

November 19, 2021

City of Fort Pierce
Attn: Jennifer Hofmeister
100 N. US Highway 1
Fort Pierce, FL 34950

**Re: Crossroads Parkway Warehouse – Development Review
Technical Review Project # 21-0700008 Response to Comments**

Dear Jennifer:

Please find the attached revised material that addresses concerns with open space requirements from the application material previously submitted on October 12, 2021.

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

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

A handwritten signature in blue ink that reads 'Patricia Sesta'.

Patricia Sesta
Planner

cc: Michael Rem

Z:\EDC-2021\21-352 - Crossroads Parkway Industrial\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2021-11-19_Crossroads_TRC_Dev_Design_Review_Rsp2Cmts_ltr_21-352.docx

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 207,458-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 207,458-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

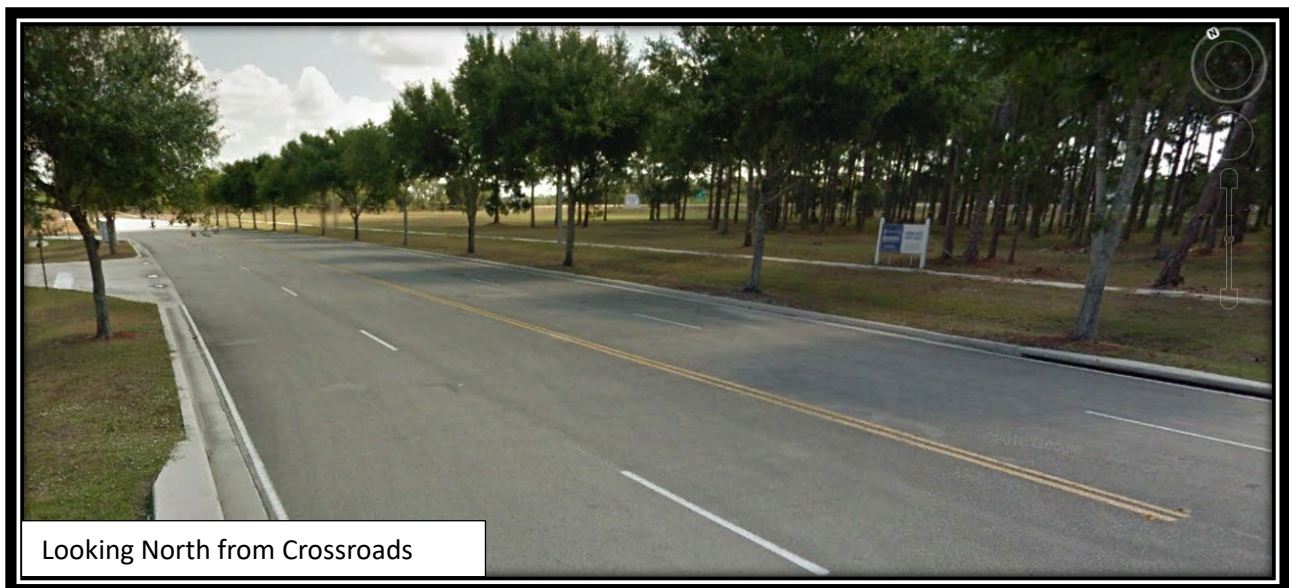
Section 125-313 of the City of Fort Pierce Land Development Code outlines the requirements for review and approval of Major or Minor Site Plan Applications. As outlined in section 125-313(a)(1) of the City of Fort Pierce Land Development Code, the proposed development will be considered a major site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

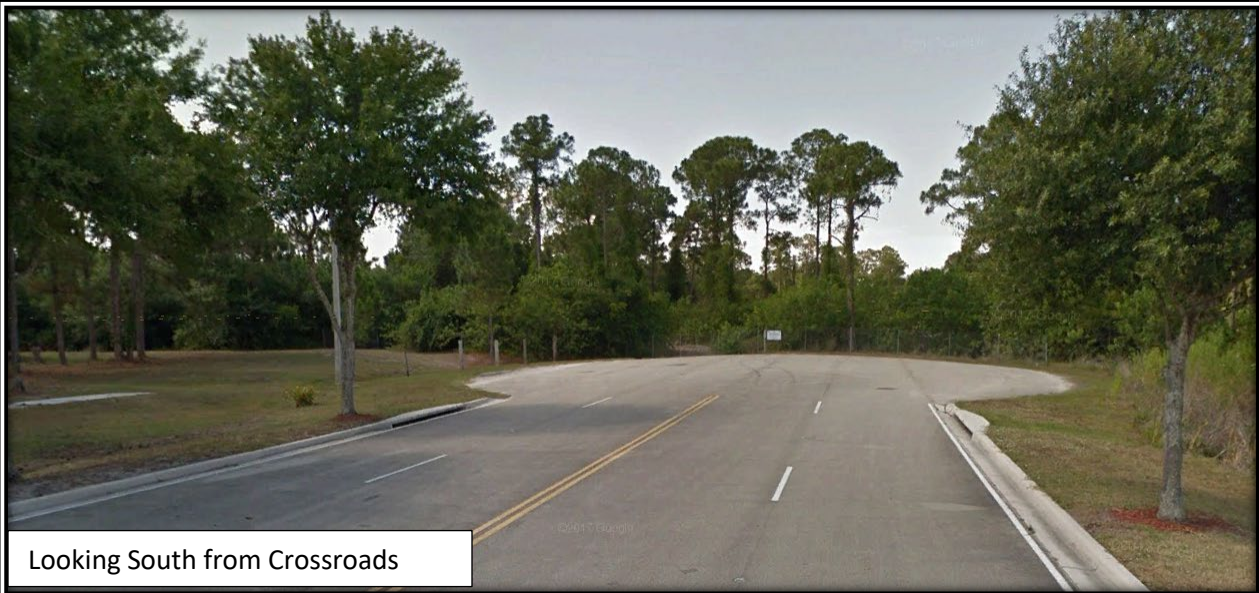
A pre-application meeting to discuss the project was held with the City of Fort Pierce on August 4, 2021. This submittal includes the all-applicable documents required for a site plan submittal. The subject property is not located in an area where beach / dune system protection plans are required. Due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

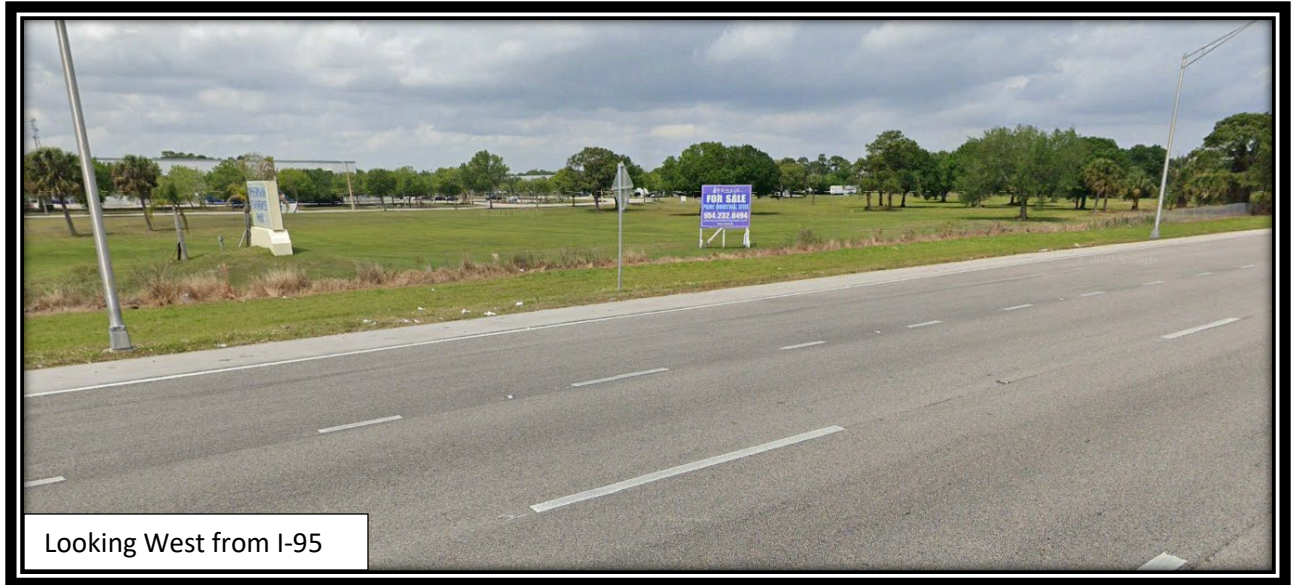




Looking South from Crossroads



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:







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 207,458 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@jbldevlp.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.

[Signature] (Authorized Agent)
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 18th day of November, 2021, by
Bradley J. Currie who is personally known to me or has produced
[Signature] as identification.

[Signature]
 Signature of Notary



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

TO BE COMPLETED BY STAFF

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

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

Intake Date Stamp

DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
<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.: 207,458 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
 Project Description Construction of a 207,458 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@jbdvlop.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

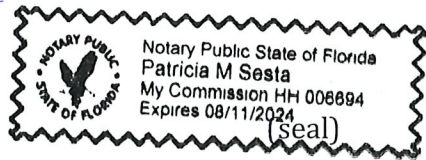
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if other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

[Signature] (Authorized Agent)
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 18th day of November, 2021, by

Bradley J. Currie who is personally known to me or has produced
N/A as identification.

Patricia M. Sesta
 Signature of Notary



TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp

Design Review Application Checklist

(City Code of Ordinances 22-59)

Submittal for Administrative Approval

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

Submittal for Board Approval

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

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

[Space Above This Line For Recording Data]

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.


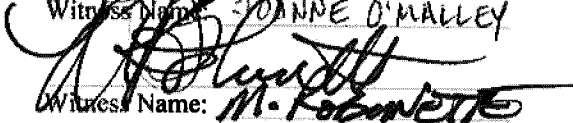
The above described property is not now nor ever has been the homestead property of grantor, nor is said property adjacent to the homestead property of grantor.

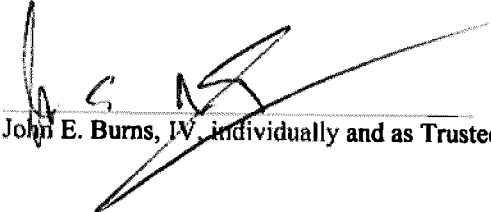
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "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:

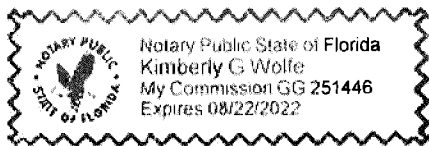

 Witness Name: JOANNE O'MALLEY

 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]



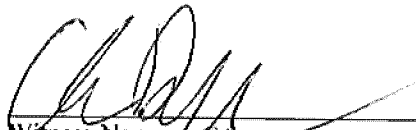
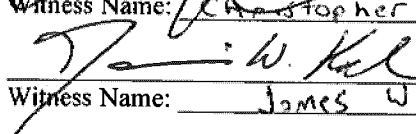
Michele D. Dolan
Notary Public

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

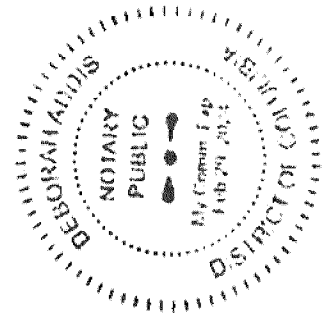
District of Columbia

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



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

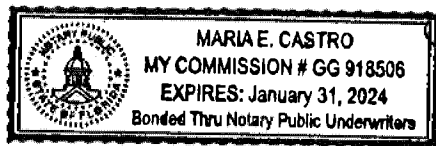
[Signature]
Second witness

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

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]

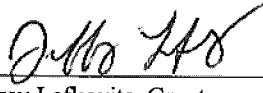


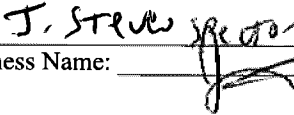
[Signature]
Notary Public
Printed Name: Sharon Valderrama
My Commission Expires: March 14, 2025

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

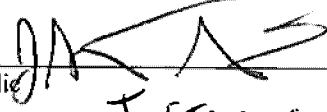

Jeffrey Lefkovits, Grantor


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, 2021



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
Area:
Year Built:
Effective Year:
Primary Roof Cover:
Primary Roof Structure:
Primary Wall:
A/C %: 0

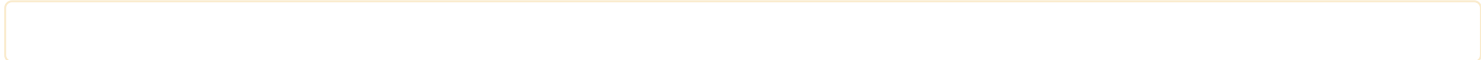
Land Lines

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



October 12, 2021

City of Fort Pierce
Attn: Jennifer Hofmeister
100 N. US Highway 1
Fort Pierce, FL 34950

**Re: Crossroads Parkway Warehouse – Development Review
Technical Review Project # 21-0700008 Response to Comments**

Dear Jennifer:

On behalf of our client, please find the attached response to comments received at the September 16, 2021 TRC meeting for a project known as Crossroads Parkway Warehouse. Each comment is identified below followed by a response in ***bold italics***.

City Planning

1) Bicycle Parking shall be provided at a ratio of 1 space per every 20 parking spaces pursuant to City Code 125-315 (f)(1)(a).

RESPONSE: Please see revised site plan. Bicycle parking is depicted on the plan.

2) The Traffic Study may need to be reviewed by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review. If St. Lucie County does not need to review, then the study will be reviewed by the City and our third-party reviewer.

RESPONSE: Acknowledged. Coordination with the County has occurred and has confirmed that they do not feel a third-party review is required. A courtesy copy of the traffic report was emailed to David Hayes on September 16, 2021. Please see attached email correspondence.

3) Provide a tree mitigation plan to supplement the tree survey that will determine if there are any trees that need to be mitigated for after trees are determined to be removed or relocated. This plan will determine what the final mitigation amount is after taking into account any relocated trees, removed trees, or trees provided for on the landscape plan. This calculation can be provided on page L5 of 5 on the landscape plan. This shall be provided before the item is forwarded to the Planning Board for review.

RESPONSE: An arborist report is attached with this resubmittal.

4) Sidewalks shall be provided the Crossroads Parkway right-of-way pursuant to City Code 125-317.

RESPONSE: There is an existing sidewalk along Crossroads Parkway. The

sidewalk will be extended south to the property line. Please see revised site plan.

- 5) It is requested that some color be added to the elevations and that the corners of the building be articulated in a way that provided varying roof height or designs. Please see provided examples after this letter that show how other projects have designed their corner endcap spaces.

RESPONSE: Please see revised architectural renderings.

- 6) Note that signs will be approved as part of the Building Permit process.

RESPONSE: Acknowledged.

- 7) Provide up-lighting to the outside of the building to help with lighting at night and to enhance security and visibility.

RESPONSE: The applicant is proposing up-lighting to the outside of the building.

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

RESPONSE: This will be supplied to staff prior to the upcoming public meetings associated with this project.

- 9) A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel. Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.

RESPONSE: Acknowledged.

City Engineering

- 1) It appears that the landscape plantings within the 25' wide drainage easement adjacent to Crossroads Parkway will interfere with the existing roadside detention swale. The applicant shall revise the plan to ensure no conflicts with stormwater conveyance occurs and provide documentation of concurrence from the Crossroads Park of Commerce Property Owners Association authorizing the landscape installation within the 25' wide drainage easement as they are responsible for the management and maintenance of the easement.

RESPONSE: The proposed landscaping will not have any conflicts with stormwater conveyance. Approval from the POA will be provided prior to a public meeting.

- 2) Revise the submitted topographic survey to correctly identify the westerly drainage and utility easement as 25' as opposed to the noted 20'.

RESPONSE: Please see revised topographic survey which addresses this comment.

- 3) The submitted boundary survey was only for Lot 12, please forward the certified boundary surveys for Lots 13 through 16.

RESPONSE: Please see the correct survey which includes all parcels.

- 4) Revise the plans to reflect the continuation of the Crossroads Parkway public

sidewalk to the south.

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

- 5) Revise the driveway aprons from asphalt to concrete as per the requirements specified in the City of Fort Pierce Code of Ordinances Section 32-9(b).

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

- 6) In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 125-315(c)(1) please revise the parking stall lengths from 17' to 18' as allowed when parking stalls about a landscaped area.

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

- 7) The overall project is comprised of multiple parcels; the developer will be required to unify the lots into one parcel either by filing a Unity of Title or some other means of unification.

RESPONSE: Acknowledged. This will be completed prior to the issuance of a building permit.

- 8) Advisory Comment: Prior to issuance of a Site Work permit, all Local, State and Federal permits shall be obtained.

RESPONSE: Acknowledged.

- 9) Advisory Comment: The proposed drainage system is comprised of a small detention area and an exfiltration system having an ultimate discharge into the 25' drainage and utility easement along Crossroads Parkway. The final drainage plans shall indicate further information on how discharge from the site will be routed west to the master retention lake.

RESPONSE: Acknowledged.

City Building

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

City Police

- 1) Temporary approval granted at this time, pending a photometric review. Please ensure all illumination for the project meets or exceeds the standards set forth by city code.

RESPONSE: Acknowledged.

FPUA

- 1) FPUA W/WW Engineering: To connect to water and wastewater (via force main) services please submit 2 copies of the utility plan and a completed plan review application to W/WW Engineering 1701 S 37th Street, Fort Pierce FL 34984. For any questions regarding water or wastewater service please contact Shane Ostrander 772-466-1600 ext. 3468.

RESPONSE: Acknowledged.

- 2) FPUA Electric & Gas Engineering: The Electric & Gas Engineering Department has reviewed the application and recommends approval.

Electric: Please provide electric load information and AutoCAD drawings for the proposed new service. The customer will be responsible for all transformer pads, conduits, and secondary conductors. Contact Sal Scimeca before the commencement of any electric utility work.

Sal Scimeca
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957.

RESPONSE: Acknowledged.

- 3) Gas: Service can be made available (via main extension from Metal Dr as shown in the attached GIS map). Please provide a copy of the gas riser diagrams with the anticipated load if the developer is interested in natural gas service to the site. For more information and incentives available, contact Ana Johnson.

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

SLCFD

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

RESPONSE: Acknowledged.

- 2) Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant

from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

RESPONSE: Acknowledged.

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

RESPONSE: This will be prepared as part of the site work building permit review.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

TPO Comments

- 1) Traffic Data: The Traffic Analysis utilizes traffic counts from 2019/20 and other traffic data from as far back as 2014. The Traffic Analysis should be updated with the 2021 Traffic Counts and the other most current traffic data.

RESPONSE: *The count data has been reviewed relative to availability and has been discussed with reviewers on projects within the same area. Due to ongoing construction in the area and the Covid Pandemic. All link data came from the 2020 TPO Traffic Counts and Level of Service Report. Some of that data was 2017 and the 2014 was only used to obtain the 3-year growth rate. The intersection was included in a document by the FDOT and approved for use. The report date was 2018 with count data in 2017 and was accepted by the FDOT for use.*

The 2021 Count and Inventory LOS report came out after we prepared our study. However, a review of that data shows it to be 2020 counts that are much lower than the 2019 counts used in our analysis.

- 2) Warehouse Size: The Traffic Analysis identifies the proposed warehouse to be 200,500 square feet in size, but the Development Review Application identifies the proposed warehouse to be 207,117 square feet in size. The Traffic Analysis should be updated with the correct size of the proposed warehouse.

RESPONSE: *An updated traffic analysis has been completed which updates the building footprint to 224,552 square feet. Please see the updated traffic analysis attached with this submittal.*

- 3) Horizon Year: The Traffic Analysis utilizes a three-year historical growth rate with a horizon year of 2023 without providing justifications for the use of either criterion. The justifications for the use of the growth rate timespan and the horizon year should be provided in the Traffic Analysis to confirm their accuracy.

RESPONSE: *The horizon year is 2024 consistent with the minimum 3-year horizon in the TPO Guidelines for Traffic Studies. The growth rate was 5.97% plus approved projects exceeding the previous comments from the TPO that the growth rate is 2.5%. Data supporting the growth rate calculation are included in the appendix.*

- 4) Traffic Analysis Conclusion: The “Conclusion” of the Traffic Analysis indicates that “All links and intersections operate at acceptable levels of service” and “the project meets the requirements for concurrency”. However, the levels of service before and after the completion of the proposed development are not provided, and the requirements for concurrency are not referenced to confirm these conclusions. The levels of service before and after the completion of the proposed development and the referenced requirements for concurrency should be provided in the Traffic Analysis to confirm this conclusion.

RESPONSE: *This project is significant on one link. The criteria is given as meeting concurrency or not. In this case the targeted link capacity or LOS D Service volume is provided. As long as the volume is below that value, concurrency is satisfied because you are at or better than LOS D. The TPO has given the link of Crossroads Parkway a Service Volume of 790. Which is approximately 90% of 880 the LOS D*

value from the FDOT QLOS Tables. That particular type of road has only two thresholds, LOS C and LOS D. In this case, the level of service before and after the project is added is LOS C.

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

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.



Patricia Sesta
Planner

cc: Michael Rem

Z:\EDC-2021\21-352 - Crossroads Parkway Industrial\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2021-10-12_Crossroads_TRC_Dev_Design_Review_Rsp2Cmts_Ltr_21-352.docx

From: [David Hays](#)
To: [David Baggett](#); [Patricia Sesta](#); [Susan O'Rourke](#)
Cc: [Michael Rem](#); [Brandon Creagan](#)
Subject: RE: Crossroads
Date: Thursday, September 16, 2021 1:20:57 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Electronic is fine. If we don't have any questions regarding the distribution, the County won't have any comments.

David A. Hays, P.E., CFM | Sr. Project Engineer | Public Works Department

Ph: 772-462-1491 (direct) | PW Office: 772-462-1707 | 2300 Virginia Ave. Fort Pierce 34982

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“Teamwork gives you the best opportunity to turn vision into reality” John C. Maxwell

From: David Baggett <davidbaggett@edc-inc.com>
Sent: Thursday, September 16, 2021 12:31 PM
To: Patricia Sesta <patriciasesta@edc-inc.com>; Susan O'Rourke <seorourke@comcast.net>; David Hays <haysd@stlucieco.org>
Cc: Michael Rem <michael@jblvlp.com>; Brandon Creagan <bcreagan@cityoffortpierce.com>
Subject: Crossroads

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Trish/Susan – could one of you please send David Hays (copied here) the traffic analysis. County still want to see the report and just verify what we discussed at the pre-app meeting. They don't anticipate a need for third party review.

David, let us know if you need hard copies of this to review.

Thank you

David C. Baggett, P.E.
Project Manager | Engineering Division



10250 SW Village Parkway - Suite 201
Port Saint Lucie, Florida 34987

O: 772.462.2455 ext 113

DavidBaggett@EDC-Inc.com | www.EDC-Inc.com



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Interstate Commerce Center | Warehouse Building - Core & Shell

3800 Crossroads Parkway
Fort Pierce, Florida 34945

11/19/2021

COVER SHEET

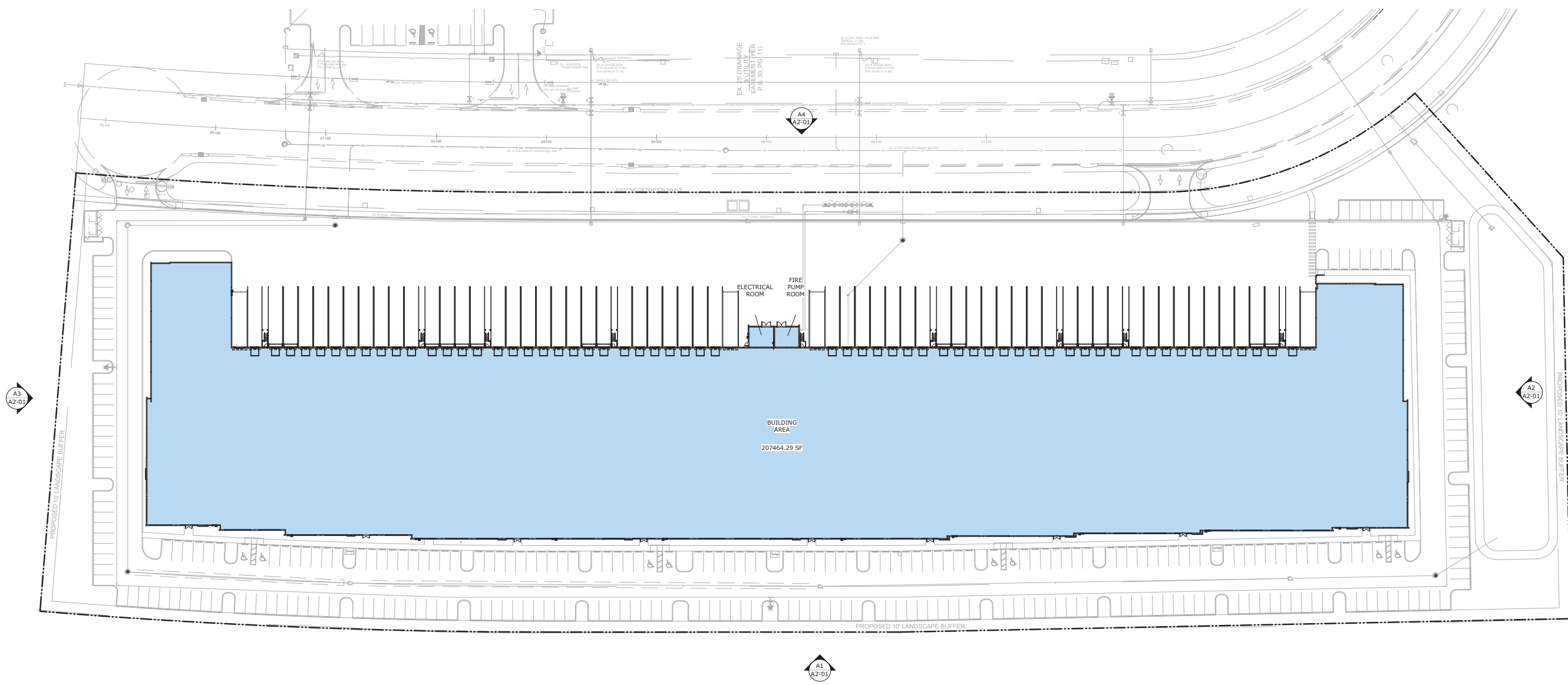
NOT FOR CONSTRUCTION

PROJ. #210139.00

Interstate Commerce Center | Warehouse Building - Core & Shell
11/19/2021

GO-00

 Baker Barrios
The shape of things to come.
AA0002981 • LC26000427



**GROSS BUILDING
AREA PLAN- LEVEL 1**



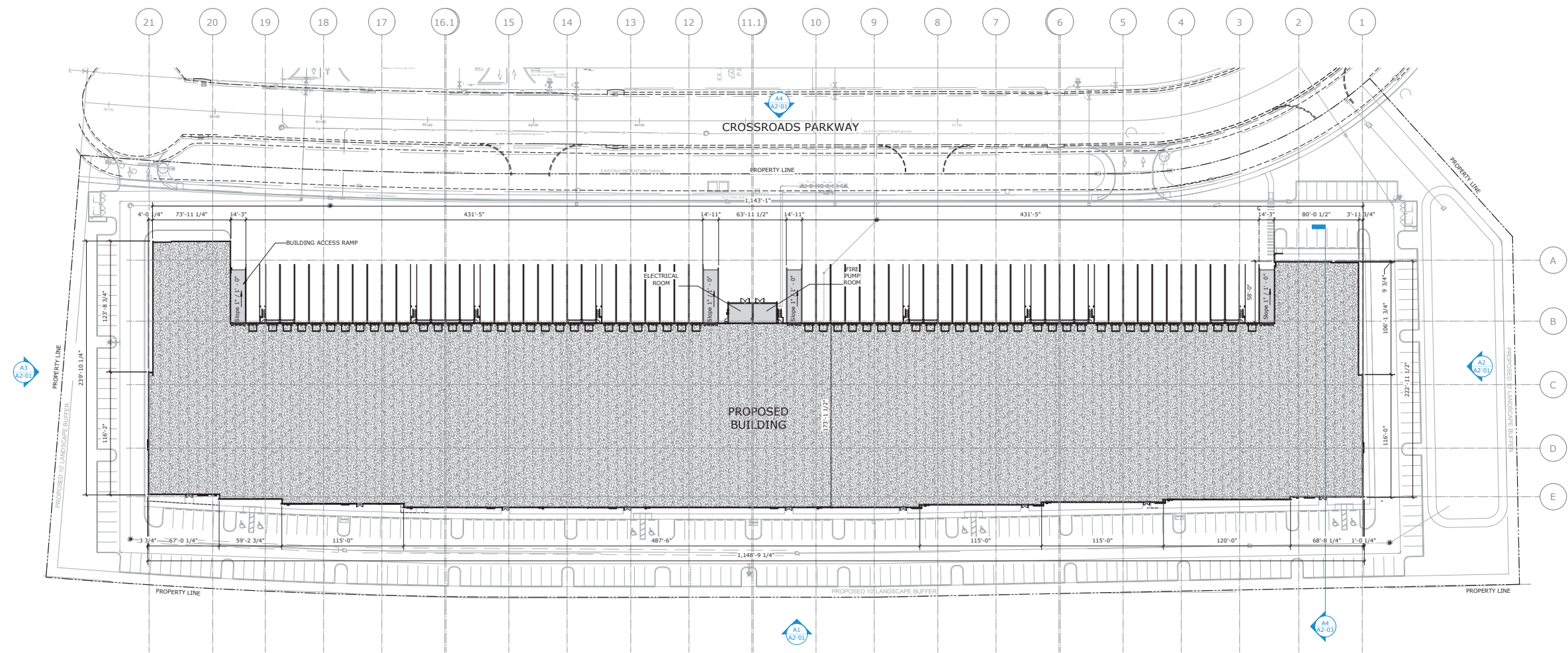
NOT FOR CONSTRUCTION

PROJ. #210139.00

Interstate Commerce Center | Warehouse Building - Core & Shell
11/19/2021

G1-01

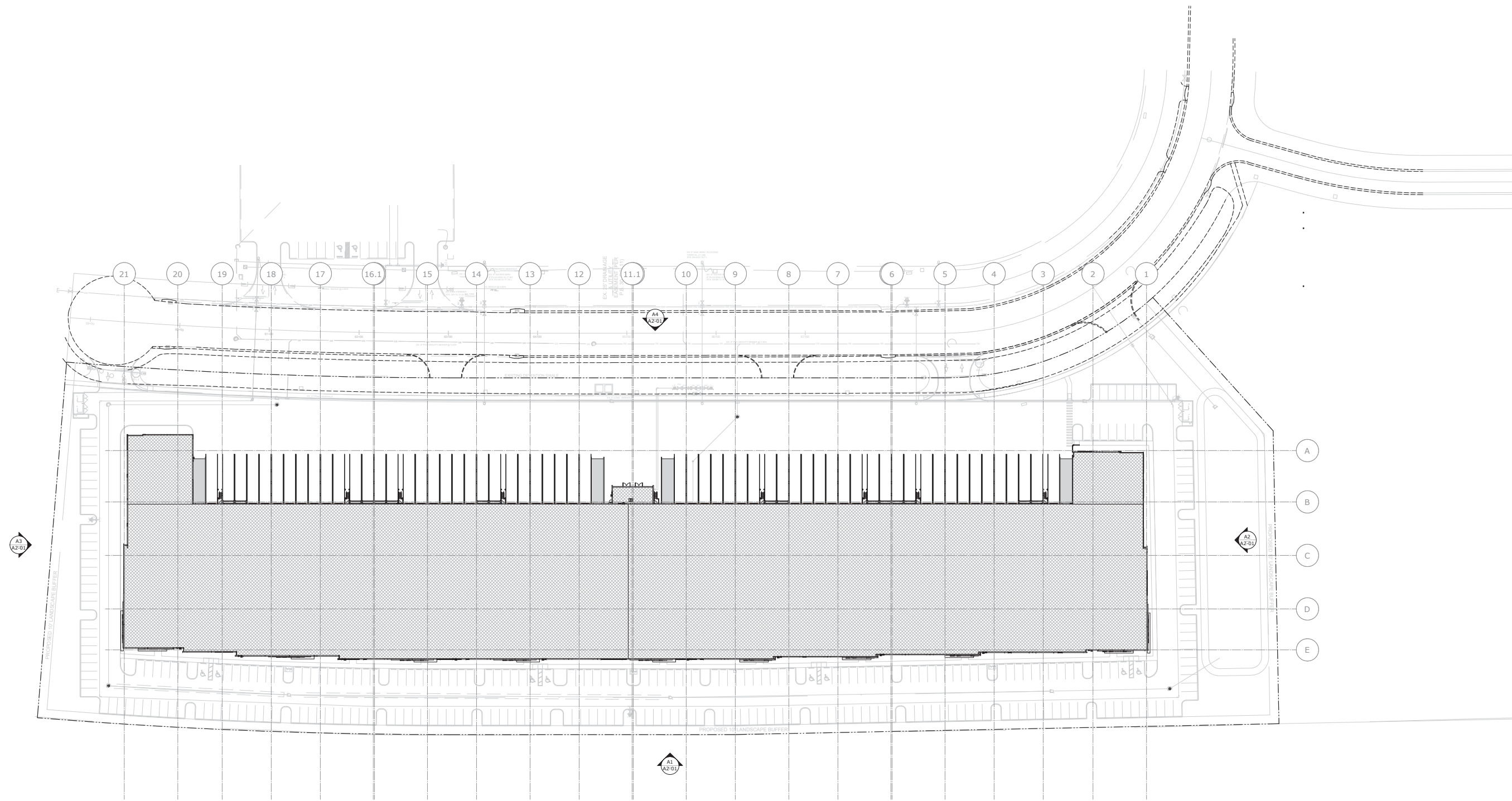




**OVERALL FLOOR PLAN-
LEVEL 1**



NOT FOR CONSTRUCTION

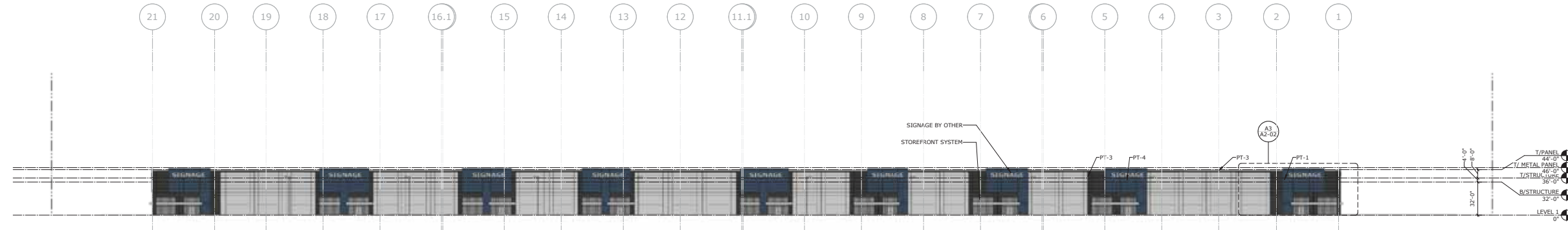


**OVERALL FLOOR PLAN-
ROOF**

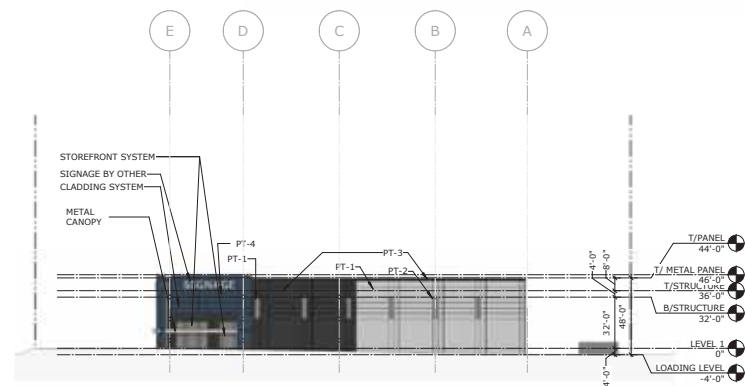


NOT FOR CONSTRUCTION

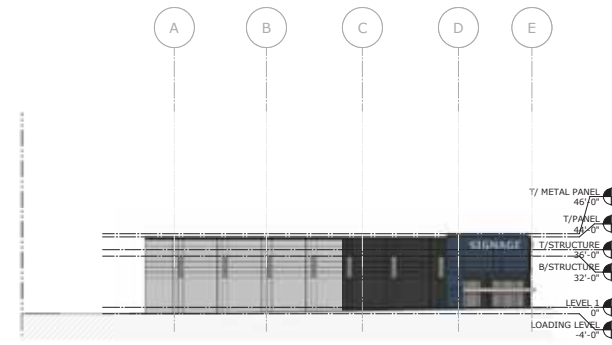
EXTERIOR COLOR LEGEND			
MARK	MANUFACTURER	DESCRIPTION	REMARKS
EXTERIOR PAINT / TEXTURED ACRYLIC COATING (CONCRETE WALL PANELS)			
PT-1	SHERWIN WILLIAMS	SW 7063 NEBULOUS WHITE	EXTERIOR FIELD COLOR
PT-2	SHERWIN WILLIAMS	SW 9164 ILLUSIVE GREEN	EXTERIOR ACCENT COLOR
PT-3	SHERWIN WILLIAMS	SW 7069 IRON GRE	EXTERIOR ACCENT COLOR
PT-4	SHERWIN WILLIAMS	SW 6531 INDIGO	EXTERIOR ACCENT COLOR



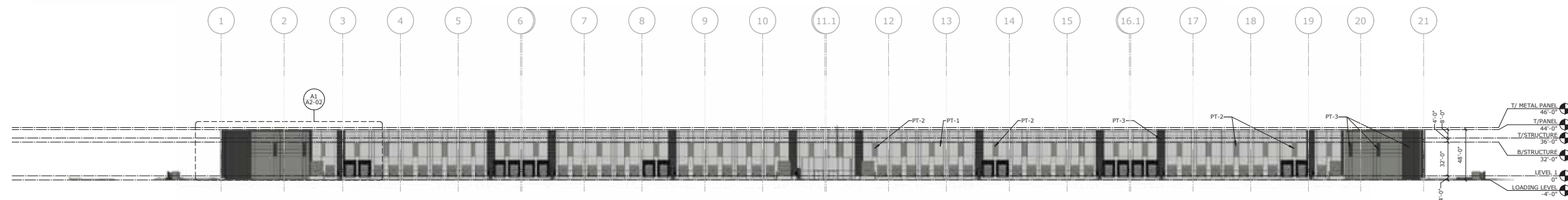
A1 ELEVATION- EXTERIOR- EAST
1" = 40'-0"



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



A3 Elevation Exterior - South
1" = 40'-0"

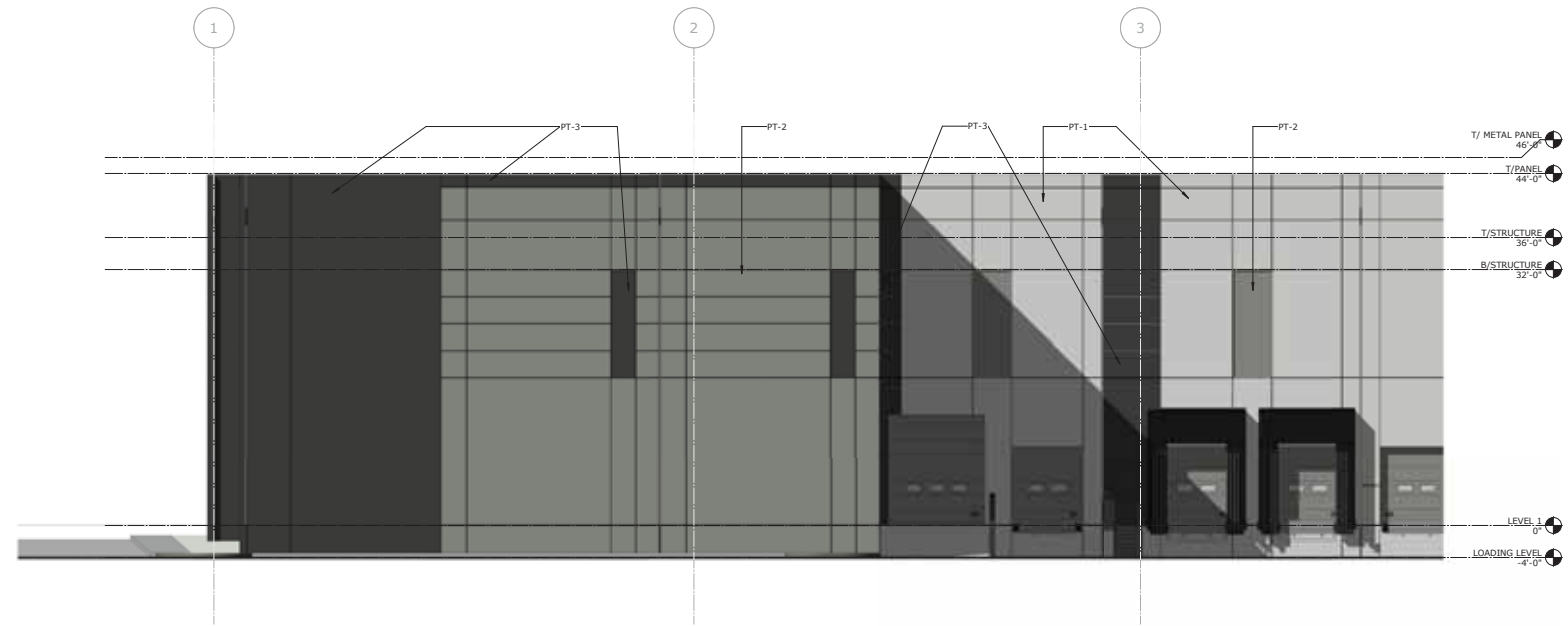


A4 ELEVATION- EXTERIOR- WEST
1" = 40'-0"

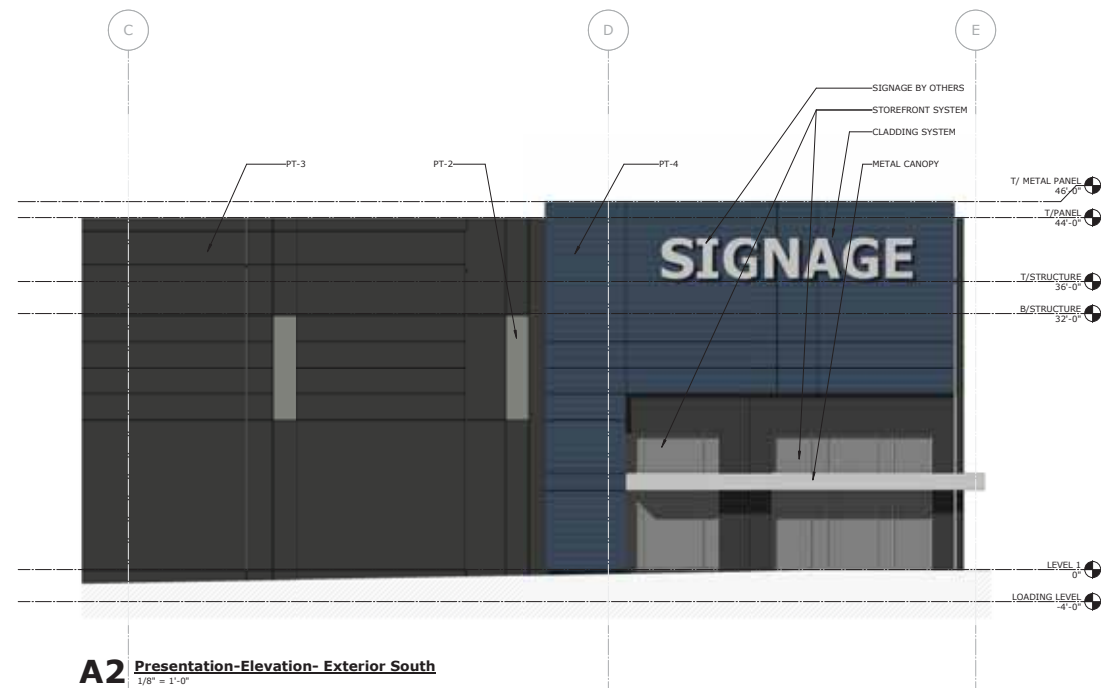
BUILDING ELEVATIONS

NOT FOR CONSTRUCTION

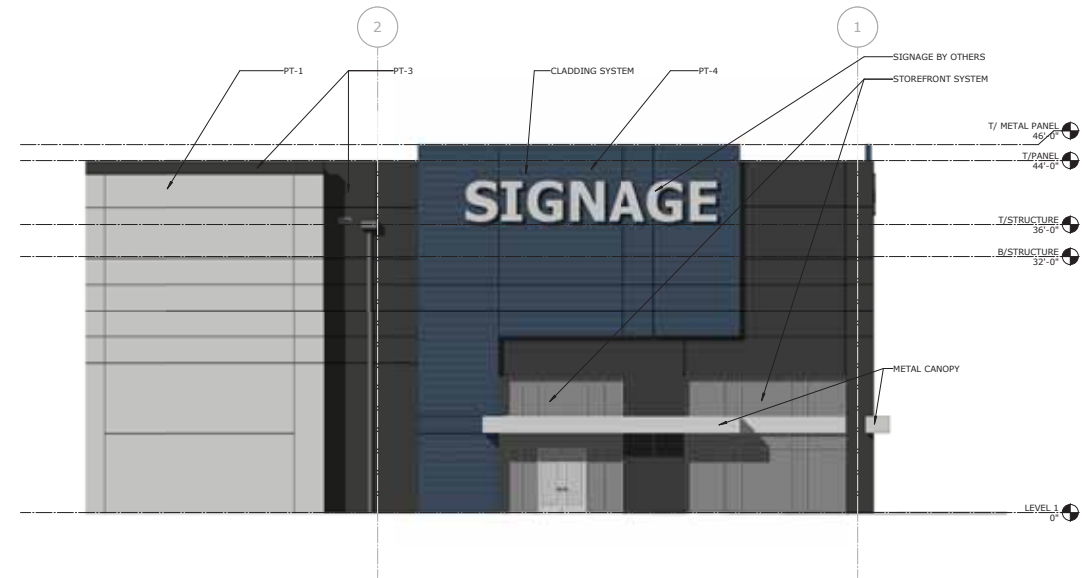
EXTERIOR COLOR LEGEND			
MARK	MANUFACTURER	DESCRIPTION	REMARKS
EXTERIOR PAINT / TEXTURED ACRYLIC COATING (CONCRETE WALL PANELS)			
PT-1	SHERWIN WILLIAMS	SW 7083 NEBULOUS WHITE	EXTERIOR FIELD COLOR
PT-2	SHERWIN WILLIAMS	SW 9164 ILLUSTIVE GREEN	EXTERIOR ACCENT COLOR
PT-3	SHERWIN WILLIAMS	SW 7069 IRON ORE	EXTERIOR ACCENT COLOR
PT-4	SHERWIN WILLIAMS	SW 6531 INDIGO	EXTERIOR ACCENT COLOR



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



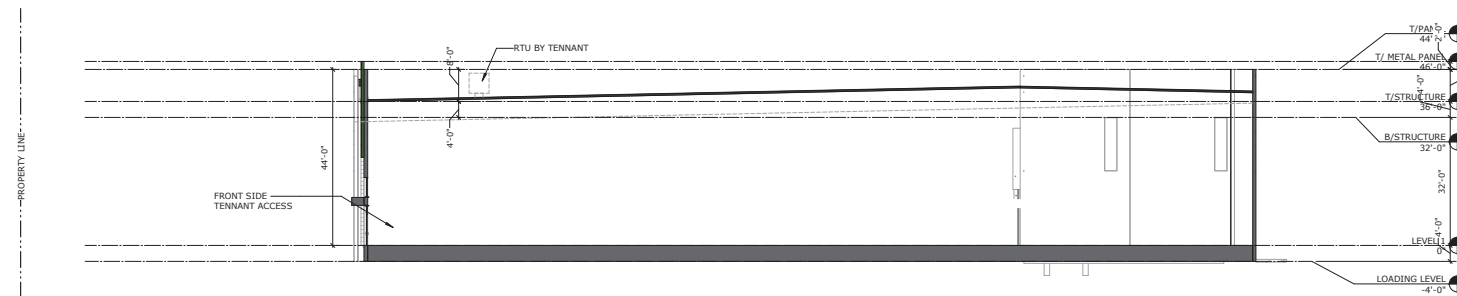
A2 Presentation-Elevation- Exterior South
1/8" = 1'-0"



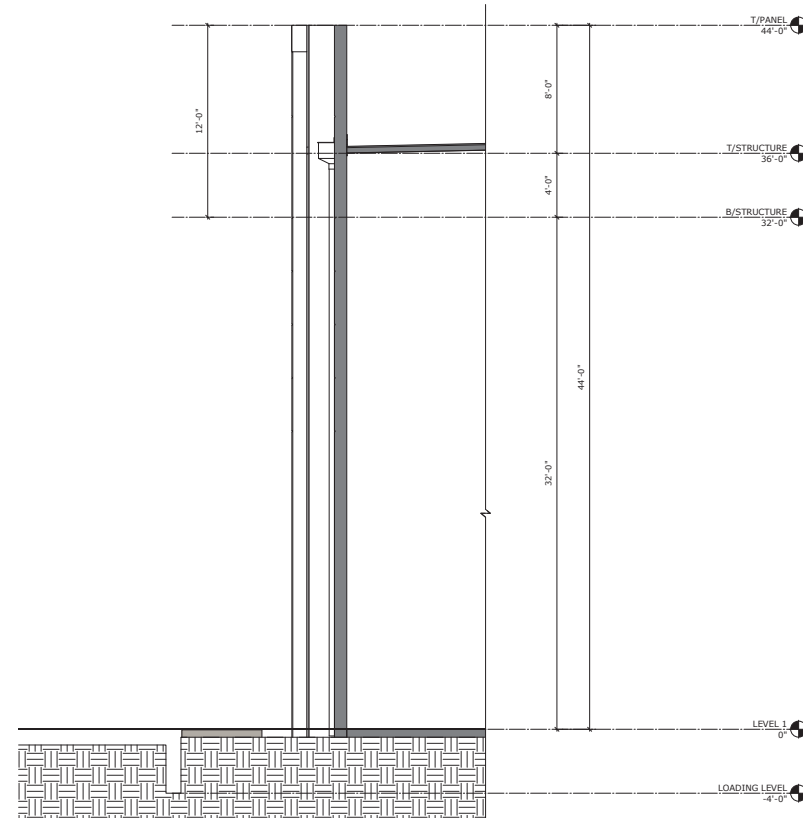
A3 Presentation-Elevation- Exterior- EAST
1/8" = 1'-0"

BUILDING ELEVATIONS

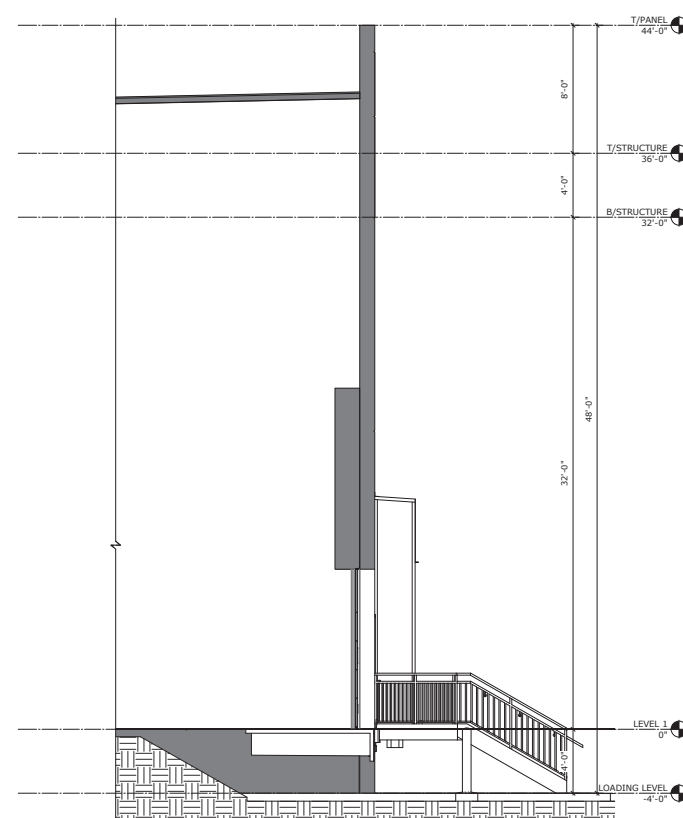
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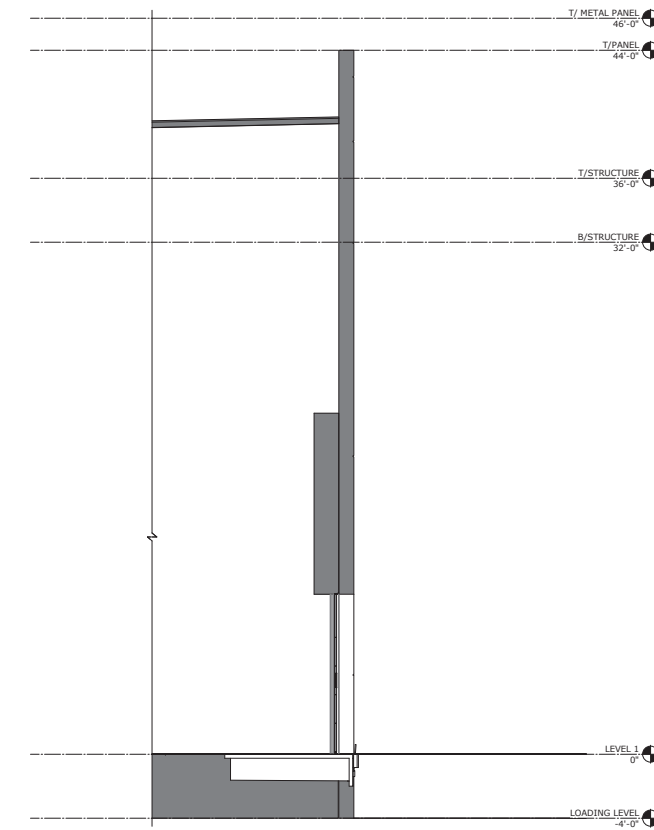
A4 BUILDING SECTION
1/8" = 1'-0"



A1 Section A
1/4" = 1'-0"

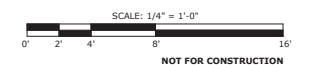


A2 Section B
1/4" = 1'-0"



A3 Section C
1/4" = 1'-0"

BUILDING SECTIONS





Context Photographs
of Neighboring uses
and Architectural
Styles

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PHOTOGRAPHS OF
INSPIRATIONAL
IMAGES FOR OUR
DESIGN INTENT

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A1 EXTERIOR RENDERING
1/12" = 1'-0"

**BUILDING
RENDERINGS**

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**BUILDING
RENDERINGS**

NOT FOR CONSTRUCTION

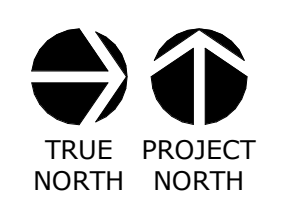
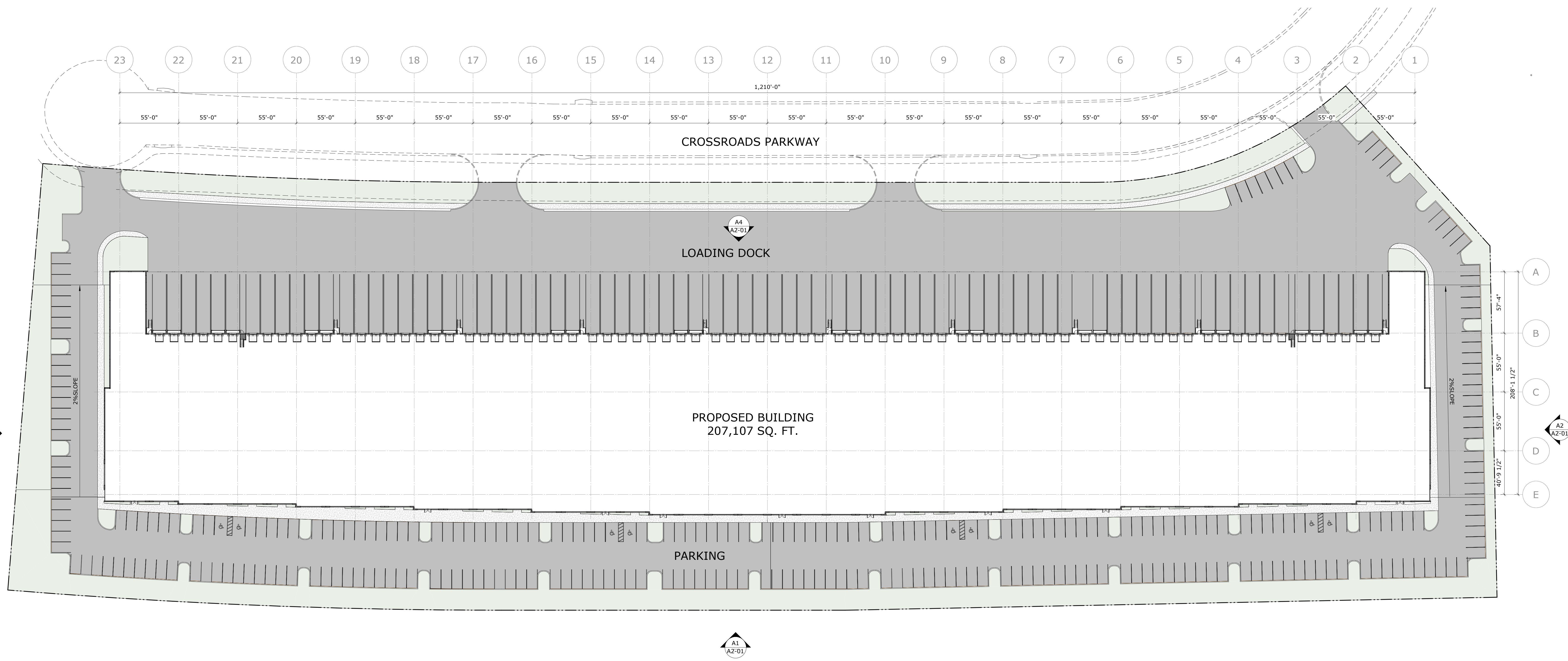
Interstate Commerce Center | Warehouse Building - Shell & Core

3800 Crossroads Parkway
Fort Pierce, Florida 34945

08/19/2021

COVER SHEET

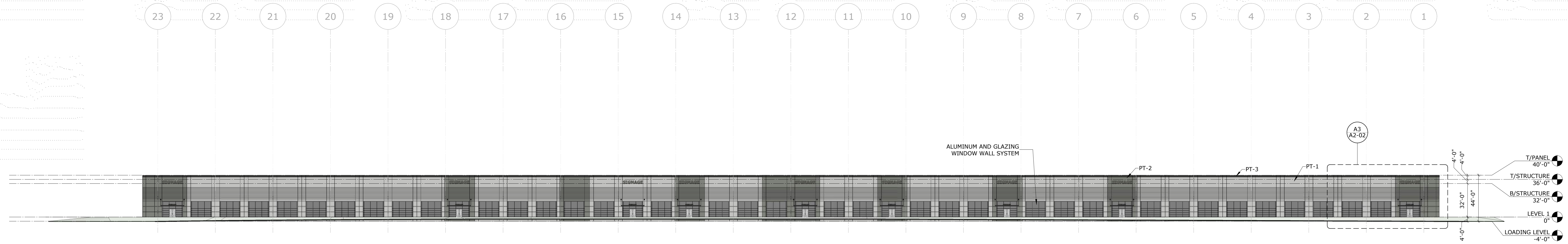
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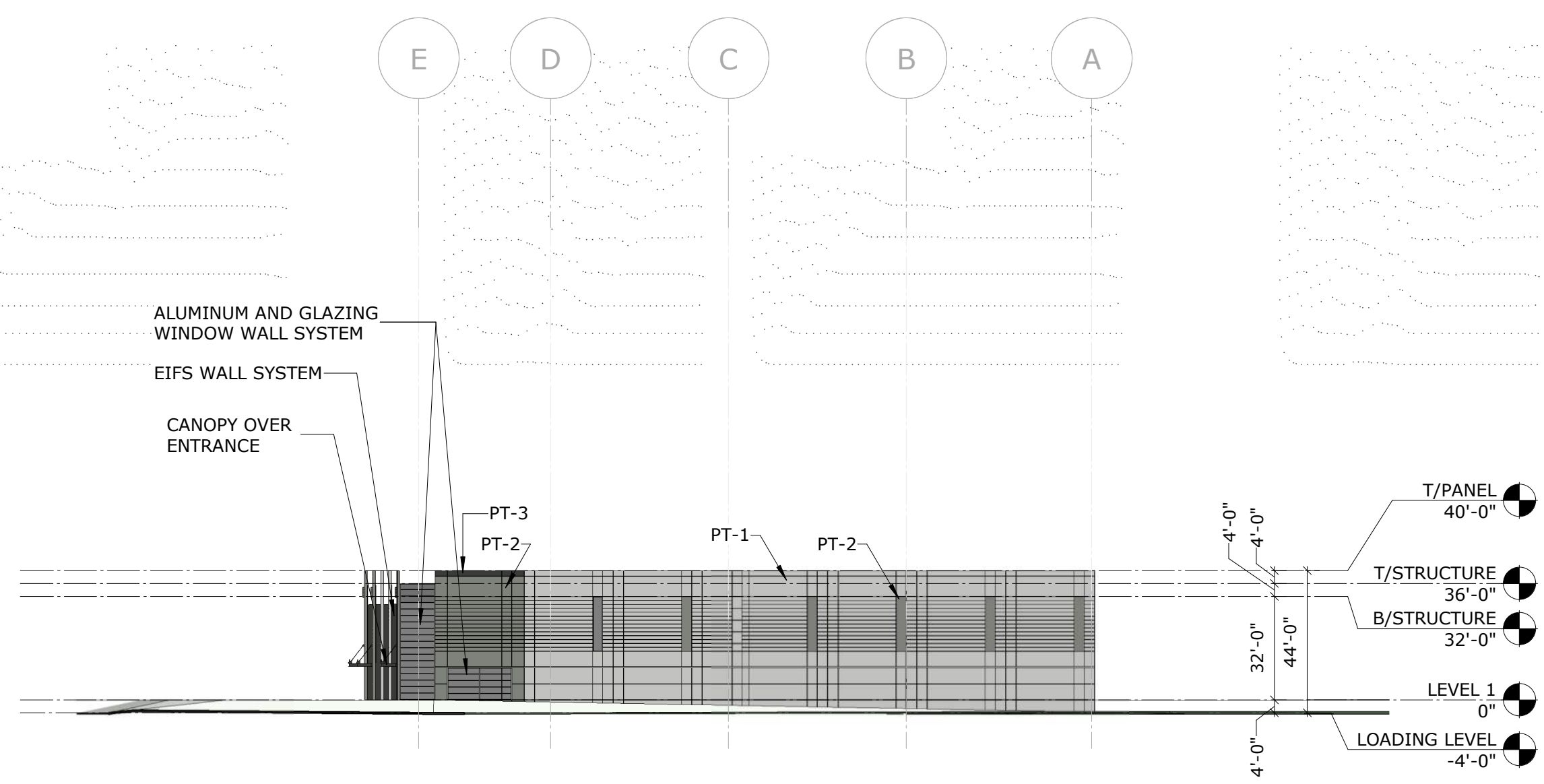
**OVERALL FLOOR PLAN-
LEVEL 1**

NOT FOR CONSTRUCTION

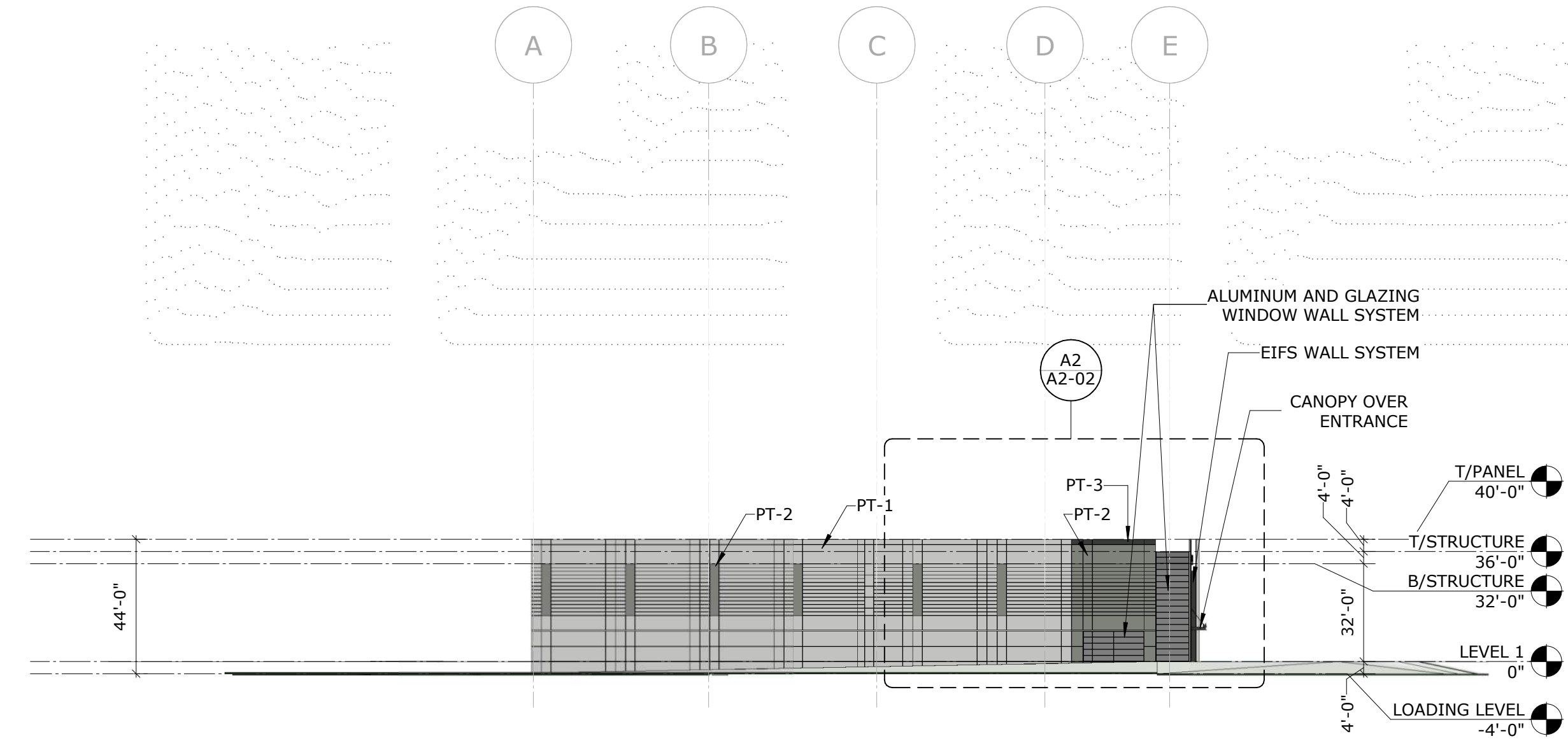
EXTERIOR COLOR LEGEND			
MARK	MANUFACTURER	DESCRIPTION	REMARKS
EXTERIOR PAINT / TEXTURED ACRYLIC COATING (CONCRETE WALL PANELS)			
PT-1	SHERWIN WILLIAMS	SW 7063 NEBULOUS WHITE	EXTERIOR FIELD COLOR
PT-2	SHERWIN WILLIAMS	SW 9164 ILLUSIVE GREEN	EXTERIOR FIELD COLOR
PT-3	SHERWIN WILLIAMS	SW 7069 IRON ORE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



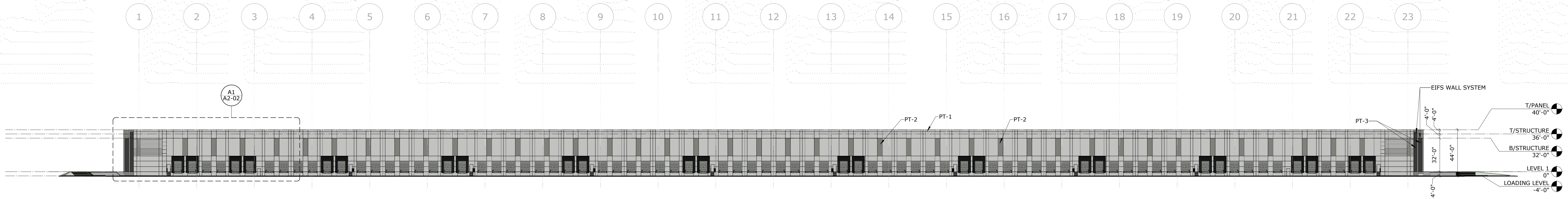
A1 ELEVATION- EXTERIOR- EAST
1" = 40'-0"



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



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



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

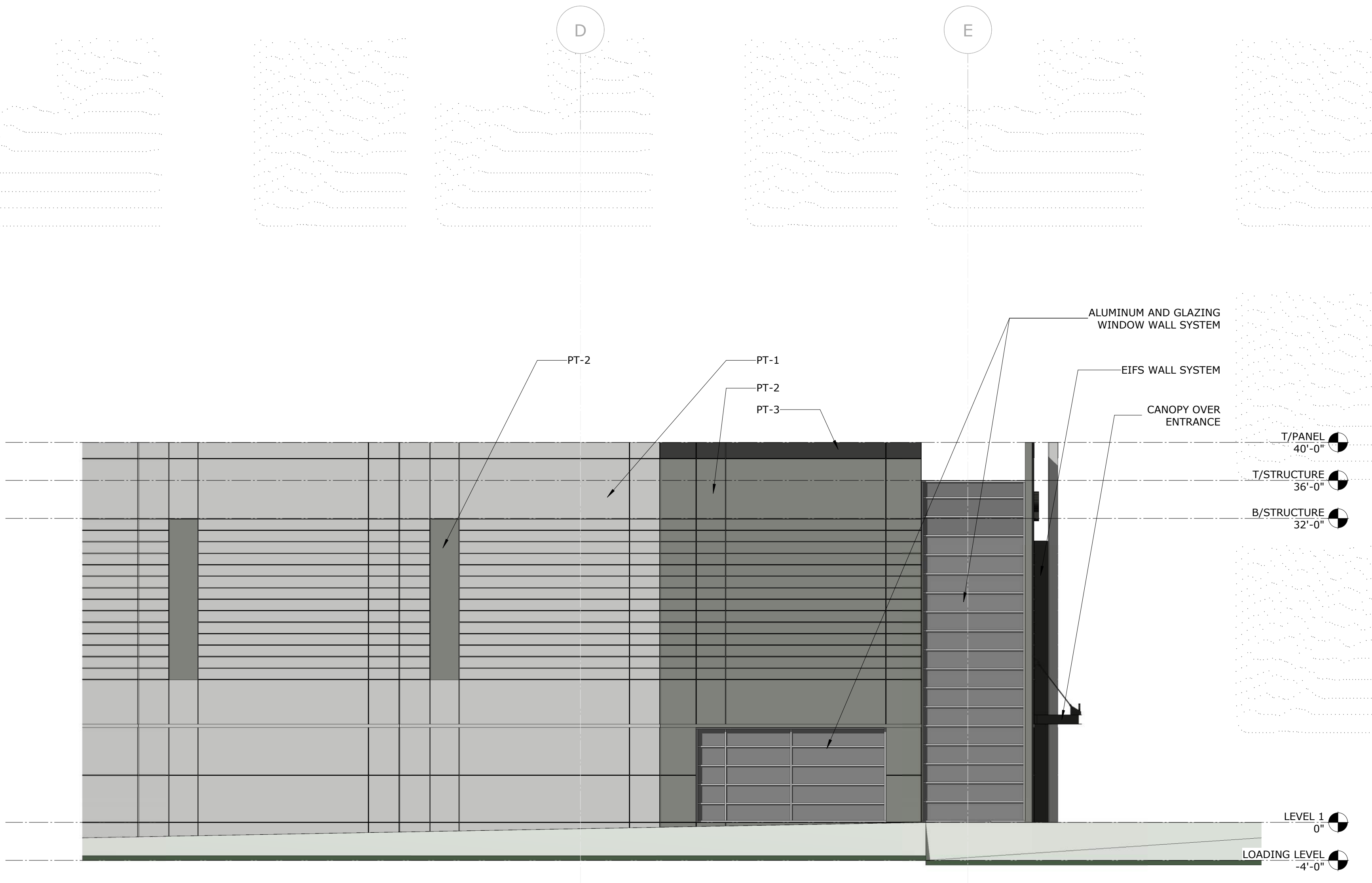
BUILDING ELEVATIONS

NOT FOR CONSTRUCTION

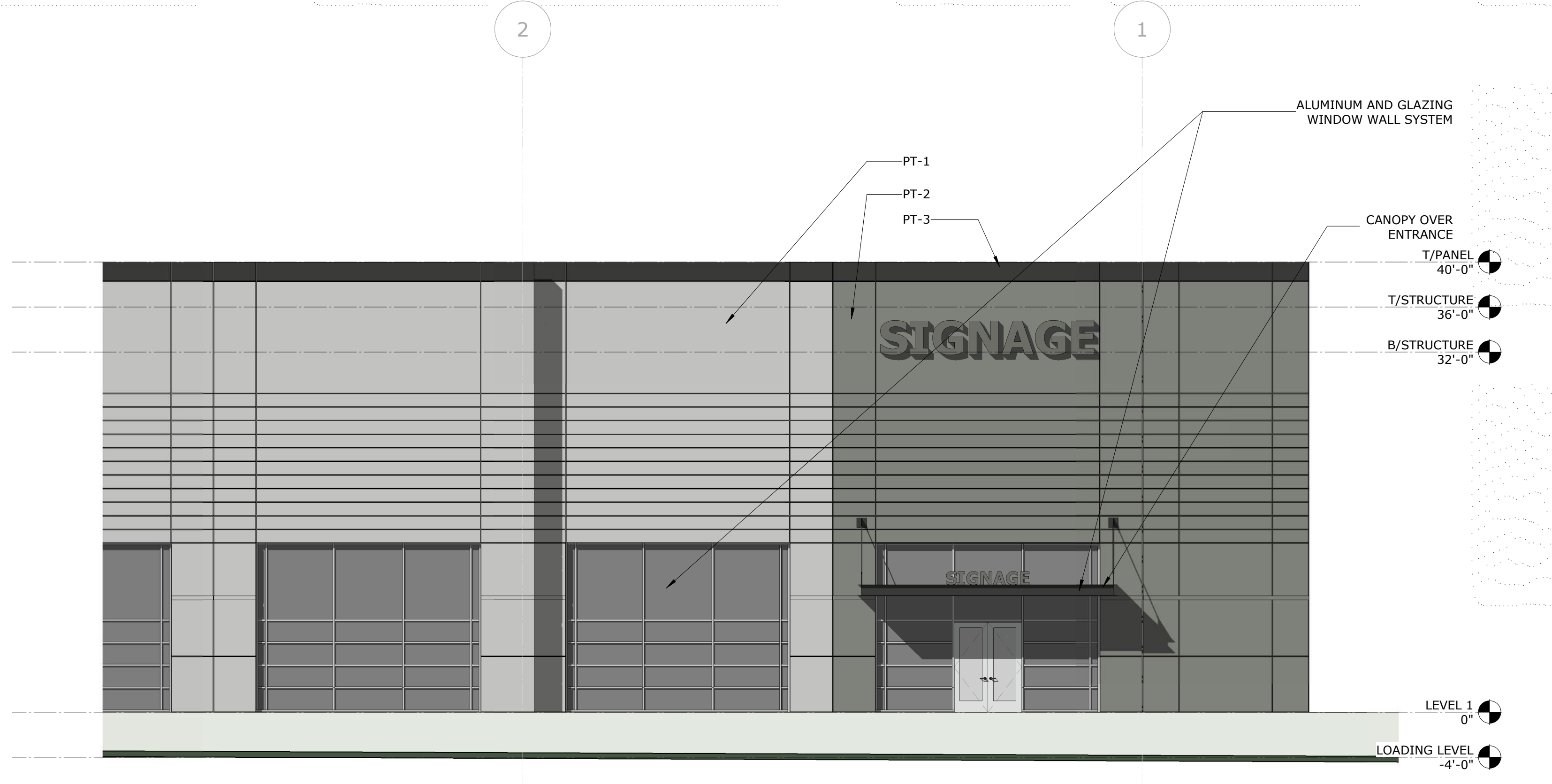
EXTERIOR COLOR LEGEND			
MARK	MANUFACTURER	DESCRIPTION	REMARKS
EXTERIOR PAINT / TEXTURED ACRYLIC COATING (CONCRETE WALL PANELS)			
PT-1	SHERWIN WILLIAMS	SW 7063 NEBULOUS WHITE	EXTERIOR FIELD COLOR
PT-2	SHERWIN WILLIAMS	SW 9164 ILLUSIVE GREEN	EXTERIOR FIELD COLOR
PT-3	SHERWIN WILLIAMS	SW 7069 IRON ORE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



A1 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

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

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

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JBL Development
JBL Fort Pierce Industrial Park
2021 Tree Disposition
DRAFT - Not for distribution

This document is the property of:
Earth Advisors, Inc.
www.earthadvisors.com
ea@earthadvisors.com

Drawn by: CCB Revision Number: 1.00/00/00
Date: 09/27/21
Approved by: JAH Aerial Source / Date: St. Lucie Co. / 12/13/2017
Date: 00/00/00
Voice: (954) 907-0855 Fax: (954) 907-1998 Toll Free: (800) 345-6054

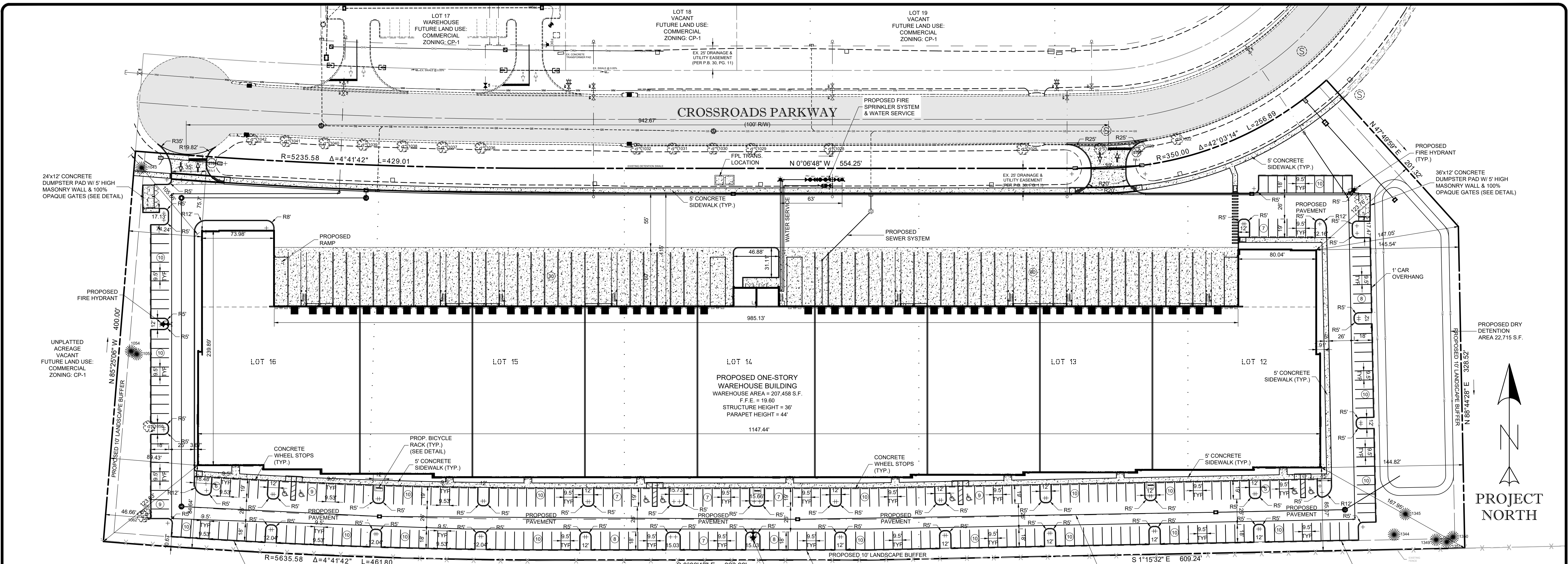
Legend

-  Tree Locations
-  Property Lines

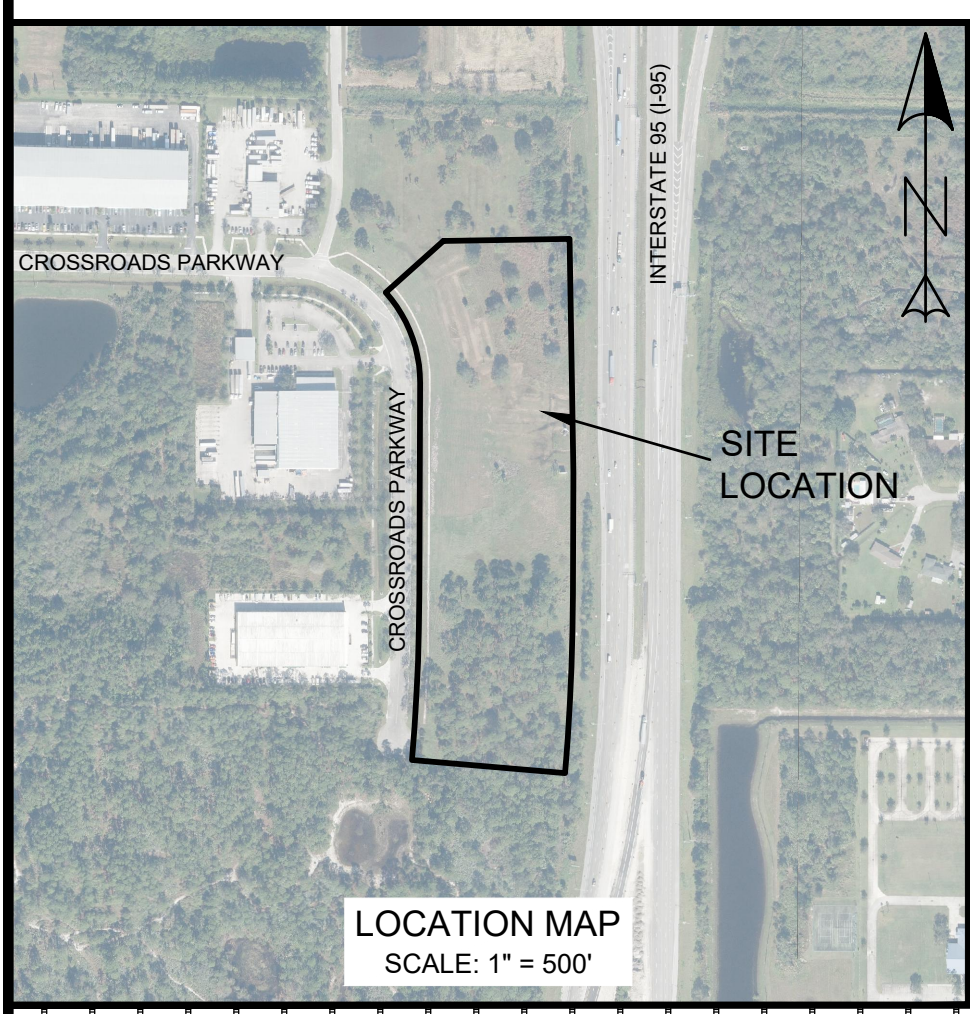
Approximate Scale
75 37.5 0 75 Feet
1 inch = 75 feet



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ZONING CODE FOR: COMMERCIAL PARKWAY ZONE (CP-1)							
	FRONT	REAR	SIDE	CORNER	BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)
PER CODE	25'	20'	10'	20'	60% MAX.	65' MAX.	20% MIN.
PROPOSED	76' MIN.	85' MIN.	89' MIN.	---	40.55%	36' - 44'	20.05%



LEGAL DESCRIPTION
 BEING ALL OF LOTS 12 THROUGH 16, ACCORDING TO THE PLAT OF CROSSROADS PARK OF COMMERCE PHASE 1, AS RECORDED IN PLAT BOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 CONTAINING 553,733 SQUARE FEET OR 12.712 ACRES, MORE OR LESS.
 SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST

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

PROJECT NAME: 3800 CROSSROADS PARKWAY
PROJECT ADDRESS: 3800 CROSSROADS PARKWAY
PROPOSED USE: WAREHOUSE
OWNER: JBL FORT PIERCE INDUSTRIAL LLC
 2028 HARRISON ST STE 202
 HOLLYWOOD, FL 33020
DEVELOPER: BAKER BARRIOS
 189 S ORANGE AVENUE
 SUITE 1700
 ORLANDO, FL 32801
 (407) 926-3000
ARCHITECT: CULPEPPER & TERPENING, INC.
 2980 SOUTH 25TH STREET
 FORT PIERCE, FLORIDA 34981
SURVEYING:

ENGINEERING: ENGINEERING DESIGN & CONSTRUCTION INC.
 CONTACT: DAVID C. BAGGETT, P.E.
 10250 SW VILLAGE PARKWAY, SUITE 201
 PORT ST. LUCIE, FL 34987
 (772) 462-2455

PLANNING: ENGINEERING DESIGN & CONSTRUCTION INC.
 CONTACT: BRADLEY J. CURRIE, AICP
 10250 SW VILLAGE PARKWAY, SUITE 201
 PORT ST. LUCIE, FL 34987
 (772) 462-2455

SITE DATA
 FUTURE LAND USE: GC
 ZONING: CP-1
 GROSS SITE AREA: 553,733 S.F. (12.712 AC) = 100.00%
 IMPERVIOUS AREA: 442,705 S.F. (10.163 AC) = 79.95%
 PROPOSED BUILDING: 207,458 S.F. (4.763 AC) = 37.47%
 PROPOSED PAVEMENT: 155,975 S.F. (3.580 AC) = 28.17%
 PROPOSED CONCRETE: 79,272 S.F. (1.820 AC) = 14.31%
 PERVIOUS AREA: 111,028 S.F. (2.549 AC) = 20.05%
 OPEN SPACE AREA: 88,313 S.F. (2.027 AC) = 15.95%
 DRY DETENTION AREA: 22,715 S.F. (0.522 AC) = 4.10%
 UPLAND PRESERVE: 0 S.F. (0.000 AC) = 0.00%
 WETLANDS: 0 S.F. (0.000 AC) = 0.00%
 WETLAND BUFFERS: 0 S.F. (0.000 AC) = 0.00%

PROVIDER OF UTILITIES:
 WATER: FPUA
 WASTEWATER: FPUA
 IRRIGATION: PRIVATE WELL

BUILDING INFO:
 BUILDING SETBACKS:
 CP-1 (COMMERCIAL PARKWAY) (25')
 FRONT BUILDING SETBACK (10')
 SIDE CORNER BUILDING SETBACK (20')
 REAR BUILDING SETBACK (20')

BUILDING DATA:
 GROSS FLOOR AREA = 207,458 S.F.
 BUILDING HEIGHT:
 PROPOSED BUILDING HEIGHT = 36' (65' MAX.)
 PARAPET HEIGHT = 44'

PARKING CALCULATIONS:
 207,458 S.F. WAREHOUSE AREA
 1 SPACE / 600 S.F. WAREHOUSE AREA
 207,458 / 600 = 346 SPACES (8 HC)

PARKING REQUIRED:
 207,458 S.F. WAREHOUSE AREA
 1 SPACE / 600 S.F. WAREHOUSE AREA
 207,458 / 600 = 346 SPACES (8 HC)
 CAR PARKING = 287 SPACES
 TRUCK PARKING = 60 SPACES

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

LEGEND

	EXISTING METER		EX. OAK TREE TO REMAIN # - TREE TAG		EXISTING CONCRETE
	PROPOSED METER		EX. PALM TREE TO REMAIN # - TREE TAG		EXISTING PAVEMENT
	PROPOSED SIGN		EX. PINE TREE # - TREE TAG		PROPOSED HEAVY DUTY ASPHALT
	BLOCK NUMBER		EX. OAK TREE TO BE REMOVED # - TREE TAG.		PROPOSED STANDARD ASPHALT
	MITERED END SECTION		EX. PALM TREE TO BE REMOVED # - TREE TAG.		PROPOSED CONCRETE
	HANDICAP STALL		EX. PINE TREE TO BE REMOVED # - TREE TAG.		
	LIGHT FIXTURE TAG. HEIGHT OF FIXTURE.				
	PARKING STALL TAG # OF STALLS				

STORMWATER DRAINAGE BASIN INFORMATION
 SFWMD PERMIT #56-00573-S
 CONTROL ELEVATION = 12.00 NAVD (13.50 NGVD)
 MIN ROAD CROWN ELEVATION = 15.60 NAVD (17.10 NGVD)
 MIN FINISHED FLOOR ELEVATION = 17.00 NAVD (18.50 NGVD)

ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON N.A.V.D. '88. TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.50' TO N.A.V.D. '88 ELEVATIONS TO GET N.G.V.D. '29 ELEVATIONS.

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 772-462-2455
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EDC ENGINEERS & SURVEYORS ENVIRONMENTAL
 F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
 L.B. CERTIFICATE OF AUTHORIZATION 9098

RWF DESIGNED BY
 RWF DRAWN BY
 21-352 (11-19-2021).dwg
 FILENAME
 SITE PLAN LAYOUT
 1" = 50'
 SCALE
 18 NOVEMBER 2021
 DATE

3800 CROSSROADS PARKWAY

SITE PLAN

FT. PIERCE FLORIDA

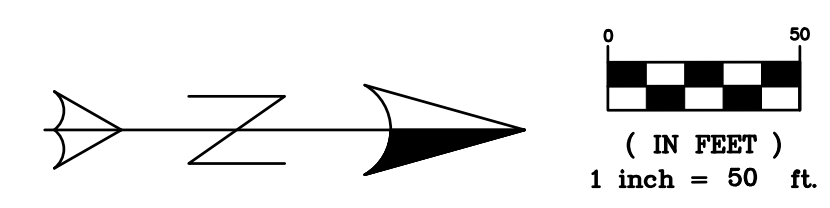
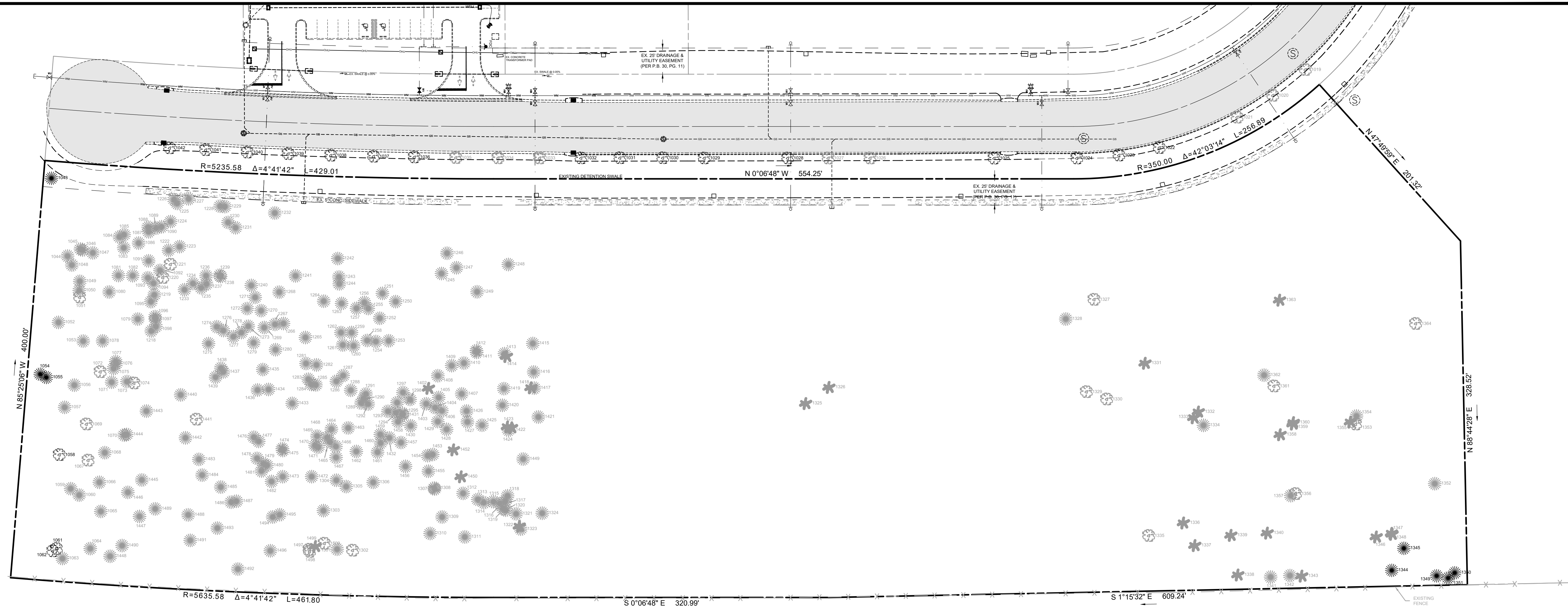
(DATE)

21-352

1 OF 3

Z:\EDC\2021\21-352 - Crossroads Parkway Industrial\ENGINEERING\AutoCAD\DWG\21-352 (11-19-2021).dwg TREE MITIGATION PLAN, 11/19/2021 9:26:43 AM, Bob Frost, EDC, Inc.

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 L.S. CERTIFICATE OF AUTHORIZATION 8098

DATE	REVISION COMMENTS
11-17-2021	ADDED MISSING TREES TO PLAN

RWF
 DESIGNED BY
 RWF
 DRAWN BY
 21-352 (11-19-2021).dwg
 FILENAME
 TREE MITIGATION PLAN
 LAYOUT
 SCALE
 1" = 60'
 11 NOVEMBER 2021
 DATE

3800 CROSSROADS PARKWAY

TREE MITIGATION PLAN

FT. PIERCE FLORIDA

(DATE)

EDC ENGINEERS & SURVEYORS ENVIRONMENTAL
 10250 SW VILLAGE PARKWAY - SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-462-2456

21-352

3 OF 3

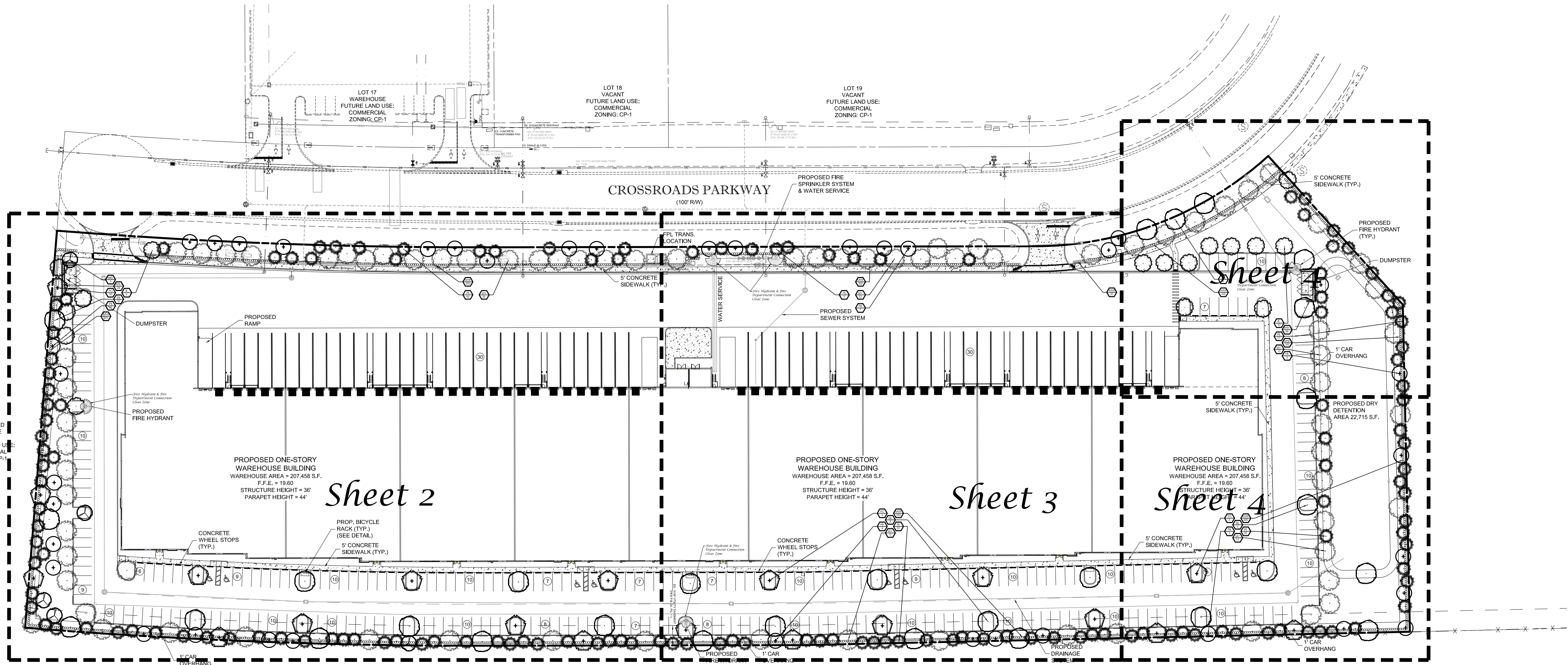
811 It's fast.
 It's free.
 It's the law.
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Sheet Legend

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

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:
 LA0001635

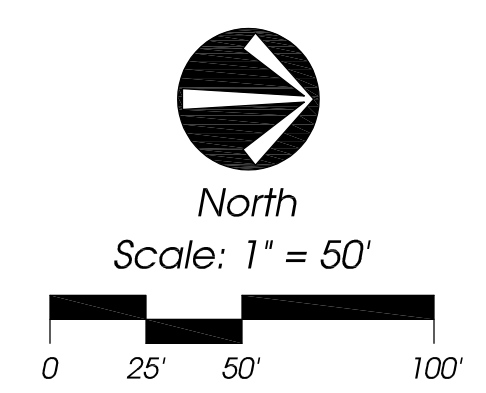
Job No. 21-0603
 Drawn By JWS
 Submittal Dates 8-18-2021
 10-11-2021
 11-18-2021

Revision Dates
 New Base 10-11-2021
 New Base 11-18-2021

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

L-1 5
 Sheet of

Landscape Plan



3800 Crossroads Parkway
 City of Fort Pierce, Florida

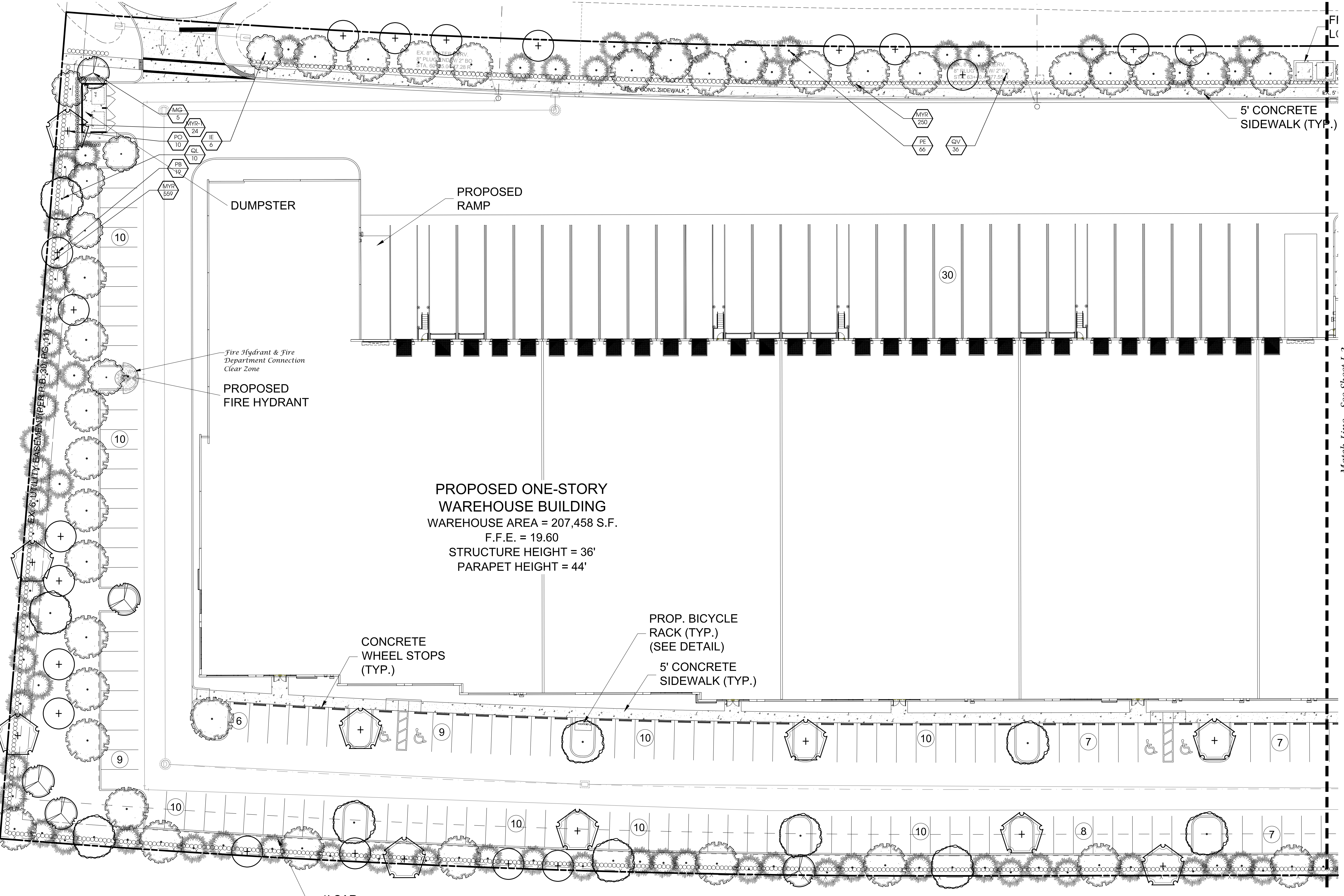
City Project Number:

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

Job No.	21-0603
Drawn By	JWS
Submittal Dates	8-18-2021 10-11-2021 11-18-2021

Revision Dates	
New Base	10-11-2021
New Base	11-18-2021

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PROPOSED ONE-STORY WAREHOUSE BUILDING
 WAREHOUSE AREA = 207,458 S.F.
 F.F.E. = 19.60
 STRUCTURE HEIGHT = 36'
 PARAPET HEIGHT = 44'

30

5' CONCRETE SIDEWALK (TYP.)

DUMPSTER

PROPOSED RAMP

PROPOSED FIRE HYDRANT

PROP. BICYCLE RACK (TYP.) (SEE DETAIL)

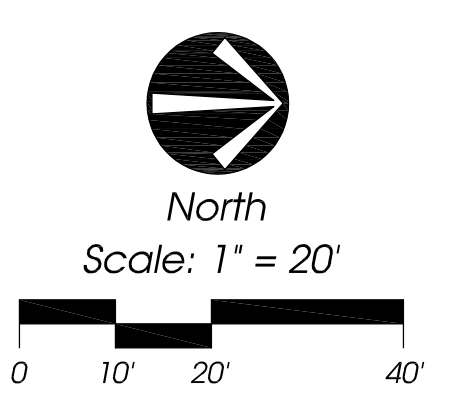
CONCRETE WHEEL STOPS (TYP.)

5' CONCRETE SIDEWALK (TYP.)

1' CAR OVERHANG

Match Line - See Sheet L-3

Landscape Plan



3800 Crossroads Parkway

City of Fort Pierce, Florida

City Project Number:

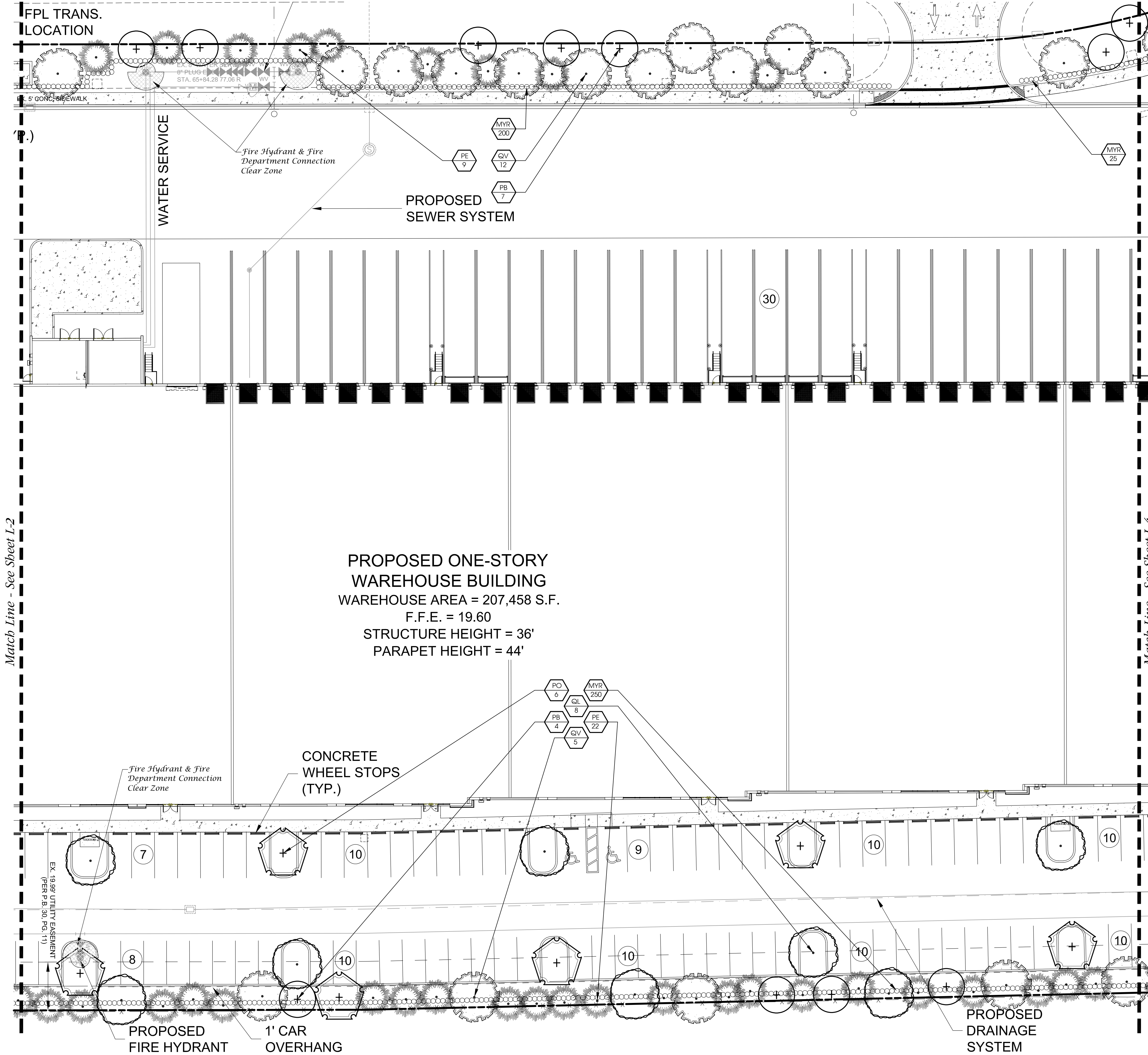
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	21-0603
Drawn By	JWS
Submittal Dates	8-18-2021 10-11-2021 11-18-2021

Revision Dates	10-11-2021 11-18-2021
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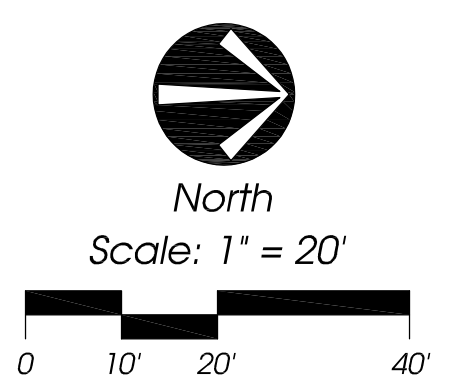
L-3 of 5
Sheet of



Match Line - See Sheet L-2

Match Line - See Sheet L-4

Landscape Plan



3800 Crossroads Parkway
 City of Fort Pierce, Florida

City Project Number:

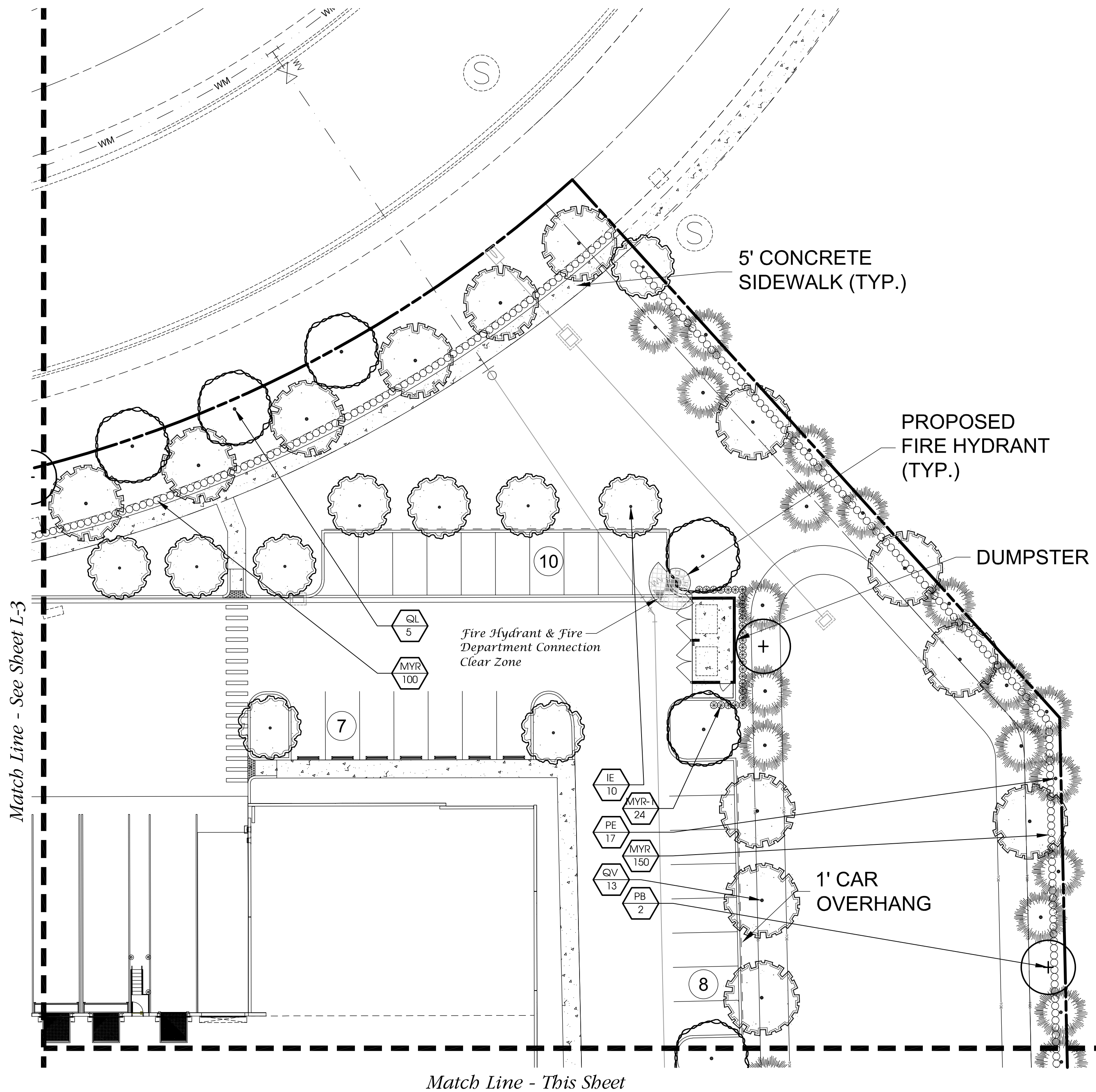
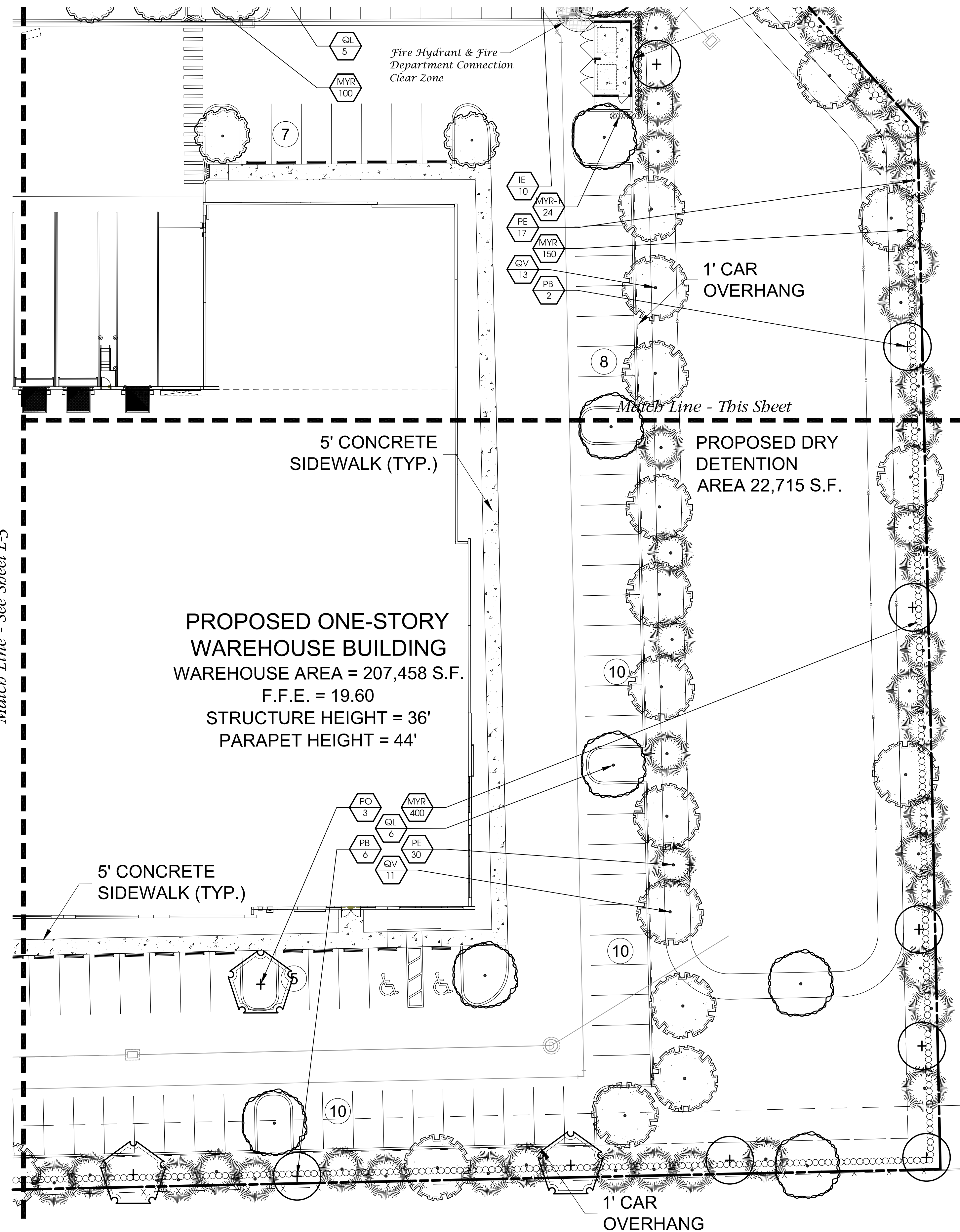
Jeffrey W. Smith, RLA
 Florida Registration Number:
 LA 0001635

Job No. 21-0603
 Drawn By JWS
 Submittal Dates 8-18-2021
 10-11-2021
 11-18-2021

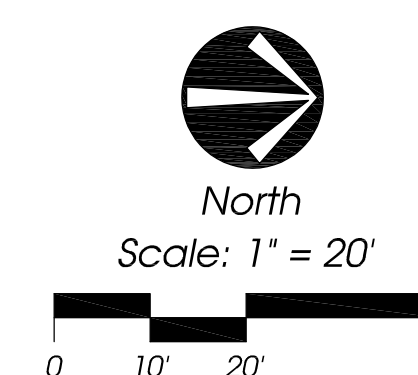
Revision Dates
 New Base 10-11-2021
 New Base 11-18-2021

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L-4 5
 Sheet of



Landscape Plan



Match Line - See Sheet L-3

Match Line - See Sheet L-3

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) freedom from disease and insect infestation, (6) freedom from damage to the accepted normal shape of the species.
- Underling or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
- Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
- Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or EnviroMulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
- All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
- Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
- Guy and stake trees: Use 3/4" diameter galvanized steel guy wires with 1/2" diameter galvanized steel burlap around trunk and stems. Attach fluorescent safety flags a min. of 12" in length to each guy wire.
- 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) and before installing mulch.
- Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

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

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

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

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

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

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
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.
29	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5' D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
77	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				FULL & THICK
446		FLORIDA PRIVET	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
446		ILLICIUM 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			FULL & THICK
		* = Florida Native				SEE SPECS

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

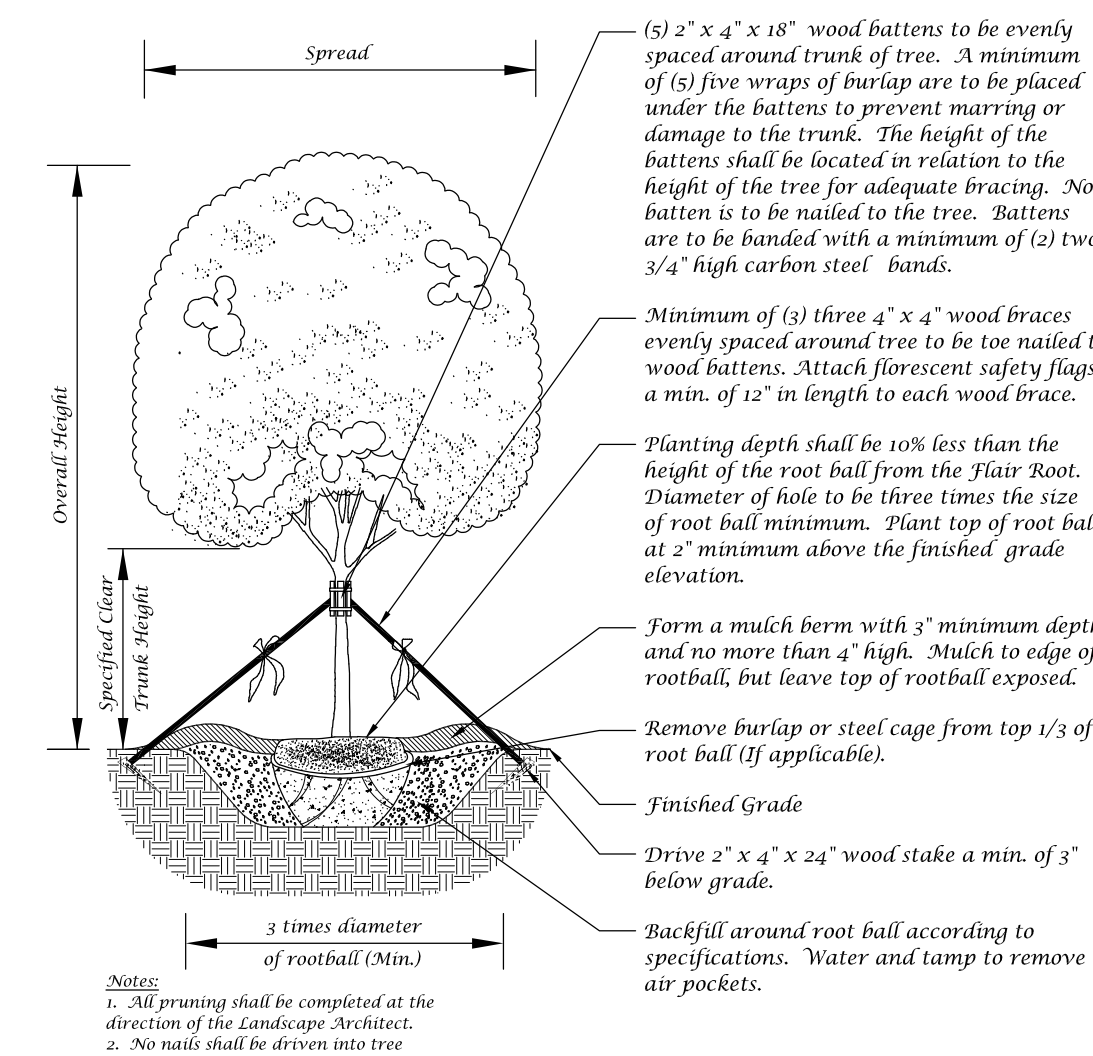
Total Trees Required = 309 Trees
Total Trees Provided = 309 Trees

Total Trees Required = 309 Trees
Total Native Trees Provided = 0 (0%)

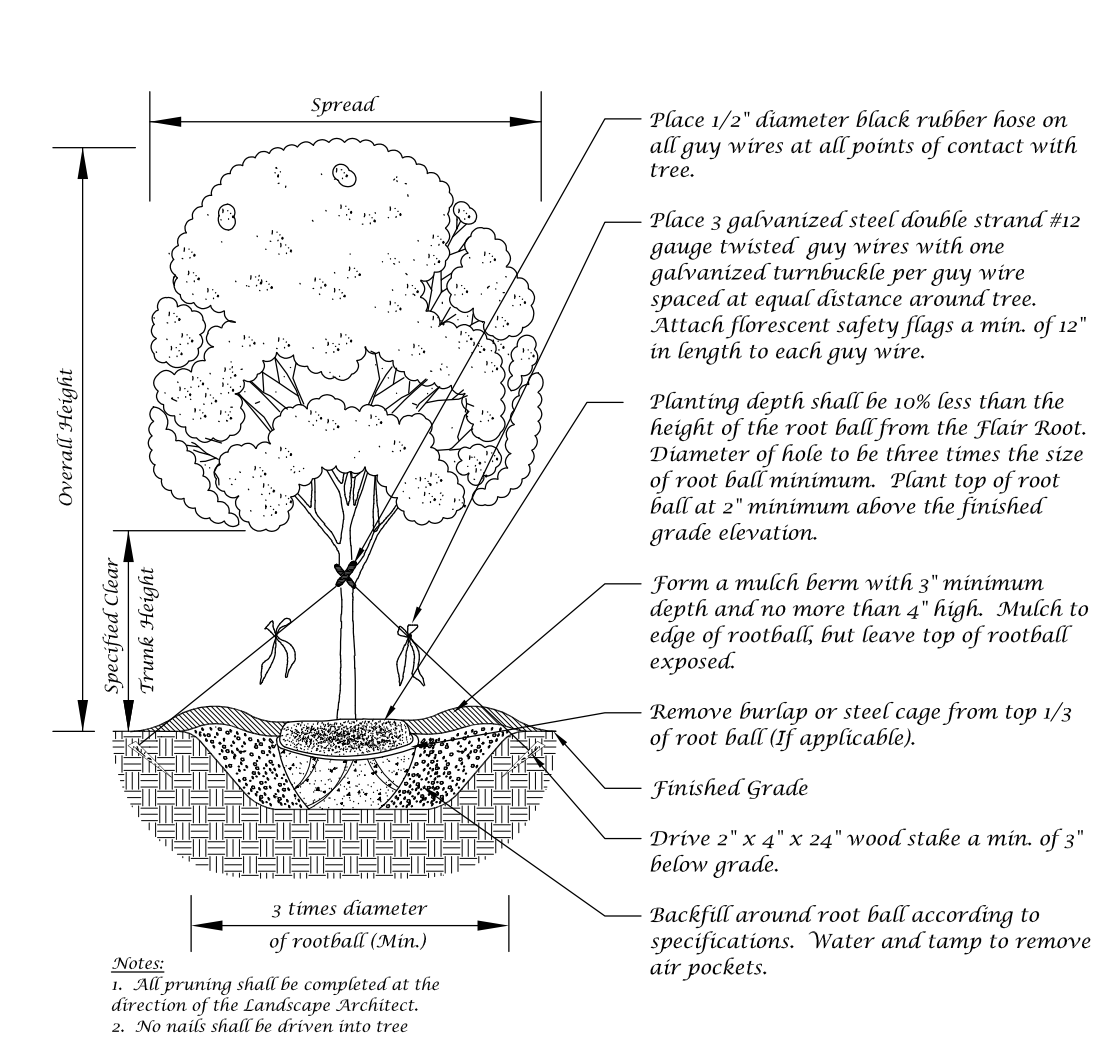
Total Palms Required = 0
Total Native Palms Provided = 0 (0%)

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

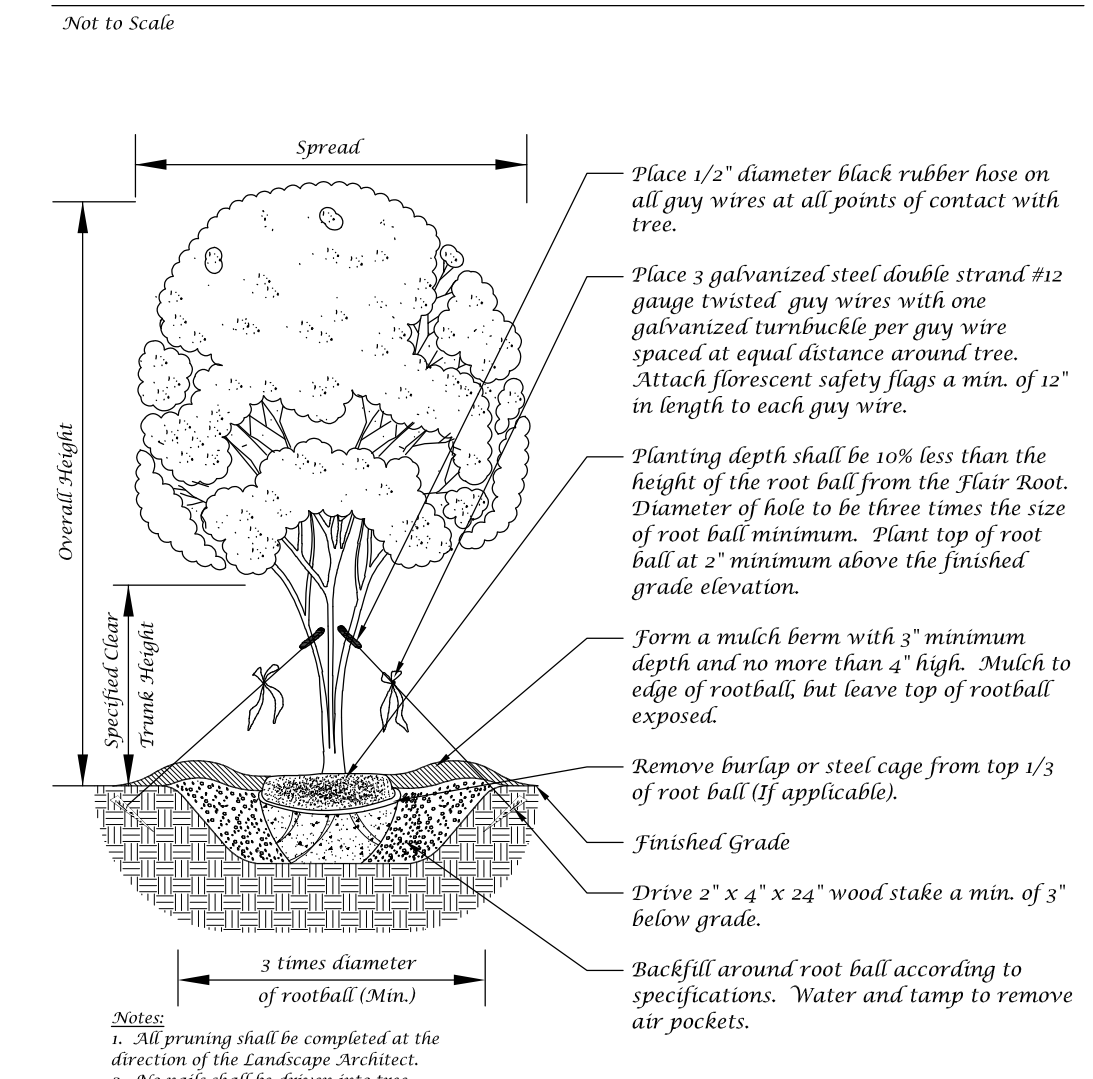
Landscape Details



Large Tree Planting Detail (5" Caliper or Greater)

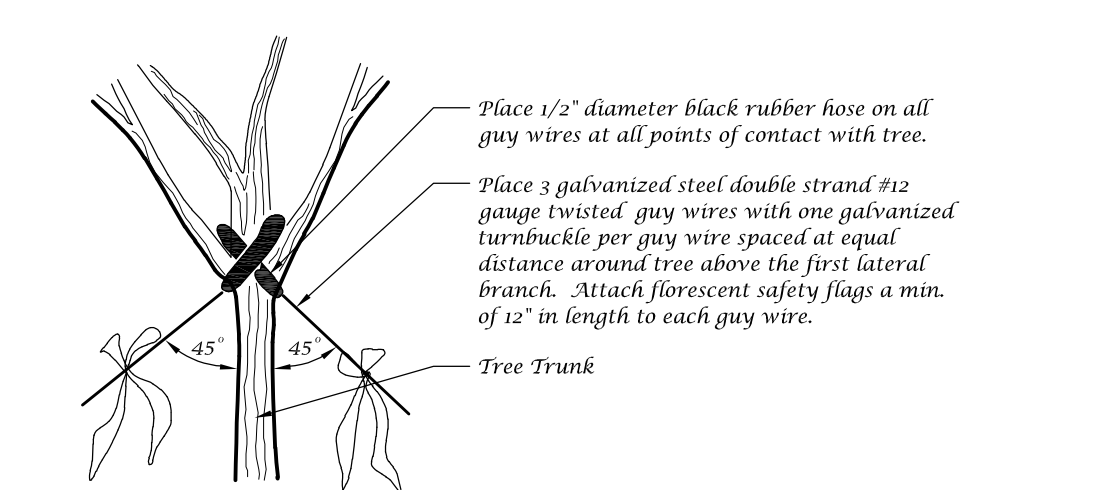


Tree Planting Detail

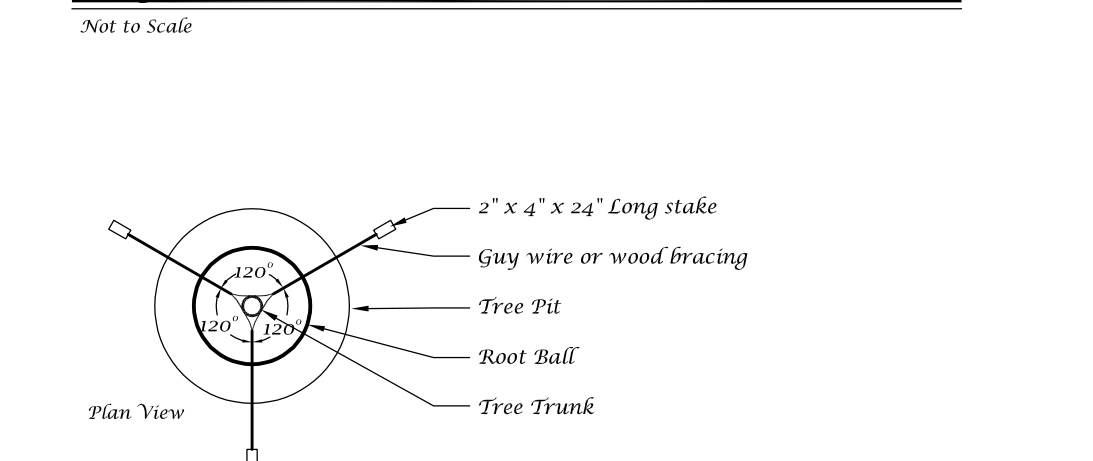


Multi-Trunk Tree Planting Detail

Not to Scale

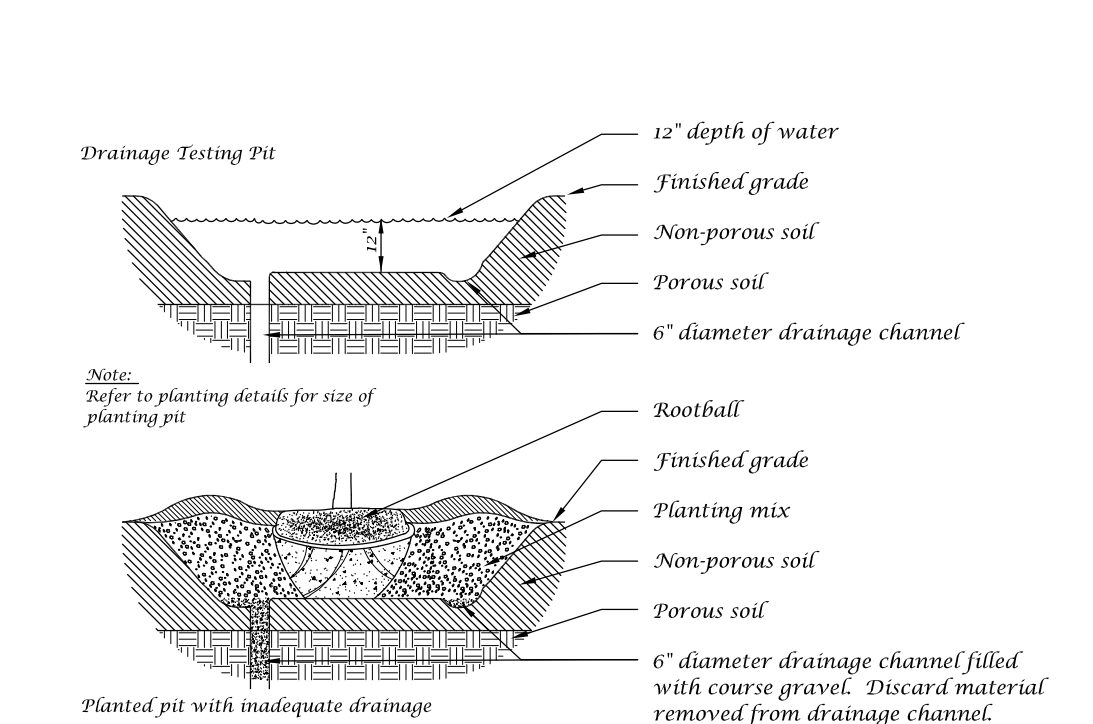


Guy Wire Attachment Detail



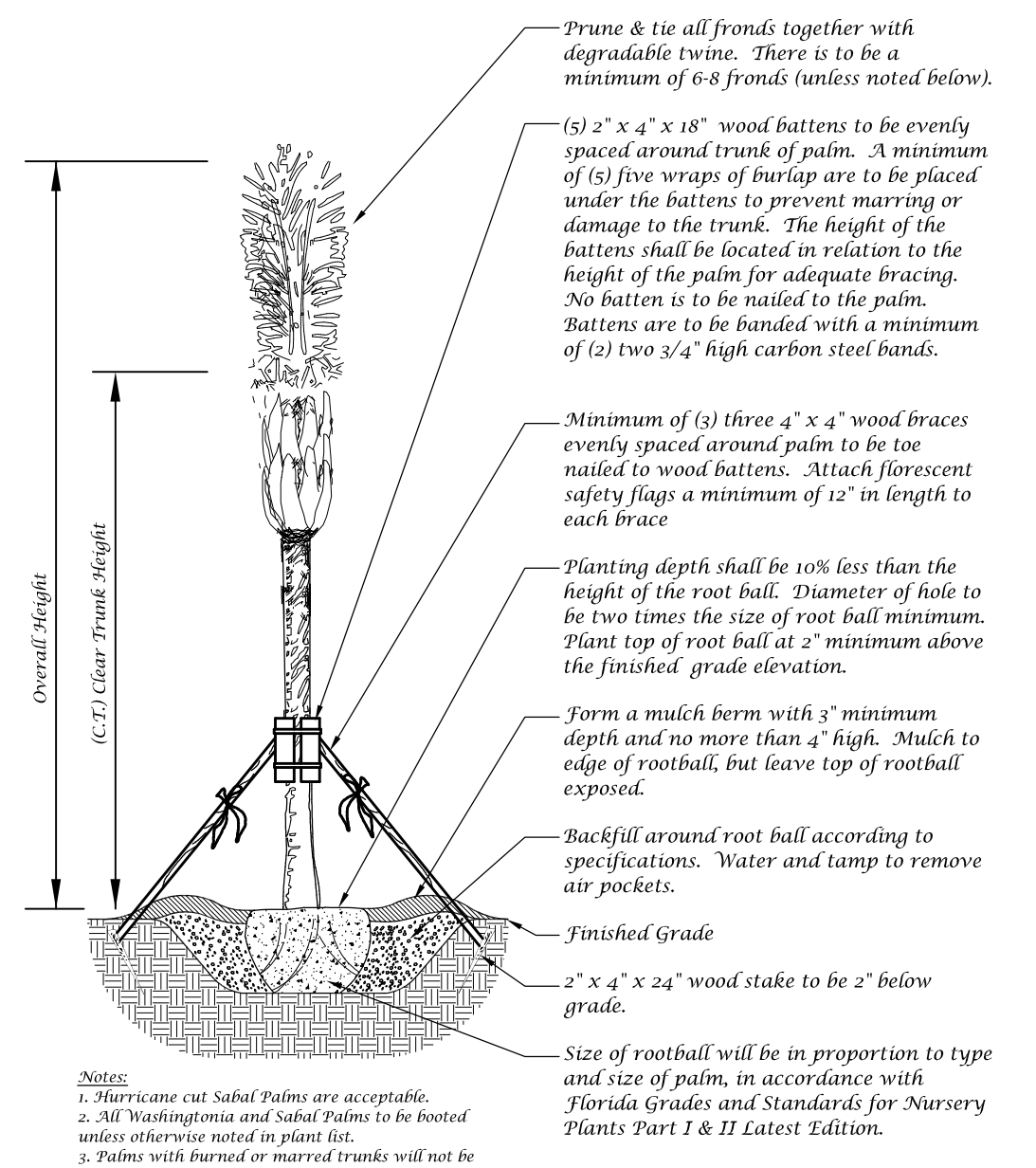
Staking Detail

Not to Scale



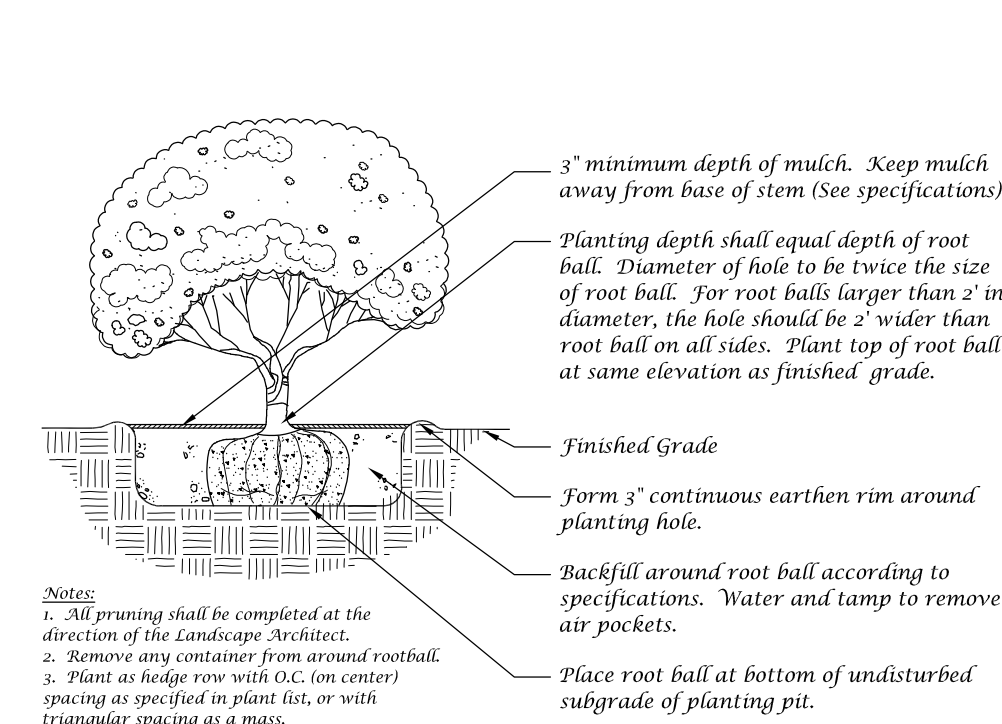
Drainage Testing Detail

Not to Scale



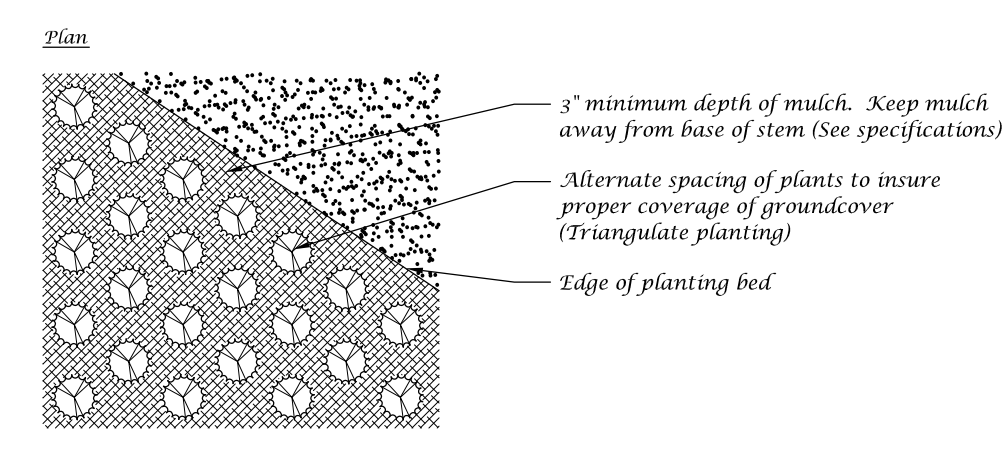
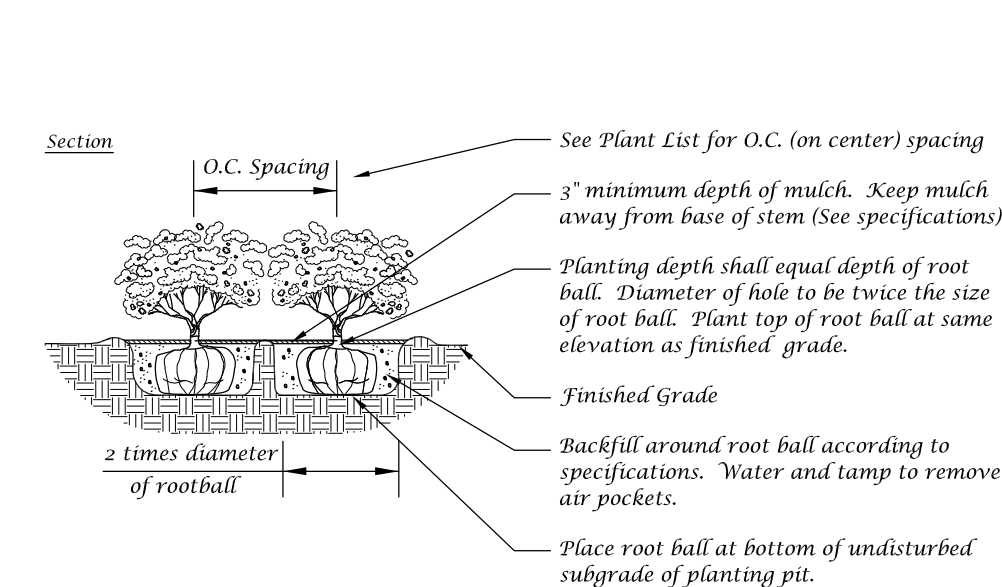
Palm Planting Detail

Not to Scale



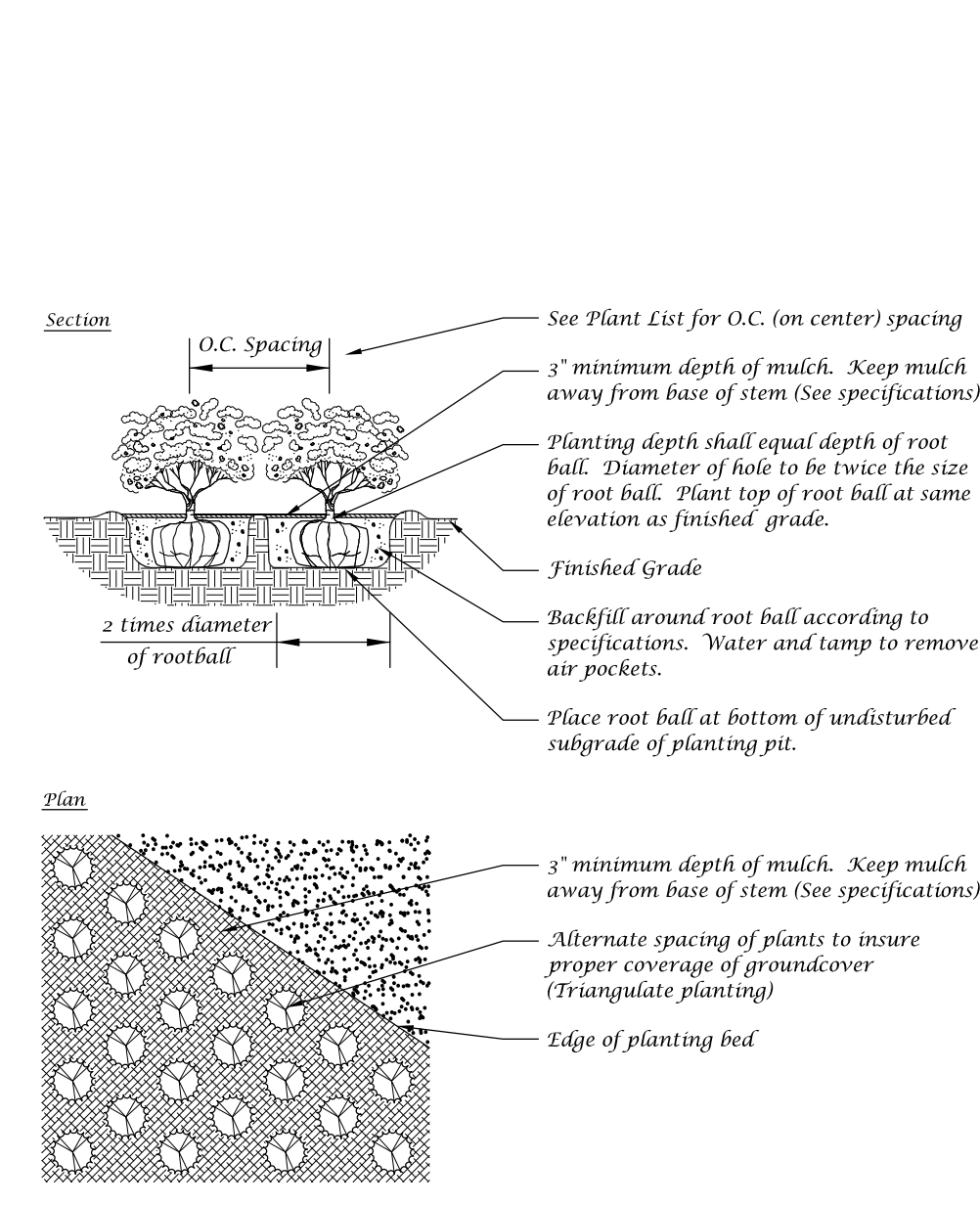
Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale



Ground Cover Detail

Not to Scale

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
L.C. 26000198

3800 Crossroads Parkway

City of Fort Pierce, Florida

City Project Number:

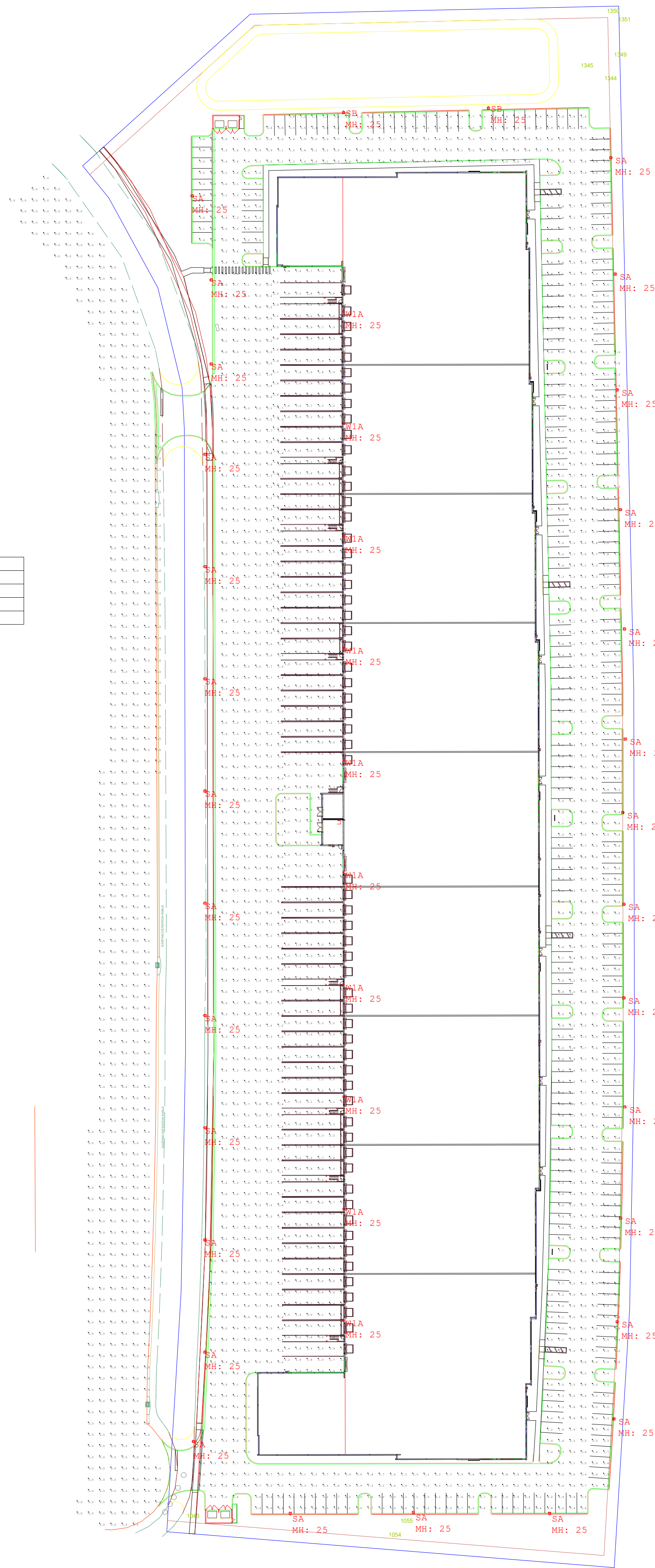
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0901635

Job No.	21-0603
Drawn By	JWS
Submittal Dates	8-18-2021 10-11-2021 11-18-2021

Revision Dates	
New Base	10-11-2021
New Base	11-18-2021

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

Landscape Plan



Symbol	Qty	Label	Arrangement	ULF	Description
□	10	W1A	SINGLE	0.900	Endevour Lighting ENWPC45QD1X174H4KC
⊞	2	SB	SINGLE	0.900	Cree Lighting OSQ-L-B-30L-40K7-3M-XX-NM-XX / OSQ-BLSLF, Single Head
⊞	29	SA	SINGLE	0.900	Cree Lighting OSQ-L-B-30L-40K7-4M-XX-NM-XX / OSQ-BLSLF, Single Head

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.39	6.5	0.6	3.98	10.83
Spill	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Truck Court	Illuminance	Fc	2.37	5.1	1.0	2.37	5.10

Crossroads Site - Revision #4.ACI



#	Date	Comments

Drawn By: J. Ernstan
 Checked By:
 Date: 11/19/2021
 Scale:

Crossroads



Earth Advisors, Inc.

Providing Urban Forestry, Arboriculture, and Landscape Expertise, Consulting, and Management for over 30 years.
Phone: 954 987 1885 Email: eai@earthadvisors.com Website: www.earthadvisors.com

Arborist Report Tree Inspections for JBL Fort Pierce Industrial Park LLC

Report date: September 28, 2021; revised 09/29/21 Inspection date: September 24, 2021

To: JBL Fort Pierce Industrial Park LLC
2028 Harrison Street - Suite 202
Hollywood, FL 33020

Property: JBL Fort Pierce Industrial Park LLC, Fort Pierce, FL

Summary: Earth Advisors was contracted to provide necessary tree inspections for the trees (trees and palms) that are of protected size for this property. Our inspections were done to verify tree locations and collect required tree data. Our tree inspection method follows the ISA Level 2 Tree Risk Assessment Method (visual from the ground only), with our firm's standard Health and Condition Evaluation procedures and data collection. Our procedures and provided tree data should meet or exceed what is required by industry standards, any Agency with Interest review, or any permit application process.

We are providing this information to be used in making tree disposition decisions for this property. Any of the below trees that are recommended for removal in the attached Tree Disposition Worksheet (Disposition stated as Remove in right side column of the Worksheet), are considered a danger to persons or property and/or meet one or more reasons stated in regulations allowing for tree removal. We are additionally available (based on our stated billing rates) to assist with producing any Permit Application(s), Permit Exhibit(s), and with any Permit or Plan Review process, including answering questions about trees and tree disposition decisions made by Property Owner.

Results and Recommendations: Based on inspecting the listed trees, we have the following tree disposition recommendations for trees and palms on this property. This Report includes example trees and palms as representative of all the 397 that were inspected and are included for Tree Disposition decisions. Standard tree data used for tree disposition decisions for property owners and government agencies is stated in our Tree Disposition Worksheet. Photographs to identify specific trees and provide evidence for observed tree conditions are included for the example trees, with our observations and recommendations for them. Other photographs are representative of species and general conditions.

We look forward to continuing working with you for a better shared environment.

In Support,

John A. Harris, Landscape Economist; MS, MBA, BS, AAS
Certified Arborist #OH-0274A, Certified Forester, Registered Consulting Arborist, Certified Landscape Inspector,
Qualified Tree Risk Assessor, Professional Mangrove Trimmer, Nursery Tree Grader,
Tree and Plant Appraisal Qualified

Page 1 of 8

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Trees #1 – 26 are Oak, *Quercus* spp., in the swale along Crossroads Parkway. These trees are in fair to good condition except for trees #7 and 10. There is dieback present in many of the trees, and all show damage from past maintenance. There is some trunk damage and exposed roots. Mulch is piled against the trunk. The recommendation is for maintenance, Clearance Pruning. Trees # 8, 11, 14, 16, 17, 18, 21, 23, 24, and 26 have a dbh at or larger than 14 inches and are of a size to protect or mitigate if in the construction footprint.

#3



#17



#26



Trees #7 and 10 are Oak, *Quercus* spp., in the swale along Crossroads Parkway. Tree #7 is in very poor condition. It has a trunk wound, dieback, and signs of disease. It is a danger to persons and property and should be removed immediately. Tree # 10 is in poor condition. It has a deformed trunk with a large cavity. The recommendation is to remove.

#7



#10



On the southern portion of the property, the tree population is 88% Pine, *Pinus elliottii*. On this property, there are a few invasive species, less than 1%, 3% Cabbage palm, *Sabal palmetto*, 5% Oak, *Quercus* spp., and 3% stumps. The recommendation is to remove the invasive species, #34 Earleaf Acacia, *Acacia auriculiformis* and #287 Melaleuca, *Melaleuca quinquenervia* and the stumps, #s 51, 52, 53, 54, 95, 110, 268, 295, and 195. No mitigation is required to remove these trees and stumps.

#34



#287



#52



#51



The palms, *Sabal palmetto*, on the southern portion of the property are all in good condition except #318. The trees are in good condition. Trees # 199, 296, 311, 318, 320, 337, 338, 343, and 346 are recommended for relocation if in the construction footprint. Tree #318 is dead and a danger to persons or property and should be removed immediately.

#318



#320



#296



#343



Most of the trees on the southern end of the property are Slash Pine, *Pinus elliottii*. Most are in good to fair condition. Pine trees do not transplant successfully, and the recommendation is to remove the trees if in the construction footprint. Approximately 60% of the pine trees in this group have a dbh of 14 inches or less and do not require mitigation. The complete tree data, including dbh is in the Tree Evaluation Worksheet that is attached.

#219, dbh 13"



#108, dbh 6"



#233, dbh 18"



#351, dbh 17"



Oak trees, *Quercus* spp make up approximately 5% of the southern group of trees. They are in fair to good condition and range in height from 25 to 50 feet. If the trees are in the construction footprint, the recommendation is to remove. There are 6 trees that have a dbh of 14 inches or less and do not require mitigation. Some of the smaller trees may be transplanted. The complete tree data, including dbh is in the Tree Evaluation Worksheet that is attached.

#139, dbh 7"



#127, dbh 13"



#59, dbh 18"



#267, dbh 16"



On the northern portion of the property, the tree population is 11% Pine, *Pinus elliottii*, 49% Cabbage palm, *Sabal palmetto*, 22% Oak, *Quercus* spp., and less than 2% stumps. The recommendation is to remove the stumps. No mitigation is required to remove the stumps or dead trees and palms.

#381



The palms, *Sabal palmetto*, on the northern portion of the property are all in good condition except #376 and #393. The trees in good condition are recommended for relocation if in the construction footprint. Trees #376 and #393 are dead and a danger to persons or property and should be removed immediately.

#376



#393



#361



#388



On the northern end of the property, there are 11 Slash Pine, *Pinus elliottii*. They are in good to fair condition. Pine trees do not transplant successfully. The recommendation is to remove the trees if in the construction footprint. There are 5 pine trees in this group that have a dbh of 14 inches or less and do not require mitigation. The complete tree data, including dbh is in the Tree Evaluation Worksheet that is attached.

#380, dbh 22"



#370-dbh 16", #s371 & 372



#390, dbh 14"



Oak trees, *Quercus* spp make up approximately 22% of the northern group of trees. They are in fair to good condition and range in height from 40 to 45 feet. If the trees are in the construction footprint, the recommendation is to remove. There are no trees that have a dbh of 14 inches or less. The complete tree data, including dbh is in the Tree Evaluation Worksheet that is attached.

#356, dbh 20"



#386, dbh 25"



This Report ends here.

For further details, and to discuss any information in this Report, please contact Earth Advisors.

Earth Advisors, Inc.

Tree Disposition Worksheet

Client: JBL Fort Pierce Industrial Park LLC, 2028 Harrison Street - Suite 202, Hollywood, FL 33020

Property: JBL Fort Pierce Industrial Park LLC, Fort Pierce, FL

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Date: September 27, 2021; 09/29/21 Revised

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Item #	Common Name	Scientific Name	Ht in Feet	dbh in Inches	CRZ in Feet	Cnpy Wdth in Ft	Cnpy Area & TPZ in Sq Ft	Health Cnd %	Trunks/ Qty	Observations	Recommended Maintenance	Comments	Disposition
1	Oak mixed species	<i>Quercus</i> species	30	12	10	30	707	70	1	Included bark in branch junctures, Leaning trunk, Mulch against trunk, Roots above soil surface (exposed)	CP Clearance Pruning	Cp road	Remove if within Construction Area
2	Oak mixed species	<i>Quercus</i> species	30	10	8	25	491	70	1	Included bark in branch junctures, Mulch against trunk, Roots above soil surface (exposed)	CP Clearance Pruning	Cp road	Remove if within Construction Area
3	Oak mixed species	<i>Quercus</i> species	30	11	9	25	491	65	1	Included bark in branch junctures, Mulch against trunk	CP Clearance Pruning	Cp road, deadwood	Remove if within Construction Area
4	Oak mixed species	<i>Quercus</i> species	35	10	8	30	707	60	1	Attached items, Dieback or decline overall, Hatracked, Included bark in branch junctures, Mulch against trunk, Roots above soil surface (exposed)	CP Clearance Pruning	Cp road, canopy lean over road, wire in canopy, deadwood	Remove if within Construction Area
5	Oak mixed species	<i>Quercus</i> species	35	13	10	35	962	70	1	Included bark in branch junctures, Mulch against trunk, Roots above soil surface (exposed)	CP Clearance Pruning	Cp road	Remove if within Construction Area
6	Oak mixed species	<i>Quercus</i> species	30	13	10	35	962	65	1	Included bark in branch junctures, Leaning trunk, Mulch against trunk, Roots above soil surface (exposed), Trunk damage- Wound or cut >4" area	CP Clearance Pruning	Cp road, lean towards road, deadwood	Remove if within Construction Area
8	Oak mixed species	<i>Quercus</i> species	40	14	11	40	1257	60	1	Dieback or decline overall, Included bark in branch junctures, Leaning trunk, Mulch against trunk, Nails or screws in trunk, Roots above soil surface (exposed), Trunk damage- Wound or cut >4" area	CP Clearance Pruning	Deadwood, hangers, lean towards road	Remove if within Construction Area
9	Oak mixed species	<i>Quercus</i> species	30	11	9	25	491	55	1	Included bark in branch junctures, Leaning trunk, Mulch against trunk, Nails or screws in trunk, Roots above soil surface (exposed), Trunk damage- Wound or cut >4" area	CP Clearance Pruning	Lean toward road , cavity in trunk	Remove if within Construction Area
11	Oak mixed species	<i>Quercus</i> species	35	14	11	40	1257	50	1	Included bark in branch junctures, Leaning trunk, Mulch against trunk, Nails or screws in trunk, Roots above soil surface (exposed), Trunk damage- Wound or cut >4" area	CP Clearance Pruning	Lean toward road, crossing limbs,	Remove if within Construction Area
12	Oak mixed species	<i>Quercus</i> species	25	12	10	35	962	50	1	Dieback or decline overall, Included bark in branch junctures, Mulch against trunk, Nails or screws in trunk, Over thinned or lion tailed canopy	CP Clearance Pruning	Hangers	Remove if within Construction Area
13	Oak mixed species	<i>Quercus</i> species	30	11	9	40	1257	55	1	Hatracked, Included bark in branch junctures, Leaning trunk, Mulch against trunk, Over thinned or lion tailed canopy, Roots above soil surface (exposed)	CP Clearance Pruning	Lean away from road	Remove if within Construction Area
14	Oak mixed species	<i>Quercus</i> species	40	16	13	45	1590	65	1	Hatracked, Included bark in branch junctures, Mulch against trunk, Nails or screws in trunk	CP Clearance Pruning	Crossing limbs , deadwood	Remove if within Construction Area
15	Oak mixed species	<i>Quercus</i> species	30	12	10	35	962	60	1	Hatracked, Included bark in branch junctures, Mulch against trunk, Nails or screws in trunk, Trunk damage- Wound or cut >4" area	CP Clearance Pruning	Flat spot trunk	Remove if within Construction Area
16	Oak mixed species	<i>Quercus</i> species	30	15	12	40	1257	45	1	Dieback or decline overall, Hatracked, Included bark in branch junctures, Leaning trunk, Mulch against trunk, Nails or screws in trunk, Trunk damage- Wound or cut >4" area	CP Clearance Pruning	Deformed trunk, canopy lean away from road	Remove if within Construction Area
17	Oak mixed species	<i>Quercus</i> species	40	14	11	40	1257	60	1	Hatracked, Included bark in branch junctures, Leaning trunk, Mulch against trunk, Nails or screws in trunk, Roots above soil surface (exposed)	CP Clearance Pruning	Lean south	Remove if within Construction Area
18	Oak mixed species	<i>Quercus</i> species	40	14	11	45	1590	60	1	Included bark in branch junctures, Leaning trunk, Mulch against trunk, Nails or screws in trunk, Roots above soil surface (exposed)	CP Clearance Pruning	Lean south , hangers	Remove if within Construction Area
19	Oak mixed species	<i>Quercus</i> species	30	13	10	40	1257	60	1	Hatracked, Included bark in branch junctures, Mulch against trunk, Nails or screws in trunk, Roots above soil surface (exposed), Trunk damage- Wound or cut >4" area	CP Clearance Pruning	Flat spot trunk	Remove if within Construction Area
20	Oak mixed species	<i>Quercus</i> species	35	13	10	45	1590	60	1	Hatracked, Included bark in branch junctures, Mulch against trunk, Nails or screws in trunk, Over thinned or lion tailed canopy, Roots above soil surface (exposed), Trunk damage- Wound or cut >4" area	CP Clearance Pruning	Flat spot trunk	Remove if within Construction Area
21	Oak mixed species	<i>Quercus</i> species	35	15	12	45	1590	70	1	Included bark in branch junctures, Mulch against trunk, Nails or screws in trunk, Over thinned or lion tailed canopy, Roots above soil surface (exposed)	CP Clearance Pruning	Damaged leader over road	Remove if within Construction Area

Earth Advisors, Inc.

Tree Disposition Worksheet

Client: JBL Fort Pierce Industrial Park LLC, 2028 Harrison Street - Suite 202, Hollywood, FL 33020

Property: JBL Fort Pierce Industrial Park LLC, Fort Pierce, FL

Date: September 27, 2021; 09/29/21 Revised

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Item #	Common Name	Scientific Name	Ht in Feet	dbh in Inches	CRZ in Feet	Cnpy Wtdh in Ft	Cnpy Area & TPZ in Sq Ft	Health Cnd %	Trunks/ Qty	Observations	Recommended Maintenance	Comments	Disposition
22	Oak mixed species	<i>Quercus</i> species	30	12	10	30	707	65	1	Included bark in branch junctures, Mulch against trunk, Nails or screws in trunk, Roots above soil surface (exposed)	CP Clearance Pruning		Remove if within Construction Area
23	Oak mixed species	<i>Quercus</i> species	40	17	14	50	1963	60	1	Hatracked, Included bark in branch junctures, Mulch against trunk, Nails or screws in trunk, Trunk damage- Wound or cut >4" area	CP Clearance Pruning	Deadwood , flat spot trunk	Remove if within Construction Area
24	Oak mixed species	<i>Quercus</i> species	40	14	11	35	962	65	1	Hatracked, Included bark in branch junctures, Mulch against trunk, Nails or screws in trunk, Roots above soil surface (exposed)	CP Clearance Pruning	Hangers	Remove if within Construction Area
25	Oak mixed species	<i>Quercus</i> species	40	13	10	40	1257	55	1	Hatracked, Included bark in branch junctures, Leaning trunk, Mulch against trunk, Nails or screws in trunk, Roots above soil surface (exposed)	CP Clearance Pruning	Lean away from road, rot, forming on trunk	Remove if within Construction Area
26	Oak mixed species	<i>Quercus</i> species	45	16	13	40	1257	70	1	Included bark in branch junctures, Mulch against trunk, Nails or screws in trunk, Roots above soil surface (exposed)	CP Clearance Pruning		Remove if within Construction Area
7	Oak mixed species	<i>Quercus</i> species	25	10	8	20	314	40	1	Dieback or decline overall, Fungus, Hatracked, Included bark in branch junctures, Mulch against trunk, Roots above soil surface (exposed), Trunk damage- Wound or cut >4" area	X1 Danger Removal	Rot in canopy, deadwood	Danger/Hazard Removal
29	Pine, Slash	<i>Pinus elliotii</i>	50	16	13	20	314	0	1		X1 Danger Removal	Dead	Dead Removal, no mitigation
153	Pine, Slash	<i>Pinus elliotii</i>	55	13	10	15	177	0	1		X1 Danger Removal	Dead	Dead Removal, no mitigation
287	Melaleuca, Punk Tree	<i>Melaleuca quinquenervia</i>	20	9	7	15	177	50	1		X1 Danger Removal	Invasive	Invasive Removal, no mitigation
318	Sable Palm	<i>Sabal palmetto</i>	20		0	0	0	0	1		X1 Danger Removal	Dead	Dead Removal, no mitigation
376	Sable Palm	<i>Sabal palmetto</i>	25		0	0	0	0	1		X1 Danger Removal	Dead	Dead Removal, no mitigation
393	Sable Palm	<i>Sabal palmetto</i>	12		0	0	0	0	1		X1 Danger Removal	Dead	Dead Removal, no mitigation
10	Oak mixed species	<i>Quercus</i> species	15	8	6	20	314	40	1	Dieback or decline overall, Hatracked, Leaning trunk, Mulch against trunk, Trunk damage- Wound or cut >4" area	X2 Recommended Removal	Deformed trunk, corrected lean, cavity in trunk, flat spot trunk	Remove if within Construction Area
154	Pine, Slash	<i>Pinus elliotii</i>	50	13	10	25	491	40	1	Damage- Sidewalk (by tree), Included bark in branch junctures, Leaning trunk, Trunk damage- Wound or cut >4" area	X2 Recommended Removal	Hard lean south, damage at base, rot	Remove if within Construction Area
319	Pine, Slash	<i>Pinus elliotii</i>	25	16	13	20	314	40	1	Dieback or decline overall	X2 Recommended Removal	Damaged crown	Remove if within Construction Area
27	Pine, Slash	<i>Pinus elliotii</i>	30	10	8	20	314	55	1	Dieback or decline overall		Base under water	Remove if within Construction Area
28	Pine, Slash	<i>Pinus elliotii</i>	35	10	8	20	314	60	1	Dieback or decline overall		Base under water	Remove if within Construction Area
30	Pine, Slash	<i>Pinus elliotii</i>	40	11	9	25	491	55	1	Dieback or decline overall, Leaning trunk		Deadwood	Remove if within Construction Area
31	Pine, Slash	<i>Pinus elliotii</i>	55	16	13	25	491	65	1	Dieback or decline overall		Deadwood	Remove if within Construction Area
32	Pine, Slash	<i>Pinus elliotii</i>	50	16	13	25	491	60	1	Dieback or decline overall			Remove if within Construction Area
33	Pine, Slash	<i>Pinus elliotii</i>	60	13	10	20	314	60	1	Dieback or decline overall			Remove if within Construction Area
34	Earleaf Acacia	<i>Acacia auriculiformis</i>	30	5	4	20	314	70	1			Invasive	Invasive Removal, no mitigation
35	Pine, Slash	<i>Pinus elliotii</i>	55	14	11	20	314	65	1				Remove if within Construction Area
36	Pine, Slash	<i>Pinus elliotii</i>	45	14	11	20	314	50	1	Dieback or decline overall, Leaning trunk		Canopy lean east, conflict with oak canopy	Remove if within Construction Area
37	Oak mixed species	<i>Quercus</i> species	30	11	9	25	491	55	1	Dieback or decline overall, Included bark in branch junctures		Hangers, deadwood	Remove if within Construction Area

Earth Advisors, Inc.

Tree Disposition Worksheet

Client: JBL Fort Pierce Industrial Park LLC, 2028 Harrison Street - Suite 202, Hollywood, FL 33020

Property: JBL Fort Pierce Industrial Park LLC, Fort Pierce, FL

Date: September 27, 2021; 09/29/21 Revised

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Item #	Common Name	Scientific Name	Ht in Feet	dbh in Inches	CRZ in Feet	Cnpy Wdth in Ft	Cnpy Area & TPZ in Sq Ft	Health Cnd %	Trunks/ Qty	Observations	Recommended Maintenance	Comments	Disposition
38	Pine, Slash	<i>Pinus elliottii</i>	50	11	9	20	314	50	1	Trunk damage- Wound or cut girdling trunk		Trunk cavity, rot	Remove if within Construction Area
39	Pine, Slash	<i>Pinus elliottii</i>	50	7	6	15	177	65	1				Remove if within Construction Area
40	Pine, Slash	<i>Pinus elliottii</i>	50	12	10	25	491	70	1				Remove if within Construction Area
41	Pine, Slash	<i>Pinus elliottii</i>	50	14	11	20	314	55	1	Leaning trunk, Trunk damage- Wound or cut >4" area		Trunk cavity, rot	Remove if within Construction Area
42	Pine, Slash	<i>Pinus elliottii</i>	50	14	11	20	314	65	1	Leaning trunk			Remove if within Construction Area
43	Pine, Slash	<i>Pinus elliottii</i>	60	17	14	25	491	65	1	Dieback or decline overall			Remove if within Construction Area
44	Pine, Slash	<i>Pinus elliottii</i>	65	16	13	30	707	70	1				Remove if within Construction Area
45	Oak mixed species	<i>Quercus species</i>	50		0	65	3318	60	1			Co dominate structure	Remove if within Construction Area
46	Pine, Slash	<i>Pinus elliottii</i>	35	8	6	20	314	70	1				Remove if within Construction Area
47	Pine, Slash	<i>Pinus elliottii</i>	45	10	8	20	314	60	1	Dieback or decline overall			Remove if within Construction Area
48	Pine, Slash	<i>Pinus elliottii</i>	50	10	8	15	177	60	1	Dieback or decline overall			Remove if within Construction Area
49	Pine, Slash	<i>Pinus elliottii</i>	35	7	6	15	177	60	1				Remove if within Construction Area
50	Pine, Slash	<i>Pinus elliottii</i>	40	8	6	15	177	60	1				Remove if within Construction Area
51	Stump	Stump			0		0		1			Stump	Stump Removal, no mitigation
52	Stump	Stump			0		0		1			Stump	Stump Removal, no mitigation
53	Stump	Stump			0		0		1			Stump	Stump Removal, no mitigation
54	Stump	Stump			0		0		1			Stump	Stump Removal, no mitigation
55	Oak mixed species	<i>Quercus species</i>	40	12	10	35	962	60	1	Attached items, Dieback or decline overall, Included bark in branch junctures		Included rope in trunk	Remove if within Construction Area
56	Oak mixed species	<i>Quercus species</i>	30	8	6	30	707	60	1				Remove if within Construction Area
57	Pine, Slash	<i>Pinus elliottii</i>	60	14	11	35	962	65	1			Canopy within work zone	Remove if within Construction Area
58	Pine, Slash	<i>Pinus elliottii</i>	45	12	10	25	491	65	1				Remove if within Construction Area
59	Oak mixed species	<i>Quercus species</i>	40	18	14	45	1590	55	1			Canopy within work zone	Remove if within Construction Area
60	Pine, Slash	<i>Pinus elliottii</i>	40	13	10	30	707	50	1	Dieback or decline overall		Canopy within work zone, hangers	Remove if within Construction Area
61	Pine, Slash	<i>Pinus elliottii</i>	45	11	9	25	491	60	1	Leaning trunk			Remove if within Construction Area
62	Pine, Slash	<i>Pinus elliottii</i>	45	11	9	20	314	70	1				Remove if within Construction Area
63	Pine, Slash	<i>Pinus elliottii</i>	50	13	10	20	314	65	1				Remove if within Construction Area
64	Oak mixed species	<i>Quercus species</i>	45	19	15	60	2827	60	1	Included bark in branch junctures, Leaning trunk		Lean south	Remove if within Construction Area
65	Pine, Slash	<i>Pinus elliottii</i>	55	9	7	20	314	65	1				Remove if within Construction Area
66	Oak mixed species	<i>Quercus species</i>	35	17	14	35	962	60	3	Included bark in branch junctures			Remove if within Construction Area
67	Pine, Slash	<i>Pinus elliottii</i>	45	14	11	25	491	55	1	Dieback or decline overall		Deadwood	Remove if within Construction Area

Earth Advisors, Inc.

Tree Disposition Worksheet

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Property: JBL Fort Pierce Industrial Park LLC, Fort Pierce, FL

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Item #	Common Name	Scientific Name	Ht in Feet	dbb in Inches	CRZ in Feet	Cnpy Wtdh in Ft	Cnpy Area & TPZ in Sq Ft	Health Cnd %	Trunks/ Qty	Observations	Recommended Maintenance	Comments	Disposition
68	Pine, Slash	<i>Pinus elliottii</i>	60	17	14	25	491	60	1				Remove if within Construction Area
69	Oak mixed species	<i>Quercus</i> species	40	15	12	45	1590	60	1	Disease in plant, damaged, Included bark in branch junctures		Gall	Remove if within Construction Area
70	Pine, Slash	<i>Pinus elliottii</i>	50	10	8	20	314	65	1				Remove if within Construction Area
71	Oak mixed species	<i>Quercus</i> species	40	16	13	45	1590	65	1	Included bark in branch junctures, Roots above soil surface (exposed)			Remove if within Construction Area
72	Pine, Slash	<i>Pinus elliottii</i>	60	15	12	30	707	70	1				Remove if within Construction Area
73	Pine, Slash	<i>Pinus elliottii</i>	65	11	9	20	314	65	1				Remove if within Construction Area
74	Pine, Slash	<i>Pinus elliottii</i>	65	12	10	20	314	65	1				Remove if within Construction Area
75	Pine, Slash	<i>Pinus elliottii</i>	65	15	12	30	707	65	1				Remove if within Construction Area
76	Pine, Slash	<i>Pinus elliottii</i>	55	14	11	20	314	60	1	Dieback or decline overall			Remove if within Construction Area
77	Pine, Slash	<i>Pinus elliottii</i>	55	16	13	25	491	65	1				Remove if within Construction Area
78	Pine, Slash	<i>Pinus elliottii</i>	45	10	8	20	314	60	1				Remove if within Construction Area
79	Pine, Slash	<i>Pinus elliottii</i>	60	12	10	20	314	60	1				Remove if within Construction Area
80	Pine, Slash	<i>Pinus elliottii</i>	55	16	13	20	314	60	1				Remove if within Construction Area
81	Pine, Slash	<i>Pinus elliottii</i>	35	7	6	15	177	55	1	Leaning trunk		Lean west	Remove if within Construction Area
82	Pine, Slash	<i>Pinus elliottii</i>	50	12	10	20	314	55	1	Trunk damage- Wound or cut >4" area		Wound at base	Remove if within Construction Area
83	Pine, Slash	<i>Pinus elliottii</i>	50	10	8	20	314	55	1	Leaning trunk, Trunk damage- Wound or cut >4" area		Wound at base, lean south	Remove if within Construction Area
84	Pine, Slash	<i>Pinus elliottii</i>	55	9	7	20	314	65	1				Remove if within Construction Area
85	Pine, Slash	<i>Pinus elliottii</i>	50	8	6	10	79	55	1	Dieback or decline overall			Remove if within Construction Area
86	Pine, Slash	<i>Pinus elliottii</i>	55	11	9	15	177	60	1				Remove if within Construction Area
87	Pine, Slash	<i>Pinus elliottii</i>	55	10	8	15	177	60	1				Remove if within Construction Area
88	Pine, Slash	<i>Pinus elliottii</i>	45	9	7	15	177	60	1				Remove if within Construction Area
89	Pine, Slash	<i>Pinus elliottii</i>	55	14	11	20	314	70	1				Remove if within Construction Area
90	Pine, Slash	<i>Pinus elliottii</i>	40	5	4	10	79	55	1	Dieback or decline overall			Remove if within Construction Area
91	Pine, Slash	<i>Pinus elliottii</i>	60	15	12	25	491	70	1				Remove if within Construction Area
92	Pine, Slash	<i>Pinus elliottii</i>	60	11	9	20	314	55	1	Dieback or decline overall			Remove if within Construction Area
93	Pine, Slash	<i>Pinus elliottii</i>	45	10	8	20	314	55	1	Dieback or decline overall			Remove if within Construction Area
94	Pine, Slash	<i>Pinus elliottii</i>	55	16	13	25	491	70	1				Remove if within Construction Area
95	Stump	Stump			0		0		1			Stump	Stump Removal, no mitigation
96	Pine, Slash	<i>Pinus elliottii</i>	45	13	10	15	177	55	1	Insect damage, Trunk damage- Wound or cut >4" area			Remove if within Construction Area
97	Pine, Slash	<i>Pinus elliottii</i>	30	5	4	10	79	55	1	Leaning trunk			Remove if within Construction Area

Earth Advisors, Inc.

Tree Disposition Worksheet

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Item #	Common Name	Scientific Name	Ht in Feet	dbh in Inches	CRZ in Feet	Cnpy Wtd in Ft	Cnpy Area & TPZ in Sq Ft	Health Cnd %	Trunks/ Qty	Observations	Recommended Maintenance	Comments	Disposition
98	Pine, Slash	<i>Pinus elliottii</i>	55	10	8	15	177	65	1				Remove if within Construction Area
99	Pine, Slash	<i>Pinus elliottii</i>	55	14	11	20	314	65	1				Remove if within Construction Area
100	Pine, Slash	<i>Pinus elliottii</i>	55	13	10	20	314	65	1				Remove if within Construction Area
101	Pine, Slash	<i>Pinus elliottii</i>	40	11	9	15	177	65	1	Dieback or decline overall			Remove if within Construction Area
102	Pine, Slash	<i>Pinus elliottii</i>	50	13	10	20	314	55	1	Dieback or decline overall		Deadwood	Remove if within Construction Area
103	Pine, Slash	<i>Pinus elliottii</i>	50	22	18	30	707	60	1			Co dominate structure	Remove if within Construction Area
104	Pine, Slash	<i>Pinus elliottii</i>	40	12	10	20	314	55	2	Dieback or decline overall			Remove if within Construction Area
105	Pine, Slash	<i>Pinus elliottii</i>	45	10	8	15	177	60	1				Remove if within Construction Area
106	Pine, Slash	<i>Pinus elliottii</i>	45	9	7	20	314	60	1				Remove if within Construction Area
107	Pine, Slash	<i>Pinus elliottii</i>	50	10	8	20	314	65	1				Remove if within Construction Area
108	Pine, Slash	<i>Pinus elliottii</i>	35	6	5	15	177	35	1	Dieback or decline overall			Remove if within Construction Area
109	Pine, Slash	<i>Pinus elliottii</i>	50	18	14	30	707	60	1	Insect damage		Bees nest at base	Remove if within Construction Area
110	Stump	Stump			0		0		1			Stump	Stump Removal, no mitigation
111	Pine, Slash	<i>Pinus elliottii</i>	50	13	10	20	314	65	1				Remove if within Construction Area
112	Pine, Slash	<i>Pinus elliottii</i>	25	6	5	10	79	50	1	Dieback or decline overall			Remove if within Construction Area
113	Pine, Slash	<i>Pinus elliottii</i>	40	9	7	15	177	50	1	Dieback or decline overall			Remove if within Construction Area
114	Pine, Slash	<i>Pinus elliottii</i>	30	6	5	15	177	50	1	Dieback or decline overall, Leaning trunk			Remove if within Construction Area
115	Pine, Slash	<i>Pinus elliottii</i>	45	20	16	35	962	55	1	Dieback or decline overall, Trunk damage- Wound or cut >4" area		Large wound at base, deadwood	Remove if within Construction Area
116	Pine, Slash	<i>Pinus elliottii</i>	30	11	9	20	314	55	1				Remove if within Construction Area
117	Pine, Slash	<i>Pinus elliottii</i>	40	7	6	15	177	60	1				Remove if within Construction Area
118	Pine, Slash	<i>Pinus elliottii</i>	40	10	8	20	314	60	1				Remove if within Construction Area
119	Pine, Slash	<i>Pinus elliottii</i>	40	11	9	20	314	65	1				Remove if within Construction Area
120	Pine, Slash	<i>Pinus elliottii</i>	45	13	10	20	314	60	1				Remove if within Construction Area
121	Pine, Slash	<i>Pinus elliottii</i>	50	15	12	25	491	60	1				Remove if within Construction Area
122	Pine, Slash	<i>Pinus elliottii</i>	55	19	15	35	962	60	1			Deadwood	Remove if within Construction Area
123	Pine, Slash	<i>Pinus elliottii</i>	55	16	13	30	707	60	1			Deadwood	Remove if within Construction Area
124	Pine, Slash	<i>Pinus elliottii</i>	45	5	4	15	177	60	1				Remove if within Construction Area
125	Pine, Slash	<i>Pinus elliottii</i>	45	6	5	15	177	60	1				Remove if within Construction Area
126	Pine, Slash	<i>Pinus elliottii</i>	45	5	4	15	177	60	1				Remove if within Construction Area
127	Oak mixed species	<i>Quercus species</i>	40	13	10	40	1257	60	1	Included bark in branch junctures, Roots above soil surface (exposed)			Remove if within Construction Area

Item #	Common Name	Scientific Name	Ht in Feet	dbh in Inches	CRZ in Feet	Cnpy Wtdh in Ft	Cnpy Area & TPZ in Sq Ft	Health Cnd %	Trunks/ Qty	Observations	Recommended Maintenance	Comments	Disposition
128	Pine, Slash	<i>Pinus elliottii</i>	65	16	13	25	491	70	1				Remove if within Construction Area
129	Pine, Slash	<i>Pinus elliottii</i>	45	11	9	20	314	55	1			Canopy lean south	Remove if within Construction Area
130	Pine, Slash	<i>Pinus elliottii</i>	50	13	10	20	314	60	1				Remove if within Construction Area
131	Pine, Slash	<i>Pinus elliottii</i>	50	14	11	20	314	60	1				Remove if within Construction Area
132	Pine, Slash	<i>Pinus elliottii</i>	45	12	10	20	314	60	1				Remove if within Construction Area
134	Pine, Slash	<i>Pinus elliottii</i>	60	12	10	20	314	60	1				Remove if within Construction Area
135	Pine, Slash	<i>Pinus elliottii</i>	60	14	11	20	314	60	1				Remove if within Construction Area
136	Pine, Slash	<i>Pinus elliottii</i>	40	7	6	10	79	60	1			Attached oak	Remove if within Construction Area
137	Pine, Slash	<i>Pinus elliottii</i>	55	12	10	25	491	60	1	Trunk damage- Wound or cut >4" area		Torsion cracks on trunk	Remove if within Construction Area
138	Oak mixed species	<i>Quercus species</i>	30	10	8	35	962	60	1	Included bark in branch junctures, Roots above soil surface (exposed), Trunk damage- Wound or cut >4" area			Remove if within Construction Area
139	Oak mixed species	<i>Quercus species</i>	25	7	6	30	707	60	1	Included bark in branch junctures, Roots above soil surface (exposed)			Remove if within Construction Area
140	Pine, Slash	<i>Pinus elliottii</i>	45	11	9	15	177	60	1				Remove if within Construction Area
141	Pine, Slash	<i>Pinus elliottii</i>	35	6	5	10	79	55	1				Remove if within Construction Area
142	Pine, Slash	<i>Pinus elliottii</i>	45	10	8	15	177	55	1				Remove if within Construction Area
143	Pine, Slash	<i>Pinus elliottii</i>	50	16	13	20	314	60	1				Remove if within Construction Area
144	Pine, Slash	<i>Pinus elliottii</i>	55		0	2	3	60	2				Remove if within Construction Area
145	Pine, Slash	<i>Pinus elliottii</i>	55	11	9	15	177	60	1				Remove if within Construction Area
146	Pine, Slash	<i>Pinus elliottii</i>	40	7	6	15	177	65	1				Remove if within Construction Area
147	Pine, Slash	<i>Pinus elliottii</i>	50	13	10	15	177	60	1				Remove if within Construction Area
148	Pine, Slash	<i>Pinus elliottii</i>	40	11	9	15	177	60	1				Remove if within Construction Area
149	Pine, Slash	<i>Pinus elliottii</i>	55	16	13	20	314	65	1				Remove if within Construction Area
150	Pine, Slash	<i>Pinus elliottii</i>	55	13	10	25	491	60	1				Remove if within Construction Area
151	Pine, Slash	<i>Pinus elliottii</i>	50	10	8	20	314	55	1				Remove if within Construction Area
152	Pine, Slash	<i>Pinus elliottii</i>	55	12	10	20	314	60	1				Remove if within Construction Area
155	Pine, Slash	<i>Pinus elliottii</i>	60	18	14	25	491	65	1	Damage- Sidewalk (by tree)			Remove if within Construction Area
156	Pine, Slash	<i>Pinus elliottii</i>	55	16	13	25	491	65	1	Damage- Sidewalk (by tree)			Remove if within Construction Area
157	Pine, Slash	<i>Pinus elliottii</i>	40	7	6	15	177	60	1				Remove if within Construction Area
158	Pine, Slash	<i>Pinus elliottii</i>	55	12	10	20	314	60	1				Remove if within Construction Area
159	Pine, Slash	<i>Pinus elliottii</i>	55	16	13	25	491	65	1				Remove if within Construction Area

Earth Advisors, Inc.

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160	Pine, Slash	<i>Pinus elliottii</i>	40	14	11	20	314	70	1				Remove if within Construction Area
161	Pine, Slash	<i>Pinus elliottii</i>	40	8	6	15	177	65	1				Remove if within Construction Area
162	Pine, Slash	<i>Pinus elliottii</i>	55	14	11	20	314	70	1				Remove if within Construction Area
163	Pine, Slash	<i>Pinus elliottii</i>	45	10	8	20	314	65	1				Remove if within Construction Area
164	Pine, Slash	<i>Pinus elliottii</i>	50	10	8	20	314	65	1				Remove if within Construction Area
165	Pine, Slash	<i>Pinus elliottii</i>	60	12	10	20	314	65	1				Remove if within Construction Area
166	Pine, Slash	<i>Pinus elliottii</i>	60	15	12	20	314	60	1	Dieback or decline overall		Deadwood	Remove if within Construction Area
167	Pine, Slash	<i>Pinus elliottii</i>	45	7	6	15	177	60	1	Leaning trunk			Remove if within Construction Area
168	Pine, Slash	<i>Pinus elliottii</i>	40	5	4	15	177	60	1				Remove if within Construction Area
169	Pine, Slash	<i>Pinus elliottii</i>	35	5	4	15	177	60	1				Remove if within Construction Area
170	Pine, Slash	<i>Pinus elliottii</i>	60	14	11	20	314		1				Remove if within Construction Area
171	Pine, Slash	<i>Pinus elliottii</i>	60	10	8	15	177	60	1				Remove if within Construction Area
172	Pine, Slash	<i>Pinus elliottii</i>	60	11	9	20	314	65	1				Remove if within Construction Area
173	Pine, Slash	<i>Pinus elliottii</i>	60	12	10	20	314	65	1				Remove if within Construction Area
174	Pine, Slash	<i>Pinus elliottii</i>	60	17	14	30	707	65	2				Remove if within Construction Area
175	Pine, Slash	<i>Pinus elliottii</i>	60	14	11	25	491	65	1				Remove if within Construction Area
176	Pine, Slash	<i>Pinus elliottii</i>	65	12	10	20	314		1				Remove if within Construction Area
177	Pine, Slash	<i>Pinus elliottii</i>	65	16	13	30	707	60	1	Leaning trunk			Remove if within Construction Area
178	Pine, Slash	<i>Pinus elliottii</i>	60	13	10	25	491	65	1				Remove if within Construction Area
179	Pine, Slash	<i>Pinus elliottii</i>	55	12	10	20	314	60	1				Remove if within Construction Area
180	Pine, Slash	<i>Pinus elliottii</i>	65	16	13	30	707	70	1				Remove if within Construction Area
181	Pine, Slash	<i>Pinus elliottii</i>	60	12	10	20	314	50	1	Trunk damage- Wound or cut >4" area		Large wound, rot	Remove if within Construction Area
182	Pine, Slash	<i>Pinus elliottii</i>	60	19	15	30	707	60	1	Trunk damage- Wound or cut >4" area			Remove if within Construction Area
183	Pine, Slash	<i>Pinus elliottii</i>	50	8	6	15	177	65	1				Remove if within Construction Area
184	Pine, Slash	<i>Pinus elliottii</i>	60	15	12	25	491	60	1	Trunk damage- Wound or cut >4" area		Deadwood	Remove if within Construction Area
185	Pine, Slash	<i>Pinus elliottii</i>	60	15	12	25	491	55	1	Trunk damage- Wound or cut >4" area		Deadwood	Remove if within Construction Area
186	Pine, Slash	<i>Pinus elliottii</i>	60	12	10	15	177	50	1	Trunk damage- Wound or cut >4" area		Canopy lean south, rot in trunk	Remove if within Construction Area
187	Pine, Slash	<i>Pinus elliottii</i>	55	13	10	20	314	50	1	Trunk damage- Wound or cut >4" area		rot in trunk, large wound	Remove if within Construction Area
188	Pine, Slash	<i>Pinus elliottii</i>	55	9	7	15	177	50	1	Trunk damage- Wound or cut >4" area		rot in trunk, large wound	Remove if within Construction Area
189	Pine, Slash	<i>Pinus elliottii</i>	60	16	13	20	314	60	1	Leaning trunk		Canopy lean south	Remove if within Construction Area

Item #	Common Name	Scientific Name	Ht in Feet	dbh in Inches	CRZ in Feet	Cnpy Wdth in Ft	Cnpy Area & TPZ in Sq Ft	Health Cnd %	Trunks/ Qty	Observations	Recommended Maintenance	Comments	Disposition
190	Pine, Slash	<i>Pinus elliottii</i>	40	5	4	10	79	70	1				Remove if within Construction Area
191	Pine, Slash	<i>Pinus elliottii</i>	65	16	13	25	491	65	1	Trunk damage- Wound or cut >4" area			Remove if within Construction Area
192	Pine, Slash	<i>Pinus elliottii</i>	60	13	10	20	314	60	1			Canopy lean west	Remove if within Construction Area
193	Pine, Slash	<i>Pinus elliottii</i>	45	8	6	15	177	65	1				Remove if within Construction Area
194	Pine, Slash	<i>Pinus elliottii</i>	55	20	16	35	962	70	1				Remove if within Construction Area
195	Stump	Stump			0		0		1			Stump	Stump Removal, no mitigation
196	Pine, Slash	<i>Pinus elliottii</i>	55	13	10	25	491	70	1				Remove if within Construction Area
197	Oak mixed species	<i>Quercus species</i>	40	20	16	45	1590	60	1	Included bark in branch junctures, Leaning trunk, Roots above soil surface (exposed)			Remove if within Construction Area
198	Oak mixed species	<i>Quercus species</i>	40	20	16	40	1257	60	1	Included bark in branch junctures, Leaning trunk, Roots above soil surface (exposed), Trunk damage- Wound or cut >4" area		Cavity at base, hangers	Remove if within Construction Area
199	Sable Palm	<i>Sabal palmetto</i>	25		0	15	177	70	1	Trunk damage- Wound or cut >4" area			Remove if within Construction Area
200	Oak mixed species	<i>Quercus species</i>	50	20	16	65	3318	70	1	Hatracked, Included bark in branch junctures, Leaning trunk, Roots above soil surface (exposed)			Remove if within Construction Area
201	Pine, Slash	<i>Pinus elliottii</i>	50	14	11	25	491	70	1				Remove if within Construction Area
202	Pine, Slash	<i>Pinus elliottii</i>	55	18	14	25	491	60	1	Dieback or decline overall		Deadwood	Remove if within Construction Area
203	Pine, Slash	<i>Pinus elliottii</i>	50	12	10	20	314	60	1	Dieback or decline overall		Deadwood	Remove if within Construction Area
204	Pine, Slash	<i>Pinus elliottii</i>	35	6	5	10	79	60	1				Remove if within Construction Area
205	Pine, Slash	<i>Pinus elliottii</i>	55	17	14	30	707	65	1				Remove if within Construction Area
206	Pine, Slash	<i>Pinus elliottii</i>	60	15	12	25	491	70	1				Remove if within Construction Area
207	Pine, Slash	<i>Pinus elliottii</i>	40	8	6	15	177	70	1				Remove if within Construction Area
208	Pine, Slash	<i>Pinus elliottii</i>	60	14	11	20	314	65	1			Deadwood	Remove if within Construction Area
209	Pine, Slash	<i>Pinus elliottii</i>	65	14	11	20	314	70	1				Remove if within Construction Area
210	Pine, Slash	<i>Pinus elliottii</i>	55	12	10	20	314	55	1			Canopy lean west	Remove if within Construction Area
211	Pine, Slash	<i>Pinus elliottii</i>	60	11	9	15	177	60	1	Trunk damage- Wound or cut >4" area			Remove if within Construction Area
212	Pine, Slash	<i>Pinus elliottii</i>	65	13	10	25	491	70	1				Remove if within Construction Area
213	Pine, Slash	<i>Pinus elliottii</i>	65	12	10	20	314	65	1				Remove if within Construction Area
214	Pine, Slash	<i>Pinus elliottii</i>	65	12	10	25	491	65	1				Remove if within Construction Area
215	Pine, Slash	<i>Pinus elliottii</i>	60	19	15	25	491	55	1	Trunk damage- Wound or cut >4" area		Large trunk wound, rot	Remove if within Construction Area
216	Pine, Slash	<i>Pinus elliottii</i>	55	13	10	20	314	65	1				Remove if within Construction Area
217	Pine, Slash	<i>Pinus elliottii</i>	40	5	4	15	177	65	1				Remove if within Construction Area
218	Pine, Slash	<i>Pinus elliottii</i>	40	5	4	15	177	65	1				Remove if within Construction Area

Earth Advisors, Inc.

Tree Disposition Worksheet

Client: JBL Fort Pierce Industrial Park LLC, 2028 Harrison Street - Suite 202, Hollywood, FL 33020

Property: JBL Fort Pierce Industrial Park LLC, Fort Pierce, FL

Date: September 27, 2021; 09/29/21 Revised

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Item #	Common Name	Scientific Name	Ht in Feet	dbh in Inches	CRZ in Feet	Cnpy Wtdh in Ft	Cnpy Area & TPZ in Sq Ft	Health Cnd %	Trunks/ Qty	Observations	Recommended Maintenance	Comments	Disposition
219	Pine, Slash	<i>Pinus elliottii</i>	55	13	10	20	314	60	1	Dieback or decline overall			Remove if within Construction Area
220	Pine, Slash	<i>Pinus elliottii</i>	50	13	10	20	314	60	1	Trunk damage- Wound or cut >4" area			Remove if within Construction Area
221	Pine, Slash	<i>Pinus elliottii</i>	55	13	10	25	491	70	1				Remove if within Construction Area
222	Pine, Slash	<i>Pinus elliottii</i>	60	15	12	30	707	70	1				Remove if within Construction Area
223	Pine, Slash	<i>Pinus elliottii</i>	60	16	13	20	314	65	1				Remove if within Construction Area
224	Pine, Slash	<i>Pinus elliottii</i>	50	9	7	20	314	60	1				Remove if within Construction Area
225	Pine, Slash	<i>Pinus elliottii</i>	55	11	9	15	177	60	1				Remove if within Construction Area
226	Pine, Slash	<i>Pinus elliottii</i>	55	15	12	20	314	60	1	Trunk damage- Wound or cut >4" area			Remove if within Construction Area
227	Pine, Slash	<i>Pinus elliottii</i>	55	13	10	20	314	70	1				Remove if within Construction Area
228	Pine, Slash	<i>Pinus elliottii</i>	40	7	6	15	177		1				Remove if within Construction Area
229	Pine, Slash	<i>Pinus elliottii</i>	60	17	14	25	491	70	1				Remove if within Construction Area
230	Pine, Slash	<i>Pinus elliottii</i>	50	14	11	20	314	65	1			Canopy lean west	Remove if within Construction Area
231	Pine, Slash	<i>Pinus elliottii</i>	50	13	10	25	491	70	1				Remove if within Construction Area
232	Pine, Slash	<i>Pinus elliottii</i>	45	7	6	20	314	65	1				Remove if within Construction Area
233	Pine, Slash	<i>Pinus elliottii</i>	50	18	14	35	962	65	1			Deadwood	Remove if within Construction Area
234	Pine, Slash	<i>Pinus elliottii</i>	55	9	7	15	177	60	1				Remove if within Construction Area
235	Pine, Slash	<i>Pinus elliottii</i>	60	16	13	30	707	65	1				Remove if within Construction Area
236	Pine, Slash	<i>Pinus elliottii</i>	55	14	11	25	491	65	1				Remove if within Construction Area
237	Pine, Slash	<i>Pinus elliottii</i>	55	14	11	20	314	60	1	Leaning trunk		Lean south	Remove if within Construction Area
238	Pine, Slash	<i>Pinus elliottii</i>	55	17	14	30	707	65	1			Deadwood	Remove if within Construction Area
239	Pine, Slash	<i>Pinus elliottii</i>	55	15	12	20	314	65	1				Remove if within Construction Area
240	Pine, Slash	<i>Pinus elliottii</i>	30	6	5	15	177	60	1				Remove if within Construction Area
241	Pine, Slash	<i>Pinus elliottii</i>	60	14	11	25	491	70	1				Remove if within Construction Area
242	Pine, Slash	<i>Pinus elliottii</i>	60	12	10	15	177	60	1				Remove if within Construction Area
243	Pine, Slash	<i>Pinus elliottii</i>	60	14	11	20	314	70	1				Remove if within Construction Area
244	Pine, Slash	<i>Pinus elliottii</i>	20	6	5	5	20	45	1	Dieback or decline overall			Remove if within Construction Area
245	Pine, Slash	<i>Pinus elliottii</i>	60	15	12	20	314	70	1				Remove if within Construction Area
246	Pine, Slash	<i>Pinus elliottii</i>	55	14	11	25	491	70	1				Remove if within Construction Area
247	Pine, Slash	<i>Pinus elliottii</i>	60	12	10	20	314	65	1				Remove if within Construction Area
248	Pine, Slash	<i>Pinus elliottii</i>	55	10	8	15	177	60	1				Remove if within Construction Area

Earth Advisors, Inc.

Tree Disposition Worksheet

Client: JBL Fort Pierce Industrial Park LLC, 2028 Harrison Street - Suite 202, Hollywood, FL 33020

Property: JBL Fort Pierce Industrial Park LLC, Fort Pierce, FL

Date: September 27, 2021; 09/29/21 Revised

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Item #	Common Name	Scientific Name	Ht in Feet	dbh in Inches	CRZ in Feet	Cnpy Wtdh in Ft	Cnpy Area & TPZ in Sq Ft	Health Cnd %	Trunks/ Qty	Observations	Recommended Maintenance	Comments	Disposition
249	Pine, Slash	<i>Pinus elliottii</i>	55	9	7	15	177	50	1	Dieback or decline overall			Remove if within Construction Area
250	Pine, Slash	<i>Pinus elliottii</i>	55	19	15	25	491	65	1				Remove if within Construction Area
251	Pine, Slash	<i>Pinus elliottii</i>	35	7	6	10	79	55	1				Remove if within Construction Area
252	Pine, Slash	<i>Pinus elliottii</i>	45	12	10	15	177	55	1				Remove if within Construction Area
253	Pine, Slash	<i>Pinus elliottii</i>	55	13	10	20	314	65	1				Remove if within Construction Area
254	Pine, Slash	<i>Pinus elliottii</i>	60	11	9	15	177	60	1				Remove if within Construction Area
255	Pine, Slash	<i>Pinus elliottii</i>	60	18	14	30	707	70	1			Deadwood	Remove if within Construction Area
256	Pine, Slash	<i>Pinus elliottii</i>	55	11	9	15	177	55	1	Trunk damage- Wound or cut >4" area		Canopy lean south, torsion cracks on trunk	Remove if within Construction Area
257	Pine, Slash	<i>Pinus elliottii</i>	55	13	10	15	177	60	1			Canopy lean west	Remove if within Construction Area
258	Pine, Slash	<i>Pinus elliottii</i>	55	9	7	15	177	60	1			Canopy lean west	Remove if within Construction Area
259	Pine, Slash	<i>Pinus elliottii</i>	25	5	4	10	79	50	1			Canopy lean south	Remove if within Construction Area
260	Pine, Slash	<i>Pinus elliottii</i>	45	7	6	10	79	65	1				Remove if within Construction Area
261	Pine, Slash	<i>Pinus elliottii</i>	50	8	6	10	79	65	1				Remove if within Construction Area
262	Pine, Slash	<i>Pinus elliottii</i>	35	6	5	25	491	0	1			Dead	Danger/Hazard Removal
263	Pine, Slash	<i>Pinus elliottii</i>	55	13	10	25	491	65	1				Remove if within Construction Area
264	Pine, Slash	<i>Pinus elliottii</i>	50	10	8	15	177	60	1			Deadwood	Remove if within Construction Area
265	Pine, Slash	<i>Pinus elliottii</i>	55	14	11	25	491	70	1				Remove if within Construction Area
266	Pine, Slash	<i>Pinus elliottii</i>	45	8	6	15	177	60	1				Remove if within Construction Area
267	Oak mixed species	<i>Quercus species</i>	35	16	13	45	1590	60	1	Included bark in branch junctures, Leaning trunk			Remove if within Construction Area
268	Stump	Stump			0		0		1			Stump	Stump Removal, no mitigation
269	Pine, Slash	<i>Pinus elliottii</i>	50	13	10	20	314	60	1	Dieback or decline overall			Remove if within Construction Area
270	Pine, Slash	<i>Pinus elliottii</i>	55	14	11	15	177	60	1			Canopy lean west	Remove if within Construction Area
271	Pine, Slash	<i>Pinus elliottii</i>	60	14	11	30	707	70	1				Remove if within Construction Area
272	Pine, Slash	<i>Pinus elliottii</i>	55	11	9	20	314	65	1				Remove if within Construction Area
273	Pine, Slash	<i>Pinus elliottii</i>	60	13	10	20	314	60	1	Dieback or decline overall			Remove if within Construction Area
274	Pine, Slash	<i>Pinus elliottii</i>	55	11	9	15	177	60	1				Remove if within Construction Area
275	Pine, Slash	<i>Pinus elliottii</i>	50	13	10	15	177	60	1	Leaning trunk, Trunk damage- Wound or cut >4" area		Canopy lean west	Remove if within Construction Area
276	Pine, Slash	<i>Pinus elliottii</i>	55	8	6	15	177	65	1				Remove if within Construction Area
277	Pine, Slash	<i>Pinus elliottii</i>	55	9	7	15	177	65	1				Remove if within Construction Area
278	Pine, Slash	<i>Pinus elliottii</i>	60	14	11	20	314	60	1	Trunk damage- Wound or cut >4" area			Remove if within Construction Area

Earth Advisors, Inc.

Tree Disposition Worksheet

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Item #	Common Name	Scientific Name	Ht in Feet	dbh in Inches	CRZ in Feet	Cnpy Wtdh in Ft	Cnpy Area & TPZ in Sq Ft	Health Cnd %	Trunks/ Qty	Observations	Recommended Maintenance	Comments	Disposition
279	Pine, Slash	<i>Pinus elliottii</i>	60	9	7	15	177	65	1				Remove if within Construction Area
280	Pine, Slash	<i>Pinus elliottii</i>	55	11	9	15	177	65	1				Remove if within Construction Area
281	Pine, Slash	<i>Pinus elliottii</i>	55	11	9	15	177	65	1				Remove if within Construction Area
282	Pine, Slash	<i>Pinus elliottii</i>	55	12	10	15	177	65	1				Remove if within Construction Area
283	Pine, Slash	<i>Pinus elliottii</i>	25	5	4	5	20	45	1			Deformed trunk	Remove if within Construction Area
284	Pine, Slash	<i>Pinus elliottii</i>	55	15	12	20	314		1			Deadwood	Remove if within Construction Area
285	Pine, Slash	<i>Pinus elliottii</i>	55	9	7	15	177	60	1	Trunk damage- Wound or cut >4" area			Remove if within Construction Area
286	Pine, Slash	<i>Pinus elliottii</i>	50	13	10	25	491	65	1				Remove if within Construction Area
288	Pine, Slash	<i>Pinus elliottii</i>	45	18	14	30	707	55	1	Disease in plant, damaged, Leaning trunk			Remove if within Construction Area
289	Pine, Slash	<i>Pinus elliottii</i>	50	17	14	30	707	65	1				Remove if within Construction Area
290	Pine, Slash	<i>Pinus elliottii</i>	50	20	16	30	707	65	1			Deadwood	Remove if within Construction Area
291	Pine, Slash	<i>Pinus elliottii</i>	50	15	12	25	491	70	1				Remove if within Construction Area
292	Pine, Slash	<i>Pinus elliottii</i>	50	15	12	25	491	65	1				Remove if within Construction Area
293	Pine, Slash	<i>Pinus elliottii</i>	40	13	10	15	177	60	1				Remove if within Construction Area
294	Pine, Slash	<i>Pinus elliottii</i>	30	5	4	10	79	60	1				Remove if within Construction Area
295	Stump	Stump			0		0		1			Stump	Stump Removal, no mitigation
296	Sable Palm	<i>Sabal palmetto</i>	25		0	15	177	70	1				Remove if within Construction Area
297	Pine, Slash	<i>Pinus elliottii</i>	55	16	13	20	314	60	1			Canopy lean south	Remove if within Construction Area
298	Pine, Slash	<i>Pinus elliottii</i>	55	14	11	20	314	70	1				Remove if within Construction Area
299	Pine, Slash	<i>Pinus elliottii</i>	50	11	9	15	177	60	1			Canopy lean south	Remove if within Construction Area
300	Pine, Slash	<i>Pinus elliottii</i>	60	12	10	15	177	70	1				Remove if within Construction Area
301	Pine, Slash	<i>Pinus elliottii</i>	60	14	11	25	491	70	1				Remove if within Construction Area
302	Pine, Slash	<i>Pinus elliottii</i>	55	14	11	25	491	65	1				Remove if within Construction Area
303	Pine, Slash	<i>Pinus elliottii</i>	55	11	9	15	177	60	1				Remove if within Construction Area
304	Pine, Slash	<i>Pinus elliottii</i>	55	15	12	20	314	60	1	Trunk damage- Wound or cut >4" area		Canopy lean west	Remove if within Construction Area
305	Pine, Slash	<i>Pinus elliottii</i>	45	7	6	15	177	60	1				Remove if within Construction Area
306	Pine, Slash	<i>Pinus elliottii</i>	55	13	10	20	314	65	1				Remove if within Construction Area
307	Pine, Slash	<i>Pinus elliottii</i>	50	14	11	20	314	65	1				Remove if within Construction Area
308	Pine, Slash	<i>Pinus elliottii</i>	55	14	11	20	314	65	1			Deadwood	Remove if within Construction Area
309	Pine, Slash	<i>Pinus elliottii</i>	55	14	11	20	314	60	1			Canopy lean west	Remove if within Construction Area

Earth Advisors, Inc.

Tree Disposition Worksheet

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Item #	Common Name	Scientific Name	Ht in Feet	dbh in Inches	CRZ in Feet	Cnpy Wtd in Ft	Cnpy Area & TPZ in Sq Ft	Health Cnd %	Trunks/ Qty	Observations	Recommended Maintenance	Comments	Disposition
310	Pine, Slash	<i>Pinus elliottii</i>	55	16	13	20	314	65	1				Remove if within Construction Area
311	Sable Palm	<i>Sabal palmetto</i>	20		0	20	314	70	1				Remove if within Construction Area
312	Pine, Slash	<i>Pinus elliottii</i>	50	14	11	20	314	60	1			Deadwood	Remove if within Construction Area
313	Pine, Slash	<i>Pinus elliottii</i>	40	12	10	15	177	45	1	Dieback or decline overall, Nails or screws in trunk		Deadwood	Remove if within Construction Area
314	Pine, Slash	<i>Pinus elliottii</i>	50	12	10	20	314	55	1	Leaning trunk		Lean south	Remove if within Construction Area
315	Pine, Slash	<i>Pinus elliottii</i>	45	9	7	20	314	60	1	Dieback or decline overall			Remove if within Construction Area
316	Pine, Slash	<i>Pinus elliottii</i>	40	14	11	20	314	65	1				Remove if within Construction Area
317	Pine, Slash	<i>Pinus elliottii</i>	30	18	14	25	491	55	1	Dieback or decline overall			Remove if within Construction Area
320	Sable Palm	<i>Sabal palmetto</i>	20		0	15	177	70	1				Remove if within Construction Area
321	Pine, Slash	<i>Pinus elliottii</i>	55	21	17	35	962	65	1	Stub cut branches- few		Deadwood	Remove if within Construction Area
322	Pine, Slash	<i>Pinus elliottii</i>	45	16	13	30	707	60	1	Leaning trunk		Lean west	Remove if within Construction Area
323	Pine, Slash	<i>Pinus elliottii</i>	45	7	6	15	177	60	1				Remove if within Construction Area
324	Pine, Slash	<i>Pinus elliottii</i>	50	13	10	15	177	65	1			Canopy lean west	Remove if within Construction Area
325	Pine, Slash	<i>Pinus elliottii</i>	55	12	10	15	177	65	1				Remove if within Construction Area
326	Pine, Slash	<i>Pinus elliottii</i>	60	11	9	15	177	65	1				Remove if within Construction Area
327	Pine, Slash	<i>Pinus elliottii</i>	55	12	10	15	177	60	1			Canopy lean west	Remove if within Construction Area
328	Pine, Slash	<i>Pinus elliottii</i>	55	13	10	20	314	65	1				Remove if within Construction Area
329	Pine, Slash	<i>Pinus elliottii</i>	60	21	17	25	491	65	1				Remove if within Construction Area
330	Pine, Slash	<i>Pinus elliottii</i>	40	7	6	15	177	60	1	Leaning trunk		Lean west	Remove if within Construction Area
331	Pine, Slash	<i>Pinus elliottii</i>	60	11	9	15	177	65	1				Remove if within Construction Area
332	Pine, Slash	<i>Pinus elliottii</i>	50	8	6	15	177	60	1				Remove if within Construction Area
333	Pine, Slash	<i>Pinus elliottii</i>	60	14	11	20	314	70	1				Remove if within Construction Area
334	Pine, Slash	<i>Pinus elliottii</i>	50	16	13	25	491	65	1				Remove if within Construction Area
335	Pine, Slash	<i>Pinus elliottii</i>	55	13	10	25	491	70	1				Remove if within Construction Area
336	Pine, Slash	<i>Pinus elliottii</i>	45	14	11	30	707	65	1			Conflict with sabal	Remove if within Construction Area
337	Sable Palm	<i>Sabal palmetto</i>	20		0	15	177	70	1				Remove if within Construction Area
338	Sable Palm	<i>Sabal palmetto</i>	15		0	15	177	70	1				Remove if within Construction Area
339	Pine, Slash	<i>Pinus elliottii</i>	50	18	14	30	707	70	1				Remove if within Construction Area
340	Pine, Slash	<i>Pinus elliottii</i>	60	16	13	30	707	70	1			Deadwood	Remove if within Construction Area
341	Pine, Slash	<i>Pinus elliottii</i>	55	9	7	15	177	65	1				Remove if within Construction Area

Earth Advisors, Inc.

Tree Disposition Worksheet

Client: JBL Fort Pierce Industrial Park LLC, 2028 Harrison Street - Suite 202, Hollywood, FL 33020

Property: JBL Fort Pierce Industrial Park LLC, Fort Pierce, FL

Date: September 27, 2021; 09/29/21 Revised

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Item #	Common Name	Scientific Name	Ht in Feet	dbb in Inches	CRZ in Feet	Cnpy Wtdh in Ft	Cnpy Area & TPZ in Sq Ft	Health Cnd %	Trunks/ Qty	Observations	Recommended Maintenance	Comments	Disposition
342	Pine, Slash	<i>Pinus elliottii</i>	60	17	14	25	491	65	1			Deadwood	Remove if within Construction Area
343	Sable Palm	<i>Sabal palmetto</i>	25		0	15	177	70	1				Remove if within Construction Area
344	Pine, Slash	<i>Pinus elliottii</i>	60	30	24	40	1257	65	1			Deadwood	Remove if within Construction Area
345	Pine, Slash	<i>Pinus elliottii</i>	25	13	10	20	314	45	1			Damaged crown	Remove if within Construction Area
346	Sable Palm	<i>Sabal palmetto</i>	25		0	15	177	70	1				Remove if within Construction Area
347	Pine, Slash	<i>Pinus elliottii</i>	60	15	12	25	491	70	1				Remove if within Construction Area
348	Pine, Slash	<i>Pinus elliottii</i>	60	14	11	25	491	70	1				Remove if within Construction Area
349	Pine, Slash	<i>Pinus elliottii</i>	55	15	12	25	491	65	1				Remove if within Construction Area
350	Pine, Slash	<i>Pinus elliottii</i>	40	7	6	15	177	55	1				Remove if within Construction Area
351	Pine, Slash	<i>Pinus elliottii</i>	50	17	14	30	707	55	1			Damage upper trunk	Remove if within Construction Area
352	Pine, Slash	<i>Pinus elliottii</i>	50	21	17	30	707	65	1			Deadwood	Remove if within Construction Area
353	Pine, Slash	<i>Pinus elliottii</i>	45	26	21	35	962	65	1			Deadwood	Remove if within Construction Area
354	Sable Palm	<i>Sabal palmetto</i>	30		0	20	314	70	1				Remove if within Construction Area
355	Sable Palm	<i>Sabal palmetto</i>	30		0	20	314	70	1				Remove if within Construction Area
356	Oak mixed species	<i>Quercus species</i>	40	20	16	45	1590	70	1	Included bark in branch junctures		Co dominate structure	Remove if within Construction Area
357	Pine, Slash	<i>Pinus elliottii</i>	45	19	15	40	1257	70	1				Remove if within Construction Area
358	Oak mixed species	<i>Quercus species</i>	40	19	15	55	2376	65	1	Hatracked, Included bark in branch junctures, Roots above soil surface (exposed)			Remove if within Construction Area
359	Oak mixed species	<i>Quercus species</i>	40	19	15	55	2376	65	1	Hatracked, Included bark in branch junctures, Trunk damage-Wound or cut >4" area			Remove if within Construction Area
360	Sable Palm	<i>Sabal palmetto</i>	20		0	15	177	70	1				Remove if within Construction Area
361	Sable Palm	<i>Sabal palmetto</i>	20		0	15	177	70	1				Remove if within Construction Area
362	Sable Palm	<i>Sabal palmetto</i>	15		0	15	177	70	1	Leaning trunk			Remove if within Construction Area
363	Pine, Slash	<i>Pinus elliottii</i>	45	18	14	35	962	65	1			Crossing limbs	Remove if within Construction Area
364	Oak mixed species	<i>Quercus species</i>	40	22	18	45	1590	65	1	Included bark in branch junctures, Leaning trunk			Remove if within Construction Area
365	Sable Palm	<i>Sabal palmetto</i>	20		0	15	177	70	1				Remove if within Construction Area
366	Sable Palm	<i>Sabal palmetto</i>	20		0	15	177	70	1				Remove if within Construction Area
367	Sable Palm	<i>Sabal palmetto</i>	20		0	15	177	70	1				Remove if within Construction Area
368	Sable Palm	<i>Sabal palmetto</i>	20		0	15	177	70	1				Remove if within Construction Area
369	Sable Palm	<i>Sabal palmetto</i>	15		0	15	177	70	1				Remove if within Construction Area
370	Pine, Slash	<i>Pinus elliottii</i>	55	16	13	30	707	65	1				Remove if within Construction Area
371	Pine, Slash	<i>Pinus elliottii</i>	55	14	11	25	491	60	1	Dieback or decline overall			Remove if within Construction Area

Earth Advisors, Inc.

Tree Disposition Worksheet

Client: JBL Fort Pierce Industrial Park LLC, 2028 Harrison Street - Suite 202, Hollywood, FL 33020

Property: JBL Fort Pierce Industrial Park LLC, Fort Pierce, FL

Date: September 27, 2021; 09/29/21 Revised

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Item #	Common Name	Scientific Name	Ht in Feet	dbh in Inches	CRZ in Feet	Cnpy Width in Ft	Cnpy Area & TPZ in Sq Ft	Health Cnd %	Trunks/ Qty	Observations	Recommended Maintenance	Comments	Disposition
372	Sable Palm	<i>Sabal palmetto</i>	25		0	15	177	70	1				Remove if within Construction Area
373	Pine, Slash	<i>Pinus elliottii</i>	35	7	6	15	177	65	1				Remove if within Construction Area
374	Pine, Slash	<i>Pinus elliottii</i>	45	13	10	25	491	60	1	Leaning trunk, Trunk damage- Wound or cut girdling trunk			Remove if within Construction Area
375	Oak mixed species	<i>Quercus species</i>	45	20	16	50	1963	60	1	Included bark in branch junctures, Roots above soil surface (exposed), Trunk damage- Wound or cut girdling trunk		Cavity at base	Remove if within Construction Area
377	Oak mixed species	<i>Quercus species</i>	45	19	15	50	1963	65	1	Included bark in branch junctures, Leaning trunk			Remove if within Construction Area
378	Sable Palm	<i>Sabal palmetto</i>	15		0	15	177	60	1				Remove if within Construction Area
379	Oak mixed species	<i>Quercus species</i>	45	24	19	50	1963	60	1	Included bark in branch junctures			Remove if within Construction Area
380	Pine, Slash	<i>Pinus elliottii</i>	40	22	18	35	962	65	1				Remove if within Construction Area
381	Stump	Stump, Sabal Palm			0		0		1			Stump, Sabal Palm	Stump Removal, no mitigation
382	Sable Palm	<i>Sabal palmetto</i>	20		0		0	70	1				Remove if within Construction Area
383	Pine, Slash	<i>Pinus elliottii</i>	45	20	16	35	962	65	1				Remove if within Construction Area
384	Sable Palm	<i>Sabal palmetto</i>	15		0	15	177	60	1				Remove if within Construction Area
385	Oak mixed species	<i>Quercus species</i>	40	21	17	35	962	60	1	Included bark in branch junctures, Leaning trunk			Remove if within Construction Area
386	Oak mixed species	<i>Quercus species</i>	40	25	20	55	2376	60	1	Included bark in branch junctures		Cavity at, poor structure	Remove if within Construction Area
387	Sable Palm	<i>Sabal palmetto</i>	25		0	15	177	65	1				Remove if within Construction Area
388	Sable Palm	<i>Sabal palmetto</i>	20		0	15	177	65	1				Remove if within Construction Area
389	Sable Palm	<i>Sabal palmetto</i>	20		0	15	177	65	1				Remove if within Construction Area
390	Pine, Slash	<i>Pinus elliottii</i>	55	14	11	25	491	65	1				Remove if within Construction Area
391	Pine, Slash	<i>Pinus elliottii</i>	45	9	7	20	314	65	1				Remove if within Construction Area
392	Sable Palm	<i>Sabal palmetto</i>	20		0	15	177	65	1				Remove if within Construction Area
								TOTAL	397				



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	GC	CP1
South	Commercial (Under Construction)	GC	CP-1
East	I95 - 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	207,458 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 25,932.25 gpd
**Change in Demand	Total gallons per day decrease of 43,273.70 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 25,932.25 gpd
**Change in Demand	Total gallons per day decrease of 43,273.70 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	10,372.90
*Change in Demand	decrease of 17,309.48

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.
---------------	---

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 Impact to Capacity	Trips decrease 1,816 trips	Trips decrease 402 AM / 391 PM

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): 207,458 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	207,458	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



O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Interstate Commerce Center

Prepared for:

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

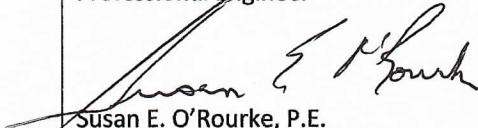
Prepared by:

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

August 18, 2021

Revised October 11, 2021

Revised November 17, 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: 11/17/2021 License #: 42684</p>
---	---



O'ROURKE
ENGINEERING & PLANNING

August 18, 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 207,458 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 207,458 square feet of warehouse on approximately 12.712 acres. The site is currently vacant. The project location is shown in **Figure 1**.

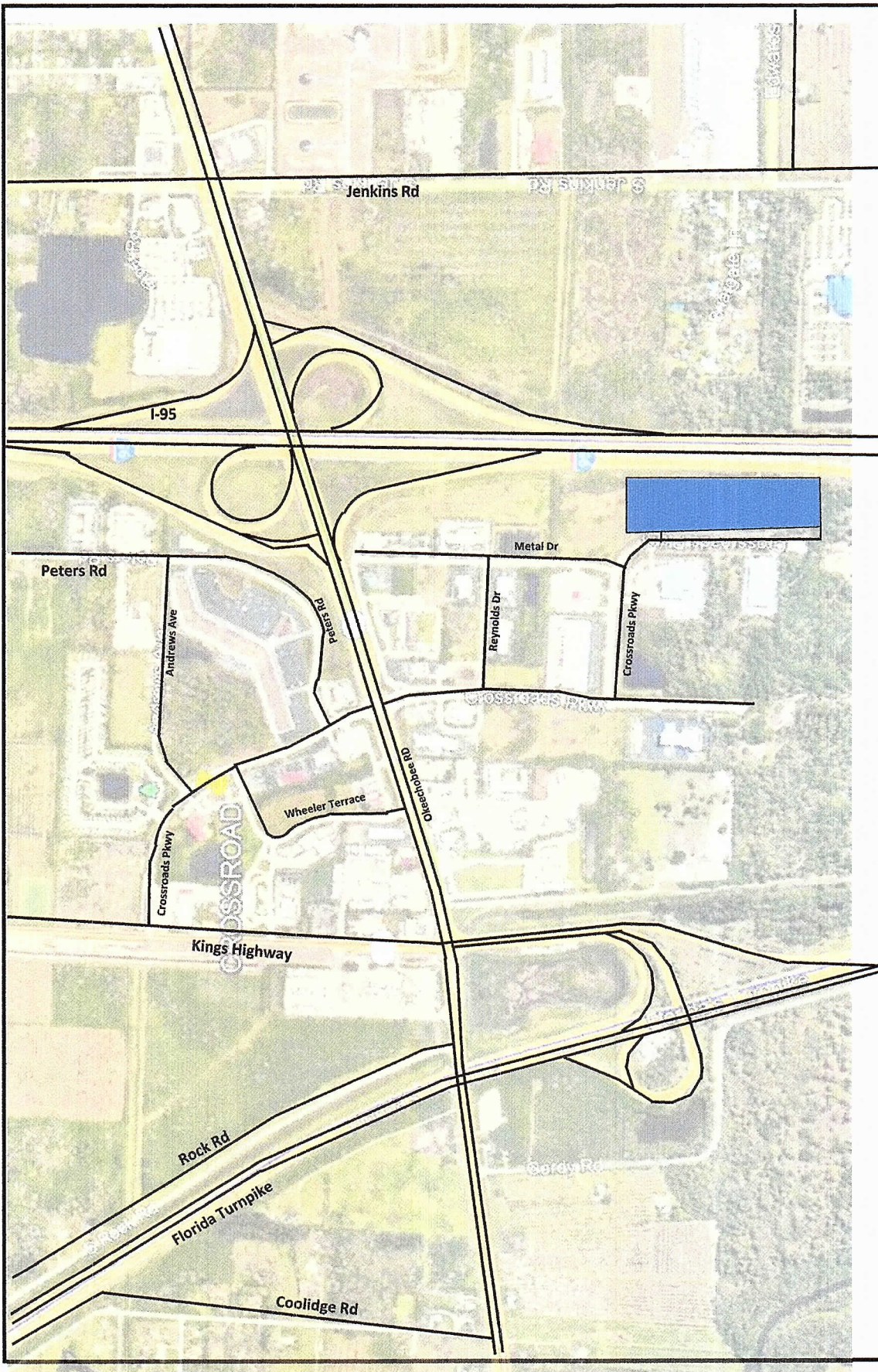


Figure 1
Project Location
Interstate Commerce Center

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 Warehousing. These calculations are shown in **Table 1**.

Trip generation reference material are included in the latter half of Appendix B.

As shown, the project will generate 373 net new daily trips. There will be 35 net new AM peak hour trips with 27 entering the project and 8 trips exiting the project. There will be 39 net new PM peak hour trips with 11 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	207,458	SF	$T = 1.58(X) + 45.54$	50%	50%	187	186	373
AM - Warehousing	150	207,458	SF	$T = 0.17(X)$	77%	23%	27	8	35
PM - Warehousing	150	207,458	SF	$T = 0.19(X)$	27%	73%	11	28	39

Source: ITE 10th Edition Trip Generation Rates

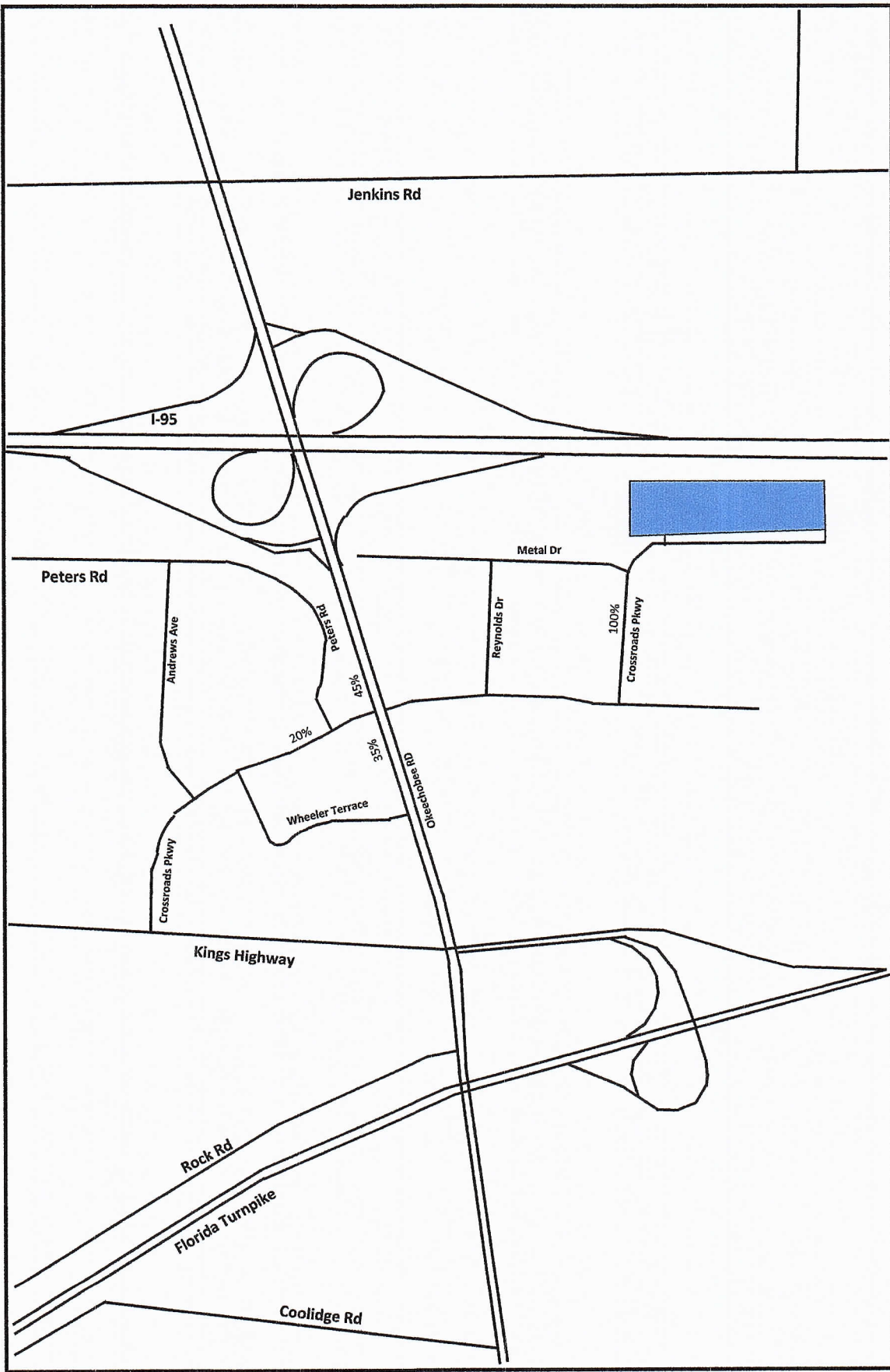


Figure 2
Percent Assignment
Interstate Commerce Center

Legend
 = Project Location

 NTS
O'ROURKE
 ENGINEERING & PLANNING
 22 SE Seminole Street
 Stuart, FL 34994
 Date: 10-28-20
 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	27	3.42%	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: 35
 Net In: 27
 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	11	1.39%	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: 39
 Net In: 11
 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.

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	^(a) Greater than 3% (1% on Adjacent Links)	⁽¹⁾ 2017 Peak Hour Directional Volumes	⁽²⁾ Growth Rate	2024 AM Peak Hour + Growth	2024 Growth Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic % Project of Capacity- Peak Hour (Direction)	Does Project Meet Concurrency?	Project Percent Assignment
Crossroads Pkwy	Okeechobee Rd	South of Okeechobee	NB	OUT	NO	125	5.97%	188	188	790	8	1.01%	YES	100%
Crossroads Pkwy	Okeechobee Rd	South of Okeechobee	SB	IN	YES	110	5.97%	165	165	790	27	3.42%	YES	100%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Area Wide Historical Growth

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

Two-Way: 35
 Net In: 27
 Net Out: 8
 Years Grown: 7

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	^(a) Greater than 3% (1% on Adjacent Links)	⁽¹⁾ 2017 Peak Hour Directional Volumes	⁽²⁾ Growth Rate	2024 PM Peak Hour + Growth	2024 Growth Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic % Project of Capacity- Peak Hour (Direction)	Does Project Meet Concurrency?	Project Percent Assignment
Crossroads Pkwy	Okeechobee Rd	South of Okeechobee	NB	OUT	YES	135	5.97%	203	203	790	28	3.54%	YES	100%
Crossroads Pkwy	Okeechobee Rd	South of Okeechobee	SB	IN	NO	195	5.97%	293	293	790	11	1.39%	YES	100%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Area Wide Historical Growth

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

Two-Way: 39
 Net In: 11
 Net Out: 28
 Years Grown: 7

DRIVEWAY ANALYSIS

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

CONCLUSION

The Interstate Commerce Center with 373 daily trips, 35 net AM peak hour trips and 39 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.

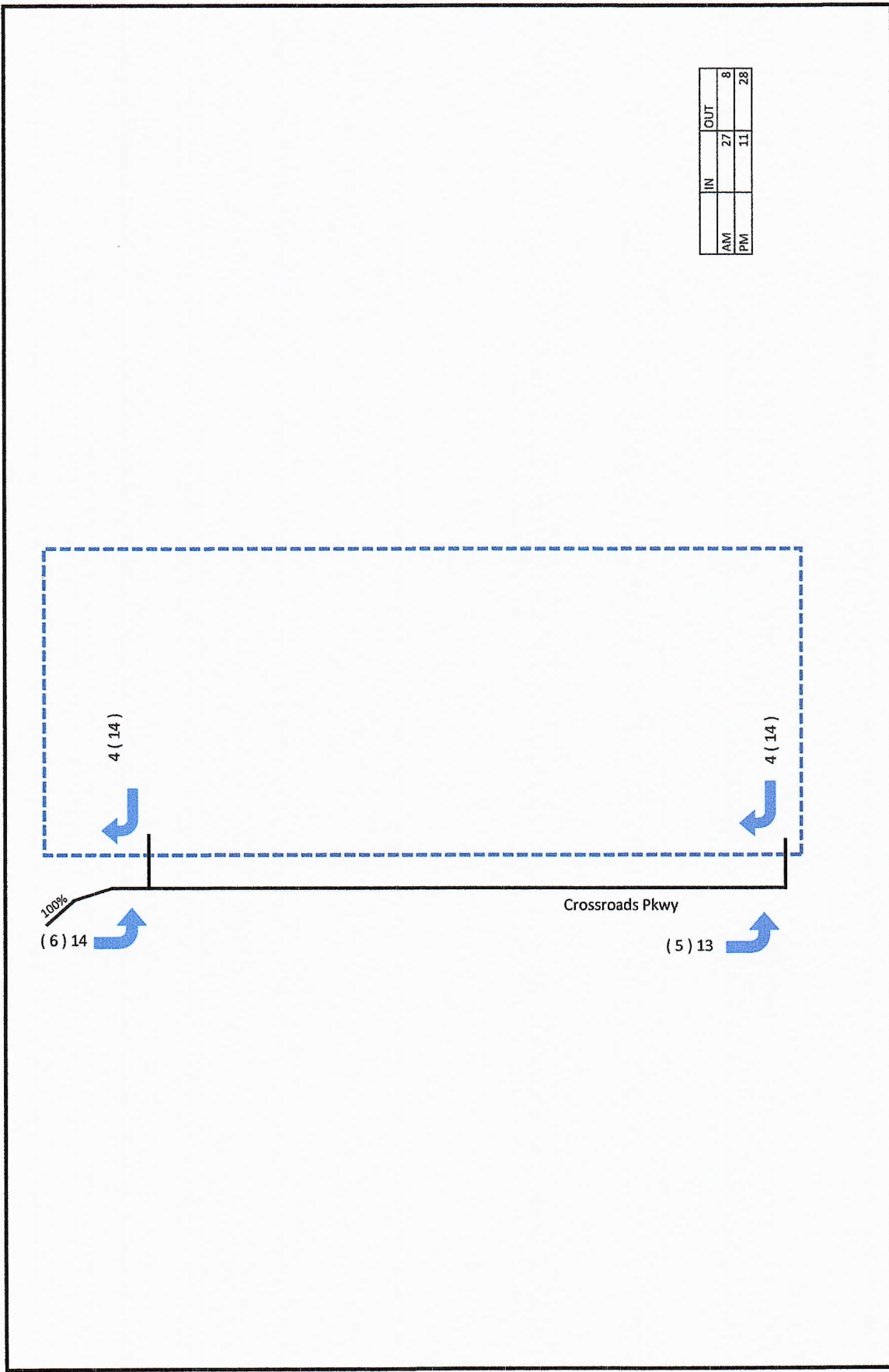


Figure 3
 Driveway Volumes
 Interstate Commerce Center

Legend
 XX (XX) = AM (PM)
 [Dashed Box] = Project Location



22 SE Seminole Street
 Stuart, FL 34994

Date: 10-11-2021



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 2016

**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
CROSTOWN PKWY	COMMERCE CENTER DR to I-95	650	16,233	2016	3,170	1,008	C	0.326	865	C	0.280
CROSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	24,500	2020	3,170	1,290	C	0.417	1,244	C	0.403
CROSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	25,000	2020	3,170	1,299	C	0.420	1,395	C	0.451
CROSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	26,500	2019	3,170	1,256	C	0.406	1,307	C	0.423
CROSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	30,500	2019	3,170	1,502	C	0.486	1,556	C	0.504
CROSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	25,000	2020	3,170	1,320	C	0.427	1,384	C	0.448
CROSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	5,400	2016	3,170	348	C	0.113	297	C	0.096
CROSTOWN PKWY	SANDIA DR to MANTH LN	657	6,400	2016	3,170	344	C	0.111	360	C	0.117
CROSTOWN PKWY	FLORESTA DR to US 1	66	25,500	2019	3,170	1,967	C	0.637	1,723	C	0.558
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,142	2017	790	108	C	0.277	107	C	0.274
DARWIN BLVD	BECKER RD to PAAR DR	235	7,298	2018	630	728	F	1.156	642	F	1.019
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,298	2018	920	728	C	0.837	642	C	0.738
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	13,500	2019	920	673	C	0.774	708	C	0.814
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	8,100	2019	920	633	C	0.728	570	C	0.655
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	8,400	2019	880	512	C	0.617	508	C	0.612
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,800	2017	880	281	C	0.339	294	C	0.354
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,667	2016	600	259	C	0.863	208	C	0.693
DELAWARE AVE	33RD ST to 25TH ST	500	3,118	2017	1,710	207	C	0.269	237	C	0.308
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	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	0.653	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	7,600	2019	830	333	C	0.401	341	C	0.411
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	7,600	2019	660	333	C	0.505	341	C	0.517
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,000	2019	660	345	C	0.523	331	C	0.502
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,000	2019	830	345	C	0.416	331	C	0.399
KINGS HWY	ORANGE AVE to ANGLE RD	940077	13,900	2019	870	732	C	0.841	737	C	0.847
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	13,100	2019	830	721	C	0.869	725	C	0.873
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,900	2019	830	924	F	1.050	868	D	0.986
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

* Counts with an ID format of 6 digits have data extracted from FDOT count stations.

**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	8,800	2019	1,340	469	B	0.350	458	B	0.342
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	8,800	2019	1,340	469	B	0.350	458	B	0.342
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	8,800	2019	1,340	469	B	0.350	458	B	0.342
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	8,800	2019	1,740	469	B	0.270	458	B	0.263
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	8,800	2019	1,740	469	B	0.270	458	B	0.263
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,381	2019	1,810	346	B	0.191	346	B	0.191
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,400	2019	1,810	420	B	0.232	435	B	0.240
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,400	2019	2,010	420	C	0.209	435	C	0.216
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	26,000	2019	4,170	1,175	C	0.282	1,240	C	0.297
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	32,500	2019	4,170	1,406	C	0.337	1,436	C	0.344
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,000	2019	4,240	2,156	C	0.517	1,865	C	0.447
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,000	2019	4,040	2,156	C	0.543	1,865	C	0.470
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	30,500	2019	3,170	1,669	C	0.540	1,742	C	0.564
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	1,750	2019	750	82	C	0.222	82	C	0.222

* 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 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.

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

APPENDIX D

**INTERSECTION DATA
AND ANALYSIS**

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Crossroads Parkway E/W STREET: Oleeshobee Rd CONTROL: CITY: Fort Pierce INTERSECTION:

FILENAME: 2017 DAY: ANALYSIS YEAR: 2024 REPORT DATE: 8/6/2021

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

AM PEAK HOUR IS FROM: 7:00AM TO 8:00AM

Volumes: 5 80 10 45 45 955 30 185 685 70 0

Season Factor: 1

Growth: 80 55 10 45 45 955 30 185 685 70 2205

In/Out: 8 120 83 15 68 1433 45 278 1028 105 3309

Percentage: 35% 45% 0% 20% 0% 0% 0% 35% 45% 0% 0%

PROJECT: 3 2 4 0 5 0 0 9 12 0 0 0

Seasonal Factor: 1 Trips In: 27

Trips Out: 8 Growth Rate: 1.0597

Years Growth: 7

170 ↓ 182 ↑ 68 ↓ 20 ↓ 83 ↓ 1433 ↓ 54 ↓ 68 ↓ 105 ↓ 1423 ↓

1555 → 1028 ↓ 290 ↓ 1639 →

63 ↓ 9 ↓ 124 ↓ 365 ↓ 196 ↓

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

PM PEAK HOUR IS FROM: 4:00PM TO 5:00PM

Volumes: 10 95 15 45 45 780 40 140 740 145 0

Season Factor: 1

Growth: 30 10 15 45 45 780 40 140 740 145 2390

In/Out: 45 143 285 23 68 1171 60 210 1110 218 3436

Percentage: 35% 45% 0% 20% 0% 0% 0% 35% 45% 0% 0%

PROJECT: 10 6 13 0 2 0 0 4 5 0 0 0

Seasonal Factor: 1 Trips In: 11

Trips Out: 28 Growth Rate: 1.0597

Years Growth: 7

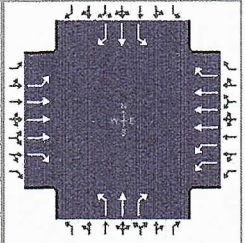
377 ↓ 328 ↑ 68 ↓ 25 ↓ 285 ↓ 90 ↓ 1171 ↓ 64 ↓ 218 ↓ 1543 ↓

1324 → 1110 ↓ 215 ↓ 1611 →

55 ↓ 21 ↓ 155 ↓ 304 ↓ 231 ↓

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
Approach Movement												
Demand (v), veh/h	68	1433	54	290	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	61.5	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			

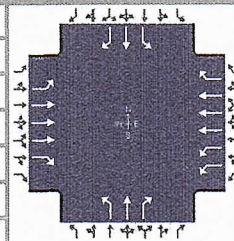
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	12.7	67.5	20.2	75.0	11.7	19.2	13.0	20.5
Change Period, (Y+R _c), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.3	3.1	3.3
Queue 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	305	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	2343	729	368	2628	818	253	185	157	286	203	252
Volume-to-Capacity Ratio (X)	0.798	0.644	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	281.7	41.2	225.1	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	14.2	15.1	53.5	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	17.3		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		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	90	1171	64	215	1110	218	55	21	155	285	25	68

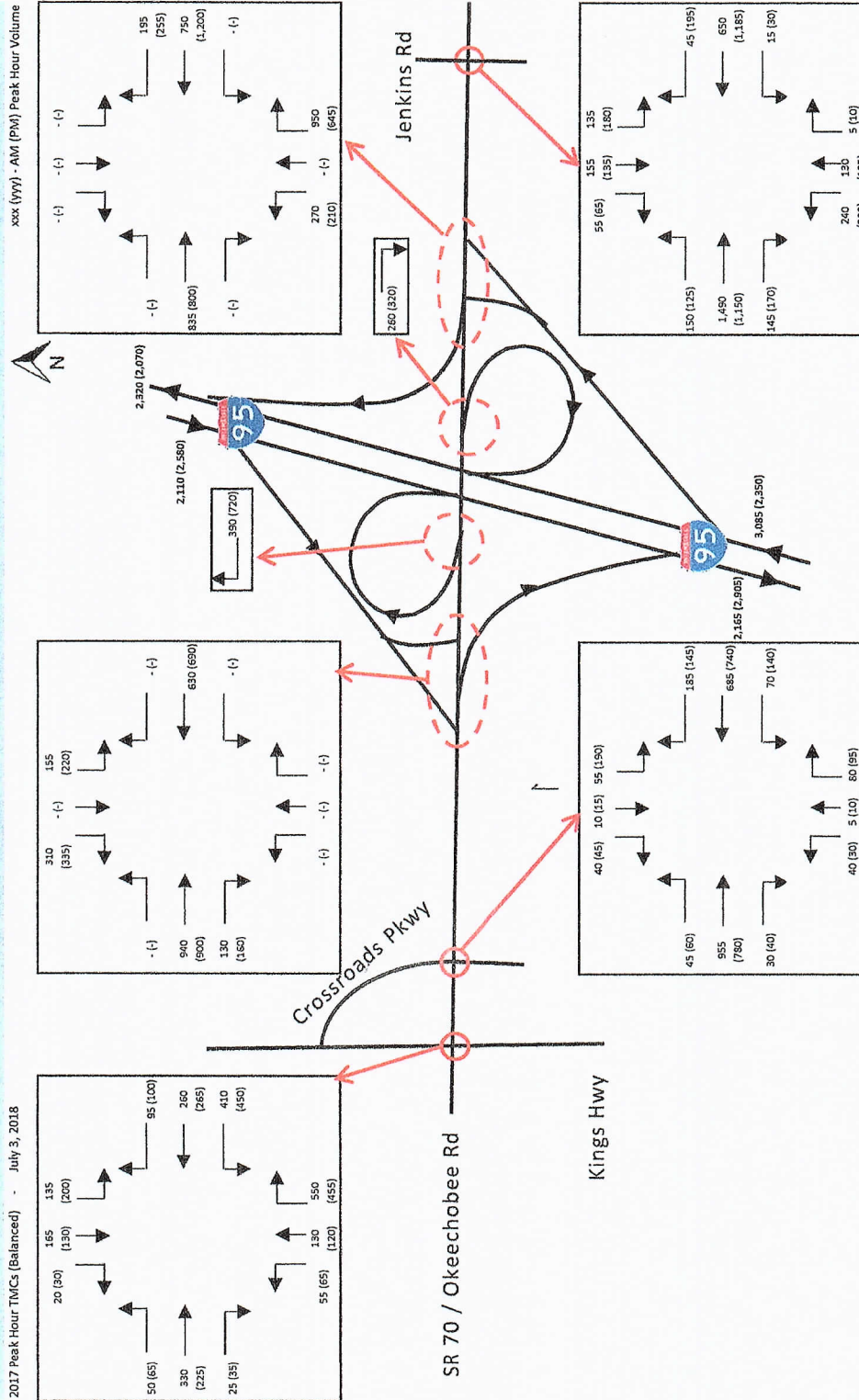
Signal Information				Phase Diagrams											
Cycle, s	140.0	Reference Phase	2												
Offset, s	0	Reference Point	End												
Uncoordinated	No	Simult. Gap E/W	On												
Force Mode	Fixed	Simult. Gap N/S	On												
		Green		10.0	0.4	70.4	5.7	7.3	18.1						
		Yellow		4.0	0.0	4.0	4.0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



Estimated 2017 Turning Movement Volumes based on data collected for the Master Plan study in Oct. and Nov. 2017.

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

COUNTY: 94 ST. LUCIE

SITE =====	DESCRIPTION =====	DIRECTION 1 =====	DIRECTION 2 =====	AADT TWO-WAY =====	"K" FCTR =====	"D" FCTR =====	"T" FCTR =====
0086	MCCARTY RD- SOUTH OFTWIN 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 OFFROGERS 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	T 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	SITE TYPE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
0195	T	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	T	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/KEECHOBEE 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 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; P= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

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

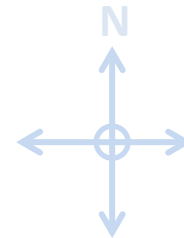
City of Fort Pierce, St. Lucie County, FL

Location Map

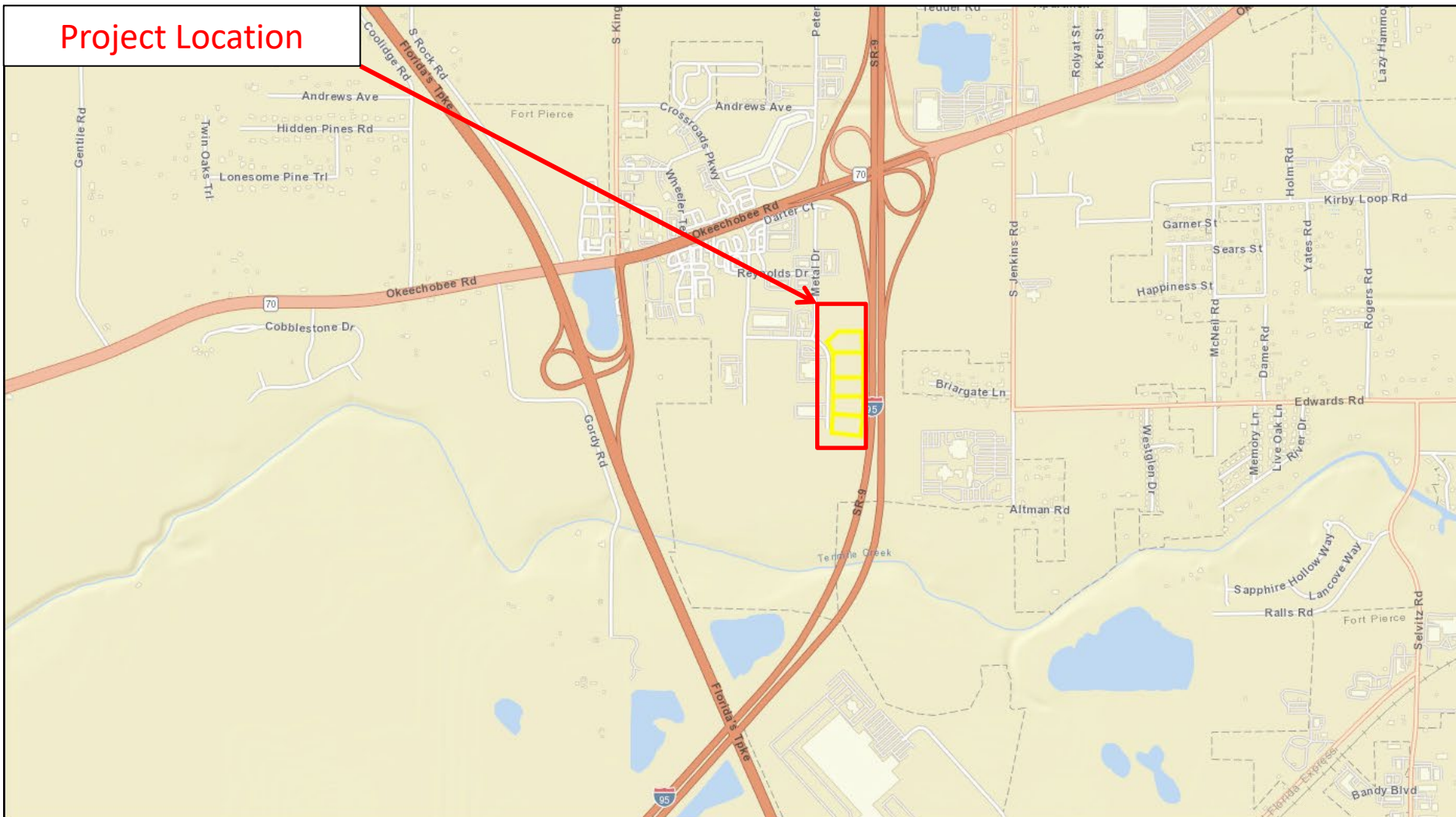
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Project Location





ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Crossroads Parkway

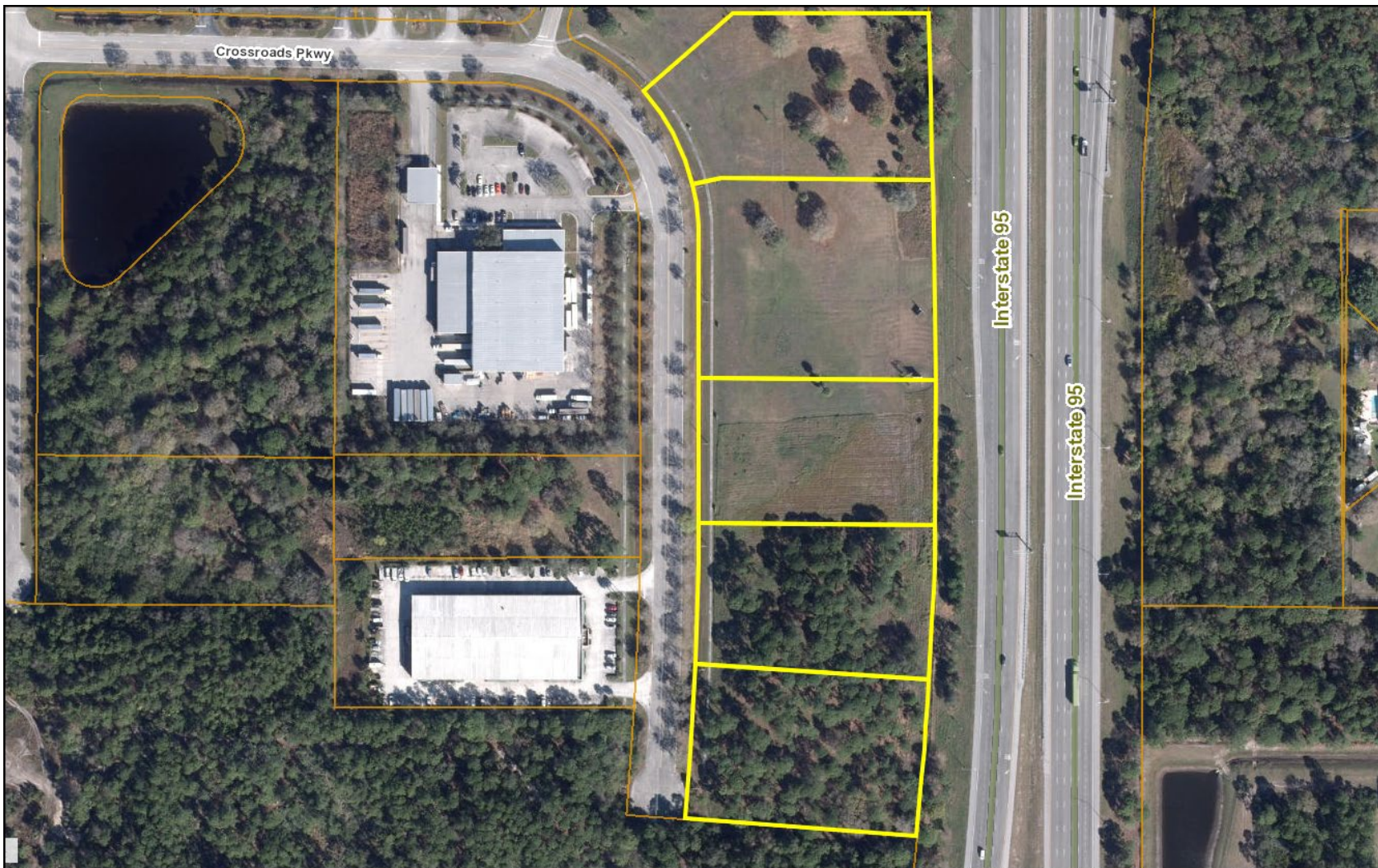
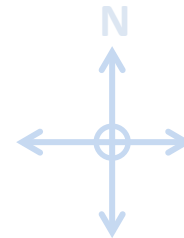
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Property Appraiser Map

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Environmental Site Assessment

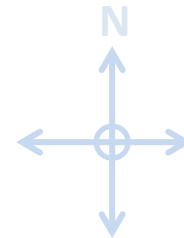
Crossroads Parkway
City of Fort Pierce, St. Lucie County, FL

Soil Map

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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%



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Environmental Site Assessment

Crossroads Parkway

City of Fort Pierce, St. Lucie County, FL

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

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