL REVIEW COMMITTEE
FROM: BRANDON C. CREAGAN, MCRP, LEED GREEN ASSOCIATE, SENIOR PLANNER
RE: TECHNICAL REVIEW PROJECT# 21-07000018
DATE: AUGUST 26, 2021

Development & Design Review – Crossroads Parkway Warehouse

Attached is an Application for Development Review (Site Plan) and Design Review for property located along Crossroads Parkway. The applicant is proposing to construct a 207,117 square foot office/warehouse building with associated site improvements. The five properties that make up this project are approximately 12.71 acres in size. The City Zoning is Commercial Parkway (CP-1), and the Future Land Use is General Commercial (GC). The parcel IDs for the properties are 2324-710-0018-000-0, 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4, & 2324-710-0022-000-1.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by September 14, 2021.

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

Thank you.

Brandon C. Creagan



DEVELOPMENT REVIEW

Property address or Location Crossroads Parkway (TBD)
 Parcel ID #(s) 2324-710-0018-000-0, 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4 & 2324-710-0022-000-1
 Project description Construction of a 207,117 sf office / warehouse building with associated site improvements.

JBL Fort Pierce Industrial, LLC
 Property Owner(s)
2028 Harrison Street # 202
 Street Address
Hollywood FL 33020
 City State Zip
917-225-1694
 Phone Number
michael@jblvlp.com
 Email Address

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

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

Michael J. Currie (auth Agent)
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie
 The foregoing instrument was acknowledged before me this 17 day of August, 2021, by
Bradley J. Currie who is personally known to me or has produced
Patricia M. Sesta as identification.



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

TO BE COMPLETED BY STAFF

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

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





DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

Non-Residential: Proposed Sq. Ft.: 207,117 sf Residential: Proposed Units: _____

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

North	South	East	West
Undeveloped	Commercial	I-95	ROW - 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)



Design Review

Property address or Location Crossroads Parkway (TBD)
 Parcel ID #(s) 2324-710-0018-000-0, 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4 & 2324-710-0022-000-1
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Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie
 The foregoing instrument was acknowledged before me this 17th day of August, 2021, by

Bradley J. Currie who is personally known to me or has produced
 _____ as identification.

Signature of Notary



TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp

Design Review Application Checklist

(City Code of Ordinances 22-59)

Submittal for Administrative Approval

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

Submittal for Board Approval

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



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	GC	CP1
South	Commercial (Under Construction)	GC	CP-1
East	195 - Vacant Commercial & Residential	GC	C-3 / R-2
West	ROW / Commercial	GC	CP-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	CP-1	553,647.60 sf	12.71	X
**Proposed	GC	CP-1	207,117 sf	12.71	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 69,205.95 gpd
**Proposed Zoning/FLU	Total gallons per day 25,889.63 gpd
**Change in Demand	Total gallons per day decrease of 43,316.33 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 69,205.95 gpd
**Proposed Zoning/FLU	Total gallons per day 25,8889.63 gpd
**Change in Demand	Total gallons per day decrease of 43,316.33 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	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

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

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	27,682.38
**Proposed Zoning/FLU	10,355.85
*Change in Demand	decrease of 17,326.53

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

Impact	The surface water management system for this project will collect site runoff in a through exfiltration to provide 1/2" of dry pre-treatment which will convey the runoff to the existing master drainage system.
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III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)

G. Transportation Analysis: Complete ITE Trip Generation Data Form		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	2,176	448 AM / 437 PM
**Proposed Zoning/FLU	360	46 AM / 46 PM
*Change in Demand	Trips decrease 1,816 trips	Trips decrease 402 AM / 391 PM
Impact to Capacity		

IV. Project Description

PHASING	
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units:	Single Family: Multifamily:
Non-residential (square footage): 207,117 sf	
Mixed-use (describe use):	
(If this is a single phase project, name it Phase I – Total)	

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

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
Office / Manufacturing	1	207,117	12.71	2022	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

PROJECT NARRATIVE & COVER LETTER

3800 Crossroads Parkway

Development Review

August 16, 2021

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request a review and approval for the development of five (5) parcels for the construction of a 207,117-sf office / warehouse building with associated site improvements. The subject parcels are noted below are located on the east side of Crossroads Parkway and west of I-95 in the City of Fort Pierce, Florida

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2324-710-0018-000-0	TBD – Crossroads Pkwy	2.70	GC	CP-1
2324-710-0019-000-7	TBD – Crossroads Pkwy	2.97	GC	CP-1
2324-710-0020-000-7	TBD – Crossroads Pkwy	2.30	GC	CP-1
2324-710-0021-000-4	TBD – Crossroads Pkwy	2.36	GC	CP-1
2324-710-0022-000-1	TBD – Crossroads Pkwy	2.38	GC	CP-1
TOTAL:		12.71		

The subject parcels have a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of Commercial Parkway Zone (CP-1). The petitioner is proposing the development of a 207,117-sf industrial building with associated site improvements.

To the north of the subject parcels lies an undeveloped commercial parcel. This parcel has a Future Land Use designation of General Commercial (GC) and an underling Zoning designation of Commercial Parkway Zone (CP-1).

To the south of the subject parcels lies an undeveloped commercial parcel. This parcel has a Future Land Use designation of General Commercial (GC) and an underling Zoning designation of Commercial Parkway Zone (CP-1).

West of the subject parcels lies the right-of-way of Crossroads Parkway followed by developed and undeveloped commercial parcels. These parcels have a Future Land Use designation of General Commercial (GC) and an underling Zoning designation of Commercial Parkway Zone (CP-1).

East of the subject parcels lies the Right-of-Way of Interstate 95 (I-95) followed by developed and undeveloped parcels. The undeveloped parcel east of I-95 to the northeast has a Future Land Use designation of General Commercial and an underlying Zoning designation of General Commercial Zone (C-3). The developed parcel east of I-95 to the southeast is a developed institutional facility (Westside Baptist Church). This

parcel has a Future Land Use designation of Low Density Residential (RL) and an underlying Zoning designation of Single-Family Intermediate Density Zone (R-2).

Development Review

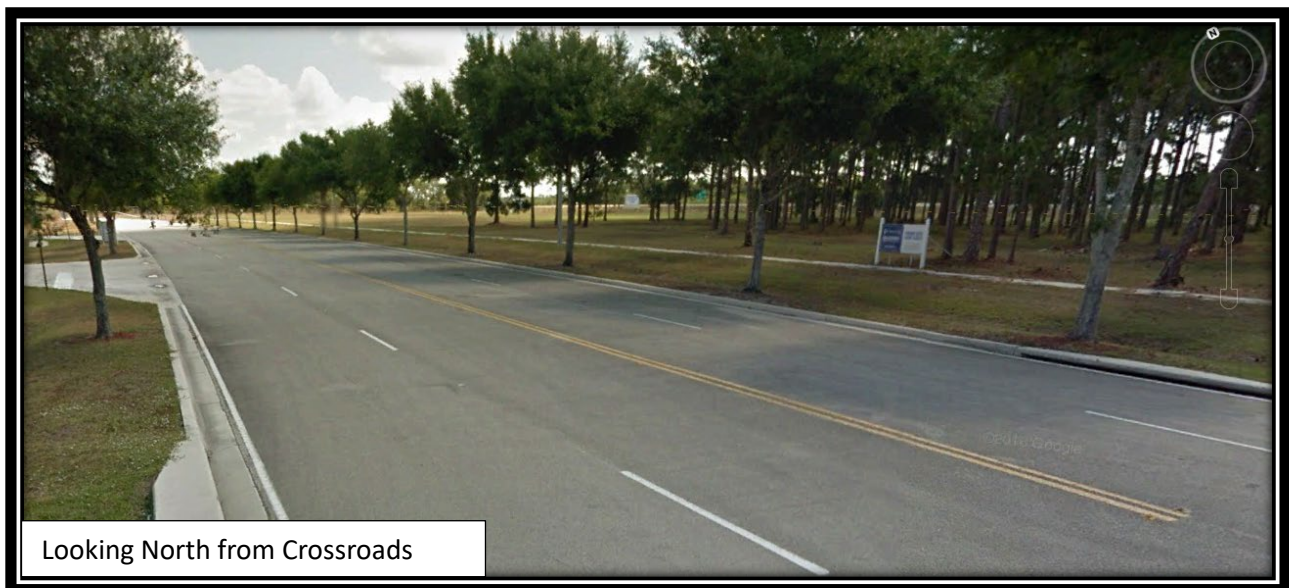
Section 125-313 of the City of Fort Pierce Land Development Code outlines the requirements for review and approval of Major or Minor Site Plan Applications. As outlined in section 125-313(a)(1) of the City of Fort Pierce Land Development Code, the proposed development will be considered a major site plan.

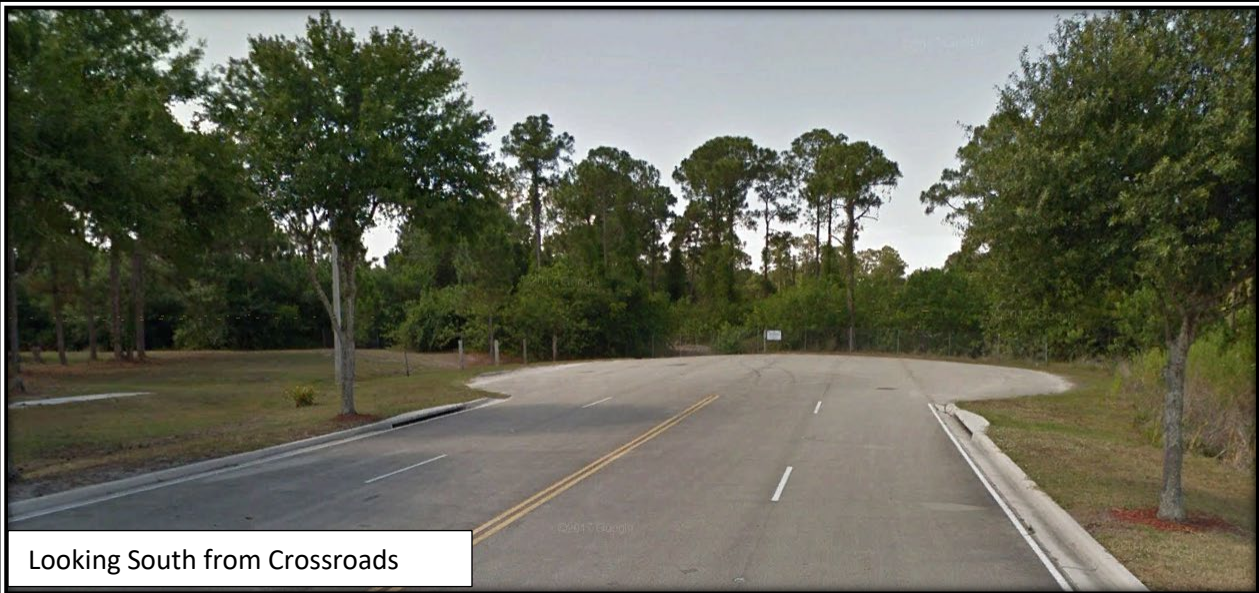
A pre-application meeting to discuss the project was held with the City of Fort Pierce on August 4, 2021. This submittal includes the all-applicable documents required for a site plan submittal. The subject property is not located in an area where beach / dune system protection plans are required. Due to this, a beach / dune system protection plan is not included with this submittal.

Design Review

Section 125-314 of the City of Fort Pierce Land Development Code outlines the requirements for design review. The required material as outline in section 125-314(c)(1) are included as part of this submittal package.

The subject parcel is located on the east side of Crossroads Parkway in Fort Pierce, Florida. Existing conditions of the subject parcels are depicted in the below photos:

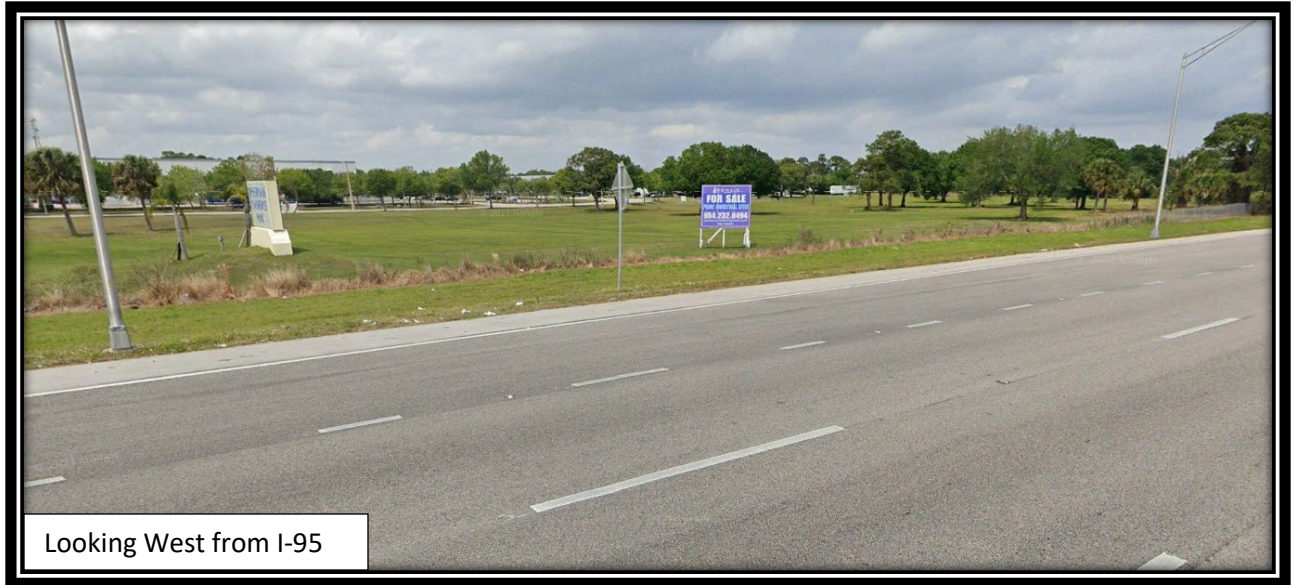




Looking South from Crossroads

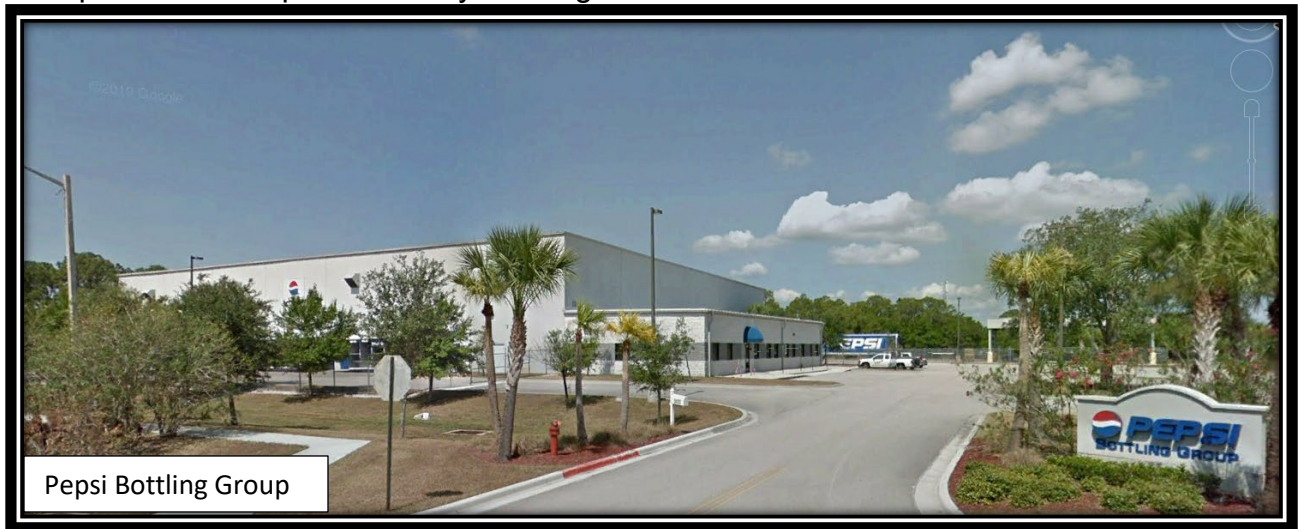


Looking East from Crossroads Pkwy



There are commercial parcels developed west of the Crossroads Parkway Right-of-Way. Construction is currently underway on the parcel to the south also.

West of Crossroads Parkway adjacent to parcels 12 & 13 lies Pepsi Bottling Group. South of Pepsi is a developed multi-bay building. See below:





Design Review Narrative



ORLANDO

189 S. ORANGE AVE.

SUITE 1700

ORLANDO, FLORIDA

32801

407.926.3000

AA0002981 | LC26000427

COMMERCIAL

CORPORATE

EDUCATION

ENTERTAINMENT

HEALTHCARE

HOSPITALITY

INDUSTRIAL

MIXED-USE

RESIDENTIAL

RETAIL

SENIOR LIVING

SPORTS & RECREATION

A r c h i t e c t u r e D e s i g n N a r r a t i v e

Project: Interstate Commerce Center

3800 Crossroads Parkway – Fort Pierce, Florida 34945

Warehouse Building - Shell & Core

Planning and Zoning Narrative

August 19, 2021

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Planning and Zoning Design Narrative
Re: Project: Interstate Commerce Center
3800 Crossroads Parkway – Fort Pierce, Florida 34945
BBA Project Number: 210139.00

Page 2 of 3

Project: Interstate Commerce Center
3800 Crossroads Parkway– Fort Pierce, Florida 34945
Warehouse Building - Shell & Core
Planning and Zoning Narrative
August 19, 2021

All reference to specific fire resistance ratings, code requirements, UL Assemblies, etc. shall be considered minimum design parameters. Architect/Engineer responsible for determining the applicable governing Federal, State or Local building codes and designing the building according to same

GENERAL

A new 207,107 sf building is flexible / warehouse / industrial / office. The building project will be in the Industrial Park of Crossroads Parkway. The subject parcel is noted on the east side of Crossroad Parkway and West of I-95 in the City of Fort Pierce, Florida. The AHJ for this area is the City of Fort Pierce.

There are four main entryways for the building. One entry is located on the plan north façade, second entry on the south façade, and two on the center. Parking will be accommodated within the site. The required parking count is 1 space / 600 SF warehouse area.

The current building scope is for "Core and Shell" and the building can be divided for multiple tenants as required. Total construction gross is +/- 207,107 sf.

BUILDING ENVELOPE

The current drawings reflect Tilt-Up construction with elements such as canopies, glass storefront, doors, windows, signage, and loading doors. As the building is being developed speculatively, there is no end user identified at this time. These elements have been shown in a reasonable configuration for future leasing activity. They will be designed to be flexible in nature, so they can be modified to be consistent with actual tenanting needs without compromising the design intent. Similarly, knockout panels will be incorporated wherever appropriate to provide flexibility for future tenant configurations that are unknown at this time.

CIVIL ENGINEERING

The Civil Engineer is EDC Port St Lucie, Florida.

STRUCTURAL DESIGN

The structural engineer for this project is McNamara Salvia.

MECHANICAL/ELECTRICAL/PLUMBING/FIRE PROTECTION

The MEP engineer for the project is Wilson Girgenti.



August 18, 2021

Via email: pvidal@bakerbarrios.com

Peter Vidal
Baker Barrios Architects
189 South Orange Avenue, Suite 1700
Orlando, FL 32801

Schematic Design - Structural Narrative JBL Development – Crossroads Park Industrial Warehouse Fort Pierce, FL

Project Description

The project consists of a new one-story industrial warehouse, located on Crossroads Parkway, west of I-95 in Fort Pierce, Florida. The floor area of the warehouse will be on the order of 200,000 sq. ft, with a plan aspect ratio of roughly 8:1. The primary loading / unloading area will be located plan north of the warehouse with parking located plan south and at each side. The roof will be monosloped across the short direction of the building, resulting in clear heights varying between 32' and 36' throughout the warehouse.

FOUNDING PRINCIPALS

Robert J. McNamara, P.E., S.E.
Joseph A. Salvia, P.E.

MANAGING PRINCIPALS

Boston

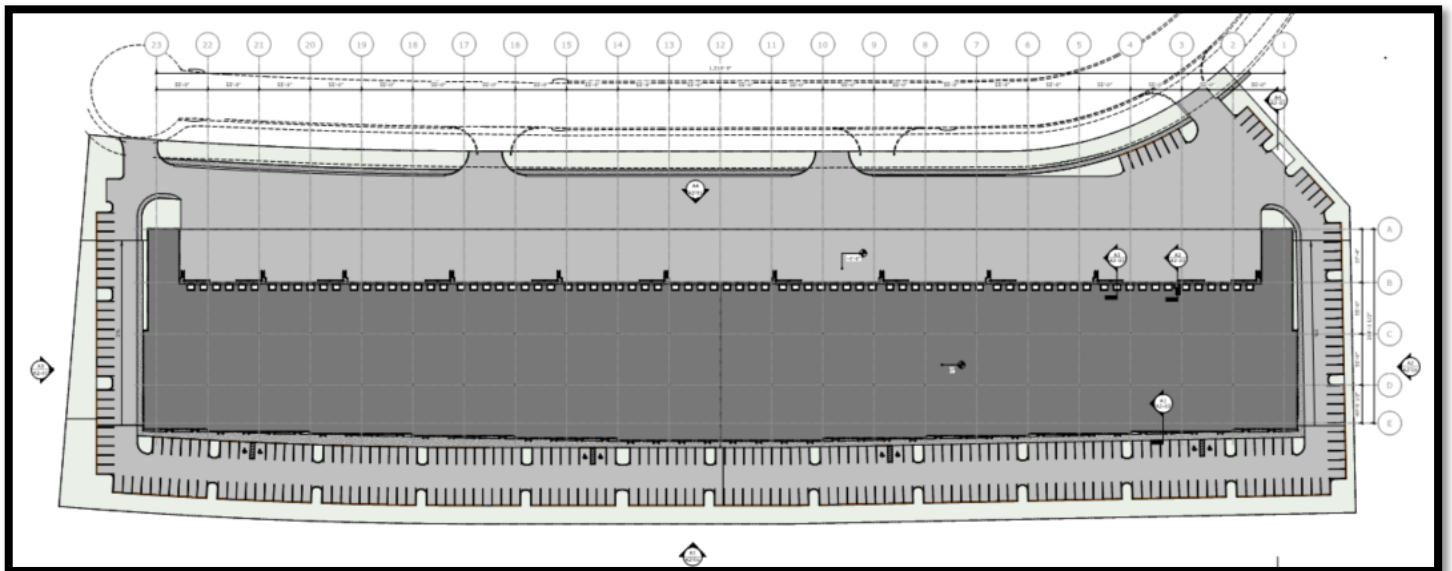
Mark F. Aho, P.E.
Neil A. Atkinson
John S. Matuszewski, P.E.
Adam C. McCarthy, P.E.
Benjamin B. Wild, P.E.

Florida

Andrew P. Sullivan, P.E., S.E.

New York

Ryan A. Dow, P.E., S.E.
Vladimir E. Seijas, P.E.
Bart A. Sullivan, P.E.



Design Criteria

- Gravity Loads

Use	Superimposed Dead Load	Live Load
Typical Roof	10 psf	20 psf (R)
MEP Roof-top Unit	10 psf	50 psf (NR) Note 1

- Assumption to be verified / refined once MEP cut sheets are provided.
- If applicable, accommodations for hanging conveyor systems, high density conduit regions, etc... will need to be accounted for once that information is made available to the design team.

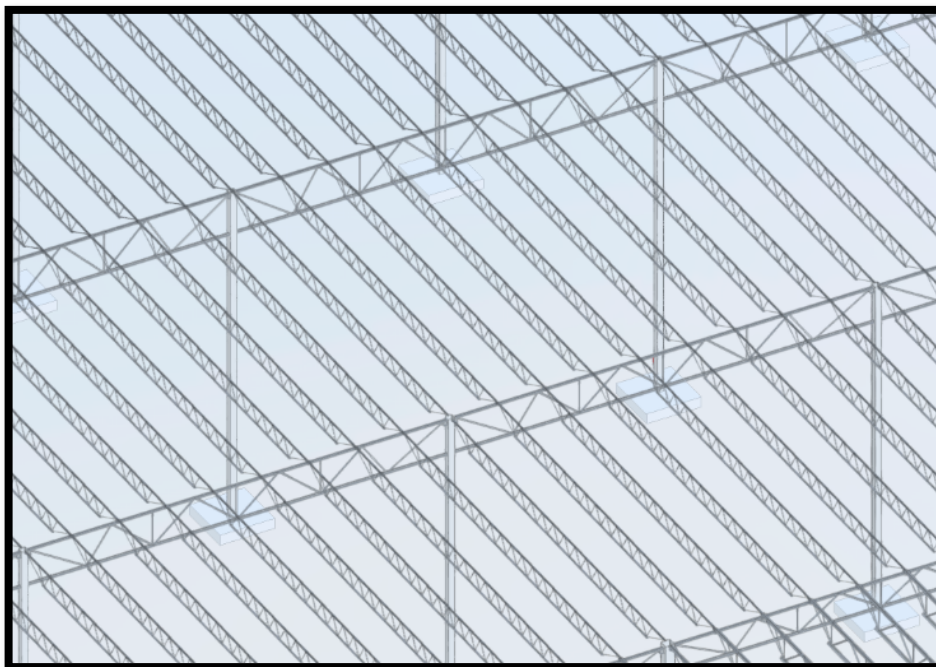
- Wind Design

- Risk Category II
- Vult = 159 mph
- Vasd = 123 mph
- Exposure C
- Kd = 0.85
- GCpi = +/-0.18 (Enclosed)

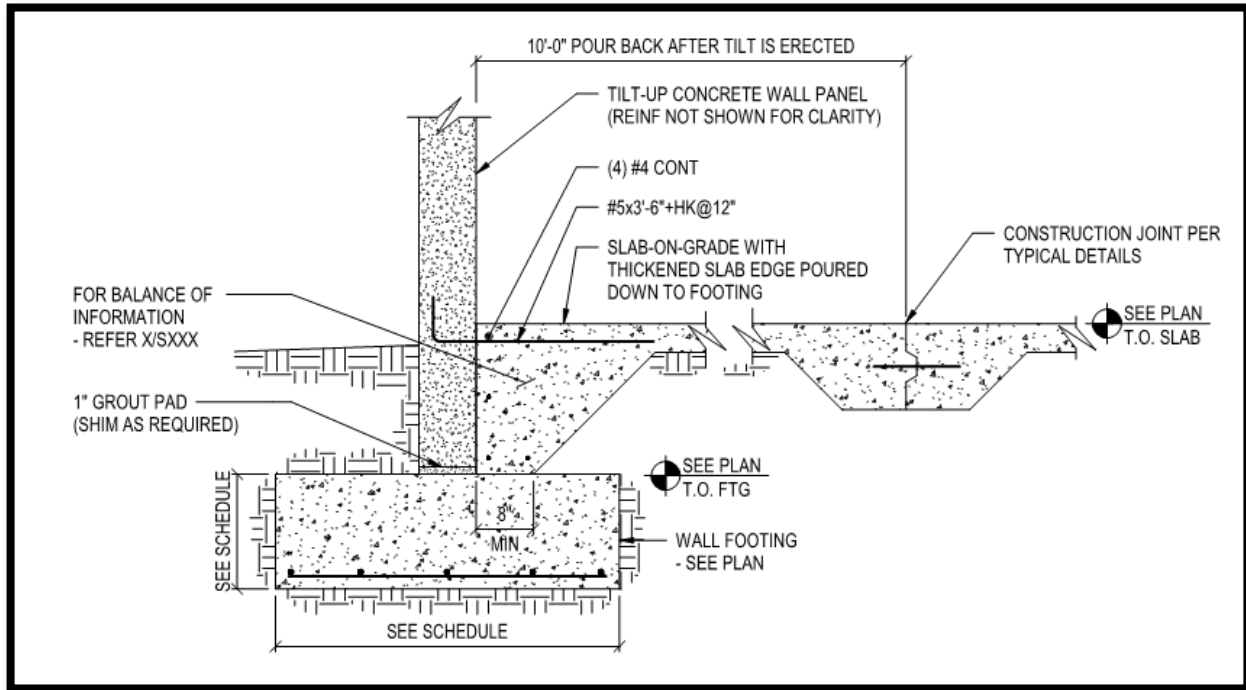
Structural System

Gravity System

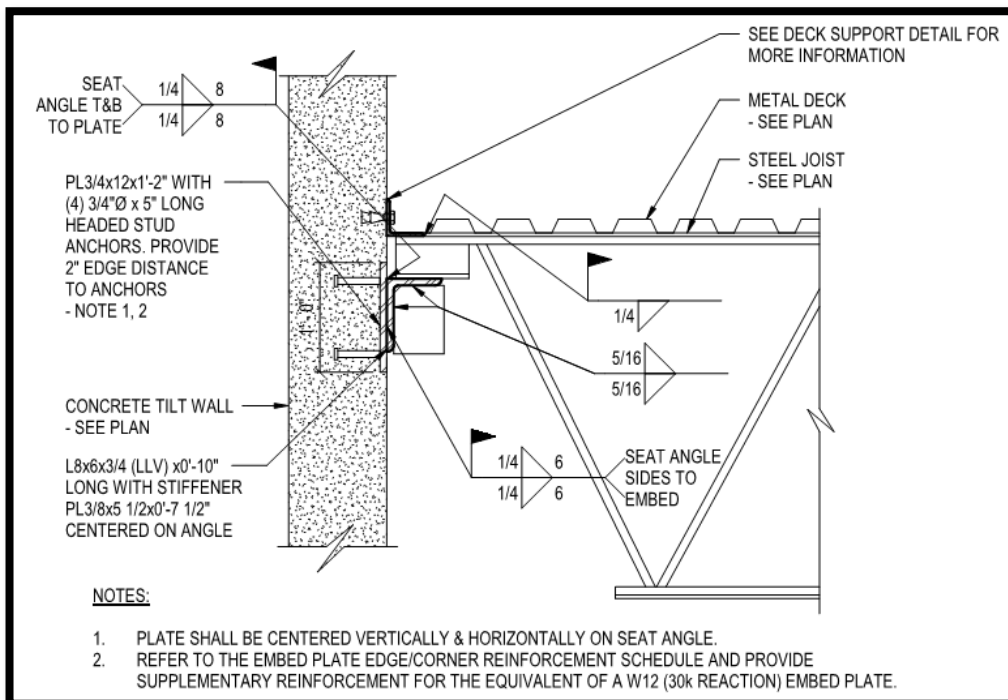
The roof structure will consist of 1 ½" deep, 20 gauge, G90 galvanized, type B roof deck spanning to open-web metal joists, spaced at ~6' on center. Based on the typical 55' spans, the joists will be on the order of 28" to 30" deep, with a 30K10 being a representative section. Joists will span to 44" (minimum) deep joist girders, which will in turn span 55' to HSS10x10 columns.



Load-bearing tilt wall panels will comprise the building façade. Typical panels will be 9 1/4" thick, with an allowance for a 3/4" reveal; this will result in an effective structural panel thickness of 8 1/2". Panels will be braced at the base with a thickened slab-on-grade pour.



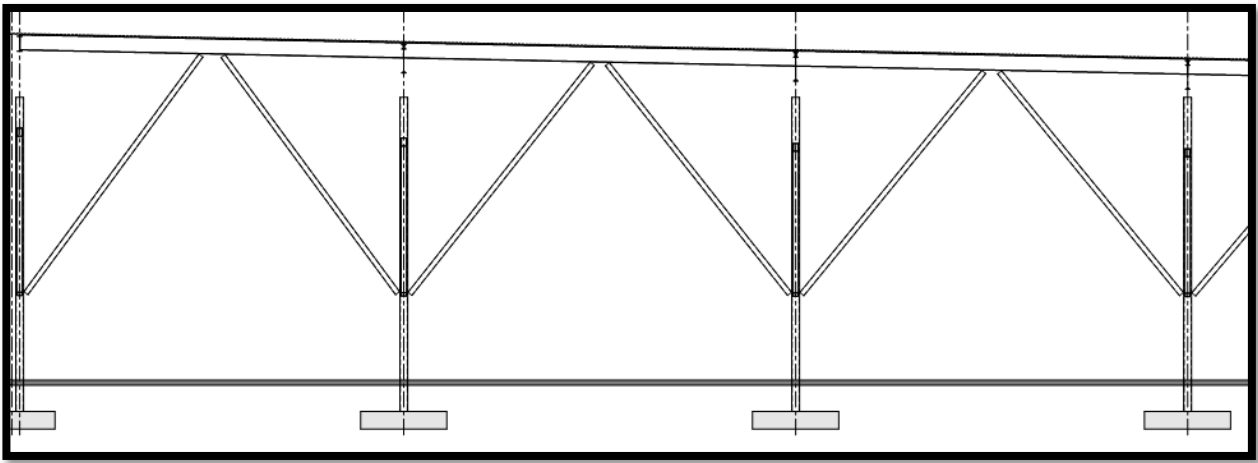
Panels traversing the plan north and south perimeters of the building will support steel joists. Plan east and west panels will support joist girders locally, and the roof deck between girder locations. Joists and joist girders will bear on a stiffened seat angle, welded to an embedded plate cast-in with the panel pour.



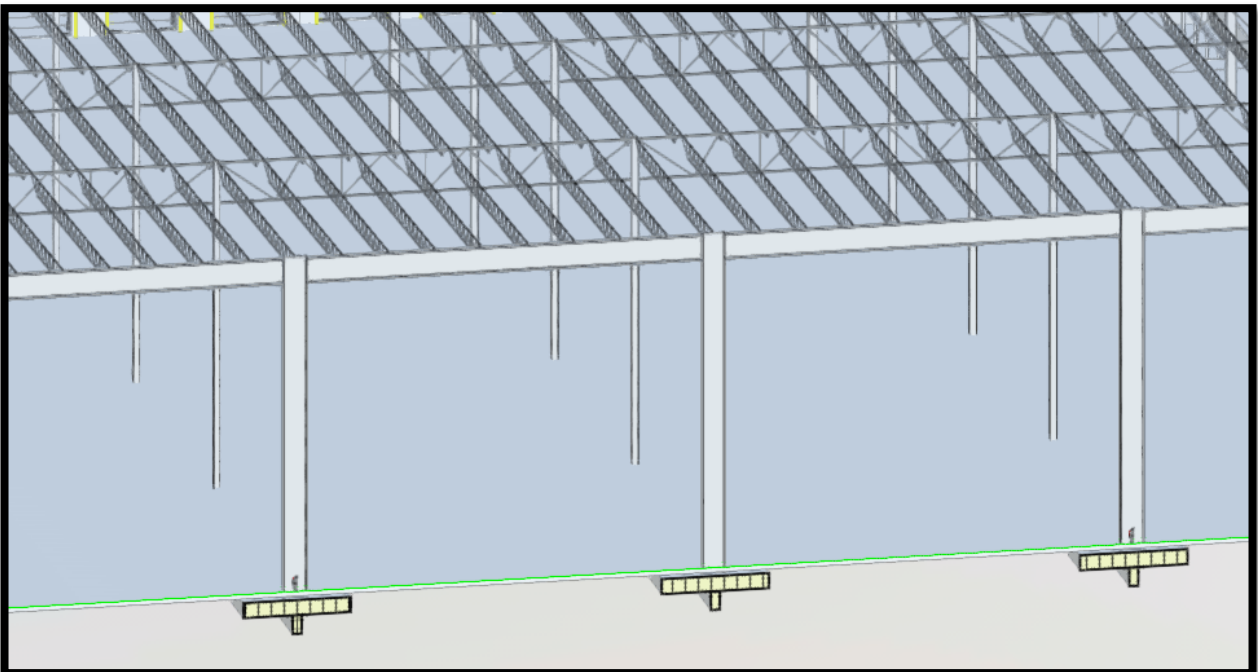
Lateral System

In addition to distributing gravity loads to the roof framing members, the metal roof deck will act as a diaphragm to effectively distribute all lateral forces to the vertical lateral load resisting (VLLR) elements. The load-bearing perimeter tilt panels will act as shear walls, which will inherently be very effective contributors to the lateral system. Due to the significant length of the building, however, additional VLLR elements will be required intermittently. This intermittent lateral load resisting system will consist of one of the following options:

1. **Braced Frames:** A braced frame lateral system is a more efficient and cost-effective option, when compared to a moment frame system. Section sizes and weights are typically very conventional, and building drift is not a concern. However, head height and clearance issues are often disadvantages associated with this type of system. These potential concerns are alleviated with option 2.

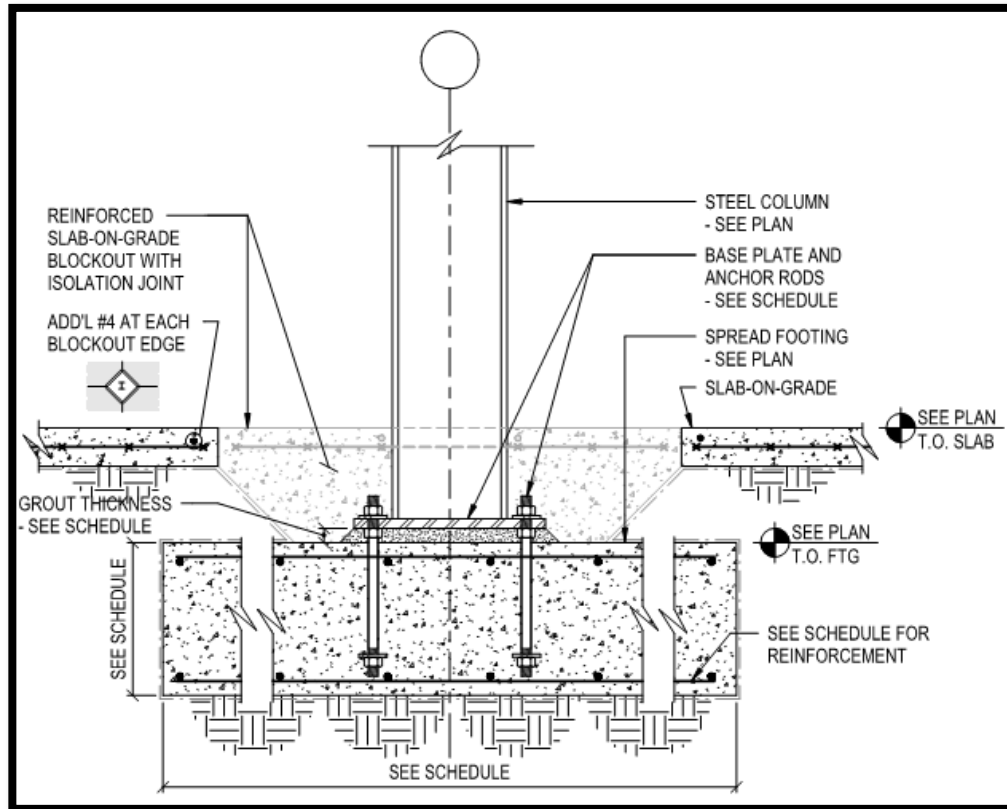


2. **Moment Frames:** Moment frames will certainly be more expensive than braced frames (option 1). However, a major benefit with a moment frame system comes with the resulting space / clearances between and within column bays. Moment frames are often drift-controlled, compared to a strength-controlled brace system. To control drift, especially in a coastal region with 160 mph winds, MF column and beam sections will likely be on the order of 36" to 40" deep.



Foundations

Based on the Geotechnical Report provided by Ardaman & Associates, Inc., the foundation system will consist of shallow strip and isolated footings supporting the walls and columns respectively. An allowable bearing capacity of 2,500 psf can be used to design the foundations. Given a typical 55'x55' column bay, F6.5 footings should be expected. Typical footing dimensions would be 6'-6" x 6'-6" x 1'-4" deep, reinforced with a bottom layer of (7) #5 in each direction.



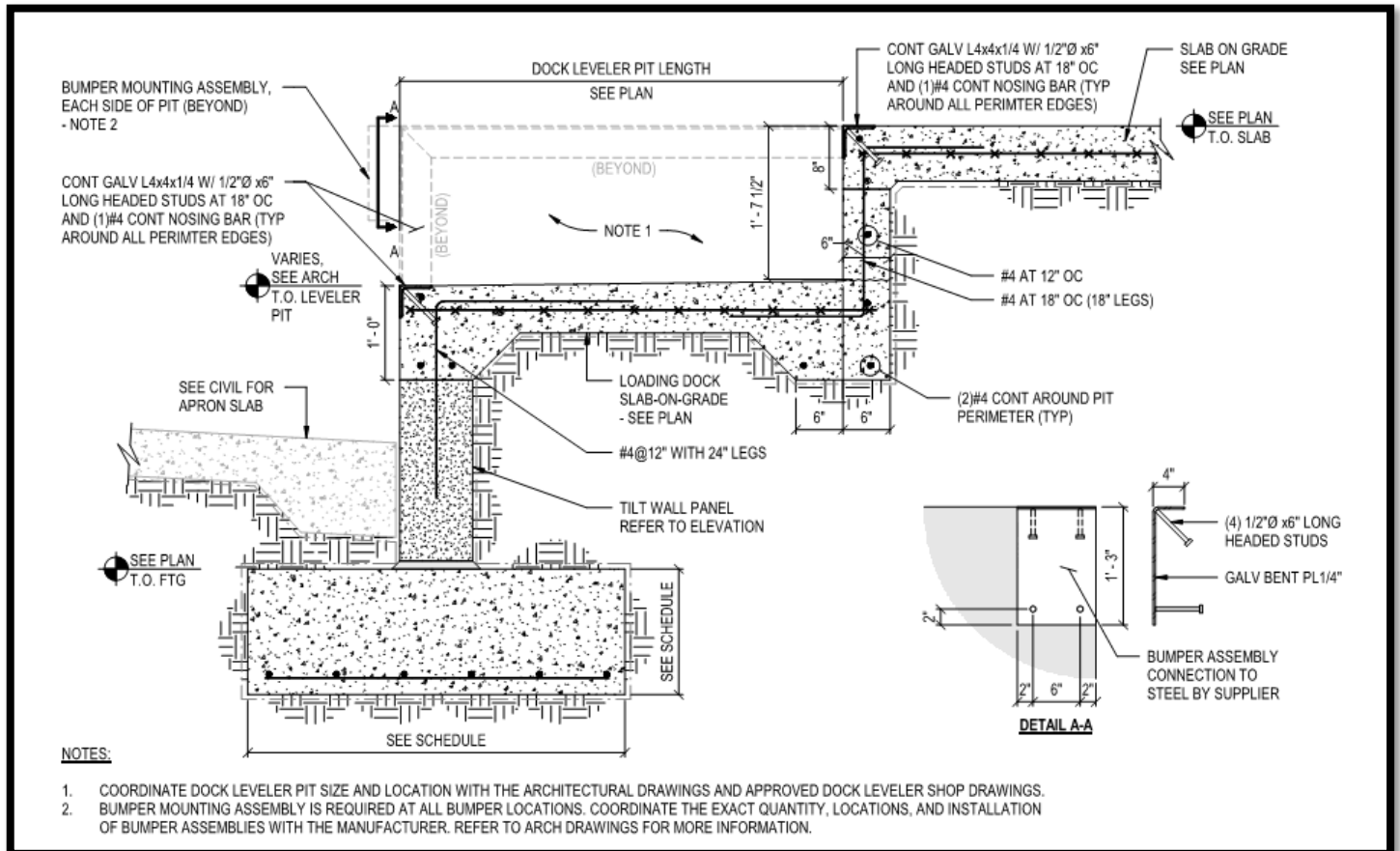
Strip footings supporting typical load-bearing tilt panels will be WF3.0 foundations, 3'-0" wide x 1'-0" deep, reinforced with a bottom layer of #5@12" transverse, and (4) #5 continuous.

Foundation elements supporting braced or moment frames, and in some cases edge columns subject to higher uplift forces, will be larger (added mass to counteract wind uplift) and will require top reinforcing to resist the tensile stresses at the top of the footing section.

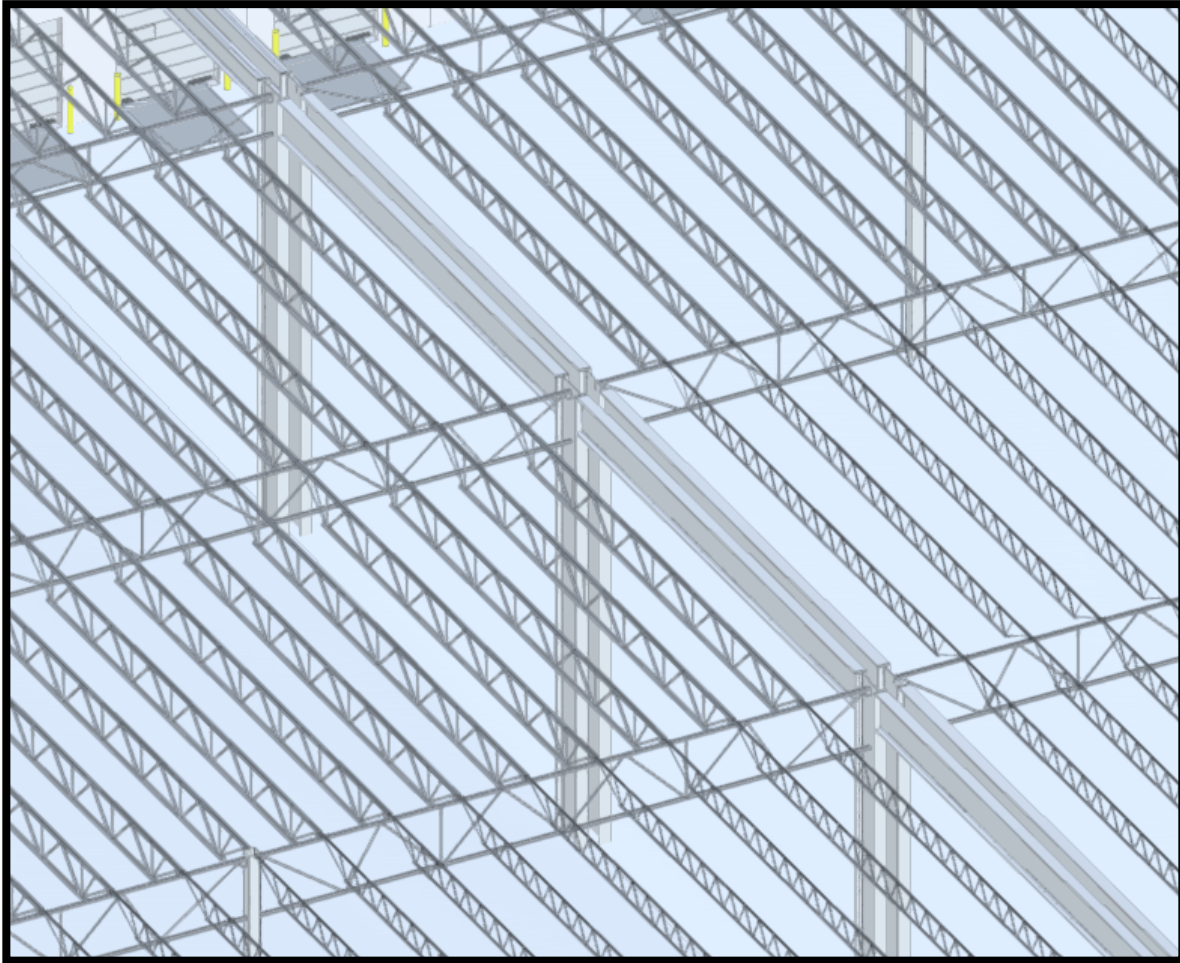
Typical slabs-on-grade within the warehouse footprint will likely be 7" (minimum) thick, reinforced with #3 or #4 bars. Office slabs-on-grade (if applicable) will be 4" or 5" thick, with conventional WWR or fiber reinforcing.

Miscellaneous

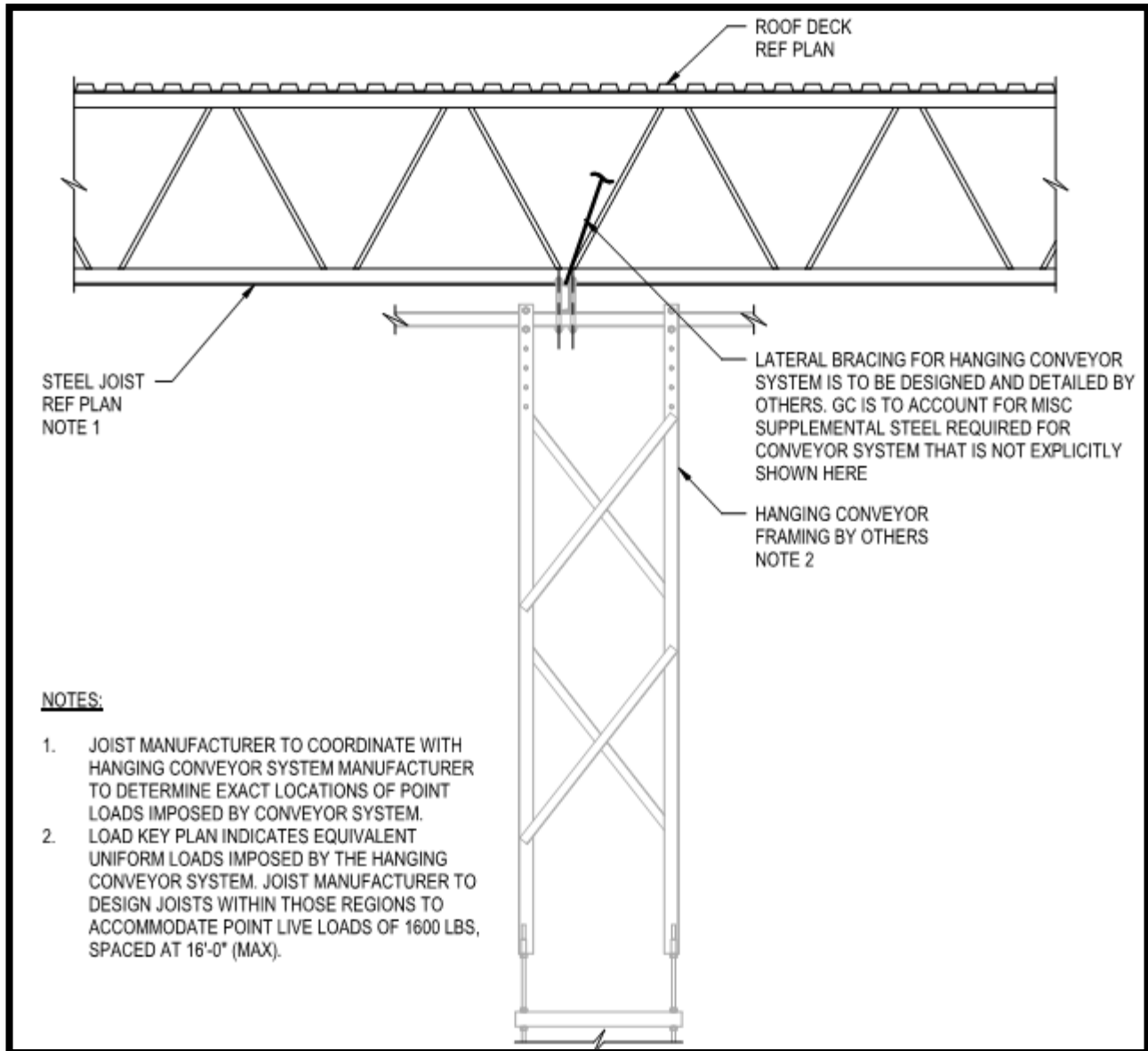
- Dock levelers will be required at the plan north extent of the warehouse. Loading dock door openings will be formed into the tilt wall pours such that the recessed dock leveler pits are accommodated (see below).



- Due to the length of the warehouse, multiple expansion joints will be required (in one direction only), spaced on the order of 300' to 330'. These joints will effectively isolate adjacent sections of the warehouse. Because these building sections will act independently with respect to each other, gravity (and lateral) elements will be required on each side of each joint.



- Although a majority of tenant-related items will not be considered in the design of the core and shell structure, hanging items like conveyor systems, high-density conduits, etc... will impact the primary roof framing, columns and potentially the foundations. General knowledge of the tenant use, functionality, design intent, etc... when made available, will improve the efficiency of the shell design.



MEP/FP Pricing Narrative for:

JBL Development Crossroad Park (CPOC Lots 12-16 Fort Pierce, FL)

ELECTRICAL

- Option 1 – (1) 3000A 480V/3Ph Service with fused disconnect placed in the center of the warehouse. Provide (8) Sets of 500 kcmil
- Option 2 – (2) 1600A 480V/3Ph Service with fused disconnect placed on each ends of the warehouse. Provide (4) Sets of 600 kcmil.

Both above options include wireway after the main rated to the main size.

- Provide (1) 100A 480V/3Ph House Panel with 45 kVa transformer with 150 MCB 208V/3Ph Panel
- House panel to feed site lighting which includes poles and exterior wall packs, irrigation controller, and general power to warehouse systems.
- Fire Alarm control panel
- Utility fed fire pump and fire pump control panel. Size to be determined by fire protection engineer. Estimated panel is 200A @ 480V/3Ph.
- For current estimate of (6) future tenants, provide (2) 2 ½" conduits to each tenant for future 400A 480V/3Ph panel. Provide (1) 4" conduits to each tenant from demarcation point within warehouse. Provide (4) 4" conduits from telecom vault to demarcation point.
- Provide 40-50 high bay fixtures spaced equally throughout warehouse for general lighting of shell space. Powered by house panel. Fixtures shall be provided with emergency battery backups
- Provide exit signs at exterior doors



MECHANICAL

- Provide (6) 2500 CFM rooftop mounted exhaust fans spaced equally throughout warehouse
- Provide (6) curbs for future rooftop units
- Provide (12) 60" x 60" metal louvers spaced equally throughout warehouse

PLUMBING

- 2 1/2" cold water main piped through the length of the warehouse
- Provide (6) 2" shut-off valves capped in future tenant spaces
- 6" sanitary pipe with floor cleanouts run through the length of the warehouse
 - o Provide pricing for possible lift station outside building
- Provide (12) 3/4" wall hydrants with shutoff valves in lockable box

FIRE PROTECTION

- (5) or (6) fire protection zones and risers protected with K25.2 ESFR designed for Group A Plastics.
- Estimated 8" electric fire pump

JBL Fort Pierce Industrial, LLC
2028 Harrison Street # 202
Hollywood, FL 33020

AGENT CONSENT FORM

Project Name: 3800 Crossroads Parkway

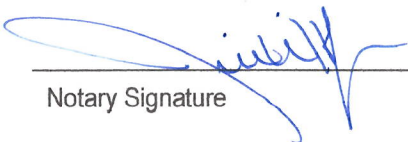
Parcel ID: 2324-710-0018-000-0, 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4 and 2324-710-0022-000-1

BEFORE ME THIS DAY PERSONALLY APPEARED Jacob Khotoveli, 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.

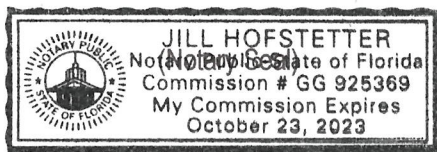
The foregoing instrument was acknowledged before me this 7th day of July, 2021, by Jacob Khotoveli (Name of Person Acknowledging) who is personally known to me, or who has produced N/A (type of identification) as identification and who did (did not) take an oath.



Notary Signature


Jill Hofstetter

Printed Name of Notary



10-23-2023

My commission expires



Owner's Signature

JBL Fort Pierce Industrial LLC, Jacob Khotoveli

Owner's Name

2028 Harrison Street, Suite 202

Street Address

Hollywood, FL, 33020

City, State, Zip

917.225.1694 / michael@jblvlp.com

Telephone / Email

Prepared by and return to:

Alan E. Krinzman
Assouline & Berlowe, P.A.
Miami Tower 100 S.E. 2nd Street, Suite 3105
Miami, FL 33131
305-567-5576
File Number: 00030.0032

Parcel Identification No. 2324-710-0018-000-0

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 29 day of **April, 2021** between **John E. Burns IV aka John Edmund Burns IV, Individually**, whose post office address is **238 Lanternback Island Drive, Satellite Beach, FL 32937** and **Meredith P. Burns aka Meredith Price Burns, Individually**, whose post office address is **5641 NE Hancock Street, Portland, OR 97213**; and **John E. Burns IV aka John Edmund Burns IV; Meredith P. Burns aka Meredith Price Burns and TCA TrustCorp America, Inc.**, a Washington, D.C. corporation, as Trustees of the **John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010)**, whose post office address is **5301 Wisconsin Avenue, NW #450, Washington, DC 20015**, grantor*, and **JBL Fort Pierce Industrial, LLC**, a Florida limited liability company whose post office address is **2028 Harrison Street, Suite 202, Hollywood, FL 33020**, grantee*,

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

Lot 12, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11, of the Public Records of St. Lucie County, Florida.

Subject to restrictions, reservations and limitation of record, if any (without reimposing same), and taxes for the year 2021, which are not yet due and payable.


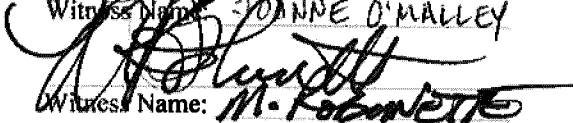
The above described property is not now nor ever has been the homestead property of grantor, nor is said property adjacent to the homestead property of grantor.

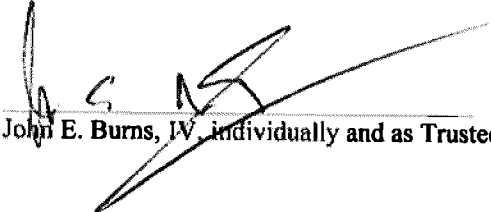
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

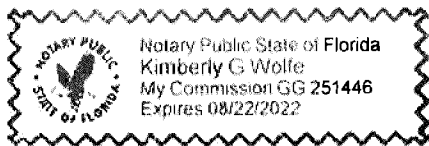

Witness Name: JOANNE O'MALLEY

Witness Name: M. ROBERTSON



John E. Burns, IV, Individually and as Trustee

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of April, 2021 by John E. Burns IV aka John Edmund Burns IV, Individually and as Trustee of the John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010). He is personally known or has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: Kimberly G. Wolfe
My Commission Expires: 08-22-2022

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

Signed, sealed and delivered in our presence:

Patricia L Adamski
Witness Name: Patricia L Adamski
Zach Beach
Witness Name: Zach Beach

Meredith P. Burns
Meredith P. Burns, individually and as Trustee

State of Oregon
County of Multnomah

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of April, 2021 by Meredith P. Burns aka Meredith Price Burns, Individually and as Trustee of the John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010). She is personally known or has produced a US Passport as identification.

[Notary Seal]



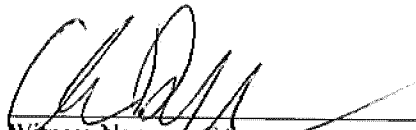
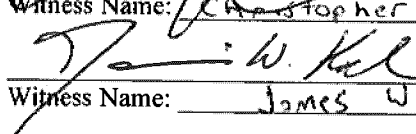
Michele D. Dolan
Notary Public

Printed Name: Michele D. Dolan

My Commission Expires: 11/13/2021

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

Signed, sealed and delivered in our presence:


 Witness Name: Christopher Poyer

 Witness Name: James W. Koch

TCA TrustCorp America, Inc.,
a Washington D.C. corporation as Trustee



 William T. Russell, President

District of Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of April, 2021 by William T. Russell as President of TCA TrustCorp America, Inc. a Washington, D.C. corporation, on behalf of the corporation, as Trustee of the John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010). He is personally known or has produced a driver's license as identification.

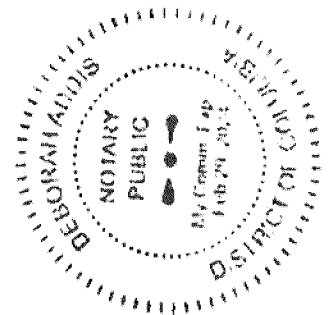
[Notary Seal]



 Notary Public

Printed Name: DEBORAH ADDIS

My Commission Expires: 02/29/2024



Prepared by:
Joseph P. Mullen, Esquire
Mullen & Bizzarro, P.A.
2929 East Commercial Boulevard, PH-C
Fort Lauderdale, Florida 33308
Telephone (954) 772-9100
File No.: 4038.1

Return To:
Assouline & Berlowe, P.A.
100 SE 2ns Street, Suite 3105
Miami, Florida 33131
Telephone (305) 567-5576

Tax Folio No.: 2324-710-0019-000-7

WARRANTY DEED

THIS INDENTURE made this 4th day of May, 2021, between Richard E. Bonvie and Patricia A. Bonvie, husband and wife, whose post office address is 4567 W. Tradewinds Avenue, Lauderdale-By-The-Sea, Florida 33308, Grantors, and JBL Fort Pierce Industrial, LLC, a Florida limited liability company, whose post office address is 2028 Harrison Street, Suite #202, Hollywood, Florida 33020, Grantee.

WITNESSETH: That said Grantors, for and in consideration of the sum of Two Million Seventy Thousand Eight Hundred and 00/100 (\$2,070,800.00) Dollars, and other good and valuable consideration to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantee, and Grantee's successors and assigns, the following described land situate, lying and being in St. Lucie County, Florida, to-wit:

Lot 13, Crossroads Park of Commerce Phase 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11, of the Public Records of St. Lucie County, Florida.

SUBJECT TO: (1) taxes for the year 2021 and thereafter; (2) zoning, restrictions, prohibitions and other requirements imposed by governmental authority; (3) and the Plat recorded in Plat Book 30, Page 11 of the Public Records of St. Lucie County, Florida.

Grantors, Richard E. Bonvie and Patricia A. Bonvie, certify that the described property is not, now, nor has it ever been, their homestead. Their homestead address is 4567 W. Tradewinds Avenue, Lauderdale-By-The-Sea, Florida 33308.

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

AND, the Grantors hereby covenant with said Grantee that Grantors are fully seized of said land in fee simple; and Grantors have the 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 the said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

WITNESS WHEREOF, Grantors have hereunto set Grantors' hand and seal the day and year first-above written.

Signed, sealed, and delivered in our presence:

Witnesses:

Grantors:

Mary T. Mullen
First witness

Richard E. Bonvie
Richard E. Bonvie

Mary T. Mullen
Print Name

Patricia A. Bonvie
Patricia A. Bonvie

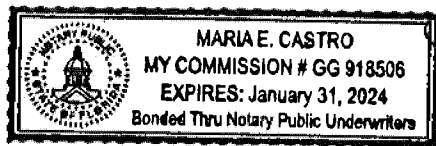
[Signature]
Second witness

Maria Castro
Print name

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of May, 2021 by Richard E. Bonvie and Patricia A. Bonvie who are personally known to me or who have produced a Florida driver licenses as identification.

[Notary Seal]



My Commission Expires:

[Signature]
Notary Public
Maria E. Castro
Printed Notary Name

Prepared by and return to:

Michael B. Manes, Esq.
Michael B. Manes, P.A.
950 S Pine Island Road, A-150
Plantation, FL 33324
954-523-1844

Return to:

Alan E. Krinzman, Esq.
Assouline & Berlowe, P.A.
100 SE 2nd Street, Suite 3105,
Miami, FL 33131

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Warranty Deed

This Warranty Deed made this 26th day of April 2021 between **Zabik Investments, LLC**, a Florida limited liability company, whose post office address is **13224 Marcella Blvd, Loxahatchee, Florida 33470**, ("Grantor"), and **JBL Fort Pierce Industrial, LLC**, a Florida limited liability company, whose post office address is **2028 Harrison Street, Suite 202, Hollywood, Florida 33020**, ("Grantee"):

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

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

Lots 14 and 15, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11 of the Public Records of St. Lucie County, Florida.

Parcel Identification Numbers: Lot 14: 2324-710-0020-000-7; Lot 15: 2324-710-0021-000-4

This conveyance is subject to the following:

- 1. Taxes for the year 2021 and subsequent years, which are not yet due and payable;**
- 2. Covenants, conditions, restrictions, easements, reservations and limitations of record, if any without reimposing 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; 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, 2020.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: RACHEL WORTON

[Signature]
Teresa Zabik, Manager of Zabik Investments, LLC

[Signature]
Witness Name: FRANCA BURELAND

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of April 2021 by Teresa Zabik, Manager of Zabik Investments, LLC., Grantor. She is personally known to me or has produced FLDL as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Sharon Valderrama
My Commission Expires: March 14, 2025

Prepared by and return to:

Michael B. Manes, Esq.
Michael B. Manes, P.A.
950 S Pine Island Road, A-150
Plantation, FL 33324
954-523-1844

Return to:

Alan E. Krinzman, Esq.
Assouline & Berlowe, P.A.
100 SE 2nd Street, Suite 3105,
Miami, FL 33131

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this 26th day of **April 2021** between **Jeffrey Lefkovits, a married man**, whose post office address is 7 Highview Drive, Livingston NJ 07039, ("Grantor"), and **JBL Fort Pierce Industrial, LLC, a Florida limited liability company**, whose post office address is **2028 Harrison Street, Suite 202, Hollywood, Florida 33020**, ("Grantee"):

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

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

Lot 16, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2324-710-0022-000-1

This conveyance is subject to the following:

- 1. Taxes for the year 2021 and subsequent years, which are not yet due and payable;**
- 2. Covenants, conditions, restrictions, easements, reservations and limitations of record, if any without reimposing 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; 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, 2020.

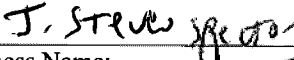
This property is not now and has never been the homestead of the Grantor.

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

Signed, sealed and delivered in our presence:


Witness Name: Diana Tanc

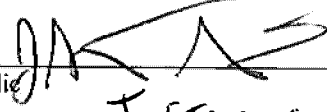

Jeffrey Lefkovits, Grantor


Witness Name: _____

State of New York
County of Nassau

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of April 2021 by Jeffrey Lefkovits., Grantor. He is personally known to me or has produced _____ as identification.

[Notary Seal]


Notary Public
Printed Name: J. Steven Spector
My Commission Expires: _____

J. STEVEN SPECTOR
Notary Public, State of New York
Reg. No. 02SP6063729
Qualified in Nassau County
Commission Expires Sept. 10, 20 21



Saint Lucie County Property Appraiser
 -Michelle Franklin CFA

Report generated: Thursday, August 5, 2021

Parcel Report



Parcel

PARCELNO: 2324-710-0018-000-0
Property ID: 132791
Owner1: JBL Fort Pierce Industrial LLC
SiteAddress: CROSSROADS PKWY

Owner

Owner1: JBL Fort Pierce Industrial LLC
Owner2:
Owner3:
MailingAddress: 2028 Harrison ST, Unit Ste 202
 Hollywood, FL 33020-7845

Overview

PrimaryLandUse: 4000 - VCNT INDUS
DistrictGroup: 0022 - Fort Pierce
Subdivision: Crossroads Park of Commerce
Just/Market Value: \$352,800
FinishedArea:
Acres: 2.7
TotalArea: 117,612

Legal Description

LegalDescription: CROSSROADS PARK OF
 COMMERCE PHASE I LOT 12
 (2.70 AC)

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	\$352,800	\$0	\$352,800	\$0	\$352,800	\$0	\$352,800	\$0	\$0
2019	\$352,800	\$0	\$352,800	\$0	\$352,800	\$0	\$352,800	\$0	\$0
2018	\$352,800	\$0	\$352,800	\$0	\$352,800	\$0	\$352,800	\$0	\$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	2.7	\$55.35
Fort Pierce Stormwater Charge	1999	0.4	\$27.60

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	117,612	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
04/29/2021	\$485,000	0001	WD	Burns IV (TR) John E	4611-1803	Clerk of Courts
03/30/2012	\$353,300	0116	WD	Bonvie Richard E	3377-2784	Clerk of Courts
08/16/2011	\$382,700	0116	WD	Bonvie Richard E	3319-2190	Clerk of Courts
04/22/2004	\$1,100,000	XX03	WD	Bonvie FP Development Inc	1972-192	Clerk of Courts
09/05/2002	\$1,058,500	XX03	WD	Reynolds Metals Development Co	1579-449	Clerk of Courts
12/31/1899	\$0				-	Clerk of Courts

Photos





Saint Lucie County Property Appraiser
 -Michelle Franklin CFA

Report generated: Thursday, August 5, 2021

Parcel Report



Parcel

PARCELNO: 2324-710-0019-000-7
Property ID: 132792
Owner1: JBL Fort Pierce Industrial LLC
SiteAddress: CROSSROADS PKWY

Owner

Owner1: JBL Fort Pierce Industrial LLC
Owner2:
Owner3:
MailingAddress: 2028 Harrison ST, Unit Ste 202
 Hollywood, FL 33020-7845

Overview

PrimaryLandUse: 4000 - VCNT INDUS
DistrictGroup: 0022 - Fort Pierce
Subdivision: Crossroads Park of Commerce
Just/Market Value: \$388,100
FinishedArea:
Acres: 2.97
TotalArea: 129,373.2

Legal Description

LegalDescription: CROSSROADS PARK OF
 COMMERCE PHASE I LOT 13
 (2.97 AC)

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	\$388,100	\$0	\$388,100	\$0	\$388,100	\$0	\$388,100	\$0	\$0
2019	\$388,100	\$0	\$388,100	\$0	\$388,100	\$0	\$388,100	\$0	\$0
2018	\$388,100	\$0	\$388,100	\$0	\$388,100	\$0	\$388,100	\$0	\$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	2.97	\$60.89
Fort Pierce Stormwater Charge	1999	0.7	\$48.30

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	129,373	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/04/2021	\$2,070,800	0001	WD	Bonvie Richard E	4611-1864	Clerk of Courts
08/17/2004	\$625,000	XX00	WD	Grow III Joseph	2052-846	Clerk of Courts
06/27/2001	\$200,000	XX00	WD	Reynolds Metals Development Co	1407-1872	Clerk of Courts
12/31/1899	\$0				-	Clerk of Courts

Photos





Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, August 5, 2021

Parcel Report



Parcel

PARCELNO: 2324-710-0020-000-7
Property ID: 132793
Owner1: JBL Fort Pierce Industrial LLC
SiteAddress: CROSSROADS PKWY

Owner

Owner1: JBL Fort Pierce Industrial LLC
Owner2:
Owner3:
MailingAddress: 2028 Harrison ST, Unit Ste 202
 Hollywood, FL 33020-7845

Overview

PrimaryLandUse: 4000 - VCNT INDUS
DistrictGroup: 0022 - Fort Pierce
Subdivision: Crossroads Park of Commerce
Just/Market Value: \$300,600
FinishedArea:
Acres: 2.3
TotalArea: 100,188

Legal Description

LegalDescription: CROSSROADS PARK OF
 COMMERCE PHASE I LOT 14
 (2.30 AC)

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	\$300,600	\$0	\$300,600	\$0	\$300,600	\$0	\$300,600	\$0	\$0
2019	\$300,600	\$0	\$300,600	\$0	\$300,600	\$0	\$300,600	\$0	\$0
2018	\$300,600	\$0	\$300,600	\$0	\$300,600	\$0	\$300,600	\$0	\$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	2.3	\$47.15
Fort Pierce Stormwater Charge	1999	0.6	\$41.40

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	100,188	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
04/21/2021	\$920,000	0205	WD	Zabik Investments LLC	4609-893	Clerk of Courts
10/06/2017	\$785,000	0205	WD	Pensco Trust Company	4052-288	Clerk of Courts
07/16/2014	\$100	0111	QC	Fiserv ISS and Co (TR)	3657-786	Clerk of Courts
12/15/2005	\$1,450,000	XX01	WD	Bonvie FP Development Inc	2444-836	Clerk of Courts
09/05/2002	\$1,058,500	XX03	WD	Reynolds Metals Development Co	1579-449	Clerk of Courts
12/31/1899	\$0				-	Clerk of Courts

Photos





Saint Lucie County Property Appraiser
-Michelle Franklin CFA

Report generated: Thursday, August 5, 2021

Parcel Report



Parcel

PARCELNO: 2324-710-0021-000-4
Property ID: 132794
Owner1: JBL Fort Pierce Industrial LLC
SiteAddress: CROSSROADS PKWY

Owner

Owner1: JBL Fort Pierce Industrial LLC
Owner2:
Owner3:
MailingAddress: 2028 Harrison ST, Unit Ste 202
 Hollywood, FL 33020-7845

Overview

PrimaryLandUse: 4000 - VCNT INDUS
DistrictGroup: 0022 - Fort Pierce
Subdivision: Crossroads Park of Commerce
Just/Market Value: \$308,400
FinishedArea:
Acres: 2.36
TotalArea: 102,801.6

Legal Description

LegalDescription: CROSSROADS PARK OF
 COMMERCE PHASE I LOT 15
 (2.36 AC)

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	\$308,400	\$0	\$308,400	\$0	\$308,400	\$0	\$308,400	\$0	\$0
2019	\$308,400	\$0	\$308,400	\$0	\$308,400	\$0	\$308,400	\$0	\$0
2018	\$308,400	\$0	\$308,400	\$0	\$308,400	\$0	\$308,400	\$0	\$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	2.36	\$48.38
Fort Pierce Stormwater Charge	1999	0.6	\$41.40

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	102,801	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
04/21/2021	\$920,000	0205	WD	Zabik Investments LLC	4609-893	Clerk of Courts
10/06/2017	\$785,000	0205	WD	PENSCO Trust Company	4052-288	Clerk of Courts
08/06/2014	\$0	0111	QC	Fiserv ISS and Co (TR)	3663-1896	Clerk of Courts
07/11/2007	\$1,800,000	XX01	WD	Bonvie FP Development Inc	2856-1224	Clerk of Courts
09/05/2002	\$1,058,500	XX03	WD	Reynolds Metals Development Co	1579-449	Clerk of Courts
12/31/1899	\$0				-	Clerk of Courts

Photos





Saint Lucie County Property Appraiser
-Michelle Franklin CFA

Report generated: Thursday, August 5, 2021

Parcel Report



Parcel

PARCELNO: 2324-710-0022-000-1
Property ID: 132795
Owner1: JBL Fort Pierce Industrial LLC
SiteAddress: CROSSROADS PKWY

Owner

Owner1: JBL Fort Pierce Industrial LLC
Owner2:
Owner3:
MailingAddress: 2028 Harrison ST, Unit Ste 202
 Hollywood, FL 33020-7845

Overview

PrimaryLandUse: 4000 - VCNT INDUS
DistrictGroup: 0022 - Fort Pierce
Subdivision: Crossroads Park of Commerce
Just/Market Value: \$311,000
FinishedArea:
Acres: 2.38
TotalArea: 103,672.8

Legal Description

LegalDescription: CROSSROADS PARK OF
 COMMERCE PHASE I LOT 16
 (2.38 AC)

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	\$311,000	\$0	\$311,000	\$0	\$311,000	\$0	\$311,000	\$0	\$0
2019	\$311,000	\$0	\$311,000	\$0	\$311,000	\$0	\$311,000	\$0	\$0
2018	\$311,000	\$0	\$311,000	\$0	\$311,000	\$0	\$311,000	\$0	\$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	2.38	\$48.79
Fort Pierce Stormwater Charge	1999	0.6	\$41.40

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

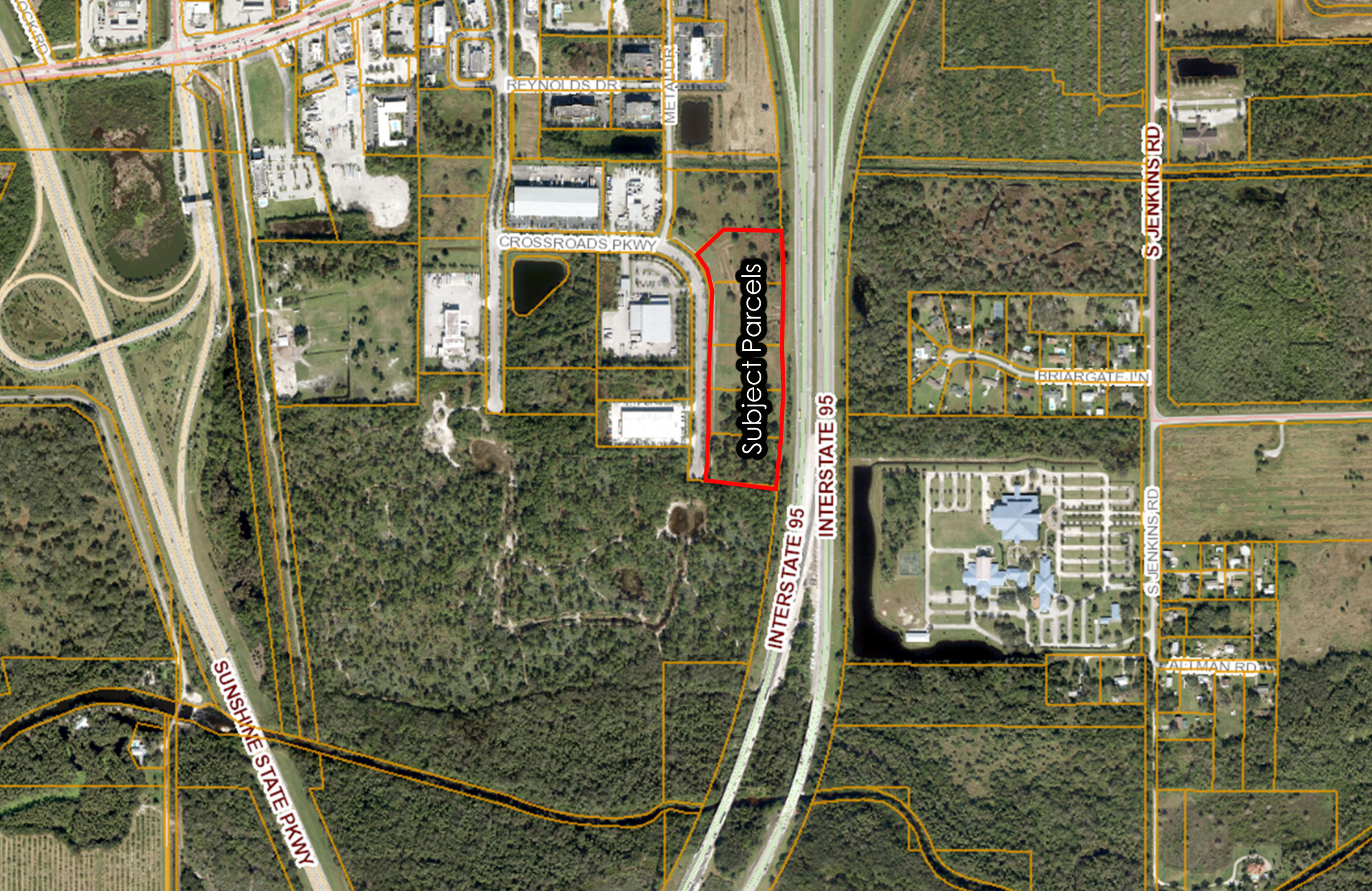
Line Number	Units	Unit Type
1	103,672	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
04/23/2021	\$460,000	0001	WD	Lefkovits Jeffrey	4609-833	Clerk of Courts
11/02/2017	\$375,000	0112	SP	Land Holding LLC	4062-1845	Clerk of Courts
01/20/2016	\$100	0112	SP	PNC Bank NA	3831-2358	Clerk of Courts
01/03/2016	\$125,100	0118	CT	Bonvie FP Development Inc	3829-694	Clerk of Courts
09/05/2002	\$1,058,500	XX03	WD	Reynolds Metals Development Co	1579-449	Clerk of Courts
12/31/1899	\$0				-	Clerk of Courts

Photos





Subject Parcels

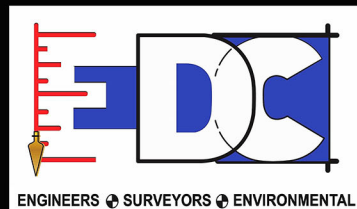
Crossroads Lots 12-16

Location Map

Fort Pierce, FL

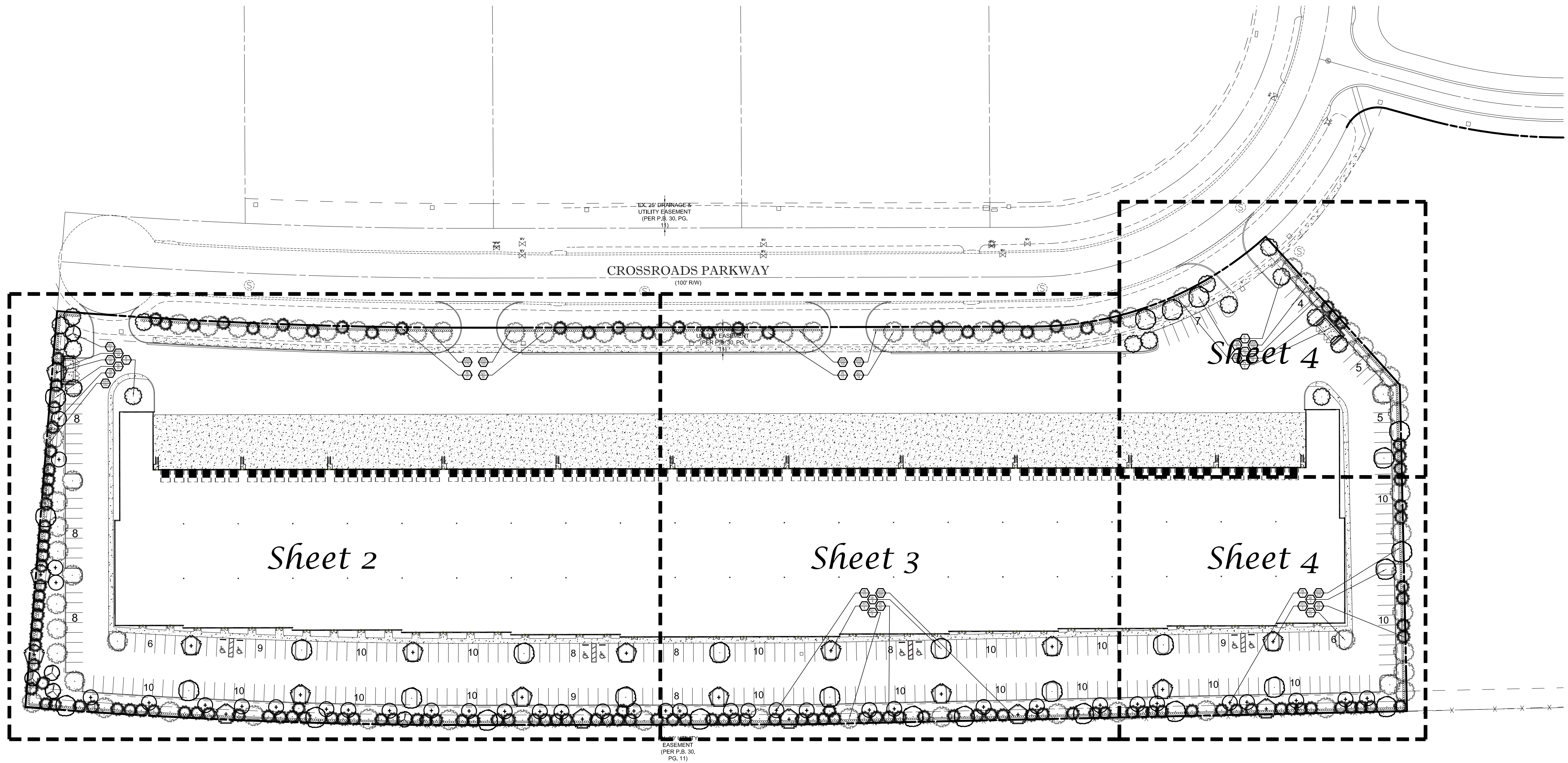


NORTH



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



3800 Crossroads Parkway

City of Fort Pierce, Florida

City Project Number:

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

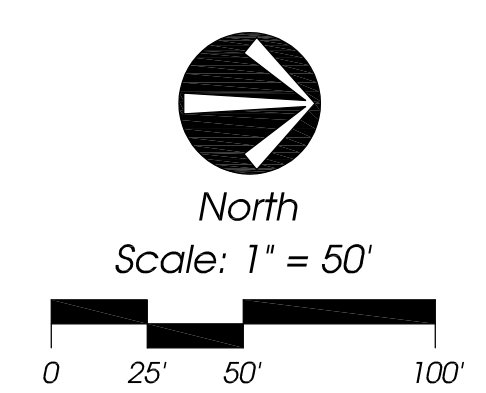
Job No. 21-0603
Drawn By JWS
Submittal Dates 8-18-2021

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.

L-1 5
Sheet of

Landscape Plan



3800 Crossroads Parkway
 City of Fort Pierce, Florida

City Project Number:

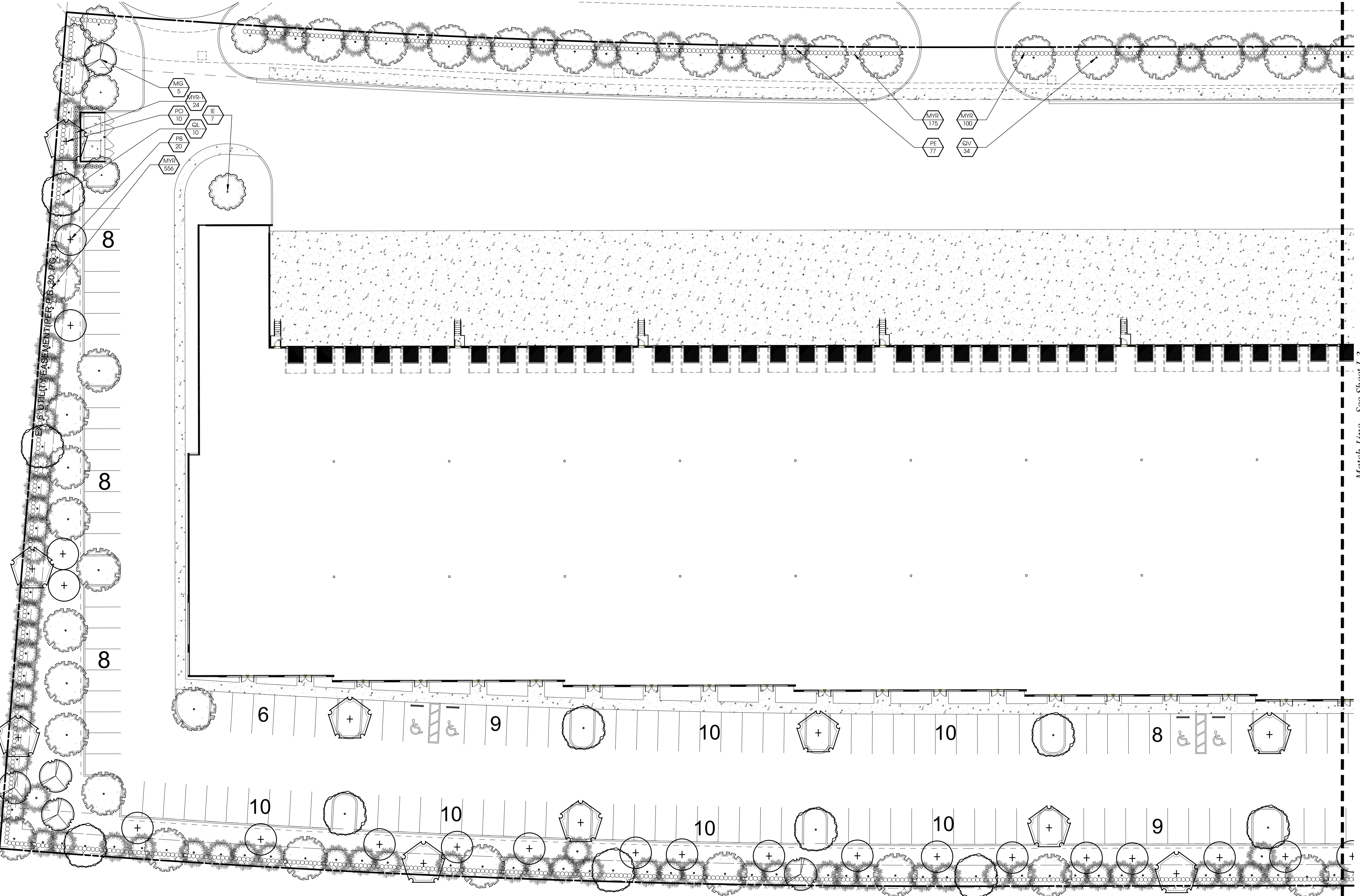
Jeffrey W. Smith, RLA
 Florida Registration Number:
 LA 0001635

Job No. 21-0603
 Drawn By JWS
 Submittal Dates 8-18-2021

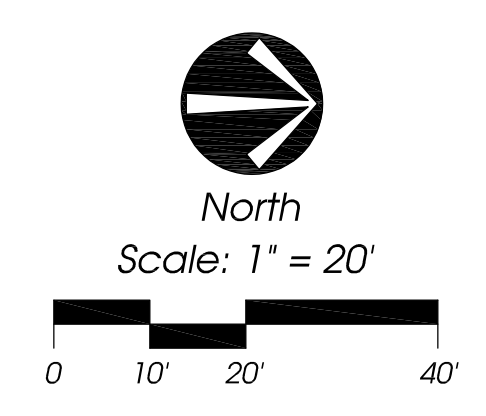
Revision Dates

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.

L-2 5
 Sheet of



Landscape Plan



Match Line - See Sheet L-3

8

8

8

6

9

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8

10

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10

9

3800 Crossroads Parkway

City of Fort Pierce, Florida

City Project Number:

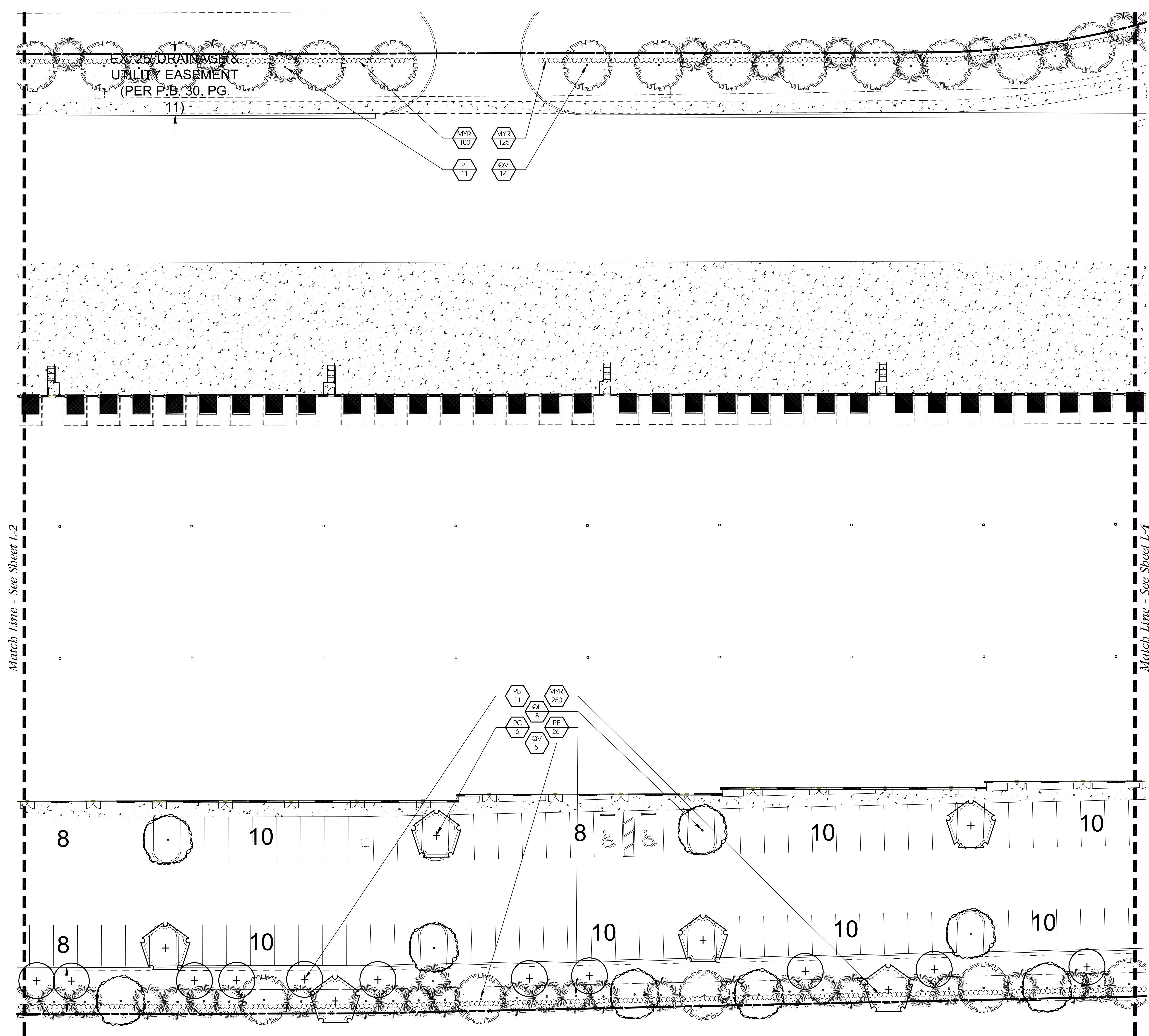
Jeffrey W. Smith, RLA
 Florida Registration Number:
 LA 0001635

Job No. 21-0603
 Drawn By JWS
 Submittal Dates 8-18-2021

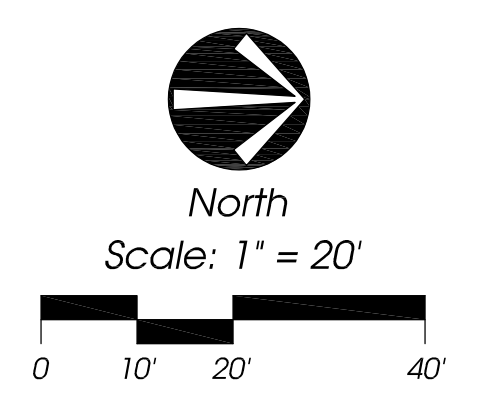
Revision Dates

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L-3 5
 Sheet of



Landscape Plan



3800 Crossroads Parkway

City of Fort Pierce, Florida

City Project Number:

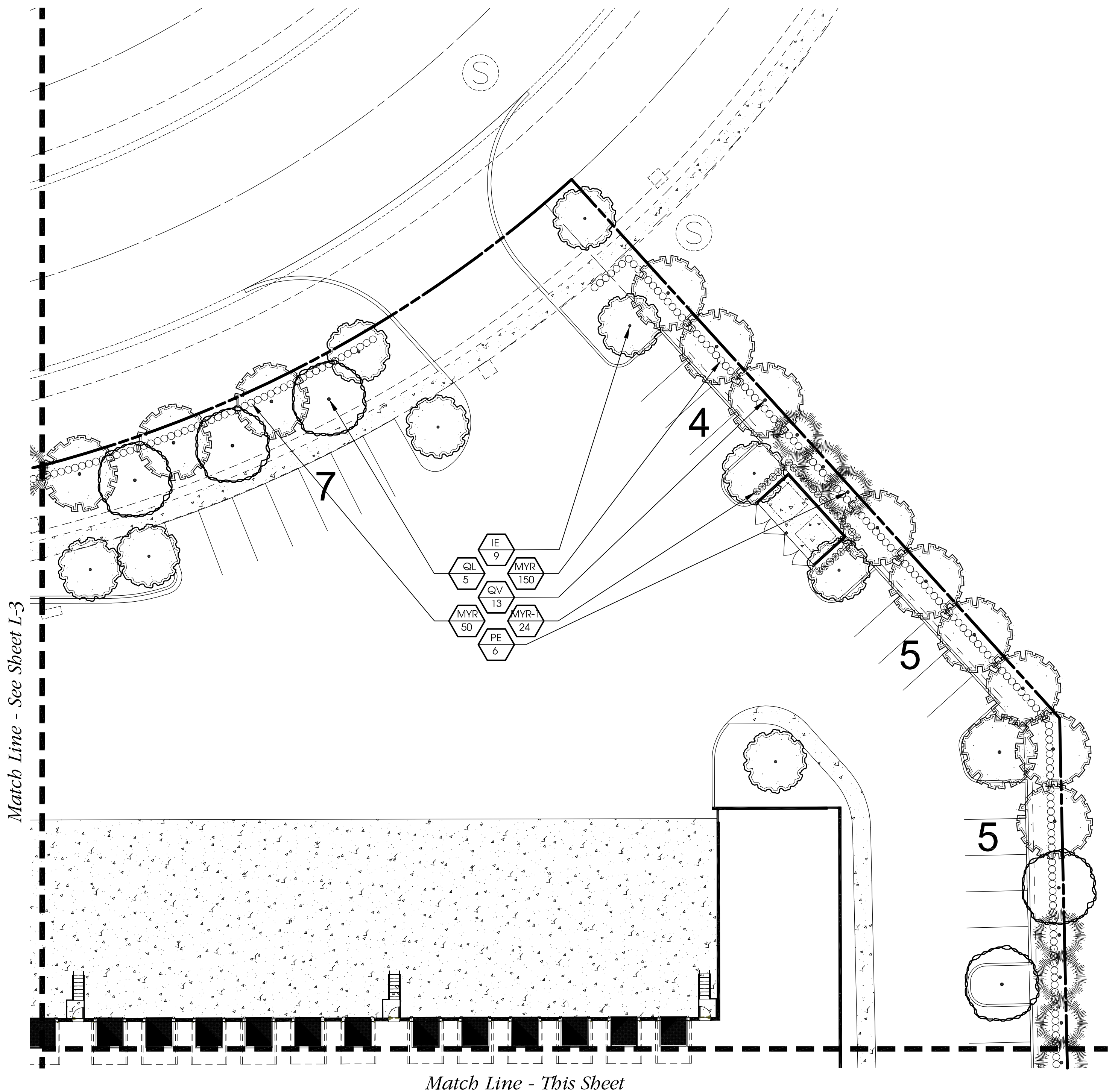
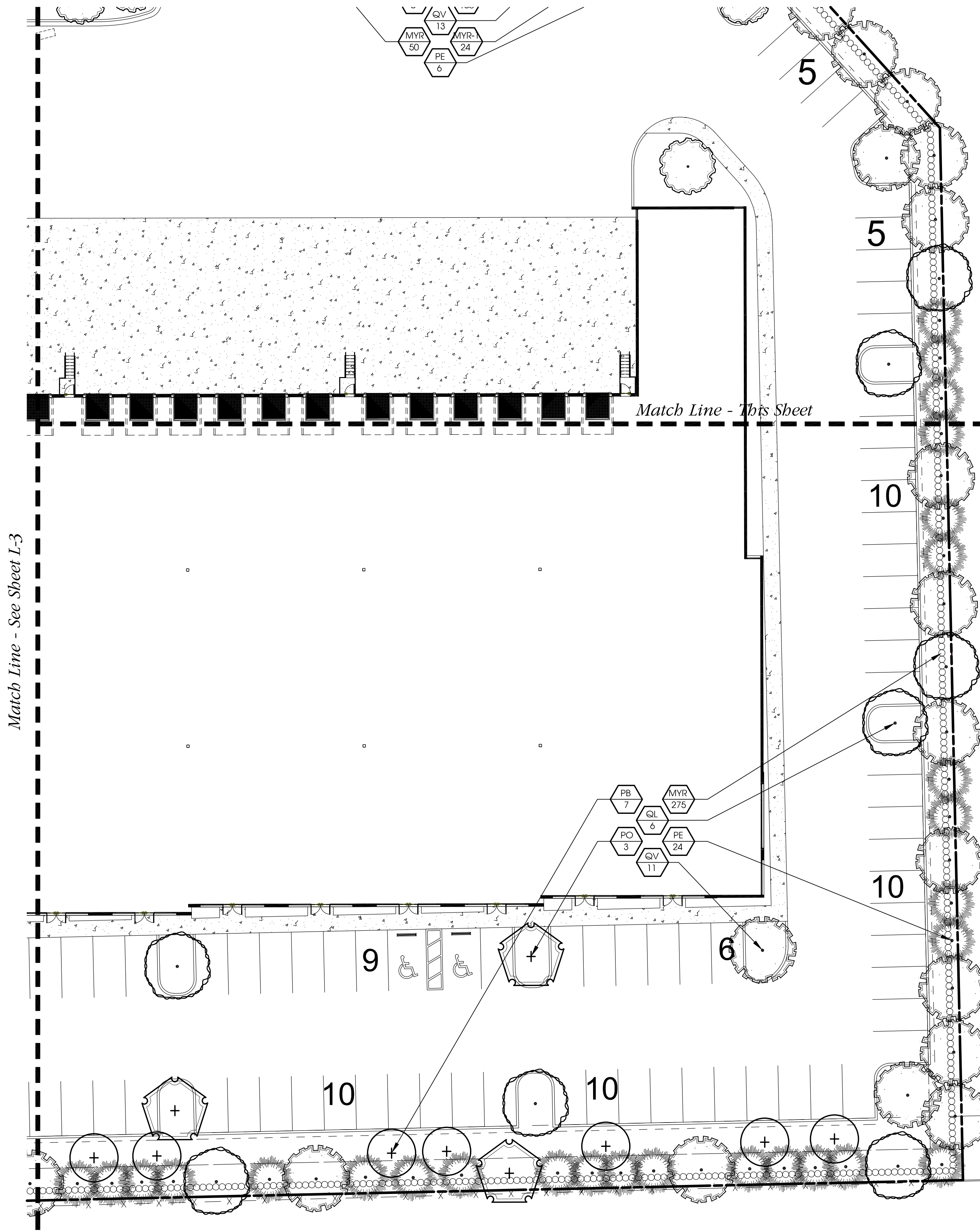
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 21-0603
Drawn By JWS
Submittal Dates 8-18-2021

Revision Dates

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L-4 5
Sheet of



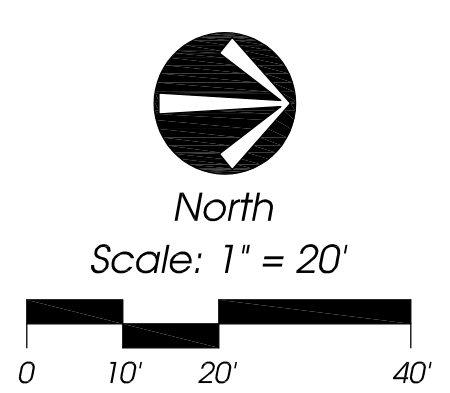
Match Line - See Sheet L-3

Match Line - See Sheet L-3

Match Line - This Sheet

Match Line - This Sheet

Landscape Plan



Landscape Specifications

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

- All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
- Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tightly and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
- Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
- Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Floritum (unless otherwise noted), machine striped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
- Maintain positive drainage, no planting is to block drainage.
- Drainage Testing

- Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
- Dig each planting pit to the minimum specified size.
 - Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
 - When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
 - Discard all material removed from the drainage channel.
 - When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

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

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
16	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
5	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
38	PB*	PERSEA BORBONIA	FLORIDA RED BAY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
144	PE*	PINUS ELLIOTTI DENSA	SOUTH FLORIDA SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
19	PO*	PLATANUS OCCIDENTALIS	SYCAMORE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
24	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
82	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
48	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
1,784	MYR*	USE 446 OF EACH PLANT BELOW FOR MYR AS SHOWN ON THE PLAN. PLANT IN A MINIMUM 200' LENGTH WITH 100 SHRUBS IN EACH 200' LENGTH				
446		FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
446		ILLICUM PARVIFLORUM	FLORIDA ANISE	#3, 2' x 2'	2' O.C.	FULL & THICK
446		MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
446		VIBURNUM OBOVATUM	WALTER'S VIBURNUM	#3, 2' x 2'	2' O.C.	FULL & THICK
SOD-1						
		PASPALUM NOTATUM	BAHIA 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) 1,240' Sec. 123-37(4)(b)
 Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
 1,240 l.f. x 10' = 12,400 s.f. / 300 = 41 Trees
 Provided = 41 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
 1,240 l.f. / 2' o.c. = 620 Shrubs
 Provided = 620 Shrubs

Vehicular Use Area Landscaping Adjacent to R.O.W. (East Buffer) 1,392' Sec. 123-37(4)(b)
 Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
 1,392 l.f. x 10' = 13,920 s.f. / 300 = 47 Trees
 Provided = 47 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
 1,392 l.f. / 2' o.c. = 696 Shrubs
 Provided = 696 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (South Buffer) 400' Sec. 123-37(6)
 Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
 400 l.f. x 10' = 4,000 s.f. / 200 = 20 Trees
 Provided = 20

Shrubs Required = Continuous Hedge @ 2' o.c.
 400 l.f. / 2' o.c. = 200 Shrubs
 Provided = 200 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 530' Sec. 123-37(6)
 Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
 530 l.f. x 10' = 5,300 s.f. / 200 = 27 Trees
 Provided = 27

Shrubs Required = Continuous Hedge @ 2' o.c.
 530 l.f. / 2' o.c. = 265 Shrubs
 Provided = 265 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 (260,895 s.f./15 = 17,393 s.f.)
 Landscape Area Provided = 17,393 s.f.
 Trees Required = 1 Tree/100 s.f. of interior landscape area
 260,895 s.f./100 = 2,609 Trees
 Trees Provided = 174 Trees

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 = 309 Trees
 Maximum Palms Allowed = 154 (309 / 2 = 154)
 Total Palms Provided = 0 (0%)

Dumpsters
 Total length of dumpster exterior (less doors) / 2'
 48' / 2 = 24 Per Dumpster

Shrubs Required (2 Dumpsters) = 48 Trees
 Total Shrubs Provided = 48 Trees

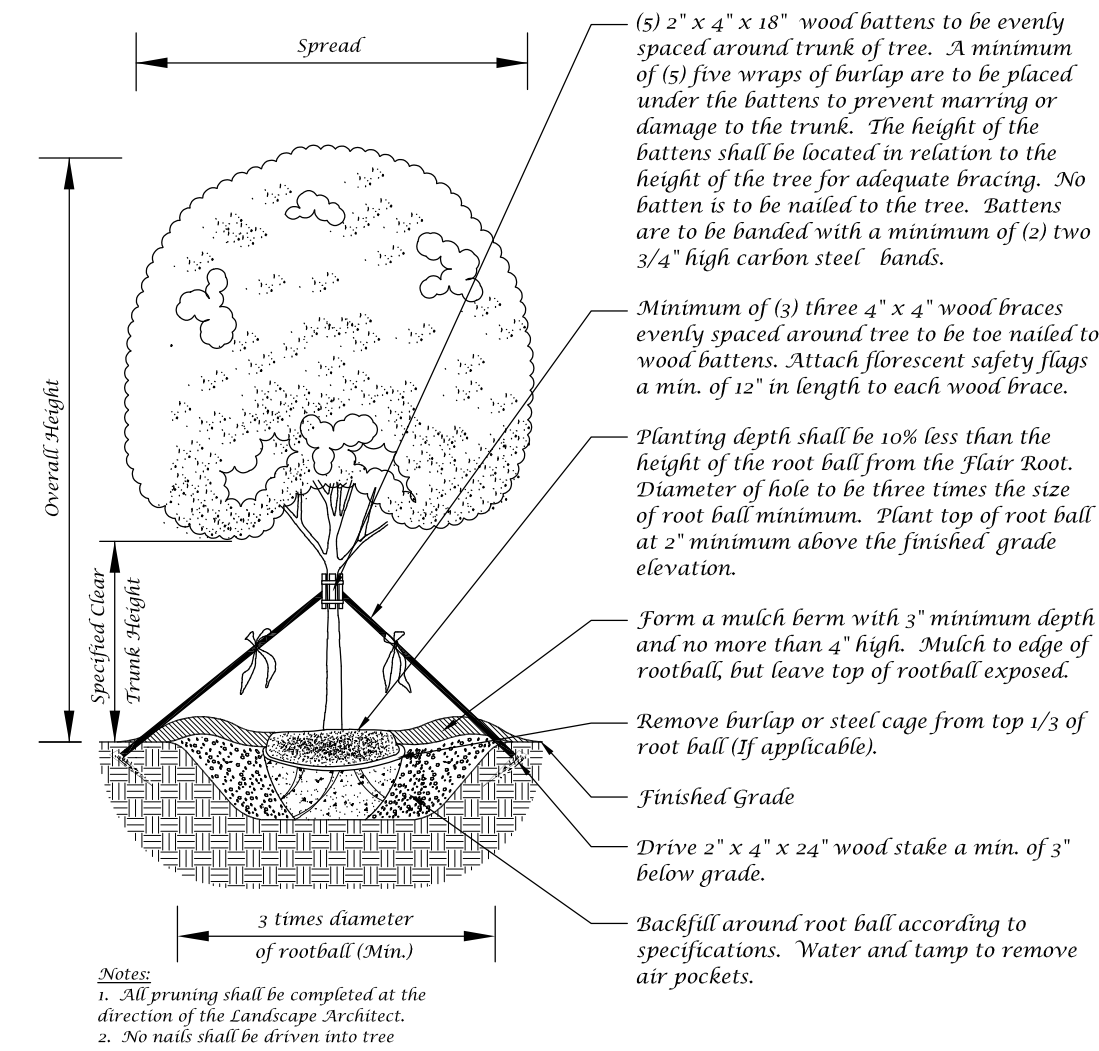
Total Trees Required = 309 Trees
 Total Trees Provided = 309 Trees

Total Trees Required = 309 Trees
 Total Native Trees Provided = 309 (100%)

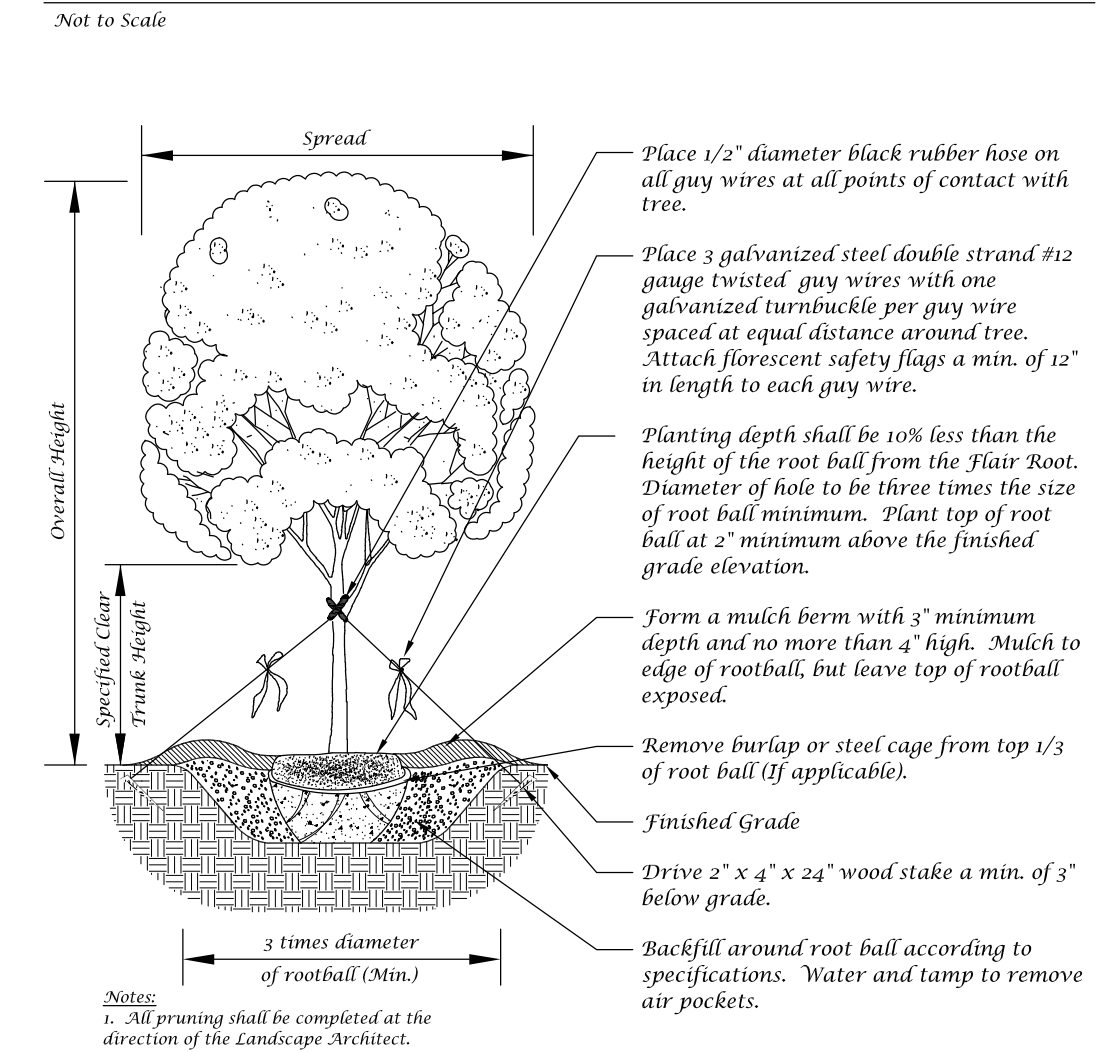
Total Palms Required = 0
 Total Native Palms Provided = 0 (N/A%)

Total Shrubs Required = 1,829
 Total Native Shrubs Provided = 1,829 (100%)

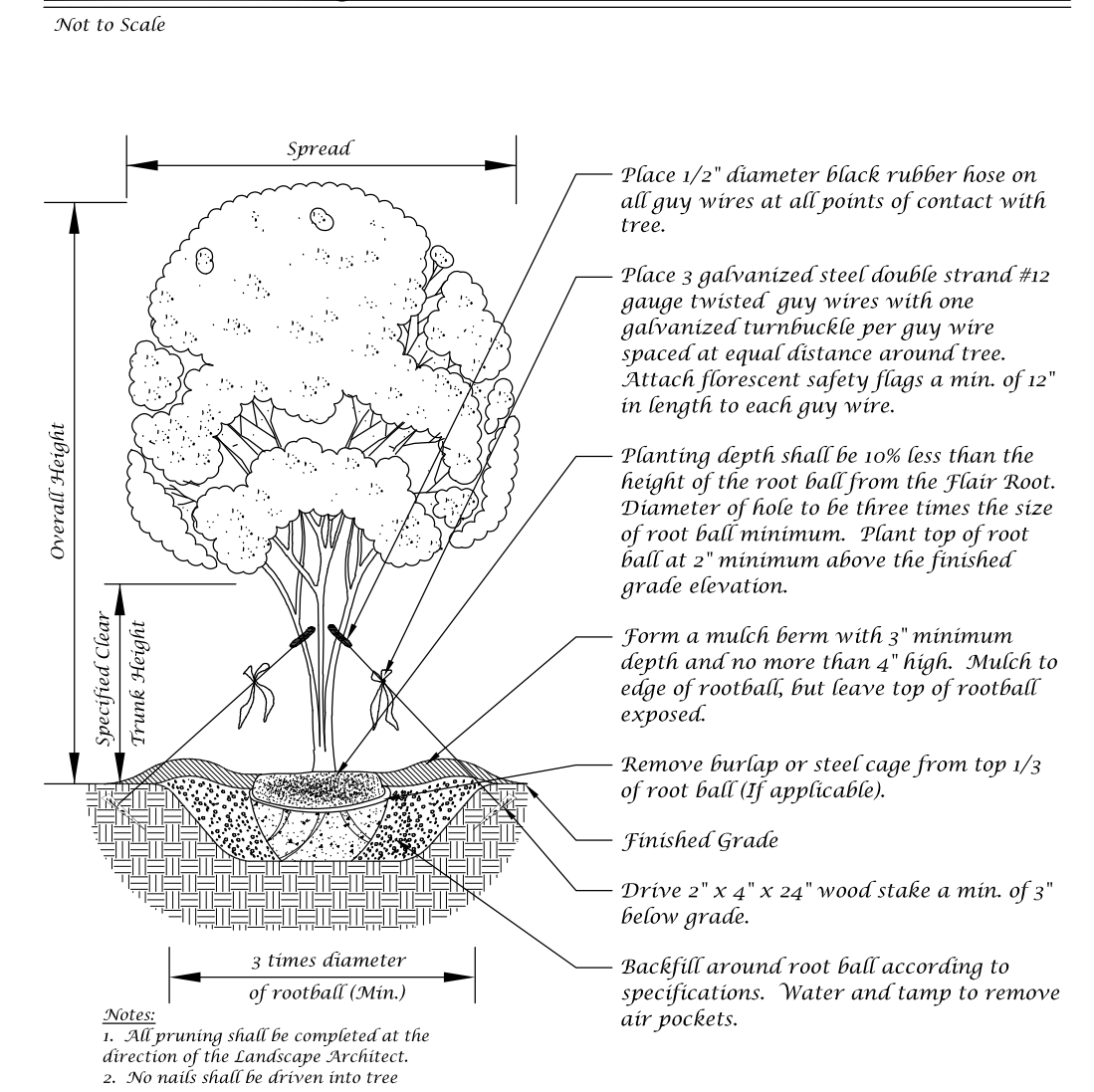
Landscape Details



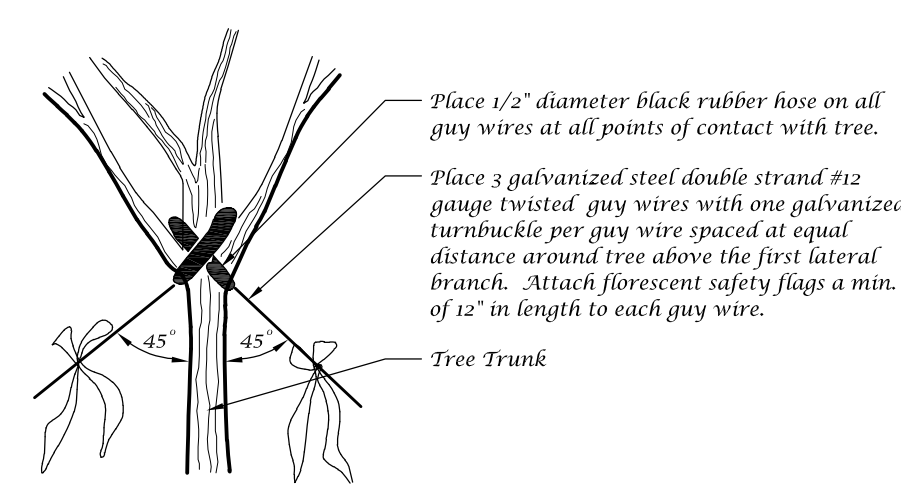
Large Tree Planting Detail (5" Caliper or Greater)



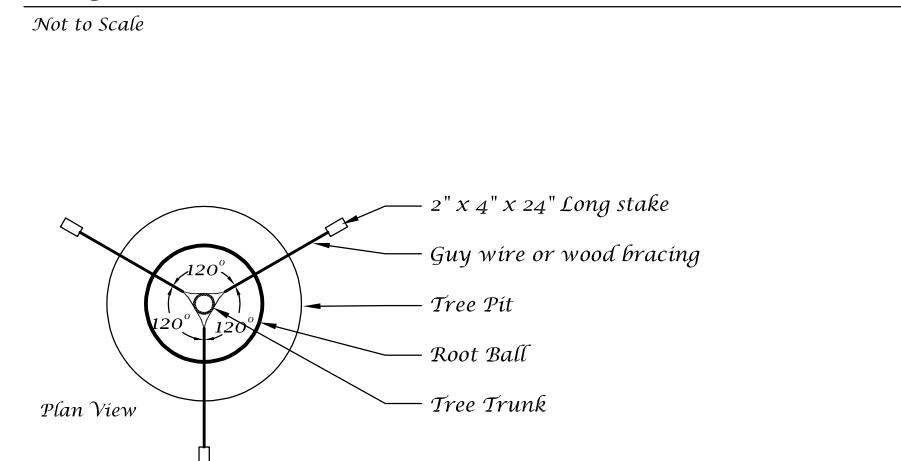
Tree Planting Detail



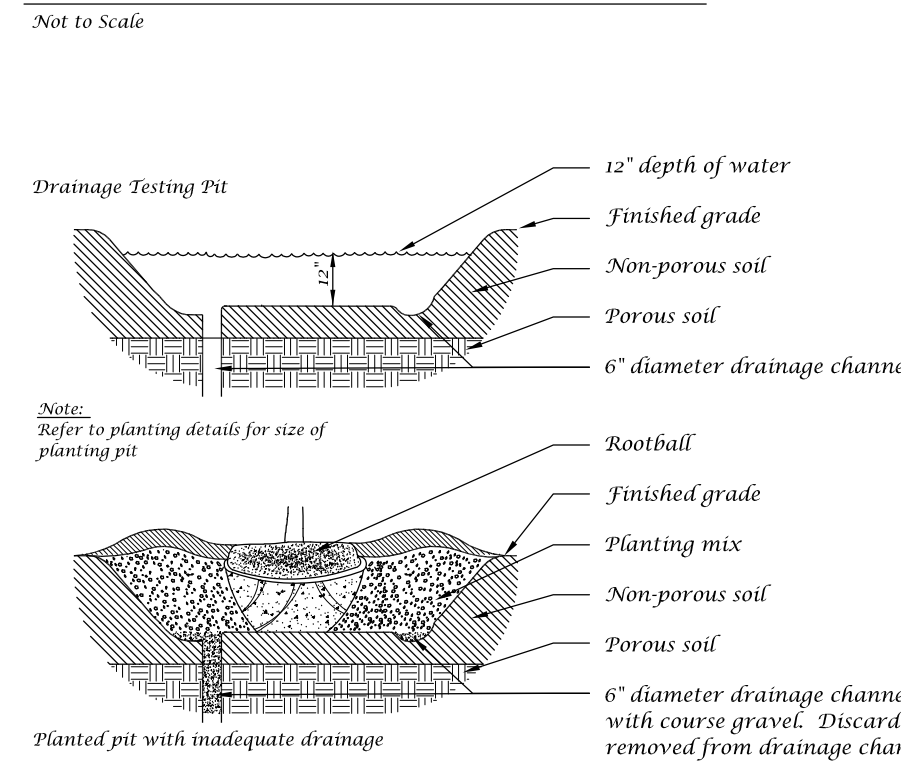
Multi-Trunk Tree Planting Detail



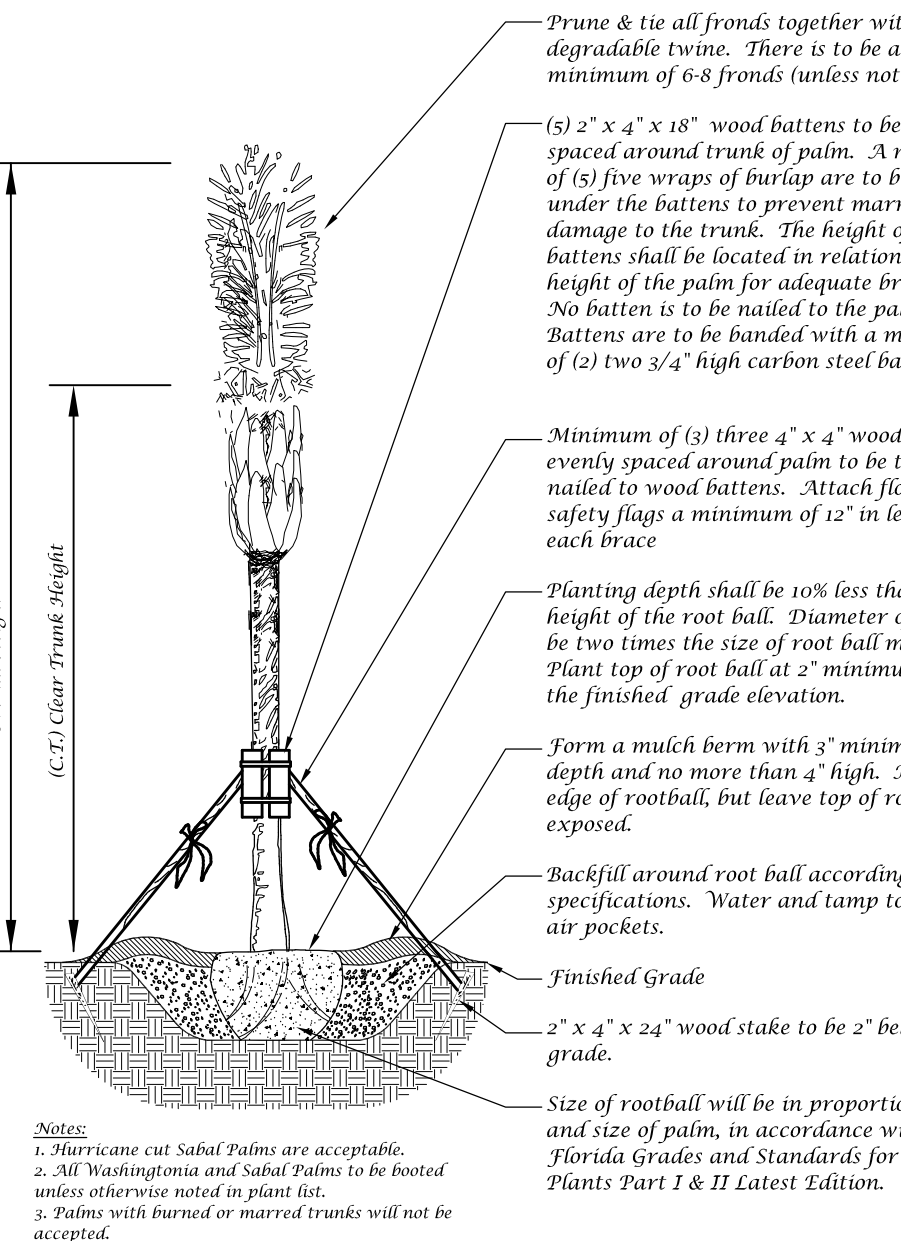
Guy Wire Attachment Detail



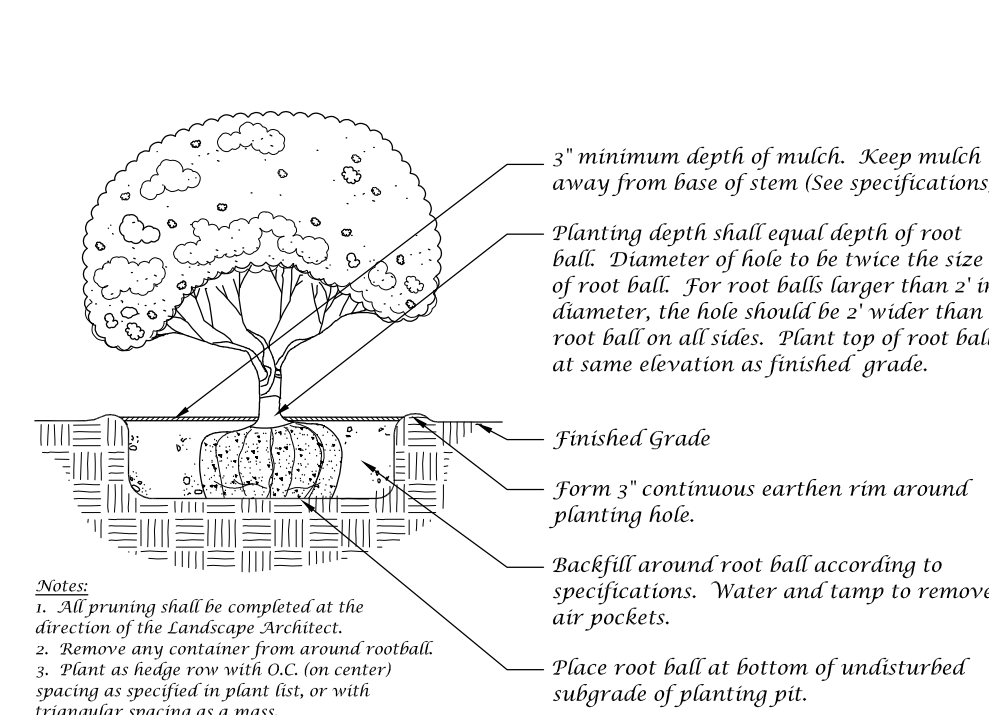
Staking Detail



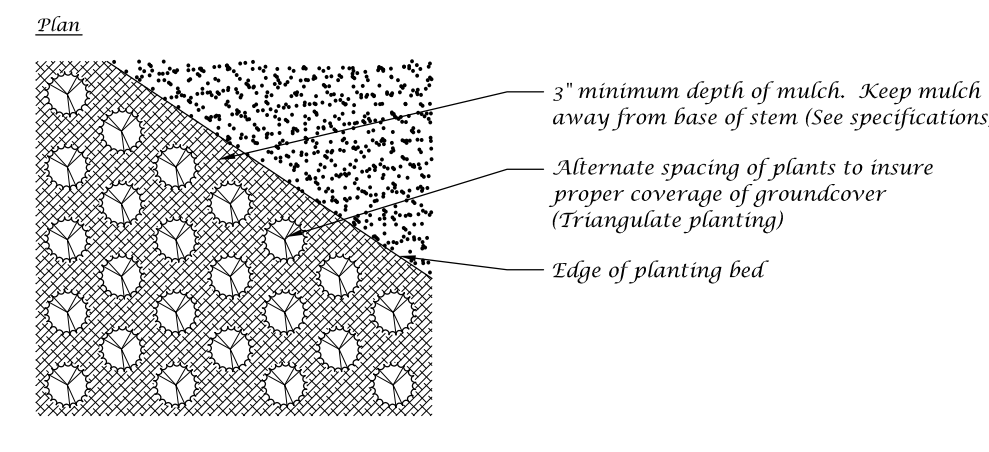
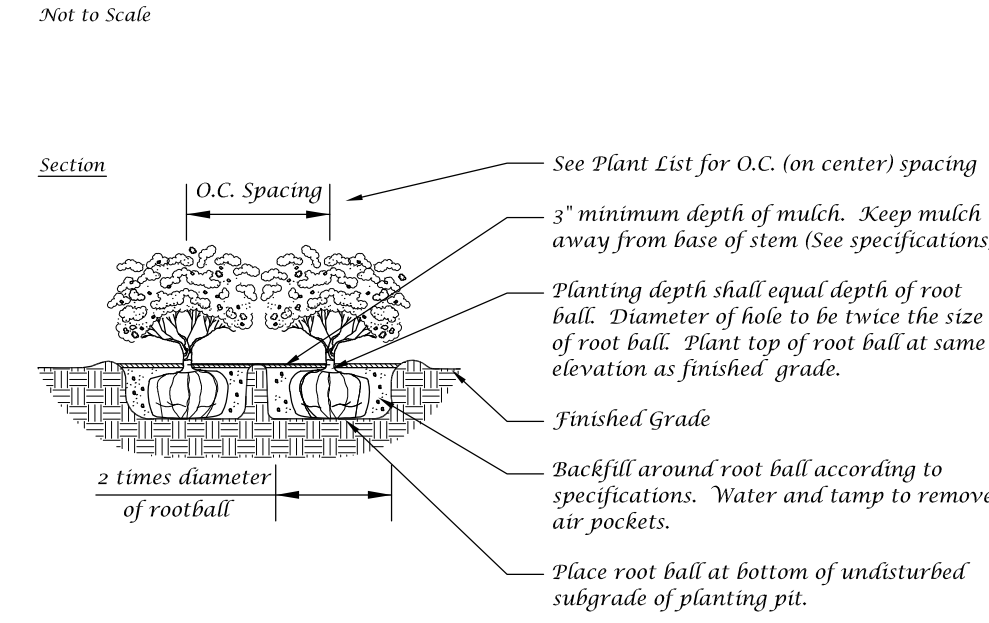
Drainage Testing Detail



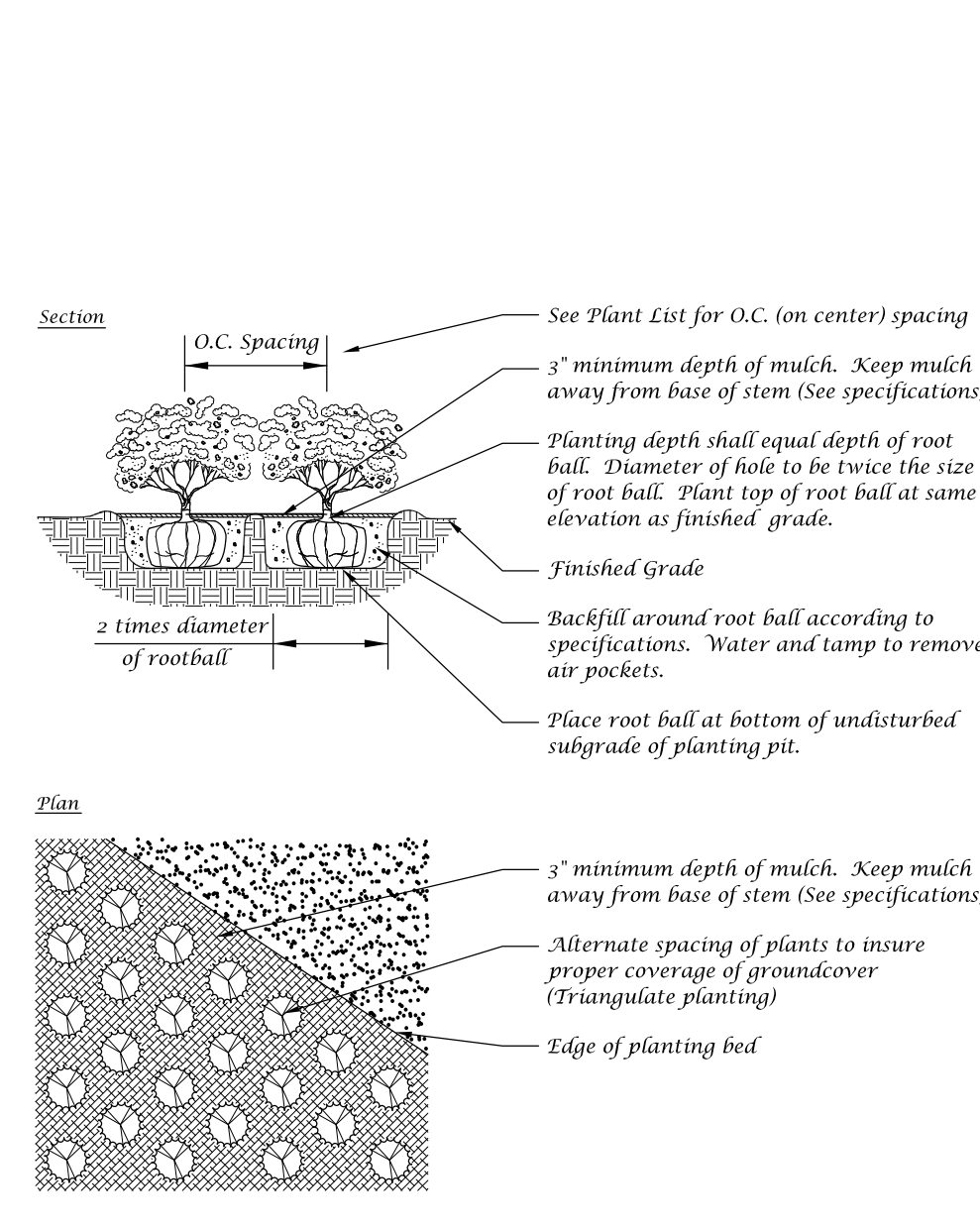
Palm Planting Detail



Shrub Detail



Ground Cover Detail



Ground Cover Detail



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

3800 Crossroads Parkway
 City of Fort Pierce, Florida
 City Project Number:

Jeffrey W. Smith, RLA
 Florida Registration Number: LA 09001635

Job No. 21-0603
 Drawn By JWS
 Submittal Dates 8-18-2021

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.

L-5 5
 Sheet of

Landscape Plan

August 16, 2021

JBL Fort Pierce Industrial, LLC
2028 Harrison Street – Suite 202
Hollywood, FL 33020
Attn: Michael Rem

Reference: **Environmental Assessment**
Crossroads Parkway, 12.71 ac.
Fort Pierce, FL 34945
Parcel ID(s)#: 2324-710-0018-000-0, 2324-710-0019-000-7, 2324-710-0020-
000-7, 2324-710-0021-000-4, 2324-710-0022-000-1

Dear Mr. Gohari,

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

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

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

Respectfully submitted,
EDC, Inc.



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



ENGINEERS • SURVEYORS • ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel IDs: 2324-710-0018-000-0, 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4, 2324-710-0022-000-1
Crossroads Parkway, 12.71 ac.
Fort Pierce, FL 34945

Date: August 16, 2021
Project # 21-352 Crossroads Parkway

Prepared For:

JBL Fort Pierce Industrial, LLC
2028 Harrison Street – Suite 202
Hollywood, FL 33020
Attn: Michael Rem

Prepared By:

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

The subject property evaluated as part of this Environmental Assessment consists of five (5) tax parcels (Parcel ID # 2324-710-0018-000-0, 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4, 2324-710-0022-000-1) totaling an approximate 12.71 acres. The subject parcel is classified by the St. Lucie County Property Appraiser with a current Land Use Designation of 4000 – Vacant Industries. The parcels are located just east of Crossroads Parkway, and just west of Interstate 95 in City of Fort Pierce, Florida. The subject property is further located within Section 25, Township 35 South, and Range 39 East, St. Lucie County, Florida.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on August 16, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. Upland habitat associations were determined via onsite analysis and were classified according to the Florida Department of Transportation (FDOT) geographic mapping section known as the Florida Land Use, Cover and Forms Classification System (FLUCCS). The FDOT mapping serves as a uniform land classification system compatible with regional and local permitting agencies. The habitat on the subject parcel consisted of the following FLUCCS (Florida Land Use & Cover Classification System) codes; 190 – Open Land, 410 – Upland Coniferous Forests. (See attached FLUCCS map for estimated acreages.) It is important to note that while there is native vegetation present, the native vegetation does not have significant associations greater than 50% and is therefore not considered to be native habitat. In addition, the site has been cleared and maintained for decades, according to historical aerial images.

Common Name	Species Name
Cabbage Palm	<i>Sabal palmetto</i>
Slash Pine	<i>Pinus elliotti var. densa</i>
Live Oak	<i>Quercus virginiana</i>
Laurel Oak	<i>Quercus laurifolia</i>

*Nuisance Vegetation
 **Exotic/Invasive Vegetation

Table 1: This table lists a representative sample of vegetative species observed during the site visit.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State or Federal jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. These components were found not during the field reconnaissance on the property.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises, their burrows or habitat were observed on site. In addition, no sandhill cranes or their nests were identified on site at the time of the visit.

Due to anthropogenic disturbances onsite such as, cattle grazing, other agricultural practices, or previous land clearing efforts, many listed species may not be found onsite due to the lack of suitable foraging and nesting habitat.

No other state or federally listed plant/animal species were observed on site.

SOIL COMPOSITION:

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

Ankona and Farnton sands- The Ankona and Farnton series consist of very deep, very poorly drained, slowly permeable soils. These sands formed in sandy and loamy marine sediments. A water table is within depths of 6 to 18 inches for 1 to 4 months, primarily in the winter and early spring and it is at depths of 18 to 40 inches for 6 months or more during the rest of the year in most years. Ankona and Farnton soils are found in broad flats and depressional areas. Typical vegetation consists of longleaf pine, slash pine, saw palmetto, wax myrtle, gallberry, fetterbush, creeping bluestem, chalky bluestem, lopsided Indian grass, low panicums and pineland threeawn. Depressional areas are dominated by marsh vegetation consisting of maidencane, cutgrass, sand cordgrass, and St. John's wort.

Oldsmar fine sand- This poorly drained soil is found typically in broad areas in the flatwoods. Typically, the surface layer is black fine sand about 5 inches thick. The water table is at a depth of less than 10 inches for 2 to 4 months during the wet season and within a depth of 40 inches for more than 6 months. Natural vegetation consists of slash pine, saw palmetto, inkberry, rusty lyonia, black root, penny royal, pineland threeawn, chalky bluestem, panicum and various grasses. The soil is well suited for pasture and hay crops.

SITE HISTORY:

After reviewing available aerial images on Google Earth, and the St. Lucie County Property Appraiser, the subject parcel has remained cleared and maintained since 1994. The subject property has remained undeveloped.

According to the St. Lucie County Property Appraiser, all five (5) of the parcels included in this Environmental Assessment were sold in 2021.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce regulations that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

The regulation will be quoted in black, interpretation and consultation will be written in red.

“Sec. 123-65. - Conditions for issuing permits.

The following permits shall be available upon proper application at the building department in compliance with this section: tree removal permit and land clearing permit. Criteria governing issuance:

(1) Tree removal permit. No tree removal permit shall be issued unless the department finds that at least one of the following criteria is satisfied with respect to each protected tree designated for removal:

a. That the tree is located within the net buildable area of a given site as identified on the tree survey and site plan by the applicant;”

A Tree Survey is the next recommended step for development at this property. The Tree Survey will allow for site planning and mitigation planning.

Sec. 123-66. - Tree protection and mitigation.

(d) Mitigation shall be required for the loss of any native tree at least 14 inches DBH (except for palms which shall have a minimum clear trunk of ten feet) and shall include the following:

(1) The replacement trees, either preserved, relocated or newly planted, shall be of the same or other native species as the tree approved for removal;

(2) The quality and replacement of the replacement trees shall exceed the minimum landscape requirements otherwise set out in this article and shall be at least 12 feet tall and 2½ inches DBH except for palms which shall have a minimum clear trunk of ten feet. Any tree which is the subject of a mitigation plan shall be replaced at a ratio of one-inch DBH for each inch of DBH removed, except that each palm tree which is preserved through on-site protection or relocation will count towards any required palm tree mitigation requirement at a rate of one palm tree preserved/relocated equal to one palm tree removed. The following mitigation credit shall apply:

- a. Trees preserved or relocated on-site, which exceed the minimum landscape requirements of this article shall count as equivalent replacement DBH;
- b. Trees planted on-site which exceed the minimum landscape code shall count as half credit towards the mitigation requirements.

Mitigation can take place in 3 forms: preservation, replacement, or payment. Project needs and site utilization typically determine which method is best.

SUMMARY:

It is the professional opinion of EDC that there is no native upland habitat located on site. The majority of the habitat on-site is identified as FLUCCS Code 190 – Open Land. The site consists of approximately 12.71 acres designated with a Land Use Code of 4000 – Vacant Industries.

No gopher tortoises, burrows, or habitat were observed on site. In addition, no sandhill cranes or their nests were identified on site. Furthermore, no other state-listed species were observed.



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Crossroads Parkway

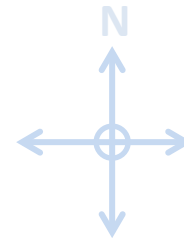
City of Fort Pierce, St. Lucie County, FL

Location Map

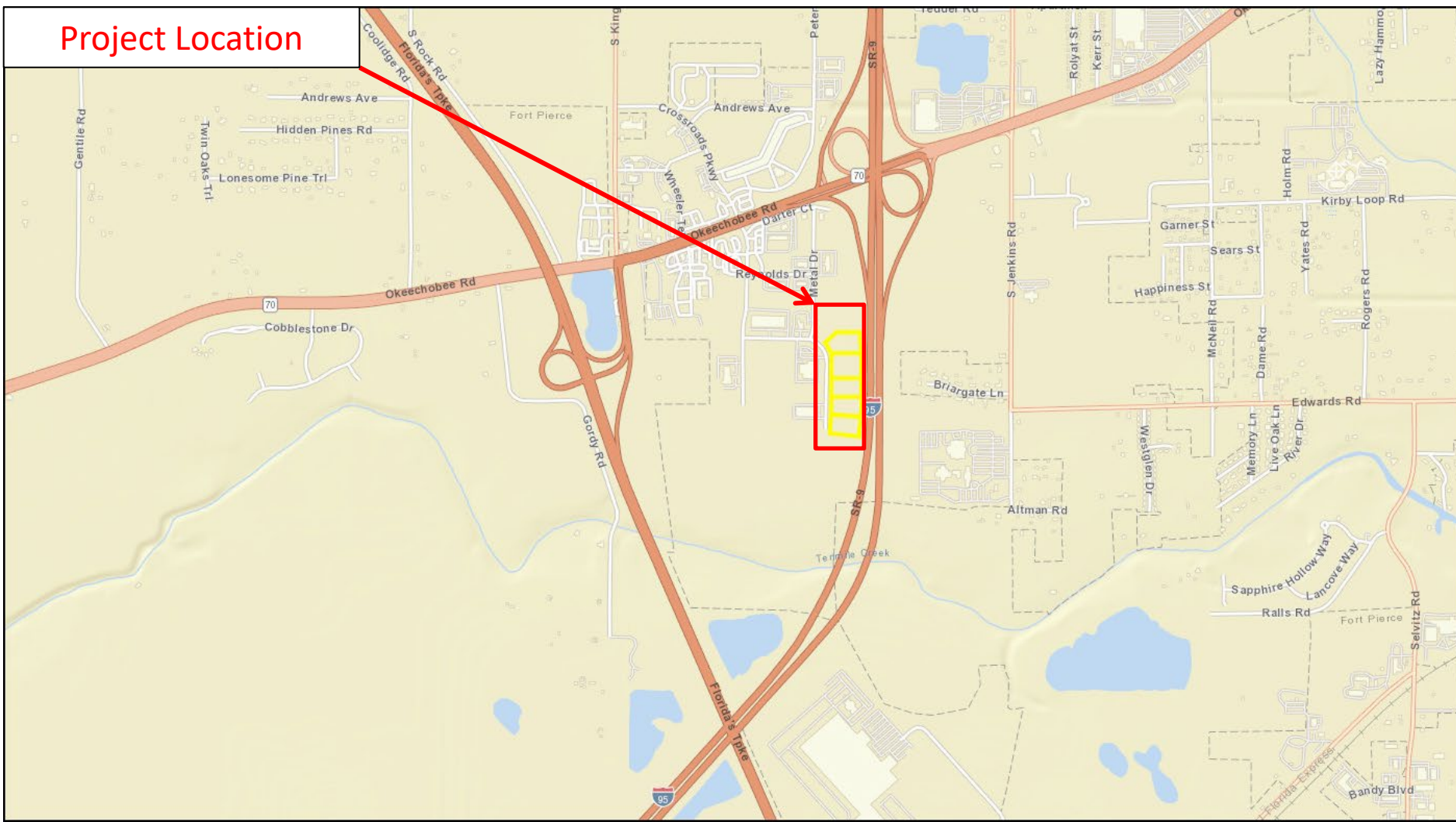
Project: 21-352

JBL Fort Pierce Industrial, LLC

08/16/2021



Project Location





ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Crossroads Parkway

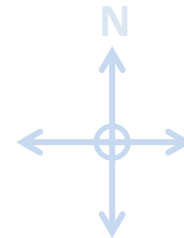
City of Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 21-352

JBL Fort Pierce Industrial, LLC

08/16/2021





ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Crossroads Parkway

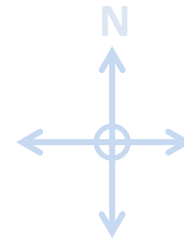
City of Fort Pierce, St. Lucie County, FL

Soil Map

Project: 21-352

JBL Fort Pierce Industrial, LLC

08/16/2021



St. Lucie County, Florida (FL111)			
St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	12.5	94.3%
26	Oldsmar sand, depressional	0.8	5.7%
Totals for Area of Interest		13.2	100.0%



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Crossroads Parkway

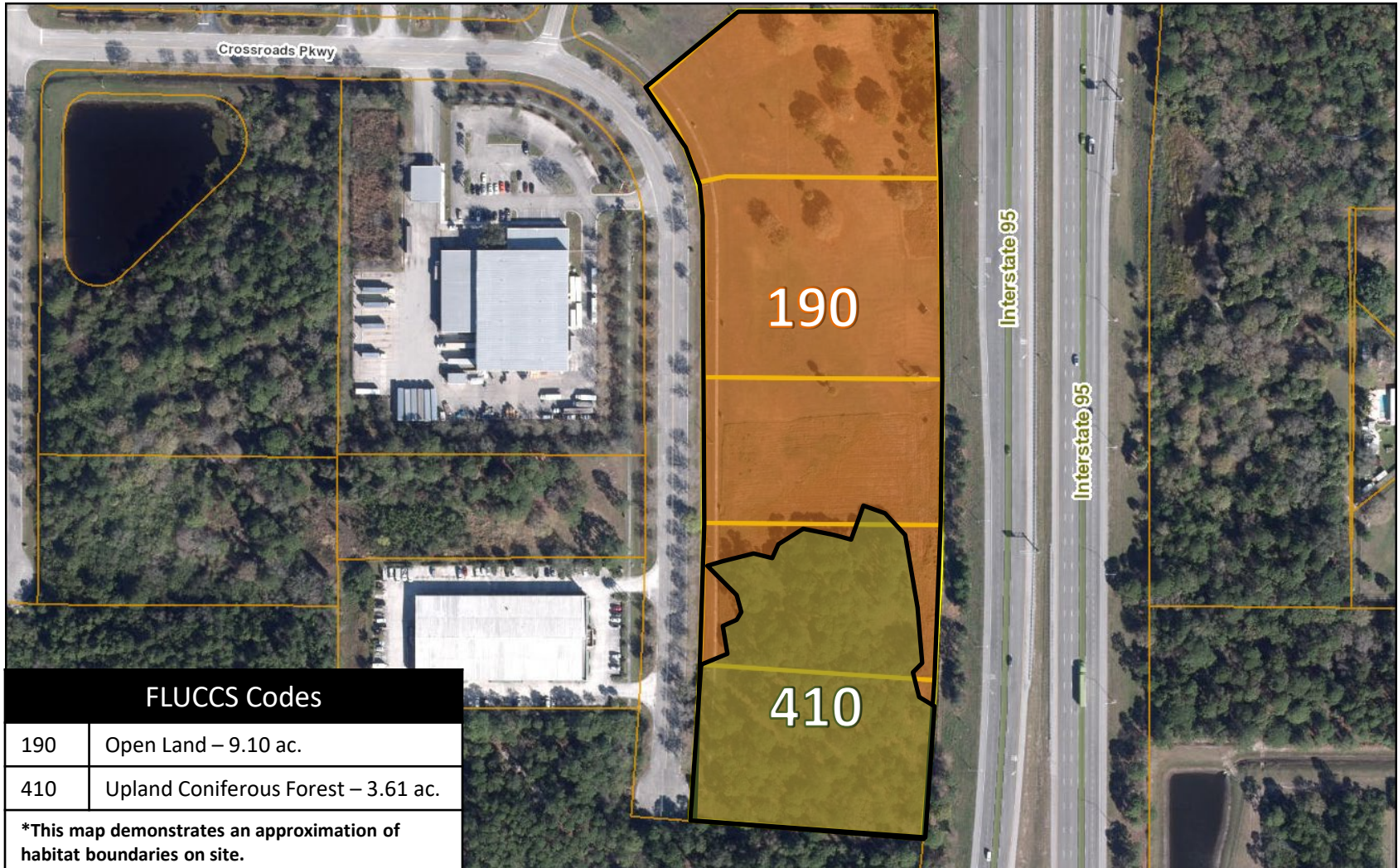
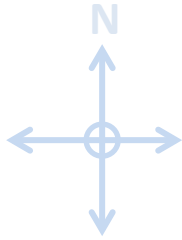
City of Fort Pierce, St. Lucie County, FL

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

Project: 21-352

JBL Fort Pierce Industrial, LLC

08/16/2021



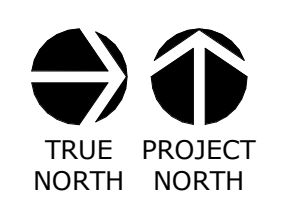
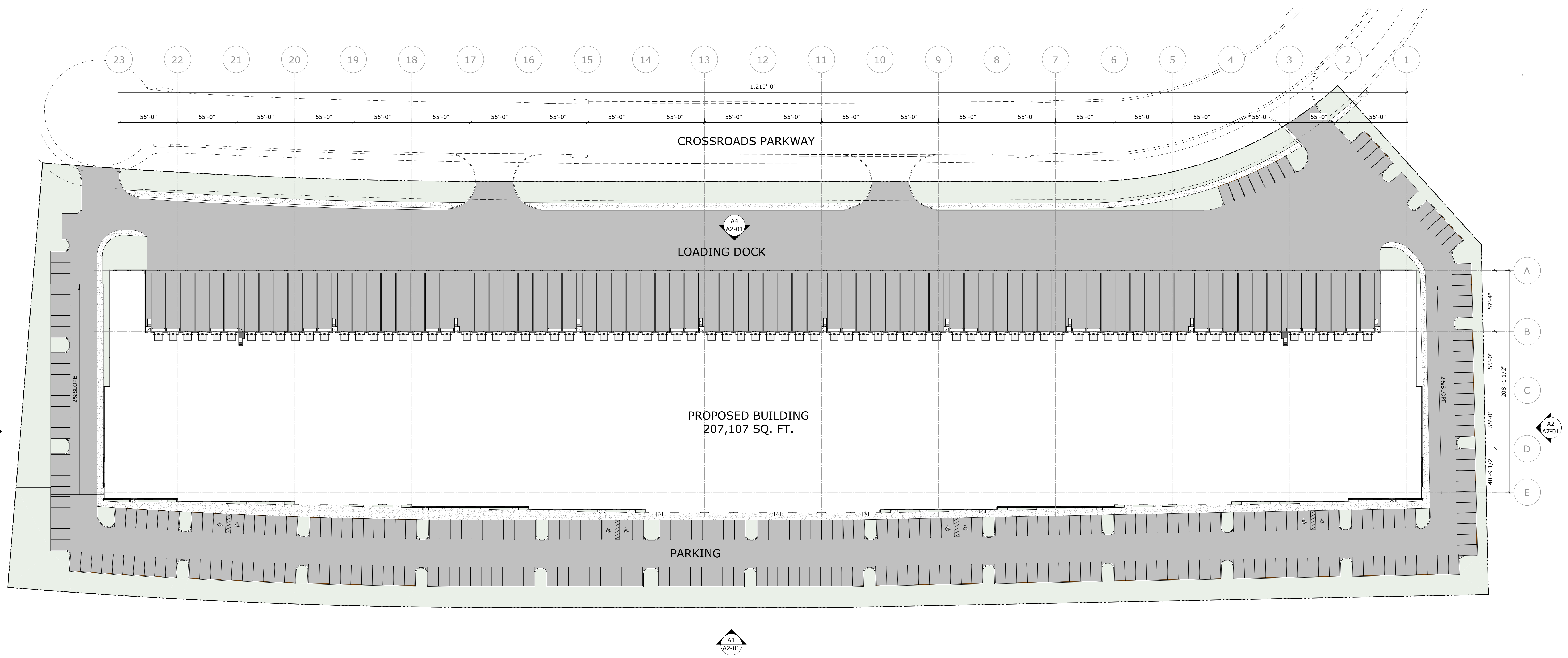
Interstate Commerce Center | Warehouse Building - Shell & Core

3800 Crossroads Parkway
Fort Pierce, Florida 34945

08/19/2021

COVER SHEET

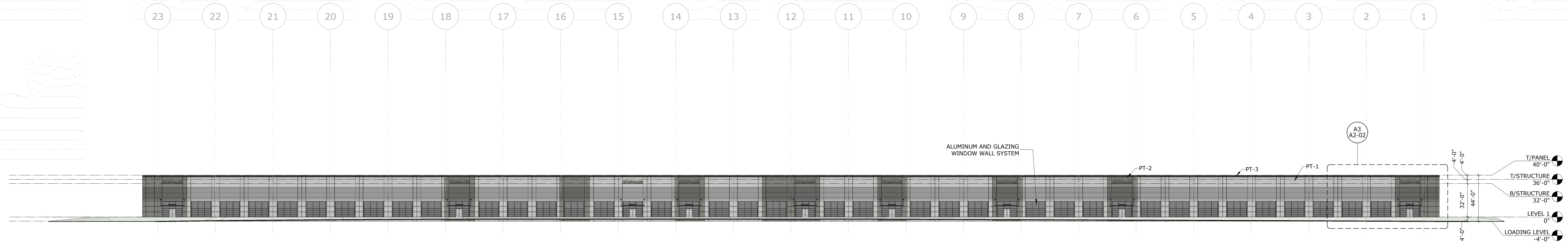
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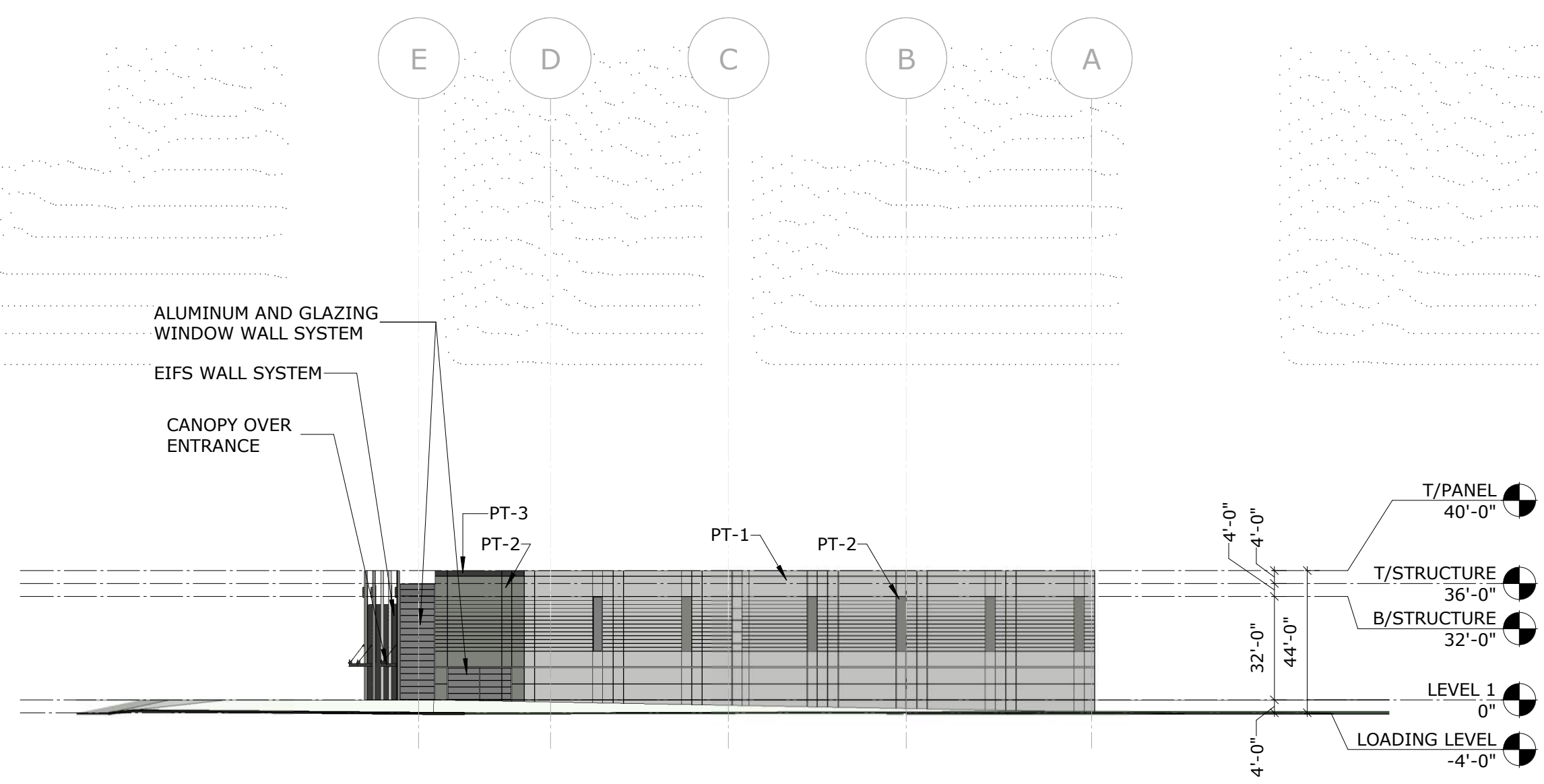
**OVERALL FLOOR PLAN-
LEVEL 1**

NOT FOR CONSTRUCTION

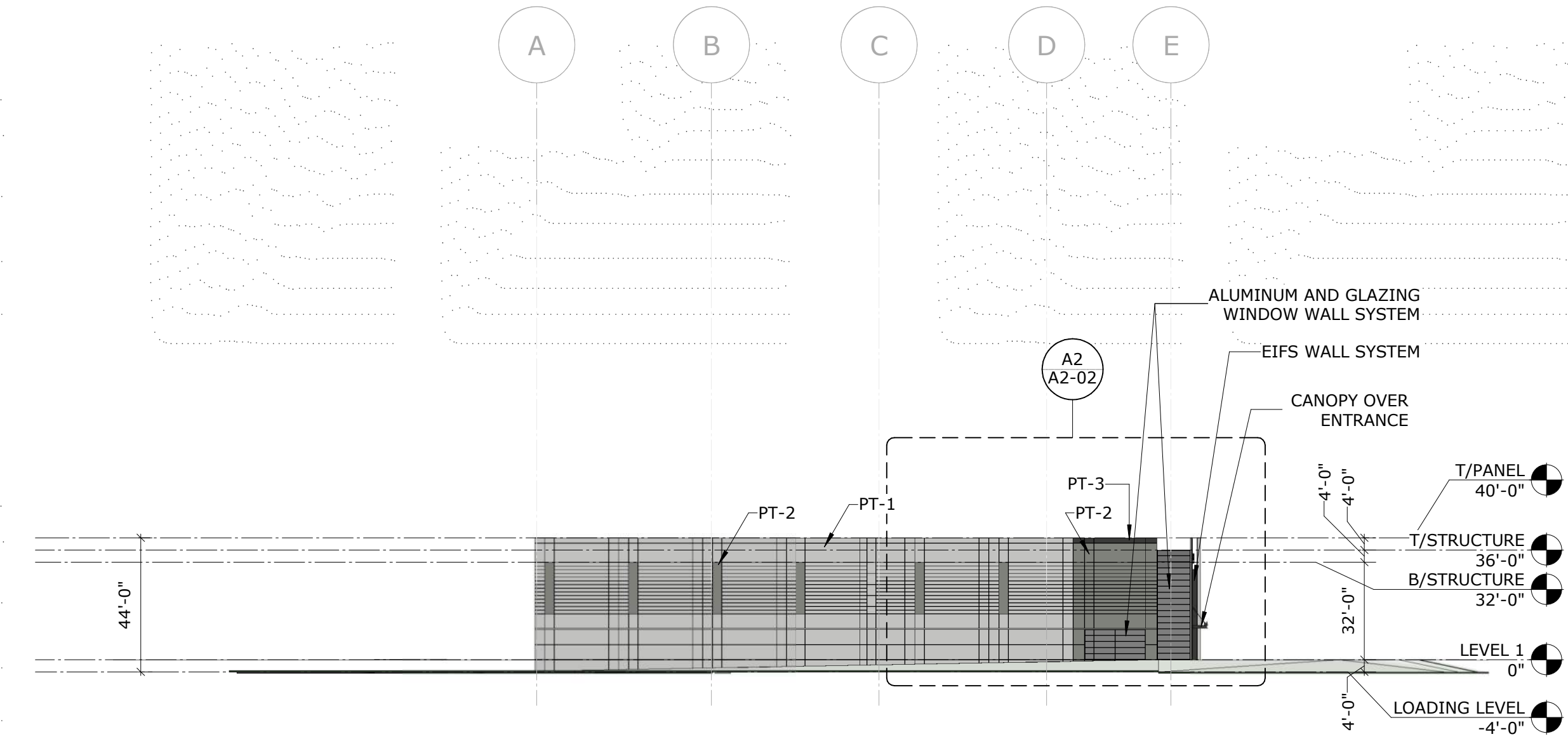
EXTERIOR COLOR LEGEND			
MARK	MANUFACTURER	DESCRIPTION	REMARKS
EXTERIOR PAINT / TEXTURED ACRYLIC COATING (CONCRETE WALL PANELS)			
PT-1	SHERWIN WILLIAMS	SW 7063 NEBULOUS WHITE	EXTERIOR FIELD COLOR
PT-2	SHERWIN WILLIAMS	SW 9164 ILLUSIVE GREEN	EXTERIOR FIELD COLOR
PT-3	SHERWIN WILLIAMS	SW 7069 IRON ORE	EXTERIOR ACCENT COLOR



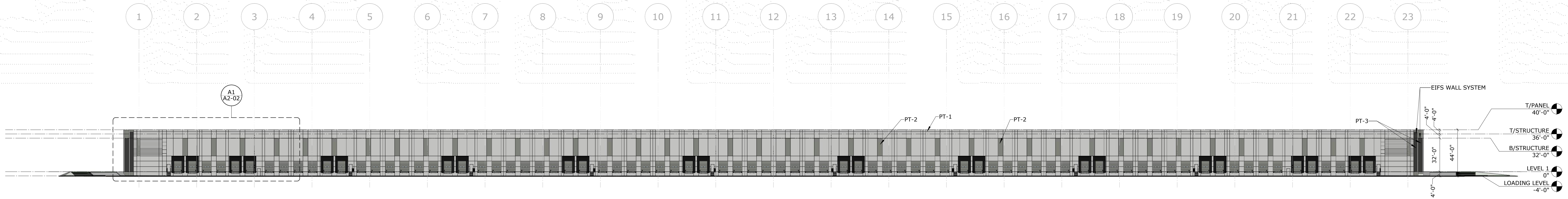
A1 ELEVATION- EXTERIOR- EAST
1" = 40'-0"



A2 ELEVATION- EXTERIOR- NORTH
1" = 40'-0"



A3 ELEVATION- EXTERIOR- SOUTH
1" = 40'-0"



A4 ELEVATION- EXTERIOR- WEST
1" = 40'-0"

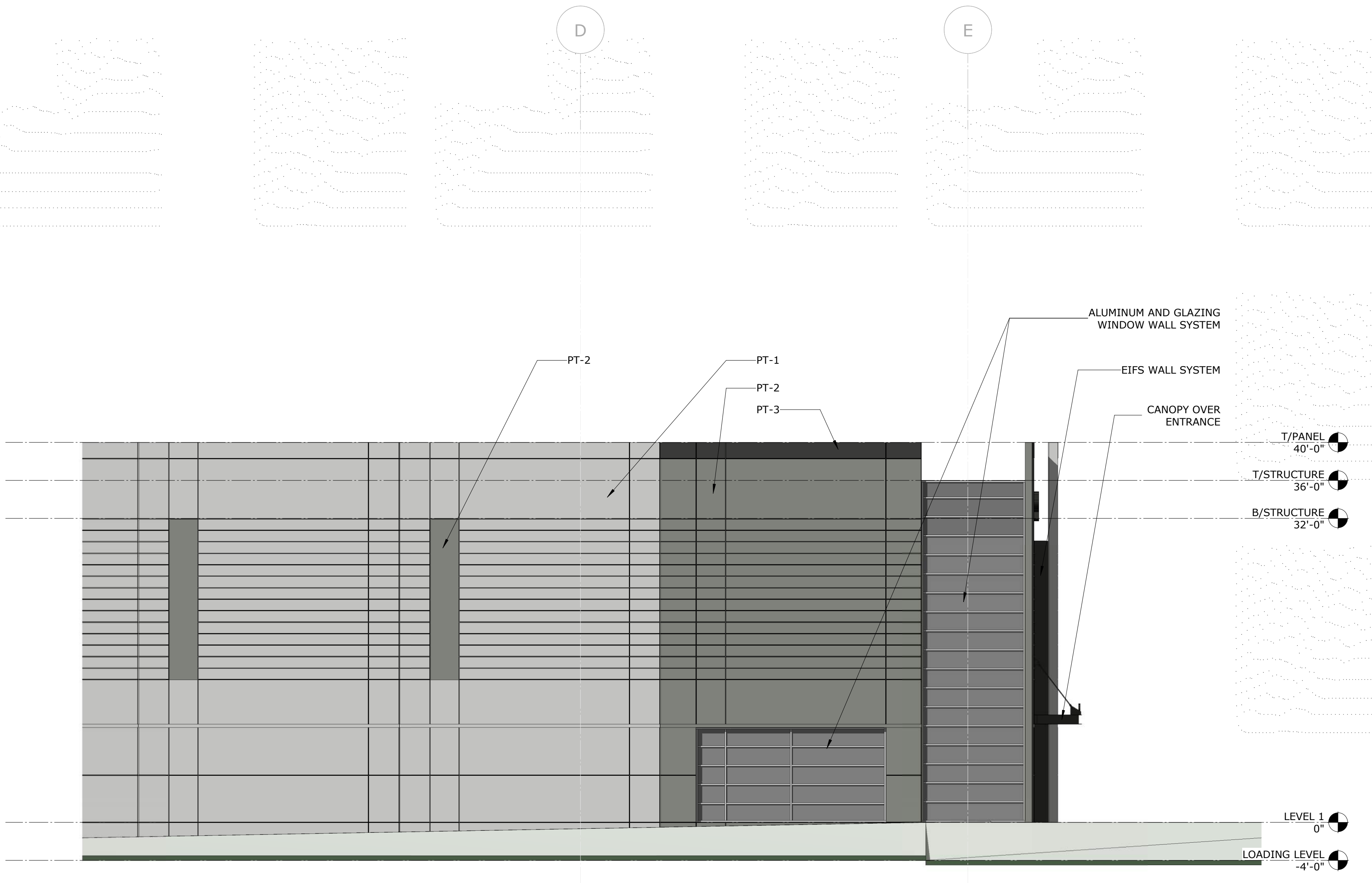
BUILDING ELEVATIONS

NOT FOR CONSTRUCTION

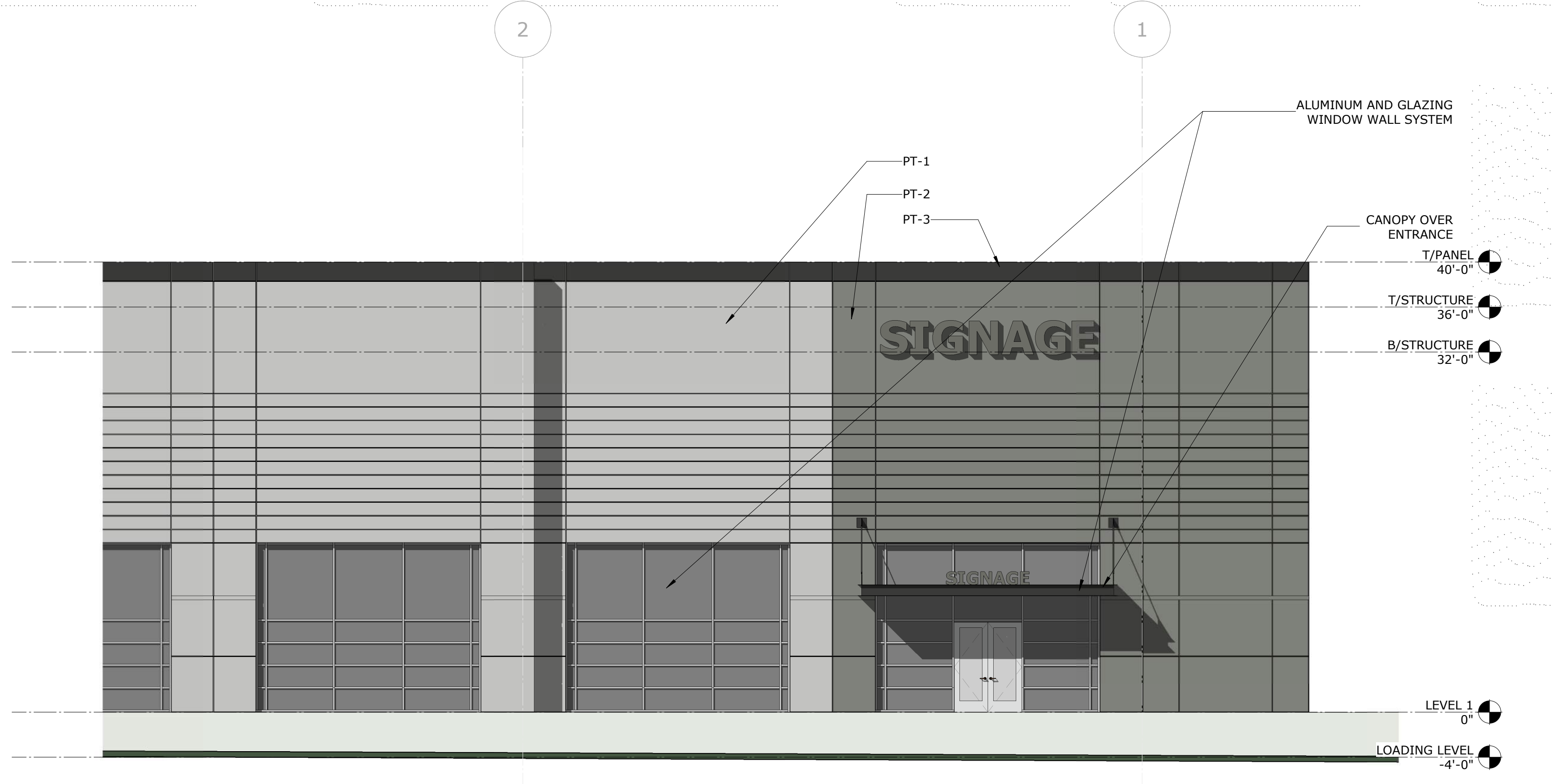
EXTERIOR COLOR LEGEND			
MARK	MANUFACTURER	DESCRIPTION	REMARKS
EXTERIOR PAINT / TEXTURED ACRYLIC COATING (CONCRETE WALL PANELS)			
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PT-2	SHERWIN WILLIAMS	SW 9164 ILLUSIVE GREEN	EXTERIOR FIELD COLOR
PT-3	SHERWIN WILLIAMS	SW 7069 IRON ORE	EXTERIOR ACCENT COLOR



A1 Presentation-Elevation- Exterior- WEST
1/8" = 1'-0"



A2 Presentation-Elevation- Exterior- SOUTH
1/8" = 1'-0"



A3 Presentation-Elevation- Exterior- EAST
1/8" = 1'-0"

BUILDING ELEVATIONS

NOT FOR CONSTRUCTION



**Context Photographs
of Neighboring uses
and Architectural
Styles**

NOT FOR CONSTRUCTION



**PHOTOGRAPHS OF
INSPIRATIONAL
IMAGES FOR OUR
DESIGN INTENT**

NOT FOR CONSTRUCTION



TRAFFIC ANALYSIS

FOR

Interstate Commerce Center

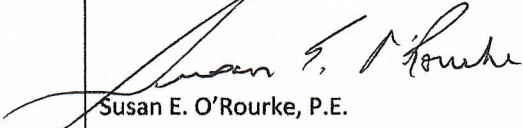
Prepared for:

**Mr. Jacob Khotoveli
JBL Fort Pierce Industrial LLC
2028 Harrison Street, Suite 202
Hollywood, FL 33020**

Prepared by:

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

August 6, 2021

<p>Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918</p>	<p>Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 8/6/2021 License #: 42684</p>
---	---



O'ROURKE
ENGINEERING & PLANNING

August 6, 2021

Mr. Jacob Khotoveli
JBL Fort Pierce Industrial LLC
2028 Harrison Street, Suite 202
Hollywood, FL 33020

Re: Interstate Commerce Center

Dear Mr. Khotoveli:

O'Rourke Engineering & Planning has completed the analysis of the proposed commercial development located east 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

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INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed 200,500 square feet of warehouse development located east 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 200,500 square foot of warehouse on approximately 12.712 acres. The site is currently vacant. The project location is shown in **Figure 1**.



Figure 1
Project Location
Interstate Commerce Center

Legend
 = Project Location



22 SE Seminole Street
Stuart, FL 34994

Date: 10-28-20



NTS

Job Number: SR20103.0

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 362 net new daily trips. There will be 34 net new AM peak hour trips with 26 entering the project and 8 trips exiting the project. There will be 38 net new PM peak hour trips with 10 trips entering the project and 28 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 - Interstate Commerce Center

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Daily - Warehousing	150	200,500	SF	$T = 1.58(X) + 45.54$	50%	50%	181	181	362
AM - Warehousing	150	200,500	SF	$T = 0.17(X)$	77%	23%	26	8	34
PM - Warehousing	150	200,500	SF	$T = 0.19(X)$	27%	73%	10	28	38

Source: ITE 10th Edition Trip Generation Rates

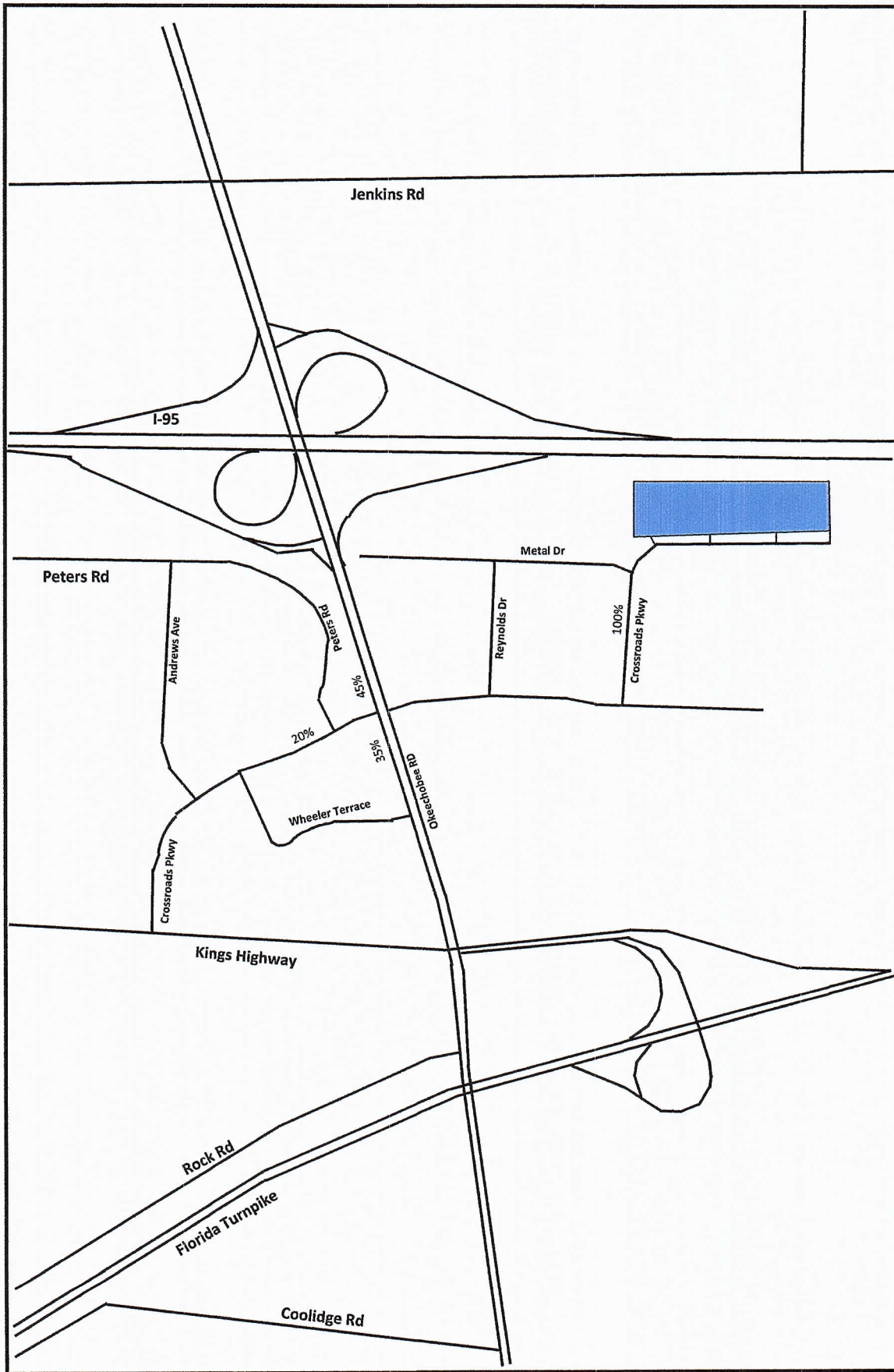


Figure 2
Percent Assignment
Interstate Commerce Center

Legend
= Project Location



22 SE Seminole Street
Stuart, FL 34994

Date: 10-28-20



NTS

Job Number: SR20103.0

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
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	790	2	0.25%	20%
	Kings Hwy	Okeechobee Rd	WB	IN	NO	790	5	0.63%	20%
	Okeechobee Rd	South of Okeechobee	NB	OUT	NO	790	8	1.01%	100%
	Okeechobee Rd	South of Okeechobee	SB	IN	YES	790	26	3.29%	100%
Okeechobee Rd	I - 95	Crossroads Pkwy	EB	OUT	NO	4170	4	0.10%	45%
	I - 95	Crossroads Pkwy	WB	IN	NO	4170	12	0.29%	45%
	Kings Hwy	Crossroads Pkwy	EB	IN	NO	4170	9	0.22%	35%
	Kings Hwy	Crossroads Pkwy	WB	OUT	NO	4170	3	0.07%	35%

(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: 34
 Net In: 26
 Net Out: 8

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
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	790	6	0.76%	20%
	Kings Hwy	Okeechobee Rd	WB	IN	NO	790	2	0.25%	20%
	Okeechobee Rd	South of Okeechobee	NB	OUT	YES	790	28	3.54%	100%
	Okeechobee Rd	South of Okeechobee	SB	IN	NO	790	10	1.27%	100%
Okeechobee Rd	I - 95	Crossroads Pkwy	EB	OUT	NO	4170	13	0.31%	45%
	I - 95	Crossroads Pkwy	WB	IN	NO	4170	5	0.12%	45%
	Kings Hwy	Crossroads Pkwy	EB	IN	NO	4170	4	0.10%	35%
	Kings Hwy	Crossroads Pkwy	WB	OUT	NO	4170	10	0.24%	35%

(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: 38
 Net In: 10
 Net Out: 28

OTHER PROJECT TRAFFIC/GROWTH RATE

Traffic volumes on Crossroads Parkway were grown using a 3-year historical growth rate of 5.97%. 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 traffic.

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.

INTERSECTION ANALYSIS

The intersection of Okeechobee Road and Crossroads Parkway was analyzed for the with project traffic scenario. The intersection will operate at LOS C for the AM and PM peak hours. Intersection data and analysis are included in **Appendix D**.

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	^(b) Greater than 3% 1% on Adjacent Links	⁽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	Okeechobee Rd	South of Okeechobee	NB	OUT	NO	125	5.97%	188	188	790	8	196	1.01%	YES	100%
Crossroads Pkwy	Okeechobee Rd	South of Okeechobee	SB	IN	YES	110	5.97%	165	165	790	26	191	3.29%	YES	100%

(1) Area Wide Historical Growth

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

Two-Way: 34
 Net In: 26
 Net Out: 8
 Years Grown: 7

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	^(b) Greater than 3% 1% on Adjacent Links	⁽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	Okeechobee Rd	South of Okeechobee	NB	OUT	YES	135	5.97%	203	203	790	28	231	3.54%	YES	100%
Crossroads Pkwy	Okeechobee Rd	South of Okeechobee	SB	IN	NO	195	5.97%	293	293	790	10	303	1.27%	YES	100%

(1) Area Wide Historical Growth

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

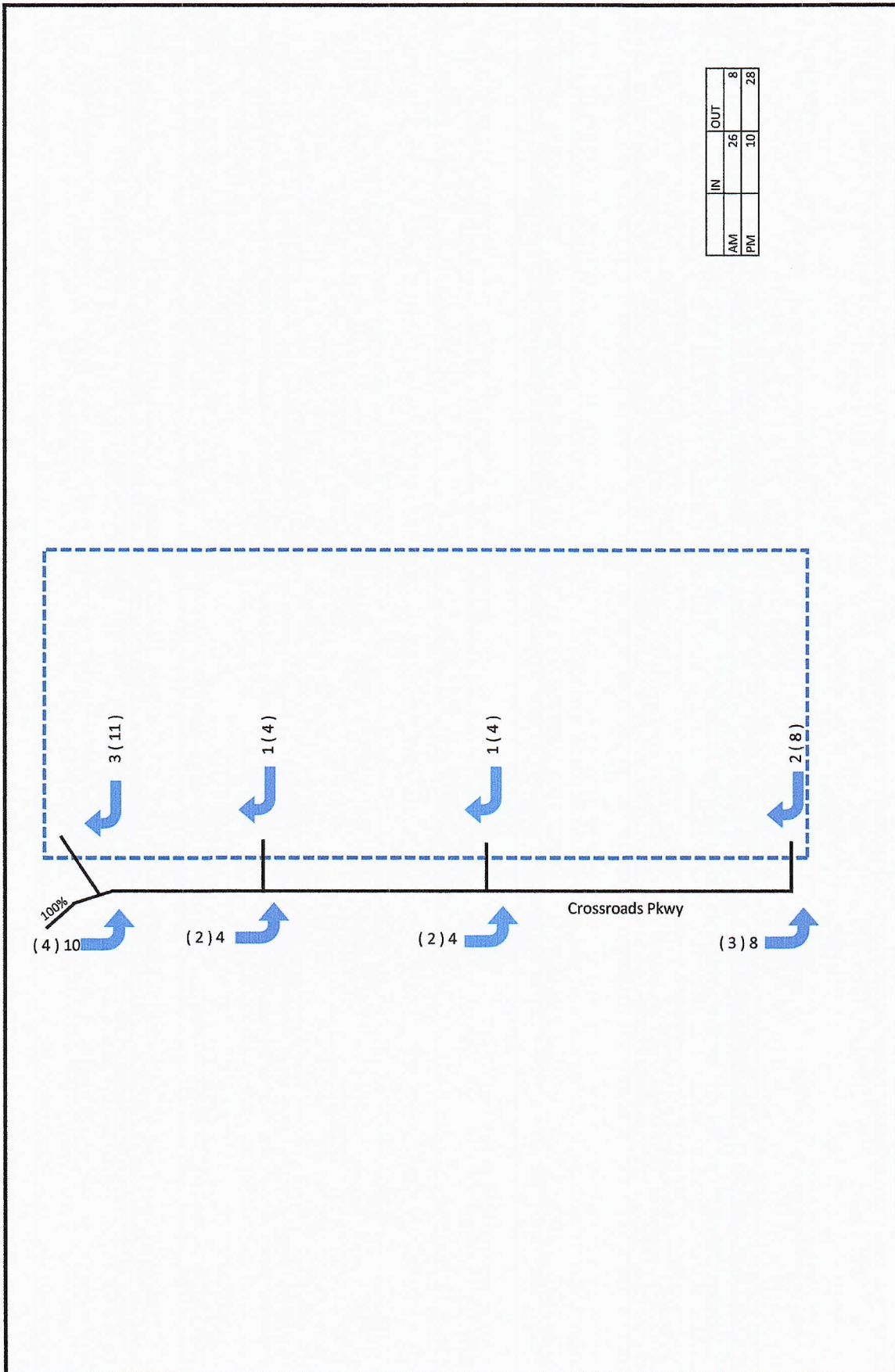
Two-Way: 38
 Net In: 10
 Net Out: 28
 Years Grown: 7

DRIVEWAY ANALYSIS

The project takes access from four full access driveways on Crossroads Parkway. The project volumes are shown on **Figure 3**.

CONCLUSION

The Interstate Commerce Center with 362 daily trips, 34 net AM peak hour trips and 38 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	26	8
PM	10	28

Figure 3
 Driveway Volumes
 Interstate Commerce Center

Legend
 XX (XX) = AM (PM)
 = Project Location



22 SE Seminole Street
 Stuart, FL 34994

Date: 8-6-2021



NTS

Job Number: SR20103.0

APPENDIX A

SITE PLAN

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

**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
DELAWARE AVE	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.

**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
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 * AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
 * Counts with an ID format of 6 digits have data extracted from FDOT count stations.

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
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

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
 * Volumes shown were adjusted using FDOT Seasonal Factors
 * AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
 * Counts with an ID format of 6 digits have data extracted from FDOT count stations.

Traffic Counts and Level of Service Report Fall 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 LUCIE 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	OKECHOBEE 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	1,800	2,142	5.97%
		Total	1,800	2,142	5.97%

*Source: St Lucie TPO Traffic Counts and Level of Service Report Fall/Winter 2019/2020

Traffic Counts and Level of Service Report Fall 2016

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
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	20,500	2016	3,170	1,257	C	0.407	1,379	C	0.446
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	19,500	2016	3,170	1,184	C	0.383	1,224	C	0.396
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	20,500	2016	3,170	1,036	C	0.335	991	C	0.321
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	20,000	2016	3,170	971	C	0.314	954	C	0.309
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	16,000	2016	3,170	840	C	0.272	854	C	0.276
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	5,800	2016	3,170	374	C	0.121	319	C	0.103
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	5,900	2016	920	318	C	0.366	331	C	0.380
CROSSTOWN PKWY	MANTH LN to FLORESTA DR	658	4,700	2016	540	264	C	0.978	247	C	0.915
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	1,800	2014	790	113	C	0.290	103	C	0.264
DARWIN BLVD	BECKER RD to PAAR DR	235	6,160	2015	630	576	C	0.960	522	C	0.870
DARWIN BLVD	PAAR DR to TULIP BLVD	235	6,160	2015	920	576	C	0.662	522	C	0.600
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	12,000	2016	920	646	C	0.743	620	C	0.713
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	11,103	2015	920	592	C	0.680	612	C	0.703
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	8,700	2016	880	524	C	0.631	453	C	0.546
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,500	2014	880	248	C	0.299	290	C	0.349
DELAWARE AVE	HARTMAN RD to 33RD ST	662	2,000	2016	600	311	D	0.518	250	C	0.833
DELAWARE AVE	33RD ST to 25TH ST	500	3,472	2014	1,710	256	C	0.332	260	C	0.338
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	4,800	2015	1,220	-	-	-	-	-	-
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	10,500	2016	790	564	D	0.714	579	D	0.733
DELAWARE AVE	13TH ST to 10TH ST	664	7,100	2014	750	396	D	0.528	377	D	0.503
DELAWARE AVE	10TH ST to 7TH ST	664	7,100	2014	600	396	D	0.660	377	D	0.628
DELAWARE AVE	7TH ST to US 1	665	6,900	2016	750	443	D	0.591	413	D	0.551
FAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	6,086	2014	830	419	C	0.537	350	C	0.449
FAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	11,500	2016	880	797	C	0.960	742	C	0.894
EASY ST	US 1 to BUCHANAN DR	106	5,900	2016	750	530	D	0.707	409	D	0.545

* 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)

* Volumes, LOS and V/C values with "-" designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.

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

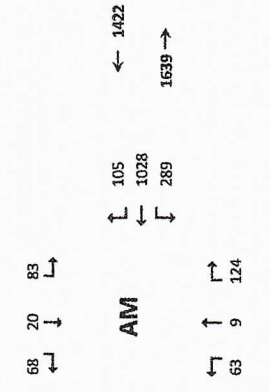
Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	8,300	2019	1,710	535	C	0.695	489	C	0.635
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	16,233	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	0.113	297	C	0.096
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	6,400	2016	3,170	344	C	0.111	360	C	0.117
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
DELAWARE AVE	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	2,700	2019	1,220	124	C	0.17	124	C	0.17
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.

APPENDIX D
INTERSECTION DATA
AND ANALYSIS

TURNING MOVEMENT VOLUME COUNTS

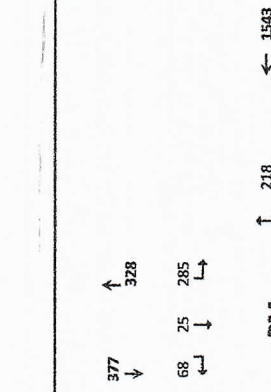
N/S STREET: Crossroads Parkway **E/W STREET:** Oleeshobee Rd **CONTROL:**
FILENAME: 2017 **CITY:** Fort Pierce **INTERSECTION:**
COUNT DATE: 8/6/2021 **DAY:** ANALYSIS YEAR: 2024
REPORT DATE: 8/6/2021



15 Min Period	Northbound			Southbound			Eastbound			Westbound			TOTAL	ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR		
7:00-7:15													0	0
7:15-7:30													0	0
7:30-7:45													0	0
7:45-8:00													0	0
8:00-8:15													0	0
8:15-8:30													0	0
8:30-8:45													0	0
8:45-9:00													0	0

AM PEAK HOUR IS FROM: 7:00AM TO 8:00AM
 Volumes: 40 5 80 55 10 45 45 955 30 185 685 70 0
 Season Factor: 1
 Growth: 60 5 80 83 15 68 68 1433 45 278 1028 105 3309
 In/Out: OUT OUT IN IN IN IN
 Percentage: 35% 20% 45% 0% 20% 0% 35% 45% 0% 0%
 PROJECT: 3 2 4 0 5 0 9 12 0 0

15 Min Period	Northbound			Southbound			Eastbound			Westbound			TOTAL	ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR		
7:00-7:15													0	0
7:15-7:30													0	0
7:30-7:45													0	0
7:45-8:00													0	0
8:00-8:15													0	0
8:15-8:30													0	0
8:30-8:45													0	0
8:45-9:00													0	0



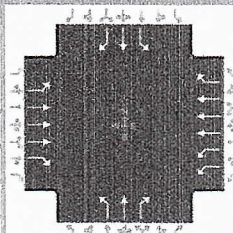
15 Min Period	Northbound			Southbound			Eastbound			Westbound			TOTAL	ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR		
4:00-4:15													0	0
4:15-4:30													0	0
4:30-4:45													0	0
4:45-5:00													0	0
5:00-5:15													0	0
5:15-5:30													0	0
5:30-5:45													0	0
5:45-6:00													0	0

PM PEAK HOUR IS FROM: 4:00PM TO 5:00PM
 Volumes: 30 10 95 100 15 45 60 780 40 140 740 145 0
 Season Factor: 1
 Growth: 45 10 143 285 23 68 90 1171 60 210 1110 218 2290
 In/Out: OUT OUT IN IN IN IN
 Percentage: 35% 20% 45% 0% 20% 0% 35% 45% 0% 0%
 PROJECT: 10 6 13 0 2 0 4 5 0 0

15 Min Period	Northbound			Southbound			Eastbound			Westbound			TOTAL	ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR		
4:00-4:15													0	0
4:15-4:30													0	0
4:30-4:45													0	0
4:45-5:00													0	0
5:00-5:15													0	0
5:15-5:30													0	0
5:30-5:45													0	0
5:45-6:00													0	0

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	O'Rourke Engineering			Duration, h	0.250		
Analyst	SOR	Analysis Date	Aug 5, 2021	Area Type	Other		
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.95		
Urban Street	Okeechobee Rd	Analysis Year	2023	Analysis Period	1> 7:00		
Intersection	Crossroads Pkwy	File Name	Crossroads and Okeechobee.AM with project.xus				
Project Description	Interstate Commerce Center AM						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	68	1433	54	289	1028	105	63	9	124	83	20	68

Signal Information													
Cycle, s	120.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On	Green	6.7	1.5	61.6	5.7	1.3	13.2			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	4.0	4.0	0.0	4.0			
				Red	2.0	2.0	2.0	2.0	0.0	2.0			

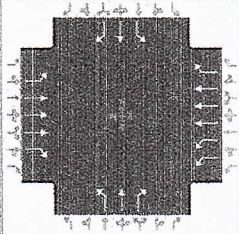
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	12.7	67.6	20.2	75.0	11.7	19.2	13.0	20.5
Change Period, (Y+R _c), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.3	3.1	3.3
Queue Clearance Time (g _s), s	7.3		13.5		6.4	12.8	7.8	7.2
Green Extension Time (g _e), s	0.1	0.0	0.7	0.0	0.1	0.5	0.0	0.5
Phase Call Probability	0.91		1.00		0.89	1.00	0.95	1.00
Max Out Probability	0.00		0.00		0.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	72	1508	57	304	1082	111	66	9	131	87	21	72
Adjusted Saturation Flow Rate (s), veh/h/ln	1598	1523	1422	1551	1523	1422	1598	1678	1422	1598	1678	1422
Queue Service Time (g _s), s	5.3	22.4	2.4	11.5	9.7	4.3	4.4	0.6	10.8	5.8	1.3	5.2
Cycle Queue Clearance Time (g _c), s	5.3	22.4	2.4	11.5	9.7	4.3	4.4	0.6	10.8	5.8	1.3	5.2
Green Ratio (g/C)	0.06	0.51	0.51	0.12	0.58	0.58	0.16	0.11	0.11	0.17	0.12	0.18
Capacity (c), veh/h	90	2344	729	367	2628	818	253	185	157	286	203	252
Volume-to-Capacity Ratio (X)	0.798	0.643	0.078	0.829	0.412	0.135	0.263	0.051	0.832	0.305	0.104	0.284
Back of Queue (Q), ft/ln (95 th percentile)	114.5	281.5	41.2	224.5	132.5	70.5	87.5	12.9	201.6	115.4	28.4	93.1
Back of Queue (Q), veh/ln (95 th percentile)	4.1	10.1	1.5	8.0	4.7	2.5	3.1	0.5	7.2	4.1	1.0	3.3
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d ₁), s/veh	56.0	12.8	14.8	51.7	7.1	11.7	44.4	47.8	52.3	43.9	46.9	42.8
Incremental Delay (d ₂), s/veh	6.0	1.4	0.2	1.9	0.5	0.3	0.2	0.0	4.3	0.2	0.1	0.2
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	61.9	14.1	15.0	53.6	7.6	12.1	44.6	47.8	56.6	44.1	47.0	43.0
Level of Service (LOS)	E	B	B	D	A	B	D	D	E	D	D	D
Approach Delay, s/veh / LOS	16.3	B		17.2	B		52.3	D			44.0	D
Intersection Delay, s/veh / LOS	20.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.26	B	2.08	B	2.86	C	2.74	C
Bicycle LOS Score / LOS	1.39	A	1.31	A	0.83	A	0.78	A

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	O'Rourke Engineering			Duration, h	0.250		
Analyst	SOR		Analysis Date	Aug 5, 2021		Area Type	Other
Jurisdiction	St. Lucie County		Time Period	PM Peak Hour		PHF	0.95
Urban Street	Okeechobee Rd		Analysis Year	2023		Analysis Period	1> 7:00
Intersection	Crossroads Pkwy		File Name	Crossroads and Okeechobee PM.xus			
Project Description	Interstate Commerce Center PM						



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	90	1171	64	215	1110	218	55	21	155	285	25	68

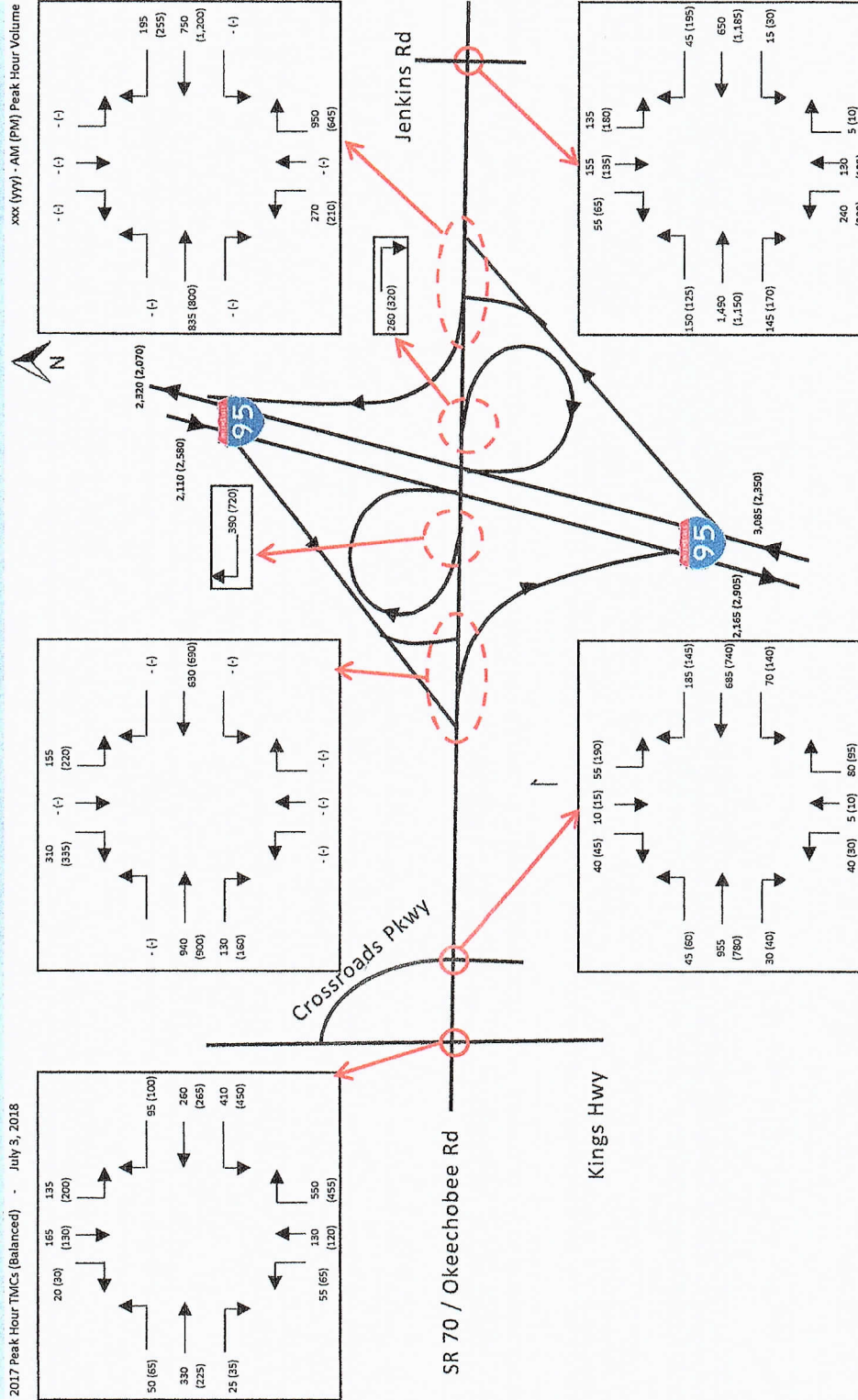
Signal Information													
Cycle, s	140.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On	Green	10.0	0.4	70.4	5.7	7.3	18.1			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	0.0	4.0	4.0	4.0	4.0			
				Red	2.0	0.0	2.0	2.0	0.0	2.0			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	16.0	76.4	16.4	76.8	11.7	24.1	23.0	35.4
Change Period, (Y+R _c), s	6.0	6.0	4.0	6.0	6.0	6.0	4.0	6.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.3	3.1	3.3
Queue Clearance Time (g _s), s	10.2		12.0		6.4	17.8	21.0	7.3
Green Extension Time (g _e), s	0.1	0.0	0.4	0.0	0.0	0.3	0.0	0.6
Phase Call Probability	0.97		1.00		0.89	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.10	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	95	1233	67	226	1168	229	58	22	163	300	26	72
Adjusted Saturation Flow Rate (s), veh/h/ln	1598	1523	1422	1551	1523	1422	1598	1678	1422	1598	1678	1422
Queue Service Time (g _s), s	8.2	19.4	3.5	10.0	17.7	13.3	4.4	1.6	15.8	19.0	1.8	5.3
Cycle Queue Clearance Time (g _c), s	8.2	19.4	3.5	10.0	17.7	13.3	4.4	1.6	15.8	19.0	1.8	5.3
Green Ratio (g/C)	0.07	0.50	0.50	0.09	0.51	0.51	0.17	0.13	0.13	0.28	0.21	0.28
Capacity (c), veh/h	114	2300	715	275	2313	719	278	217	184	415	352	400
Volume-to-Capacity Ratio (X)	0.828	0.536	0.094	0.822	0.505	0.319	0.209	0.102	0.886	0.723	0.075	0.179
Back of Queue (Q), ft/ln (95 th percentile)	176.4	270.8	60.3	203.3	249.8	228.6	88.6	34.9	308.1	92.5	37.4	94.6
Back of Queue (Q), veh/ln (95 th percentile)	6.3	9.7	2.2	7.3	8.9	8.2	3.2	1.2	11.0	3.3	1.3	3.4
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d ₁), s/veh	64.1	14.6	18.1	62.7	14.1	20.4	50.0	53.8	59.9	45.5	44.4	38.0
Incremental Delay (d ₂), s/veh	5.6	0.9	0.3	2.3	0.8	1.2	0.1	0.1	21.1	5.3	0.0	0.1
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	69.8	15.5	18.4	65.0	14.9	21.5	50.1	53.8	81.1	50.9	44.4	38.1
Level of Service (LOS)	E	B	B	E	B	C	D	D	F	D	D	D
Approach Delay, s/veh / LOS	19.4	B		22.8	C		71.2	E			48.1	D
Intersection Delay, s/veh / LOS	27.5						C					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.27	B		2.10	B		2.87	C			2.73	C
Bicycle LOS Score / LOS	1.25	A		1.38	A		0.89	A			1.14	A

SR 70/Okeechobee Road Interchange



FLORIDA DEPARTMENT OF TRANSPORTATION
 2020 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST. LUCIE

SITE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT	"K" FCTR	"D" FCTR	"T" FCTR
TYPE				TWO-WAY			
0086	MCCARTY RD- SOUTH OPTWIN CREEKS DR	N 200E S	150E	350 F	9.5	54.3F	12.2P
0088	C-24 CANAL RD, 0.87 MI N OF GLADES CUT OFF RD	N 200E S	250E	450 S	9.5	54.3F	23.3F
0089	MCNEIL RD- NORTH OFGARNER ST	N 1800E S	1800E	3600 S	9.0	51.3F	31.5F
0090	KIRBY LOOP RD- EAST OFROGERS RD	E 2100E W	2100E	4200 S	9.0	51.3F	31.5F
0106	SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (INCLUDE EB	E 13500 W	13000	26500 C	9.0	54.3F	9.7A
0107	SR 5/US 1 - ST LUCIE/IRC LINE (COUNTY 107)	N 13000E S	11000E	24000 F	9.0	52.6F	6.2P
0114	SR A1A / N - E END OF ICWW BR, ST LUCIE CO	E 3900 W	3900	7800 C	9.0	52.6F	7.0A
0115	SR A1A/S - E END OF S BRIDGE	E 7600 W	7400	15000 C	9.0	52.6F	11.6A
0116	SR A1A/S - S OF BLUE HERON BLVD, FT PIERCE (COUNT	N 1800E S	1700E	3500 F	9.0	52.6F	9.4P
0118	SR 5/US 1 - S OF SR 68/ORANGE AVE	N 15000 S	15000	30000 C	9.0	52.6F	5.6A
0123	SR 5/US 1 - S END OF TAYLOR CREEK BRIDGE (COUNTY	N 14500E S	14500E	29000 F	9.0	52.6F	6.5P
0128	SR 614/INDRIO RD-W OF SR 9/I-95	E 400 W	450	850 C	9.5	54.3F	57.8A
0144	CR 68/ORANGE AVE .4 MI E OF JCT CR 609, ST LUCIE	E 1342 W	1358	2700 C	9.5	55.6A	23.3A
0155	SR 68 / ORANGE AVE - W OF 7 ST (COUNTY 155)	E 4300E W	4900E	9200 F	9.0	51.3F	7.8P
0160	SR 707 / CITRUS AVE - E OF SR 5	E 2500 W	2700	5200 C	9.0	52.6F	3.1A
0168	CR 605/OLEANDER AVE - N OF CR 712/MIDWAY RD (COU	N 3600E S	3600E	7200 F	9.0	51.3F	31.5F

2020
 5342
 15.300

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
 "K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINNING WITH COUNT YEAR 2011
 AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;
 V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
 "D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

FLORIDA DEPARTMENT OF TRANSPORTATION
 2020 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST. LUCIE

SITE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT	"K"	"D"	"T"
TYPE				TWO-WAY	FCTR	FCTR	FCTR
0195	SR 70 ,1.18 MI E OF CR 609-A, ST LUCIE CO	E 2800	W 2784	5584 C	9.5	54.1A	19.0A
0199	CR 607-A/ANGLE RD. - N.W. OF SR 68/ORANGE AVE (C	N 4300E	S 4300E	8600 R	9.0	51.3F	31.5F
0260	SR 9/I-95-0.6 MI S OF SR 68/ORANGE AV, ST LUCIE C	N 30266	S 30120	60386 C	9.0	52.3A	16.5A
0264	SR 5/US 1 - N OF PRIMA VISTA BLVD (COUNTY 0264)	N 20500	S 19000	39500 C	9.0	52.6F	6.9A
0265	SR 5/US 1 - S OF PRIMA VISTA BLVD IN PORT ST LUC	N 26500E	S 25000E	51500 F	9.0	52.6F	5.3P
0266	SR 5/US 1 - S OF EASY ST (COUNTY 266)	N 17000E	S 17000E	34000 F	9.0	52.6F	5.5P
0269	SR 713 / KINGS HWY - SW OF SR 5/US 1 (COUNTY 269	N 5300	S 5900	11200 C	9.0	51.3F	6.2A
0270	SR 608/ST LUCIE BLVD - W OF SR 5 (COUNTY 270)	E 2700	W 2400	5100 C	9.0	51.3F	12.3A
0273	CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (C	N 4400E	S 4400E	8800 F	9.0	51.3F	31.5F
0274	CR 611-B/JENKINS RD. - S. OF SR 68/ORANGE AVE	N 2900E	S 2800E	5700 F	9.0	51.3F	31.5F
0279	CR 709/GLADES CUTOFF RD - S OF CR 712/MIDWAY RD.	N 1800	S 1600	3400 C	9.0	51.3F	31.5A
0281	SR 614 / INDRIO RD - W OF SR 713/KINGS HWY (COUN	E 4400	W 4200	8600 C	9.0	51.3F	11.3A
0703	SR A1A/N - S OF REGAL RD (COUNTY 703)	N 2300E	S 3100E	5400 F	9.0	52.6F	4.4P
0705	SR A1A/N - N OF N BRIDGE CAUSWAY (COUNTY 705)	N 2900E	S 3100E	6000 F	9.0	52.6F	15.7P
0709	SR A1A / N - E OF SR 5/US 1 (COUNTY 709)	E 5000E	W 5400E	10400 F	9.0	52.6F	16.0P
0711	SR A1A/S - E OF SR 5/US 1 (COUNTY 711)	E 5900E	W 5800E	11700 F	9.0	52.6F	9.0P

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
 "K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
 AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;
 V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
 "D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF