CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, January 10, 2022 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the December 13, 2021 meeting

6. **NEW BUSINESS**

   a. Annexation - Jetson TV & Appliances - 4145 S. US Highway 1

   b. Site Plan - Jetson TV & Appliances - 4145 S. US Highway 1

   c. Site Plan - Fort Pierce Commercial - 5555 and 5553 Okeechobee Road

   d. Site Plan - Scavello Taylor Creek - 1433-431-0001-000-4

e. Site Plan - Crossroads Parkway Warehouse - 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4, 2324-710-0022-000-1

7. **COMMENTS FROM THE PUBLIC**

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

8. **DIRECTOR'S REPORT**

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

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

Planning Board **5. a.**

Meeting Date: 01/10/2022

Information

REQUESTED ACTION

Minutes from the December 13, 2021 meeting

LOCATION

N/A

RESPONSIBLE STAFF

N/A

RECOMMENDATION

N/A

Attachments

Planning Board Minutes 12/13/21

Form Review

Form Started By: Alicia Rosenthal Started On: 12/17/2021 08:38 AM

Final Approval Date: 12/20/2021

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, DECEMBER 13, 2021, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Marcia Baker; Bob Burdge; Nichelle Clemons; Michael Broderick; Harold Albury; Gloria Johnson-Scott; Frank Creyaufmiller, Chairman

Staff Present: Jennifer Hofmeister-Drew, Planning Director
Vennis Gilmore, Senior Planner
Alicia Rosenthal, Executive Assistant

4. CONSIDERATION OF ABSENCES

All members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the November 8, 2021 meeting

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the minutes from the November 8, 2021 meeting.

AYE: Nichelle Clemons, Michael Broderick, Harold Albury, Gloria Johnson-Scott, Marcia Baker, Bob Burdge, Chairman Frank Creyaufmiller

Passed

6. NEW BUSINESS

a. **Annexation - Treasure Coast Land Development - At or Near the SE Corner of Okeechobee Road and McNeil Road**

Mr. Gilmore gave an overview of the annexation. He stated the current St. Lucie County Future Land Use is Commercial and the proposed City of Fort Pierce Future Land Use is General Commercial and the current St. Lucie County zoning is Commercial Office and the proposed City of Fort Pierce zoning is Office Commercial. Mr. Gilmore answered a question from the Board regarding the zoning of surroundng properties.

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to recommend approval of the proposed annexation.

AYE: Michael Broderick, Harold Albury, Gloria Johnson-Scott, Marcia Baker, Bob Burdge, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

b. **Rezoning - Angelos Property - SE Corner of Seaway Drive and N. US Highway 1**

Mr. Gilmore gave an overview of the rezoning application, and he stated the change is for one (1) parcel from C-6, Marine Commercial to C-3, General Commercial Zone.
Mr. Gilmore answered questions from the Board regarding a historical marker possibly being on the property, boundary lines, and why such a small property would be zoned marine commercial.

Ms. Hofmeister-Drew said there are lots of inconsistencies on the zoning map and the rezoning of this parcel is a more appropriate zoning district. She stated there are no plans for development on the site.

Mr. Albury noted there is a historical marker on the shopping center parcel to the south. After looking at Google Earth, Mr. Gilmore stated the historical marker is not on the subject parcel.

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to recommend approval of the proposed rezoning.

AYE: Harold Albury, Gloria Johnson-Scott, Marcia Baker, Bob Burdge, Nichelle Clemons, Michael Broderick, Chairman Frank Creyaufmiller

Passed

c. **Site Plan and Conditional Use - Flagship Storage - Northeast corner of Jenkins and Okeechobee Road**

Ms. Hofmeister-Drew gave an overview of the application. She stated the subject parcels total approximately 4.73 acres and are zoned General Commercial, C-3. Ms. Hofmeister-Drew said the site plan will consist of one three (3)-story storage building with office space, five (5), one (1)-story storage buildings and covered Boat/RV parking totaling 104,167 square feet of self-storage and 1,050 square feet of office space. Ms. Hofmeister-Drew highlighted the landscape plan changes, site circulation, and the elevations and material board. Ms. Hofmeister-Drew noted that the net change in traffic is a minimal 236 daily trips with no level of service exceeded. Ms. Hofmeister-Drew answered a question from the Board on the traffic impact to the nearby school.

Brad Currie, Applicant Representative from EDC, stated that self-storage is the lowest intensity traffic generator and there is a large demand for this use. Mr. Currie noted that they are not changing the traffic or any access points on Jenkins Road, and they will be using the same access as Walgreens. Mr. Currie answered questions from the Board on ingress and egress and traffic flow.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to recommend approval with the following (2) conditions:

1. Pursuant to City Code Section 123-66.(d) -Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff prior to the issuance of a Building Permit.
2. A certified letter of completion by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

AYE: Gloria Johnson-Scott, Marcia Baker, Bob Burdge, Nichelle Clemons, Michael Broderick, Harold Albury, Chairman Frank Creyaufmiller

Passed

d. **Site Plan - Oleander Oaks - 2433-144-0002-000-3**

Item 6a and 6b were presented together.

Ms. Hofmeister-Drew gave an overview of the revised site plan and preliminary plat applications. Ms. Hofmeister-Drew reminded the Board that on October 11, 2021, the Planning Board recommended approval of the Planned Development and the Preliminary Plat and the Board asked that the site plan be tabled for review of the bus stop location. Ms. Hofmeister-Drew noted that a revised preliminary plat is necessary due to the site plan changes. Ms. Hofmeister-Drew pointed out the new school bus route plan, the revised site plan amenities, the relocation of Unit 50 and the minor changes to the landscape plan.

Chairman Creyaufmiller asked Ms. Hofmeister-Drew to explain the letter he received from a property owner regarding the shared abandoned access road to the west of the site. Ms. Hofmeister-Drew stated the property is in St. Lucie County and is not in the plat area and the title research by the applicant did not find anything.

Blaine Bergstresser, Applicant Representative from Kimley Horn, stated a pool was added to the site plan to enhance the amenities. Mr. Bergstresser clarified that vacation rentals are not allowed in the Planned Development regulations. Mr. Bergstresser answered questions from the Board on the HOA rental rules, square footage of homes, parked cars near the bus stop, larger corner lot homes, and shower amenity at the pool.

Mr. Broderick asked staff if the revised bus route plan was resolved per the St. Lucie County School Board's standards. Ms. Hofmeister-Drew stated the St. Lucie County Engineer, David Hays and Marty Sanders, School Board of St. Lucie County Growth Management, Land Acquisition & Inter-Governmental Relations both approved the revised plan.

Mr. Bergstresser said the solution was based off of the county criteria and the bus stop will occur before the gate of the development inside the neighborhood. Mr. Bergstresser said they will put up no parking signs in front of the bus stop and add a shelter to the concrete pad waiting area.

Motion was made by Michael Broderick, and seconded by Marcia Baker to recommend approval of the requested Site Plan with the following conditions:

1. Pursuant to City Code Section 123-66.(d) - Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff prior to the issuance of a Building Permit.
2. At the time of Building Permit review, littoral plantings shall be provided on the Landscape Plan surrounding the lake area.
3. A certified letter of completion by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site. (revised)
4. Should the subject PD not be issued a building permit within two (2) years from the date of PD approval, the zoning designation shall revert back to the R-4 zoning district zone.
5. Add covered shelter to the concrete pad bus loading area.

AYE: Marcia Baker, Bob Burdge, Nichelle Clemons, Michael Broderick, Harold Albury, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

e. **Preliminary Plat - Oleander Oaks - 2433-144-0002-0003**

This item was presented with 6d.

Motion was made by Michael Broderick, and seconded by Marcia Baker to approve the Preliminary Plat with the following condition:

1. Final Plat approval in accordance with Chapter 121 (Subdivisions) of the City Code shall be obtained prior to the issuance of the building final certification for development of the site.

AYE: Bob Burdge, Nichelle Clemons, Michael Broderick, Harold Albury, Gloria Johnson-Scott, Marcia Baker, Chairman Frank Creyaufmiller

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Ms. Hofmeister-Drew wished everyone Happy Holidays.

9. BOARD COMMENTS

Chairman Creyaufmiller wished everyone Happy Holidays, and he also thanked the Board members and the Planning department for their hard work and dedication throughout the year.

10. ADJOURNMENT

Planning Board **6. a.**

Meeting Date: 01/10/2022

Information

REQUESTED ACTION

Annexation - Jetson TV & Appliances - 4145 S. US Highway 1

LOCATION

4145 S US Highway 1

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

Approval

Attachments

staff report and supporting documentation

Application & Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 01/04/2022 12:54 PM

Final Approval Date: 01/05/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Senior Planner
RE:	**Application for Annexation** **Jetsons (Parcels 5 and 6) –21-02000007**
BOARD DATE:	January 10, 2022

STAFF REPORT

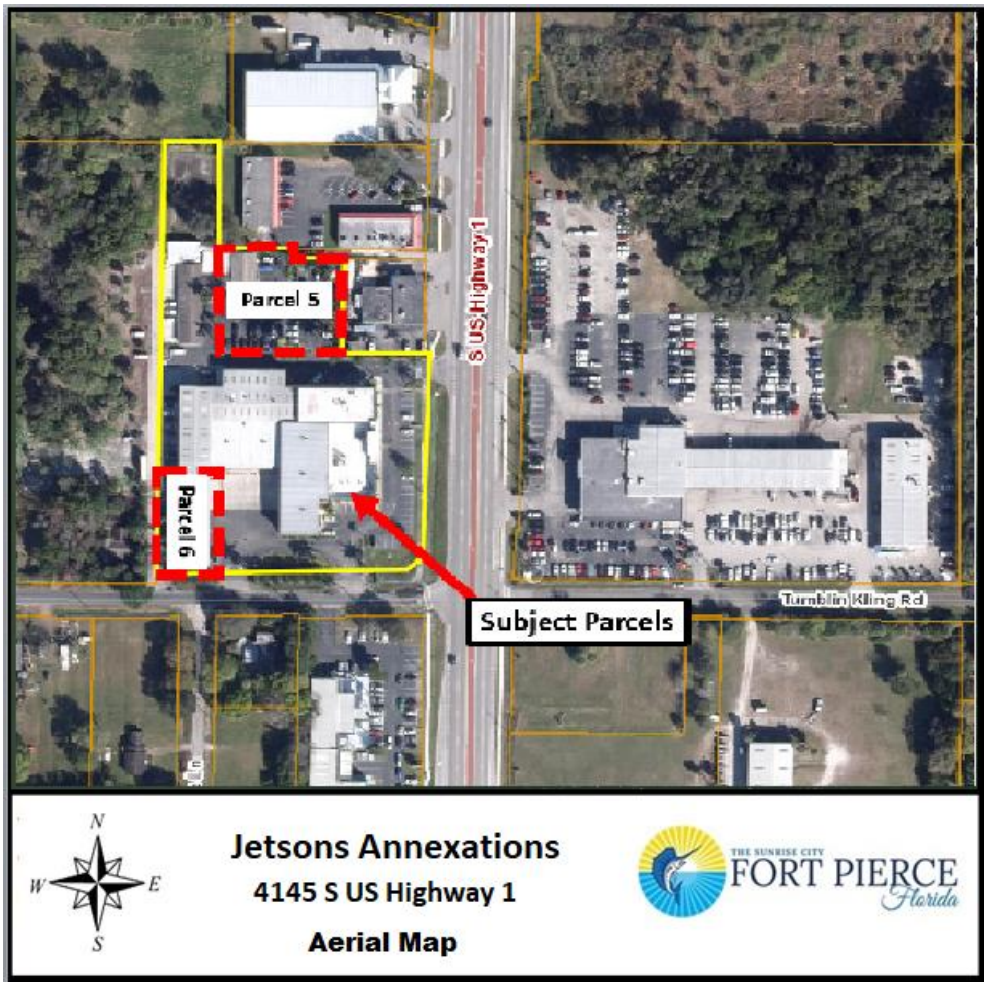
Property Owner:	Jetson Investment, Inc. 4145 S. US Highway 1 Fort Pierce, FL 34982
Applicant:	Ryan McLean, E.I., MBV Engineering 1835 20th Street Vero Beach, FL 32960
Requested Action:	Approval of a Voluntary Application for Annexation for two (2) parcels of land
Site Location:	4145 S US Highway 1 in Fort Pierce, Florida
Parcel IDs:	2434-314-0003-000-4
Parcel Size:	Approximately .755 Acres
Current Future Land Use:	Commercial (COM) – St. Lucie County
Current Zoning:	Commercial General (CG) – St. Lucie County
Proposed Future Land Use:	General Commercial (GC) – City of Fort Pierce
Proposed Zoning:	General Commercial (C-3) – City of Fort Pierce
Utilities:	FPUA

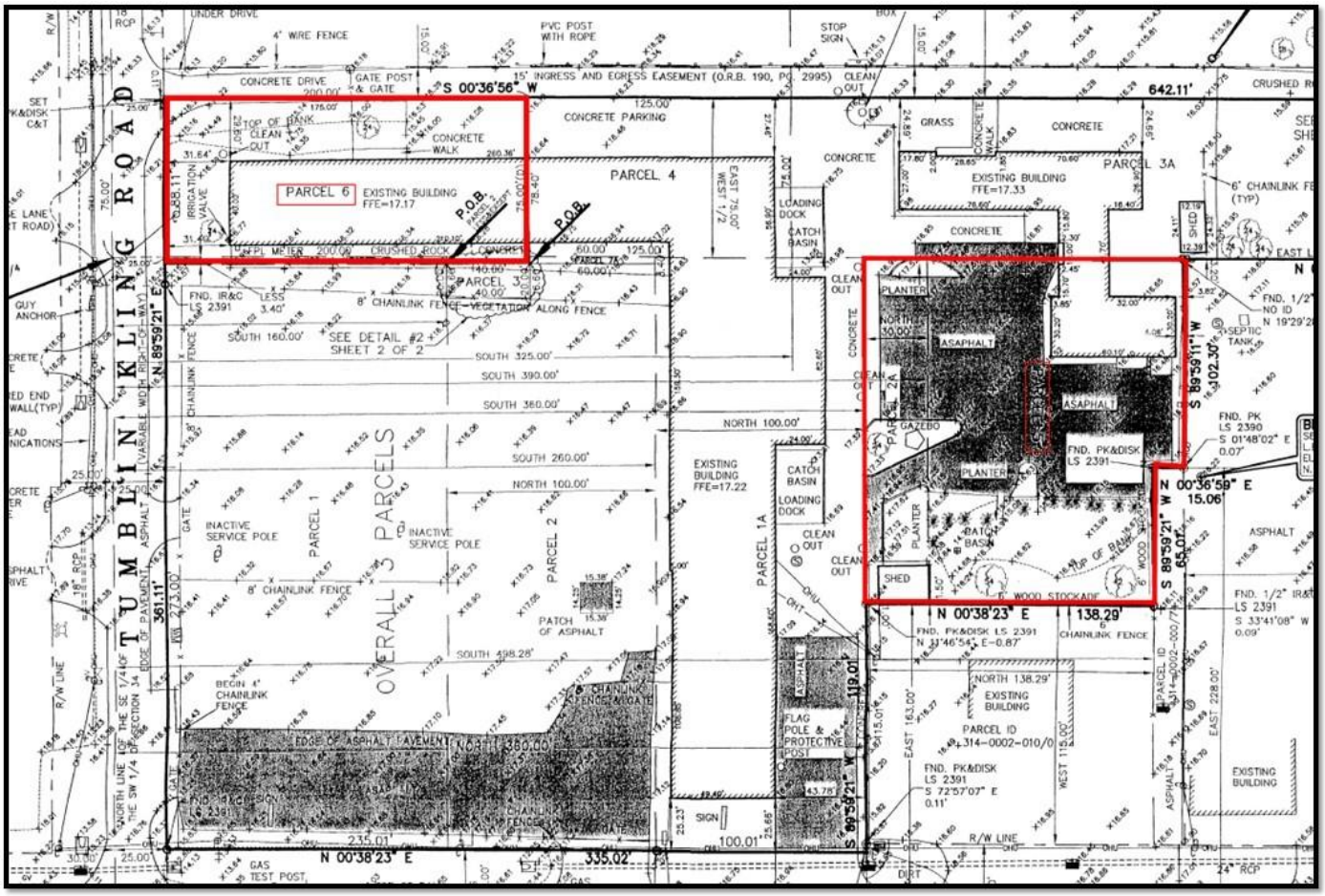
	North	East	South	West
Surrounding FLU:	GC (FP)	GC (FP)	CG (SLC)	GC (FP)
Surrounding Zoning:	C-3 (FP)	C-3 (FP	RM-11 (SLC)/C-3 (FP)	C-3 (FP)

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of two (2) parcels at 4145 S. US Highway 1 in Fort Pierce, Florida. The parcel ID is 2434-314-0003-000-4. The purpose of the annexation is to correct an issue with the original property annexation to the City of Fort Pierce in 2007, which excluded the two (2) parcels. When the property was developed all properties were combined into one (1) and parcels 5 and 6 were still in the County limits.





PARCEL 5
THE EAST ½ OF THE SE ¼ OF THE NE ¼ OF THE SW ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE NORTH 153.75 FEET, AND LESS THE SOUTH 360.00 FEET, AND LESS THE EAST 48.00 FEET FOR U.S. HIGHWAY NO. 1 RIGHT OF WAY, AND LESS THE NORTH 138.28 FEET OF THE SOUTH 498.28 FEET OF THE WEST 115.00 FEET OF THE EAST 163.00 FEET OF THE EAST ½ OF THE SE ¼ OF THE NE ¼ OF THE SW ¼ OF SECTION 34, ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL. TO-WIT: THE NORTH 30.00 FEET OF THE SOUTH 390.00 FEET OF THE EAST ½ OF THE SE ¼ OF THE NE ¼ OF THE SW ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 163.00 FEET. AND ALSO LESS THE EAST 228.00 FEET OF THE EAST ½ OF THE SE ¼ OF THE NE ¼ OF THE SW ¼ SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE NORTH 153.75 FEET AND LESS THE SOUTH 498.28 FEET.

PARCEL 6: BEGIN AT THE SE CORNER OF THE W ½ OF THE SE ¼ OF THE NE ¼ OF THE SW ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST 75 FEET, THENCE NORTH 200 FEET, THENCE EAST 95 FEET, THENCE SOUTH 40 FEET, THENCE WEST 20 FEET, THENCE SOUTH 160 FEET, TO THE POINT OF BEGINNING. LESS THE SOUTH 25 FEET FOR TUMBLIN KLING ROAD RIGHT-OF-WAY. ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE SOUTHEAST CORNER OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN THENCE WEST 75 FEET; RUN THENCE NORTH 200 FEET; RUN THENCE EAST 78.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 16.60 FEET; THENCE RUN SOUTH 40 FEET; THENCE RUN WEST 16.60 FEET; THENCE RUN NORTH 40 FEET TO THE POINT OF BEGINNING.

The subject property has a St. Lucie County Future Land Use designation of Commercial (COM) and a St. Lucie County Zoning designation of Commercial General (CG). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is General Commercial (GC) with a Zoning classification of General Commercial (C-3).

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission." Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

Comprehensive Plan
Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

The subject properties are surrounded by properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. The subject parcels abut properties to the east, west, and north that are within the City limits. The annexation of these properties would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. The applicant is requesting that the City of Fort Pierce Future Land Use and Zoning remain consistent with the current County designations of COM and CG, respectively and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designations of GC and C-3, respectively, would be consistent with Policy 1.11.5 and the City's Comprehensive Plan. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification

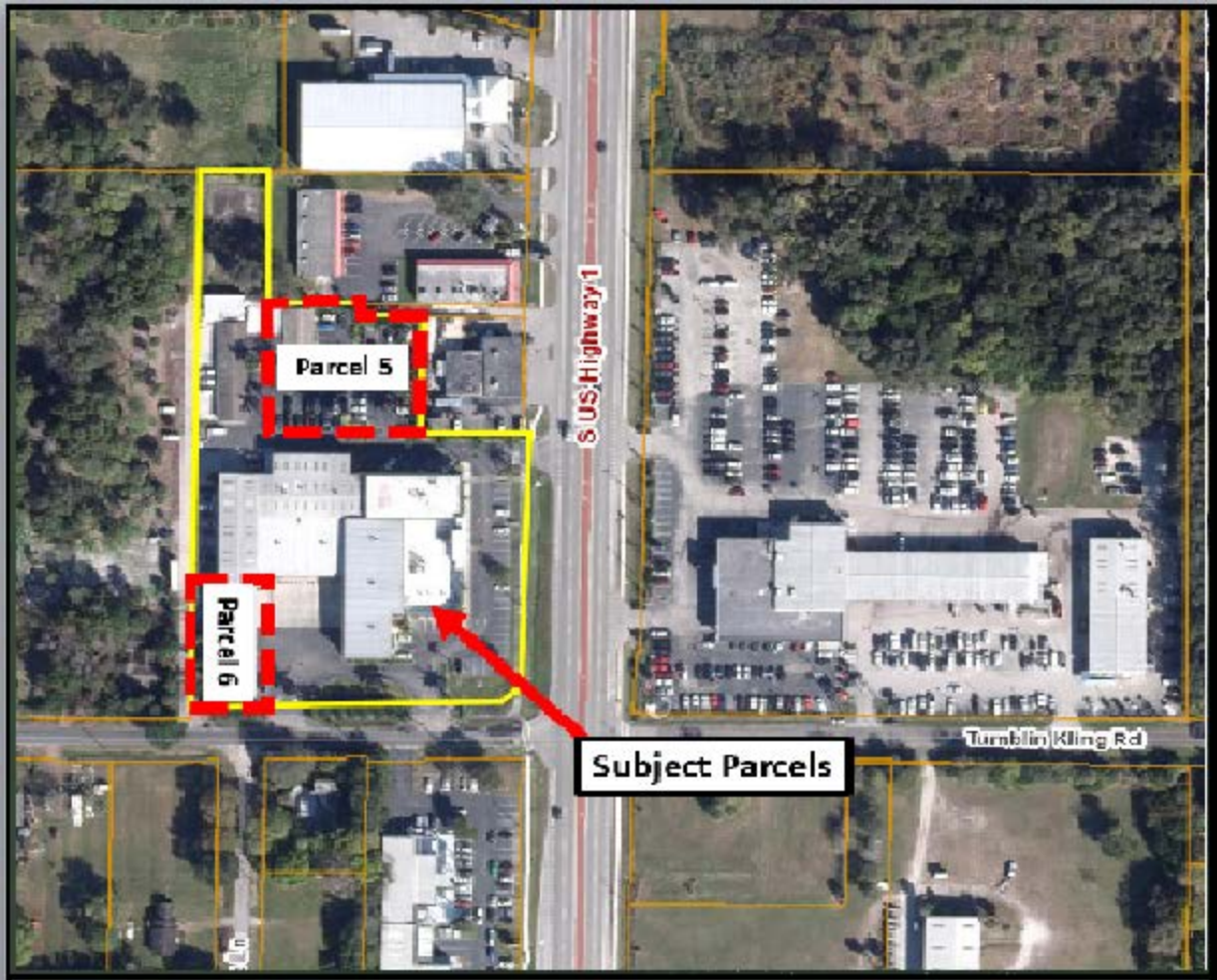
In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of this annexations by mail to the St. Lucie County Administrator's Office on or before January 15, 2022, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections. The comments generated from the technical review and any responses by the applicant have been provided.

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use designation of GC and the Zoning designation of C-3.



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W E
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Jetsons Annexations

4145 S US Highway 1

Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: 4145 S. US Highway 1, Fort Pierce, FL 34982
2. Legal description of real property for which annexation is being requested:
   See attached

   Property Tax ID: 2434-314-0003-000-4 (Parcels 5 & 6)
3. Size of described property: 0.755 ac (32,908 SF)
4. Project description: The proposed annexation seeks to correct a clerical issue that occurred with the original property annexation to the City of Fort Pierce back in 2007. Which excluded the two parcels: parcel 5:0.451ac (19,646 sf) & parcel 6: 0.304 ac (13.626sf)
5. Current St. Lucie County Future Land Use Designation: GC
6. Current St. Lucie County Zoning: C3
7. Is this a Historic property? No
8. Appraised value: $3,200,000
9. Name of Owner(s): Jetson Investment, Inc.

   Signature of Owner(s)☒

   Mailing Address: 4145 S US Highway 1

   City Fort Pierce State FL Zip 34982

   Phone 772-464-7050 Fax N/A

10. Name of Representative: Ryan McLean, E.I.

Signature of representative: _____

Mailing Address: 1835 20th Street

City) Vero Beach State FL Zip 32960

Phone 772-569-0035 Fax N/A

E-mail: ryanm@mbveng.com

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

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4717731 OR BOOK 4431 PAGE 1978, Recorded 06/12/2020 09:19:35 AM Doc Tax: $3675.00

This Instrument Prepared by and Return to:
Gonano & Harrell
1600 SOUTH FEDERAL HIGHWAY, SUITE 200
FORT PIERCE, FLORIDA 34950
Our File No. 1565.035
Florida Documentary Stamps have been paid hereon.

_____ Space above this line for Recording Data _____

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 10th day of **June, 2020 by Marilyn L. Richards, an un-remarried widow** hereinafter called the Grantor, to **Jetson Investments, Inc., a Florida corporation** whose post office address is **4145 U.S. 1, Fort Pierce, FL 34982**, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of a corporation)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of **FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (525,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ST. LUCIE County, State of Florida, viz.:

SEE EXHIBIT "A"

SUBJECT TO: all restrictions, reservations, covenants, conditions, easements, mortgages and liens of record; all governmental zoning regulations, resolutions, and ordinances; and taxes accruing subsequent to December 31, 2019.

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

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

AND the Grantor hereby covenants that the premises are free from all encumbrances made by Grantor and Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the Grantor, but not otherwise.

This property is the homestead of Grantor.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

By: _____
Marilyn L. Richards by Elizabeth R. Russell, her attorney-in-fact

State of _____
County of _____

The foregoing instrument was acknowledged by means of [ ] physical presence or [ ] online notarization this ____ day of June, 2020, by Marilyn L. Richards by Elizabeth R. Russell, her attorney-in-fact who is/are personally known to me or has/have produced _____ as identification.

SEAL

EDWARD W. BECHT
Commission # GG 206856
Expires May 12, 2022
Bonded Thru Budget Notary Services

_____
Notary Public

_____
Printed Notary Name

My Commission Expires:

EXHIBIT A

Parcel 1 (Deed Legal)

The South 150 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 90 feet thereof, and LESS the West 60 feet thereof, and LESS the South 25 Feet for Road Right of Way, said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida,

AND

The West 150 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the South 150 feet thereof, said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida

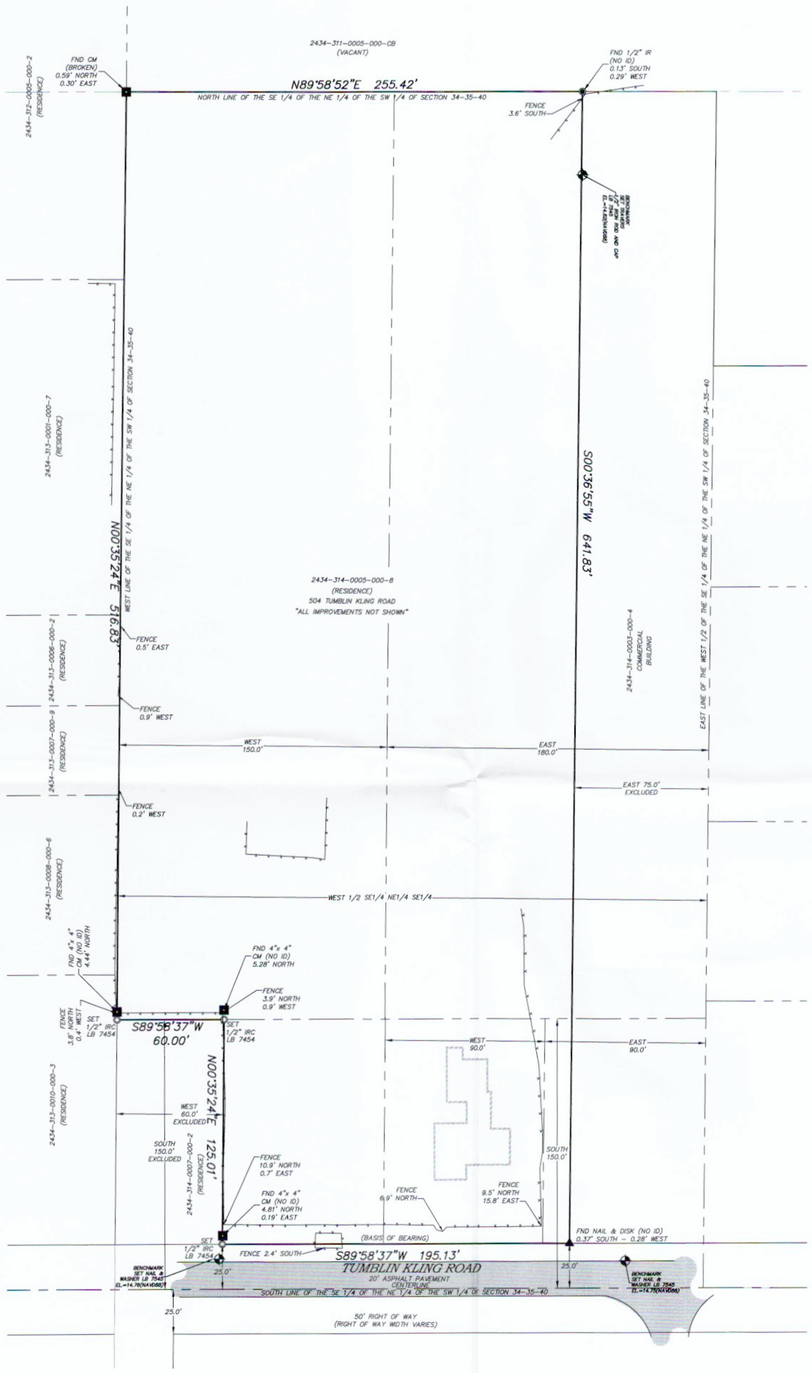
AND

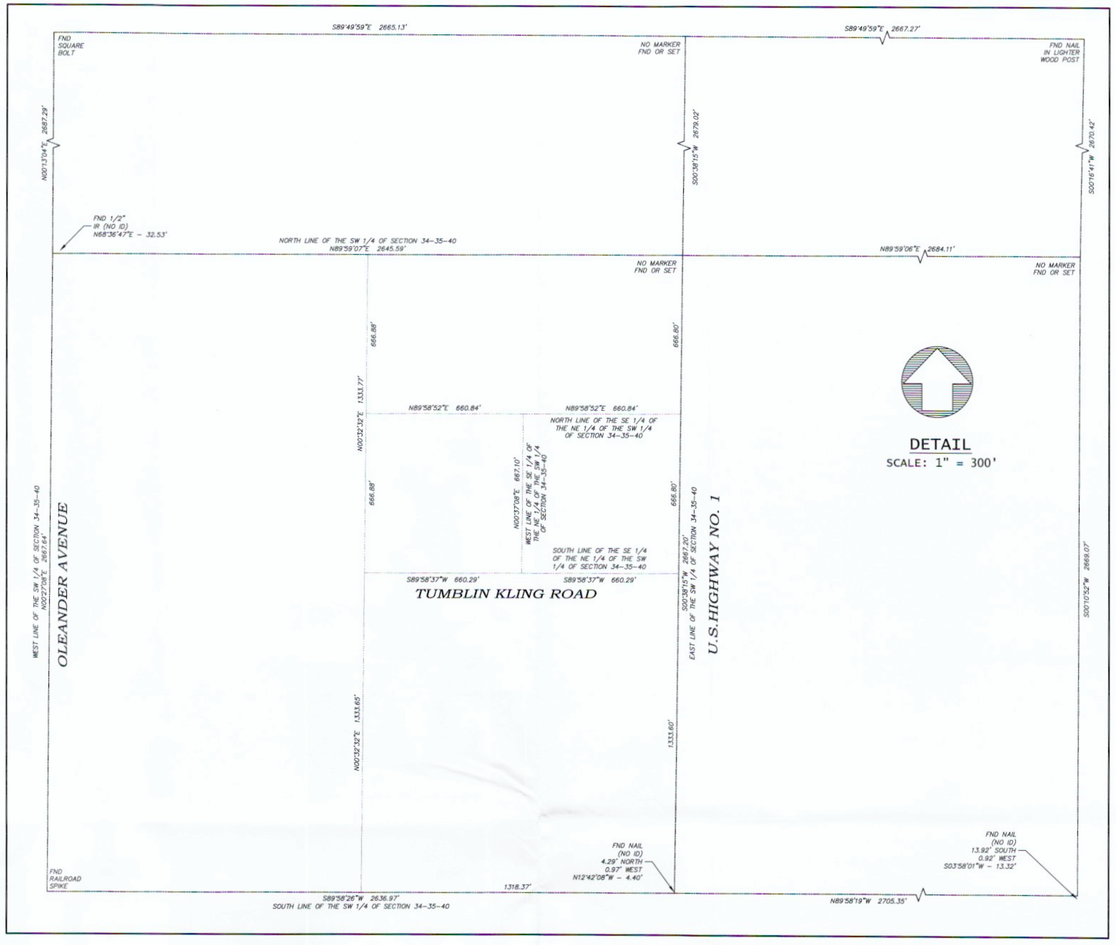
The East 180 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 75 feet thereof, and LESS the West 90 feet of the South 150 feet thereof, and LESS the South 25 feet for Road Right of Way said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida

Parcel 2 (Overall Parcel per property appraiser)

W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 75 feet thereof, and LESS the West 60 feet of the South 150 feet thereof and LESS the South 25 feet for Road Right of Way said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida,

6-10-20





MAP OF BOUNDARY

GRAPHIC SCALE

0' 20' 40' 80'

1" = 80'

NORTH

LEGAL DESCRIPTION (ORB 3453, PG. 974):

THE SOUTH 150 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 90 FEET THEREOF, AND LESS THE WEST 60 FEET THEREOF,
SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND

THE WEST 150 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LESS THE SOUTH 150 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND

THE EAST 180 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 75 FEET THEREOF, AND LESS THE WEST 90 FEET OF THE SOUTH 150 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

ALSO INCLUDING

THE WEST 90 FEET OF THE SOUTH 150 FEET THE EAST 180 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

(OVERALL PARCEL ALSO DESCRIBED AS):
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 75 FEET THEREOF, AND LESS THE WEST 60 FEET OF THE SOUTH 150 FEET THEREOF AND LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT OF WAY. SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S NOTES

1.) THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2.) THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3.) UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO EXCAVATION OR CONSTRUCTION.
4.) JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5.) THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6.) THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12111C0189J, DATED FEBRUARY 16, 2012.
7.) ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING NGS BENCHMARK Y 430 (PID AF7511) AT AN ELEVATION OF 13.45 FEET(NAVD88).
8.) BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT AND WERE ESTABLISHED BY DERIVING A GRID BEARING OF S89°58'06"W ALONG THE NORTH RIGHT OF WAY LINE TUMBLIN KLING ROAD.
9.) COMMONWEALTH LAND TITLE COMMITMENT ORDER NUMBER: 8461771, DATED 05/28/2020 WAS PROVIDED AND REVIEWED BY SURVEYOR.

LEGEND

BB	= BOTTLEBRUSH	OHW	= OVERHEAD WIRE
BFP	= BACKFLOW PREVENTER	O.R.B.	= OFFICIAL RECORDS BOOK
BOC	= BACK OF CURB	(P)	= PLAT
BWF	= BARBED WIRE FENCE	P.B.	= PLAT BOOK
CLF	= CHAIN LINK FENCE	PERF.	= PERFORATED
CLP	= CONCRETE LIGHT POLE	PG.	= PAGE
CM	= CONCRETE MONUMENT	PM	= PALM
CMP	= CORRUGATED METAL PIPE	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
CONC.	= CONCRETE	PVC	= POLY VINYL CHLORIDE
COVD.	= COVERED	RPZ	= REVERSE PRESSURE ZONE
C/S	= CONCRETE SLAB	RCP	= REINFORCED CONCRETE PIPE
(D)	= DESCRIPTION	(S)	= SURVEYED
DDCV	= DOUBLE DETECTOR CHECK VALE	SOFT.	= SOFTENER
EL.	= ELEVATION	SS	= SANITARY SEWER
ELEC.	= ELECTRIC	SSCO	= SANITARY SEWER CLEAN-OUT
EM	= ELECTRIC METER	TC	= TOP CONCRETE PARKING
EP	= EDGE OF PAVEMENT	TOB	= TOP OF BANK
FFE	= FINISHED FLOOR ELEVATION	TOS	= TOE OF SLOPE
FM	= FORCE MAIN	TRANS.	= TRANSFORMER
FND.	= FOUND	TW	= TOP WALK
GEN.	= GENERATOR	UG	= UNDERGROUND
GV	= GATE VALVE	WD	= WOOD FENCE
H/C	= HANDICAP	WL	= WATER LINE
HW	= HEADWALL	WM	= WATER METER
ID	= IDENTIFICATION		= CABLE RISER
IP	= IRON PIPE		= FIRE HYDRANT
IR	= IRON ROD		= GUY ANCHOR
ICV	= IRRIGATION CONTROL VALVE		= UTILITY POLE
IRC	= IRON ROD WITH CAP		= WATER GATE VALVE IN 2'X2' CONCRETE
LB	= LICENSED BUSINESS		= WATER METER
LP	= LIGHT POLE		= GATE VALVE
LS	= LICENSED SURVEYOR		
MH	= MANHOLE		
	= PINE TREE		
	= PALM TREE		
	= OAK TREE		
	= HARDWOOD		

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NOT COMPLETE WITHOUT BOTH SHEETS 1 AND 2

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
RECERTIFIED	6/16/2020

504 TUMBLIN KLING ROAD

CERTIFIED TO:
COMMONWEALTH LAND TITLE INSURANCE COMPANY
LAW OFFICES OF GONANO & HARRELL
MARILYN L. RICHARDS
JETSON INVESTMENTS, INC., A FLORIDA CORPORATION
EDWARD W. BECHT, P.A.

FIELD BOOK 72	DRAWN RAF
PAGE(S) 31-48	SCALE (AS NOTED)
FIELD DATE 01/20/20	JOB # IRS-19-408

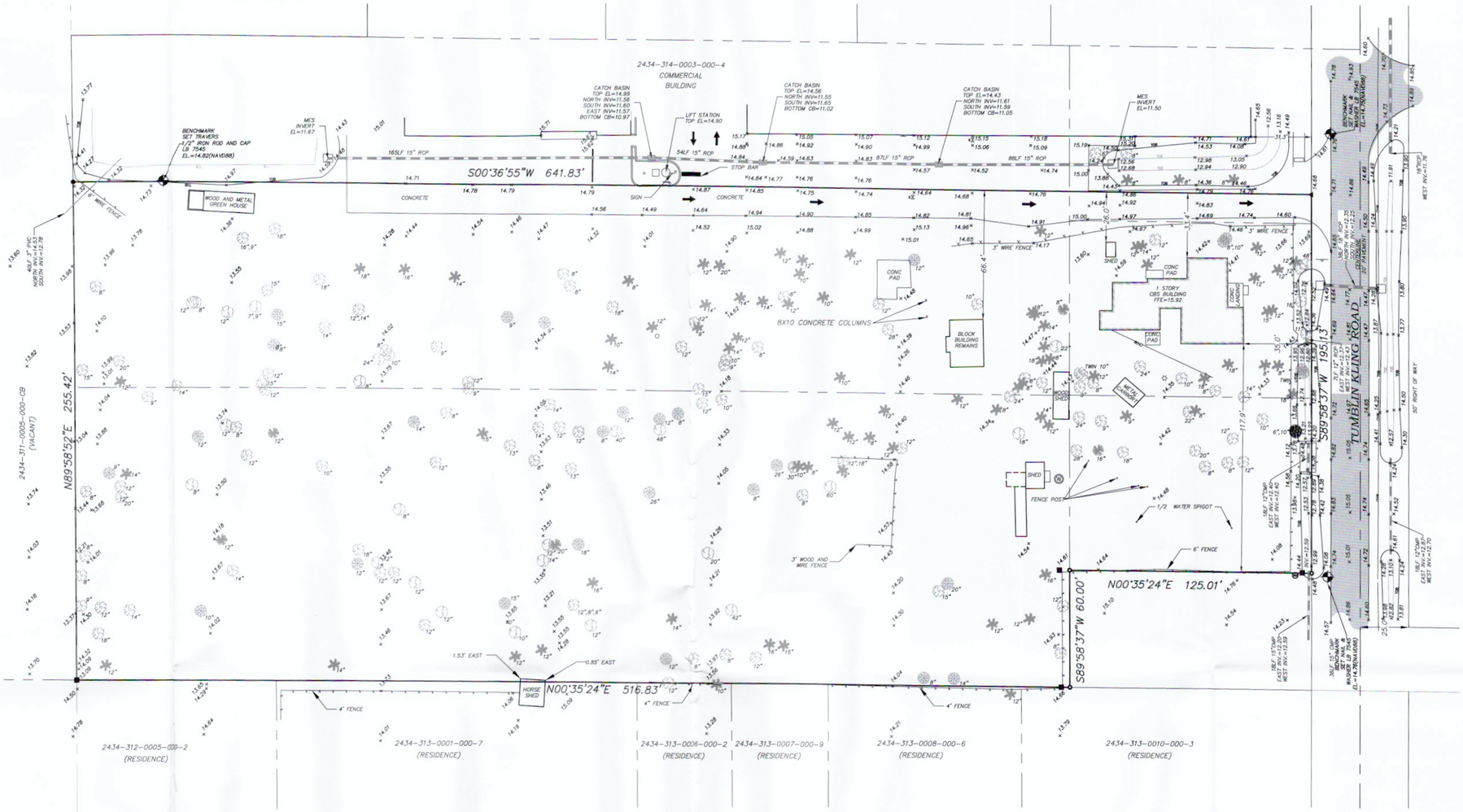
SHEET 1 OF 2

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STATE OF FLORIDA LICENSED No. 4895

STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

07/06/2020
DATE



MAP OF
BOUNDARY
&
TOPOGRAPHIC
SURVEY

NORTH

GRAPHIC SCALE
0' 15' 30' 60'
1" = 30'

LEGEND

BB = BOTTLEBRUSH	OHW = OVERHEAD WIRE
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BOC = BACK OF CURB	(P) = PLAT
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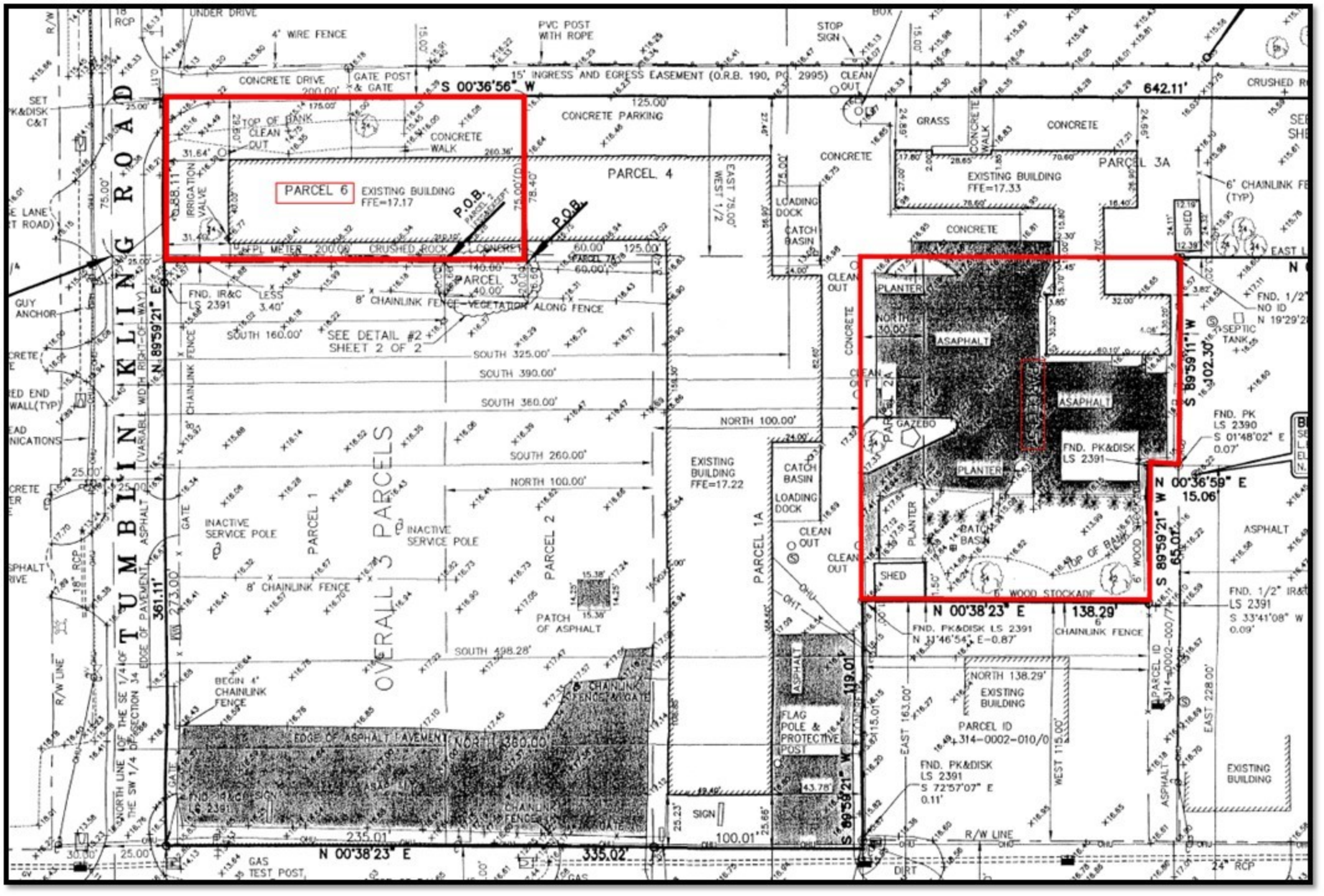
EDWARD W. BECHT, P.A.

FIELD BOOK 72	DRAWN RAF
PAGE(S) 31-48	SCALE 1"=30'
FIELD DATE 01/20/20	JOB # IRS-19-408

SHEET 2 OF 2

NOT VALID WITHOUT
BOTH SHEETS 1 AND 2

© SURVEYS\DWG\PROJECTS\2020-IRS-19-408 - 504 Tumblin Kling Road B.DWG\IRS-19-408-BAT.dwg, Jul. 06, 2020 - 1:18pm\Sheet - Sht 2


PARCEL 6
EXISTING BUILDING
FFE=17.17
P.O.B.
PARCEL 4
PARCEL 3
PARCEL 3A
EXISTING BUILDING
FFE=17.33
PARCEL 2A
PARCEL 1
PARCEL 2
PARCEL 1A
OVERALL 3 PARCELS
EXISTING BUILDING
FFE=17.22
TUMBLING ROAD
15' INGRESS AND EGRESS EASEMENT (O.R.B. 190, PG. 2995)
CONCRETE PARKING
CONCRETE DRIVE
GATE POST & GATE
4" WIRE FENCE
PVC POST WITH ROPE
STOP SIGN
UNDER DRIVE
TOP OF BANK
CLEAN OUT
CONCRETE WALK
IRRIGATION VALVE
APPL METER
CRUSHED ROCK
CONCRETE
LOADING DOCK
CATCH BASIN
GRASS
ASPHALT
PLANTER
GAZEBO
SHED
SEPTIC TANK
6' WOOD STOCKADE
8' CHAINLINK FENCE
INACTIVE SERVICE POLE
PATCH OF ASPHALT
FLAG POLE & PROTECTIVE POST
SIGN
GAS TEST POST
EDGE OF ASPHALT PAVEMENT
EDGE OF PAVEMENT
BEGIN 4' CHAINLINK FENCE
CHAINLINK FENCE & GATE
GUY ANCHOR
SEE DETAIL #2 SHEET 2 OF 2
FND. IR&C LS 2391
FND. PK&DISK LS 2391
FND. 1/2" NO ID
FND. PK LS 2390
FND. 1/2" IR&C LS 2391
PARCEL ID 314-0002-010/0
S 00°36'56" W 642.11'
N 89°59'21" E 361.11'
S 89°59'11" W 302.30'
N 00°36'59" E 15.06'
S 89°59'21" W 65.01'
N 00°38'23" E 138.29'
N 00°38'23" E 335.02'
S 89°59'21" W 119.01'
N 89°59'21" E 273.00'
S 00°38'23" W 235.01'
SOUTH 160.00'
SOUTH 325.00'
SOUTH 390.00'
SOUTH 360.00'
NORTH 100.00'
SOUTH 260.00'
NORTH 100.00'
SOUTH 498.28'
NORTH 360.00'
NORTH 30.00'
NORTH 138.29'
EAST 163.00'
WEST 115.00'
EAST 228.00'
EAST 75.00' WEST 1/2
75.00' (D)
78.40' (M)
125.00'
60.00'
140.00'
40.00'
100.01'
43.78'
3.40'
0.11'
0.09'
0.07'
R/W LINE
NORTH LINE OF THE SE 1/4 OF SECTION 34 THE SW 1/4
18" RCP
24" RCP
CRUSHED ROCK

PARCEL 5

THE EAST ½ OF THE SE ¼ OF THE NE ¼ OF THE SW ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE NORTH 153.75 FEET, AND LESS THE SOUTH 360.00 FEET, AND LESS THE EAST 48.00 FEET FOR U.S. HIGHWAY NO. 1 RIGHT OF WAY, AND LESS THE NORTH 138.28 FEET OF THE SOUTH 498.28 FEET OF THE WEST 115.00 FEET OF THE EAST 163.00 FEET OF THE EAST ½ OF THE SE ¼ OF THE NE ¼ OF THE SW ¼ OF SECTION 34, ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL. TO-WIT: THE NORTH 30.00 FEET OF THE SOUTH 390.00 FEET OF THE EAST ½ OF THE SE ¼ OF THE NE ¼ OF THE SW ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 163.00 FEET. AND ALSO LESS THE EAST 228.00 FEET OF THE EAST ½ OF THE SE ¼ OF THE NE ¼ OF THE SW ¼ SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE NORTH 153.75 FEET AND LESS THE SOUTH 498.28 FEET.

PARCEL 6: BEGIN AT THE SE CORNER OF THE W ½ OF THE SE ¼ OF THE NE ¼ OF THE SW ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST 75 FEET, THENCE NORTH 200 FEET, THENCE EAST 95 FEET, THENCE SOUTH 40 FEET, THENCE WEST 20 FEET, THENCE SOUTH 160 FEET, TO THE POINT OF BEGINNING. LESS THE SOUTH 25 FEET FOR TUMBLIN KLING ROAD RIGHT-OF-WAY. ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE SOUTHEAST CORNER OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN THENCE WEST 75 FEET; RUN THENCE NORTH 200 FEET; RUN THENCE EAST 78.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 16.60 FEET; THENCE RUN SOUTH 40 FEET; THENCE RUN WEST 16.60 FEET; THENCE RUN NORTH 40 FEET TO THE POINT OF BEGINNING.

Planning Board **6. b.**

Meeting Date: 01/10/2022

Information

REQUESTED ACTION

Site Plan - Jetson TV & Appliances - 4145 S. US Highway 1

LOCATION

4145 S. US Highway 1

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

Approve with Conditions

Attachments

Staff Report & Supporting Documents
Application & Supporting Documents Part 1
Application & Supporting Documents Part 2
Application & Supporting Documents Part 3

Form Review

Form Started By: Vennis Gilmore Started On: 01/04/2022 01:26 PM

Final Approval Date: 01/05/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Members of the City of Fort Pierce Planning Board

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

FROM: Vennis Gilmore, Senior Planner

RE: **Site Plan (Development and Design Review) –**
Jetson TV & Appliances Expansion – 21-07000017
4145 S US Highway 1

BOARD DATE: January 10, 2022

STAFF REPORT

Owner:
Jetson Investment, Inc.
4145 S. US Highway 1
Fort Pierce, FL 34982

Representative:
Ryan McLean, E.I.– MBV Engineering, Inc.
1835 20th Street
Vero Beach, FL 32960

Applicant's Request:
Approval of a Site Plan (Development and Design Review) to construct a 32,330 square foot Retail Warehouse Expansion.

Location(s):
4145 S US Highway 1

Parcel ID:
2434-314-0003-000-4, 2434-314-0005-000-8

Future Land Use:
General Commercial (GC)

Current Zoning:
General Commercial Zone (C-3)

Surrounding FLU:

North	East	South	West
GC (FP)	GC (FP)	GC (FP)	GC (FP)

Surrounding Zoning:

North	East	South	West
C-3 (FP)	C-3 (FP)	RM-11 (SLC)/C-3 (FP)	C-3 (FP)

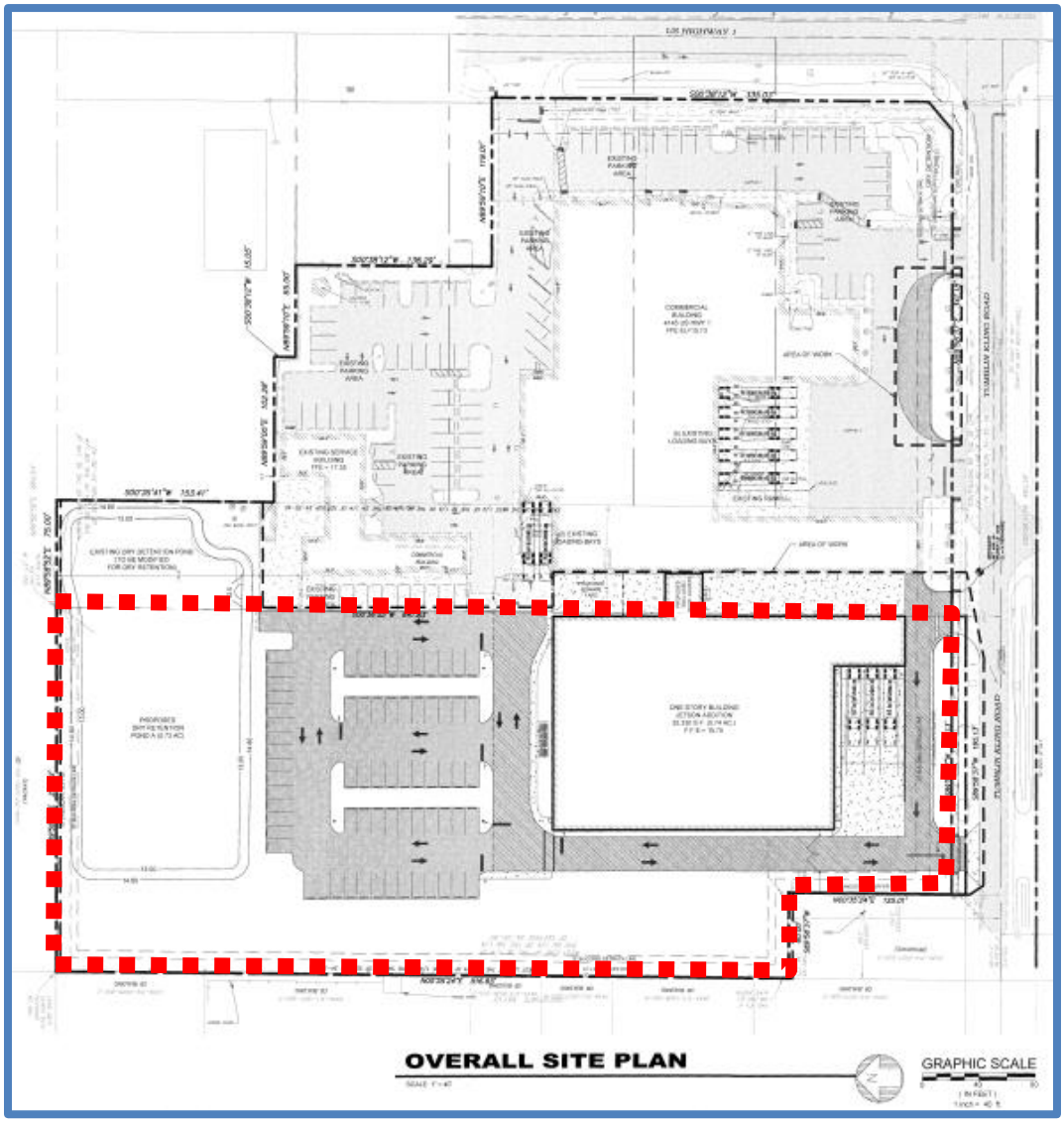
Utilities:
FPUA

Staff Analysis:

Request

In accordance with Sections 125-37, 125-313, and 125-314 of the City Code, the applicant is requesting the review and approval for Site Plan (Development and Design Review) to construct a 32,330-square foot addition with associated site improvements to Jetson TV & Appliance.

The subject parcels are required to be combined into one (1) parcel for a total of approximately 7.42 acres. The site is surrounded by General Commercial (C-3) zoning and businesses to the north, south, east, west, and residential zoned properties to the south as well. The addition is located off Tumblin Kling Road with one (1) access drive. The southern side of the addition will be buffered from to the single-family residences by an internal driveway and landscaping.



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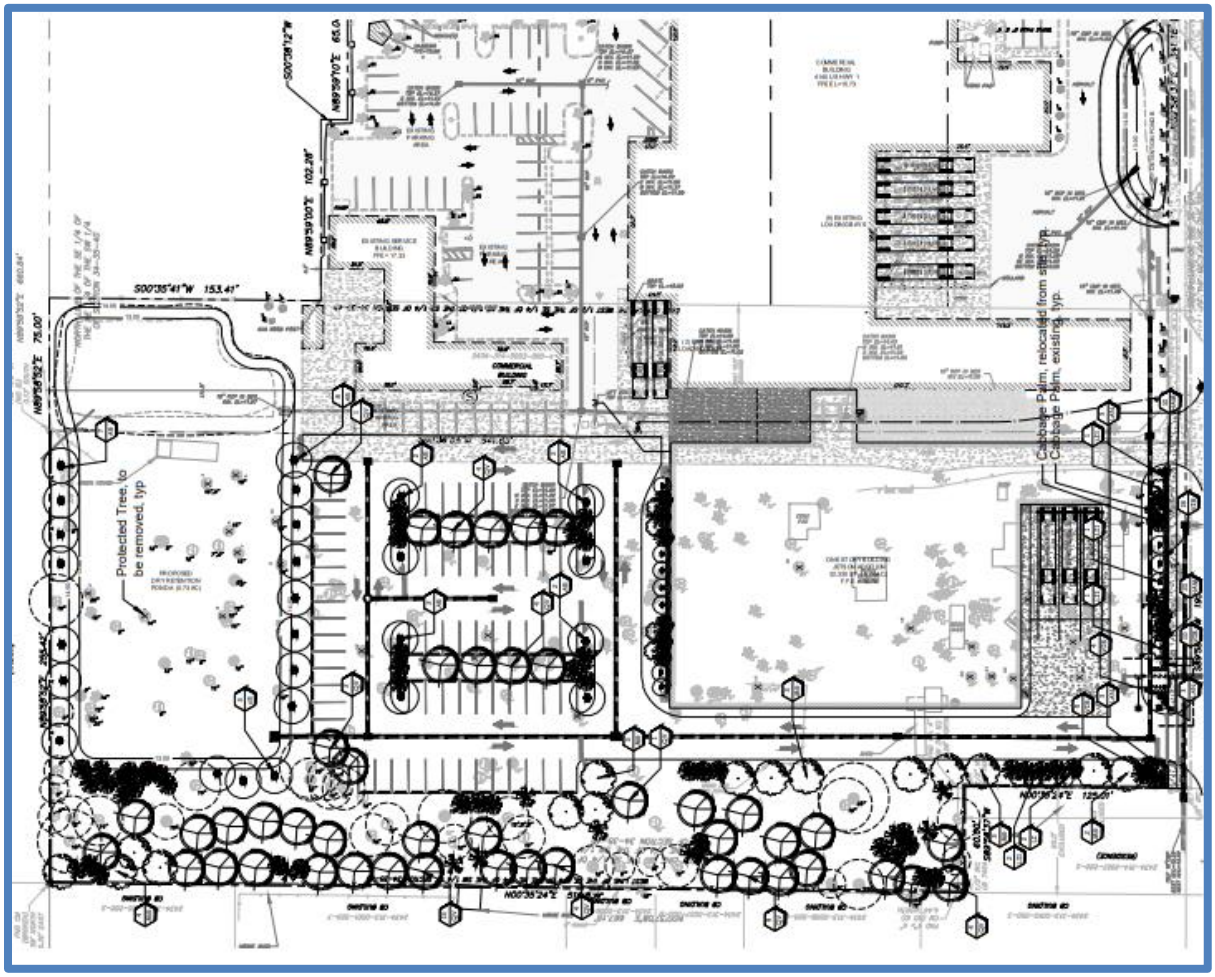
Development Review (Landscaping

The plant schedule the applicant is proposing consists of a total of 107 trees and 127 shrubs. The applicant is also proposing to remove, replace, and mitigate trees, plant shrubs, and install irrigation. The plans will involve the following:

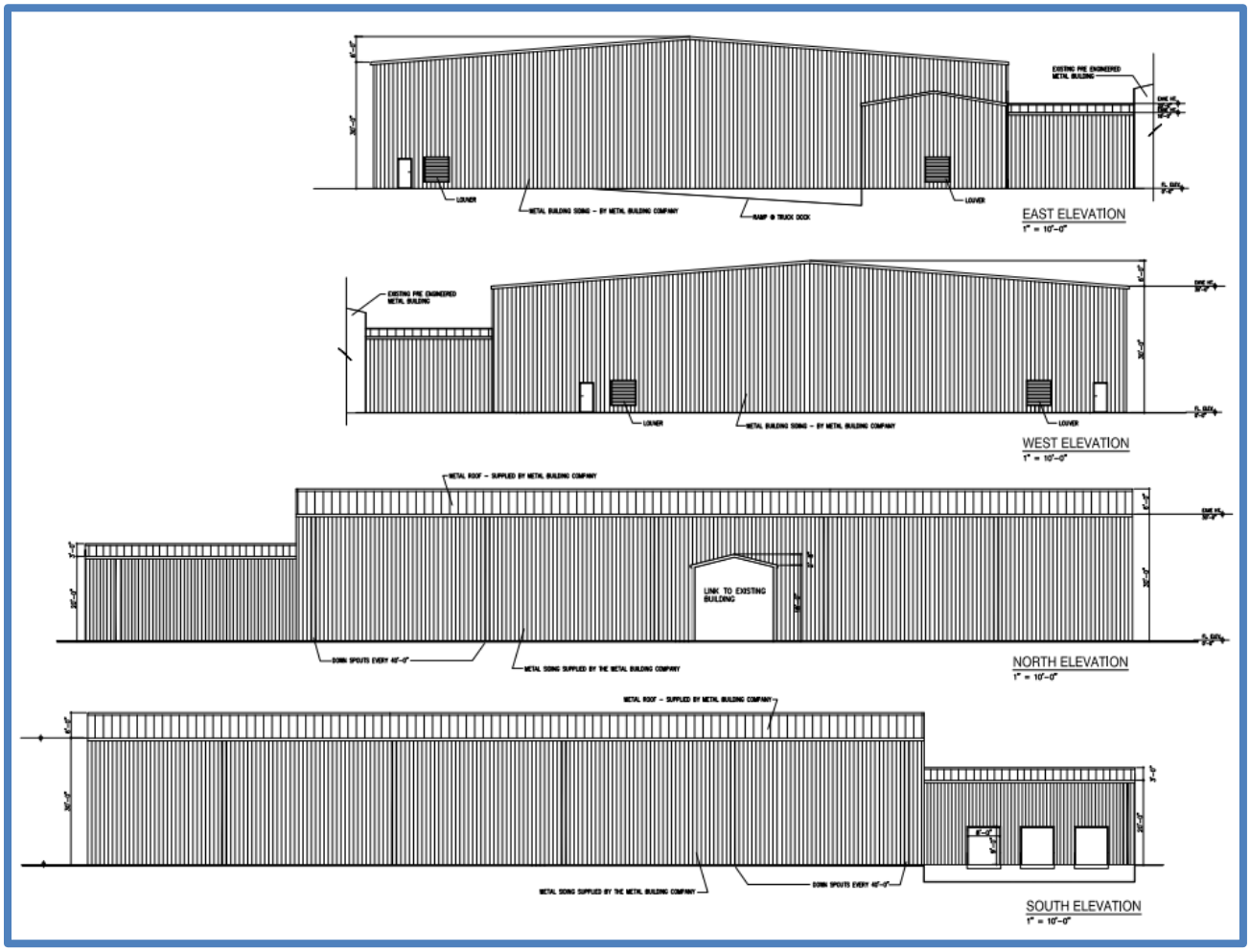
- Trees to be planted are (26) Red Maples, (15) Southern Magnolia, (46) Live Oaks, and (20) Crepe Myrtles.
- Shrubs proposed for the site include (30) Dwarf Firebush and (97) Dwarf Walters Viburnum.
- Ground Covers proposed for the site include (9) Pineland Lantana.
- New Irrigation will be installed.



Proposed Landscape Plan

Design Review (Architecture)

The proposed retail warehouse expansion will consist of one (1) one-story metal building, totaling 32,330-square feet. The proposed structure has standard metal warehouse-style architecture. The subject building will consist of a pitched metal roof, no color scheme has been submitted. Planning Staff recommends the existing structure's color scheme for uniformity. The proposed retail warehouse expansion architecturally compliments the surrounding community



Proposed Elevations

Technical Review Committee
All affected departments have reviewed the proposed Site Plan (Development Review and Design Review) with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation
The proposed Site Plan (Development and Design Review) applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested applications with the following conditions:

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

2. Bicycle Parking shall be provided at a ratio of 1 space per every 10 parking spaces pursuant to City Code 125-315 (f)(1)(a).

3. Prior to the issuance of Building Permit approval, provide colored elevations to demonstrate that the proposed building conforms to the specifications of City Code 125-314, Design Review. Confirm that the architecture and color scheme of the new structure will match that of the existing structure.

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

5. 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.

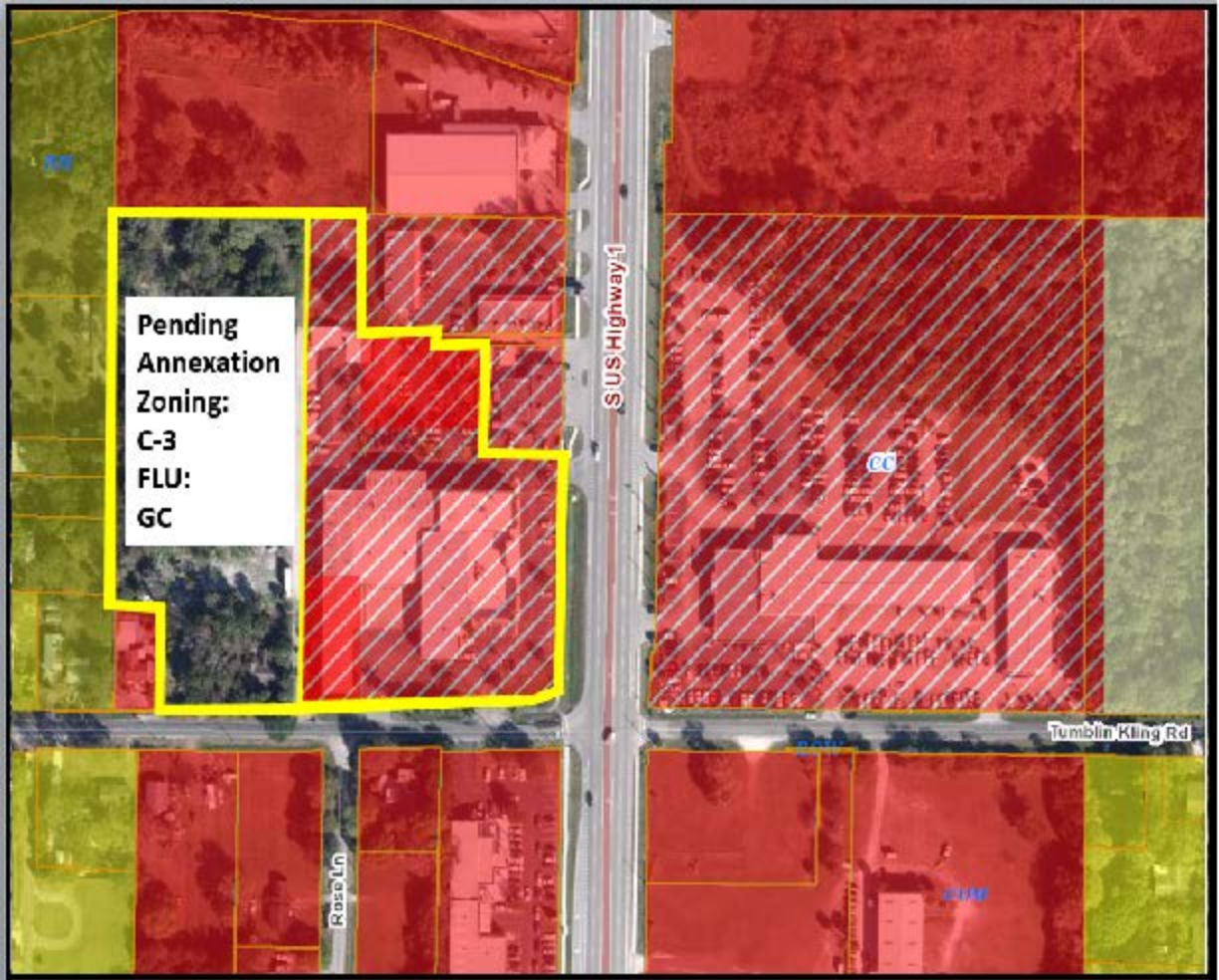
N
W E
S

Jetson TV & Appliance

4145 S US Highway 1

Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida



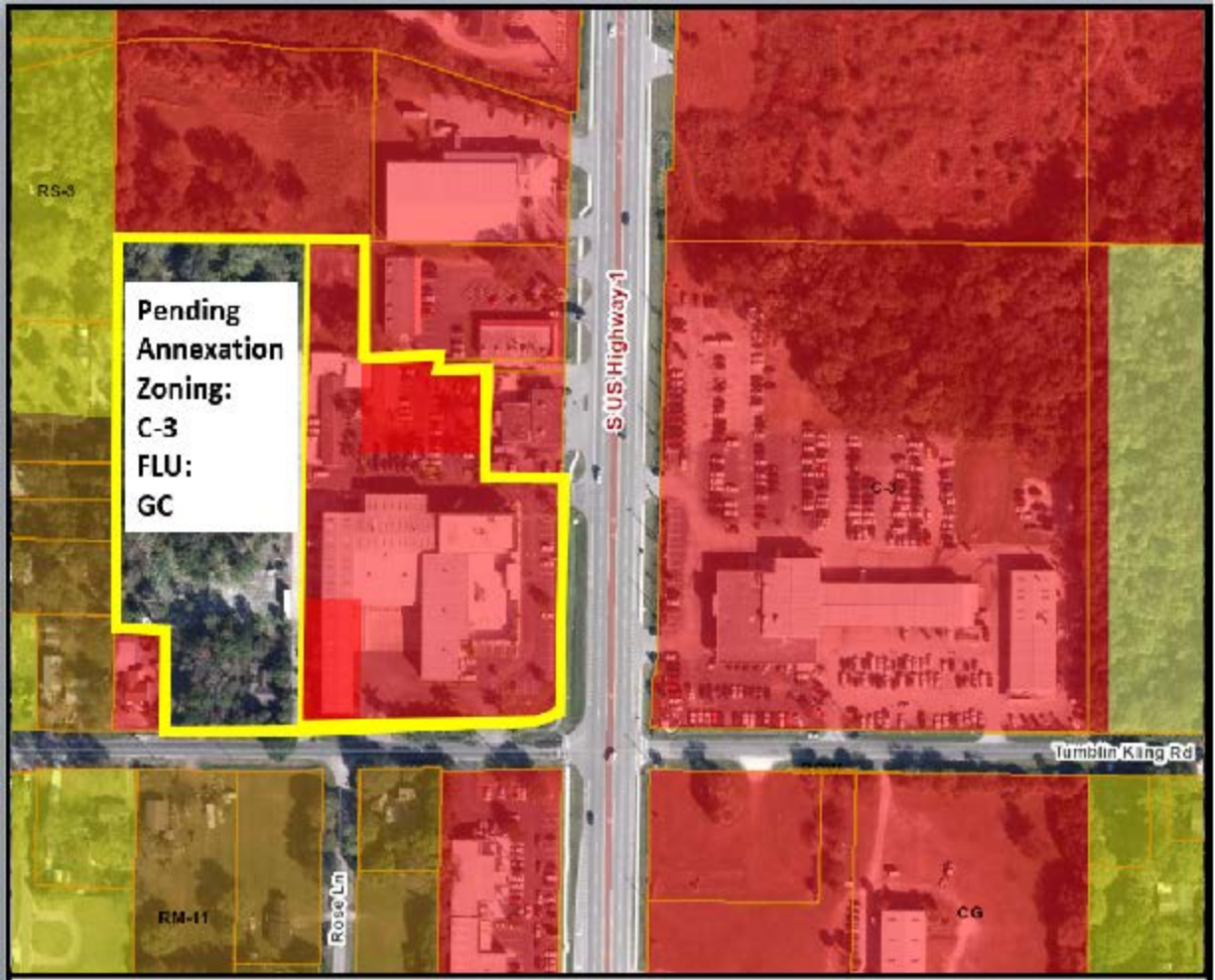
N
W E
S

Jetson TV & Appliance

4145 S US Highway 1

FLU Map

THE SUNRISE CITY
FORT PIERCE
Florida



N
W E
S

Jetson TV & Appliance

4145 S US Highway 1

Zoning Map

THE SUNRISE CITY
FORT PIERCE
Florida

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

December 16, 2021

Subject: Jetsons Expansion –– TRC Comments & Conditions

Fort Pierce Planning Department

Comments & Conditions:

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

Fort Pierce Engineering Department

See the Attached.

Fort Pierce Utility Authority

See the Attached.

Fort Pierce Building Department

Please see the attached document from the Building Department

St. Lucie County Planning Department

No Comments Received.

St. Lucie County PW/Engineering

The following comments are offered based on the TRC packet dated December 16, 2021.

1. The existing driveway is nonconforming and being modified. The driveways shall be brought up to minimum County codes for driveway separation. A minimum separation of 150 feet is required between driveways on the same parcel.
2. For discussion regarding these comments, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

City Clerk Office

No Comments received

Code Enforcement

No Comments Received

Fort Pierce Police Department

No Comments

St. Lucie County Fire District

See the attached.

Florida Department of Transportation

No Comments Received

St. Lucie County Transit Agency

No Comments Received

St. Lucie County School Board

No Comments

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.16.21
Property Address: Minor Site Plan – Enterprise Rental Cars – 5400 S. US Highway 1 (Resubmittal)

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

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

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

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

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☑ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

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

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

☐ 9. Flood Development Permit required.

☑ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/14/21

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

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

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Jetson Expansion 4145 S. US 1

REVIEW DATE: 9/7/2021, 12/3/2021

PLANNER: V. GILLMORE

REVIEWED BY: Captain Wayne Boyer, Lieutenant Salomon Rincon

Site Plan Approved: _____

Site Plan Approved with conditions: ___X____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
5. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire**

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

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

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

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

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

10. **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).**

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

12. **Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-**

surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

13. Minimum Size of Water Mains

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.16.21
Property Address: Development & Design Review – Jetson Expansion – 4145 S. US Highway 1 (Resubmittal)

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

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

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

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

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

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

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

☐ 9. Flood Development Permit required.

☑ 10. Building Permit required.

☑ 11. Signed and sealed construction drawings required.

☑ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/14/21

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
DEC 13 2021
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Vennis Gilmore, Senior Planner

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

RE : Jetsons Expansion SP – 4145 S. US 1 & 504 Tumblin Kling Road
TRC No. 21-07000017

DATE : December 10, 2021

This is to advise you that we have completed the review of the following documents as received by this office on December 9, 2021:

- [x] Site Plan Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Site Plan Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering advisory comments

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

ADVISORY COMMENTS:

1. The project is bordered on the south by Tumblin Kling Road right-of-way which is a Saint Lucie County roadway. The applicant shall contact Saint Lucie County for information pertaining to required right-of-way donation, driveway connection permits, and project mandated roadway improvements. At the minimum, installation of a sidewalk or contribution to the SLC sidewalk fund shall occur.
2. The overall project encompasses two parcels of land and will require the combination of the two lots by the filing of a Unity of Title or some other legal means of combining the properties. This documentation shall be provided prior to issuance of a building permit.
3. The drainage plan was reviewed conceptually and will be reviewed in depth at time Building Permit application.
4. Prior to commencement of any land clearing activities, the applicant shall have obtained a SFWMD permit.

JRA/TST/tst

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

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

Technical Review Committee Meeting

December 16, 2021

TECHNICAL REVIEW PROJECT # 21-07000017
Jetson Expansion
Comments

FPUA W/WW Engineering: Concept Approved;

To connect to wastewater services please submit 2 complete sets of utility construction plans to water/wastewater engineering along with a plan review and a commercial service application. Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com or 772-466-1600 ext 3468

FPUA Electric & Gas Engineering: Approved.

Electric: Please contact Sal Scimeca for any changes required to the existing electric service.

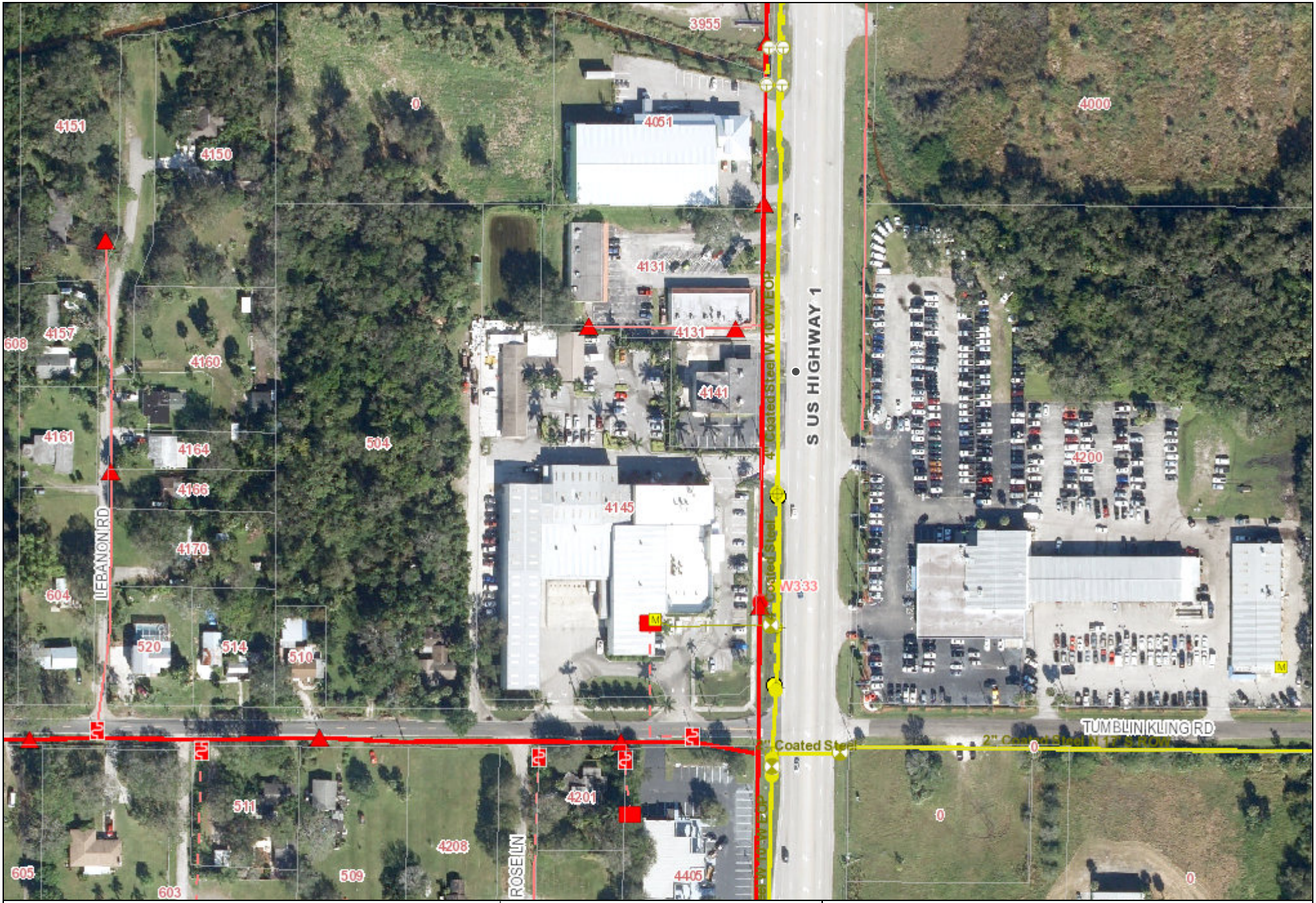
Sal Scimeca
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957

Gas: Please contact Billy Dupre if any changes are required to the existing gas service.

Billy Dupre
Business Development Representative
Gas Operations
Fort Pierce Utilities Authority

1701 S 37th Street
Fort Pierce FL 34947
C: 772-216-3498
O: 772-466-1600 X4705
F: 772-468-2413

Attached is a copy of the FPUA GIS Map (Electric and Gas).



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse

Transformers

- Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water

- Fire Hydrant
- Well
- Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 5/5/2021

FPUA COMMUNITY PROUD

N

1 inch = 178 feet

FPUA Web Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

FORT PIERCE UTILITIES AUTHORITY
"Community Proud"

Developer's Responsibilities for Utility Connection

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit www.FPUA.com and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

   (http://www.fpua.com/Business/StartStopNewServices/DevelopmentServicesWWWDownloads.aspx)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.

3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

   $500 Flat charge per development
   plus $20 per water equivalent residential connection (WERC) at 300 gallons per day
   plus $20 per sewer equivalent residential connection (SERC) at 240 gallons per day

   Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

   Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.

6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

   Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from $50 - $400.

   Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:

    a. Bill of Sale/Cost and Quantities (utilize form on website)
    b. FDEP Water/Wastewater Certification
    c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
    d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
    e. Gravity Sewer Inspection DVD
    f. Lift Station Start Up
    g. Lift Station O & M Manuals (FPUA Owned Only)
    h. Private Lift Station/Collection System Application (if applicable)

13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

    Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are $250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

    a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
    b. Final Inspection/Walk-Through
    c. Punch List Complete
    d. Contractor's Affidavit and Release of Lien (utilize form on website)
    e. Executed Easement
    f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
    g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- KA sets up account and creates service order which charges $40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of $200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- EC will send Cost and Quantities to Finance to record the asset

REQUEST FOR PREPARATION OF EASEMENT

1. CUSTOMER NAME AND ADDRESS

_____

_____

_____

_____

2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER

_____

_____

_____

3. FPUA CONTACT PERSON AND CONTACT INFORMATION

_____

_____

4. SITE ADDRESS AND PARCEL ID

_____

_____

_____

_____

5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

_____

_____

_____

_____

_____

_____

_____

_____

6. EASEMENT TO BE PREPARED AT THE COST OF

_____ PROPERTY/BUSINESS OWNER

_____ FPUA

7. PROJECT SCHEDULED COMMENCEMENT DATE _____

8. ATTACH SKETCH OF EASEMENT

SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.

2. Forward completed Request form to FPUA Attorney.

3. FPUA Attorney will order title search.

4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.

5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.

6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.

7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.

8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.

9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.

10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.

11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

September 14, 2021

MBV Engineering
1835 20th Street
Vero Beach, FL 32960

Subject: **Development Review – Jetson Expansion**
Technical Review Project # 21-07000017

Fort Pierce Planning:

1. Bicycle Parking shall be provided at a ratio of 1 space per every 10 parking spaces pursuant to City Code 125-315 (f)(1)(a). It is not clear on the plans if this is being provided.
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.
3. There shall be a landscape island between every 10 spaces in the parking lot.
4. Sidewalks shall be provided along the Tumblin Kling Road right-of-way pursuant to City Code 125-317. It appears that a sidewalk is being provided but it needs to be identified on the site plan.
5. Provide colored elevations with the resubmittal and demonstrate that the proposed building conforms to the specifications of City Code 125-314, Design Review. Confirm that the architecture of the new structure will match that of the existing structure.
6. Provide up-lighting to the outside of the building to help with lighting at night and to enhance security and visibility.
7. Provide a colored site plan (aerial overview) that also includes the landscaping.
8. 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.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). All comments must be satisfied

and addressed to move onto the Planning Board review stage. The presented review is specific to the proposed facility. Please contact Vennis Gilmore should you have any questions regarding the project at 772-467-3741 or by e-mail: vgilmore@cityoffortpierce.com.

Sincerely,

Brandon C. Creagan, MCRP, LEED Green Associate

Senior Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Senior Planner

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

RE : Jetsons Expansion SP – 4145 S. US 1 & 504 Tumblin Kling Road
TRC No. 21-07000017

DATE : September 10, 2021

This is to advise you that we have completed the review of the following documents as received by this office on September 9, 2021:

- [x] Site Plan Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Site Plan Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering comments

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

ENGINEERING COMMENTS:

1. The submitted survey of 4145 S. US 1 (existing development) was a photocopy, the applicant shall submit a certified boundary and topographic survey per the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2.
2. Please provide a certified survey of the property located at 504 Tumblin Kling Road (proposed development area) as one was not included in the submittal package.
3. The overall project encompasses two parcels of land and will require the combination of the two lots by the filing of a Unity of Title or some other legal means of combining the properties.
4. Provide the required curbing at all landscaped islands and other areas as noted in the City of Fort Pierce Code of Ordinances Section 123-37(11)(d).
5. Provide a minimum landscape buffer of 10' as measured from the dry detention area's top of bank and the property lines.

ADVISORY COMMENTS:

1. The project is bordered on the south by Tumblin Kling Road right-of-way which is a Saint Lucie County roadway. The applicant shall contact Saint Lucie County for information pertaining to required right-of-way donation, driveway connection permits, and project mandated roadway improvements. At the minimum, installation of a sidewalk or contribution to the SLC sidewalk fund shall occur.
2. The drainage plan was reviewed conceptually and will be reviewed in depth at time Building Permit application.
3. Prior to commencement of any land clearing activities, the applicant shall have obtained a SFWMD permit.

JRA/TST/tst

TST

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 9.16.21
Property Address: Development & Design Review – Jetson Expansion – 4145 S. US Highway 1 and 504 Tumblin Kling Road

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

- ☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- ☑ 2. Pre-construction meeting with the City's Building Department is requested.
- ☑ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
- ☐ 4. Means of egress is required.
- ☐ 5. Means of ingress is required.
- ☐ 6. Must meet the following Accessibility requirements:
  - ☐ Accessible route
  - ☐ Handicapped parking spaces
  - ☐ Means of egress
- ☑ 7. Change of Use required
  - ☐ to include a signed and sealed Life Safety Plan
  - ☐ to include a signed and sealed detailed comprehensive building plan.
- ☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- ☐ 9. Flood Development Permit required.
- ☑ 10. Building Permit required.
- ☑ 11. Signed and sealed construction drawings required.
- ☑ 12. Will need to meet the Fire Code.
- ☑ 13. Sprinkler system is required.
- ☑ 14. Smoke alarm system is required.
- ☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature Paul Quam Date: 9/15/21

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

Technical Review Committee meeting

September 16, 2021

Case # 21-07000017

Planner: Brandon Creagan

Development and Design Review

Jetsons Expansion, 4145 South US-1, Fort Pierce, FL

Comments:

With the understanding that the project consists of a proposed warehouse type building used to enhance the business profile, may I suggest the inclusion of a some windows to enhance the ability for "natural surveillance" by the users of the space. Natural surveillance limits the opportunity for crime by taking steps to increase the perception that people can be seen. Natural surveillance occurs by designing the placement of physical features such as windows in such a way as to maximize visibility. Of higher importance based on my observation of the plans is the connection portal to the existing building. One window on each north and south façade of the connecting portal will allow the daily users of the space to easily look out of the window and spot potential unusual or undesired activities, especially that the addition of the new warehouse will create an "alleyway" type environment between the two structures. Additional suggestions for window locations would be beside each exit door of the proposed new building to allow for the same function as mentioned previously. The windows will also allow the user of the space to look outside, for safety, prior to exiting. If a window is not desired, at the minimum, please consider the inclusion of wide angle type peep holes for the doors, if not already considered.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

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

Technical Review Committee Meeting

September 16, 2021

TECHNICAL REVIEW PROJECT # 21-07000017
Jetson Expansion

Comments

FPUA W/WW Engineering: To connect to water 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.

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

Electric: Please contact Sal Scimeca if any changes are required to the existing electric service.

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

Gas: Please contact Billy Dupre if any changes are required to the existing gas service.

Billy Dupre
Business Development Representative
Gas Operations

Fort Pierce Utilities Authority
1701 S 37th Street
Fort Pierce FL 34947
C: 772-216-3498
O: 772-466-1600 X4705
F: 772-468-2413

FORT PIERCE UTILITIES AUTHORITY
"Community Proud"

Developer's Responsibilities for Utility Connection

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit www.FPUA.com and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

   (http://www.fpua.com/Business/StartStopNewServices/DevelopmentServicesWWWDownloads.aspx)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.

3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

   $500 Flat charge per development
   plus $20 per water equivalent residential connection (WERC) at 300 gallons per day
   plus $20 per sewer equivalent residential connection (SERC) at 240 gallons per day

   Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

   Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.

6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

   Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from $50 - $400.

   Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:

    a. Bill of Sale/Cost and Quantities (utilize form on website)
    b. FDEP Water/Wastewater Certification
    c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
    d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
    e. Gravity Sewer Inspection DVD
    f. Lift Station Start Up
    g. Lift Station O & M Manuals (FPUA Owned Only)
    h. Private Lift Station/Collection System Application (if applicable)

13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

    Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are $250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

    a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
    b. Final Inspection/Walk-Through
    c. Punch List Complete
    d. Contractor's Affidavit and Release of Lien (utilize form on website)
    e. Executed Easement
    f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
    g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- KA sets up account and creates service order which charges $40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of $200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- EC will send Cost and Quantities to Finance to record the asset

REQUEST FOR PREPARATION OF EASEMENT

1. CUSTOMER NAME AND ADDRESS

_____

_____

_____

_____

2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER

_____

_____

_____

3. FPUA CONTACT PERSON AND CONTACT INFORMATION

_____

_____

4. SITE ADDRESS AND PARCEL ID

_____

_____

_____

_____

5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

_____

_____

_____

_____

_____

_____

_____

_____

6. EASEMENT TO BE PREPARED AT THE COST OF

_____ PROPERTY/BUSINESS OWNER

_____ FPUA

7. PROJECT SCHEDULED COMMENCEMENT DATE _____

8. ATTACH SKETCH OF EASEMENT

SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.

2. Forward completed Request form to FPUA Attorney.

3. FPUA Attorney will order title search.

4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.

5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.

6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.

7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.

8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.

9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.

10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.

11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.

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

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

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Jetson Expansion 4145 S. US 1

REVIEW DATE: 9/7/2021

PLANNER: CREAGAN

REVIEWED BY: Captain Wayne Boyer, Lieutenant Salomon Rincon

Site Plan Approved: _____

Site Plan Approved with conditions: ___X____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
5. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire**

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

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

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

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

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

10. **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).**

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

12. **Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-**

surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

13. Minimum Size of Water Mains

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 4145 S. US Hwy. 1 and 504 Tumblin Kling Road

Parcel ID #(s) 2434-314-0003-000-4, 2434-314-0005-000-8

Project description **Proposes the unification of 2 parcels and construction of a 32,330 +/- SF facility with site improvements.**

Jetson Investment, Inc.	Ryan McLean, Project Manager - MBV Engineering, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
4145 S. US Hwy. 1	1835 20th Street
Street Address	Street Address
Fort Pierce FL 34982	Vero Beach FL 32960
City State Zip	City State Zip
772-464-7050	772-569-0035
Phone Number	Phone Number
trey@shopjetson.com	ryanm@mbveng.com
Email Address	Email Address

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

✖ _____
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 26 day of March, 2021, by John E. Thofner III who is personally known to me or has produced _____ as identification.

Amy Lynne Thofner
Signature of Notary (seal)

Amy Lynne Thofner
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG215958
Expires 5/9/2022

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

TO BE COMPLETED BY STAFF

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

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

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
■ Site Plan	☐ Conditional Use with New Const.	☐ Major Amendment
☐ Conceptual Development Plan		☐ Minor Amendment

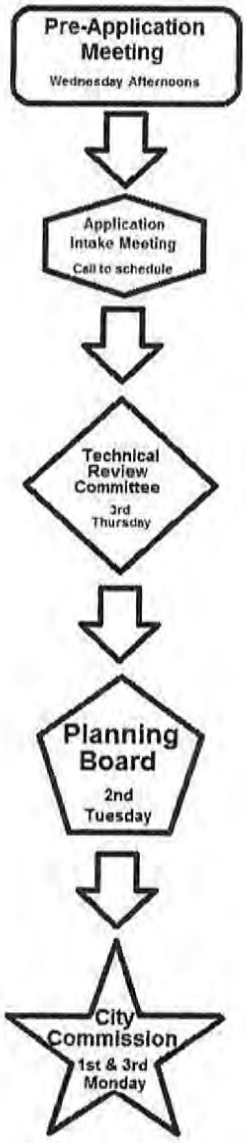
Site Information:

Non-Residential: Proposed Sq. Ft.: 32, 330 Residential: Proposed Units:_____

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

North	South	East	West
commercial		commercial	single-family

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) (on plan)
- ☐ 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 N/A
- ☐ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7) N/A
- ☐ Lighting Plan (see Section 22-58.d.8)
- ☐ Design Review submittals (see Design Review application)
- ☐ Traffic Impact Report N/A
- ☑ Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 4145 S. US Hwy. 1 and 504 Tumblin Kling Road

Parcel ID #(s) 2434-314-0003-000-4, 2434-314-0005-000-8

Project Description Proposes the unification of 2 parcels and construction of a 32,330 +/- SF facility with site improvements.

Jetson Investment, Inc.	Ryan McLean, Project Manager - MBV Engineering, Inc.
Property Owner(s)	Applicant/Representative, Title, Company
4145 S. US Hwy. 1	1835 20th Street
Street Address	Street Address
Fort Pierce FL 34982	Vero Beach FL 32960
City State Zip	City State Zip
772-464-7050	772-569-0035
Phone Number	Phone Number
trey@shopjetson.com	ryanm@mbveng.com
Email Address	Email Address

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

X _____

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 26 day of March, 2021, by John E. Thofner III who is personally known to me or has produced _____ as identification.

Amy Lynne Thofner
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG215958
Expires 5/9/2022
(seal)

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.

ZONING ADMINISTRATION
DEVELOPMENT REVIEW
COMPREHENSIVE PLANNING
URBAN DESIGN
HISTORIC PRESERVATION
CULTURAL RESOURCES

CITY OF FORT PIERCE

2005 Florida League of Cities "City of Excellence" Award Winner

DEPARTMENT OF PLANNING

"IMPROVING THE WAY WE DO BUSINESS"

CERTIFICATE OF CONCURRENCY APPLICATION

Project Name: Jetson Ft. Pierce Site Improvements

1. Name of owner(s):
   Jetson Investment, Inc.
   Mailing Address: (street) 4145 S. US Hwy. 1 Tumblin Kling Road
   (City) Fort Pierce (State) FL (zip) 34982
   Phone # 772-464-7050

2. Name of Applicant:
   Same as Owner
   Mailing Address: (street) _____
   (City) _____ (State) _____ (zip) _____
   Phone # _____

3. Name of Representative:
   Ryan McLean, Project Manager - MBV Engineering, Inc.
   Mailing Address: (street) 1835 20th Street
   (City) Vero Beach (State) FL (zip) 32960
   Phone # 772-569-0035 Fax # _____
   E-mail: ryanm@mbveng.com

4. Is this concurrency application related to a specific project (Please circle one)?
   (Yes) No
   If yes, list the corresponding site plan or subdivision name and corresponding file number: See Above

To be completed by the City

Date Received _____ By _____

Fee: _____ Receipt# _____

Project Description

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

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
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**
Warehouse	N/A	32,330	0.74	November 2021	April 2022

5. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. [ ] Yes [X] No

6. **a.** Does this application involve demolition or re-use of any structure(s)? [X] Yes [ ] No
If yes, what is the size of the structure(s) to be demolished or re-used? 3,500

b. What is the current use of the structure to be demolished or re-used? Residential

c. 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)

Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

✓ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a certificate of concurrency is requested, and that the application is true, correct, and complete to the best of my knowledge.

_____ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record and that the application is true, correct, and complete to the best of my knowledge.

X _____ 7/29/21

Applicants Signature Date

4145 S. US Hwy. 1 and 504 Tumblin Kling Road, Fort Pierce FL 34982

Address City State Zip

772-464-7050 trey@jetsononline.com

Phone Fax E-mail Address

Property Owners Acknowledgements: (please print) - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in future land use. The property owner's signature below shall also authorize the applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purpose of seeking a certificate of concurrency.

John E. Thofner III Phone: 772-464-7050

Property Owner's Name (Please Print)

4145 S. US Hwy. 1 and 504 Tumblin Kling Road, Fort Pierce FL 34982

Address City State Zip

X _____ 7/29/21

Property Owner's Signature Date

STATE OF FLORIDA, CITY OF FORT PIERCE
The foregoing instrument was acknowledged before me this 29 day of 20 21, by John E Thofner III who is personally known to me or has produced _____ as identification.

Melissa A Hughes

Signature of Notary

Melissa A Hughes

Type or Print Name of Notary

admin

Title

(seal)

Notary Public State of Florida
Melissa A Hughes
My Commission HH 150473
Expires 07/08/2025

_____ Commission Number

HH 150473

Required Information

Provide 7 Copies of the following:

1. Location map which clearly shows where the property is located by providing the exact distance from the nearest intersection.
2. Traffic impact study which includes the following information:

a. An executive summary of no more than one page outlining the land use(s), trip generation, concurrency results, driveway classification, requested special exceptions, and requested variances (if applicable).

b. Each proposed development shall distribute the trips generated to the main arterials and intersection network that is comprised of their traffic impact area. The radius of impact will be determined according to the size of the development accounted for trips generated. (see Table A).

Table A- Radius of Impact for Transportation Concurrency Management System

Minimal Scale	Trips 9-50	1.0 Mile Radius
Small Scale	Trips 51-100	1.5 Mile Radius
Intermediate Scale	Trips 101-500	2.0 Mile Radius
Medium Scale	Trips 501-1000	3.0 Mile Radius
Large Scale	Trips 1000-Up	5.0 Mile Radius

c. The minimum horizon for forecasting traffic shall be 5 years from the project's opening date. However, if the project is built in phases, the horizon will project traffic to build out of the last phase or 5 years from the time of opening, whichever is more restrictive.

d. Analysis of the new site traffic to the satisfaction of the Director of Planning which shall contain as a minimum: tables summarizing existing traffic volumes, committed traffic from proposed developments, growth rates, trip generation rates (including used formulas), levels of services for studied intersections, and any other documentation required to justify numbers used in the analysis. New site traffic analysis shall be prepared for the AM and PM peak period unless otherwise indicated by the Director of Planning.

e. The Applicant may provide traffic counts in accordance with accepted traffic engineering principles. Counts shall be made during any continuous two-hour period on a weekday between 6:00 AM and 9:00 AM for any AM counts and 4:00 PM and 7:00 PM for PM counts. All count data collected by the applicant must be collected between September 1 and May 31 (no summer out of school weeks) and seasonly adjusted to reflect average peak season conditions (100^{th} highest hour) in accordance with most current FDOT planning factors and procedures. There shall be no counts on Fridays and legal holidays, unless otherwise authorized or required by the City's Director of Planning, in accordance with accepted traffic engineering principles. All data are subject to review and acceptance by the Director of Planning based upon accepted traffic engineering principles.

f. Analysis of the total site traffic as it relates to the specific requirements of City Code concerning driveways and access and acceptable engineering access management standards.

g. Trip generation comparison between existing and proposed conditions.

h. Trip generation calculations and driveway assignments (inbound and outbound traffic) for each phase of development. Trip distribution and assignment of traffic along the traffic impact area.

i. Justification of the number and location of site driveways. Location and type of driveways and median openings need to adhere to FDOT access management standards or any other standard accepted by the Director of Planning. The Planning Department will comment and make recommendations on the number of driveways based on the plan review. Excessive driveways may

not be supported by staff. All driveways should be located on a site plan with distancing from upstream and downstream driveways and/or intersections.

j. A capacity analysis of each driveway may be required as determined by the Director of Planning. All evaluations shall include existing and proposed conditions during the AM and PM peak periods. The capacity analysis should be performed using the methodology set forth in the Highway Capacity Manual, latest edition at the time the study is prepared and reviewed by Planning Department for public hearing.

k. In cases where the proposed development requires a signalized intersection, a signal warrant study will be required. Additionally, a capacity analysis of the site intersection and upstream and downstream location may be required by Director of Planning. In cases where traffic re-routing occurs as a result of the proposed development, additional traffic studies may be required.

l. Provide an analysis of u-turn movements at the median openings to the north, south, east and west (as appropriate according to project location) of project driveways, including daily, AM peak hour and PM peak hour. Assess the impact of proposed and existing volumes on available storage.

m. Show the total driveway assignment as the driveway provides joint access with the adjacent property. Joint access among similar or compatible land uses may be required by the Director of Planning.

n. After initial review, the Director of Planning may require additional information if it is deemed necessary to properly evaluate the traffic study.

o. For entryway features the applicant must make sure that traffic turn-arounds are, at a minimum, 15-feet in width, have a 25-foot turnaround radius, and have mountable curves. The applicant must make sure that there is enough stacking for visitors and residents.

p. In cases where driveways abut a County or State road, or a city road classified as an arterial or main collector, the Director of Planning may require deceleration and storage lanes for vehicles turning to and from the proposed development served by the access driveway.

q. Pass-by trips shall not be higher than 25% and internal trip rates shall be approved by the Director of Planning and shall be consistent with the ITE manual.

3. **Capacity for Intersections.**

a. As part of the Traffic Impact Analysis, major intersections should be analyzed. The level of service for roadway segments may be analyzed using a variety of types of arterial analyses based on the principals, guidelines and criteria outlined in the most current version of the Highway Capacity Manual. In determining whether a corridor can be maintained at an the Level of service determined in the Comprehensive Plan for the purpose of monitoring concurrency, it is recognized that some individual links, intersections, or turning movements may be able to operate below the Level of Service while still maintaining an overall Level of Service established for the corridor based on overall average running speed. However, since some of the available software models can report an overall LOS "D" for a corridor while still allowing some components of the corridor to operate at a LOS "E" condition, it is appropriate to define maximum tolerances for individual instances of LOS "E" conditions embedded within the total corridor analysis. The following maximum allowable tolerances are established so that the level of service determination is not unduly biased toward the mainline at the expense of any particular intersection, approach or movement. These tolerances apply to all computerized applications of the Highway Capacity Manual, including the Highway Capacity Software (HCS) and SYCHRO:

1. For any individual turning movement or through movement within any signalized intersection included in the analysis: no individual movement or lane group can be reported to have a volume-to-capacity (v/c) ratio greater than 1.20 or a total delay estimate greater than 1.20 x signal cycle length.

2. For any individual signalized intersection approach for any intersection included in the analysis, no approach can be reported to have a volume-to-capacity (v/c) ratio greater than 1.0 or a total delay estimate greater than the signal cycle length.

3. For any individual signalized intersection included in the analysis, the overall signalized intersection v/c cannot exceed 1.20, NOR can the total intersection delay estimate be greater than the signal cycle length. Also, only one of the mainline approaches can operate below LOS D (regardless of delay).

Level of Service Standards

Public Facility	Fiscal Year	Level of Service
Transportation		**Road Type** / **State, County and City Roads**: Local Road – D; Collector Roadway – D; Minor Arterial – D; Major Arterial – D
Sanitary Sewer		240 gallons per day per equivalent residential connection
Potable Water		300 gallons per day per equivalent residential unit
Solid Waste		330 tons per day of Class I trash
		300 tons per day of Construction and Debris
Stormwater		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
Recreation and Open Space		
Neighborhood Park:	2005	1.36 acre/1,000 population
	2010	1.36 acre/1,000 population
	2015	1.5 acre/1,000 population
	2020	1.75 acre/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:	2005	2.50 acre/1,000 population
	2010	2.50 acre/1,000 population
	2015	2.75 acre/1,000 population
	2020	2.75 acre/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population
Baseball/Softball	Ongoing	1 field/2,500 population
Basketball	Ongoing	1 court/5,000 population
Boat ramp	Ongoing	1 ramp/4,500 population
Fishing Pier	Ongoing	1,600 linear feet/25,000 population

Multi-Purpose	Ongoing	1 field/3,000 population
Picnic Area	Ongoing	1 acre/2,500 population
Recreation Trail	Ongoing	1.22 mile/10,000 population
Swimming pool	Ongoing	1 pool/50,000 population
Tennis	Ongoing	1 court/2,000 population

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4717731 OR BOOK 4431 PAGE 1978, Recorded 06/12/2020 09:19:35 AM Doc Tax: $3675.00

This Instrument Prepared by and Return to:
Gonano & Harrell
1600 SOUTH FEDERAL HIGHWAY, SUITE 200
FORT PIERCE, FLORIDA 34950
Our File No. 1565.035
Florida Documentary Stamps have been paid hereon.

_____ Space above this line for Recording Data _____

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 10th day of **June, 2020 by Marilyn L. Richards, an un-remarried widow** hereinafter called the Grantor, to **Jetson Investments, Inc., a Florida corporation** whose post office address is **4145 U.S. 1, Fort Pierce, FL 34982**, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of a corporation)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of **FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (525,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ST. LUCIE County, State of Florida, viz.:

SEE EXHIBIT "A"

SUBJECT TO: all restrictions, reservations, covenants, conditions, easements, mortgages and liens of record; all governmental zoning regulations, resolutions, and ordinances; and taxes accruing subsequent to December 31, 2019.

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

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

AND the Grantor hereby covenants that the premises are free from all encumbrances made by Grantor and Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the Grantor, but not otherwise.

This property is the homestead of Grantor.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

By: _____
Marilyn L. Richards by Elizabeth R. Russell, her attorney-in-fact

State of _____
County of _____

The foregoing instrument was acknowledged by means of [ ] physical presence or [ ] online notarization this ____ day of June, 2020, by Marilyn L. Richards by Elizabeth R. Russell, her attorney-in-fact who is/are personally known to me or has/have produced _____ as identification.

SEAL

EDWARD W. BECHT
Commission # GG 206856
Expires May 12, 2022
Bonded Thru Budget Notary Services

_____
Notary Public

_____
Printed Notary Name

My Commission Expires:

EXHIBIT A

Parcel 1 (Deed Legal)

The South 150 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 90 feet thereof, and LESS the West 60 feet thereof, and LESS the South 25 Feet for Road Right of Way, said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida,

AND

The West 150 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the South 150 feet thereof, said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida

AND

The East 180 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 75 feet thereof, and LESS the West 90 feet of the South 150 feet thereof, and LESS the South 25 feet for Road Right of Way said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida

Parcel 2 (Overall Parcel per property appraiser)

W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 75 feet thereof, and LESS the West 60 feet of the South 150 feet thereof and LESS the South 25 feet for Road Right of Way said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida,

6-10-20

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

Property Identification

Site Address: 504 TUMBLIN KLING RD B
Sec/Town/Range: 34/35S/40E
Parcel ID: 2434-314-0005-000-8
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 33279
Map ID: 24/34S
Zoning: General Co

Ownership

Jetson Investments Inc
4145 S US Highway 1
Fort Pierce, FL 34982

Legal Description

34 35 40 W 1/2 OF SE 1/4 OF NE 1/4 OF SW 1/4-LESS E 75 FT AND LESS W 60 FT OF S 150 FT AND LESS S 25 FT RD R/W- (3.64 AC)

Current Values

Just/Market Value:	$327,700
Assessed Value:	$164,871
Exemptions:	$76,000
Taxable Value:	$88,871

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	1,522
Gross Sketched Area (SF):	2,223
Land Size (acres):	3.64
Land Size (SF):	158,558.4

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jun 10, 2020	4431 / 1978	0137	SP	Russell Elizabeth R	$525,000
Jun 10, 2020	4431 / 1978	0137	SP	Russell Michael	$525,000
Jun 10, 2020	4431 / 1978	0137	SP	Richards (LF EST) Marilyn	$525,000
Nov 12, 2012	3453 / 0974	0114	WD	Richards (LF EST) William H	$100
Oct 4, 2012	3440 / 0322	0114	WD	Richards William H	$100
Nov 1, 1979	0321 / 0920	XX01	CV		$0

Building Information (1 of 1)

Finished Area: 1,522 SF

Gross Sketched Area: 2,223 SF

Exterior Data

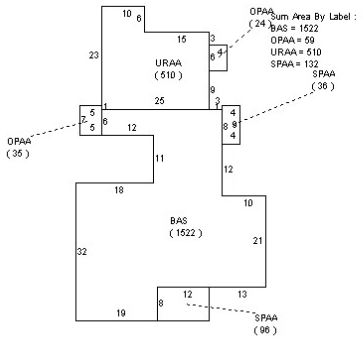
View:
Building Type: HC-
Grade: C-
Story Height: 2 Story

Roof Cover: Fibrglss Shg
Year Built: 1950
Effective Year: 1950
No. Units: 1

Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall: Abs Shingle

Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: Vinyl Rolled
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1522	1522	210
OPAA	Open Porch Attached Average	59	0	44
SPAA	Screen Porch Attached Average	132	0	66
URAA	Utility Room Attached Average	510	0	98

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY LOW	1	396	1950
UTILITY LOW	1	100	1999

Current Year Values

Current Values Breakdown

Building:	$50,500
Land:	$277,200
Just/Market:	$327,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$162,829
Assessed:	$164,871
Exemption(s):	$76,000
Taxable:	$88,871

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020	2008	0550	Homestead Exemption over $ 50,000	$25,000
Tax Year	Grant Year	Code	Description	Amount
2020	1999	0500	Homestead Exemption	$25,000
Tax Year	Grant Year	Code	Description	Amount
2020	2004	0565	Senior Homestead over 65	$25,000
Tax Year	Grant Year	Code	Description	Amount
2020	1999	2300	Total & Permanent Disability	$500
Tax Year	Grant Year	Code	Description	Amount
2020	2016	4000	Widow's Exemption	$500

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	$276.14

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$327,700	$164,871	$76,000	$88,871
2019	$330,400	$161,165	$76,000	$85,165
2018	$328,500	$158,160	$76,000	$82,160

Permits

Number	Issue Date	Description	Amount	Fee
SLC0607-0084	Jul 6, 2006	Roof	$6,500	$0

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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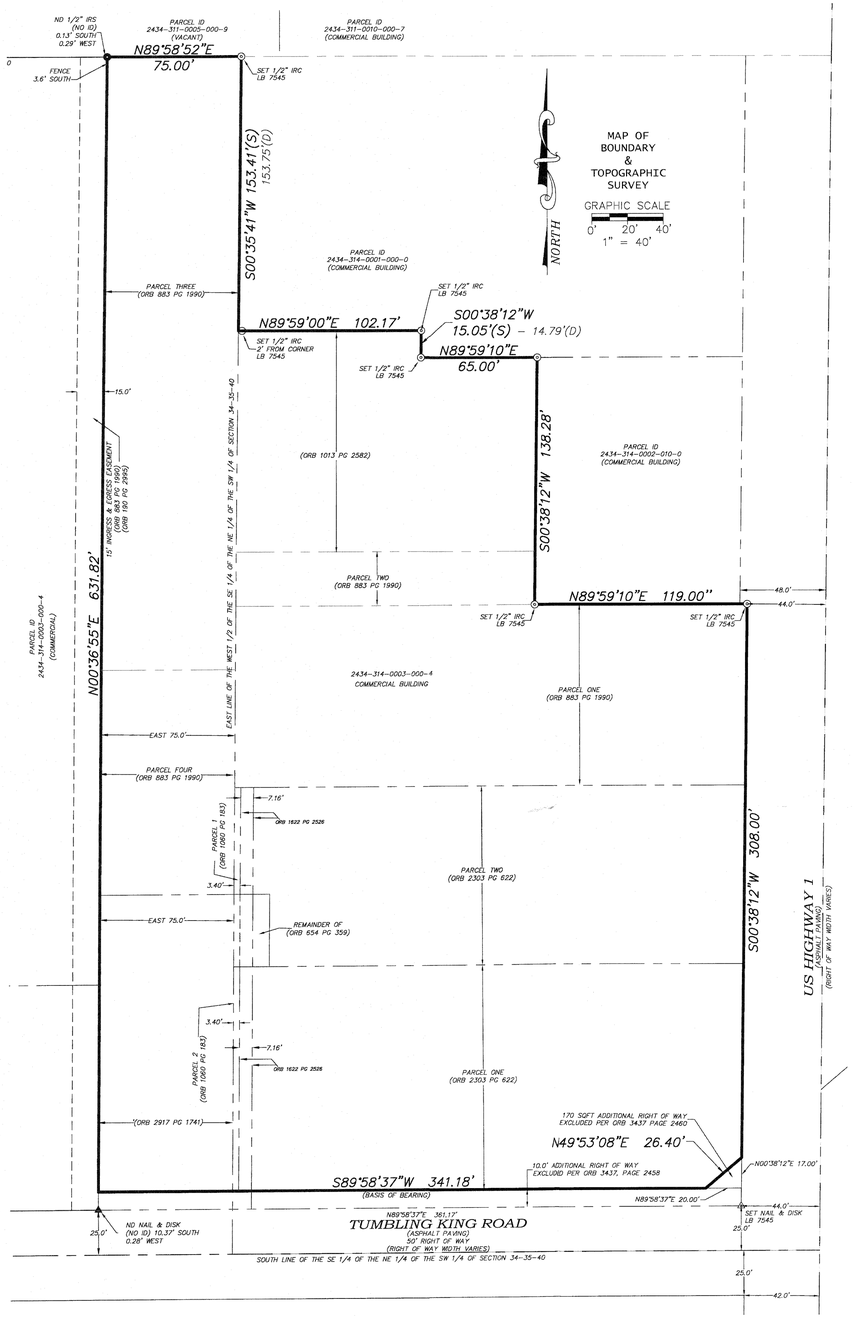
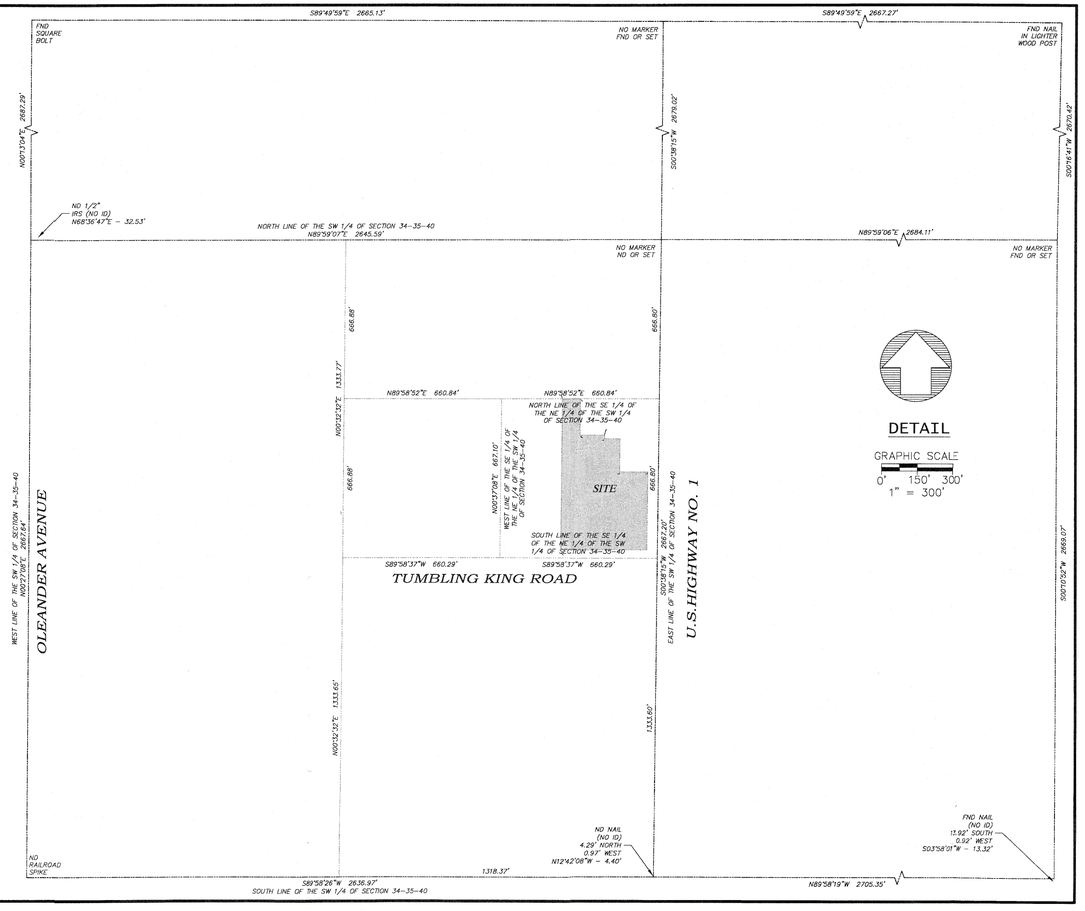




LEGEND	
CONC	= CONCRETE
(D)	= DESCRIPTION
ID	= IDENTIFICATION
FND	= FOUND
IP	= IRON PIPE
IR	= IRON ROD
IRC	= IRON ROD WITH CAP
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
O.R.B	= OFFICIAL RECORDS BOOK
(P)	= PLAT
P.B.	= PLAT BOOK
PG.	= PAGE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
RCP	= REINFORCED CONCRETE PIPE
(S)	= SURVEYED

SURVEYOR'S NOTES

1.) THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2.) THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3.) UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO EXCAVATION OR CONSTRUCTION.
4.) JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5.) THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE
6.) THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12111C0189K, DATED FEBRUARY 19, 2020.
7.) ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING NGS BENCHMARK Y 430 (PID AF7511) AT AN ELEVATION OF 13.45 FEET(NAVD88).
8.) BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT AND WERE ESTABLISHED BY DERIVING A GRID BEARING OF S89°58'37"W ALONG THE NORTH RIGHT OF WAY LINE TUMBLIN KLING ROAD.

LEGAL DESCRIPTIONS

ORB 2303 PG 622

PARCEL 1

THE SOUTH 160 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE SOUTH 25 FEET AND LESS THE EAST 44 FEET FOR ROAD RIGHT OF WAY AND LESS THE WEST 3.40 FEET THEREOF. ALL LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA

PARCEL 2

THE NORTH 100 FEET OF THE SOUTH 260 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA, LESS THE EAST 44 FEET FOR U.S. HIGHWAY No 1 AND LESS THE WEST 3.40 FEET THEREOF AND ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY FOR POINT OF BEGINNING, RUN THENCE 20 FEET EAST ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY, THENCE TURN AND RUN 40 FEET NORTH PARALLEL TO THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY, THENCE TURN AND RUN 20 FEET WEST PARALLEL TO THE SOUTH LINE OF THE ABOVE DESCRIBED TO POINT OF INTERSECTION WITH THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY, THENCE TURN AND RUN SOUTH ALONG THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY TO POINT OF BEGINNING.

ALSO LESS AND EXCEPT FROM THE ABOVE PROPERTY TO BE INSURED THAT PORTION AS DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 1622 PAGE 2526, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

ORB 1060 PG 183

PARCEL 1

BEING THE WEST 3.40 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 100 FEET OF THE SOUTH 260 FEET OF THE EAST 1/2 THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA, LESS THE EAST 44 FEET FOR U.S. HIGHWAY No 1 RIGHT-OF-WAY AND ANY OTHER RIGHT-OF-WAY OF RECORD, ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY FOR THE POINT OF BEGINNING, RUN THENCE 20 FEET EAST ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY; THENCE TURN AND RUN 40 FEET NORTH PARALLEL TO THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY; THENCE TURN AND RUN 20 FEET WEST PARALLEL TO THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY TO POINT OF INTERSECTION WITH THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY; THENCE TURN AND RUN SOUTH ALONG THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY TO THE POINT OF BEGINNING. CONTAINING 203.957 SQUARE FEET MORE LESS.

PARCEL 2

BEING THE WEST 3.40 FEET OF THE DESCRIBED PROPERTY: THE SOUTH 160 FEET OF THE EAST 1/2 THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, LESS THE SOUTH 25 FEET AND THE EAST 44 FEET FOR THE ROAD RIGHTS-OF-WAY. ALL LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 459.090 SQUARE FEET, MORE OR LESS

ORB 3437 PG 2458

A 10 FOOT STRIP OF LAND FOR RIGHT-OF-WAY DEDICATION PURPOSES LYING IN A PORTION OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, THENCE RUN NORTH 00°38'28" EAST ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34, A DISTANCE OF 1334.28 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 89°59'21" WEST ALONG SAID NORTH LINE A DISTANCE OF 44.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE EXTENDED OF U.S. HIGHWAY 1; THENCE NORTH 00°38'28" EAST ALONG SAID WEST RIGHT-OF-WAY LINE EXTENDED, A DISTANCE OF 25.00 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY OF U.S. HIGHWAY 1 AND THE NORTH RIGHT-OF-WAY LINE OF TUMBLIN KING ROAD, SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 89°59'21" WEST ALONG SAID NORTH RIGHT-OF -WAY, A DISTANCE OF 361.11 FEET TO THE EAST LINE OF A 15' INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 190, PAGE 2995, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°36'56" EAST ALONG SAID EAST LINE , A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 89°59'21" EAST ALONG A LINE BEING 10.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF SAID TUMBLIN KLING ROAD, A DISTANCE OF 361.12 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 1; THENCE SOUTH 00°38'23" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID TUMBLIN KING ROAD AND THE POINT OF BEGINNING; CONTAINING SAID BOUNDS 3,611 SQUARE FEET, OR 0.08 ACRES, MORE OR LESS

ORB 3437 PG 2460

A CORNER CLIP LYING IN A PORTION OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, THENCE RUN NORTH 00°38'23" EAST ALONG THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34, A DISTANCE OF 1334.28 FEET TO THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 89°59'21" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 44.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE EXTENDED OF U.S. HIGHWAY 1; THENCE NORTH 00°38'23" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE EXTENDED, A DISTANCE OF 25.00 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 AND THE NORTHERLY RIGHT-OF-WAY LINE OF TUMBLIN KING ROAD, THENCE CONTINUE NORTH 00°38'23" EAST, ALONG WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°59'21" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 49°53'52" EAST, A DISTANCE OF 26.40 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 1; THENCE RUN SOUTH 00°38'23" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 1, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING; CONTAINING WITHIN SAID BOUNDS 170 SQUARE FEET, MORE OR LESS.

ORB 654 PG 359

BEGIN AT THE SE CORNER OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST 75 FEET THENCE NORTH 200 FEET , THENCE EAST 95 FEET, THENCE SOUTH 40 FEET, THENCE WEST 20 FEET, THENCE SOUTH 160 FEET, TO A POINT OF BEGINNING. LESS THE SOUTH 25 FEET FOR THE TUMBLIN KLING ROAD RIGHT OF WAY

ORB 2917 PG 1741

BEGIN AT THE SE CORNER OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST 75 FEET THENCE NORTH 200 FEET, THENCE EAST 95 FEET, THENCE SOUTH 40 FEET, THENCE WEST 20 FEET, THENCE SOUTH 160 FEET, TO A POINT OF BEGINNING. LESS THE SOUTH 25 FEET FOR THE TUMBLIN KING ROAD RIGHT OF WAY.

AND ALSO LESS THE FOLLOWING DESCRIBED PROPERTY; COMMENCE AT THE SOUTHEAST CORNER OF WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA; RUN THENCE WEST 75 FEET; RUN THENCE NORTH 200 FEET; THENCE RUN EAST 78.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 16.60 FEET; THENCE RUN SOUTH 40 FEET; THENCE RUN WEST 16.60 FEET; THENCE RUN NORTH 40 FEET TO THE POINT OF BEGINNING,

ORB 1622 PG 2526

BEING THE EAST 7.16 FEET OF THE WEST 10.56 FEET OF THE SOUTH 260.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA, LESS THE SOUTH 25.00 FEET THEREOF, ALL LYING AND BEING IN SECTION 34, TOWNSHIP35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA.

ORB 883 PG 1990

PARCEL ONE:
THE NORTH 100 FEET OF THE SOUTH 360 FEET OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE EAST 42 FEET THEREOF FOR THE RIGHT OF WAY OF U.S. #1.

PARCEL TWO:
THE NORTH 30 FEET OF THE SOUTH 390 FEET OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 163 FEET.

PARCEL THREE:
THE EAST 75 FEET OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 325 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 15 FEET OF THE WEST 255 FEET OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. SAID EASEMENT BEING THE SAME AS CONVEYED IN OFFICIAL RECORDS BOOK 190, PAGE 2995, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL FOUR:
FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN THENCE NORTH ALONG THE EAST LINE OF SAID 1/4 SECTION 200 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 125 FEET TO A POINT; THENCE WEST 75 FEET TO A POINT; THENCE SOUTH 125 FEET TO A POINT; THENCE EAST 75 FEET TO POINT OF BEGINNING, ACCORDING TO THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ORB 1013 PG 2582

THE EAST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY , FLORIDA, LESS THE NORTH 153.75 FEET, AND LESS THE SOUTH 360.00 FEET, AND LESS THE EAST 48.00 FEET FOR U.S. HIGHWAY No 1 RIGHT OF WAY, AND LESS THE NORTH 138.28 FEET OF THE SOUTH 498.28 FEET OF THE WEST 115.00 FEET OF THE EAST 163.00 FEET OF THE EAST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 34, ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL, TO WIT: THE NORTH 30.00 FEET OF THE SOUTH 390.00 FEET OF THE EAST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY,FLORIDA, LESS THE EAST 163.00 FEET,

AND ALSO LESS THE EAST 228.00 FEET OF THE EAST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA, LEST THE NORTH 153.75 FEET AND LESS THE SOUTH 498.28 FEET

NOT VALID WITHOUT BOTH SHEETS 1 AND 2

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE

504 TUMBLIN KLING ROAD

FIELD BOOK 78	DRAWN RJS/MLO	SHEET 1	2
PAGE(S) 61-75	SCALE (AS NOTED)		OF
FIELD DATE 09/16/2020	JOB # IRS-19-408		

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STATE OF FLORIDA LICENSE No. 4895

05/19/2021
DATE

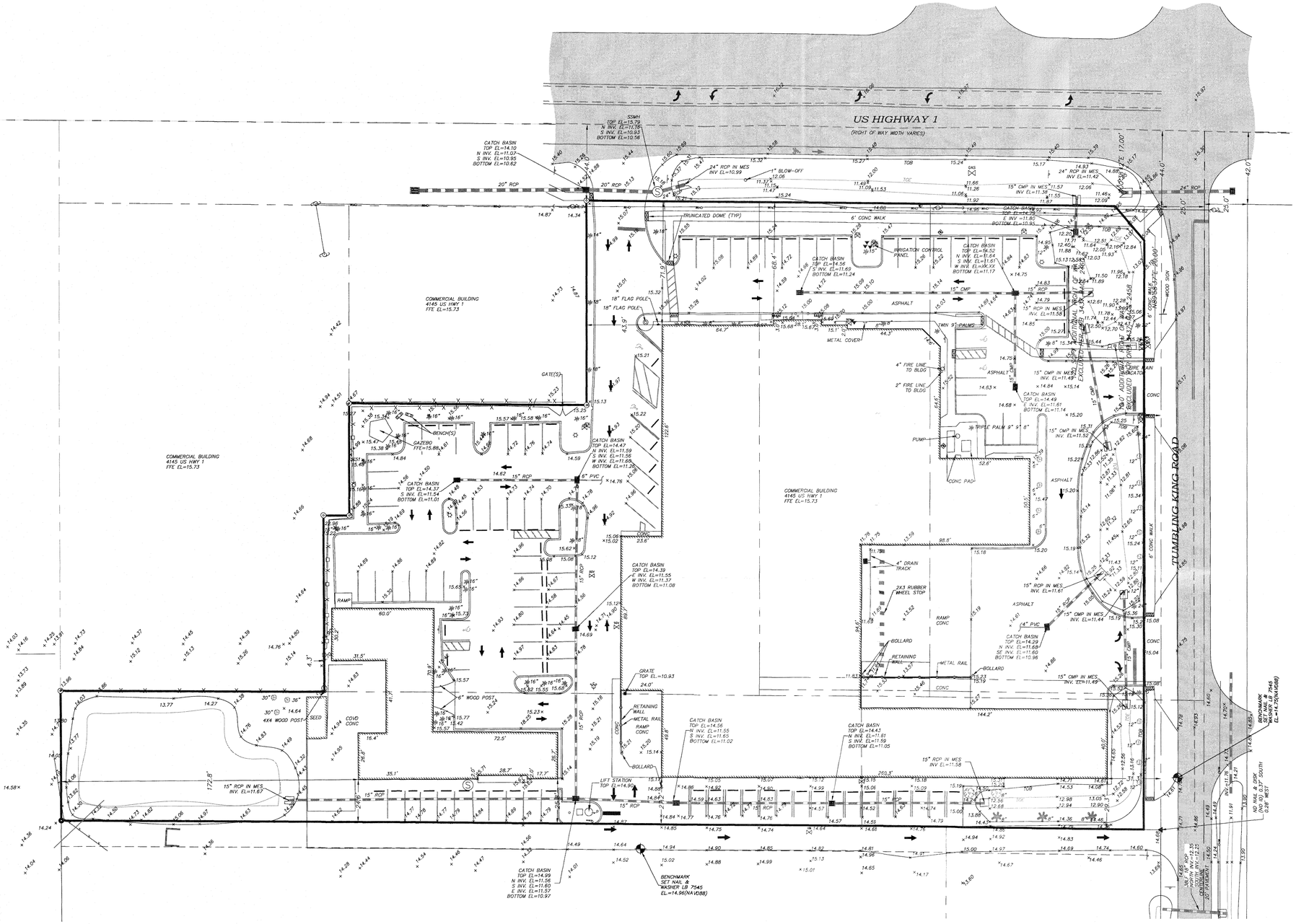
STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

© SURVEYING SOLUTIONS, INC. 2021

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

NORTH

GRAPHIC SCALE
0' 15' 30'
1" = 30'


US HIGHWAY 1
(RIGHT OF WAY WIDTH VARIES)
TUMBLIN KLING ROAD
COMMERCIAL BUILDING
4145 US HWY 1
FFE EL=15.73
SSMH
TOP EL=13.79
N INV. EL=10.76
S INV. EL=10.93
BOTTOM EL=10.56
CATCH BASIN
TOP EL=14.10
N INV. EL=11.07
S INV. EL=10.95
BOTTOM EL=10.62
20" RCP
24" RCP IN MES
INV EL=10.99
1" BLOW-OFF
24" RCP IN MES
INV EL=11.42
24" RCP
15" CMP IN MES
INV EL=11.57
15" CMP IN MES
INV EL=11.38
TRUNCATED DOME (TYP)
6' CONC WALK
CATCH BASIN
TOP EL=14.56
N INV. EL=11.64
S INV. EL=11.61
W INV. EL=10.93
BOTTOM EL=11.17
CATCH BASIN
TOP EL=14.56
S INV. EL=11.69
BOTTOM EL=11.24
IRRIGATION CONTROL PANEL
18" FLAG POLE
ASPHALT
15" CMP
15" RCP
15" RCP IN MES
INV. EL=11.58
TWIN 9' PALMS
METAL COVER
4" FIRE LINE TO BLDG
2" FIRE LINE TO BLDG
CATCH BASIN
TOP EL=14.49
E INV. EL=11.61
BOTTOM EL=11.14
15" CMP IN MES
INV. EL=11.49
15" CMP IN MES
INV. EL=11.55
TRIPLE PALM 9' 9' 6'
PUMP
CONC PAD
GATE(S)
BENCH(S)
GAZEBO
TYP.EL=15.88
CATCH BASIN
TOP EL=14.47
N INV. EL=11.59
S INV. EL=11.56
W INV. EL=11.65
BOTTOM EL=11.22
6" PVC
15" RCP
CATCH BASIN
TOP EL=14.37
S INV. EL=11.54
BOTTOM EL=11.01
RAMP
60.0'
6" WOOD POST
4X4 WOOD POST
SEED
COVID CONC
15" RCP IN MES
INV. EL=11.67
CATCH BASIN
TOP EL=14.59
W INV. EL=11.55
W INV. EL=11.08
BOTTOM EL=11.08
GRATE
TOP EL=10.93
RETAINING WALL
METAL RAIL
RAMP CONC
BOLLARD
LIFT STATION
TOP EL=14.90
CATCH BASIN
TOP EL=14.99
N INV. EL=11.56
S INV. EL=11.60
E INV. EL=11.57
BOTTOM EL=10.97
BENCHMARK
SET NAIL &
WASHER LB 7545
EL=14.96(NAVD88)
4" DRAIN TRACK
2X3 RUBBER WHEEL STOP
RAMP CONC
BOLLARD
RETAINING WALL
METAL RAIL
ASPHALT
14" PVC
15" RCP IN MES
INV. EL=11.61
15" CMP IN MES
INV. EL=11.44
CATCH BASIN
TOP EL=14.29
N INV. EL=11.68
SE INV. EL=11.60
BOTTOM EL=10.96
15" CMP IN MES
INV. EL=11.49
CATCH BASIN
TOP EL=14.14
N INV. EL=11.55
S INV. EL=11.65
BOTTOM EL=11.02
CATCH BASIN
TOP EL=14.1
N INV. EL=11.61
S INV. EL=11.59
BOTTOM EL=11.05
15" RCP IN MES
INV. EL=11.58
BENCHMARK
SET NAIL & DISK
(NO ID) 0.3'
EAST OF WEST
EDGE OF PAVEMENT
NO NAIL & DISK
(NO ID) 0.3' SOUTH
& 0.8' WEST
BENCHMARK
SET NAIL & DISK
HIGHER LB 7545
EL=14.76(NAVD88)
NORTH INV.=12.35
SOUTH INV.=12.25
20' PAVEMENT
6' CONC WALK
HDCD SON
6' CONC WALK
FIRE MAIN LOCATION
EXCLUDED
ADDITIONAL RIGHT OF WAY DEDICATION
EXCLUDED
ADDITIONAL DRIVE EASEMENT
EXCLUDED
ADDITIONAL DRIVE EASEMENT
EXCLUDED
ADDITIONAL RIGHT OF WAY DEDICATION
EXCLUDED
ADDITIONAL RIGHT OF WAY DEDICATION

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Permit #: _____

APPLICATION FOR VEGETATION REMOVAL

Note: A permit is not required for the removal of invasive Australian Pine Trees, Brazilian Pepper Trees or Melaleuca (Paper) Trees.

1. Address: 4145 S. US Hwy. 1 and 504 Tumblin Kling Road
2. Property Tax ID: 2434-314-0003-000-4, 2434-314-0005-000-8
3. Size of described property: 7.46 ac. total
4. Description and quantity of vegetation to be removed: Species: See attached tree removal schedule Quantity: _____
   Species: _____ Quantity: _____ Species: _____ Quantity: _____
5. Purpose of vegetation removal: Removal as required to allow for proposed site improvements.
6. Date work to begin: May 2021 Duration of work: May 2022
7. Is this a Historic property? No
8. Use of property: Single-Family/Two-Family ☐ Commercial/Industrial ☒ Other ☐
9. Property Owners Acknowledgements: I certify that I am the owner of the above described property. I certify that all information submitted with this application is true and complete to the best of my knowledge.

Property Owner's Name Jetson Investment, Inc. Phone 772-464-7050

Address 4145 S. US Hwy. 1 City Fort Pierce State FL Zip 34982

Property Owner's Signature ✖ _____ Date: 3/26/21

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 26 day of March, 2021. ID _____

Signature of Notary _____ (seal)

Amy Lynne Thofner
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG215958
Expires 5/9/2022

10. Name of Business: Contractor - TBD
    Qualifier's Name & Signature: _____
    State Certification #: _____ City Certification #: _____
    Mailing Address: _____
    (City) _____ State _____ Zip _____
    Phone _____ Fax _____
    E-mail: _____

Approved ☐ Approved with Condition ☐ Denied ☐ Fee: $_____ Paid ☐

Conditions: _____
Inspector: _____ Date: _____
Site Inspection: _____ Date: _____
Final Inspection: _____ Date: _____

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

November 18, 2021

Mr. Vennis Gilmore
City of Fort Pierce Planning Department
100 North U.S. 1
Fort Pierce, FL 34950

Via E-mail Submittal

Subject: Jetson Ft. Pierce
TRC # 21-07000017
St. Lucie County, Florida
Engineer's Project Number: 19-0273

Dear Mr. Gilmore:

Enclosed you will find digitally signed plans, the boundary & topographic survey, a copy of the SLC Fire submittal, and a copy of the fire flow test information. This information has been provided in accordance with your TRC comment letter dated September 14, 2021. The following are our responses:

FORT PIERCE PLANNING:

1. Bicycle Parking shall be provided at a ratio of 1 space per every 10 parking spaces pursuant to City Code 125-315 (f)(1)(a). It is not clear on the plans if this is being provided. **See revised sheet C6. The location and count of the proposed (20) bicycle parking spaces are delineated on the plan sheet.**

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. **In accordance with our coordination at TRC, the proposed project is generating a net increase of + 56 ADT and traffic study is not warranted for review. Sheet C5 includes a traffic statement in the site data that provides for a trip generation analysis per ITE 10th Edition.**

3. There shall be a landscape island between every 10 spaces in the parking lot. **See revised civil plan package. Additional islands have been included in the parking layout to meet the 10 space maximum.**

4. Sidewalks shall be provided along the Tumblin Kling Road right-of-way pursuant to City Code 125-317. It appears that a sidewalk is being provided but it needs to be identified on

the site plan. **See revised sheet C6. The proposed sidewalk has been annotated on the plan sheet for clarity.**

5. Provide colored elevations with the resubmittal and demonstrate that the proposed building conforms to the specifications of City Code 125-314, Design Review. Confirm that the architecture of the new structure will match that of the existing structure. **A copy of the colorized elevations will be provided under separate cover.**

6. Provide up-lighting to the outside of the building to help with lighting at night and to enhance security and visibility. **The current provided lighting plan provides for an extensive lighting profile outside the proposed buildings. However, an uplighting scenario will be considered for inclusion as appropriate.**

7. Provide a colored site plan (aerial overview) that also includes the landscaping. **To be reviewed and provided at a later dated, if ultimately required.**

8. 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. **Acknowledged. A unity of title shall be filed with the Clerk of Courts office congruent with this resubmittal.**

COFP - ENGINEERING:

1. The submitted survey of 4145 S. US 1 (existing development) was a photocopy, the applicant shall submit a certified boundary and topographic survey per the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2. **A copy of the certified topographic and boundary survey of the parcel is included.**

2. Please provide a certified survey of the property located at 504 Tumblin Kling Road (proposed development area) as one was not included in the submittal package. **A copy of the certified topographic and boundary survey of the parcel is included.**

3. The overall project encompasses two parcels of land and will require the combination of the two lots by the filing of a Unity of Title or some other legal means of combining the properties. **Acknowledged. A unity of title shall be filed with the Clerk of Courts office congruent with this resubmittal.**

4. Provide the required curbing at all landscaped islands and other areas as noted in the City of Fort Pierce Code of Ordinances Section 123-37(11)(d). **See revised civil plan. Curbing**

has been added to the interior vehicular use areas in compliance with aforementioned CoFP Code of Ordinance.

5. Provide a minimum landscape buffer of 10' as measured from the dry detention area's top of bank and the property lines. **See revised sheet C8. The boundary of the existing dry detention facility has been revised in the NE corner to provide for a full 10' setback from all property boundaries.**

COFP-ENG: ADVISORY COMMENTS:

1. The project is bordered on the south by Tumblin Kling Road right-of-way which is a Saint Lucie County roadway. The applicant shall contact Saint Lucie County for information pertaining to required right-of-way donation, driveway connection permits, and project mandated roadway improvements. At the minimum, installation of a sidewalk or contribution to the SLC sidewalk fund shall occur. **A St. Lucie County driveway permit has been submitted and is currently being responded to concurrent with this resubmittal. It should be noted that the proposed development includes a 10' r/w dedication and 5' concrete sidewalk extension the length of the property.**

2. The drainage plan was reviewed conceptually and will be reviewed in depth at time Building Permit application. **Acknowledged.**

3. Prior to commencement of any land clearing activities, the applicant shall have obtained a SFWMD permit. **Acknowledged. The SFWMD ERP permit modification is currently under review by the district.**

COFP BUILDING DEPARTMENT

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

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

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

4. Change of Use required. **Acknowledged.**

5. Building permit required. **Acknowledged.**

6. Signed and sealed construction drawings required. **Acknowledged.**

7. Will need to meet the Fire Code. **Acknowledged.**

8. Sprinkler system is required. **Acknowledged.**

9. Smoke alarm system is required. **Acknowledged.**

COFP POLICE - CRIME PREVENTION:

With the understanding that the project consists of a proposed warehouse type building used to enhance the business profile, may I suggest the inclusion of some windows to enhance the ability for "natural surveillance" by the users of the space. Natural surveillance limits the opportunity for crime by taking steps to increase the perception that people can be seen. Natural surveillance occurs by designing the placement of physical features such as windows in such a way as to maximize visibility. Of higher importance based on my observation of the plans is the connection portal to the existing building. One window on each north and south façade of the connecting portal will allow the daily users of the space to easily look out of the window and spot potential unusual or undesired activities, especially that the addition of the new warehouse will create an "alleyway" type environment between the two structures. Additional suggestions for window locations would be beside each exit door of the proposed new building to allow for the same function as mentioned previously. The windows will also allow the user of the space to look outside, for safety, prior to exiting. If a window is not desired, at the minimum, please consider the inclusion of wide angle type peep holes for the doors, if not already considered. **Advisory recommendations will be considered by the project architect for inclusion.**

FPUA:

1. FPUA W/WW Engineering: To connect to water 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. **Acknowledged.**

2. The Electric & Gas Engineering Department has reviewed the application and recommends approval. **Acknowledged.**

3. Please contact Billy Dupre if any changes are required to the existing gas service. **Acknowledged.**

FPUA - UTILITY CONNECTION:

1. Visit www.FPUA.com and become familiar with our Standards and Specifications.

Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications. **Acknowledged.**

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager. **Acknowledged. EOR shall coordinate a pre-design conference with FPUA concurrent with the Major Site Plan resubmittal.**

3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

   $500 Flat charge per development
   plus $20 per water equivalent residential connection (WERC) at 300 gallons per day
   plus $20 per sewer equivalent residential connection (SERC) at 240 gallons per day

   Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

   Please calculate the fee and provide an invoice for expedited payment.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

   Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

   Acknowledged.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current. **Acknowledged.**

6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator. **Acknowledged.**

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed. **Acknowledged.**

8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three-part document outlining the requirements of the project owner and project engineer. **Acknowledged.**

9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

   Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from $50 - $400.

   Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase. **Acknowledged.**

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found. **Acknowledged.**

11. Contact your FPUA Project Manager to schedule a pre-construction meeting. **Acknowledged.**

12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:

    a. Bill of Sale/Cost and Quantities (utilize form on website)
    b. FDEP Water/Wastewater Certification
    c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size

d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
e. Gravity Sewer Inspection DVD
f. Lift Station Start Up
g. Lift Station O & M Manuals (FPUA Owned Only)
h. Private Lift Station/Collection System Application (if applicable)

Acknowledged.

13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are $250 plus recording costs.
Acknowledged.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
b. Final Inspection/Walk-Through
c. Punch List Complete
d. Contractor's Affidavit and Release of Lien (utilize form on website)
e. Executed Easement
f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format

Acknowledged.

ST. LUCIE COUNTY FIRE PREVENTION:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com. **A copy of the SLC Fire Development / Site Plan Review application was submitted directly to the Fire District on August 3, 2021. A copy of this submittal has been included for reference.**

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. **Previously paid on August 3, 2021.**

3. Please send the Fire District electronic plans for the site and buildings. **Electronic copies shall be submitted to appropriate fire district review contact immediately following resubmittal as requested.**

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

5. Fire hydrants (shall be) are provided for buildings other than detached one-and- two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants. **The proposed project includes the construction of a fire hydrant assembly to meet the maximum and minimum separation criteria listed above.**

6. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet". **A copy of the flow test information has been provided in this submittal package.**

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

8. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirement s of the fire department. **Acknowledged. See sheet C10. FDC locations have been selected to meet the aforementioned requirements.**

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

10. 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). **Acknowledged.**

11. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. **See revised sheet C7. The emergency service access plan has been updated for requested analysis vehicle.**

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

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

Should you have any questions regarding the above subject, please feel free to contact our office at any time.

Sincerely,

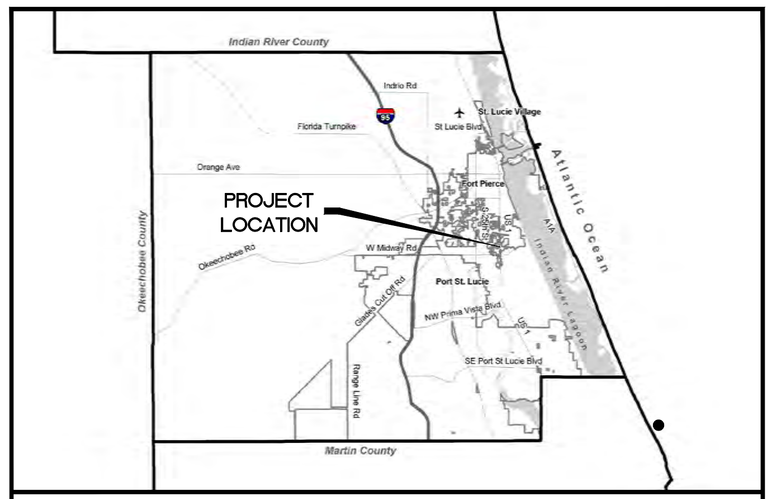
Ryan McLean
Project Manager

RM/jeh

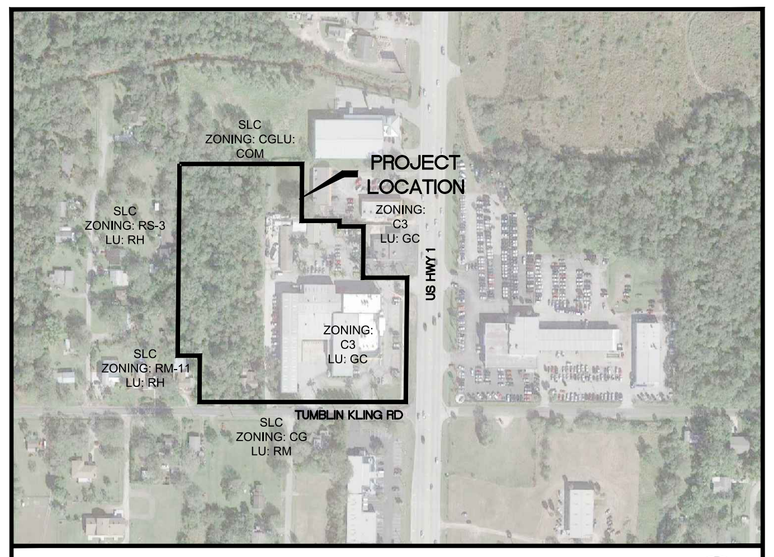
JETSON FORT PIERCE
SITE IMPROVEMENTS

SECTION 34, TOWNSHIP 35S, RANGE 40E
CITY OF FORT PIERCE, FLORIDA

JULY 2021
REVISED: NOV. 2021



LOCATION MAP



VICINITY MAP

OWNER / APPLICANT

JETSON INVESTMENT, INC.

4145 S. US HIGHWAY 1
FORT PIERCE, FL 32982
PH: (772) 464-7050

ENGINEER

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES

CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL

1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-0035
MELBOURNE, FL - PH: (321) 253-1510
FT. PIERCE, FL - PH: (772) 468-9055

SURVEYOR

INDIAN RIVER SURVEY, INC.
Professional Surveying and Mapping
1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-7880

ARCHITECT

ANTHONY J. MAZZA, AIA

8220 COMPTON WAY
MELBOURNE, FL 32940
PH: (321) 255-2050

LANDSCAPE ARCHITECT

LANDSCAPE DESIGN ASSOCIATES

2510 NW 182ND AVENUE
HIGH SPRINGS, FL 32643
PH: (352) 210-5765

INDEX OF DRAWINGS

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LEGAL DESCRIPTION

(ORB 3453, PG. 974):

THE SOUTH 150 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 90 FEET THEREOF, AND LESS THE WEST 60 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND

THE WEST 150 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LESS THE SOUTH 150 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND

THE EAST 180 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 75 FEET THEREOF, AND LESS THE WEST 90 FEET OF THE SOUTH 150 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

ALSO INCLUDING

THE WEST 90 FEET OF THE SOUTH 150 FEET THE EAST 180 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4. SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313

DATE: 11/17/21

PROJECT: 19-0273

SHEET
C1

This item has been digitally signed & sealed by Aaron Bowles, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.

O:\DRAWINGS\2019\19-0273 Jetson Ft. Pierce\4 - Drawings\19-0273 C1 COVER SHEET.dwg 11/17/2021 2:58 PM RYAN MCLEAN

PRE-CONSTRUCTION REQUIREMENTS:

1. THE CONTRACTOR IS REQUIRED TO PERFORM HIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE VARIOUS PERMITS WHICH WILL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE (SEQUENCE OF OPERATIONS) PRIOR TO THE PRE-CONSTRUCTION MEETING.
3. CONTRACTOR WILL ATTEND A PRE-CONSTRUCTION MEETING WITH THE DESIGN ENGINEER, MUNICIPALITY AND/ OR OWNER PRIOR TO LAND DISTURBANCE.
4. SHOP DRAWINGS SHALL BE SUBMITTED BEFORE ORDERING MATERIAL FOR PLANNED PROJECT, CORRESPONDING SHALL BE BETWEEN THE DESIGN ENGINEER AND THE LOCAL GOVERNING AGENCY AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONSTRUCTION NOTES:

1. THE CONTRACTOR IS ADVISED TO THOROUGHLY REVIEW THIS PLAN PACKAGE SO AS TO BE TOTALLY PREPARED TO PRESENT HIS BID PRICES IN THE CONTRACT DOCUMENTS. THE PLAN PACKAGE SUFFICIENTLY DELINEATES THE SCOPE AND INTENT OF THE ROADWAY WORK TO BE ACCOMPLISHED. IT WILL, THEREFORE, BE INCUMBENT ON THE CONTRACTOR TO ADJUST HIS FEE DOLLARS TO REFLECT ANY AND ALL ITEMS WHICH MAY NOT BE CLEARLY OUTLINED OR THOSE ITEMS WHICH MAY NOT BE INDICATED BUT WHICH ARE NECESSARY FOR THE SUCCESSFUL COMPLETION OF THIS PROJECT WITHOUT ADDITIONAL COSTS TO THE OWNER.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FORT PIERCE AND FDOT STANDARDS AND SPECIFICATIONS.
3. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND IS RESPONSIBLE FOR THE COORDINATION OF UTILITY RELOCATION.
4. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE FIELD WITH UTILITY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. UTILITY PROVIDERS:
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION, AS REQUIRED BY THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT. NOTIFY SUNSHINE AT 811.
6. CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN EXCAVATING NEARBY EXISTING UTILITIES.
7. CONTRACTOR SHALL INFORM ENGINEER OF ANY CONFLICT BEFORE ANY FURTHER WORK IS COMPLETED.
8. UTILITIES ARE TO BE ADJUSTED BY UTILITY OWNER OR AS DIRECTED BY THE ENGINEER.
9. SURFACE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND IS NOT TO BE CONSTRUED AS PART OF THE PLANS GOVERNING CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INQUIRE OF THE ENGINEER IF ADDITIONAL INFORMATION IS AVAILABLE, TO MAKE ARRANGEMENTS TO REVIEW SAME PRIOR TO BIDDING, AND IS TO MAKE HIS OWN DETERMINATION AS TO ALL SUBSURFACE CONDITIONS.
10. CONTRACTOR SHALL NOTIFY THE ENGINEER IF SOIL OR SUBSURFACE CONDITIONS UNSUITABLE FOR CONSTRUCTION ARE ENCOUNTERED.
11. ALL EXCAVATED SOILS DEEMED SUITABLE AS FILL MATERIAL AS DETERMINED BY THE ENGINEER SHALL BE UTILIZED ON SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. THE EXACT LOCATION OF DELIVERY ON SITE SHALL BE DETERMINED BY THE ENGINEER. ALL EXCAVATED SOILS DEEMED UNSUITABLE SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE.
12. ITEM IN CONFLICT WITH DESIGN SUCH AS EXISTING CURBS AND GUTTERS, SIDEWALKS, DRAINAGE STRUCTURES, PAVEMENT AND EXCESS EXCAVATIONS ARE TO BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER AWAY FROM THE JOB SITE AT HIS OWN EXPENSE.
13. CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR CONSTRUCTION.
14. IT SHOULD BE NOTED THAT THE OCCUPATIONAL SAFETY AND HEALTH ACT PROHIBITS THE OPERATING OF EQUIPMENT OR MACHINES CLOSER THAN TEN (10) FEET TO ENERGIZED ELECTRIC LINES RATES AT FIFTY KILOVOLTS OR BELOW. ALSO, NO EXCAVATION IS PERMITTED WITHIN FIVE (5) FEET OF POWER POLE FACILITIES.
15. ALL IRONS AND MONUMENTS (P.R.M.'S) SHOWN ON PLANS, OR FOUND, SHALL BE PRESERVED. THOSE SHOWN IN PROPOSED PAVEMENT SHALL BE PROTECTED WITH A CAST IRON VALVE BOX.
16. ANY PUBLIC LAND CORNERS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED OR DISTURBED, THE CONTRACTOR WILL NOTIFY THE ENGINEER.
17. ALL EXISTING TREES WITHIN THE RIGHT OF WAY ARE TO BE REMOVED AS CLEARING AND GRUBBING UNLESS OTHERWISE NOTED.
18. WHEN REFERENCED TO FDOT, FDOT REFERS TO FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
19. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THAT WHICH IS NOW EXISTING.
20. BACKFILL, GRADE AND SOD AS REQUIRED AROUND ALL NEW CONSTRUCTION AND ALL DEVELOPED LOTS TO PREVENT EROSION. SEED AND MULCH WILL ONLY BE ALLOWED TO RESTORE UNDEVELOPED LOTS AFFECTED BY CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.
21. SODDING TO BE USED AT LOCATIONS AS DIRECTED BY THE ENGINEER. SOD ALL DISTURBED AREAS UPON COMPLETION. ALL IMPACTS TO CITY OF FORT PIERCE RIGHT-OF-WAY NEED TO BE SODDED WITHIN THREE DAYS OF FINAL GRADING.
22. ALL EXCESS CONSTRUCTION MATERIAL AND WASTE TO BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT CONTRACTOR'S EXPENSE.
23. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH FDOT STANDARDS FOR TRAFFIC CONTROL THROUGH WORK ZONES AND MUTCD (PART VI).
24. PROPERTY OWNERS AND BUSINESSES WITHIN THE AREA OF CONSTRUCTION SHALL BE GIVEN ACCESS TO THEIR PROPERTY AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
25. ALL MAILBOXES SHALL BE RELOCATED BY THE CONTRACTOR AS DIRECTED BY THE U.S. POSTAL MAIL CARRIER.
26. THE CONTRACTOR SHALL REMOVE, COVER OR OBLITERATE EXISTING ROADWAY SIGN AND PAVEMENT MARKINGS THAT CONFLICT WITH THE CONSTRUCTION TRAFFIC CONTROL PLANS PER COUNTY APPROVAL.
27. CONTRACTOR TO PROTECT ALL SPRINKLER HEADS NOT IN CONFLICT WITH DESIGN AND RELOCATE ALL THOSE WHICH ARE IN CONFLICT TO A LOCATION DETERMINED IN FIELD.
28. SOD TWO (2) FEET MINIMUM ALONG SIDE PROPOSED EDGE OF PAVEMENT. ENTIRE DISTURBED AREA WITHIN INDIAN RIVER COUNTY RIGHT-OF-WAY MUST BE SODDED.
29. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY DRAINAGE MEASURES AS REQUIRED TO ADEQUATELY DRAIN THE PROJECT AND ANY TEMPORARILY TRAVELED ROADWAYS. TEMPORARY DRAINAGE DESIGN, CONSTRUCTION AND MAINTENANCE IS THE CONTRACTOR'S RESPONSIBILITY; HOWEVER, ALL SUCH MEASURES MUST BE APPROVED BY THE ENGINEER.
30. THE EXISTING SIDEWALK SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED. ALL SIDEWALKS SHALL BE PROTECTED FROM SCRAPING, MARKING, GOUGING AND CRACKING BY EQUIPMENT OR ANY OTHER MEANS. ALL SIDEWALKS THAT HAVE BEEN DISFIGURED, CRACKED OR BROKEN DURING THE CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL BROKEN SIDEWALKS MUST BE REMOVED FROM THE TWO CLOSEST EXPANSION JOINTS AND WHEN REPLACED WILL RETAIN THE TWO EXPANSION JOINTS AND HAVE NO CONTRACTION JOINTS AND FINISH TO MATCH THE ADJOINING EXISTING SIDEWALKS.
31. GRADES SHOWN ARE FINISHED GRADES.
32. SAWCUT CONCRETE OR ASPHALT DRIVEWAYS AS REQUIRED FOR REPLACEMENT.
33. ALL ABANDONED UTILITIES (INCLUDING PIPES, CABLES AND STRUCTURES) FOUND IN THE RIGHT OF WAY AND NOT SHOWN ON THE PLANS, ARE TO BE REMOVED AND PROPERLY DISPOSED OF AT THE EXPENSE OF THE CONTRACTOR. THIS INCLUDES ALL EXOTIC PIPES LIKE ASBESTOS-CEMENT PIPE. COST TO BE INCLUDED IN CLEARING AND GRUBBING ITEM.
34. DRIVEWAY LOCATIONS AND WIDTHS ARE APPROXIMATE AND ARE TO BE ADJUSTED AS NECESSARY OR AS DIRECTED BY THE ENGINEER. ANY MODIFICATIONS OF DRIVEWAY WIDTHS AND / OR LOCATIONS SHALL REQUIRE CITY OF FORT PIERCE REVIEW.
35. BENCHMARK DATUM IN NAVD 88.
36. BACKFILL AND SOD AS REQUIRED BEYOND RIGHT OF WAY LINES ON INDIVIDUAL LOTS TO MAINTAIN POSITIVE DRAINAGE FLOW INTO CURB AND GUTTER.
37. GRADE AND SOD SWALES TEN (10) FEET FROM PROPOSED DITCH BOTTOM INLETS AND MITERED END SECTIONS ON SIDE STREETS AS REQUIRED.
38. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ℄ (BASELINE) AND ℄ (CENTERLINE) CONSTRUCTION THROUGHOUT THE PROJECT.
39. THE CONTRACTOR SHALL REMOVE DRIVEWAY APRONS AND DRIVEWAY CULVERTS AND SHALL MAINTAIN ROUGH GRADE FOR UTILITY MODIFICATIONS.
40. ALL EXISTING STORMWATER CONVEYANCE SWALES, WITHIN THE AREA OF DEVELOPMENT THAT ARE IDENTIFIED TO REMAIN, SHALL BE PROTECTED BY THE CONTRACTOR, ANY DAMAGE TO THE SWALES IDENTIFIED TO REMAIN SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE. EXISTING FARM SWALES ARE NOT TO REMAIN.
41. PAYMENT FOR INCIDENTAL ITEMS NOT SPECIFICALLY COVERED IN THE INDIVIDUAL BID ITEMS SHALL BE INCLUDED IN THE CONTRACT PRICES FOR BID ITEMS.
42. MAINTAIN A MINIMUM OF ONE (1) FOOT CLEARANCE BETWEEN POWER POLE AND EDGE OF SIDEWALK.
43. THE FINAL SURFACE COUSE OF THE PROPOSED ASPHALT PAVEMENT, FOR THE ON-SITE DEVELOPMENT, SHALL BE PLACED UPON COMPLETION OF ALL OTHER PERMANENT ON-SITE CONSTRUCTION. THIS APPLIES TO ON-SITE WORK ONLY.
44. CONSTRUCTION OPERATIONS FOR THE PLACEMENT OF THE FINAL SURFACE COURSE FOR THE ON-SITE ASPHALT PAVEMENT SHALL BE LIMITED TO A DISTANCE, AS DIRCTED BY THE ENGINEER. THE CONTRACTOR SHALL COMPLETE IN ONE (1) DAY. THIS APPLIES TO ON-SITE WORK ONLY.
45. THE CONTRACTOR SHALL IMPLEMENT TEMPORARY PAVEMENT MARKINGS UNTIL THE FINAL SURFACE COURSE HAS CURED (MINIMUM THIRTY (30) DAYS AFTER FINAL SURFACE COURSE PLACEMENT). ANY TEMPORARY PAINTED MARKINGS PLACED ON THE FINAL SURFACE SHALL BE COMPLETELY REMOVED OR COVERED TO PROVIDE A CLEAN SINGLE LINE FINISH AT ALL PAVEMENT MARKING LOCATIONS
46. ALL APPROVED PERMIT CONDITIONS, INCLUDING BUT NOT LIMITED TO FDOT, FDEP, ST. LUCIE COUNTY AND CITY OF FORT PIERCE, SHALL BE MET BY CONTRACTOR PRIOR TO CERTIFICATION OF COMPLETION BY ENGINEER.
47. ANY IMPACTED SIDEWALKS SHALL HAVE THE ENTIRE SLAB REMOVED / REPLACED BETWEEN EXPANSION JOINTS AND REPLACED WITH NEW SIDEWALK AND APPROPRIATE EXPANSION JOINTS AND CONTRACTION JOINTS.

ROADWAY SPECIFICATIONS

GENERAL

IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" MOST CURRENT EDITION BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT.

IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS ALSO.

THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.

THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF TWO YEARS FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

GRADING

THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES INCLUDING TYPICAL SECTIONS.

ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS.

STAKING

CONSTRUCTION STAKING WILL BE PERFORMED BY THE CONTRACTOR.

STABILIZING

STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS.

(TYPE C STABILIZATION). ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

BASE COURSE

THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.

LIMEROCK BASE AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL. BASE SHALL BE COMPACTED BY AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

PRIME AND TACK COAT

PRIME AND TACK COAT FOR THE BASE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALTIC CONCRETE SURFACE COURSE (A.C.S.C.)

TYPE SP-9.5 AND TYPE SP-12.5 ACSC SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, AND 330 OF THE STANDARD SPECIFICATIONS.

TESTING

THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON SUBGRADE, BASE AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING OF THE ROAD CONSTRUCTION SHALL BE AS FOLLOWS:

A. SUBGRADE:
1. FLORIDA BEARING VALUE TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET, OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS.
2. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET OR CLOSER AS MIGHT BE NECESSARY.

B. BASE:
1. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 500 FEET OR CLOSER AS MIGHT BE NECESSARY.

ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 1 1/2 INCHES INSIDE THE LEFT EDGE, TO THE CENTER, TO A POINT 12 INCHES INSIDE THE RIGHT EDGE OF THE ITEM TESTED.

IF ANY TEST INDICATES THAT THE WORK DOES NOT MEET THE SPECIFICATIONS, THE SUBSTANDARD AREA SHALL BE REWORKED OR CORRECTED AND RETESTED, AT THE CONTRACTOR'S EXPENSE, UNTIL THE PROVISIONS OF THESE SPECIFICATIONS ARE MET.

ALL PASSING TESTS SHALL BE PAID FOR BY THE OWNER. ALL FAILING TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CLEAN-UP

THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

CONSTRUCTION IN STREETS AND ROAD RIGHT-OF-WAYS

1. OPEN ROAD CUTS REQUIRES PRIOR APPROVAL OF THE CITY, COUNTY, STATE OR ANY OTHER AGENCY WHICH MAY HAVE JURISDICTION.
2. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
3. ALL AREAS IN EXISTING RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION SHALL RECEIVE SOLID SOD WITHIN 3 DAYS.
4. STREET RESTORATION TO BE DONE AS PER ST LUCIE COUNTY STANDARDS.
5. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
6. TRAFFIC CONTROL ON ALL COUNTY AND STATE HIGHWAY RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.
7. CONTRACTOR TO SUBMIT A PEDESTRIAN DETOUR / SIDEWALK CLOSURE PLAN THAT CONFORMS TO F.D.O.T. STANDARDS AND WHICH IS APPROVED BY THE COUNTY TRAFFIC DEPARTMENT. (THIS APPLIES TO THE PROPOSED WATER UTILITY CONNECTION.)

DRAINAGE SPECIFICATIONS

STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 3000 PSI.

ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FYP = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71.

PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

IMPORTED MATERIALS

ALL IMPORTED FILL SHALL BE IN ACCORDANCE WITH AND MEET THE REQUIREMENTS AS SPECIFIED IN THE PLANS AND GEOTECHNICAL SOILS REPORT FOR THE APPLICATIONS IT IS BEING USED. THE CONTRACTOR SHALL PROVIDE APPROPRIATE TEST REPORTS AS REQUIRED BY INDUSTRY STANDARDS, PERFORMED BY A LAB CERTIFIED IN THE STATE OF FLORIDA, DEMONSTRATING THE MATERIALS MEET OR EXCEED THE REQUIREMENTS AS SPECIFIED, FOR ITS INTENDED APPLICATION. FILL MATERIAL BEING USED FOR DRY POND FILTRATION MATERIAL SHALL PROVIDE 40%-50% VERTICAL POROSITY AND BETWEEN 1%-2% PASSING THE NO. 200 SIEVE.

CONCRETE

UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

CULVERT PIPES

REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.

PRECAST CONCRETE DRAINAGE PRODUCTS

ALL PRECAST CONCRETE DRAINAGE PRODUCTS (INCLUDING BUT NOT LIMITED TO ROUND CONC. PIPE. ELLIPTICAL CONC. PIPE, UNDERDRAINS, MANHOLES, INLETS, ENDWALLS, JUNCTION BOXES, THREE SIDED CONC. CULVERTS, AND CONC. BOX CULVERTS) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.

GROUNDWATER

GROUNDWATER MAY BE ENCOUNTERED ON THIS SITE. THE CONTRACTOR IS TO PLAN ACCORDINGLY. FOR DEWATERING TO PROVIDE FOR PIPE INSTALLATION, A SYSTEM CAPABLE OF MAINTAINING A GROUNDWATER LEVEL AT LEAST 2' BELOW BOTTOM OF PIPE LEVEL SHALL BE UTILIZED.

RECORD DRAWINGS

CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT NOT LIMITED TO, INVERT AND TOP ELEVATIONS OF CULVERTS AND INLET STRUCTURES. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

INSPECTION

MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS

THE ENGINEER SHALL BE NOTIFIED:

1. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
2. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
3. UPON COMPLETION OF SUBGRADE GRADING AND COMPACTION.
4. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
5. UPON COMPLETION OF GRADING AND COMPACTION OF THE BASE MATERIAL AND PRIOR TO PRIMING.
6. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
7. UPON COMPLETION OF CONSTRUCTION.
8. ENGINEER SHALL BE NOTIFIED TO INSPECT IMPORTED BACKFILL FOR PLACEMENT IN AND AROUND THE DRY RETENTION AREAS PRIOR TO USE. AT THE REQUEST OF THE ENGINEER, THE CONTRACTOR SHALL PROVIDE TESTS FROM A LAB CERTIFIED IN THE STATE OF FLORIDA TO CONFIRM THAT THE SPECIFIED HYDRAULIC CONDUCTIVITIES CAN BE ACHIEVED BY THE SOIL THAT WAS DELIVERED.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
3. ALL WORK SHALL BE IN WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
4. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE CITY OF FORT PIERCE, WATER MANAGEMENT DISTRICT, FDEP AND THESE PLANS AND SPECIFICATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
6. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
7. CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER ON ALL SUB-GRADE AND BASE. TESTS SHALL BE PREPARED PER AASHTO T-180 METHOD.
8. SLOPE GRADES FROM ELEVATIONS SHOWN TO EXISTING GRADE AT PROPERTY LINE. MAXIMUM SLOPE 4:1.
9. ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTION.
10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH M.U.T.C.D. STANDARDS, CITY OF FORT PIERCE AND F.D.O.T.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
12. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. WHEN GROUNDWATER IS ENCOUNTERED THE CONTRACTOR SHALL PLAN ACCORDINGLY.
13. ALL INLETS SHALL HAVE A 6" MIN. SUMP BELOW LOWEST INVERT.
14. EROSION CONTROL FENCING MUST BE IN PLACE PRIOR TO GRADING.
15. PIPE LENGTHS AND SLOPES SHOWN ARE APPROXIMATE.
16. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
17. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
18. CONTRACTOR SHALL ADJUST INLET/STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS.
19. FILL MATERIAL MAY NOT BE STOCKPILED HIGHER THAN SIX (6) VERTICAL FEET ONSITE PER CITY OF FORT PIERCE CODE.
20. DIMENSIONS SHOWN ARE TO EDGE OF GUTTER OR PAVEMENT. RADII SHOWN ARE TO FACE OF CURB.
21. ALL SIGNS SHALL BE PER M.U.T.C.D. STANDARDS.
22. ALL PAVEMENT MARKINGS, EXCEPT PARKING STALL STRIPING, SHALL BE THERMOPLASTIC PER CITY OF FORT PIERCE REQUIREMENTS.
23. THE USES PROPOSED AS PART OF THIS PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED THE EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
24. WATER FOR FIRE FIGHTING PURPOSES SHALL BE INDICATED WITH A BLUE ROADWAY REFLECTOR, PLACE ONE FOOT OFF OF THE CENTERLINE OF THE ROAD FACING THE FIRE HYDRANT, THIS INCLUDES NEW AND EXISTING SOURCES.
25. REGARDLESS OF PRIVATE OR PUBLIC DEDICATIONS, THERE SHALL BE NO UTILITY CONNECTIONS, METER BOXES OR VALVE BOXES IN EXISTING OR PROPOSED SIDEWALK OR DRIVEWAY AREAS.
26. CONTRACTOR SHALL ADJUST INLET/STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS.
27. ANY STATE AND FEDERAL PERMITS THAT MAY BE REQUIRED AS A RESULT OF LAND CLEARING AND LANDSCAPING ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
28. CONTRACTOR IS RESPONSIBLE TO PROTECT AND/OR REPLACE ALL SURVEY MONUMENTATION BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA.
29. ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE STRIPED IN WHITE, TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR FOR ROAD & BRIDGE CONSTRUCTION, SECTION 710, LATEST EDITION.
30. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FDOT STANDARD INDEX 711-001, LATEST EDITION.
31. COMMERCIAL/MULTI-FAMILY BUILDINGS SHALL POST A MINIMUM 6 INCH NUMERICAL ADDRESS.
32. THERMOPLASTIC PAVEMENT MARKINGS SHALL BE REQUIRED ON EXISTING / PROPOSED DRIVEWAYS THAT CONNECT TO THE COUNTY RIGHT-OF-WAY (ROW) AND PROPOSED PAVEMENT MARKINGS WITHIN 25' OF THE COUNTY ROW.
33. ALL NUISANCE EXOTIC VEGETATION EXISTING WITHIN DEVELOPMENT PROJECT SITE PROPERTY MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.

PRIMARY BENCHMARK:

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS CGS MONUMENT G 167, ELEVATION =12.56 ' NAVD'88. ON-SITE BENCHMARK IS AS SHOWN HEREON.

DATE	REVISIONS
11-11-2021	1 REVISIONS PER COFP/SLC
–	2 –
–	3 –
–	4 –
–	5 –
–	6 –
–	7 –
–	8 –

JOB NO.	19-0273
DESIGNED	RTM
DRAWN	GR
DATE	JULY 2021
CHECKED	AJB
DATE ISSUED	11/11/2021

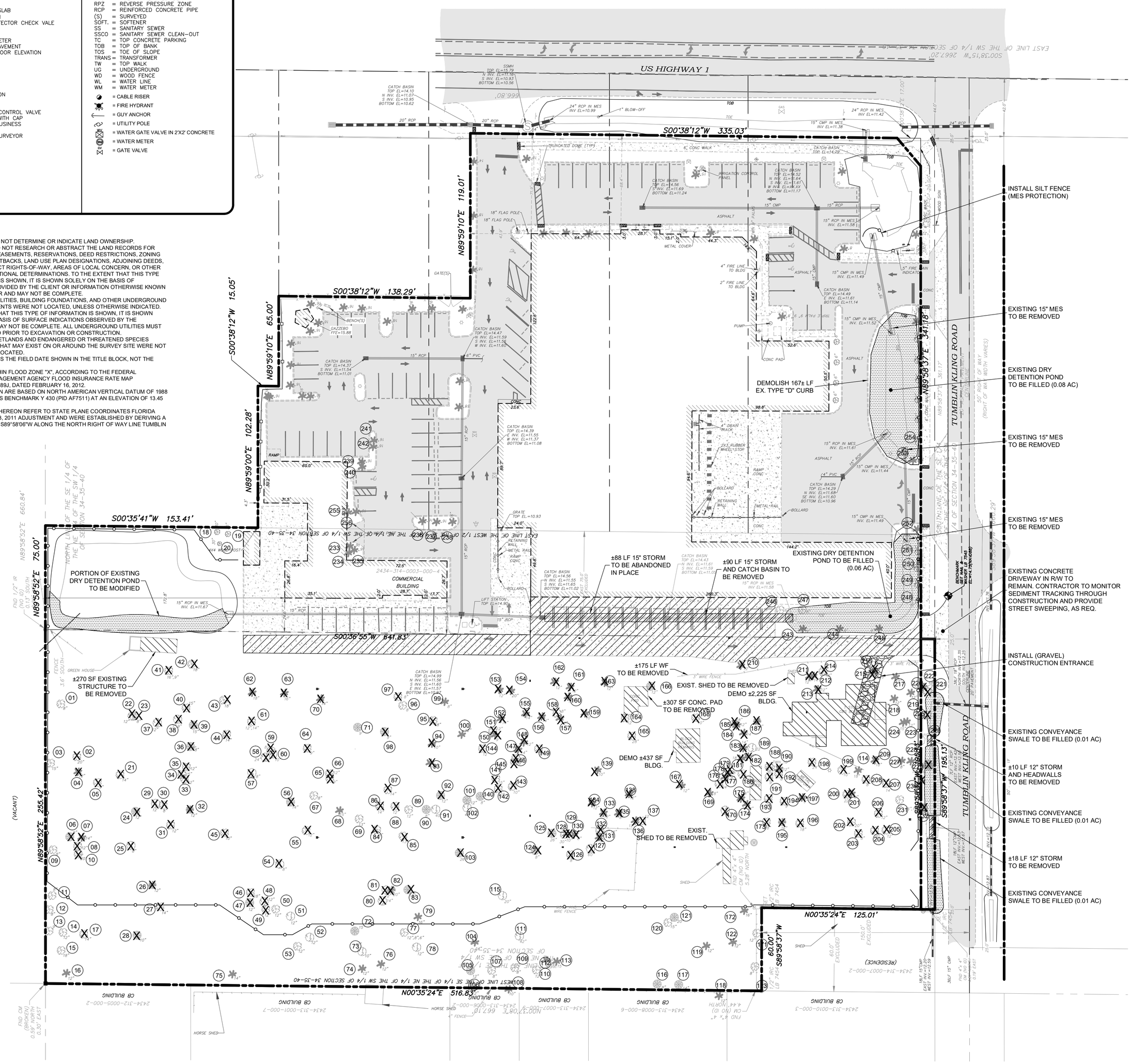
MBV ENGINEERING, IN

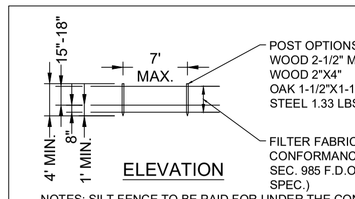
LEGEND

BB = BOTTLEBRUSH	OHW = OVERHEAD WIRE
BFP = BACKFLOW PREVENTER	O.R.B. = OFFICIAL RECORDS BOOK
BOC = BACK OF CURB	(P) = PLAT
BWF = BARBED WIRE FENCE	P.B. = PLAT BOOK
CLF = CHAIN LINK FENCE	PERF. = PERFORATED
CLP = CONCRETE LIGHT POLE	PG. = PAGE
CM = CONCRETE MONUMENT	PM = PALM
CMP = CORRUGATED METAL PIPE	PSM = PROFESSIONAL SURVEYOR AND MAPPER
CONC. = CONCRETE	PVC = POLY VINYL CHLORIDE
COVD. = COVERED	RPZ = REVERSE PRESSURE ZONE
C/S = CONCRETE SLAB	RCP = REINFORCED CONCRETE PIPE
(D) = DESCRIPTION	(S) = SURVEYED
DDCV = DOUBLE DETECTOR CHECK VALE	SOFT. = SOFTENER
EL. = ELEVATION	SS = SANITARY SEWER
ELEC. = ELECTRIC	SSCO = SANITARY SEWER CLEAN-OUT
EM = ELECTRIC METER	TC = TOP CONCRETE PARKING
EP = EDGE OF PAVEMENT	TOB = TOP OF BANK
FFE = FINISHED FLOOR ELEVATION	TOS = TOE OF SLOPE
FM = FORCE MAIN	TRANS = TRANSFORMER
FND. = FOUND	TW = TOP WALK
GEN. = GENERATOR	UG = UNDERGROUND
GV = GATE VALVE	WD = WOOD FENCE
H/C = HANDICAP	WL = WATER LINE
HW = HEADWALL	WM = WATER METER
ID = IDENTIFICATION	= CABLE RISER
IP = IRON PIPE	= FIRE HYDRANT
IR = IRON ROD	= GUY ANCHOR
ICV = IRRIGATION CONTROL VALVE	= UTILITY POLE
IRC = IRON ROD WITH CAP	= WATER GATE VALVE IN 2'X2' CONCRETE
LB = LICENSED BUSINESS	= WATER METER
LP = LIGHT POLE	= GATE VALVE
LS = LICENSED SURVEYOR	
MH = MANHOLE	
= PINE TREE	
= PALM TREE	
= OAK TREE	
= HARDWOOD	

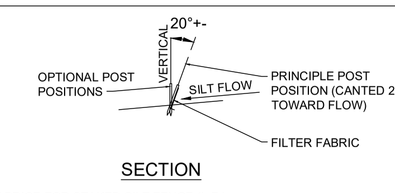
SURVEYOR'S NOTES

1.) THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2.) THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3.) UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO EXCAVATION OR CONSTRUCTION.
4.) JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5.) THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6.) THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12111C0185J, DATED FEBRUARY 16, 2012.
7.) ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING NGS BENCHMARK Y 430 (PID AF7511) AT AN ELEVATION OF 13.45 FEET(NAVD88).
8.) BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT AND WERE ESTABLISHED BY DERIVING A GRID BEARING OF S89°58'06"W ALONG THE NORTH RIGHT OF WAY LINE TUMBLIN KLING ROAD.


US HIGHWAY 1
TUMBLIN KLING ROAD
S00°38'12"W 335.03'
N89°59'10"E 119.01'
S00°38'12"W 138.29'
S00°38'12"W 15.05'
N89°59'10"E 65.00'
N89°59'00"E 102.28'
S00°35'41"W 153.41'
N89°58'52"E 75.00'
N89°58'52"E 255.42'
S00°36'55"W 841.83'
N00°35'24"E 516.83'
N89°58'37"E 341.78'
S89°58'37"W 195.12'
N00°35'24"E 125.01'
S89°58'37"W 100.00'
DEMOLISH 167± LF EX. TYPE "D" CURB
EXISTING DRY DETENTION POND TO BE FILLED (0.08 AC)
PORTION OF EXISTING DRY DETENTION POND TO BE MODIFIED
±270 SF EXISTING STRUCTURE TO BE REMOVED
±88 LF 15" STORM TO BE ABANDONED IN PLACE
±90 LF 15" STORM AND CATCH BASIN TO BE REMOVED
±175 LF WF TO BE REMOVED
EXIST. SHED TO BE REMOVED
±307 SF CONC. PAD TO BE REMOVED
DEMO ±2,225 SF BLDG.
DEMO ±437 SF BLDG.
EXIST. SHED TO BE REMOVED
INSTALL SILT FENCE (MES PROTECTION)
EXISTING 15" MES TO BE REMOVED
EXISTING DRY DETENTION POND TO BE FILLED (0.08 AC)
EXISTING 15" MES TO BE REMOVED
EXISTING 15" MES TO BE REMOVED
EXISTING CONCRETE DRIVEWAY IN R/W TO REMAIN. CONTRACTOR TO MONITOR SEDIMENT TRACKING THROUGH CONSTRUCTION AND PROVIDE STREET SWEEPING, AS REQ.
INSTALL (GRAVEL) CONSTRUCTION ENTRANCE
EXISTING CONVEYANCE SWALE TO BE FILLED (0.01 AC)
±10 LF 12" STORM AND HEADWALLS TO BE REMOVED
EXISTING CONVEYANCE SWALE TO BE FILLED (0.01 AC)
±18 LF 12" STORM TO BE REMOVED
EXISTING CONVEYANCE SWALE TO BE FILLED (0.01 AC)
EXISTING 15" MES



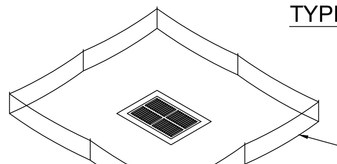
ELEVATION



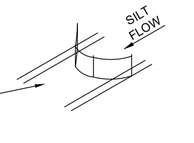
SECTION

NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE



NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3



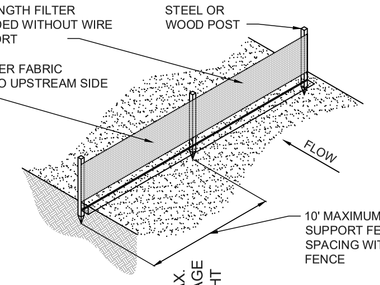
TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

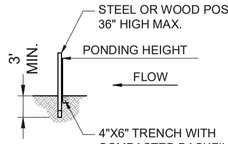
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS

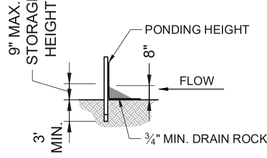
N.T.S.

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.





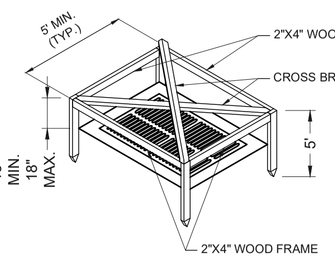
TRENCH DETAIL



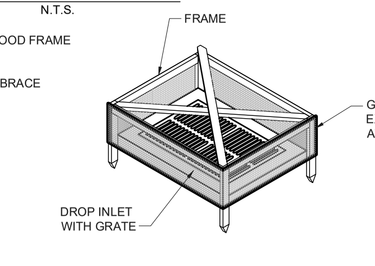
INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE

N.T.S.



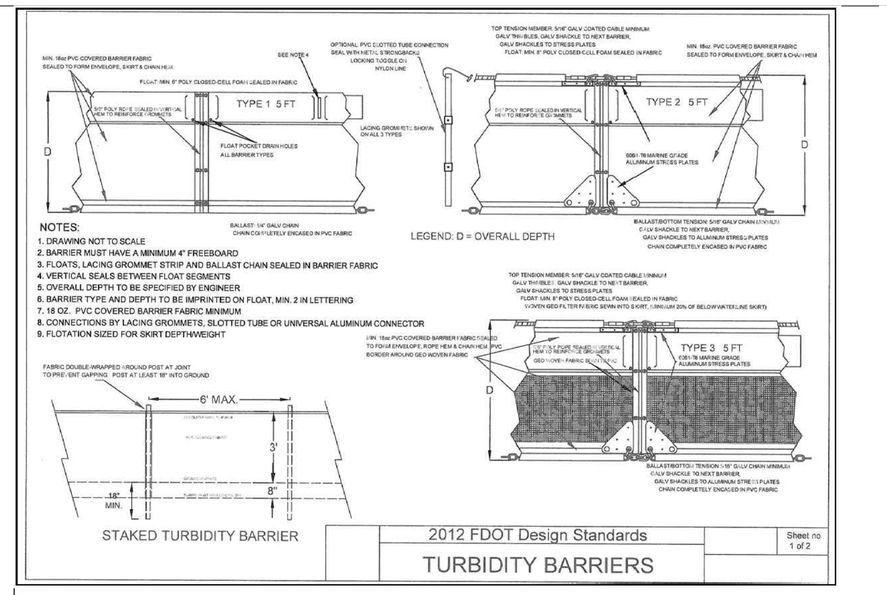
VIEW OF FRAME WITHOUT SILT FENCE



VIEW OF FRAME WITH SILT FENCE

SILT FENCE INLET PROTECTION

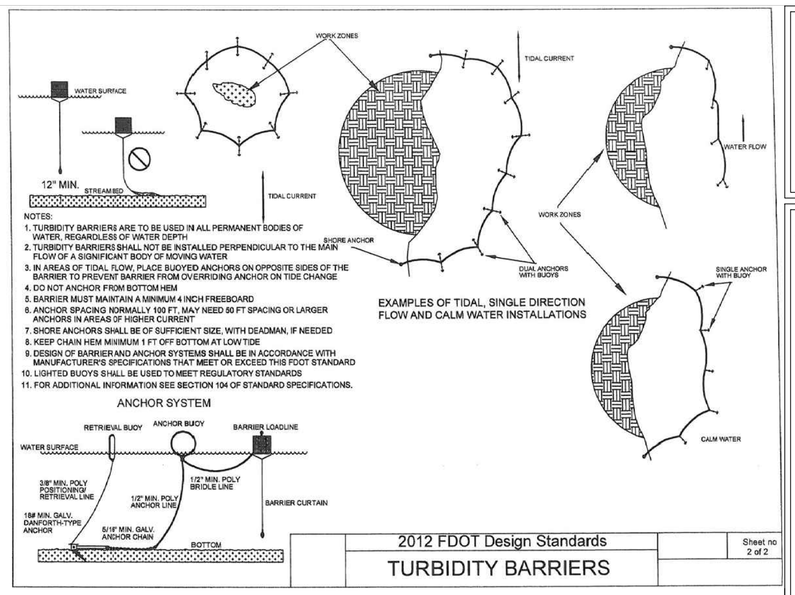
N.T.S.



NOTES:
1. DRAWING NOT TO SCALE
2. BARRIER MUST HAVE A MINIMUM 4" FREEBOARD
3. FLOATS, LACING GROMMET STRIP AND BALLAST CHAIN SEALED IN BARRIER FABRIC
4. VERTICAL SEALS BETWEEN FLOAT SEGMENTS
5. OVERALL DEPTH TO BE SPECIFIED BY ENGINEER
6. BARRIER TYPE AND DEPTH TO BE IMPRINTED ON FLOAT, MIN. 2 IN LETTERING
7. 18 OZ. PVC COVERED BARRIER FABRIC MINIMUM
8. CONNECTIONS BY LACING GROMMETS, SLOTTED TUBE OR UNIVERSAL ALUMINUM CONNECTOR
9. FLOTATION SIZED FOR SKIRT DEPTH/WEIGHT

LEGEND: D = OVERALL DEPTH

2012 FDOT Design Standards	Sheet no 1 of 2
TURBIDITY BARRIERS	



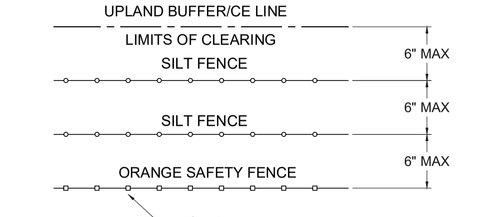
NOTES:
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER, REGARDLESS OF WATER DEPTH
2. TURBIDITY BARRIERS SHALL NOT BE INSTALLED PERPENDICULAR TO THE MAIN FLOW OF A SIGNIFICANT BODY OF MOVING WATER
3. IN AREAS OF TIDAL FLOW, PLACE BUOYED ANCHORS ON OPPOSITE SIDES OF THE BARRIER TO PREVENT BARRIER FROM OVERDIDING ANCHOR OR TIDE CHANGE
4. DO NOT ANCHOR FROM BOTTOM HEM
5. BARRIER MUST MAINTAIN A MINIMUM 4 INCH FREEBOARD
6. ANCHOR SPACING NORMALLY 100 FT, MAY NEED 50 FT SPACING OR LARGER ANCHORS IN AREAS OF HIGHER CURRENT
7. SHORE ANCHORS SHALL BE OF SUFFICIENT SIZE, WITH DEADMAN, IF NEEDED
8. KEEP CHAIN HEM MINIMUM 1 FT OFF BOTTOM AT LOW TIDE
9. DESIGN OF BARRIER AND ANCHOR SYSTEMS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS THAT MEET OR EXCEED THIS FDOT STANDARD
10. LIGHTED BUOYS SHALL BE USED TO MEET REGULATORY ETHANORS
11. FOR ADDITIONAL INFORMATION SEE SEOTION 104 OF STANDARD SPECIFICATIONS.

EXAMPLES OF TIDAL, SINGLE DIRECTION FLOW AND CALM WATER INSTALLATIONS

2012 FDOT Design Standards	Sheet no 2 of 2
TURBIDITY BARRIERS	

TURBIDITY BARRIER APPLICATIONS

N.T.S.

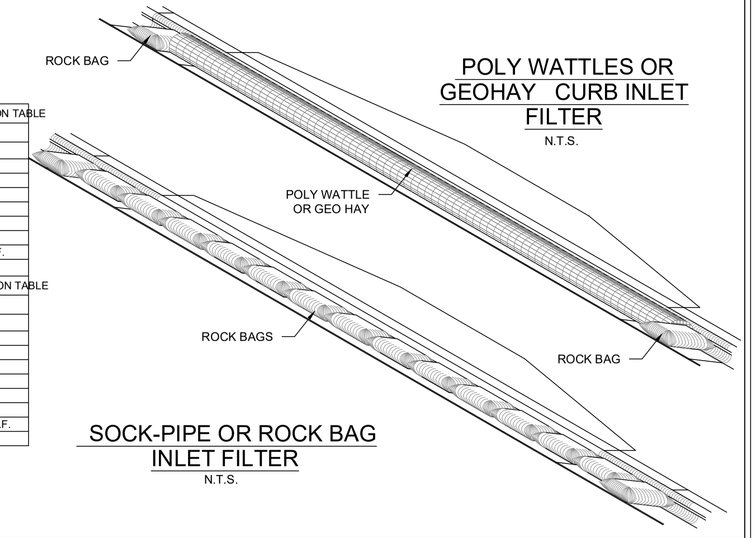


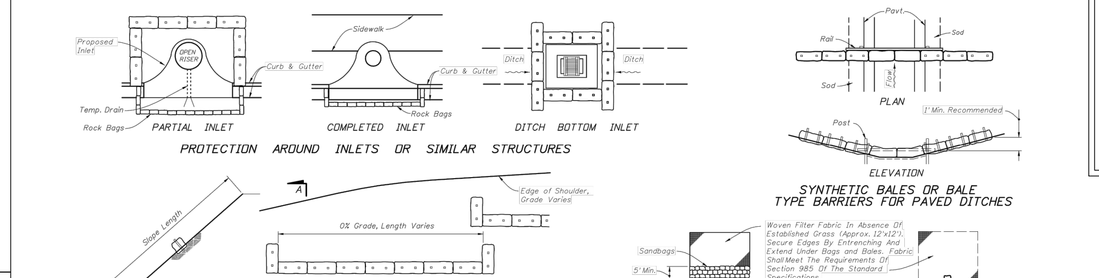
SILT FENCE/ORANGE FENCE PLACEMENT DETAIL AROUND WETLANDS

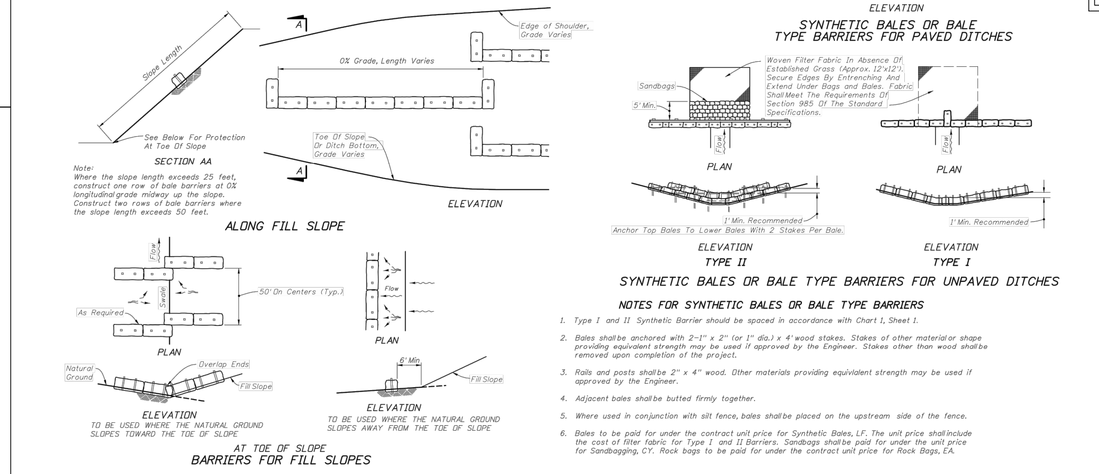
N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS.
MULLEN BURST	ASTM D-3786	800 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	120 LBS.
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL./MIN./S.F.
PERMITTIVITY	ASTM D-4491	0.55 SEC. -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS.
MULLEN BURST	ASTM D-3786	420 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	45 LBS.
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL./MIN./S.F.
PERMITTIVITY	ASTM D-4491	1.5 SEC. -1

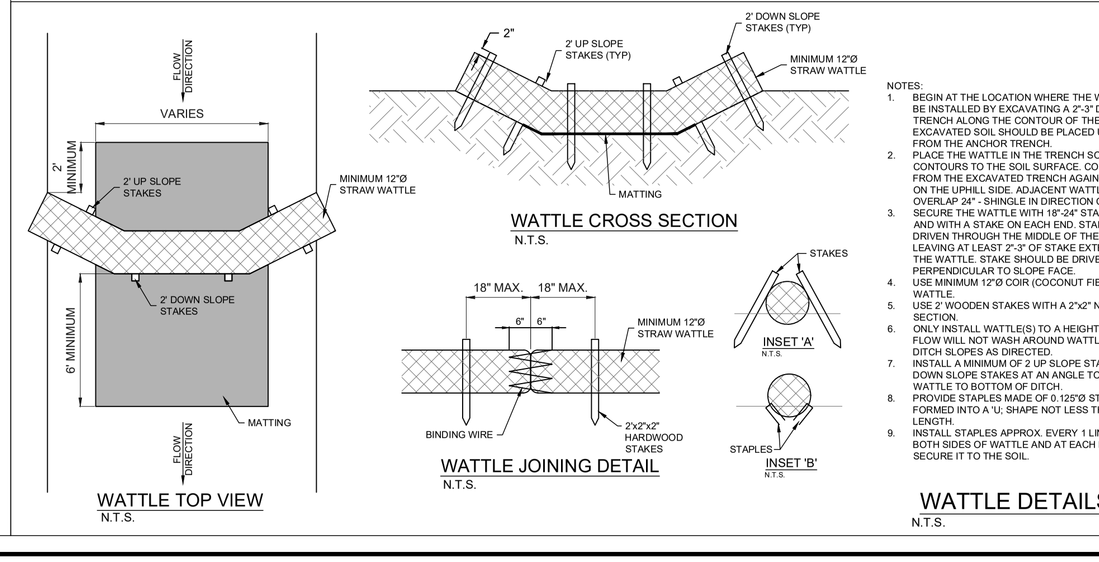






NOTES FOR SYNTHETIC BALES OR BALE TYPE BARRIERS

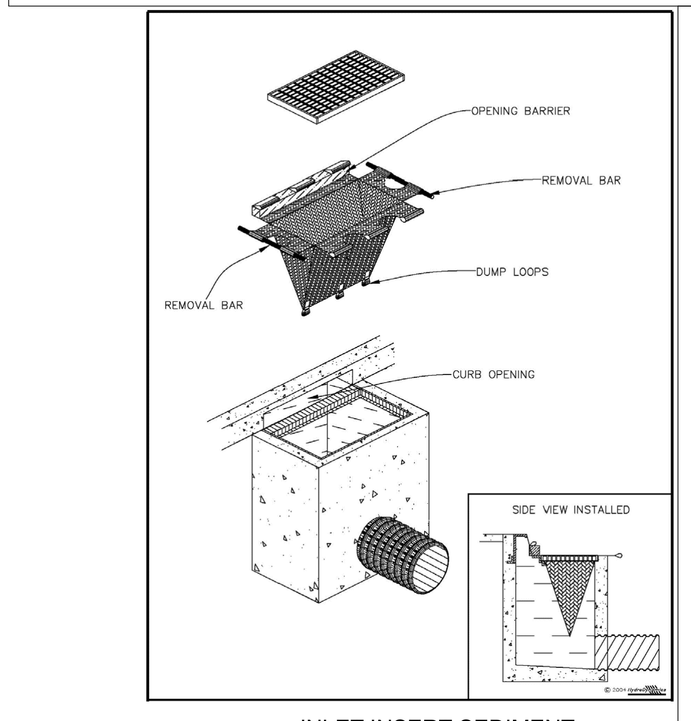
1. Type I and II Synthetic Barrier should be spaced in accordance with Chart 1, Sheet 1.
2. Bales shall be anchored with 2-1" x 2" (or 1" dia.) x 4' wood stakes. Stakes of other material or shape providing equivalent strength may be used if approved by the Engineer. Stakes other than wood shall be removed upon completion of the project.
3. Rails and posts shall be 2" x 4" wood. Other materials providing equivalent strength may be used if approved by the Engineer.
4. Adjacent bales shall be butted firmly together.
5. Where used in conjunction with silt fence, bales shall be placed on the upstream side of the fence.
6. Bales to be paid for under the contract unit price for Synthetic Bales, LF. The unit price shall include the cost of filter fabric for Type I and II Barriers. Sandbags shall be paid for under the unit price for Sandbagging, CY. Rock bags to be paid for under the contract unit price for Rock Bags, EA.



NOTES:
1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2"-3" DEEP x 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD OVERLAP 24" - SHINGLE IN DIRECTION OF FLOW.
3. SECURE THE WATTLE WITH 18"-24" STAKES EVERY 3'-4' AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2"-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKE SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.
4. USE MINIMUM 12"Ø COIR (COCONUT FIBER)/STRAW WATTLE.
5. USE 2' WOODEN STAKES WITH A 2"x2" NOMINAL CROSS SECTION.
6. ONLY INSTALL WATTLE(S) TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND WATTLE AND SCOUR DITCH SLOPES AS DIRECTED.
7. INSTALL A MINIMUM OF 2 UP SLOPE STAKES AND 4 DOWN SLOPE STAKES AT AN ANGLE TO WEDGE WATTLE TO BOTTOM OF DITCH.
8. PROVIDE STAPLES MADE OF 0.125"Ø STEEL SIRE FORMED INTO A 'U' SHAPE NOT LESS THAN 12" IN LENGTH.
9. INSTALL STAPLES APPROX. EVERY 1 LINEAR FOOT ON BOTH SIDES OF WATTLE AND AT EACH END TO SECURE IT TO THE SOIL.

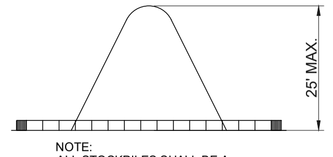
WATTLE DETAILS

N.T.S.



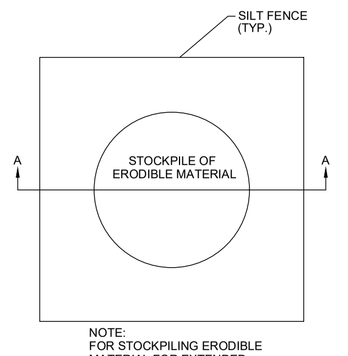
INLET INSERT SEDIMENT CONTAINMENT SYSTEM

N.T.S.



NOTE:
ALL STOCKPILES SHALL BE A MAXIMUM OF 25' HIGH.

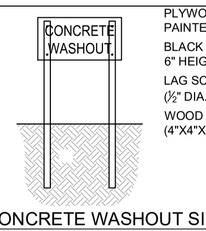
SECTION A-A



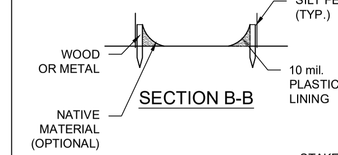
NOTE:
FOR STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL

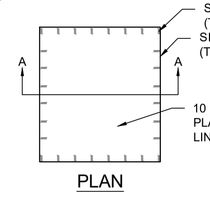
N.T.S.



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



SECTION B-B



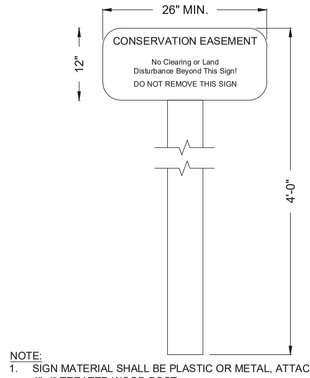
PLAN

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

TYPE "ABOVE GRADE" WITH SILT FENCE

CONCRETE & STUCCO WASTE MANAGEMENT

N.T.S.



NOTE:
1. SIGN MATERIAL SHALL BE PLASTIC OR METAL, ATTACHED TO 4"x4" TREATED WOOD POST.
2. CONSERVATION EASEMENT SHALL BE 3" HIGH LETTERS.
3. ALL OTHER LINES OF TEXT SHALL BE 1" HIGH WITH 1" SPACING BETWEEN LINES.
4. SIGN SHALL HAVE WHITE BACKGROUND WITH CONTRASTING COLOR FOR THE LETTERING.

CONSERVATION EASEMENT SIGN

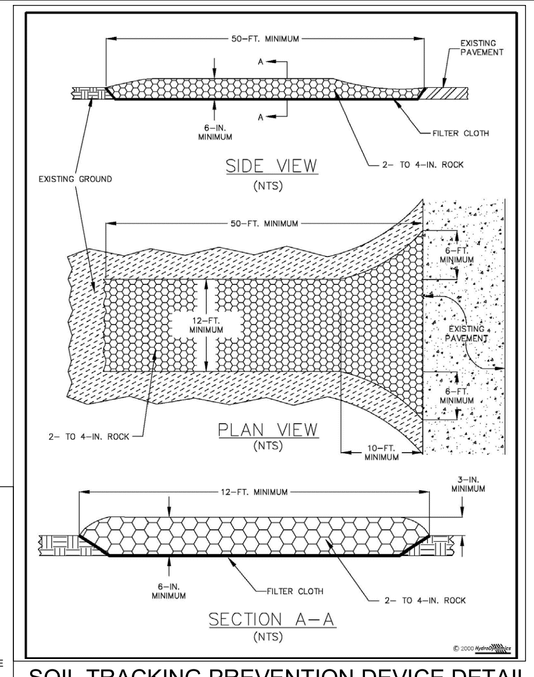
N.T.S.

EROSION AND SEDIMENTATION CONTROL NOTES

CONSTRUCTION ACTIVITIES CAN RESULT IN THE GENERATION OF SIGNIFICANT AMOUNTS OF POLLUTANTS WHICH MAY REACH SURFACE OR GROUND WATERS. ONE OF THE PRIMARY POLLUTANTS OF SURFACE WATERS IS SEDIMENT DUE TO EROSION. EXCESSIVE QUANTITIES OF SEDIMENT WHICH REACH WATER BODIES OF FLOOD PLAINS HAVE BEEN SHOWN TO ADVERSELY AFFECT THEIR PHYSICAL, BIOLOGICAL AND CHEMICAL PROPERTIES. TRANSPORTED SEDIMENT CAN OBSTRUCT STREAM CHANNELS, REDUICE HYDRAULIC CAPACITY OF WATER BODIES OF FLOOD PLAINS, REDUCE THE DESIGN CAPACITY OF CULVERTS AND OTHER WORKS, AND ELIMINATE BENTHIC INVERTEBRATES AND FISH SPAWNING SUBSTRATES BY SILTATION. EXCESSIVE SUSPENDED SEDIMENTS REDUCE LIGHT PENETRATION AND THEREFORE, REDUCE PRIMARY PRODUCTIVITY.

MINIMUM STANDARDS

1. SEDIMENT BASIN AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UNSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IN THE OPINION OF THE REVIEWER, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
6. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
7. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE ANTICIPATED SEDIMENT LOADING FROM THE LAND-DISTURBING ACTIVITY. THE OUTFALL DEVICE OR SYSTEM DESIGN SHALL TAKE INTO ACCOUNT THE TOTAL DRAINAGE AREA FLOWING THROUGH THE DISTURBED AREA TO BE SERVED BY THE BASIN.
8. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
9. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
10. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
11. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
12. BEFORE TEMPORARY OR NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
13. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT. CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
14. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES, A TEMPORARY STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
16. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
17. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
    A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
    B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
    C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
    D. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
18. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE, WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, IN THE OPINION OF THE REVIEWER. DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
20. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DISPOSITION AND EROSION.
21. PHASED PROJECTS SHOULD BE CLEARED IN CONJUNCTION WITH CONSTRUCTION OF EACH PHASE.
22. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 104 AND 105 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
23. THE REVIEWER MAY APPROVE MODIFICATIONS OR ALTER PLANS TO THESE EROSION CONTROL CRITERIA DUE TO SITE SPECIFIC CONDITIONS.



SOIL TRACKING PREVENTION DEVICE DETAIL

N.T.S.

8									
7									
6									
5									
4									
3									
2									
1	REVISIONS PER COFP/SLC							11-11-2021	
△	REVISIONS								DATE

JOB NO.	19-0273		
DESIGNED	RTM		
DRAWN	GR		
DATE	JULY 2021		
CHECKED	AJB		
DATE ISSUED	11/11/2021		

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
PRESIDENCE, FL • PH (772) 335-3155
VERO BEACH, FL 32960 • EMAIL: info@mbveng.com
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EROSION CONTROL DETAILS

JETSON FORT PIERCE SITE IMPROVEMENTS

CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES L CENSE No. 55313 STATE OF FLOR DA PROFESS IONAL ENG INEER

AARON J. BOWLES
FL. P.E. #55313

SHEET
C4

19-0273

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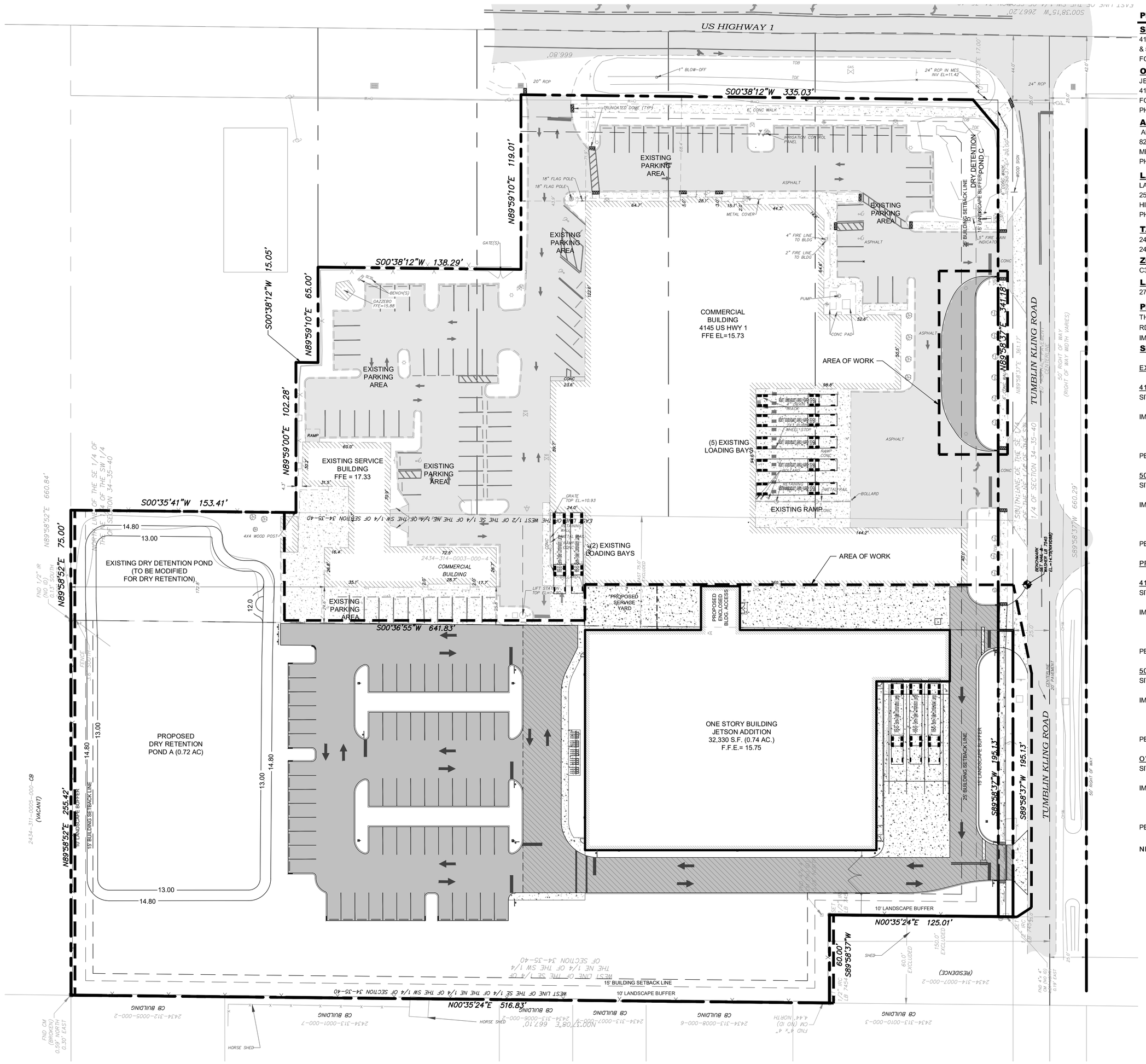

OVERALL SITE PLAN

SCALE: 1" = 40'

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

LEGEND

- EXISTING ASPHALT
- PROPOSED (REGULAR DUTY) ASPHALT
- PROPOSED (HEAVY DUTY) ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDINGS

PROJECT INFORMATION

SITE ADDRESS
4145 S. US HIGHWAY #1
& 504 TUMBLIN KLING ROAD
FORT PIERCE, FLORIDA 34982

OWNER / APPLICANT
JETSON INVESTMENT, INC.
4145 S US HIGHWAY 1
FORT PIERCE, FLORIDA 34982
PHONE (772) 464-7050

ARCHITECT
ANTHONY J. MAZZA, AIA
8220 COMPTON WAY
MELBOURNE, FLORIDA 32940
PHONE (321) 255-2050

LANDSCAPE ARCHITECT
LANDSCAPE DESIGN ASSOCIATES
2510 NW 182ND AVE.
HIGH SPRINGS, FLORIDA 32643
PHONE (352) 210-5765

TAX PARCEL I.D NUMBER(S)
2434-314-0003-000-4
2434-314-0005-000-8

ZONING C3
LAND USE GC

LATITUDE 27° 23' 09.82" N
LONGITUDE 80° 19' 38.88" W

ENGINEER
MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

SURVEYOR
INDIAN RIVER SURVEY, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880

PROJECT DESCRIPTION
THIS PROJECT PROPOSES THE UNIFICATION OF (2) PARCELS (4145 US HWY 1 AND 504 TUMBLIN KLING RD.) AND THE CONSTRUCTION OF A +/- 32,330 WAREHOUSE FACILITY WITH REQUIRED SITE IMPROVEMENTS.

SITE DATA

EXISTING SITE DATA

4145 S. US HIGHWAY 1	SF	AC	%
SITE AREA	168,713 SF	3.87 AC	100.0%
IMPERVIOUS AREA	130,389 SF	2.99 AC	77.3%
EXISTING BUILDING	53,220 SF	1.22 AC	31.5%
EXISTING ASPHALT	54,454 SF	1.25 AC	32.3%
EXISTING CONCRETE	22,715 SF	0.52 AC	13.46%
PERVIOUS AREA	38,324 SF	0.88 AC	22.7%

504 TUMBLIN KLING ROAD			
SITE AREA	156,334 SF	3.59 AC	100.0%
IMPERVIOUS AREA	10,813 SF	0.25 AC	6.9%
EXISTING BUILDING	3,528 SF	0.08 AC	2.3%
EXISTING ASPHALT	0 SF	0.00 AC	0.0%
EXISTING CONCRETE	7,285 SF	0.17 AC	4.7%
PERVIOUS AREA	145,521 SF	3.34 AC	93.08%

PROPOSED SITE DATA

4145 S. US HIGHWAY 1			
SITE AREA	168,713 SF	3.87 AC	100.0%
IMPERVIOUS AREA	121,011 SF	2.78 AC	71.7%
TOTAL BUILDING	53,220 SF	1.22 AC	31.5%
TOTAL ASPHALT	55,575 SF	1.28 AC	32.9%
TOTAL CONCRETE	12,216 SF	0.28 AC	7.2%
PERVIOUS AREA	47,702 SF	1.10 AC	28.3%

504 TUMBLIN KLING ROAD			
SITE AREA	156,334 SF	3.59 AC	100.0%
IMPERVIOUS AREA	78,037 SF	1.79 AC	49.9%
TOTAL BUILDING	32,330 SF	0.74 AC	20.7%
TOTAL ASPHALT	39,707 SF	0.91 AC	25.4%
TOTAL CONCRETE	6,000 SF	0.14 AC	3.8%
PERVIOUS AREA	78,297 SF	1.80 AC	50.1%

OVERALL UNIFIED SITE			
SITE AREA	325,047 SF	7.46 AC	100.0%
IMPERVIOUS AREA	199,048 SF	4.57 AC	61.2%
TOTAL BUILDING	85,550 SF	1.96 AC	26.3%
TOTAL ASPHALT	95,282 SF	2.19 AC	29.3%
TOTAL CONCRETE	18,216 SF	0.42 AC	5.6%
PERVIOUS AREA	125,999 SF	2.89 AC	38.8%
NET NEW IMPERVIOUS	+ 57,846 SF	1.33 AC	

ZONING DATA

CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT SIZE	10,000	156,333 SF	156,333 SF
LOT WIDTH	70'	255.42 '	255.42 '
BUILDING SETBACKS			
FRONT	25'	NA	33
SIDE (EAST)	15'	NA	A (UNITY OF PARCELS)
SIDE (WEST)	15'	NA	45.13'
REAR	15'	NA	358.14'
BUILDING COVERAGE	60% MAX.	NA	26.3%
OPEN SPACE	30% MIN.	100%	44.4%
BUILDING HEIGHT	35' MAX.	----	
FAR	0.35	----	0.26

PARKING DATA
PARKING PROVIDED (MAIN-SITE) = 104 SPACES (6 HC, 98 STD.)
PARKING TO BE REMOVED (MAIN-SITE) = 11 SPACES (11 STD.)

PARKING REQUIRED (EXPANSION) = 1 SP / 600 GSF = 32,330 / 600 = 53.88 (54) SPACES
PARKING REQUIRED (OVERALL) = 158 SPACES (6HC MIN.)

PARKING PROVIDED =	168	SPACES TOTAL
(OVERALL)	6	HC SPACES
	162	STANDARD
	20	BICYCLE SPACES

TRAFFIC STATEMENT
PER ITE, 10TH EDITION:
(150) WAREHOUSING : 32,330 SF BUILDING
=1.74 TRIPS PER 1000 SF = 32.33 X 1.74 = 56 ADT (28 ENTRY, 28 EXIT)

DRAINAGE STATEMENT
STORMWATER ATTENUATION AND TREATMENT REQUIRED FOR THE SITE EXPANSION TO BE PROVIDED ON-SITE WITH AN INTERCONNECTION TO THE EXISTING MASTER STORMWATER MANAGEMENT SYSTEM SERVING THE OVERALL PROPERTY. ULTIMATE OUTFALL IS TO THE FDOT US HWY 1 DRAINAGE SYSTEM.

PERMITS REQUIRED
CITY OF FORT PIERCE PRE-APPLICATION
CITY OF FORT PIERCE SITE PLAN APPLICATION
CITY OF FORT PIERCE STORMWATER
CITY OF FORT PIERCE LAND CLEARING
CITY OF FORT PIERCE SITEWORK
ST. LUCIE COUNTY RIGHT OF WAY PERMIT
SFWMD ENVIRONMENTAL RESOURCE PERMIT MODIFICATION

FLOOD ZONE
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 6 FEET) PER FLOOD INSURANCE RATE MAP #12061C0242 H, DATED DEC. 4, 2012.

LEGAL DESCRIPTION
PER (ORB 3453, PG. 974):
THE SOUTH 150 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 90 FEET THEREOF, AND LESS THE WEST 60 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
AND
THE WEST 150 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LESS THE SOUTH 150 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
AND
THE EAST 180 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 75 FEET THEREOF, AND LESS THE WEST 90 FEET OF THE SOUTH 150 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

WASTEWATER SOURCE
FPUA

POTABLE WATER SOURCE
FPUA

CONSTRUCTON SCHEDULE
START: JAN 2022
FINISH: AUG 2022

DATE	REVISIONS
11-11-2021	1 REVISIONS PER COF/SLC
	2 –
	3 –
	4 –
	5 –
	6 –
	7 –
	8 –

JOB NO.	19-0273
DESIGNED	RTM
DRAWN	GR
DATE	JULY 2021
CHECKED	AJB
DATE ISSUED	11/11/2021

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1835 - 20TH STREET
PH (772) 569-0035
FX. (772) 778-7417

OVERALL SITE PLAN

JETSON FORT PIERCE
SITE IMPROVEMENTS
FLORIDA
CITY OF FORT PIERCE

AARON J. BOWLES
LICENSE
No. 55313
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
AARON J. BOWLES
FL. P.E. #55313

SHEET
C5

19-0273

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

O:\DRAWINGS\2019\19-0273 Jetson Ft. Pierce\4 - Drawings\19-0273 CS SITE PLAN.dwg 11/11/2021 2:58 PM RYAN MCLEAN

O:\DRAWINGS\2019\19-0273 Jetson Ft. Pierce\4 - Drawings\19-0273 C5 SITE PLAN.dwg 11/11/2021 2:58 PM RYAN MCLEAN

72 HOURS BEFORE DIGGING CALL TOLL FREE 811
Know what's below. Call before you dig.

SITE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
0 30 60

LEGEND

- EXISTING ASPHALT
- PROPOSED (REGULAR DUTY) ASPHALT
- PROPOSED (HEAVY DUTY) ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDINGS

SIGN & PAVEMENT MARKING SCHEDULE

SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
(1)	30"	(R1-1) STOP SIGN AND 24" SOLID WHITE STOP BAR
(2)	12"	6' WIDE CROSSWALK, 12" SOLID WHITE STRIPING
(3)	6"	25 LF DOUBLE YELLOW (PAINTED)
(4)		DO NOT ENTER SIGN
(5)		PAVEMENT MARKINGS PER MUTCD
(6)		(3) TYPE 4 OBJECT MARKERS (OM4-1) 5' O.C.

30 SPEED LIMIT

19-0273

C6
SHEET

AARON J. BOWLES
FL. P.E. #55313
AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

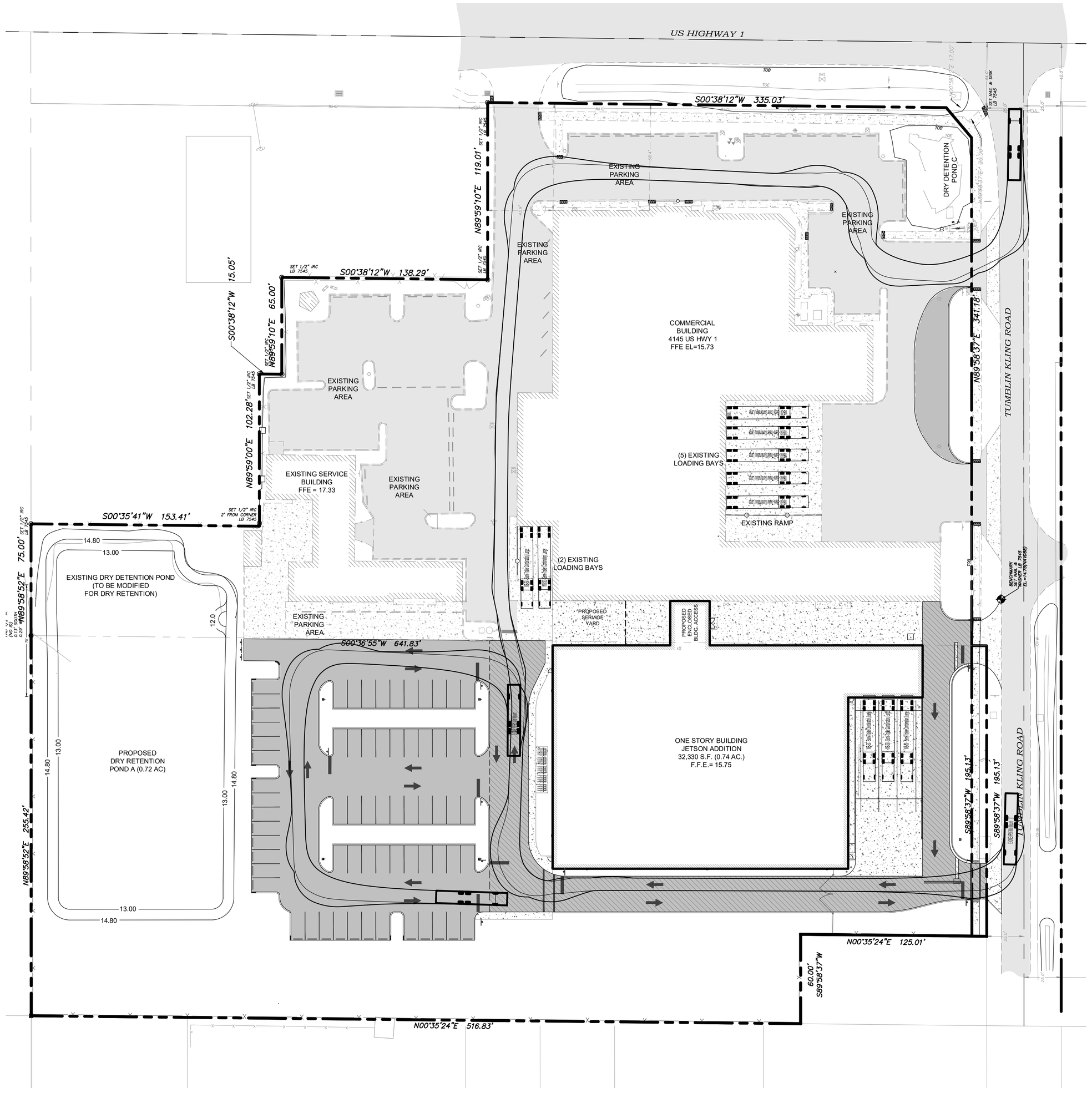
JETSON FORT PIERCE
SITE IMPROVEMENTS
CITY OF FORT PIERCE FLORIDA

SITE PLAN

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 - 20TH STREET
VERO BEACH, FL 32960
PH. (772) 569-0035
FX. (772) 778-3617
MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-9055

JOB NO.	19-0273
DESIGNED	RTM
DRAWN	GR
DATE	JULY 2021
CHECKED	AJB
DATE ISSUED	11/11/2021

△	REVISIONS	DATE
1	REVISIONS PER COFP/SLC	11-11-2021
2	–	–
3	–	–
4	–	–
5	–	–
6	–	–
7	–	–
8	–	–



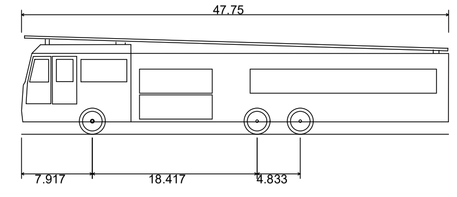
EMERGENCY SERVICES ACCESS PLAN

SCALE: 1" = 40'

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

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDINGS



E-ONE HP95 Mid Mount	
Overall Length	47.750ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

FIRE TRUCK PROFILE

SCALE: N.T.S.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

REVISIONS	DATE
1 REVISIONS PER COF/PSLC	11-11-2021
2 –	–
3 –	–
4 –	–
5 –	–
6 –	–
7 –	–
8 –	–

JOB NO.	19-0273
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MBV ENGINEERING, INC.
MOJA, BOWLES, VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728
1835 - 20TH STREET
VERO BEACH, FL 32960
PH (772) 778-7378
FX (772) 778-7417
MELBOURNE, FL - PH (321) 253-4100
FT PIERCE, FL - PH (772) 468-9055

EMERGENCY SERVICES ACCESS PLAN

JETSON FORT PIERCE SITE IMPROVEMENTS

CITY OF FORT PIERCE FLORIDA

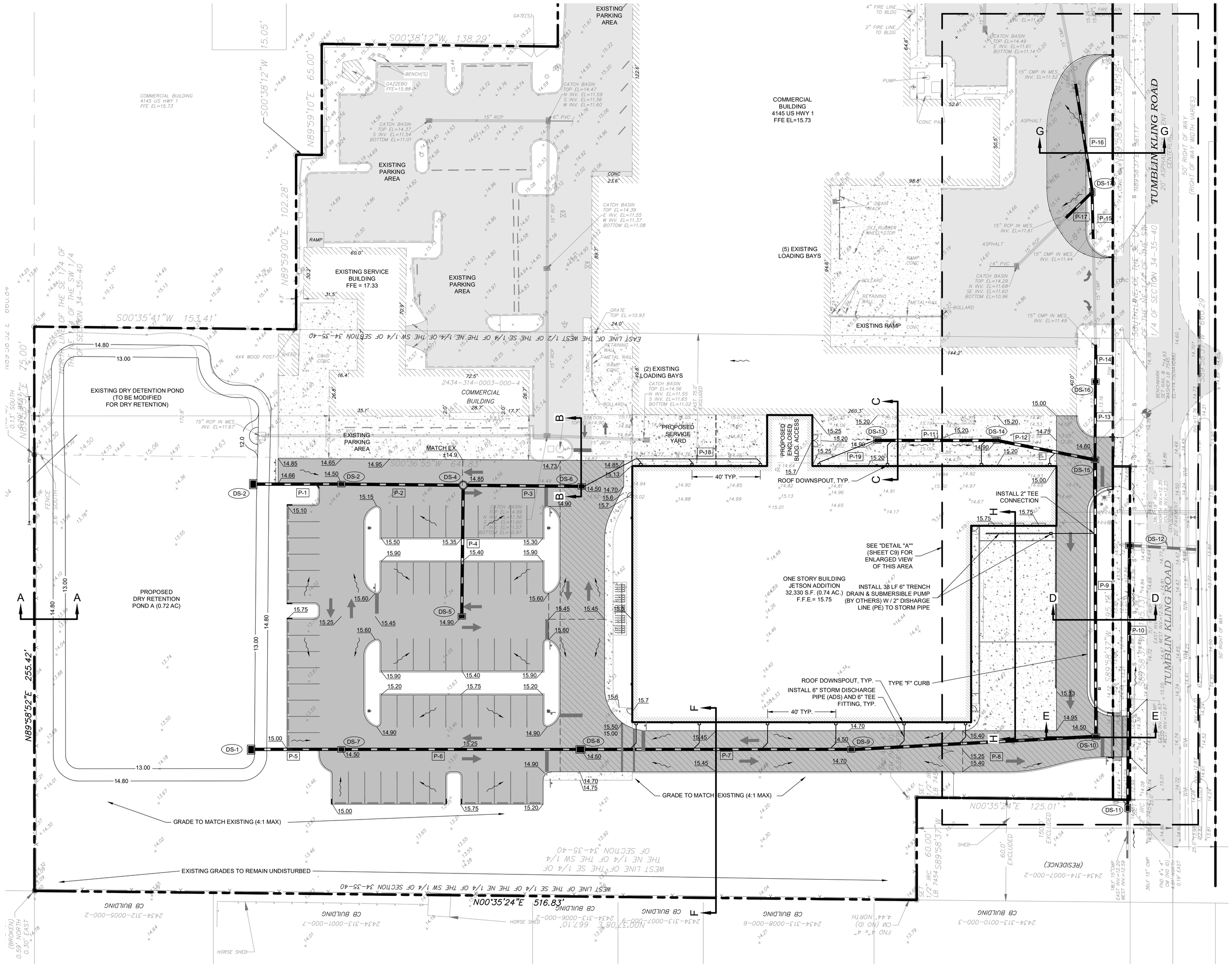
AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313

SHEET
C7

19-0273

O:\DRAWINGS\2019\19-0273 Jetson Ft. Pierce\4 - Drawings\19-0273 C6 FIRE TRUCK PLAN.dwg 11/11/2021 2:58 PM RYAN



PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

(IN FEET)

1 inch = 30 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED (REGULAR DUTY) ASPHALT
- PROPOSED (HEAVY DUTY) ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDINGS
- (DS-1) PROPOSED DRAINAGE STRUCTURE
- [P-1] PROPOSED STORMWATER PIPE DESIGNATION

DRAINAGE STRUCTURE SCHEDULE

	STRUCTURE NUMBER	DS-7	DS-8	DS-9	DS-10	DS-11	DS-12
	FDOT INDEX #	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052
	DESCRIPTION	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET
	RIM ELEV.	14.50	14.50	14.60	13.00	13.75	14.25
	PIPE DIA. (IN.)	18.00	18.00	18.00	18.00	15.00	15.00
	COVER	4.15	4.50	5.00	3.80	0.30	0.65
INVERT ELEVATION	N	8.85 N	8.50 N	8.10 N	7.70 N	-	-
	S	8.85 S	8.50 S	8.10 S	-	-	12.35 S
	E	-	-	-	7.70 E	10.50 E	-
	W	-	-	-	-	12.20 W	10.40 W
	BOTTOM ELEV.	8.35	8.00	7.60	7.20	10.00	9.90

DRAINAGE STRUCTURE SCHEDULE

	STRUCTURE NUMBER	DS-13	DS-14	DS-15	DS-16	DS-17
	FDOT INDEX #	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052
	DESCRIPTION	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET
	RIM ELEV.	14.90	14.90	14.60	14.50	14.90
	PIPE DIA. (In.)	15.00	15.00	18.00	15.00	15.00
	COVER	2.00	2.30	2.00	1.75	2.15
INVERT ELEVATION	N	11.65 N	11.35 N	11.1 N	-	11.50 N
	S	11.65 S	11.35 S	-	-	-
	E	-	-	7.25 E	11.50 E	11.50 E
	W	-	-	7.25 W	7.15 W	11.50 W
	BOTTOM ELEV.	11.15	10.85	6.75	6.65	11.00

STORM PIPE SCHEDULE

PIPE ID	TYP.	SIZE (IN)	LENGTH (FT)	SLOPE (%)
P-1	ADS HP STORM (PP)	18	48	0.52%
P-2	ADS HP STORM (PP)	18	67	0.37%
P-3	ADS HP STORM (PP)	18	65	0.38%
P-4	ADS HP STORM (PP)	18	72	0.42%
P-5	ADS HP STORM (PP)	18	50	0.30%
P-6	ADS HP STORM (PP)	18	135	0.26%
P-7	ADS HP STORM (PP)	18	155	0.26%
P-8	ADS HP STORM (PP)	18	140	0.29%
P-9	ADS HP STORM (PP)	18	167	0.27%
P-10	ADS HP STORM (PP)	15	150	0.13%
P-11	ADS HP STORM (PP)	15	67	0.45%
P-12	ADS HP STORM (PP)	15	56	0.45%
P-13	ADS HP STORM (PP)	15	44	0.23%
P-14	ADS HP STORM (PP)	15	20	0.00%
P-15	ADS HP STORM (PP)	15	26	0.00%
P-16	ADS HP STORM (PP)	15	62	0.00%
P-17	ADS HP STORM (PP)	15	20	0.50%
P-18	ADS HP STORM (PP)	8	105	0.95%
P-19	ADS HP STORM (PP)	8	35	1.00%

* NOTE: ALL PROPOSED ADS HP STORM (PP) SHALL BE DUAL WALL

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

O:\DRAWINGS\2019\19-0273 Jetson Ft. Pierce\4 - Drawings\19-0273 CIT PGD PLAN.dwg 11/11/2021 2:59 PM RYAN MCEAN

DATE	REVISIONS
11-11-2021	1 REVISIONS PER COF/PSLC
–	2 –
–	3 –
–	4 –
–	5 –
–	6 –
–	7 –
–	8 –

JOB NO.	19-0273
DESIGNED	RTM
DRAWN	GR
DATE	JULY 2021
CHECKED	AJB
DATE ISSUED	11/11/2021

MBV ENGINEERING, INC.
MOJA, BOWLES VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728
1803 - 20TH STREET VERO BEACH, FL 32960 PH: (772) 778-7378 FX: (772) 778-7417
MELBOURNE, FL - PH (321) 253-4100 FT. PIERCE, FL - PH (772) 468-9055

PAVING, GRADING AND DRAINAGE PLAN

JETSON FORT PIERCE SITE IMPROVEMENTS

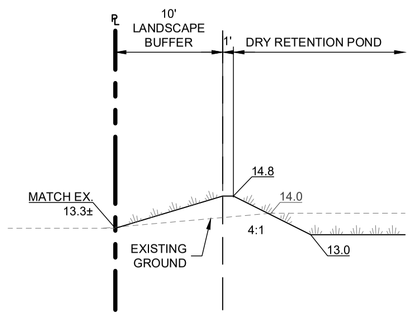
CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON J. BOWLES FL. P.E. #55313

SHEET C8

19-0273



SECTION A-A
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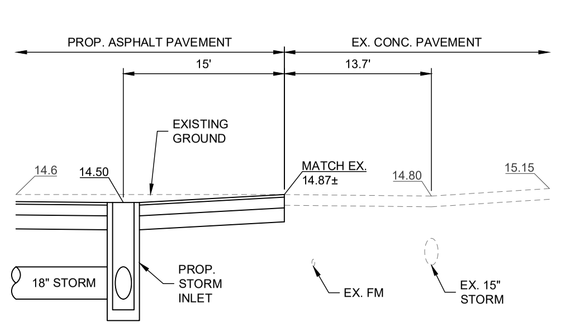

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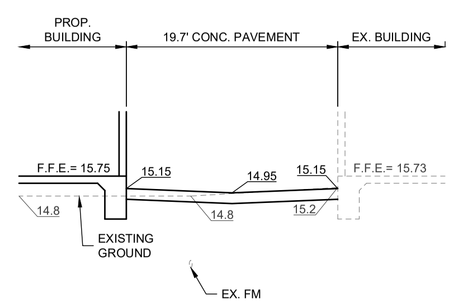
N.T.S.



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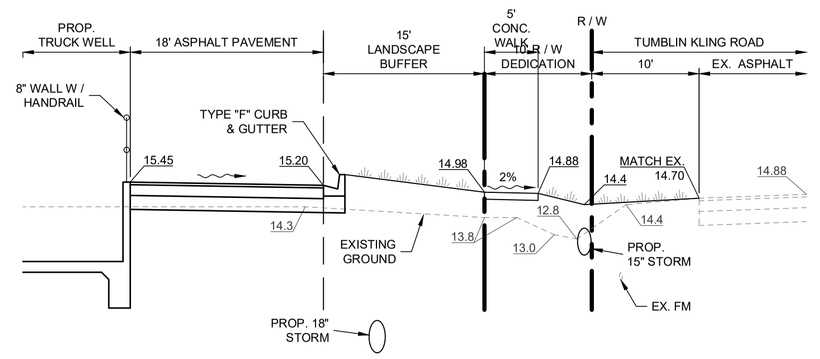
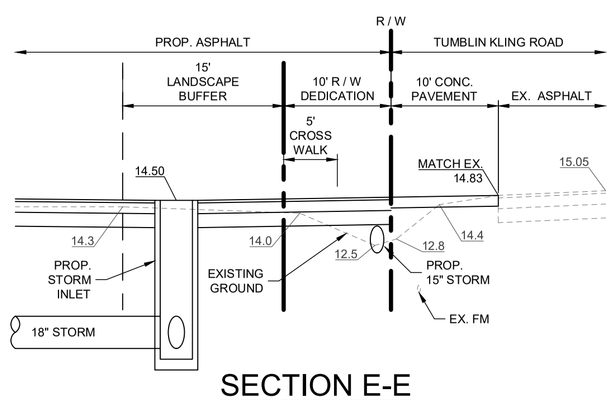


SECTION D-D
N.T.S.



SECTION E-E
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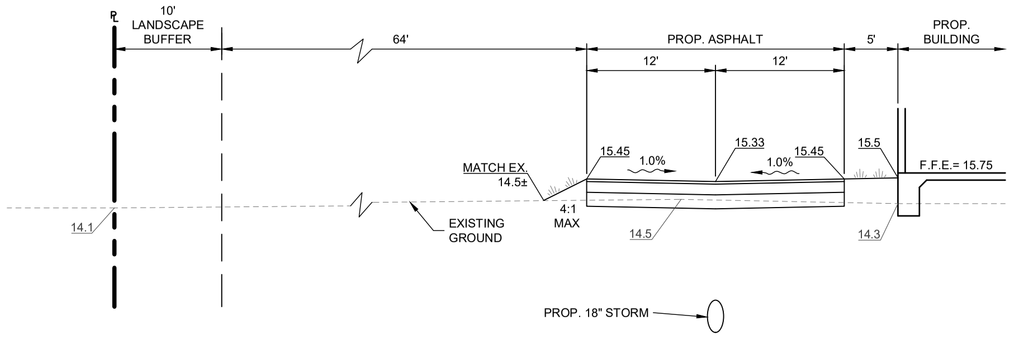
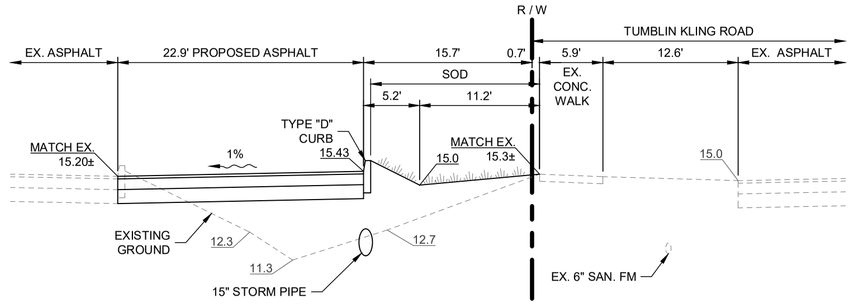
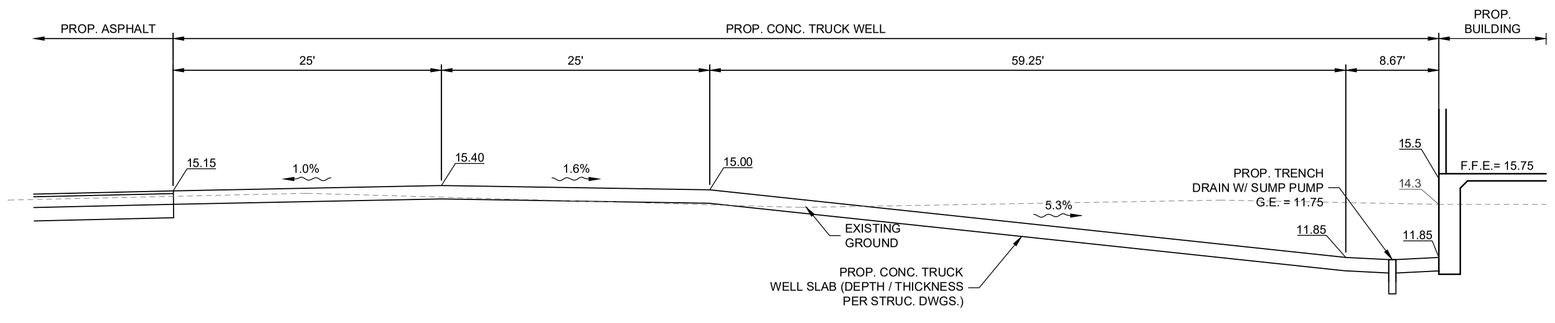


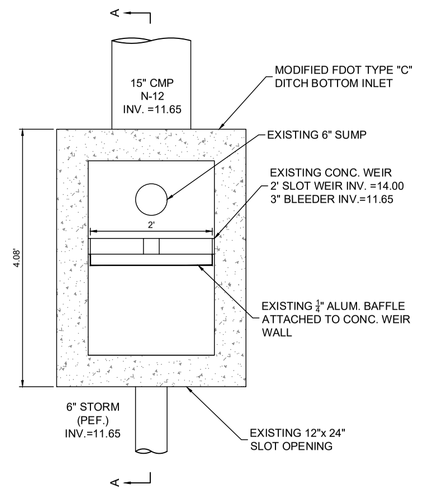
SECTION F-F
N.T.S.



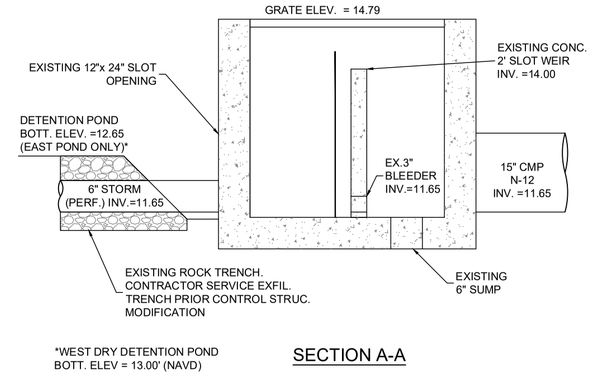
SECTION G-G
N.T.S.



SECTION H-H
N.T.S.

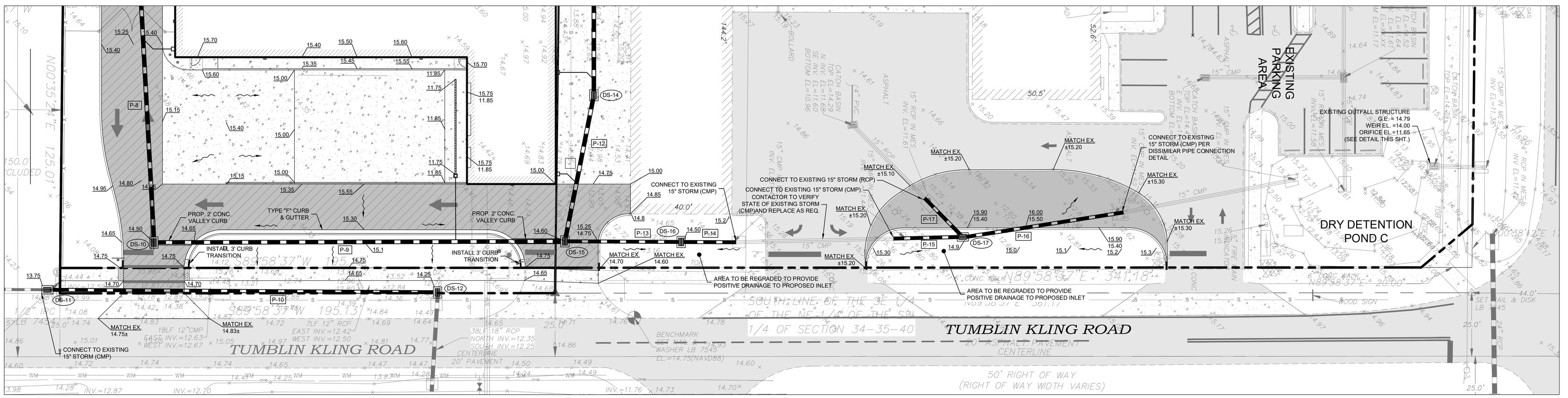


(CS-1) MOD. TYPE "C" CONTROL STRUCTURE
N.T.S.



*WEST DRY DETENTION POND BOTT. ELEV = 13.00' (NAVD)

SECTION A-A



DETAIL "A"
SCALE: 1" = 20'

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.

8			
7			
6			
5			
4			
3			
2			
1	REVISIONS PER COFP/SLC	11-11-2021	
	REVISIONS	**DATE**	

JOB NO.	19-0273
DESIGNED	RTM
DRAWN	GR
DATE	JULY 2021
CHECKED	AJB
DATE ISSUED	11/11/2021

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
PRELIMINARY NOT FOR CONSTRUCTION
1800 SEBASTIAN BLVD
VERO BEACH, FL 32960
PH. (772) 778-5381
FX. (772) 778-3417

CROSS SECTIONS

JETSON FORT PIERCE
SITE IMPROVEMENTS

CITY OF FORT PIERCE — FLORIDA

AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313

SHEET
C9

19-0273

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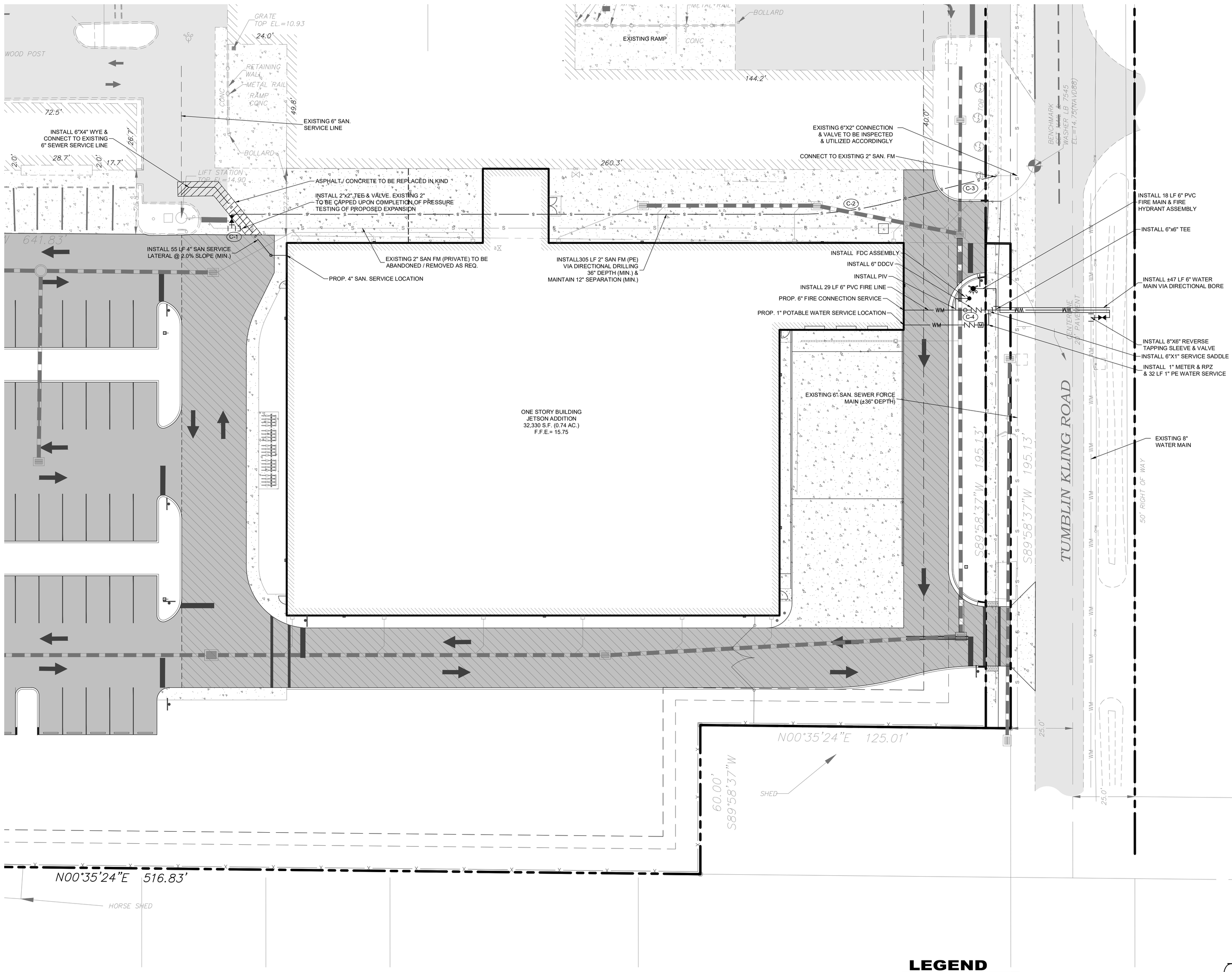


UTILITY PLAN

SCALE: 1" =20'

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED (REGULAR DUTY) ASPHALT
- PROPOSED (HEAVY DUTY) ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDINGS
- (C-1) CONFLICT LOCATION

FDEP SEPARATION CRITERIA:

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
- (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C.
- (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
- (C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PREASSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
- (D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2),F.S. AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
- (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- (C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR SURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES
- (A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
- (B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

CONFLICT TABLE

CONFLICT NUMBER		C1	C2	C3	C4
GROUND ELEVATION		14.9'	15.0'	15.1'	15.1'
COVER (UPPER)		3.0'	2.1'	2.2'	2.6'
Upper Pipe	PIPE SIZE	2"	15"	15"	4"
	MATERIAL	FM(HDPE)	ST (ADS)	ST (ADS)	WTR(DIP)
	INV. ELEV	11.7'	11.5'	11.5'	12.1'
	WALL THICKNESS	0.22"	1.50"	1.50"	0.32"
BOTT. OF PIPE		11.7'	11.4'	11.4'	12.1'
SEPARATION		1.3'	1.0'	1.0'	3.1'
COVER (LOWER)		4.5'	4.6'	4.7'	6.1'
TOP OF PIPE		10.4'	10.4'	10.4'	9.0'
Lower Pipe	OBV. ELEV.	10.3'	10.4'	10.4'	8.9'
	PIPE SIZE	4"	2"	2"	18"
	MATERIAL	SS(PVC)	FM(HDPE)	FM(HDPE)	ST (ADS)
	INV. ELEV	10.0'	10.2'	10.2'	7.4'
	WALL THICKNESS	0.24"	0.22"	0.22"	2.00"

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

O:\DRAWINGS\2019\19-0273 Jetson Ft. Pierce\4 - Drawings\19-0273 C10 UTILITY PLAN.dwg 11/11/2021 3:00 PM RYAN

DATE	REVISIONS
11-11-2021	1 REVISIONS PER COF/PSLC
_	2 _
_	3 _
_	4 _
_	5 _
_	6 _
_	7 _
_	8 _

JOB NO.	19-0273
DESIGNED	RTM
DRAWN	GR
DATE	JULY 2021
CHECKED	AJB
DATE ISSUED	11/11/2021

MBV ENGINEERING, INC.
MOIA, BOWLES VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728
MELBOURNE, FL - PH (321) 253-4100
FT. PIERCE, FL - PH (772) 468-8055
1833 - 20TH STREET
VERO BEACH, FL 32960
PH. (772) 778-3447
FX. (772) 778-3417

UTILITY PLAN & DETAILS

JETSON FORT PIERCE
SITE IMPROVEMENTS

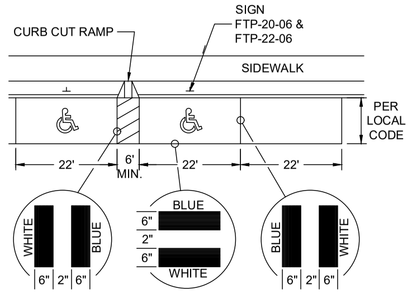
CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER

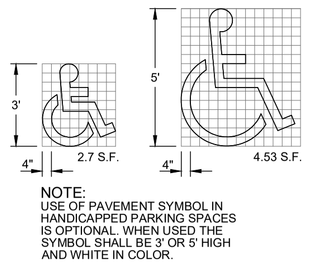
AARON J. BOWLES
FL. P.E. #55313

SHEET
C10

19-0273

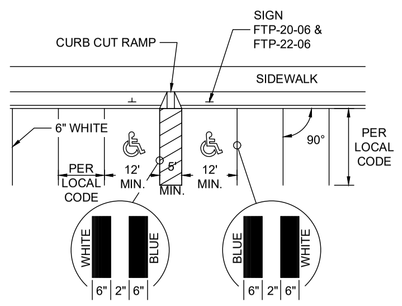


PARALLEL SPACE PAVEMENT MARKING



NOTE:
USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS OPTIONAL, WHEN USED THE SYMBOL SHALL BE 3' OR 5' HIGH AND WHITE IN COLOR.

HANDICAPPED PAVEMENT SYMBOL



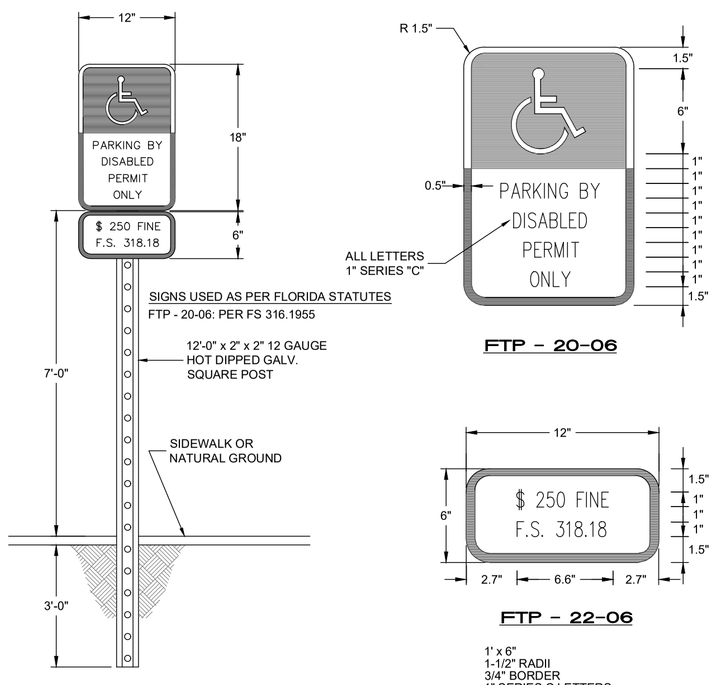
STANDARD SPACE PAVEMENT MARKING

GENERAL NOTES

1. CRITERIA FOR PAVEMENT MARKING ONLY, NOT CURB CUT RAMP LOCATIONS. FOR RAMP CRITERIA REFER TO FDOT STANDARD DESIGN INDEX #304, LATEST EDITION.
2. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARD 595a.
3. CURB AND WHEELSTOP LOCATIONS SHALL BE AS PER DEPICTED ON THE PLANS.
4. FOR ANGLED PARKING APPLICATIONS, REFER TO FDOT STANDARD DESIGN INDEX #17346, LATEST EDITION.
5. PARKING STALL WIDTHS SHALL BE DIMENSIONED FROM CENTERLINE TO CENTERLINE OF THE WHITE STRIPES.

HANDICAPPED RAMP AND PAVEMENT MARKING DETAIL

N.T.S.



FTP - 20-06

FTP - 22-06

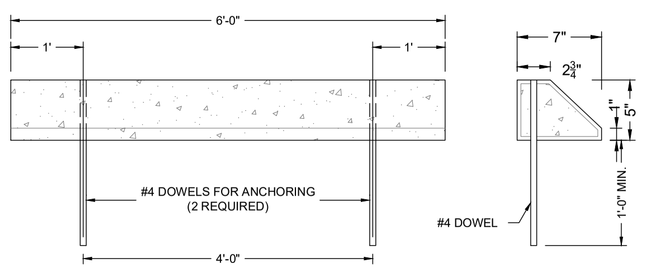
1" x 6"
1-1/2" RADII
3/4" BORDER
1" SERIES C LETTERS
WHITE BACKGROUND
BLACK LEGEND & BORDER

GENERAL NOTES

1. TOP PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. THE SIGN SHALL BE PLACED A MINIMUM OF 3' FROM THE WHEEL STOP OR THE BACK OF CURB (WHERE APPLICABLE).

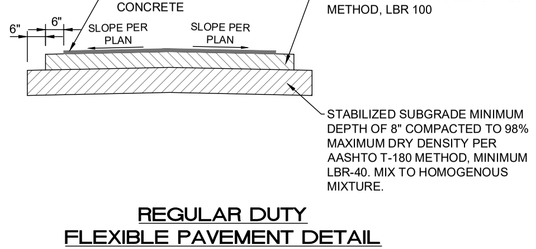
HANDICAPPED SIGN DETAIL

N.T.S.



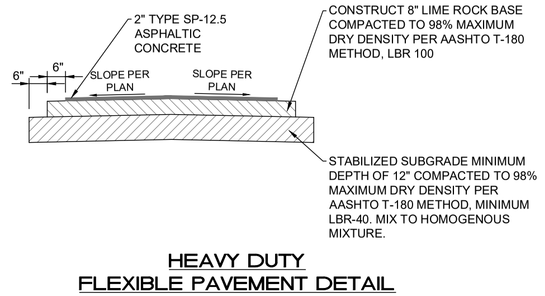
PRE-CAST CONCRETE WHEEL STOP DETAIL

N.T.S.



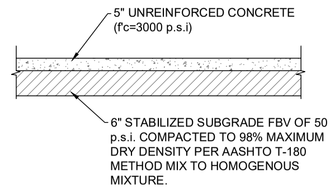
REGULAR DUTY FLEXIBLE PAVEMENT DETAIL

N.T.S.



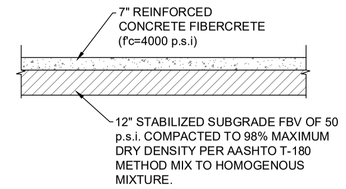
HEAVY DUTY FLEXIBLE PAVEMENT DETAIL

N.T.S.



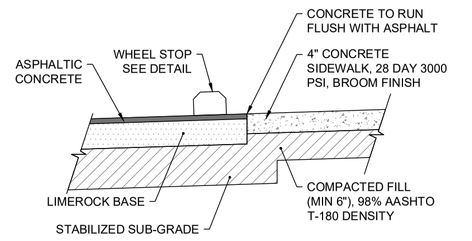
REGULAR DUTY CONCRETE DETAIL (ALTERNATIVE)

N.T.S.



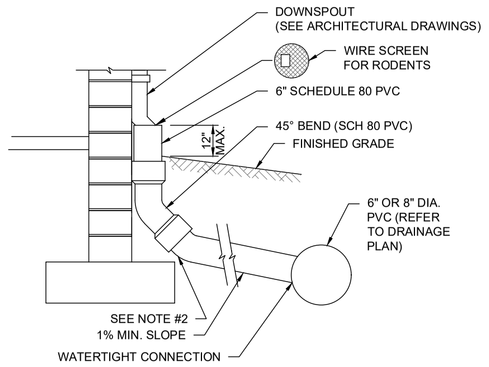
HEAVY DUTY CONCRETE DETAIL (ALTERNATIVE)

N.T.S.



CONCRETE SIDEWALK ADJACENT TO ASPHALT PARKING DETAIL

N.T.S.

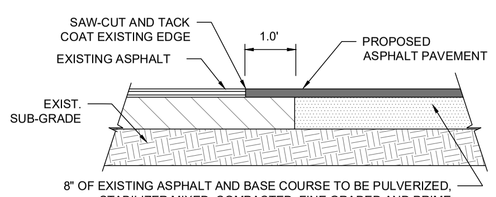


NOTES:

1. PIPE MUST BE SCHEDULE 80 PVC.
2. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

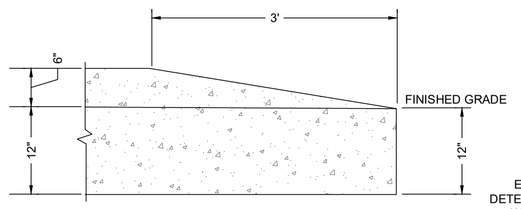
DOWNSPOUT COLLECTOR DETAIL

N.T.S.



PAVEMENT SAW-CUT AND BUTT JOINT

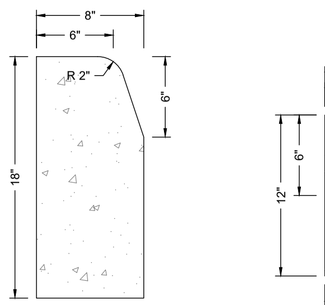
N.T.S.



ELEVATION VIEW

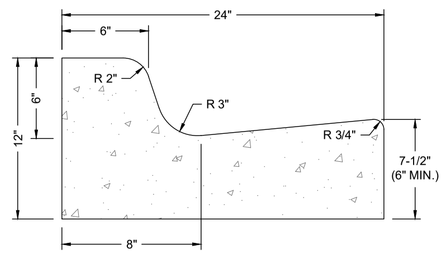
CURB TRANSITION DETAIL

N.T.S.



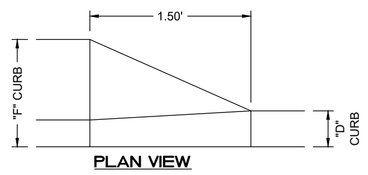
FDOT TYPE 'D' CURB DETAIL

N.T.S.



FDOT TYPE 'F' CURB DETAIL

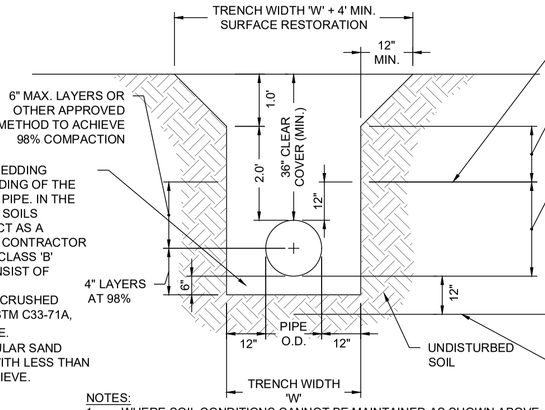
N.T.S.



PLAN VIEW

"F" TO "D" CURB TRANSITION DETAIL

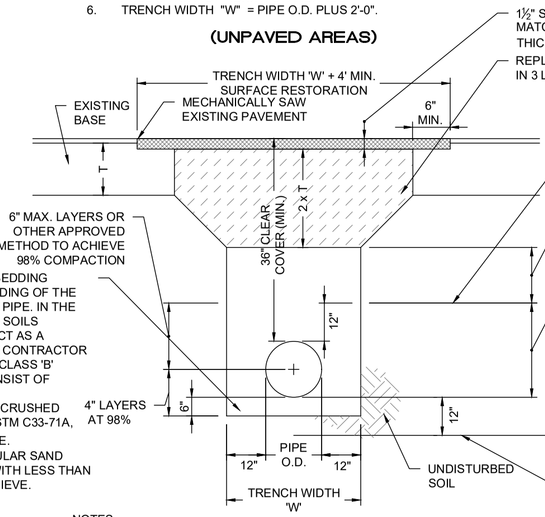
N.T.S.



NOTES:

1. WHERE SOIL CONDITIONS CANNOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
2. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
3. NEW SURFACING MATERIALS SHALL BE CONSISTENT WITH EXISTING AND SHALL HAVE LAPPED AND FEATHERED JOINTS. (1-1/2" MIN. THK.)
4. COMPACTION PERCENTAGES SHOWN REFER TO A.A.S.H.T.O. T-180.
5. ALL ROADWAY RESTORATION SHALL COMPLY WITH LOCAL PUBLIC WORKS / F.D.O.T. STANDARDS.
6. TRENCH WIDTH "W" = PIPE O.D. PLUS 2'-0".

(UNPAVED AREAS)



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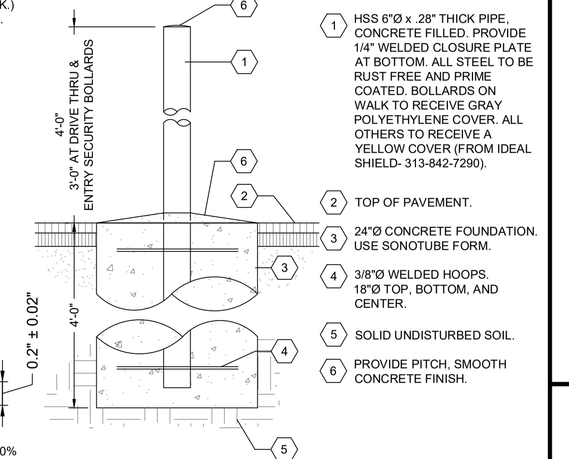
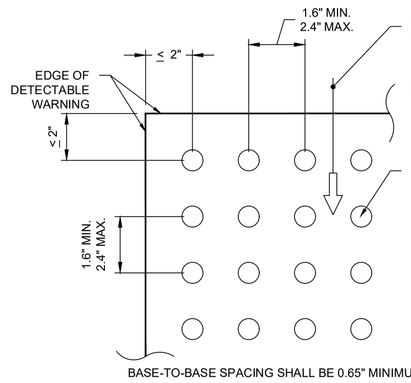
(PAVED AREAS) TRENCH DETAILS

N.T.S.



TYPICAL PIPE BOLLARD DETAIL

N.T.S



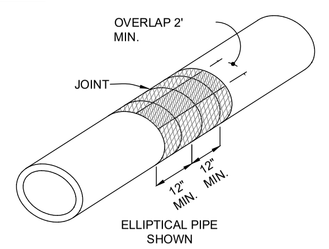
TRUNCATED DOME

PLAN VIEW

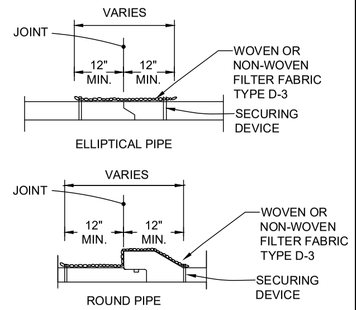
ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB.

CURB RAMP DETECTABLE WARNING DETAIL

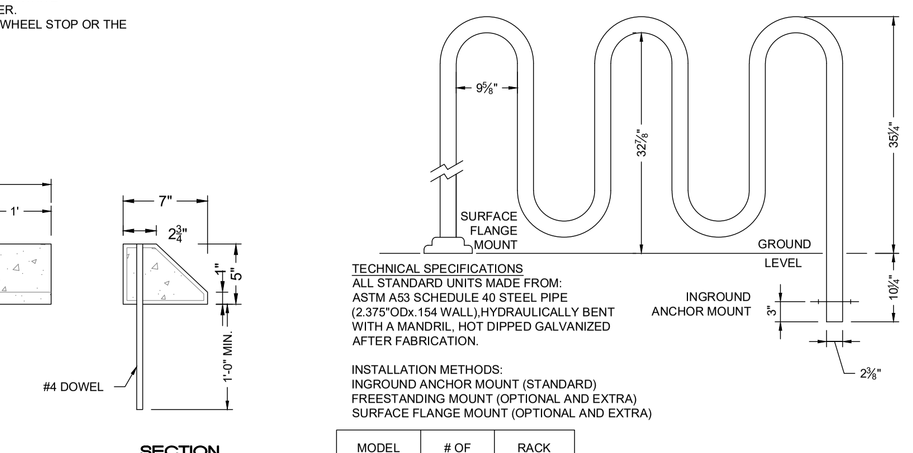
N.T.S



ISOMETRIC VIEW



PIPE SECTIONS



TECHNICAL SPECIFICATIONS
ALL STANDARD UNITS MADE FROM:
ASTM A53 SCHEDULE 40 STEEL PIPE
(2.375"ODx.154 WALL),HYDRAULICALLY BENT
WITH A MANDRIL, HOT DIPPED GALVANIZED
AFTER FABRICATION.

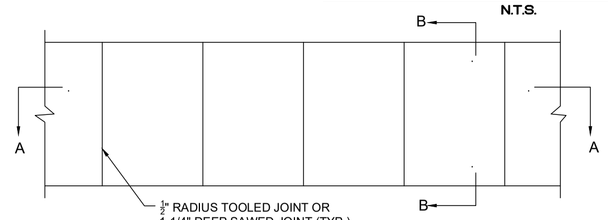
INSTALLATION METHODS:
INGROUND ANCHOR MOUNT (STANDARD)
FREESTANDING MOUNT (OPTIONAL AND EXTRA)
SURFACE FLANGE MOUNT (OPTIONAL AND EXTRA)

MODEL NUMBER	# OF BICYCLES	RACK LENGTH
RB 05	5	38.375"

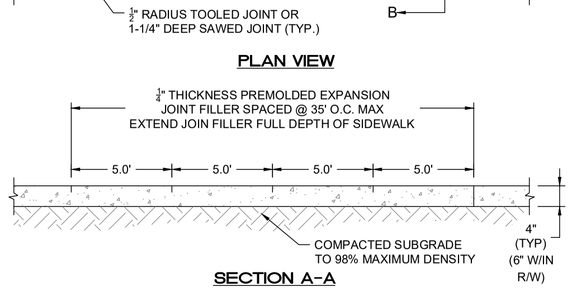
RACK SHALL BE
AAA RIBBON RACK Co.
DIVISION OF:
BRANDIR INTERNATIONAL, INC.
521 FIFTH AVENUE, 17TH FLOOR
NEW YORK, NY 10175 USA
212-505-6500 FAX 212-505-6813

RIBBON TYPE BICYCLE RACK DETAIL

N.T.S

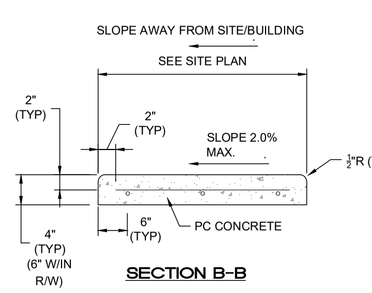


PLAN VIEW



SECTION A-A

NOTE:
WHERE REQUIRED REINFORCEMENT WILL BE
No. 3 BARS 24" O.C. EACH WAY MAX. SPACING,
OR 6 x 6 - W1.4 X W1.4 WWF

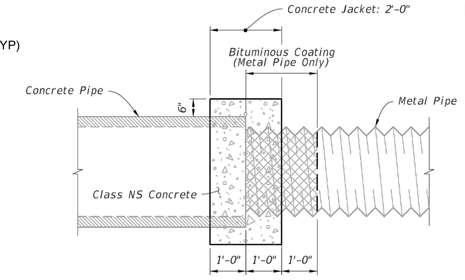


SECTION B-B

NOTE:
SLOPE SIDEWALK AS INDICATED
AWAY FROM SITE/BUILDING

(ON-SITE / OFF-SITE) CONCRETE SIDEWALK DETAIL

N.T.S.



CONCRETE AND METAL PIPE SHOWN
(Others Similar)

DISSIMLAR PIPE COUPLING DETAIL

FDOT INDEX 430-001
SCALE: NTS

COST OF FILTER FABRIC JACKET TO BE INCLUDED IN COST OF PIPE CULVERTS. FOR ALL PIPE TYPES - CONCRETE PIPE SHOWN

FILTER FABRIC JACKET DETAIL

PER FDOT INDEX NO. 280
N.T.S.

REVISIONS	DATE
1 REVISIONS PER COFP/SLC	11-11-2021

JOB NO.	19-0273
DESIGNED	RTM
DRAWN	GR
DATE	JULY 2021
CHECKED	AJB
DATE ISSUED	11/11/2021

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
PRESENCE, IL - PH (312) 283-3155
FT. MYERS, FL - PH (239) 689-5000
VERO BEACH, FL 32960
(772) 794-0340
FX: (772) 778-3417

GENERAL DETAILS

JETSON FORT PIERCE
SITE IMPROVEMENTS

FLORIDA
CITY OF FORT PIERCE

AARON J. BOWLES
LICENSE
No. 55313
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313

SHEET
C11

19-0273

O:\DRAWINGS\2019\19-0273 Jetson Ft. Pierce\4 - Drawings\19-0273 C1 COVER DETAILS.dwg 11/11/2021 2:59 PM RYAN

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE, MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THWN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA, CITY/COUNTY/FDOT AND/OR ANY OTHER AGENCY HAVING JURISDICTION OVER THE WORK AREA. FPUA, WITHIN THE JURISDICTION OF COUNTY, STATE OR FEDERAL ROADWAYS, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION	G-1 NOTES
12-09 CONCRETE SLAB	SLI J.J.C.
DESIGN: REVISION: COMPUTER FILE #: APPD:	WATER/WASTEWATER ENGINEERING
J.J.C. MISC. DETAILS 200502.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: DATE: 2010	SHEET 1 OF 3
J.J.C.	

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

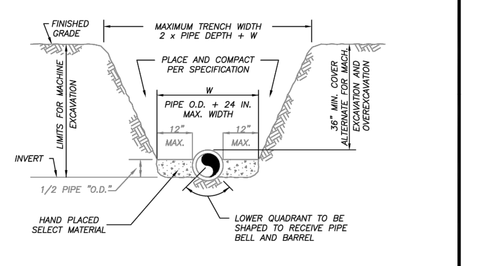
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SDP\sqrt{P}}{148{,}000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE, NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE TURNED UP AT 45$ AND EXTENDED SO THAT DEBRIS AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY DRAINED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT A FULL LENGTH OF WATER PIPE IS LOCATED AT THE CROSSING AND SO THAT BOTH JOINTS FALL AS FAR FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION	G-1 NOTES
12-09 CONCRETE SLAB	SLI J.J.C.
DESIGN: REVISION: COMPUTER FILE #: APPD:	WATER/WASTEWATER ENGINEERING
J.J.C. MISC. DETAILS 200502.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: DATE: 2010	SHEET 2 OF 3
J.J.C.	



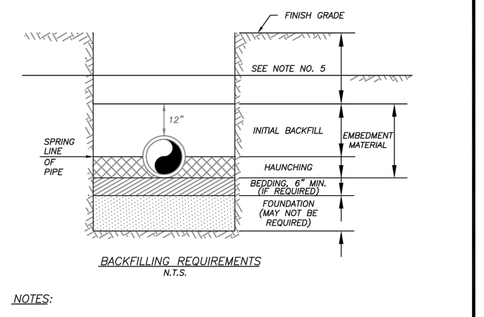
BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

TYPICAL TRENCH DETAIL	M-1
12-09 CONCRETE SLAB	SLI J.J.C.
DESIGN: REVISION: COMPUTER FILE #: APPD:	WATER/WASTEWATER ENGINEERING
J.J.C. MISC. DETAILS 200502.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: DATE: 2015	SHEET 1 OF 1
J.J.C.	

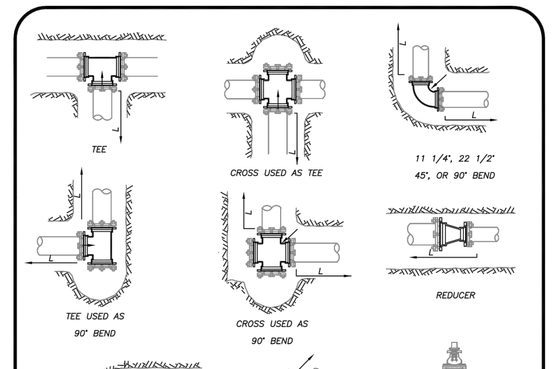


BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS	M-2
12-09 CONCRETE SLAB	SLI J.J.C.
DESIGN: REVISION: COMPUTER FILE #: APPD:	WATER/WASTEWATER ENGINEERING
J.J.C. MISC. DETAILS 200502.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: DATE: 2015	SHEET 1 OF 1
J.J.C.	



MECHANICAL JOINT ANCHORING REQUIREMENTS

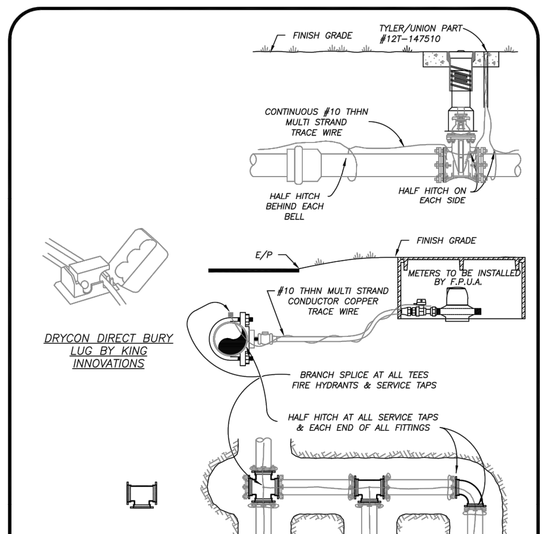
MECHANICAL JOINT ANCHORING REQUIREMENTS N.T.S.	M-3
12-09 CONCRETE SLAB	SLI J.J.C.
DESIGN: REVISION: COMPUTER FILE #: APPD:	WATER/WASTEWATER ENGINEERING
J.J.C. MISC. DETAILS 200502.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: DATE: 2015	SHEET 1 OF 1
J.J.C.	

MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

MECHANICAL JOINT RESTRAINT NOTES	M-4
12-09 CONCRETE SLAB	SLI J.J.C.
DESIGN: REVISION: COMPUTER FILE #: APPD:	WATER/WASTEWATER ENGINEERING
J.J.C. MISC. DETAILS 200502.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: DATE: 2015	SHEET 1 OF 1
J.J.C.	

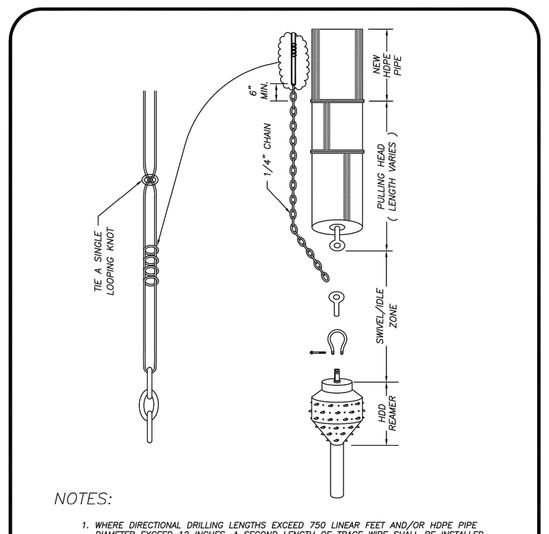


NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE DETAIL
(N.T.S.)

TRACE WIRE DETAIL	M-11
12-09 CONCRETE SLAB	SLI J.J.C.
DESIGN: REVISION: COMPUTER FILE #: APPD:	WATER/WASTEWATER ENGINEERING
J.J.C. MISC. DETAILS 200502.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: DATE: 2015	SHEET 1 OF 1
J.J.C.	

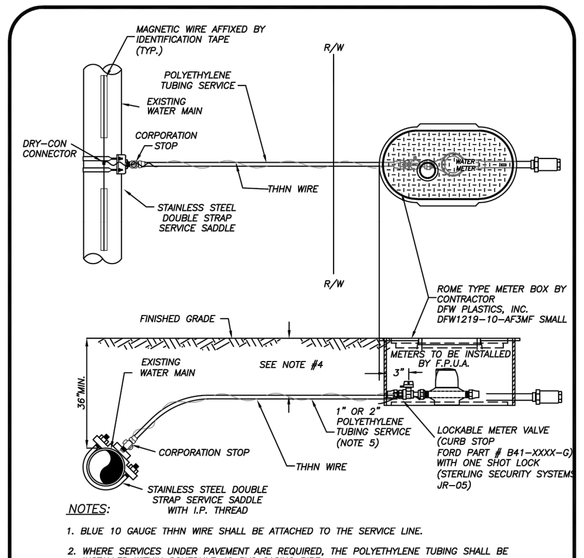


NOTES:

1. WHERE DIRECTIONAL DRILLING LENGTHS EXCEED 750 LINEAR FEET AND/OR HDPE PIPE DIAMETER EXCEED 12 INCHES, A SECOND LENGTH OF TRACE WIRE SHALL BE INSTALLED.
2. TRACE WIRE SHALL CONFORM TO THE FOLLOWING SPECIFICATION: MANUFACTURER – COPPERHEAD INDUSTRIES, LLC PART NUMBER – 12458-EHS-500 / 12458-EHS-1000 / 12458-EHS-2500 PART NUMBER DESCRIPTION – 12 (AWG), 45 (JACKET MIL), B (JACKET COLOR: B=BLUE, G=GREEN, ETC.) – EHS (EXTRA HIGH STRENGTH–HARD DRAWN / 1150# BREAKING LOAD STRENGTH) – 500 (WIRE LENGTH IN FEET)

DIRECTIONAL BORE
WIRE ATTACHMENT

DIRECTIONAL BORE WIRE ATTACHMENT	M-16
12-09 CONCRETE SLAB	SLI J.J.C.
DESIGN: REVISION: COMPUTER FILE #: APPD:	WATER/WASTEWATER ENGINEERING
J.J.C. MISC. DETAILS 200502.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: DATE: 2015	SHEET 1 OF 1
J.J.C.	

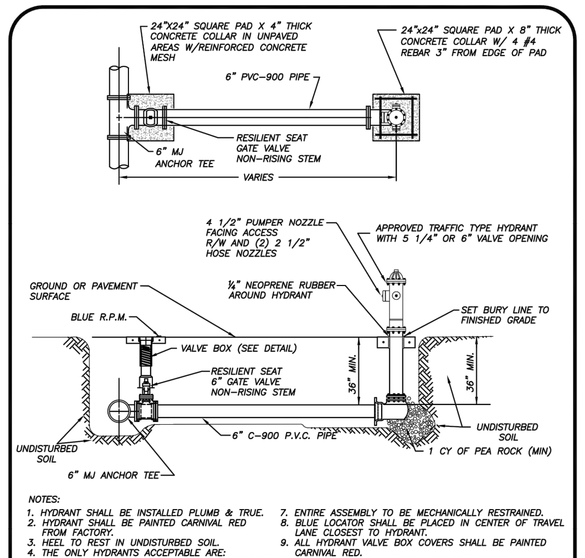


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

TYPICAL SINGLE WATER SERVICE CONNECTION	W-2
12-09 DESIGN	SLI J.J.C.
DATE: REVISION: COMPUTER FILE #: APPD:	WATER/WASTEWATER ENGINEERING
J.J.C. WATER DETAILS 200502.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: DATE: 2020	SHEET 1 OF 1
J.J.C.	



NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

TYPICAL FIRE HYDRANT ASSEMBLY	W-5
12-09 DESIGN	SLI J.J.C.
DATE: REVISION: COMPUTER FILE #: APPD:	WATER/WASTEWATER ENGINEERING
J.J.C. WATER DETAILS 200502.DWG	FT. PIERCE UTILITIES AUTHORITY
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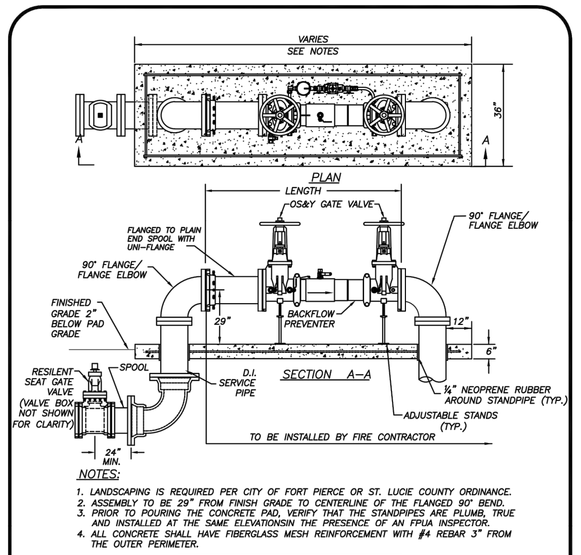


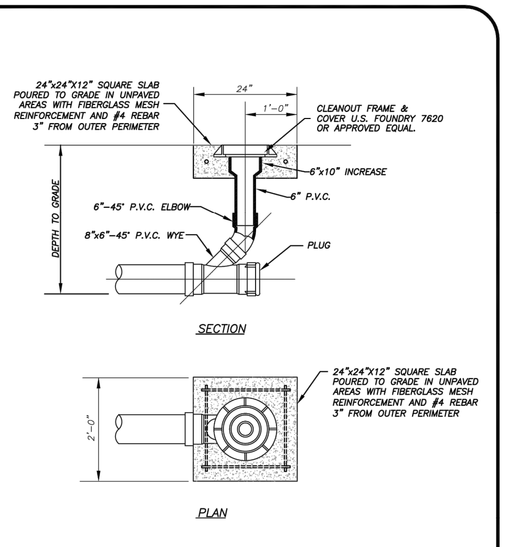
NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. PRIOR TO POURING THE CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND INSTALLED AT THE SAME ELEVATION IN THE PRESENCE OF AN FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY–4"–10" FIRE SERVICE
(N.T.S.)

BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE	W-10
12-09 CONCRETE PAD	SLI J.J.C.
DESIGN: REVISION: COMPUTER FILE #: APPD:	WATER/WASTEWATER ENGINEERING
J.J.C. WATER DETAILS 200502.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: DATE: 2010	SHEET 1 OF 1
J.J.C.	



TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

TERMINAL CLEANOUT DETAIL WASTEWATER	S-4B
12-09 CONCRETE PAD	SLI J.J.C.
DESIGN: REVISION: COMPUTER FILE #: APPD:	WATER/WASTEWATER ENGINEERING
J.J.C. SEWER DETAILS 200502.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: DATE: 2010	SHEET 2 OF 3
J.J.C.	

NO.	REVISIONS	DATE
1	REVISIONS PER COFP/SLC	11-11-2021

JOB NO.	19-0273		
DESIGNED	RTM	DRAWN	GR
DRAWN		CHECKED	AJB
DATE	JULY 2021	DATE ISSUED	11/11/2021

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
PRESIDENCE TI. • PH (772) 257-3515
VERO BEACH, FL 32960 FX. (772) 778-3417

UTILITY DETAILS

JETSON FORT PIERCE SITE IMPROVEMENTS

CITY OF FORT PIERCE FLORIDA

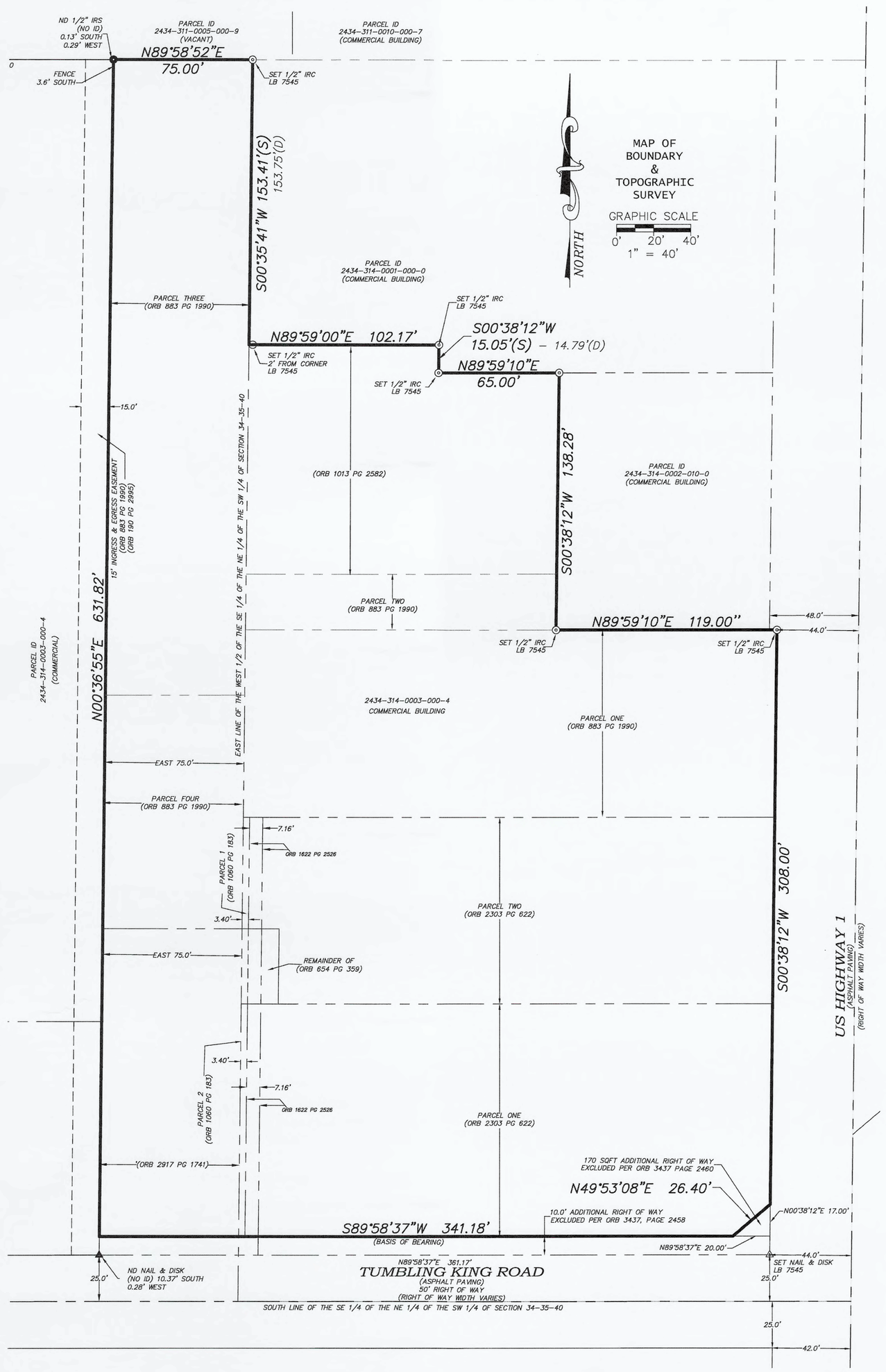
AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313

SHEET
C12

19-0273

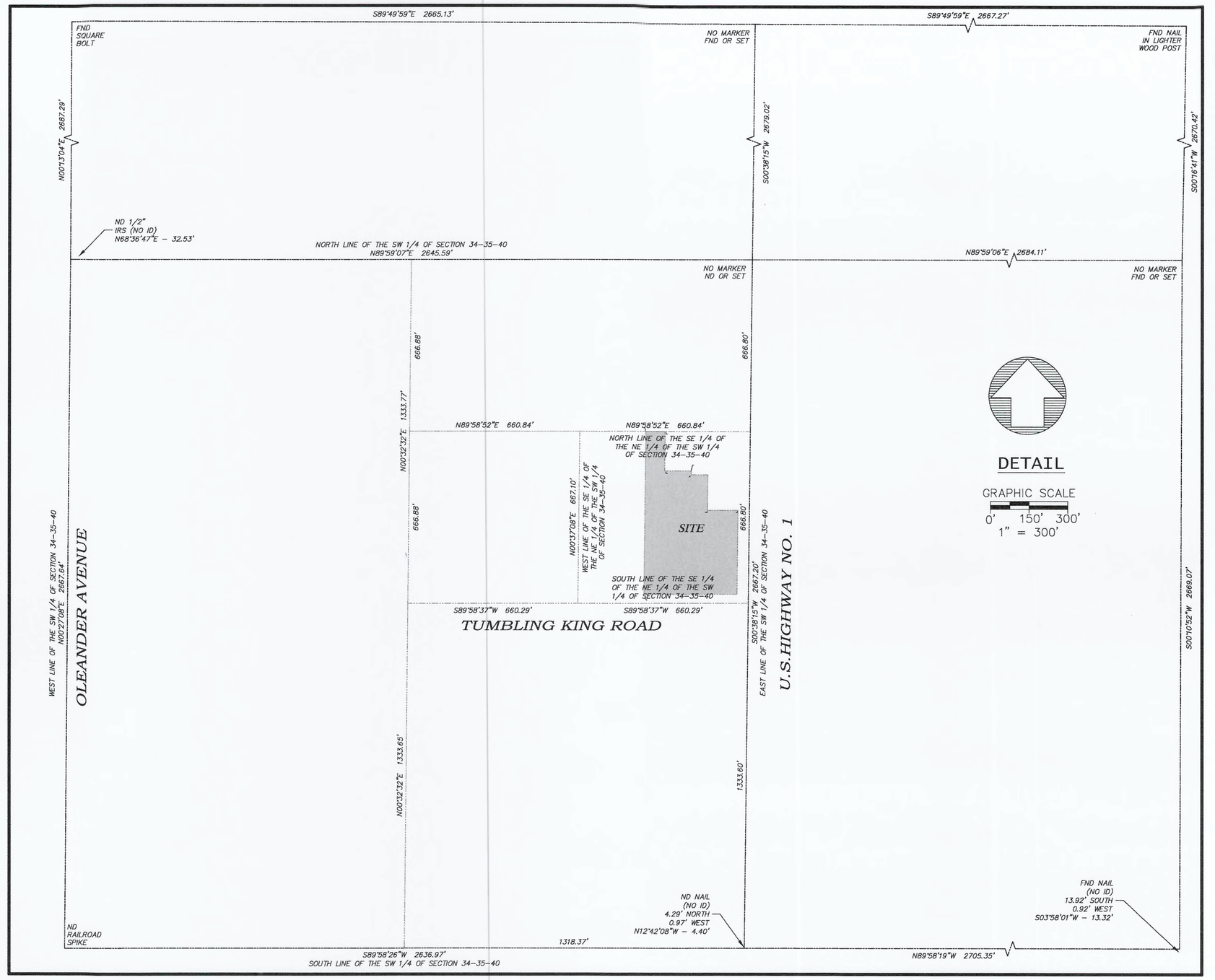
O:\DRAWINGS\2019\19-0273 Jetson Ft. Pierce\4 - Drawings\19-0273 C1 COVER DETAILS.dwg 11/11/2021 2:59 PM RYAN



MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

GRAPHIC SCALE
0' 20' 40'
1" = 40'

NORTH



DETAIL

GRAPHIC SCALE
0' 150' 300'
1" = 300'

LEGEND

CONC	=	CONCRETE
(D)	=	DESCRIPTION
ID	=	IDENTIFICATION
FND	=	FOUND
IP	=	IRON PIPE
IR	=	IRON ROD
IRC	=	IRON ROD WITH CAP
LB	=	LICENSED BUSINESS
LS	=	LICENSED SURVEYOR
O.R.B	=	OFFICIAL RECORDS BOOK
(P)	=	PLAT
P.B.	=	PLAT BOOK
PG.	=	PAGE
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
RCP	=	REINFORCED CONCRETE PIPE
(S)	=	SURVEYED

SURVEYOR'S NOTES

1.) THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2.) THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3.) UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO EXCAVATION OR CONSTRUCTION.
4.) JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5.) THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE
6.) THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12111C0189K, DATED FEBRUARY 19, 2020.
7.) ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING NGS BENCHMARK Y 430 (PID AF7511) AT AN ELEVATION OF 13.45 FEET(NAVD88).
8.) BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT AND WERE ESTABLISHED BY DERIVING A GRID BEARING OF S89°58'37"W ALONG THE NORTH RIGHT OF WAY LINE TUMBLIN KLING ROAD.

LEGAL DESCRIPTIONS

ORB 3437 PG 2460

A CORNER CLIP LYING IN A PORTION OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, THENCE RUN NORTH 00°38'23" EAST ALONG THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34, A DISTANCE OF 1334.28 FEET TO THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 89°59'21" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 44.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE EXTENDED OF U.S. HIGHWAY 1; THENCE NORTH 00°38'23" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE EXTENDED, A DISTANCE OF 25.00 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 1 AND THE NORTHERLY RIGHT-OF-WAY LINE OF TUMBLIN KING ROAD, THENCE CONTINUE NORTH 00°38'23" EAST, ALONG WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°59'21" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 49°53'52" EAST, A DISTANCE OF 26.40 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 1; THENCE RUN SOUTH 00°38'23" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 1, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING; CONTAINING WITHIN SAID BOUNDS 170 SQUARE FEET, MORE OR LESS.

ORB 2303 PG 622

PARCEL 1

THE SOUTH 160 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE SOUTH 25 FEET AND LESS THE EAST 44 FEET FOR ROAD RIGHT OF WAY AND LESS THE WEST 3.40 FEET THEREOF. ALL LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA

PARCEL 2

THE NORTH 100 FEET OF THE SOUTH 260 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA, LESS THE EAST 44 FEET FOR U.S. HIGHWAY No 1 AND LESS THE WEST 3.40 FEET THEREOF AND ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY FOR POINT OF BEGINNING, RUN THENCE 20 FEET EAST ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY, THENCE TURN AND RUN 40 FEET NORTH PARALLEL TO THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY, THENCE TURN AND RUN 20 FEET WEST PARALLEL TO THE SOUTH LINE OF THE ABOVE DESCRIBED TO POINT OF INTERSECTION WITH THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY, THENCE TURN AND RUN SOUTH ALONG THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY TO POINT OF BEGINNING.

ALSO LESS AND EXCEPT FROM THE ABOVE PROPERTY TO BE INSURED THAT PORTION AS DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 1622 PAGE 2526, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

ORB 1060 PG 183

PARCEL 1

BEING THE WEST 3.40 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 100 FEET OF THE SOUTH 260 FEET OF THE EAST 1/2 THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA, LESS THE EAST 44 FEET FOR U.S. HIGHWAY No 1 RIGHT-OF-WAY AND ANY OTHER RIGHT-OF-WAY OF RECORD, ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY FOR THE POINT OF BEGINNING, RUN THENCE 20 FEET EAST ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY; THENCE TURN AND RUN 40 FEET NORTH PARALLEL TO THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY; THENCE TURN AND RUN 20 FEET WEST PARALLEL TO THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY TO POINT OF INTERSECTION WITH THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY; THENCE TURN AND RUN SOUTH ALONG THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY TO THE POINT OF BEGINNING. CONTAINING 203.957 SQUARE FEET MORE LESS.

PARCEL 2

BEING THE WEST 3.40 FEET OF THE DESCRIBED PROPERTY: THE SOUTH 160 FEET OF THE EAST 1/2 THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, LESS THE SOUTH 25 FEET AND THE EAST 44 FEET FOR THE ROAD RIGHTS-OF-WAY, ALL LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 459.090 SQUARE FEET, MORE OR LESS

ORB 3437 PG 2458

A 10 FOOT STRIP OF LAND FOR RIGHT-OF-WAY DEDICATION PURPOSES LYING IN A PORTION OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, THENCE RUN NORTH 00°38'28" EAST ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34, A DISTANCE OF 1334.28 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 89°59'21" WEST ALONG SAID NORTH LINE A DISTANCE OF 44.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE EXTENDED OF U.S. HIGHWAY 1; THENCE NORTH 00°38'28" EAST ALONG SAID WEST RIGHT-OF-WAY LINE EXTENDED, A DISTANCE OF 25.00 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY OF U.S. HIGHWAY 1 AND THE NORTH RIGHT-OF-WAY LINE OF TUMBLIN KING ROAD, SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 89°59'21" WEST ALONG SAID NORTH RIGHT-OF -WAY, A DISTANCE OF 361.11 FEET TO THE EAST LINE OF A 15' INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 190, PAGE 2995, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°36'56" EAST ALONG SAID EAST LINE , A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 89°59'21" EAST ALONG A LINE BEING 10.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF SAID TUMBLIN KLING ROAD, A DISTANCE OF 361.12 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 1; THENCE SOUTH 00°38'23" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID TUMBLIN KING ROAD AND THE POINT OF BEGINNING; CONTAINING SAID BOUNDS 3,611 SQUARE FEET, OR 0.08 ACRES, MORE OR LESS

ORB 654 PG 359

BEGIN AT THE SE CORNER OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST 75 FEET THENCE NORTH 200 FEET , THENCE EAST 95 FEET, THENCE SOUTH 40 FEET, THENCE WEST 20 FEET, THENCE SOUTH 160 FEET, TO A POINT OF BEGINNING. LESS THE SOUTH 25 FEET FOR THE TUMBLIN KLING ROAD RIGHT OF WAY

ORB 2917 PG 1741

BEGIN AT THE SE CORNER OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST 75 FEET THENCE NORTH 200 FEET, THENCE EAST 95 FEET, THENCE SOUTH 40 FEET, THENCE WEST 20 FEET, THENCE SOUTH 160 FEET, TO A POINT OF BEGINNING. LESS THE SOUTH 25 FEET FOR THE TUMBLIN KING ROAD RIGHT OF WAY.

AND ALSO LESS THE FOLLOWING DESCRIBED PROPERTY; COMMENCE AT THE SOUTHEAST CORNER OF WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA; RUN THENCE WEST 75 FEET; RUN THENCE NORTH 200 FEET; THENCE RUN EAST 78.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 16.60 FEET; THENCE RUN SOUTH 40 FEET; THENCE RUN WEST 16.60 FEET; THENCE RUN NORTH 40 FEET TO THE POINT OF BEGINNING,

ORB 1622 PG 2526

BEING THE EAST 7.16 FEET OF THE WEST 10.56 FEET OF THE SOUTH 260.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA, LESS THE SOUTH 25.00 FEET THEREOF, ALL LYING AND BEING IN SECTION 34, TOWNSHIP35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA.

ORB 883, PG. 1990

PARCEL ONE:
THE NORTH 100 FEET OF THE SOUTH 360 FEET OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE EAST 42 FEET THEREOF FOR THE RIGHT OF WAY OF U.S. #1.

PARCEL TWO:
THE NORTH 30 FEET OF THE SOUTH 390 FEET OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 163 FEET.

PARCEL THREE:
THE EAST 75 FEET OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 325 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 15 FEET OF THE WEST 255 FEET OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. SAID EASEMENT BEING THE SAME AS CONVEYED IN OFFICIAL RECORDS BOOK 190, PAGE 2995, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL FOUR:
FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN THENCE NORTH ALONG THE EAST LINE OF SAID 1/4 SECTION 200 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 125 FEET TO A POINT; THENCE WEST 75 FEET TO A POINT; THENCE SOUTH 125 FEET TO A POINT; THENCE EAST 75 FEET TO POINT OF BEGINNING, ACCORDING TO THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ORB 1013 PG 2582

THE EAST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY , FLORIDA, LESS THE NORTH 153.75 FEET, AND LESS THE SOUTH 360.00 FEET, AND LESS THE EAST 48.00 FEET FOR U.S. HIGHWAY No 1 RIGHT OF WAY, AND LESS THE NORTH 138.28 FEET OF THE SOUTH 498.28 FEET OF THE WEST 115.00 FEET OF THE EAST 163.00 FEET OF THE EAST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 34, ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL, TO WIT: THE NORTH 30.00 FEET OF THE SOUTH 390.00 FEET OF THE EAST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY,FLORIDA, LESS THE EAST 163.00 FEET.

AND ALSO LESS THE EAST 228.00 FEET OF THE EAST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA, LEST THE NORTH 153.75 FEET AND LESS THE SOUTH 498.28 FEET

NOT VALID WITHOUT BOTH SHEETS 1 AND 2

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE

504 TUMBLIN KLING ROAD

FIELD BOOK 78	DRAWN RJS/MLO
PAGE(S) 61-75	SCALE (AS NOTED)
FIELD DATE 09/16/2020	JOB # IRS-19-408

SHEET 1 OF 2

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STATE OF FLORIDA LICENSE NO. 4895 STEVEN CARTECHINE

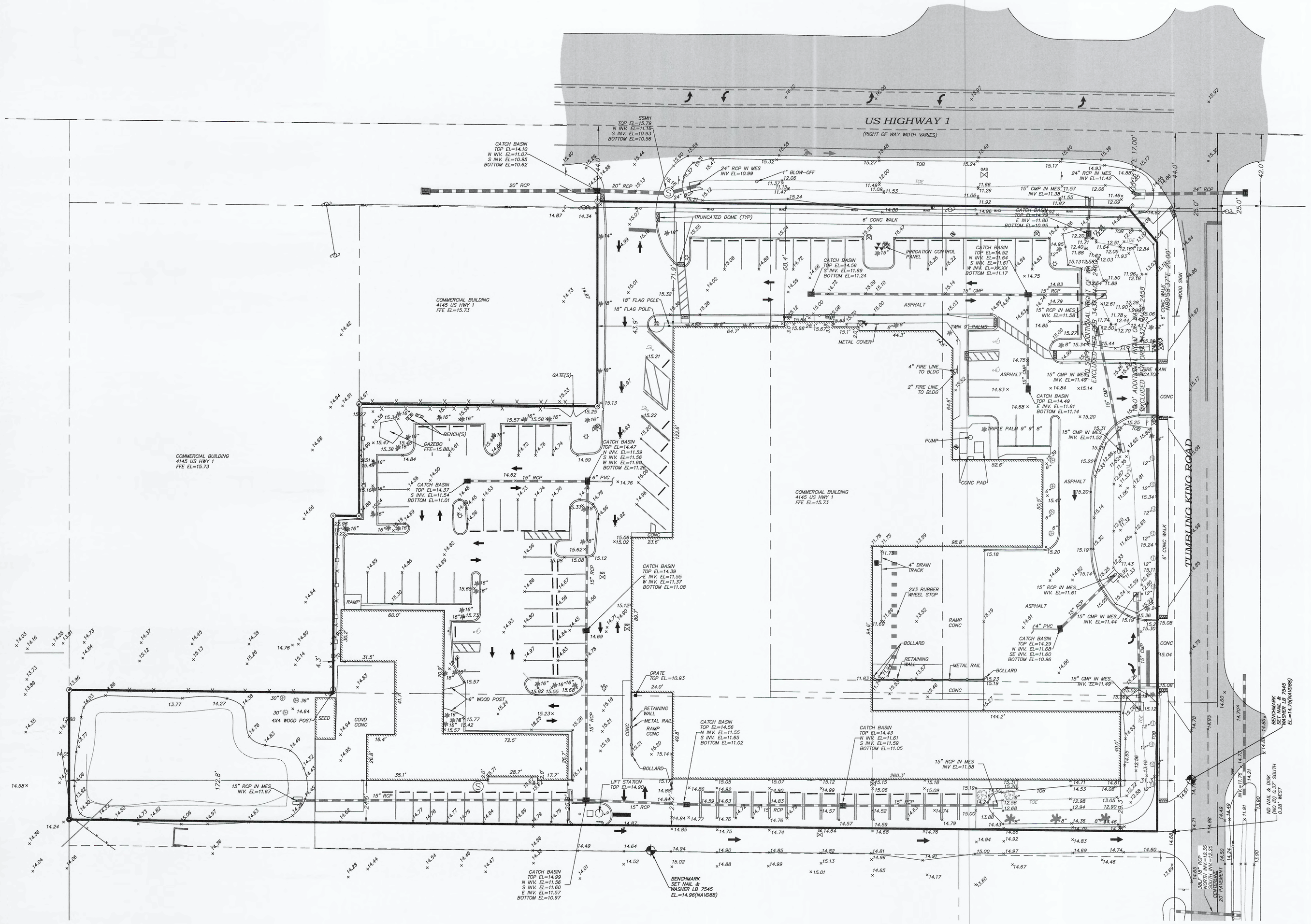
05/19/2021
STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR
DATE

G:\DRAWINGS\SURVEY PROJECTS\2020-408-19 (JRS-19-408_Jettons Ft. Pierce - 504 Tumblin Kling Road 61\DWG\JRS-19-408_AUG.dwg(sheet) 10, 2021 - 8:15pm)Steve CURTISHEET

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

NORTH

GRAPHIC SCALE
0' 15' 30'
1" = 30'



LEGEND

CM = CONCRETE MONUMENT	= CABLE RISER
CMP = CORRUGATED METAL PIPE	= FIRE HYDRANT
CONC. = CONCRETE	= GUY ANCHOR
COVD. = COVERED	= UTILITY POLE
(D) = DESCRIPTION	= WATER GATE VALVE IN 2'X2' CONCRETE
DDCV = DOUBLE DETECTOR CHECK VALE	= WATER METER
EL. = ELEVATION	= WATER VALVE
EP = EDGE OF PAVEMENT	= IRRIGATION CONTROL VALVE
FFE = FINISHED FLOOR ELEVATION	= ELECTRIC BOX
FM = FORCE MAIN	= TELEPHONE PULL BOX
FND. = FOUND	= GAS VALVE
GV = GATE VALVE	= SANITARY GATE VALVE
ID = IDENTIFICATION	= SIGN
IP = IRON PIPE	= GROUND LIGHTING
IR = IRON ROD	= LIGHT POLE
ICV = IRRIGATION CONTROL VALVE	
IRC = IRON ROD WITH CAP	= SANITARY STORM SEWER MANHOLE
INV = INVERT	= SANITARY CLEAN OUT
LB = LICENSED BUSINESS	
LP = LIGHT POLE	= FIRE DEPARTMENT CONNECTION (FDC)
LS = LICENSED SURVEYOR	= REDUCES PRESSURE ZONE (RPZ)
MES = MITERED END SECTION	= DOUBLE DETECTOR CHECK VALVE (DDCV)
MH = MANHOLE	= GATE VALVE
OHW = OVERHEAD WIRE	
O.R.B = OFFICIAL RECORDS BOOK	= PINE TREE
(P) = PLAT	= PALM TREE
P.B. = PLAT BOOK	= OAK TREE
PG. = PAGE	= MAGNOLIA
PSM = PROFESSIONAL SURVEYOR AND MAPPER	
PVC = POLY VINYL CHLORIDE	
RPZ = REVERSE PRESSURE ZONE	
RCP = REINFORCED CONCRETE PIPE	
(S) = SURVEYED	
SS = SANITARY SEWER	
SSCO = SANITARY SEWER CLEAN-OUT	
TOB = TOP OF BANK	
TOE = TOE OF SLOPE	
WD = WOOD FENCE	
WL = WATER LINE	
WM = WATER METER	
= CHAIN LINE FENCE	
= WOOD FENCE	
= METAL RAIL	

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
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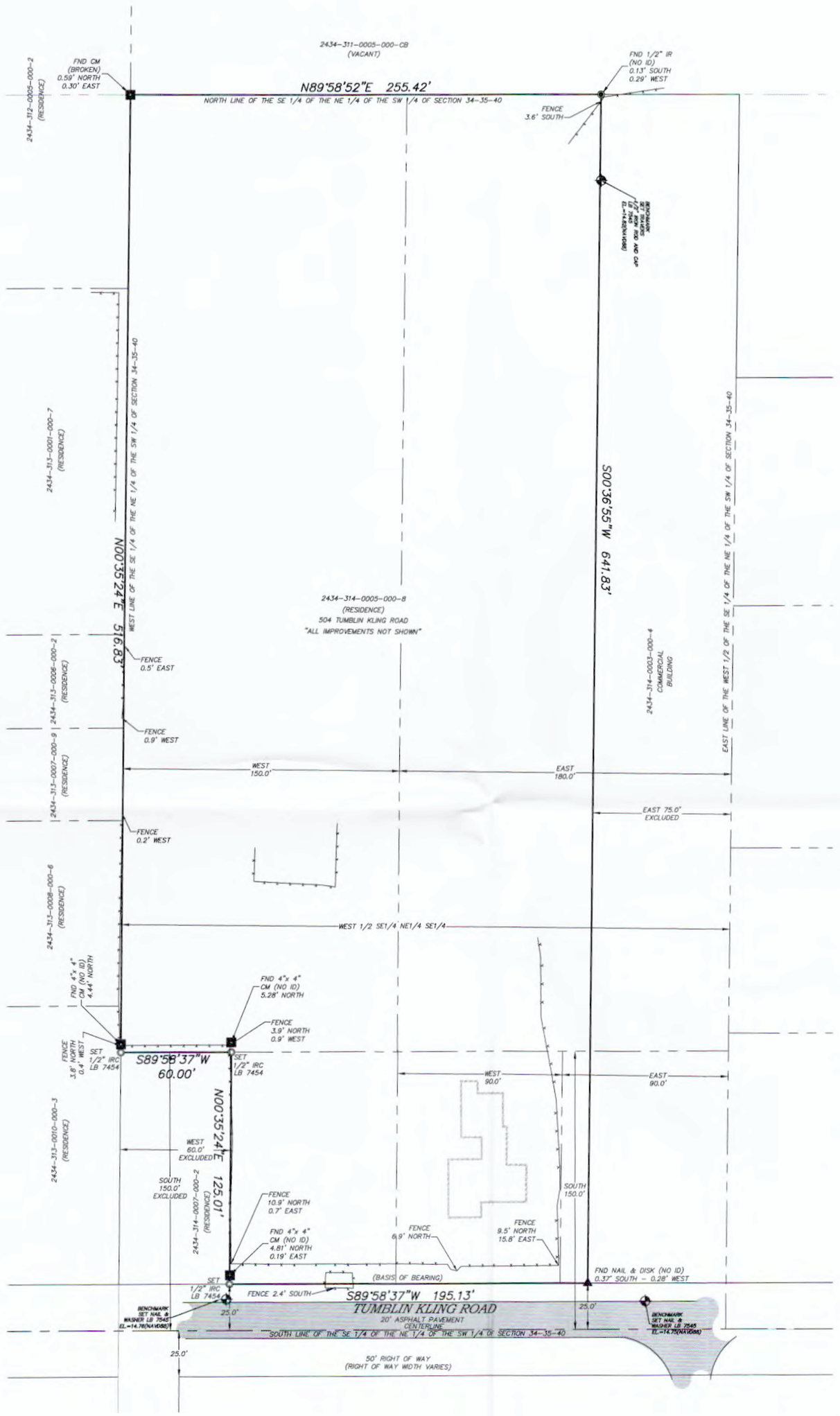
REVISIONS	DATE

504 TUMBLIN KLING ROAD

FIELD BOOK 78	DRAWN RJS	SHEET 2	2 OF 2
PAGE(S) 61-75	SCALE 1"=30'		
FIELD DATE 09/16/2020	JOB # IRS-19-408		

NOT VALID WITHOUT BOTH SHEETS 1 AND 2

© SURVEYED DRAWING BY PROJECTS \ 2020-IRS-19-408 - Jefferies Ft. Pierce - 504 Tumblin Kling Road \ SURVEY \ 19-408_BOUNDARY_19_2021 - 3:10pm User: JH 2

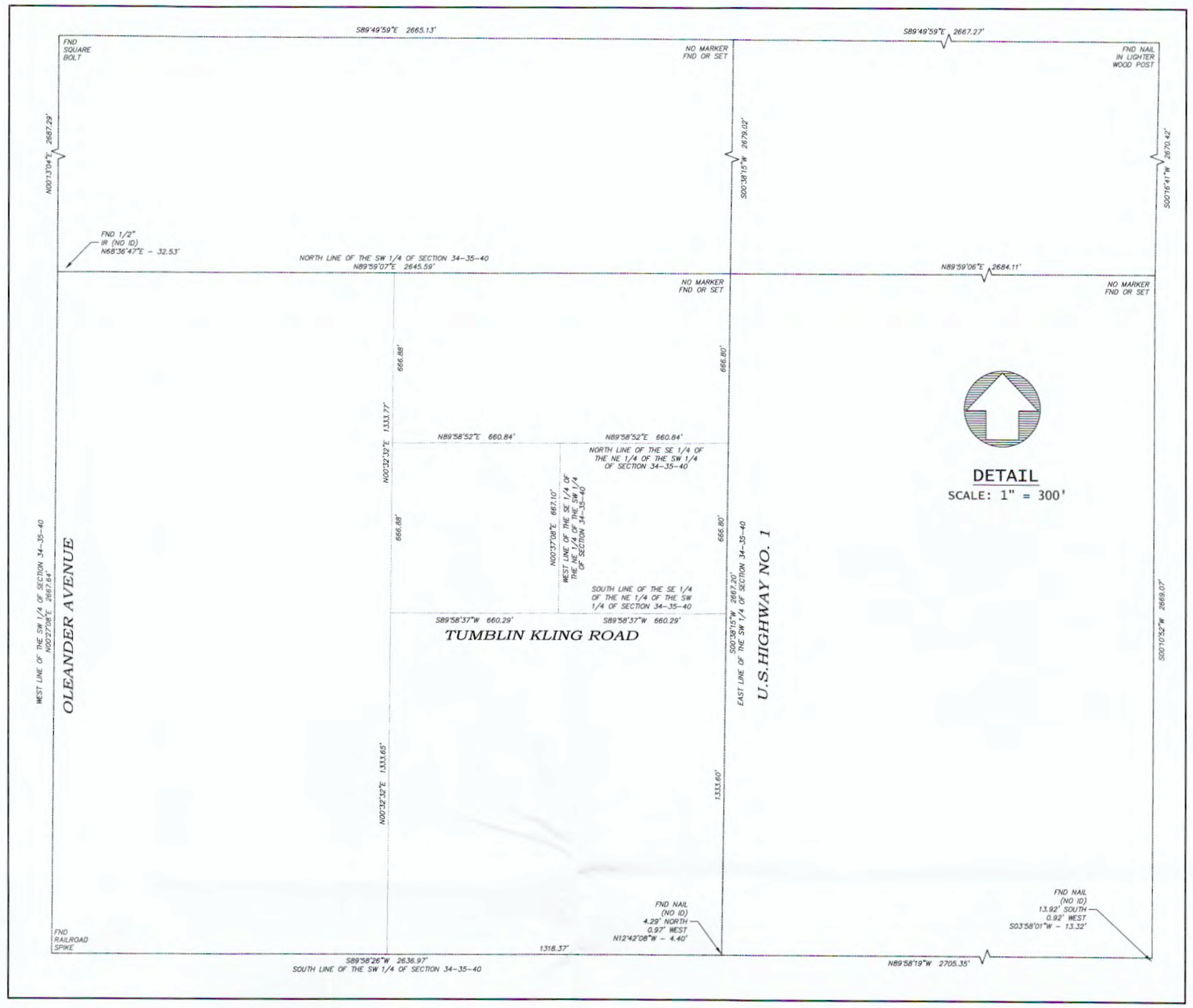


MAP OF BOUNDARY

GRAPHIC SCALE

0' 20' 40' 80'

1" = 80'



DETAIL

SCALE: 1" = 300'

LEGAL DESCRIPTION (ORB 3453, PG. 974):

THE SOUTH 150 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 90 FEET THEREOF, AND LESS THE WEST 60 FEET THEREOF,
SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND

THE WEST 150 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LESS THE SOUTH 150 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND

THE EAST 180 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 75 FEET THEREOF, AND LESS THE WEST 90 FEET OF THE SOUTH 150 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

ALSO INCLUDING

THE WEST 90 FEET OF THE SOUTH 150 FEET THE EAST 180 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

(OVERALL PARCEL ALSO DESCRIBED AS):
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 75 FEET THEREOF, AND LESS THE WEST 60 FEET OF THE SOUTH 150 FEET THEREOF AND LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT OF WAY. SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S NOTES

1.) THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2.) THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3.) UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO EXCAVATION OR CONSTRUCTION.
4.) JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5.) THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6.) THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12111C0189J, DATED FEBRUARY 16, 2012.
7.) ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING NGS BENCHMARK Y 430 (PID AF7511) AT AN ELEVATION OF 13.45 FEET(NAVD88).
8.) BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT AND WERE ESTABLISHED BY DERIVING A GRID BEARING OF S89°58'06"W ALONG THE NORTH RIGHT OF WAY LINE TUMBLIN KLING ROAD.
9.) COMMONWEALTH LAND TITLE COMMITMENT ORDER NUMBER: 8461771, DATED 05/28/2020 WAS PROVIDED AND REVIEWED BY SURVEYOR.

LEGEND

BB	= BOTTLEBRUSH	OHW	= OVERHEAD WIRE
BFP	= BACKFLOW PREVENTER	O.R.B.	= OFFICIAL RECORDS BOOK
BOC	= BACK OF CURB	(P)	= PLAT
BWF	= BARBED WIRE FENCE	P.B.	= PLAT BOOK
CLF	= CHAIN LINK FENCE	PERF.	= PERFORATED
CLP	= CONCRETE LIGHT POLE	PG.	= PAGE
CM	= CONCRETE MONUMENT	PM	= PALM
CMP	= CORRUGATED METAL PIPE	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
CONC.	= CONCRETE	PVC	= POLY VINYL CHLORIDE
COVD.	= COVERED	RPZ	= REVERSE PRESSURE ZONE
C/S	= CONCRETE SLAB	RCP	= REINFORCED CONCRETE PIPE
(D)	= DESCRIPTION	(S)	= SURVEYED
DDCV	= DOUBLE DETECTOR CHECK VALE	SOFT.	= SOFTENER
EL.	= ELEVATION	SS	= SANITARY SEWER
ELEC.	= ELECTRIC	SSCO	= SANITARY SEWER CLEAN-OUT
EM	= ELECTRIC METER	TC	= TOP CONCRETE PARKING
EP	= EDGE OF PAVEMENT	TOB	= TOP OF BANK
FFE	= FINISHED FLOOR ELEVATION	TOS	= TOE OF SLOPE
FM	= FORCE MAIN	TRANS.	= TRANSFORMER
FND.	= FOUND	TW	= TOP WALK
GEN.	= GENERATOR	UG	= UNDERGROUND
GV	= GATE VALVE	WD	= WOOD FENCE
H/C	= HANDICAP	WL	= WATER LINE
HW	= HEADWALL	WM	= WATER METER
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IR	= IRON ROD		= GUY ANCHOR
ICV	= IRRIGATION CONTROL VALVE		= UTILITY POLE
IRC	= IRON ROD WITH CAP		= WATER GATE VALVE IN 2'X2' CONCRETE
LB	= LICENSED BUSINESS		= WATER METER
LP	= LIGHT POLE		= GATE VALVE
LS	= LICENSED SURVEYOR		
MH	= MANHOLE		
	= PINE TREE		
	= PALM TREE		
	= OAK TREE		
	= HARDWOOD		

NOT COMPLETE WITHOUT BOTH SHEETS 1 AND 2

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
RECERTIFIED	6/16/2020

504 TUMBLIN KLING ROAD

CERTIFIED TO:
COMMONWEALTH LAND TITLE INSURANCE COMPANY
LAW OFFICES OF GONANO & HARRELL
MARILYN L. RICHARDS
JETSON INVESTMENTS, INC., A FLORIDA CORPORATION
EDWARD W. BECHT, P.A.

FIELD BOOK	DRAWN
72	RAF
PAGE(S) 31-48	SCALE (AS NOTED)
FIELD DATE 01/20/20	JOB # IRS-19-408

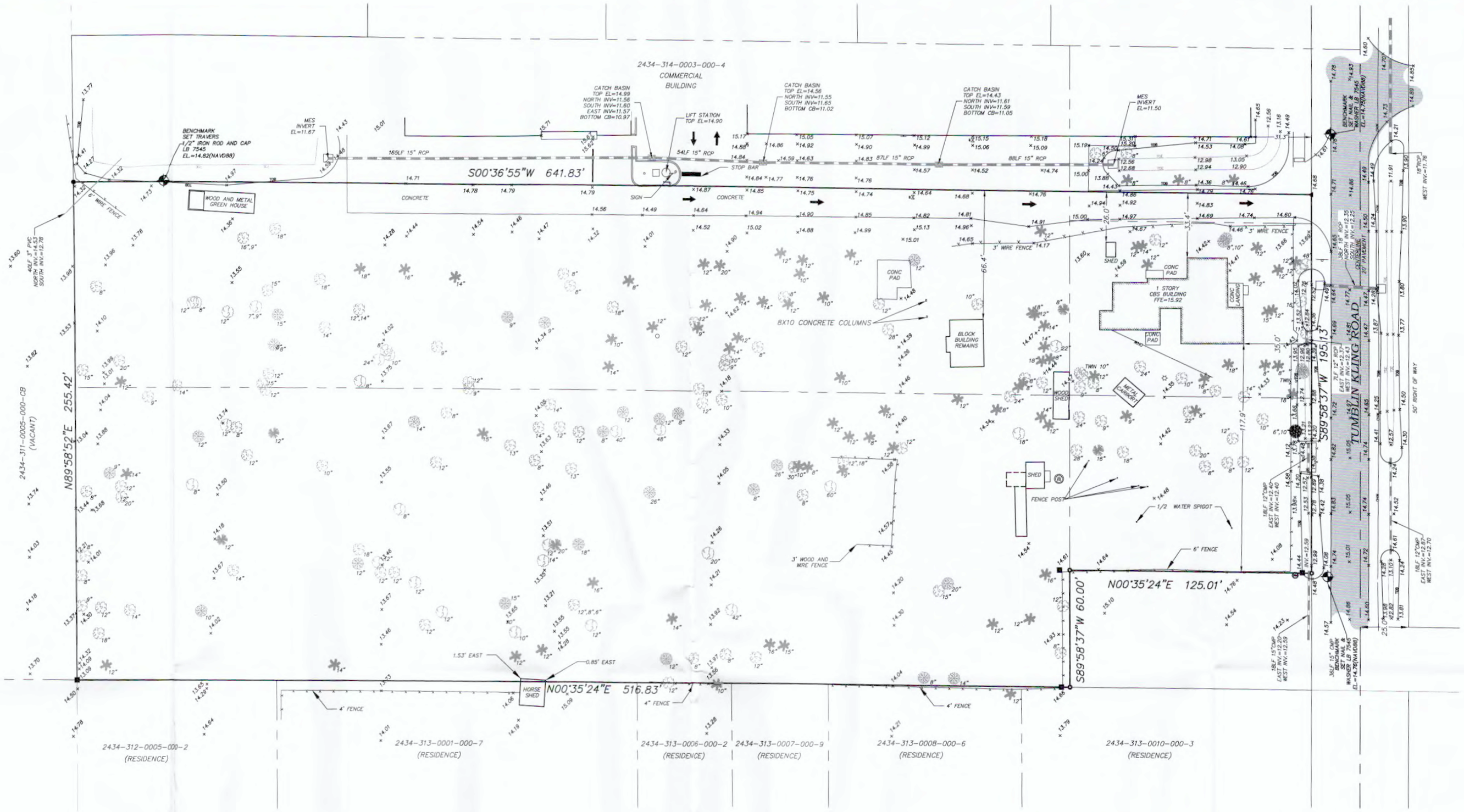
SHEET 1 OF 2

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STATE OF FLORIDA LICENSE NO. 4895

07/06/2020
DATE

STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR



MAP OF
BOUNDARY
&
TOPOGRAPHIC
SURVEY

NORTH

GRAPHIC SCALE
0' 15' 30' 60'
1" = 30'

LEGEND

BB = BOTTLEBRUSH	OHW = OVERHEAD WIRE
BFP = BACKFLOW PREVENTER	O.R.B. = OFFICIAL RECORDS BOOK
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IRC = IRON ROD WITH CAP	= WATER GATE VALVE IN 2'X2' CONCRETE
LB = LICENSED BUSINESS	= WATER METER
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MH = MANHOLE	
= PINE TREE	
= PALM TREE	
= OAK TREE	
= HARDWOOD	

INDIAN RIVER SURVEY, INC.
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PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
RECERTIFIED	6/16/2020

504 TUMBLIN KLING ROAD

CERTIFIED TO:
COMMONWEALTH LAND TITLE INSURANCE COMPANY
LAW OFFICES OF GONANO & HARRELL
MARILYN L. RICHARDS
JETSON INVESTMENTS, INC., A FLORIDA CORPORATION
EDWARD W. BECHT, P.A.

FIELD BOOK 72	DRAWN RAF
PAGE(S) 31-48	SCALE 1"=30'
FIELD DATE 01/20/20	JOB # IRS-19-408

SHEET 2 OF 2

NOT VALID WITHOUT
BOTH SHEETS 1 AND 2

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SAINT LUCIE COUNTY FIRE DISTRICT
DEVELOPMENT & SITE PLAN REVIEW APPLICATION
5160 N.W. Milner Drive
Port Saint Lucie, FL 34983
Telephone: 772-621-3322
Fax: 772-621-3604
Web Address: www.slcfd.com

Type of Request

☐ Site Plan	☒ Site Plan with Construction "Detail" Plans	☐ Amendment	☐ Re-submittal
☐ Preliminary Subdivision Plat with Construction "Detail" Plans		☐ Final Subdivision Plat with Construction "Detail" Plans	
☐ Development of Regional Impact	☐ Planned Unit Development		
☐ Other			

Project Information

Project Name	Jetson Fort Pierce Site Improvements				
Location	4145 S. US Hwy. 1 and 504 Tumblin Kling Road				
City	Fort Pierce	**Zip**	34982	**Number of Dwelling Units**	N/A
Type of Development/Intended Use	Commercial			**Gross Square Feet of Structure/s**	37,283
Gross Acreage/Square Feet of Site	7.46 ac.	**Water Purveyor**	FPUA		

Owner/Developer Information

Name	Jetson Investment, Inc.				
Address	4145 S. US Hwy. 1			**City**	Fort Pierce
State	Florida	**Zip**	34982	**Telephone**	772-464-7050
E-Mail	trey@shopjetson.com				

Applicant/Agent for Owner

Name	N/A			**Firm**	
Address				**City**	
State		**Zip**		**Telephone**	
E-Mail					

Project Architect/Engineer

Name	Aaron Bowles, P.E.	**Firm**	MBV Engineering, Inc.
Address	1835 20th Street	**City**	Vero Beach
State	Florida	**Zip**	32960
Telephone	772-569-0035	**Fax**	772-778-3617
E-Mail	aaronb@mbveng.com		

Saint Lucie County Fire District Development & Site Plan Review Fees

Make fees payable to: Saint Lucie County Fire District

Minor

$108.75 (<5,000 sq. ft. or <5 units)
$217.50 (5,000-10,000 sq. ft. or 5-15 units)
$362.50 (10,000-25,000 sq. ft. or 16-25 units)

Major

$507.50 (>25,000 sq. ft. or >25 units)

Planned Unit Development (PUD)

$1087.50

Development of Regional Impact (DRI)

$1450.00

Applicable Codes

The Florida Fire Prevention Code, 5th Edition.

Client Agreement

I hereby authorize the above listed agent to represent me.
I fully understand that the review fees charged by the Saint Lucie County Fire District are separate from all City or County fees and must be paid upon submittal of documents.

John K. Thofner III

Owner's Signature		**Printed Name**	Mr. Trey Thofner	Date	3/26/21
		Title	President		

Hydrant Flow Test Report

Test Date 3/31/2021 **Test Time** 08:34 Hours

Location

Jetson s Appliance
4145 S US Highway 1
Fort Pierce, FL 34982

Tested by

D. Crawford
L. Sapp
FPUA

Notes

Hydrant A - Flow Location:
Tumblin Kling Rd & US Highway 1

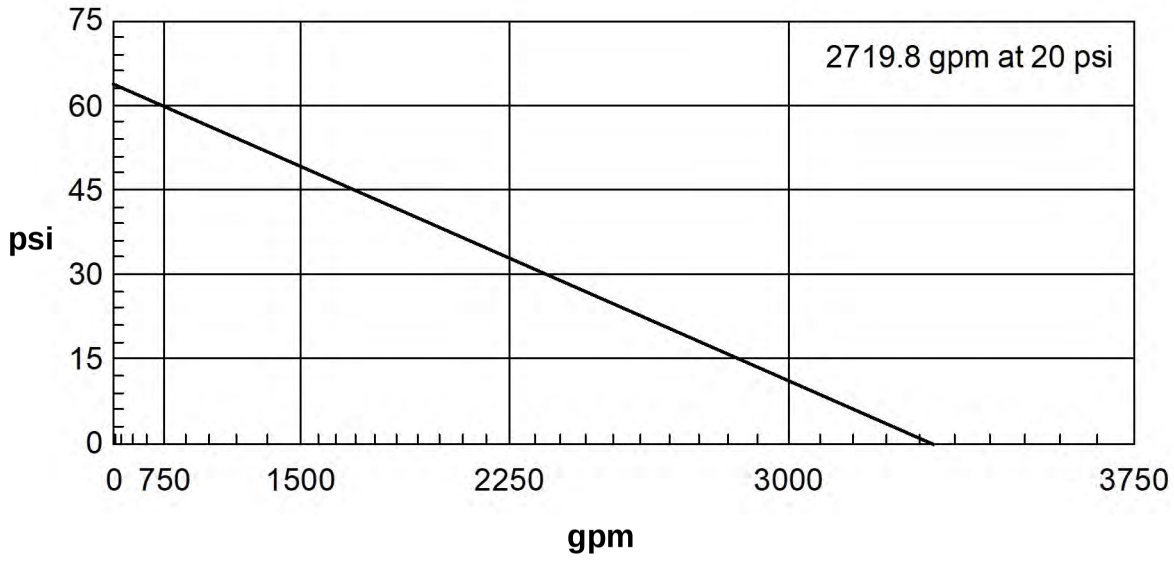
Read Hydrant

64 psi **static pressure**
44 psi **residual pressure**
hydrant elevation

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1		2.5	.90	28	888 gpm
#2		2.5	.90	28	888 gpm
				Total	1776 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

THIS MAP IS INTENDED FOR REPRESENTING APPROXIMATE LOCATION OF EXISTING HYDRANTS AND ANY ASSOCIATED FLOW TEST DATA. IT IS NOT INTENDED TO BE USED A GRAPHICAL REPRESENTATION OF EXISTING UTILITIES FOR DESIGN. FOR RECORD DRAWING INFORMATION, PLEASE CONTACT THE FORT PIERCE UTILITIES WATER, WASTEWATER & GAS ENGINEERING DEPARTMENT AT (772) 466-1600 x3401 OR THE ADDRESS LISTED BELOW FOR AS-BUILT RECORD DRAWINGS.

Test Date:	Flow Hydrant No.	Pressure Hydrant No. 1	Pressure Hydrant No. 2
03-24-21	H-996	H-997	H-*
Test Time:	**Pitot Gauge**	**Static Pressure / Residual Pressure**	**Static Pressure / Residual Pressure**
10:32 AM	GPM - 1190	70 / 70	N/A / N/A
Repump No. 1 — Repump Status: na	PSI - 50	Calculated Flow at 20 PSI (Gallons per Minute): *	Calculated Flow at 20 PSI (Gallons per Minute): N/A
Repump No. 2 — Repump Status: na	Flow Gauge is for 2 1/2 Butt		

Legend
- Flow Test Hydrants
- Completed Flow Hydrant Test
- Fire Hydrants

Watermains
- Active
- Abandoned
- Private

FPUA COMMUNITY PROUD
Fort Pierce Utilities Authority
Water/Wastewater/Gas Engineering
113 North 2nd Street (34950)
P.O. Box 3191
Fort Pierce, FLorida 34948-3191

N W E S

0 75 150
Feet

Fire Hydrant Flow Test Map

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

STORMWATER MANAGEMENT CALCULATIONS

for

JETSONS FORT PIERCE SITE EXPANSION

FORT PIERCE, FLORIDA

AUGUST 2021

Prepared by: MBV Engineering, Inc.
1835 20th Street
Vero Beach, Florida 32960
772-569-0035
Certificate of Authorization #: 3728

Engineers Project #: 19-0273
Designed By: RTM

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

Mr. Aaron J. Bowles, P.E. #55313 8/2/21

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Appendix B	Geotechnical Investigation by KSM Engineering (KSM Internation, Dated 3/3/2021)
Appendix C	SFWMD Permit 56-02898-P Excerpt
Appendix D	Other Miscellaneous Backup (Mannings Table, Curve Number Sheet, Pre-Tc / Basin Exhibit)

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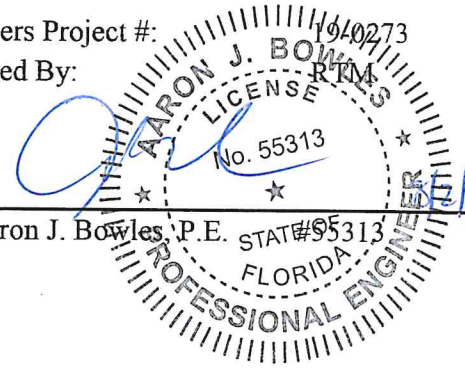


Mr. Aaron J. Bowles, P.E. STATE #55313 7/21

I. PURPOSE

The purpose of this report is to provide City of Ft. Pierce, St. Lucie County, SFWMD, and FDOT with calculations and documentation which demonstrates the proposed surface water management system complies with state and local criteria.

II. PROPOSED SYSTEM

The proposed stormwater management system is comprised of an expansion / retrofit of the existing dry retention basin to support the expanded site area and additional impervious coverage associated with the proposed construction. It is the intention of the retrofitted master stormwater system to maintain the existing outfall location at the SE corner of the project and discharge into the FDOT US Drainage system.

The retention basin is designed to retain the required treatment volume and attenuation per the following SFWMD Water Quality / Quantity Criteria:

1. Minimum pavement elevations shall exceed the 10yr- 24hr storm event. (6.0" Rainfall)
2. The site shall provide storage to sustain the 25yr-72hr storm event. (7.0" Rainfall)
3. Finished Floor Elevations shall exceed the 100yr-72hr storm event (9.0" Rainfall)

III. SITE DATA

Existing Parcel Area (East)	168,713 s.f.	3.87 ac
Proposed Expansion Area (West)	156,334 s.f.	3.59 ac
Drainage Basin Area (Post-Dev.)	325,047 s.f.	7.46 ac

Site Location (East): 4145 S. US Hwy. 1
Fort Pierce, FL

Site Location (West): 504 Tumblin Kling
Fort Pierce, FL

Flood Zone: THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 6 FEET) PER FLOOD INSURANCE RATE MAP #12061C0242 H, DATED DEC. 4, 2012.

Site Soils:

The soil survey mapped the area as (2), Anokona and Farmton sands and (47) Urban Land (0 to 2 % Slopes), HSG C/D & B/D & C/D, respectively

Pre-Development: HSG C/D, See Appendix D

Post-Development: HSG C, See Appendix D

Soil Boring #		**DEPTH (INCHES BELOW GRADE)**	**HORIZONTAL FLOW RATE (ft/day)**	**VERTICAL FLOW RATE (ft/day)**
Soil Boring P-1:				
Existing Grade at Soil Boring	12.6 ft. (NAVD)		2.8	1.73
Measured Water Table Elev.	11.7 ft. (NAVD)	11		
Seasonal High Water Elev.	11.4 ft. (NAVD)	15		
Soil Boring P-2:				
Existing Grade at Soil Boring	13.5 ft. (NAVD)		12.9	5.95
Measured Water Table Elev.	10.0 ft. (NAVD)	42		
Seasonal High Water Elev.	12.2 ft. (NAVD)	16		
Soil Boring P-3:				
Existing Grade at Soil Boring	13.5 ft. (NAVD)		12.2	5.6
Measured Water Table Elev.	9.8 ft. (NAVD)	44		
Seasonal High Water Elev.	12.1 ft. (NAVD)	17		
Average SHWT Elev. =	11.9 ft. (NAVD)		$k_h = 9.3$*	$k_v = 4.4$*

* Flow rates shown are the averages of the flows at differing strata.

IV. PRE-DEVELOPMENT CONDITIONS

The previously permitted east parcel, permitted under SFMWD 56-02898-P, is served by a dry detention water management facility with discharge to the US Hwy. 1 R/W via a control structure located in the SE corner of the property. An excerpt of the SFMWD permit documents are included in appendix C for reference.

4145 S. US Hwy 1 (East Parcel)

Site Area	168,713 s.f.	3.87	100.0%
Exist. Building Area	53,220 s.f.	1.22	31.5%
Exist. Pavement Area	54,454 s.f.	1.25	32.3%
Exist. Pavement Area	22,715 s.f.	0.52	13.5%
Total Impervious	130,389 s.f.	2.99	77.3%
Total Pervious	38,324 s.f.	0.88	22.7%

Weighted Curve Number for Drainage Basin

% Impervious	77.3%	Soil Group D	CN1 = 98
% Semi-Impervious	0.0%	Soil Group D	CN2 = 98
% Pervious	22.7%	Soil Group D	CN3 = 79 *

*Non DCIA CN Value Based on Woods (Fair Condition) - HSG D

CN = [(% Impervious)(CN1) + (% Semi-Impervious)(CN2) + (% Pervious)(CN3)]
CN = 93.7

Time of Concentration (Previously Permitted): 15.0 min.

The existing, marginally developed West parcel is heavily wooded and is comprised of (2) pre-development basins (A & B). See appendix D for Basin Exhibit. Basin A drains from the center of the parcel southerly towards the Tumblin Kling R/W conveyance system and ultimately the US 1 drainage system. Basin B drains toward the NW corner of the parcel with an overland flow into the Platts Branch Tributary creek. The creek drains west from US Hwy1 to the North Fork of the St. Lucie River. For design purposes, only basin A was included in the pre-development model as it maintains the same downstream receiving system as the propsoed post-development expansion.

504 Tumblin Kling (West Parcel) **Basin A**

Site Area	87,536 s.f.	2.01	100.0%
Exist. Building Area	3,528 s.f.	0.08	4.0%
Exist. Asphalt Pavement Area	s.f.	0.00	0.0%
Exist. Conc. Pavement Area	7,285 s.f.	0.17	8.3%
Total Impervious	10,813 s.f.	0.25	12.4%
Total Pervious	76,723 s.f.	1.76	87.6%

Weighted Curve Number for Drainage Basin

% Impervious	12.4%	Soil Group D	CN1 = 98
% Semi-Impervious	0.0%	Soil Group D	CN2 = 98
% Pervious	87.6%	Soil Group D	CN3 = 73 *

*Non DCIA CN Value Based on Wanings Table, Curve Number Sheet)

CN = [(% Impervious)(CN1) + (% Semi-Impervious)(CN2) + (% Pervious)(CN3)]
CN = 76.1

Time of Concentration

T_1: Over wooded area

Tc = [0.007 (N x L)^0.8] / [P^0.5 x S^0.4] Kinematic Wave Eq.

Where :

N = Mannings Roughness Coeff. =	0.250
L = Length of Flow (ft) =	325
Change in elevation (ft)=	1.15
P = Rainfall Intensity (in/hr)=	5.5
S = slope (ft/ft) =	0.0035
T_1=	57.7 min.

Total Time of Concentration (Tc) 57.7 min.

504 Tumblin Kling (West Parcel) **Basin B**

Site Area	68,798 s.f.	1.58	100.0%
Exist. Building Area	s.f.	0.00	0.0%
Exist. Asphalt Pavement Area	s.f.	0.00	0.0%
Exist. Conc. Pavement Area	s.f.	0.00	0.0%
Total Impervious	0 s.f.	0.00	0.0%
Total Pervious	68,798 s.f.	1.58	100.0%

Weighted Curve Number for Drainage Basin

% Impervious	0.0%	Soil Group D	CN1 = 98
% Semi-Impervious	0.0%	Soil Group D	CN2 = 98
% Pervious	100.0%	Soil Group D	CN3 = 73

*Non DCIA CN Value Based on Winings Table, Curve Number Sheet)

CN = [(% Impervious)(CN1) + (% Semi-Impervious)(CN2) + (% Pervious)(CN3)]
CN = 73.0

Time of Concentration

T_1: Over wooded area

Tc = [0.007 (N x L)^0.8] / [P^0.5 x S^0.4] Kinematic Wave Eq.

Where :

N = Mannings Roughness Coeff. =	0.250
L = Length of Flow (ft) =	300
Change in elevation (ft)=	0.95
P = Rainfall Intensity (in/hr)=	5.5
S = slope (ft/ft) =	0.0032
T_1=	56.6 min.

Total Time of Concentration (Tc) 56.6 min.

V. POST-DEVELOPMENT CONDITIONS

Drainage Basin Area (Post-Dev.)	325,047 s.f.	7.46	100.0%
Total Building Area	85,550 s.f.	1.96	26.3%
Asphalt Asphalt Area	95,282 s.f.	2.19	29.3%
Total Concrete Area	18,216 s.f.	0.42	5.6%
Total Impervious Area	199,048 s.f.	4.57	61.2%
Total Pervious Area	125,999 s.f.	2.89	38.8%
Net Impervious Area	68,659 s.f.	1.58	100.0%

Weighted Curve Number for Drainage Basin

% Impervious	61.2%	Soil Group C	CN1 = 98
% Semi-Impervious	0.0%	Soil Group C	CN2 = 98
% Pervious	38.8%	Soil Group C	CN3 = 74

*Non DCIA CN Value Based on Open Space (Good Condition) - HSG C

CN = [(% Impervious)(CN1) + (% Semi-Impervious)(CN2) + (% Pervious)(CN3)]
CN = 88.7

Time of Concentration

T_1: Roof to Ground (Building Discharge) T_1= 2.0 min.

T_2: Over Asphalt Drive

Tc = [0.007 (N x L)^0.8] / [P^0.5 x S^0.4] Kinematic Wave Eq.

Where :

N = Mannings Roughness Coeff. =	0.015
L = Length of Flow (ft) =	20
Change in elevation (ft)=	0.5
P = Rainfall Intensity (in/hr)=	5.5
S = slope (ft/ft) =	0.0250

T_2= .3 min.

T3 = time in pipe = L/ Vel =475' / 1 fps = T3= 7.9 min.

Time of Concentration (Tc)	Calculated Tc =	8.2 min.
	Min. Tc =	10.0 min.

VI. REQUIRED TREATMENT VOLUME

A. Treatment Volume Tabulations Based on Contributing Area

Total Contributing Area (ac) =		7.462	100.0%
Total Impervious Area (ac) =		4.570	61.2%
Required Treatment over site (in) =	1.0	0.622 ac-ft	= 27,087 cf
Required Treatment over impervious area (in) =	2.50	0.952 ac-ft	= 41,468 cf
Required Treatment Volume from above Wet Detention (ac-ft) =		0.952 ac-ft	= 41,468 cf
Required Treatment Volume from above Dry Detention (ac-ft) (75% WD REQ.) =		0.714 ac-ft	= 31,101 cf
Required Treatment Volume from above Dry Retention (ac-ft) (50% WD REQ.) =		0.476 ac-ft	= 20,734 cf
Total Required Treatment Volume (ac-ft) =		0.714 ac-ft	= 31,101 cf
Total Required Treatment Volume for Basin (ac-ft) = Max. of ` above =		***0.714 ac-ft***	***= 31,101 cf***

VII. PROPOSED TREATMENT VOLUME

A. Dry Detention Stage-Storage Calculations

Stage (ft)	Area (ac)	Incremental volume (ac-ft)	Incremental volume (c.f.)	Cumulative volume (ac-ft)	Cumulative volume (c.f.)
bot. of pond = 12.65	0.031 1,350.s.f.	0.12	5,352	0.000	0
13.00	0.671 29,235.s.f.	0.59	25,764	0.123	5,352
rqd. treat. vol. = 14.00	0.512 22,294.s.f.	0.00	0	0.714	31,117
weir elev. = 14.00	0.512 22,294.s.f.	0.14	6,058	0.714	31,117
14.25	0.601 26,172.s.f.	0.38	16,741	0.853	37,175
top of bank = 14.80	0.797 34,705.s.f.			1.238	53,916

VIII. STAGE-STORAGE COMPUTATION

	Building	Pavement	Open	Dry Detention	Dry Detention	
	Linear	Linear	Linear	Bottom	Bank	Total
Area (ac)	1.96	2.61	2.89	0.671	0.766	7.46
	V	L	L	V	L	
Starting Elev (ft)	15.75	14.50	13.20	13.00	13.00	
Ending Elev (ft)	15.75	15.70	16.00	14.80	14.80	

	Vertical	Linear	Linear	Vertical	Linear	Total
Stage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft
12.50	0.000	0.000	0.000	0.000	0.000	0.00
13.00	0.000	0.000	0.000	0.000	0.000	0.00
13.50	0.000	0.000	0.046	0.336	0.053	0.44
14.00	0.000	0.000	0.331	0.671	0.213	1.21
14.50	0.000	0.000	0.873	1.007	0.479	2.36
15.00	0.000	0.271	1.674	1.342	0.861	4.15
15.50	0.000	1.086	2.732	1.678	1.244	6.74
16.00	0.491	2.388	4.050	2.013	1.627	10.08
16.50	1.473	3.691	5.496	2.349	2.010	13.55

IX. SUMMARY

Following are summaries of pre-developed and post-developed discharges for the storms that have been analyzed.

ROUTING SUMMARY

South Florida Water Management District (SJRWMD)

10 Yr-24 Hr (6.0")

PRE-DEVELOPED CONDITIONS

10 Year-24 Hour (SCS Type II, SFWMD-24 Storm Event)

	Peak Discharge (CFS)
PRE-DEV (EAST) PERMITTED	2.97
PRE-DEV (WEST)	0.63

POST-DEVELOPED CONDITIONS

Mean Annual- 24 hour (SCS Type II, Fl. Modified Storm Event)

	Peak Discharge (CFS)	Peak Stage (NAVD)
POST-DEVELOPMENT	2.04	14.41
pre/post diff.	-1.56	

25Yr-72Hr (7.0")

PRE-DEVELOPED CONDITIONS

25 Year- 72 hour (SCS Type II, SFWMD-72HR Storm Event)

	Peak Discharge (CFS)
PRE-DEV (EAST) PERMITTED	3.23
PRE-DEV (WEST)	1.95

POST-DEVELOPED CONDITIONS

25 Year- 72 hour (SCS Type II, SFWMD-72HR Storm Event)

Post-Development: HSG C, See Appendix D	Peak Discharge (CFS)	Peak Stage (NAVD)
POST-DEVELOPMENT	3.60	14.65
pre/post diff.	-1.58	

100Yr-72Hr (9.0")

100 Year- 72 hour (SCS Type II, SFWMD-72 Storm Event)

	Peak Stage (NAVD)	F.F.E. (MIN.) (NAVD)
POST-DEVELOPMENT	14.38	15.73

As demonstrated by the above calculations and the flood routing computations contained in the appendices of this report, the proposed stormwater management system meets the requirements of the South Florida Water Management District, St. Lucie County, FDOT, and the City of Fort Pierce. The system provides adequate treatment volume and attenuation for the 10yr-24 hr. and 25yr-72 hr. storm events as well finished floor evaluation for the 100 year – 72 hr. storm event.

Appendix A

ICPR Modeling Data:

10YR-24HR, 25YR-72 HR, 100YR-72HR

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
PRE-WEST STAGE-STORAGE	A. 10YR-24HR	14.50	13.66	0.0004	0.64	0.63	12145
PROP. STAGE STORAGE	A. 10YR-24HR	14.80	14.41	0.0010	4.07	2.04	93958
TAILWATER	A. 10YR-24HR	15.00	12.25	0.0003	2.60	0.00	0
PRE-WEST STAGE-STORAGE	B. 25YR-72HR	14.50	14.05	0.0005	2.02	1.95	31277
PROP. STAGE STORAGE	B. 25YR-72HR	14.80	14.65	0.0010	21.86	3.60	126873
TAILWATER	B. 25YR-72HR	15.00	14.05	0.0003	5.54	0.21	0
PRE-WEST STAGE-STORAGE	C. 100YR-72HR	14.50	14.05	0.0003	0.45	0.45	31274
PROP. STAGE STORAGE	C. 100YR-72HR	14.80	14.38	0.0010	1.94	1.77	90456
TAILWATER	C. 100YR-72HR	15.00	14.05	0.0003	2.23	0.39	0

Simple Basin: POST-DEVELOPMENT

Scenario:	Scenario1
Node:	PROP. STAGE STORAGE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	7.4600 ac
Curve Number:	88.7
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: WEST- PRE-DEV

Scenario:	Scenario1
Node:	PRE-WEST STAGE-STORAGE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	57.7000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	2.0000 ac
Curve Number:	76.1
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: PRE-WEST STAGE-STORAGE

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	13.50 ft
Warning Stage:	14.50 ft

Stage [ft]	Area [ac]	Area [ft2]
13.50	0.1000	4356
14.30	1.0000	43560

Comment:

Node: PROP. STAGE STORAGE

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 14.80 ft

Stage [ft]	Area [ac]	Area [ft2]
13.00	0.0000	0
13.50	0.4400	19166
14.00	1.2200	53143
14.50	2.3600	102802
15.00	4.1500	180774
15.50	6.7400	293594
16.00	10.0800	439085
16.50	13.5500	590238

Comment:

Node: TAILWATER

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 11.35 ft
Warning Stage: 15.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	11.35
0	0	0	72.0000	14.05
0	0	0	360.0000	11.35

Comment: Tailwater Elevetions per SFWMD Permit 56-02898-P

Drop Structure Link: CS-1 | Upstream Pipe | Downstream Pipe

Scenario: Scenario1 | Invert: 11.65 ft | Invert: 11.38 ft

From Node:	PROP. STAGE STORAGE
To Node:	TAILWATER
Link Count:	1
Flow Direction:	Both
Solution:	Combine
Increments:	0
Pipe Count:	1
Damping:	0.0000 ft
Length:	20.00 ft
FHWA Code:	0
Entr Loss Coef:	0.00
Exit Loss Coef:	1.00
Bend Loss Coef:	0.00
Bend Location:	0.00 dec
Energy Switch:	Energy

Manning's N:	0.0130
Geometry: Circular	
Max Depth:	1.25 ft
Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Manning's N:	0.0130
Geometry: Circular	
Max Depth:	1.25 ft
Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Pipe Comment:

Weir Component	
Weir:	1
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	14.00 ft
Control Elevation:	14.00 ft
Max Depth:	999.00 ft
Max Width:	2.00 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component	
Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Circular
Invert:	11.65 ft
Control Elevation:	11.65 ft
Max Depth:	0.25 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	3
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	14.79 ft
Control Elevation:	14.79 ft
Max Depth:	2.25 ft
Max Width:	2.83 ft
Fillet:	0.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Weir Link: PRE-DEV DISCHARGE

Scenario:	Scenario1
From Node:	PRE-WEST STAGE-STORAGE
To Node:	TAILWATER
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Gravel Road Vertical
Geometry Type:	Irregular
Invert:	13.52 ft
Control Elevation:	13.52 ft
Cross Section:	SOUTH BASIN BOUNDARY

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Simulation: A. 10YR-24HR

Scenario:	Scenario1
Run Date/Time:	8/2/2021 11:36:20 AM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~FDOT-24
Rainfall Amount: 6.00 in
Storm Duration: 24.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: B. 25YR-72HR

Scenario: Scenario1
Run Date/Time: 8/2/2021 11:36:21 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	7.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: C. 100YR-72HR

Scenario: Scenario1
Run Date/Time: 8/2/2021 11:36:24 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

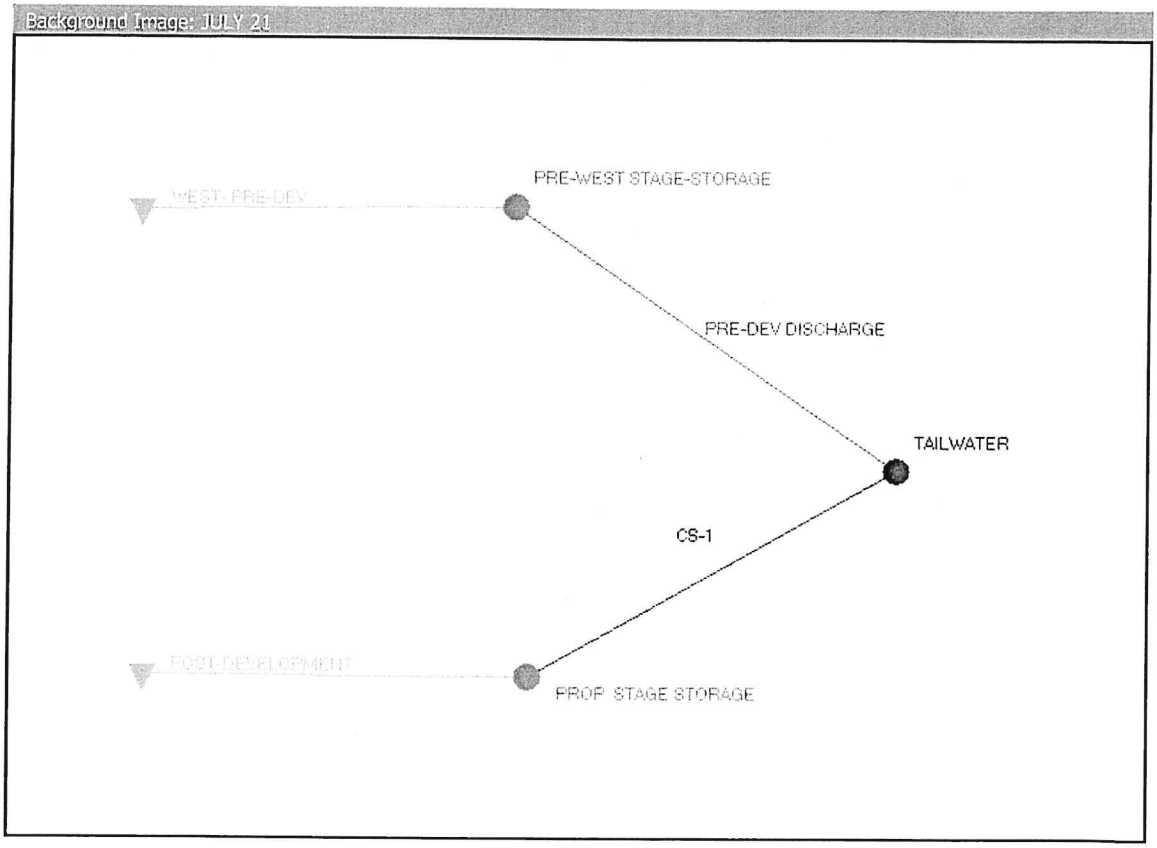
Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	9.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:


Background Image: JULY 21
WEST- PRE-DEV
PRE-WEST STAGE-STORAGE
PRE-DEV DISCHARGE
TAILWATER
CS-1
POST-DEVELOPMENT
PROP STAGE STORAGE

Appendix B

Geotechnical Investigation by KSM Engineering

(KSM Internation, Dated 3/3/2021)

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771

KSM ENGINEERING AND TESTING

Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

March 3, 2021

Anthony Della Porta
Della Porta Construction Inc.
1165 22nd Street
Vero Beach, FL 32960

Re: Jetson's Fort Pierce
4145 S. US 1
Fort Pierce, Florida
KSM Project #: 211328-b&p

Dear Mr. Della Porta:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the referenced site. Presentation of the data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

Site Description:

At the time of drilling, the site was somewhat hilly with moderate to heavy surface vegetation and many trees.

Project Description:

A 39,825 square foot addition to the existing Jetson's building is planned to be constructed on the site. Loads from the structure will be transferred to the ground by conventional shallow footings. We estimate the maximum loads will be less than 3,500 pounds per linear foot along the wall foundation and less than 60 kips for any individual column load. Some additional site fill may be required to reach the desired grades.

The parking lot and the stormwater retention area will also be expanded.

The scope of our study consisted of the following:

1. Performed Standard Penetration Test borings (SPT), percolation borings (PB), and Hand Auger borings (HA) in the proposed construction area to estimate the subsoil relative density and evaluate the permeability of the soils.

2. Measured the observed groundwater level at each boring.

3. Evaluated the existing soil conditions with respect to the proposed construction and provided recommendations for site preparation and foundation design.

4. Obtain Shelby tube soil samples per each soil type encountered in order to perform both a constant head horizontal and vertical permeability tests in our laboratory.

5. Perform engineering calculations to determine the permeability coefficient "K" values along with estimates for the elevation of wet-season and dry-season water tables for the percolation test locations.

6. Prepared this report to document our findings

Site Investigation:

The site investigation program consisted of performing five (5) Standard Penetration Test borings in the area of the proposed addition, three (3) percolation borings in the proposed dry retention area and three (3) hand augers in the proposed pavement areas. The borings were terminated at depths ranging from 10 to 30 feet below grade. The locations of the borings are indicated on the attached location plan.

The SPT borings were completed in accordance with procedures described in ASTM D-1586. A standard 1.5 inch I.D., 2 inch O.D. split-spoon sampler is driven into the soil by successive blows of a 140 pound hammer freely falling 30 inches. The number of blows required to drive the sampler 1 foot, after seating 6 in., is designated the Penetration Resistance, or "N" value. At regular intervals the sampler is extracted from the ground and opened to allow visual examination and classification of the retained soil sample. Also, the groundwater table was allowed to stabilize and the depth of the groundwater elevation recorded from existing grade.

The hand-auger borings were performed with a 3 inch diameter bucket auger with a cutting head. It is rotated by hand and at regular intervals is extracted from the ground and the sample visually inspected. During the hand augers, a shaft with a conical point is pushed through the soil and the thrust required to push the cone tip is measured on an attached calibrated gauge. The value of the bearing pressure exerted by the cone point allows the operator to estimate the existing soil density. After the thrust was measured, the hole was advanced with a hand-auger in 1-foot increments to permit a continuation of measurement of relative density versus depth.

The relationship of the static cone penetrometer reading to the relative density is listed below:

Penetrometer Table	
Relative Density	**Static Penetrometer Reading**
Very Loose or Soft	<15
Loose	15-40
Medium Dense	40-70
Dense	>70

The records of the soils encountered, the penetration resistances and groundwater level are shown on the attached logs.

Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation, we are pleased to offer the following evaluation:

The boring logs indicate the subsurface soils consist generally of fine-grained sand, slightly silty/slightly clayed fine-grained sand and some clayed sand. Hardpan was also found in some of the borings, typically between 2 and 7 feet below grade and in varying layer thicknesses. "N" values recorded during the boring operation indicate the soil density is generally loose at the surface and becomes medium dense below a depth of 2 to 3 feet below existing grade. The loose soils encountered near the surface will not affect the proposed construction provided that our recommendations for site preparation are followed. Please refer to the soil boring logs for specific information relative to the soil description.

Based on the existing soil conditions, the proposed structure can be supported on a shallow foundation system provided that the site is properly prepared.

The following sections provide recommendations for the site preparation and foundation design.

Site Preparation:

The proposed building area and areas to be paved, plus a minimum margin of five feet beyond the proposed construction shall be stripped and grubbed of surface debris, including vegetation, roots and organic matter. Stumps shall be removed entirely. The building area should be graded level and proofrolled. Any soft yielding areas shall be excavated and replaced with clean compacted fill. Sufficient passes should be made during compaction operations to produce a density no less than 95 percent of its modified dry Proctor value (ASTM D 1557) to a depth of two feet. We do not recommend using heavy vibratory equipment on this site due to the proximity to the existing structures.

After the exposed surface has been proofrolled, the building and pavement areas may be filled to the desired grades. The fill material shall consist of clean granular sand containing less than 10% material passing the U.S. Standard No. 200 mesh sieve. Place structural fill in loose layers of 12 inches in thickness and compact each lift to at least 95 percent of its modified dry Proctor value.

After excavating for the footings, the disturbed footing subgrade should be recompacted to 95 percent (minimum) of its modified dry Proctor value. This can be best achieved by making several passes with a relatively light-weight walk-behind vibratory sled or roller. Tests in the excavated footings should be conducted prior to placement of any steel or concrete and conducted at every column footing and once for every 100 linear feet of footing trench.

In-place density of the compacted soil can be verified using a nuclear density gauge. The subgrade and each lift of fill should be tested for compaction at a frequency no less than one test per 2,500 sf of building area, per lift and one test per 10,000 sf of roadway area, per lift with a minimum of 4 tests in each area prepared.

Foundation:

Provided that our recommendations for site preparation are followed, the proposed structure may be supported on conventional concrete, steel reinforced footings designed for an allowable soil bearing pressure of 2,500 pounds per square foot, or less.

With the foundation properly designed and the site properly prepared, we anticipate total settlements less than ¾ of an inch and differential settlement of less than ¼ of an inch. The majority of the settlement should occur during construction. This estimate is based on a minimum strip footing width of 24 inches and 5 foot square isolated column pad footings with a minimum embedment of 16 inches. If the loading exceeds the amount listed on the front page of this report or the footer dimensions vary, please contact our office for additional settlement calculations.

Floor Slabs:

A conventional slab-on-grade can be used in the "at grade" portion of the building. We recommend the disturbed subgrade below the floor slab be re-compacted to 95 percent of the modified Proctor maximum dry density (ASTM D 1557) prior to placement of the concrete. An estimated modulus of subgrade reaction of 150 pounds per cubic inch (pci) can be used for design of the slab-on-grade. We recommend that expansion or control joints be incorporated between the slab and the column or wall footings. Control Joints should also be incorporated in the slab at frequent intervals to control shrinkage cracks.

A moisture barrier is recommended beneath the floor slab to prevent moisture migration from the underlying soil resulting in dampness of the slab.

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Drives and Parking Areas:

We performed three (3) hand-augers in the proposed roadway to evaluate the soils in relation to the proposed pavement. We did not find any "muck" or other unsuitable material in the test borings. Penetrometer readings recorded during the investigation indicates the existing soil density is firm to medium dense.

Although a comprehensive pavement evaluation was not within the scope of this study the site may be prepared to support a flexible pavement or rigid concrete pavement. The pavement should be designed for the anticipated loads and frequencies. Refer to Table 1 for the minimum pavement section. The minimum pavement design for standard duty asphalt should include the following:

Clear the roadway area of any surface debris, including vegetation, roots, organic matter and existing pavement. Stumps shall be removed entirely. The cleared areas should be graded level and proof rolled. Any soft yielding areas shall be excavated and replaced with clean compacted fill. Sufficient passes should be made during compaction operations to produce a density no less than 95 percent of its modified dry Proctor value (AASHTO T180) to a depth of two feet. Additional fill shall consist of clean granular sand containing less than 10% material passing the U.S. Standard No. 200 mesh sieve and placed in loose layers of 12 inches and compacted to the above densities. A minimum of 16 inches separation should be maintained between the bottom of the base and the high seasonal groundwater table.

Where a concrete pavement section is used, concrete reinforcement should be designed to withstand the design traffic loads and saw cuts constructed for crack control. The concrete should have a minimum compressive strength of 4,000 psi.

Light duty pavement areas are considered car and pickup truck loading conditions and a few medium trucks such as box trucks. Heavy duty pavement areas are considered dumpster pad & apron area and semi-tractor trailer truck loading conditions.

Table 1
Minimum Pavement Section

Pavement Type	Material	Layer Thickness (in)	
		Standard Duty	Heavy Duty
Flexible	Florida DOT Asphalt Type 3	1.5	2
	Cemented Coquina Rock (LBR of 100)*-or-Limerock* Base Course	6	8
	Clayed soil (LBR of 40)* Stabilized Subgrade	8	12
Rigid	Portland Cement (4,000 psi)	5	7
	Clayed Soil (LBR of 40)* Stabilized Subgrade	6	10

* Compacted to minimum 98 percent of its modified dry Proctor value (AASHTO T180)

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Soil Percolation and Water Tables:

Three (3) Hydraulic Conductivity Tests were performed in the field by the 'Usual Open-Hole Test' method.

The horizontal and vertical permeability flow rates were determined by excavating a test pit adjacent to the soil profiles and obtaining undisturbed shelby tube samples. We then performed a permeability test on the field samples in our laboratory.

All these tests were performed to evaluate the drainage characteristics of the soils for this particular test location. Please note that P-1 was conducted in the bottom of the existing retention pond. If the existing retention area is to be utilized for new retention, we recommend removing the top 12" and replace with clean fine grained sand.

The following table indicates the usual Open Hole Hydraulic Conductivity test results:

Usual Open-Hole Test Results	
Test Location (See Location Plan)	**Hydraulic Conductivity (CFS/SF- Ft Head)**
P-1	3.4×10^{-5}
P-2	2.1×10^{-4}
P-3	1.8×10^{-4}

NOTES:

1) The above hydraulic conductivity values are for a French drain installed to the same depth as the borehole tests. The designer should apply the appropriate factor of safety.
2) A hole diameter of 3" was used in the computation of the Hydraulic Conductivity values presented in the above table.

The following table indicates the horizontal and vertical flow rates for the test location:

Constant Head Permeability Results			
Test Location (See Location Plan)	**Horizontal Flow Rate (in/hr)**	**Vertical Flow Rate (in/hr)**	**Layer Depth (in)**
P-1	1.4	1.0	0-40
P-1	--	0.5	40-50
P-1	--	1.1	50-60
P-2	5.4	4.6	0-10
P-2	7.5	6.3	10-30
P-2	--	0.3	30-38
P-2	--	0.7	38-60
P-3	5.0	4.2	0-14
P-3	7.2	5.8	14-24
P-3	--	0.5	24-36
P-3	--	0.7	36-60

The following table indicates the measured water table along with our estimated normal wet season water table and normal dry season water table for the test location:

Water Table Observations			
Test Location (See Location Plan)	**Observed Water Table**	**Estimated Wet Season Water Table**	**Estimated Dry Season Water Table**
P-1, PB-1	11" Below Grade	15" Above Existing Grade	21" Below Existing Grade
P-2, PB-2	42" Below Grade	16" Below Grade	52" Below Grade
P-3, PB-3	44" Below Grade	17" Below Grade	53" Below Grade

This estimate is based upon our interpretation of existing site conditions and a review of the USDA Soil Survey for St. Lucie County, Florida. The majority of the site soils are mapped as (2) Ankona and Farmton sands, and (47) Urban land, 0 to 2 percent slopes, according to the Soil Survey Map of St. Lucie County, Florida.

Jetson's Fort Pierce
4145 S. US 1
Fort Pierce, Florida
KSM Project #: 211328-b&p

KSM ENGINEERING AND TESTING

Hydrologic Soil Group Classification for the Pre Devleopment:

The soils in the test locations can be classified in accordance with Chapter 7, Part 630 of the USDA National Engineering Handbook as follows:

Test Location (See Location Plan)	Hydrologic Soil Group
P-1	C/D
P-2	B/D
P-3	B/D

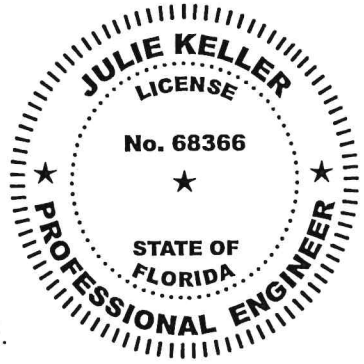
The soils in test location P-1 are part of the dual hydrologic soil group "C/D" due to the moderate fines content in the soil, the relatively low hydraulic conductivity rates of the soils and the depth to high season water table which is above existing grade.

The soils in test locations P-2 and P-3 are part of the dual hydrologic soil group "B/D" due to the moderate fines content in the soil, the high hydraulic conductivity rate of the soils in the depth range, the depth to a water impermeable layer between 20 and 40 inches below grade and the high season water table which is less than 24 inches from the surface.

Note that the Hydrologic Soil Group is a dynamic classification which changes with the conditions of the site at any given moment. Changes in water table elevation as well as changes in the ground elevations of the site can affect the hydrologic soil group for any particular location.

If you have any questions, please feel free to contact the office.

Respectfully,



Julie E. Keller, P.E.
President
P.E. # 68366

JEK/cv

Email to: tonydp@dellaportaconstruction.com

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

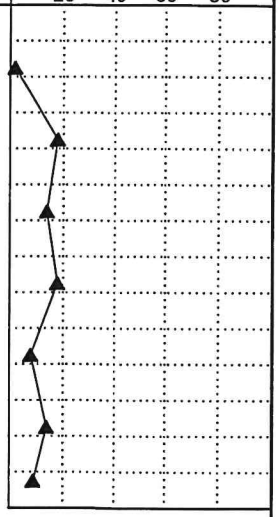
BORING NUMBER B-1

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/25/21 **COMPLETED** 2/25/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 5.00 ft
LOGGED BY SR/SF **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots					
		Light Gray Sand	SS		1-1-1 (2)		
		Dark Brown Sand with Traces of Hardpan	SS		4-7-11 (18)		
5		Brown Clayed Sand ▽	SS		5-6-8 (14)		
		Dark Gray Sand with Traces of Hardpan	SS		8-10-8 (18)		
		Brown Sand with Some Clay	SS		4-4-4 (8)		
10		Brown Sand	SS		4-6-8 (14)		
			SS		3-4-5 (9)		

Bottom of borehole at 14.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



GEOTECH BH PLOTS - GINT STD US LAB.GDT - 3/3/21 11:20 - K:\KSM FILES\21 DOCS (KSM-SERVER)\211328\SOIL INVESTIGATION\211328-B&P.GPJ

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-2

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/25/21 **COMPLETED** 2/25/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 5.25 ft
LOGGED BY SR/SF **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots					
		Light Gray Sand	SS		1-1-2 (3)		
			SS		2-3-2 (5)		
5		Dark Gray Sand with Traces of Hardpan					
		▽ Brown Clayed Sand	SS		9-13-11 (24)		
			SS		4-5-6 (11)		
		Brown Sand					
10			SS		4-4-6 (10)		

Bottom of borehole at 10.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 3/3/21 11:20 - K:\KSM FILES\21 DOCS (KSM-SERVER)\211328\SOIL INVESTIGATION\211328-B&P.GPJ

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

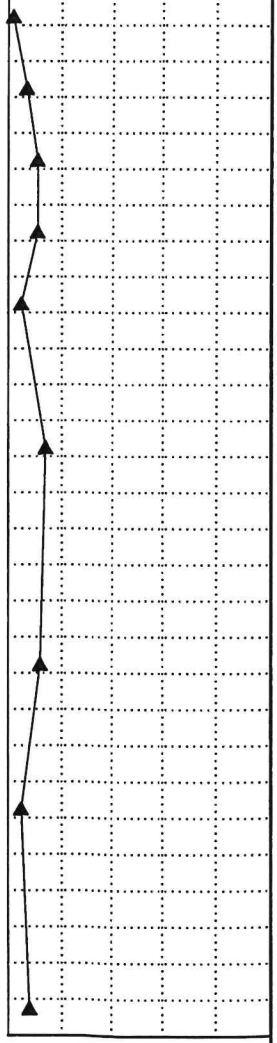
BORING NUMBER B-3

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/25/21 **COMPLETED** 2/25/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 3.42 ft
LOGGED BY SR/SF **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Light Brown Sand	SS		1-1-1 (2)		
		Brown Clayed Sand with Traces of Roots ▽	SS		3-3-4 (7)		
5		Brown Sand with Traces of Clay	SS		4-6-5 (11)		
		Dark Brown Sand	SS		4-5-6 (11)		
10			SS		3-2-3 (5)		
		Dark Reddish Brown Sand	SS		5-7-7 (14)		
15							
20			SS		5-6-6 (12)		
		Reddish Brown Sand	SS		2-2-3 (5)		
25							
		Brown Sand	SS		2-4-4 (8)		
30							

Bottom of borehole at 30.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-4

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/25/21 **COMPLETED** 2/25/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 4.50 ft
LOGGED BY SR/SF **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots					
		Light Gray Sand	SS		1-1-2 (3)		
		Dark Gray Sand with Traces of Hardpan	SS		3-5-7 (12)		
5		▽ Brown Clayed Sand	SS		13-11-9 (20)		
		Brown Sand	SS		6-7-7 (14)		
10			SS		4-3-4 (7)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 10.0 feet.

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Fax: (772)-589-6469

BORING NUMBER B-5

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/25/21 **COMPLETED** 2/25/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 4.92 ft
LOGGED BY SR/SF **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots					
		Light Gray Sand	SS		1-2-1 (3)		
			SS		3-4-4 (8)		
5		▽ Brown Clayed Sand	SS		4-4-5 (9)		
		Brown Sand, Slightly Clayed	SS		4-7-9 (16)		
		Gray Clayed Sand					
10		Light Gray Sand, Slightly Silty	SS		3-5-4 (9)		
		Dark Reddish Brown Sand	SS		3-5-5 (10)		
			SS		4-6-7 (13)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 14.0 feet.

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Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-1

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/24/21 **COMPLETED** 2/24/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 3.67 ft
LOGGED BY DP **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				44		
		Light Gray Sand				44		
		Dark Gray Sand with Traces of Hardpan				56		
		▽ Brown Clayed Sand				55		
5						52		
						55		

Bottom of borehole at 6.0 feet.

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KSM Engineering & Testing
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Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-2

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/24/21 **COMPLETED** 2/24/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 3.50 ft
LOGGED BY DP **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				34		
		Light Gray Sand				37		
		Dark Gray Sand with Traces of Hardpan				53		
		▽ Brown Clayed Sand				52		
						54		
5						50		

Bottom of borehole at 6.0 feet.

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Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-3

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/24/21 COMPLETED 2/24/21
GROUND ELEVATION _____ HOLE SIZE inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ AT TIME OF DRILLING 3.75 ft
LOGGED BY DP CHECKED BY JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				31		
		Light Gray Sand				38		
		Dark Gray Sand with Traces of Hardpan				50		
		▽ Brown Clayed Sand				47		
5						49		
		Light Gray Clayed Sand				51		

Bottom of borehole at 6.0 feet.

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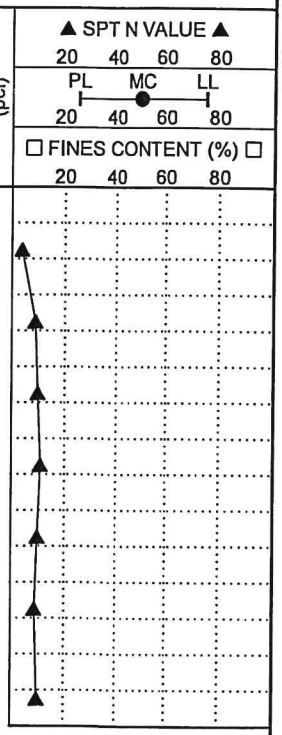
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER PB-1

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/24/21 **COMPLETED** 2/24/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 0.92 ft
LOGGED BY SR/SF **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Clay and Shell ▽	SS		1-2-2 (4)		
		Light Gray Clayed Sand	SS		3-4-5 (9)		
5		Light Gray Sand, Slightly Clayed	SS		4-4-6 (10)		
			SS		5-6-5 (11)		
10		Light Gray Sand, Slightly Silty	SS		4-5-5 (10)		
			SS		3-5-4 (9)		
15		Reddish Brown Sand	SS		4-4-6 (10)		

Bottom of borehole at 15.0 feet.



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KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

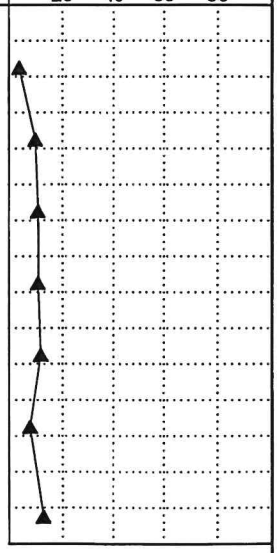
BORING NUMBER PB-2

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/24/21 **COMPLETED** 2/24/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 3.50 ft
LOGGED BY SR/SF **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots					
		Light Gray Sand	SS		1-2-2 (4)		
		Dark Gray Sand with Traces of Hardpan					
		▽ Brown Clayed Sand	SS		2-3-7 (10)		
5		Brown Sand with Traces of Clay	SS		9-6-5 (11)		
			SS		5-5-6 (11)		
		Light Gray Sand, Slightly Clayed	SS		4-6-6 (12)		
10							
		Light Gray Sand, Slightly Silty	SS		3-4-4 (8)		
		Reddish Brown Sand	SS		4-6-7 (13)		
15							

Bottom of borehole at 15.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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Tel: (772)-589-0712
Fax: (772)-589-6469

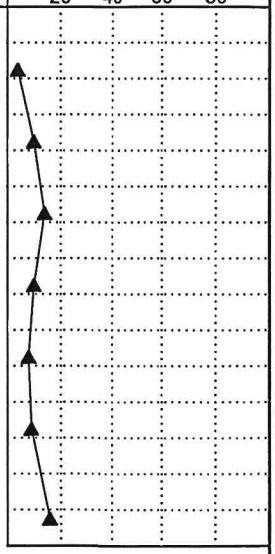
BORING NUMBER PB-3

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/24/21 **COMPLETED** 2/24/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 3.67 ft
LOGGED BY SR/SF **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots					
		Light Gray Sand	SS		1-2-2 (4)		
		Dark Gray Sand with Traces of Hardpan					
		▽ Brown Clayed Sand	SS		2-3-7 (10)		
5		Light Gray Clayed Sand	SS		11-8-6 (14)		
		Light Gray Sand, Slightly Clayed	SS		6-5-5 (10)		
10		Light Gray Sand, Slightly Silty	SS		4-4-4 (8)		
		Reddish Brown Sand	SS		5-4-5 (9)		
15			SS		6-8-8 (16)		

Bottom of borehole at 15.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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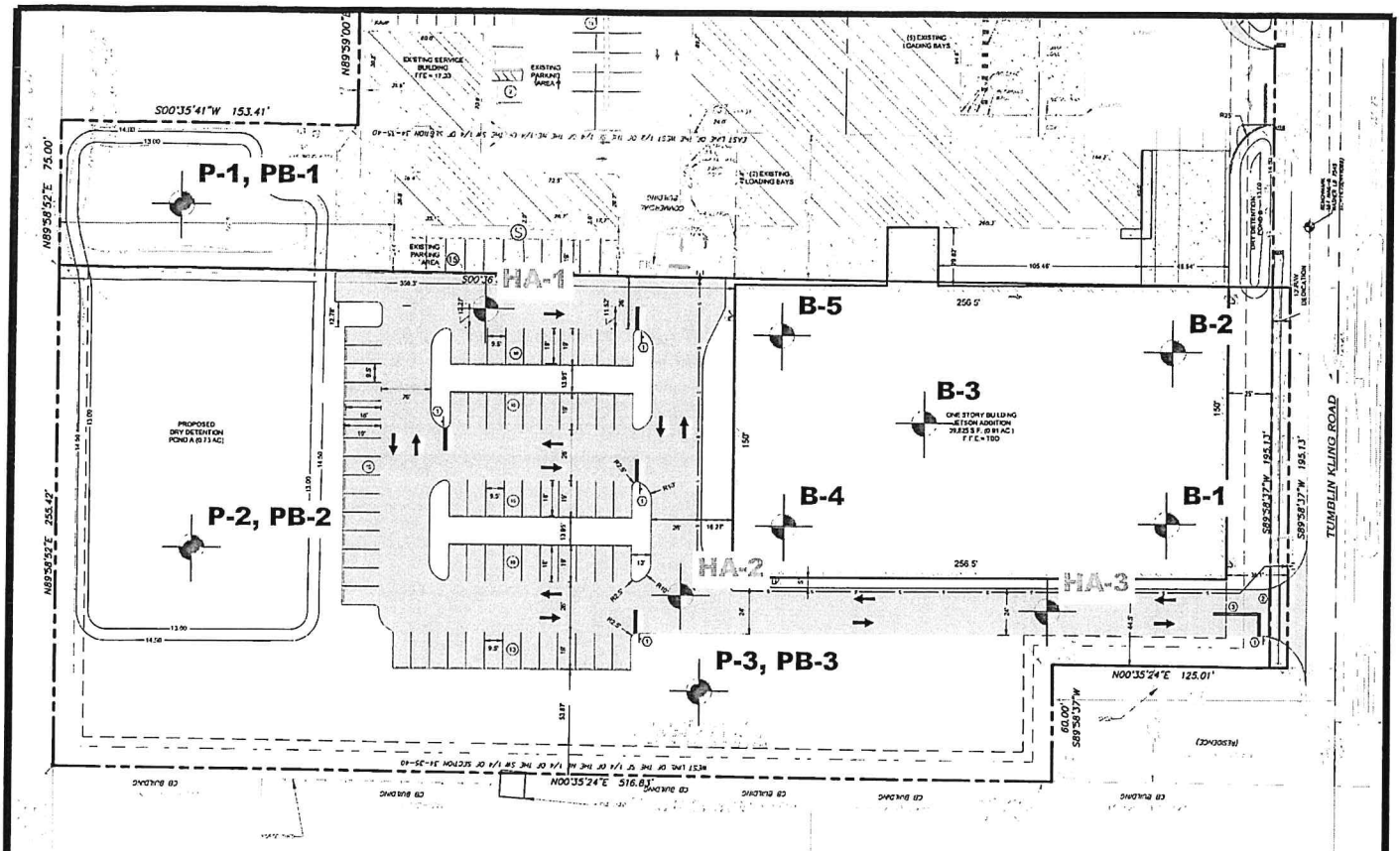


SITE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDINGS

SIGN & PAVEMENT MARKING SCHEDULE		
SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
①	30"	(R1-1) STOP SIGN AND 24" SOLID WHITE STOP BAR
②	12"	6' WIDE CROSSWALK, 12" SOLID WHITE STRIPING
③	6"	35 LF DOUBLE YELLOW (PAINTED)
④		DO NOT ENTER SIGN
⑤		PAVEMENT MARKINGS PER MUTCD

LOCATION OF TESTS

PROJECT: Jetson's Fort Pierce, 4145 S. US 1, Fort Pierce, Florida

SHEET 1 OF 2
PERMIT #:
PROJECT #: 211328-b&p

KSM ENGINEERING AND TESTING

DRAWN BY: C.V.
DESIGNED BY: J.K.
DATE: 20210303
SCALE: NONE

USDA SOILS SURVEY

2-Ankona and Farmton Sands

47-Urban Land, 0 to 2 Percent Slopes

PROJECT: Jetson's Fort Pierce, 4145 S. US 1, Fort Pierce, Florida

SHEET 2 OF 2
PERMIT #:
PROJECT #: 211328-soils

KSM ENGINEERING AND TESTING

DRAWN BY: C.V.
DESIGNED BY: J.K.
DATE: 20210303
SCALE: NONE

Appendix C
SFWMD Permit 56-02898-P Excerpt

Last Date For Agency Action: 17-JUN-2008

GENERAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: Jetson Tv And Appliance

Permit No.: 56-02898-P

Application No.: 080124-20 **Associated File:** 080317-11 WU

Application Type: Environmental Resource (New General Permit)

Location: St Lucie County, S34/T35S/R40E

Permittee : Jetson Investment Inc

Operating Entity : Jetson Investment Inc

Project Area: 3.87 acres

Project Land Use: Commercial

Drainage Basin: NORTH ST LUCIE

Receiving Body: US Highway 1 system **Class:** N/A

Special Drainage District: NA

Conservation Easement To District : No

Sovereign Submerged Lands: No

PROJECT PURPOSE:

This application is a request for an Environmental Resource Permit to authorize construction and operation of a surface water management system to serve 3.87 acres of commercial development.

PROJECT EVALUATION:

PROJECT SITE DESCRIPTION:

The site is located on the northwest corner of the intersection of U.S.Highway 1 and Tumblin Kling Road in St. Lucie County. Please refer to Exhibit 1.

There are no permitted surface water management facilities within the project area. The site contains 2.28 acres of existing development, including three buildings and associated pavement.

There are no wetlands located within or affected by the proposed project.

PROPOSED PROJECT:

The proposed project involves the construction and operation a surface water management system to serve 3.87 acres of commercial development. Specifically, the existing warehouse/retail buildings will be enlarged, along with added access drives and parking areas.

The proposed surface water management system consists of catch basins interconnected by conveyance piping, which will direct the surface water to interconnected dry detention areas to be located at the northwest and south boundaries of the property. The dry detention areas will discharge to the existing catch basin within the U.S. Highway 1 right-of-way along the east project boundary. Please refer to Exhibit # 2.1 (three pages).

LAND USE:

Construction:

Basin : Site

	Total Basin	
Building Coverage	1.20	acres
Concrete	.20	acres
Dry Detention Bottom	.41	acres
Dry Detention Sides	.16	acres
Pavement	1.40	acres
Pervious	.50	acres
Total:	**3.87**	

WATER QUANTITY:

Discharge Rate :

As shown in the table below, the proposed project discharge is within the allowable limit for the area.

Basin	**Allow Disch (cfs)**	**Method Of Determination**	**Peak Disch (cfs)**	**Peak Stage (ft, NGVD 29)**
Site	3.78	Pre Vs Post	3.78	16.18

Finished Floors :

Basin	Peak Stage (ft, NGVD 29)	Proposed Min. Finished Floors (ft, NGVD 29)	FEMA Elevation (ft, NGVD 29)
Site	17.14	17.17	N/A

Parking Lot Design :

Basin	Peak Stage (ft, NGVD 29)	Proposed Min.Parking Elev. (ft, NGVD 29)
Site	15.82	16

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NGVD 29)	WSWT Ctrl Elev (ft, NGVD 29)	Method Of Determination
Site	3.87	13.15	13.15	Wet Season Soil Borings

Receiving Body :

Basin	Str.#	Receiving Body
Site	CS	US Highway 1 system

Discharge Structures: Note: The units for all the elevation values of structures are (ft, NGVD 29) .

Bleeders:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Invert Angle	Invert Elev.
Site	CS	1	Circular Orifice				3"		13.15

Culverts:

Basin	Str#	Count	Type	Width	Length	Dia.
Site	CS	1	Reinforced Concrete Pipe		17'	15"

Inlets:

Basin	Str#	Count	Type	Width	Length	Dia.	Crest Elev.
Site	CS	1	Inlet	27"	34"		16.5

Weirs:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Elev.
Site	CS	1	Sharp Crested	2'				15.5 (crest)

WATER QUALITY :

Water quality volume provided is equivalent to 2.5 inches times the percent impervious project area, adjusted for dry detention. No adverse water quality impacts are anticipated as a result of the proposed project. The applicant has provided reasonable assurance that water quality standards will not be violated during construction of the proposed work. Best Management Practices (BMPs) will be implemented and silt screens will be placed so as to contain turbidity during construction of the proposed project. All erosion and turbidity control measures shall remain in place until the completion of onsite construction. Please refer to Exhibit No. 2.1 and Special Conditions.

Basin		Treatment Method	Vol Req.d (ac-ft)	Vol Prov'd
Site	Treatment	Dry Detention	.44	.44

CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM

It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, and Rule 40E-4.361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

RELATED CONCERNS:

Water Use Permit Status:

The applicant has indicated that groundwater well will be used as a source for irrigation water for the project. Water Use application number 080317-11 has been submitted and is being processed concurrently for this project.

The applicant has indicated that dewatering is not required for construction of this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation, unless the work qualifies for a No-Notice Short-Term Dewatering permit pursuant to Chapter 40E-20.302(3) or is exempt pursuant to Section 40E-2.051, FAC.

CERP:

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

Potable Water Supplier:

Fort Pierce Utilities Authority

Waste Water System/Supplier:

Fort Pierce Utilities Authority

Right-Of-Way Permit Status:

A Right-of-Way Permit is not required for this project.

DRI Status:

This project is not a DRI.

Historical/Archeological Resources:

The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that the agency has no objections to the issuance of this permit.

DCA/CZM Consistency Review:

The District has not received a finding of inconsistency from the Florida Department of Environmental Protection or other commenting agencies regarding the provisions of the federal Coastal Zone Management Plan.

Third Party Interest:

No third party has contacted the District with concerns about this application.

Enforcement:

There has been no enforcement activity associated with this application.

STAFF REVIEW:

DIVISION APPROVAL:

NATURAL RESOURCE MANAGEMENT:

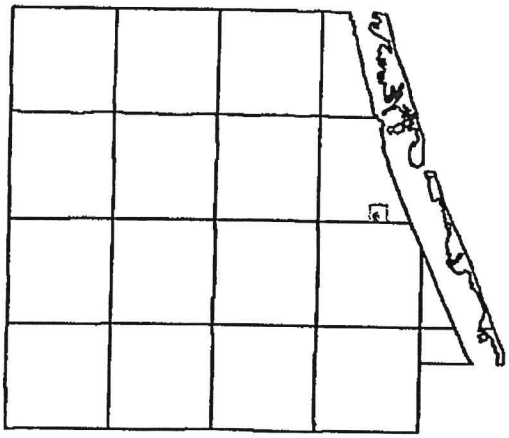
Melinda Parrott

DATE: 28 May 08

SURFACE WATER MANAGEMENT:

Hugo A. Carter, P.E.

DATE: 27 May 08



ST LUCIE COUNTY, FLORIDA

Legend

Application

N

Map Date: 5/14/2008

Application Number: 080124-20

Permit Number:

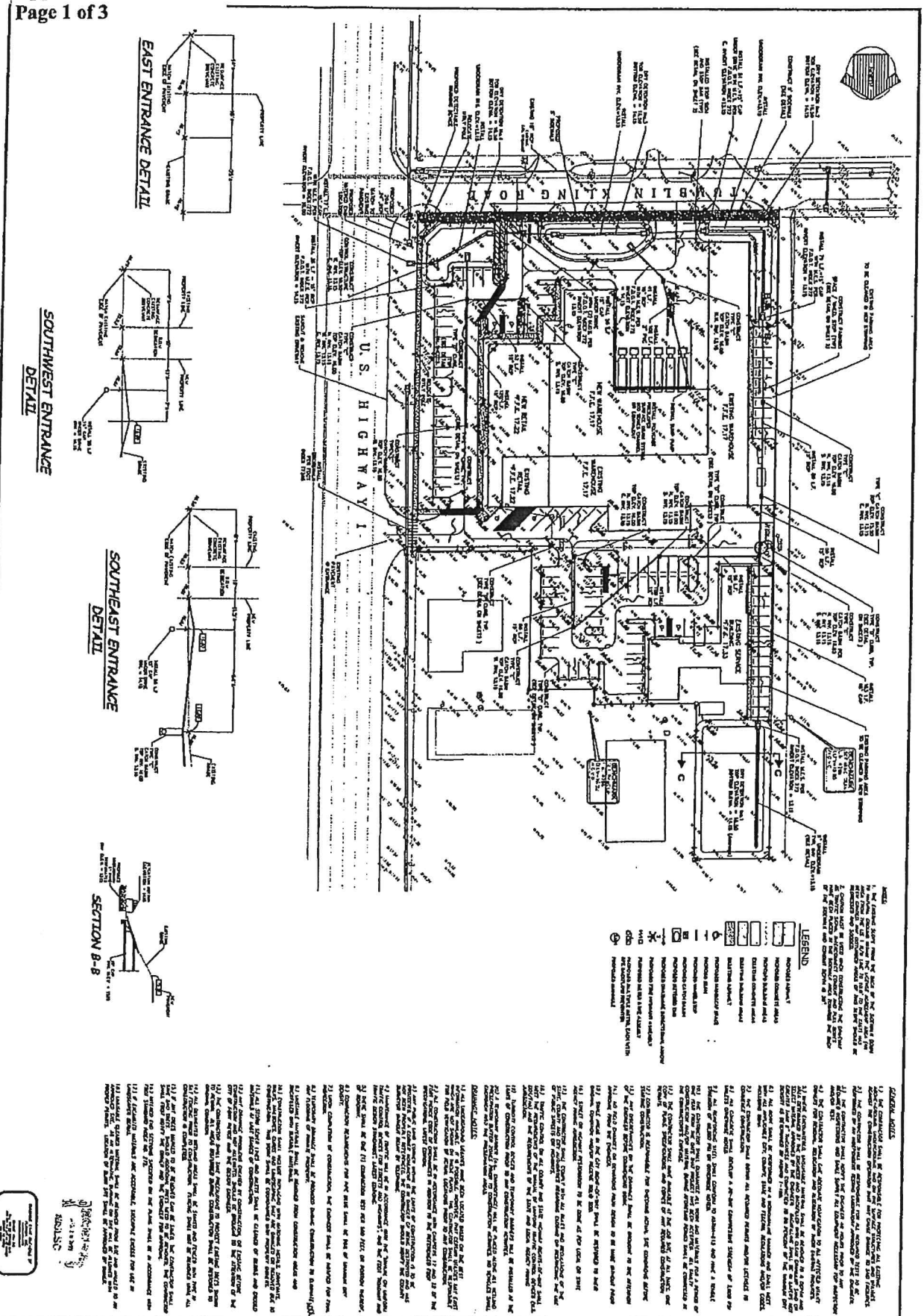
Project Name: JETSON TV AND APPLIANCE

0 0.05 0.1

Miles

Exhibit 1

EXHIBIT #2.1
Application #080124-20
Page 1 of 3



JETSON TV & APPLIANCE
US HIGHWAY ONE
CITY OF FORT PIERCE, FL

PAVING & GRADING
DRAINAGE PLAN

REVISIONS

THE VELCON GROUP INC.
ENGINEERS & SURVEYORS
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34953
(772) 878-0477 — (772) 871-8650-FAX
CERTIFICATE OF AUTHORIZATION # 4942

ENGINEERS APPROVAL

SEAL

ERNESTO VELASCO
P.E. No. 35649

DATE

SHEET NO.: 1
OF 1 SHEETS

EXHIBIT #2.1
Application #080124-20
Page 2 of 3

SHEET NO. 3 OF 5 SHEETS	JETSON TV & APPLIANCE US HIGHWAY ONE CITY OF FORT PIERCE, FL	PAVING & GRADING DRAINAGE DETAILS	REVISIONS	THE VELCON GROUP INC. ENGINEERS & SURVEYORS 702 S.W. PORT ST. LUCIE BLVD PORT ST. LUCIE, FL 34953 (772) 878-0477 – (772) 871-6659-FAX CERTIFICATE OF AUTHORIZATION # 4942

ENGINEERS APPROVAL — SEAL
ERNESTO VELASCO P.E. No. 39449 — DATE 11-11-8

EXHIBIT #2.1
Application #080124-20
Page 3 of 3

TOBLIN KLING ROAD
U. S. HIGHWAY 1
EXISTING WAREHOUSE F.F.E. 11.17
EXISTING METAL BLDG. F.F.E. 12.74
EXISTING WAREHOUSE F.F.E. 11.17
EXISTING WAREHOUSE F.F.E. 11.17
EXISTING METAL BLDG. F.F.E. 12.74
EXISTING SERVICE F.F.E. 11.17
EXISTING METAL BLDG. F.F.E. 12.74
EXISTING METAL BLDG. F.F.E. 12.74
EXISTING METAL BLDG. F.F.E. 12.74

Appendix D

Other Miscellaneous Backup

(Mannings Table, Curve Number Sheet, Pre-Tc / Basin Exhibit)

Table 2-2a Runoff curve numbers for urban areas [1]

Cover description		Curve numbers for hydrologic soil group			
Cover type and hydrologic condition	Average percent impervious area [2]	A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) [3]:					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas: POST-DEVELOPMENT					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) [4]		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation) [5]		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

1 Average runoff condition, and $I_a = 0.2S$.

2 The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

3 CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

4 Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

5 Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table 2-2b Runoff curve numbers for cultivated agricultural lands [1]

Cover description			Curve numbers for hydrologic soil group			
Cover type	Treatment [2]	Hydrologic condition [3]	A	B	C	D
Fallow	Bare soil	—	77	86	91	94
	Crop residue cover (CR)	Poor	76	85	90	93
		Good	74	83	88	90
Row crops	Straight row (SR)	Poor	72	81	88	91
		Good	67	78	85	89
	SR + CR	Poor	71	80	87	90
		Good	64	75	82	85
	Contoured (C)	Poor	70	79	84	88
		Good	65	75	82	86
	C + CR	Poor	69	78	83	87
		Good	64	74	81	85
	Contoured & terraced (C&T)	Poor	66	74	80	82
		Good	62	71	78	81
	C&T+ CR	Poor	65	73	79	81
		Good	61	70	77	80
Small grain	SR	Poor	65	76	84	88
		Good	63	75	83	87
	SR + CR	Poor	64	75	83	86
		Good	60	72	80	84
	C	Poor	63	74	82	85
		Good	61	73	81	84
	C + CR	Poor	62	73	81	84
		Good	60	72	80	83
	C&T	Poor	61	72	79	82
		Good	59	70	78	81
	C&T+ CR	Poor	60	71	78	81
		Good	58	69	77	80
Close-seeded or broadcast legumes or rotation meadow	SR	Poor	66	77	85	89
		Good	58	72	81	85
	C	Poor	64	75	83	85
		Good	55	69	78	83
	C&T	Poor	63	73	80	83
		Good	51	67	76	80

[1] Average runoff condition, and I_a=0.2S

[2] Crop residue cover applies only if residue is on at least 5% of the surface throughout the year.

[3] Hydraulic condition is based on combination factors that affect infiltration and runoff, including (a) density and canopy of vegetative areas, (b) amount of year-round cover, (c) amount of grass or close-seeded legumes, (d) percent of residue cover on the land surface (good ≥ 20%), and (e) degree of surface roughness.

Poor: Factors impair infiltration and tend to increase runoff.

Good: Factors encourage average and better than average infiltration and tend to decrease runoff.

Table 2-2c Runoff curve numbers for other agricultural lands [1]

Cover description		Curve numbers for hydrologic soil group			
Cover type	Hydrologic condition	A	B	C	D
Pasture, grassland, or range—continuous forage for grazing. [2]	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow—continuous grass, protected from grazing and generally mowed for hay.	—	30	58	71	78
Brush—brush-weed-grass mixture with brush the major element. [3]	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	30 [4]	48	65	73
Woods—grass combination (orchard or tree farm). [5]	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods. [6] PRE-DEVELOPMENT	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	30 [4]	55	70	77
Farmsteads—buildings, lanes, driveways, and surrounding lots.	—	59	74	82	86

1 Average runoff condition, and $I_a = 0.2S$.

2 *Poor:* <50%) ground cover or heavily grazed with no mulch.
Fair: 50 to 75% ground cover and not heavily grazed.
Good: > 75% ground cover and lightly or only occasionally grazed.

3 *Poor:* <50% ground cover.
Fair: 50 to 75% ground cover.
Good: >75% ground cover.

4 Actual curve number is less than 30; use CN = 30 for runoff computations.

5 CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.

6 *Poor:* Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.
Fair: Woods are grazed but not burned, and some forest litter covers the soil.
Good: Woods are protected from grazing, and litter and brush adequately cover the soil.

Sheet flow

Sheet flow is flow over plane surfaces. It usually occurs in the headwater of streams. With sheet flow, the friction value (Manning's n) is an effective roughness coefficient that includes the effect of raindrop impact; drag over the plane surface; obstacles such as litter, crop ridges, and rocks; and erosion and transportation of sediment. These n values are for very shallow flow depths of about 0.1 foot or so. Table 3-1 gives Manning's n values for sheet flow for various surface conditions.

Table 3-1 Roughness coefficients (Manning's n) for sheet flow

Surface description	n [1]
Smooth surfaces (concrete, asphalt, gravel, or bare soil)	0.011
Fallow (no residue)	0.05
Cultivated soils:	
Residue cover ≤20%	0.06
Residue cover >20%	0.17
Grass:	
Short grass prairie	0.15
Dense grasses [2]	0.24
Bermudagrass	0.41
Range (natural)	0.13
Woods:[3]	
Light underbrush	0.40
Dense underbrush	0.80

1 The n values are a composite of information compiled by Engman (1986).

2 Includes species such as weeping lovegrass, bluegrass, buffalo grass, blue grama grass, and native grass mixtures.

3 When selecting n , consider cover to a height of about 0.1 ft. This is the only part of the plant cover that will obstruct sheet flow.

For sheet flow of less than 300 feet, use Manning's kinematic solution (Overtop and Meadows 1976) to compute T_t:

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} s^{0.4}} \qquad \text{[eq. 3-3]}$$

where:

T_t = travel time (hr),
n = Manning's roughness coefficient (table 3-1)
L = flow length (ft)
P_2 = 2-year, 24-hour rainfall (in)
s = slope of hydraulic grade line (land slope, ft/ft)

This simplified form of the Manning's kinematic solution is based on the following: (1) shallow steady uniform flow, (2) constant intensity of rainfall excess (that part of a rain available for runoff), (3) rainfall duration of 24 hours, and (4) minor effect of infiltration on travel time. Rainfall depth can be obtained from appendix B.

Shallow concentrated flow

After a maximum of 300 feet, sheet flow usually becomes shallow concentrated flow. The average velocity for this flow can be determined from figure 3-1, in which average velocity is a function of watercourse slope and type of channel. For slopes less than 0.005 ft/ft, use equations given in appendix F for figure 3-1. Tillage can affect the direction of shallow concentrated flow. Flow may not always be directly down the watershed slope if tillage runs across the slope.

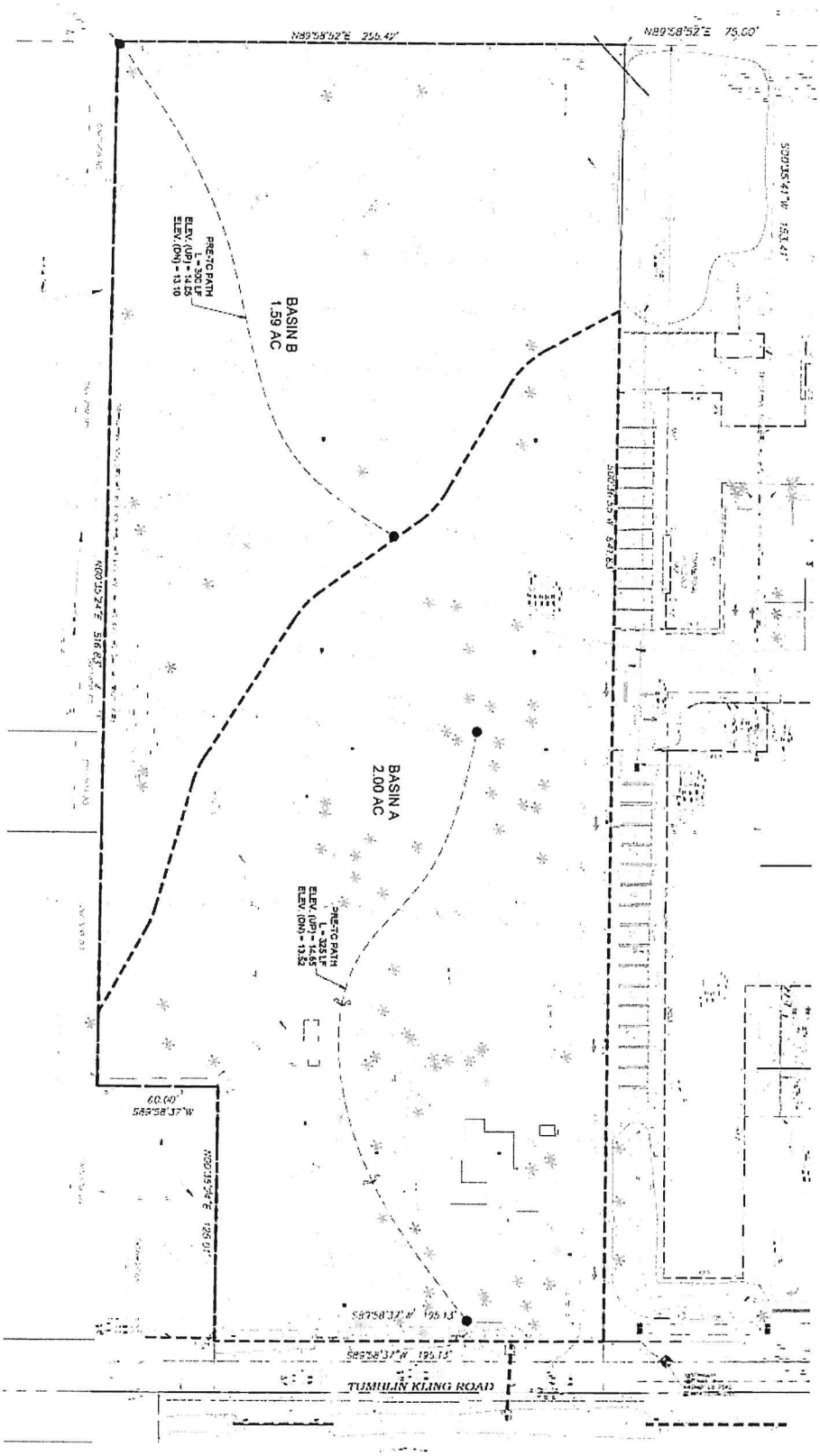
After determining average velocity in figure 3-1, use equation 3-1 to estimate travel time for the shallow concentrated flow segment.

Open channels

Open channels are assumed to begin where surveyed cross section information has been obtained, where channels are visible on aerial photographs, or where blue lines (indicating streams) appear on United States Geological Survey (USGS) quadrangle sheets. Manning's equation or water surface profile information can be used to estimate average flow velocity. Average flow velocity is usually determined for bankfull elevation.

JETSON FT. PIERCE SITE IMPROVEMENTS

PRE-TC / BASIN EXHIBIT



THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

EROSION AND SEDIMENT CONTROL AFFIDAVIT

PROJECT: Jetson Fort Pierce Site Improvements

PCN#: _____

LOCATION: 4145 S US Hwy. 1 & 504 Tumblin King Road

I now state under oath that I will perform all land disturbing activities on this project, for which I am responsible for or upon land I own, in accordance with the provisions of Ordinance K-421 of the City of Fort Pierce aka Erosion and Sediment Control Ordinance and also within the obligations set forth in my Erosion and Sediment Control Plan as approved by or modified by the City of Fort Pierce. I acknowledge that the City of Fort Pierce Erosion and Sediment Control Ordinance is based on rules and regulations promulgated by the State of Florida in accordance with NPDES.

- With my signature on this document, let it be known to all that I have received a copy of the City of Fort Pierce Erosion and Sediment Control Ordinance.
- With my signature on this document, let it be known to all that I am aware of and I will comply with the provision for establishing temporary and permanent ground covers as per the ordinance.
- With my signature on this document, let it be known to all that I will install all reasonable measures to protect all public and private properties from any sediment damage as a result of my land disturbing activities. I will keep my sediment on my site.
- With my signature on this document, let it be known to all that I am aware of the rules and regulations regarding buffer zone requirements as per the Ordinance.
- I agree to comply with the provision of my Erosion and Sediment Control Plan as approved or modified by the City of Fort Pierce, the above statements and the rules, regulations and requirements of Ordinance K-421 of the City of Fort Pierce Erosion and Sediment Control Ordinance.

Witness my signature below:
Person Responsible or Representative for Project: John E. Thotner III
Land Owner: Jetson Investment, Inc.

Before me, the undersigned authority, on this day personally appeared _____, the, President of Jetson TV & Appliance Center, Inc who personally appeared before me, is personally known to me ( ), or has produced _____ as identification, and who did ( ) or did not ( ) take an oath.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24 day of March 20 21.

Amy Lynne Thotner
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG215958
Expires 5/9/2022

Notary Public _____

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

August 23, 2021

Mr. Grant Chambers, P.E.
St. Lucie County Public Works Department
2300 Virginia Avenue
Fort Piece, FL 34982

Subject: Jetson Fort Pierce Site Improvements
St. Lucie County, Florida
Engineer's Project Number: 19-0273

Dear Mr. Chambers:

In accordance with the pre-application letter request, the following information is provided for a traffic statement for the subject project:

The subject project is proposing to construct a 32,330 +/- SF warehouse addition, which will have minimal impact to the current trip generation of the business as the intent of expansion is to provide additional storage capacity and to not expand the current employee volume.

Per ITE, 10th Edition:
(150) Warehousing = 1.74 trips / 1000 SF
32,330 SF = 56 ADT (28 entry / 28 exit)

Should you have any questions regarding the above subject, please feel free to contact our office at any time.

Sincerely,

Aaron Bowles, P.E.
Vice President

Planning Board **6. c.**

Meeting Date: 01/10/2022

Information

REQUESTED ACTION

Site Plan - Fort Pierce Commercial - 5555 and 5553 Okeechobee Road

LOCATION

5555 and 5553 Okeechobee Road
PCN(s): 2419-321-0001-000-5 and 2419-322-0003-000-2

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report & Supporting Documents
Application & Supporting Documents - Part 1
Application & Supporting Documents - Part 2

Form Review

Form Started By: Vennis Gilmore Started On: 01/04/2022 12:57 PM
Final Approval Date: 01/05/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Members of the City of Fort Pierce Planning Board

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

FROM: Vennis Gilmore, Senior Planner

RE: **Site Plan (Development and Design Review) –**
Fort Pierce Commercial – 21-07000026
5555 and 5553 Okeechobee Road

BOARD DATE: January 10, 2022

STAFF REPORT

Owner: Jill Simpkins, OkeeJen LLC
1870 Aloma Avenue, Suite 110
Winter Park, FL 32789

Representative: Todd Howder, Vice President– MBV Engineering, Inc.
1835 20th Street
Vero Beach, FL 32960

Applicant's Request: Approval of a Site Plan (Development Review and Design Review) to construct a 24,190 square foot master commercial development with retail and a restaurant on Parcel 1, Aldi grocery store on Parcel 2 and future commercial development on Parcel 3.

Location(s): 5555 and 5553 Okeechobee Road

Parcel ID: 2419-321-0001-000-5 and 2419-322-0003-000-2

Future Land Use: General Commercial (GC)

Current Zoning: General Commercial Zone (C-3)

Surrounding FLU:

North	East	South	West
GC (FP)	RM (FP)	RM (FP)	GC (FP)

Surrounding Zoning:

North	East	South	West
C-3 (FP)	PD (FP)	PD (FP)	C-3 (FP)

Staff Analysis:

Request
In accordance with Sections 125-37, 125-313, and 125-314 of the City Code, the applicant is requesting the review and approval for Site Plan (Development and Design Review) to construct a 24,190 square foot master commercial development with retail and a restaurant on Parcel 1, Aldi grocery store on Parcel 2 and future commercial development on Parcel 3.

This project proposes a Master Commercial Development parcel with an overall area of 12 acres. The master development will be divided into four (4) separate parcels as described below:

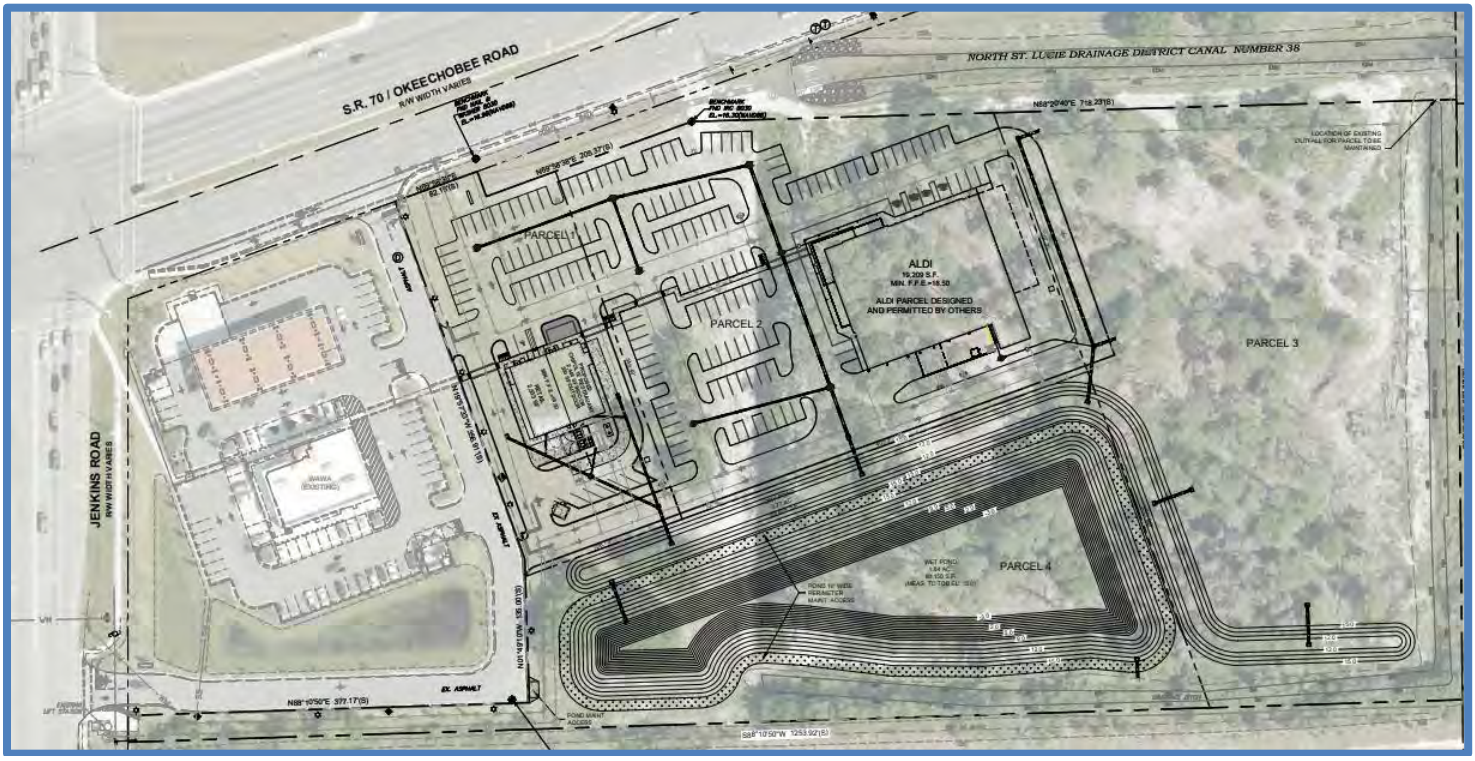
- Parcel 1: 1.26 acres parcel containing a 2,448 sf Chipotle Restaurant and 2,533 sf retail building
- Parcel 2: 2.96 acres parcel containing a 19,209 sf ALDI Grocery Store
- Parcel 3: 4.35 acres parcel (3.06 acres net developable) for future commercial development
- Parcel 4: 3.44 acres Stormwater Tract

The Master Developer will retain ownership of the land and enter into land-lease agreements with the individual parcel users. The development will be designed to provide master infrastructure improvements consisting of roads, water and sewer lines, stormwater, gas and electric.

The Developer will be responsible for the design and permitting of the master infrastructure and will prepare "pad-ready" sites for Parcel 2 and Parcel 3. Utility stubs will be provided to each parcel for the individual development to connect to.

Parcel 4 is the proposed stormwater tract that will provide the required stormwater treatment and attenuation for the Master Development.

Development Review (Site Plan)
As displayed on the following page, the project is proposed on the 12 acres parcel of land located just south of State Road 70 and east of South Jenkins Road and the existing Wawa Gas Station. The existing conditions consist of partially tree-covered areas with open field areas, along with three (3) existing on-site ditches and a 0.40-acre wetland. The parcel will be cleared as needed to accommodate the commercial development and the existing wetland and western ditch will be filled. The existing ditches located to the south and east will remain. The project environmentalist will obtain all necessary permits and mitigation criteria from the jurisdictional agencies for these filling activities. Please refer to the attached Environmental Impact Assessment for further information with regards to the wetlands and environmental aspects of the existing property.



Proposed Site Plan

Development Review (Landscaping)

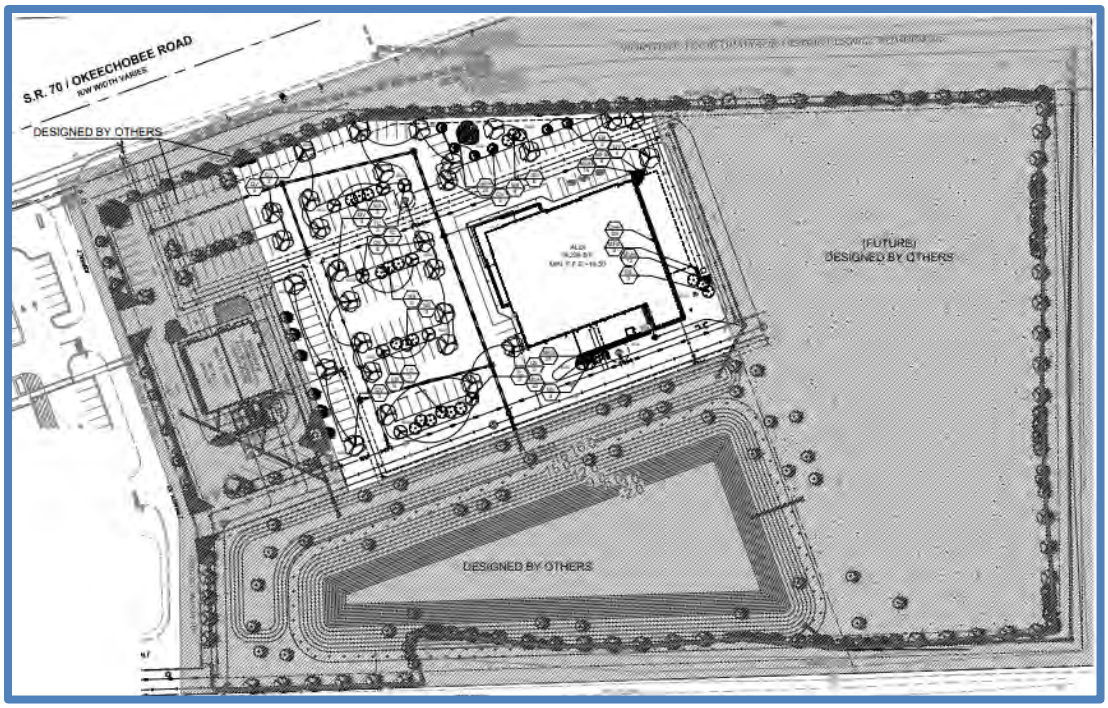
The plant schedule the applicant is proposing (for Parcels 1, 3, and 4) consists of a total of 119 trees, 109 palms, and 1,197 shrubs. The applicant is also proposing to remove, replace, and mitigate trees, plant shrubs, and install irrigation. The plans will involve the following:

- Trees to be planted are (21) Japanese Blueberry Trees, (15) Eagleston Holly, (25) South Florida Slash Pines, (42) Southern Live Oaks, and (16) Silver Trumpets.
- Palms to be planted are (109) Sabal Palms
- Shrubs proposed for the site include (440) Red Tip Cocoplum, (469) Small Leaf Clusia, (57) Dwarf Firebush, (135) Pink Muhly Grass, (45) Simpson Stopper, and (51) Fakahatchee Grass.
- Ground Covers proposed for the site include Floratam St. Augustine Sod.
- New Irrigation will be installed.

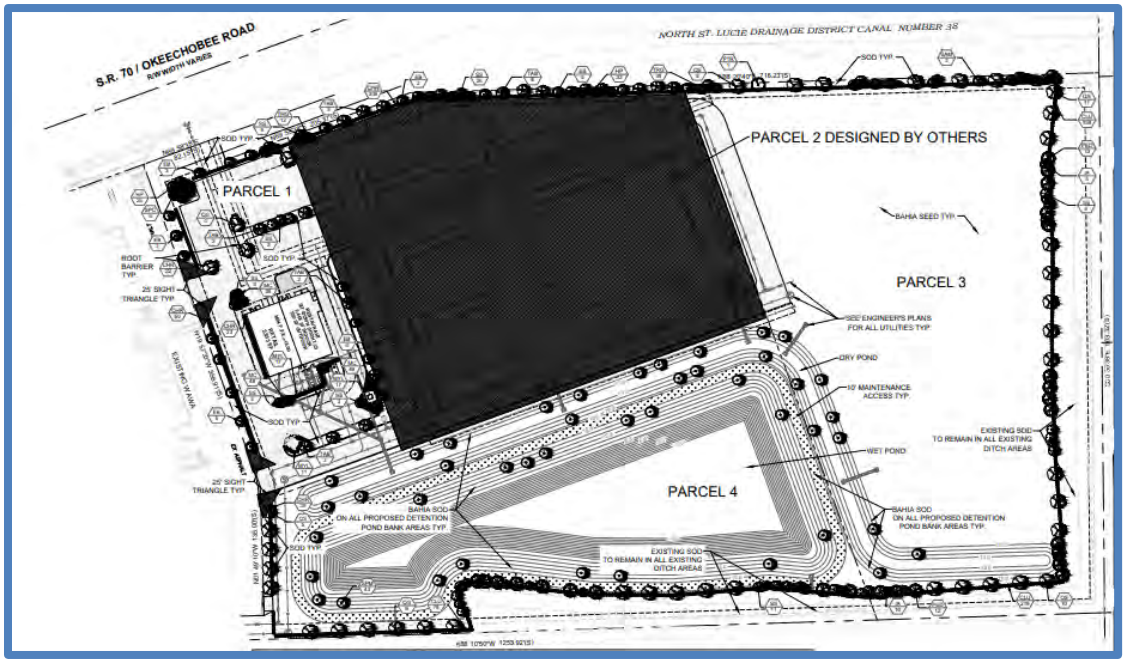
The plant schedule the applicant is proposing (for Parcel 2) consists of a total of 44 trees, 27 palms, and 211 shrubs. The applicant is also proposing to remove, replace, and mitigate trees, plant shrubs, and install irrigation. The plans will involve the following:

- Trees to be planted are (6) Japanese Blueberry Trees, (29) Southern Live Oaks, and (9) Silver Trumpets.
- Palms to be planted are (27) Cabbage Palms

- Shrubs proposed for the site include (89) Red Tip Cocoplum, (25) Firebush, (48) Simpson's Stopper, and (49) Pink Muhly Grass.
- New Irrigation will be installed.



Proposed Landscape Plan



Proposed Landscape Plan

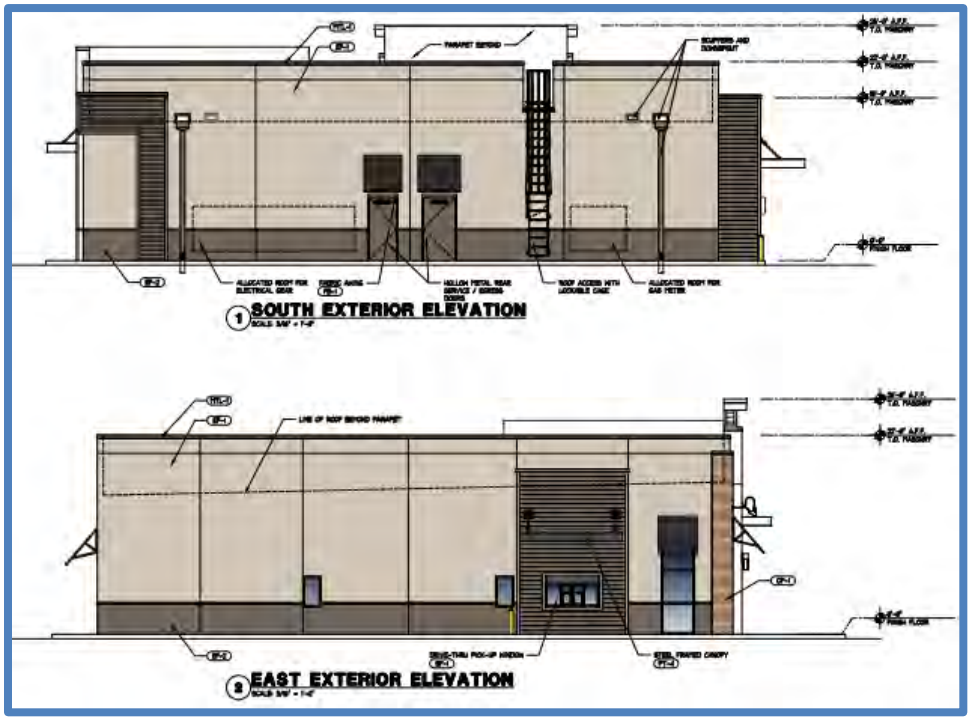
Design Review (Architecture)

The project is situated generally east of the I-95 and Okeechobee Road interchange and is part of a major east-west corridor consisting of commercial development from I-95 to the converted mall, now Renaissance Business Park. As described by the architect of record and displayed below and on the following page, the commercial corridor reflects older and newer structures of varying architectural styles developed over the past 30 plus years. The styles typically reflect prototypes and branding designs of national retailers and services. Although this project will have nationally recognized tenants, its architecture will not be defined by their respective brandings; instead, it will subsequently have a neutral design to accommodate their co-habitation.

The subject project has a modern commercial look using massing and raised parapets to define the tenants' entrances and storefront to allow engagement with the interior from parking, pedestrian, and street views. Awnings and canopies provide shade and weather protection at fenestrations. Facades are broken up using wall projections, color, and material changes. Finish materials reflect commonly used products in Florida including stucco and lap siding with wood grain accent panels. The selected colors are subdued and consist of earthy tones of browns and grays with metal copings, trims, canopies, and awnings in a black accent.

Proposed Elevations

Proposed Elevations



Proposed Elevations

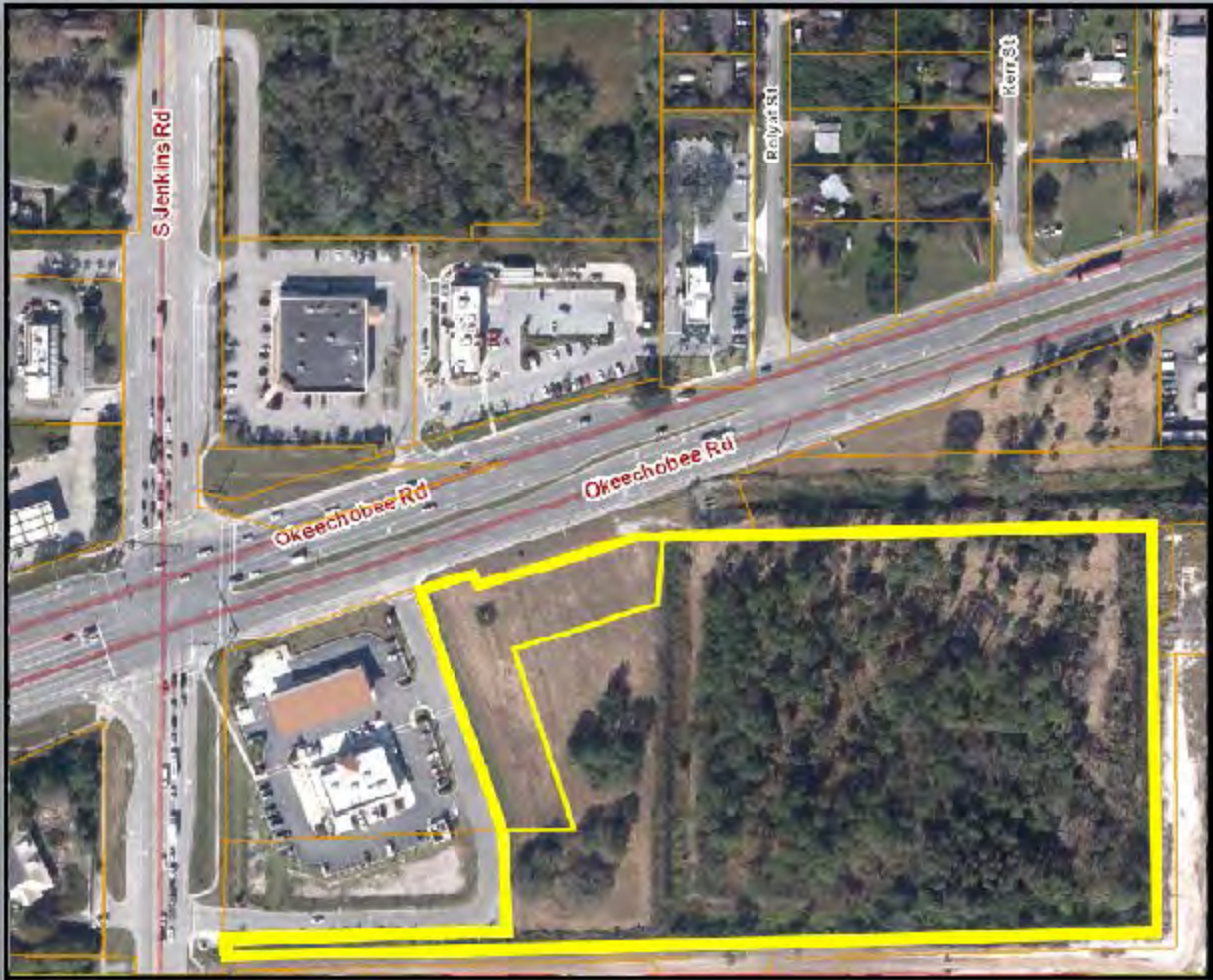
Technical Review Committee
All affected departments have reviewed the proposed Site Plan (Development Review and Design Review) with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation
The proposed Site Plan (Development and Design Review) applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested applications with the following conditions:

1. Per City Code Chapter 121 Subdivisions, a Preliminary and Final Plat are required.

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

3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.



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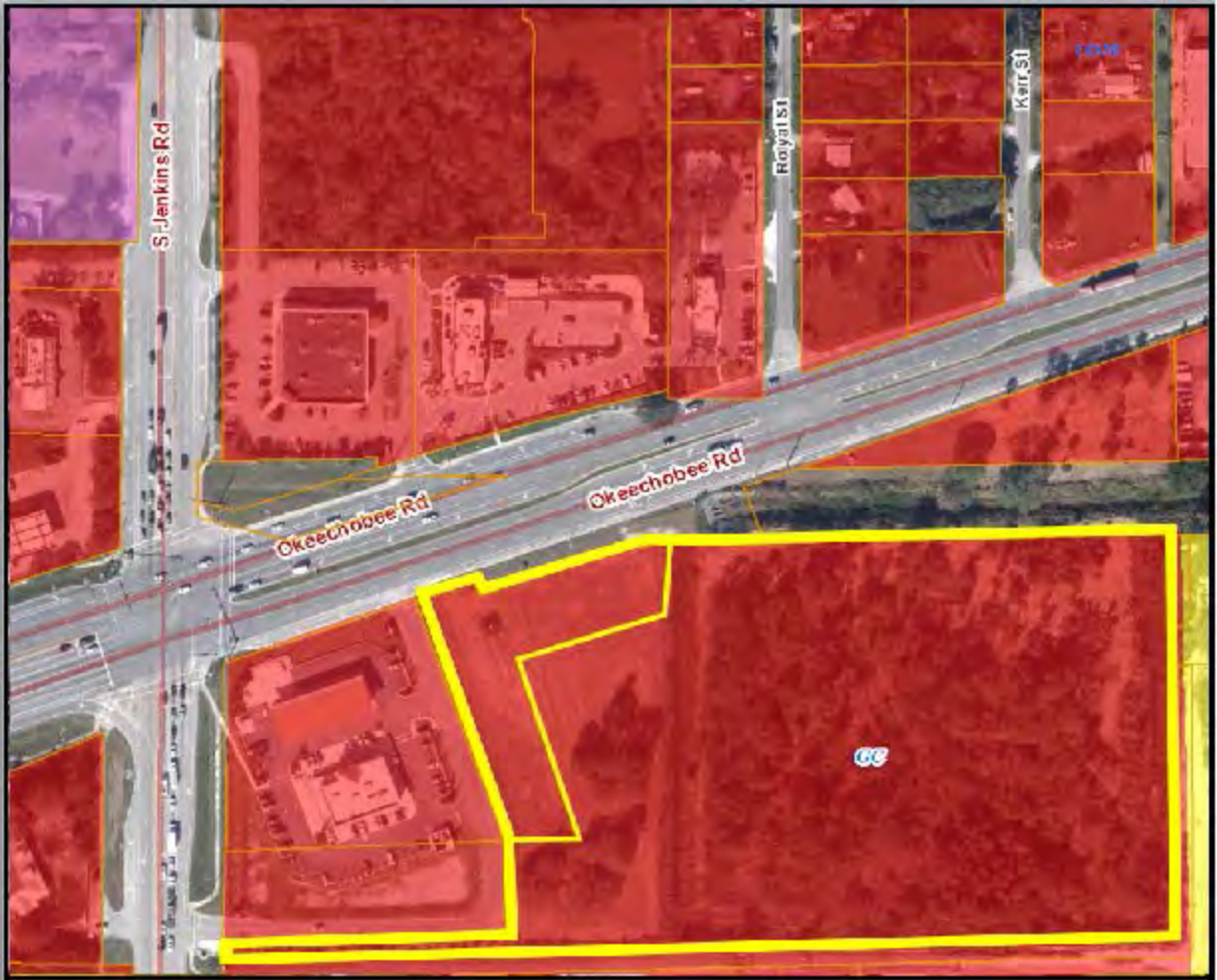
Fort Pierce Commercial

5555 & 5553 Okeechobee Road

Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida



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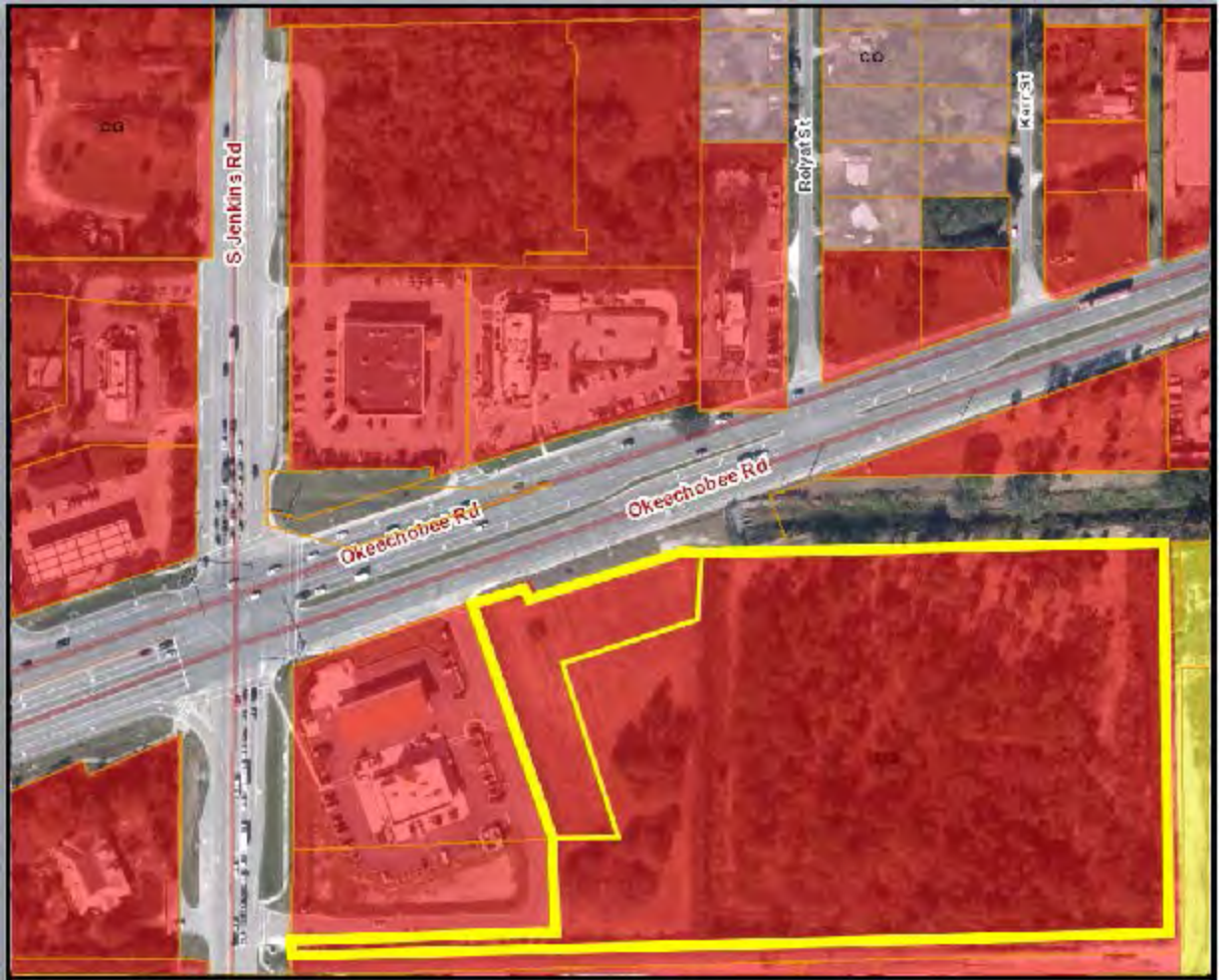
Fort Pierce Commercial

5555 & 5553 Okeechobee Road

FLU Map

THE SUNRISE CITY
FORT PIERCE
Florida



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Fort Pierce Commercial

5555 & 5553 Okeechobee Road

Zoning Map

THE SUNRISE CITY
FORT PIERCE
Florida

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

December 16, 2021

Project # 21-07000026

Subject: Fort Pierce Commercial – Okeechobee & Jenkins Road – TRC Comments & Conditions

Fort Pierce Planning Department

Comments & Conditions:

1. Per City Code Chapter 121 Subdivisions, a Preliminary and Final Plat are required.
2. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

Fort Pierce Engineering Department

Do Not Recommend. See attached.

Fort Pierce Utility Authority

See the Attached.

Fort Pierce Building Department

Please see the attached document from the Building Department

St. Lucie County Planning Department

No Comments Received.

St. Lucie County PW/Engineering

The following comments are offered by SLC PW - Engineering:

1. Advisory: The left hand turn movements at the Jenkins Road driveway may be eliminated at time of future widening of Jenkins Road or at the County's discretion.
2. For discussion regarding these comments and response, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

City Clerk Office

No Comments received

Code Enforcement

No Comments Received

Fort Pierce Police Department

No Comments

St. Lucie County Fire District

See the attached.

Florida Department of Transportation

No Comments Received

St. Lucie County Transit Agency

No Comments Received

St. Lucie County School Board

No Comments

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.16.21
Property Address: Site Plan & Design Review – Fort Pierce Commercial – Okeechobee Road (Resubmittal)

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

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

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

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

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

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

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

☐ 9. Flood Development Permit required.

☑ 10. Building Permit required.

☑ 11. Signed and sealed construction drawings required.

☑ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/14/21

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Senior Planner

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

RE : Aldi/Chipotle Site Plan – Okeechobee Road
TRC No. 21-07000026

DATE : December 10, 2021

RECEIVED
CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on December 9, 2021:

- [x] Site Plan
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Approval of Site Plan
- [ ] Building Permit
- [ ] C/O

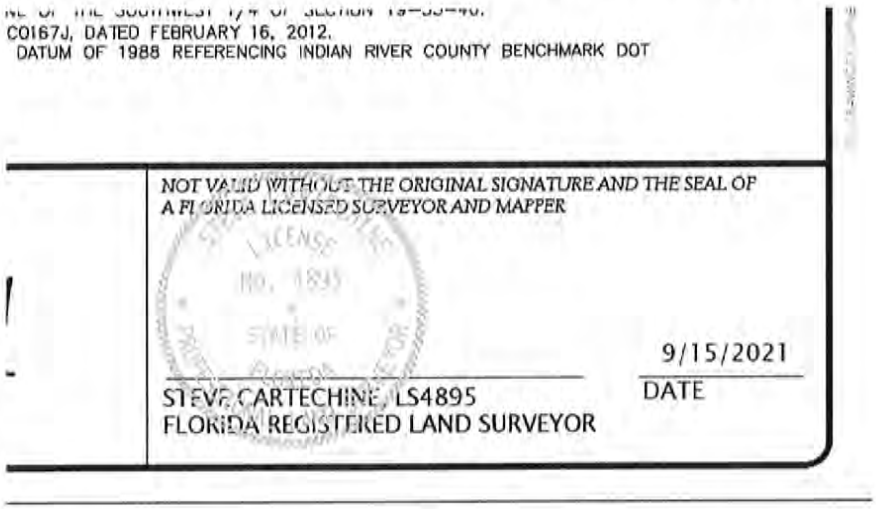
Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for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

- [x] See attached for engineering comments

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

ENGINEERING COMMENTS:

1. The previous comment: *"The provided Boundary and Topographic Survey did not include the signature of the Florida Licensed Land Surveyor and Mapper, please provide a certified survey in accordance requirements specified in Section 119 of the City of Fort Pierce Code of Ordinances"* was not addressed as no certified survey was submitted.



2. The previous comment *"The survey depicts the project is currently comprised of three parcels, Parcel 1, Parcel 2, and Parcel 3. However, the SLC Property Appraiser's records shows that the project is comprised of two separate parcels; please provide clarification on this discrepancy" was* verbally addressed by stating that a plat was going to be filed reflecting the three parcels. The survey should identify these three (3) parcels as future parcels.
3. Staff understands that the previously issued comment *"Provide a copy of the recorded agreement with the property owner to the west which allows for the utilization of their existing driveway as access to this project. The agreement shall be irrevocable and run with the land"* will be addressed as part of the plat. However, the plat has not been submitted and approved and this site plan cannot be approved without addressing the ingress/egress issue.
4. The previous comment *"The site plan shall reflect raised curbing at all landscaped islands and other areas where vehicular use areas are situated adjacent to required landscaped areas"* as there are still areas that do reflect the required curb.
5. The previous comment *"All parking stalls shall have concrete wheel stops or raised curb"* was not addressed on the plans.
6. Please update the Traffic Impact Study as Exhibit 7 inaccurately indicates a permitted southbound turn onto Jenkins Road from the development.
7. *ADVISORY COMMENT:* The drainage plan was reviewed as a conceptual plan and will be further reviewed at time of Building Permit submittal.
8. *ADVISORY COMMENT:* Prior to issuance of a Site Work permit, the applicant shall be required to file a Unity of Title combining the two parcels of land into one parcel if no plat is filed.

9. *ADVISORY COMMENT:* Prior to the issuance of any Land Clearing or Building permits, the applicant shall provide a copy of the applicable permits for impacts to the existing on-site wetland and other surface waters as identified by SFWMD in the "Informal Wetland Determination" letter dated May 30, 2018.
10. *ADVISORY COMMENT:* The site plan indicates that the project will be divided into four (4) separate lease parcels which will remain under the sole ownership of the current property owner. The applicant shall be made aware that no subdivision of land shall occur without plat approval from the City Commission.

JRA/TST/tst

TST

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

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

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

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Fort Pierce Commercial-(Aldi-Chipolte)

REVIEW DATE: 10/13/2021

PLANNER: GILMORE

REVIEWED BY: Captain Wayne Boyer, Lieutenant Salomon Rincon

Site Plan Approved: _____

Site Plan Approved with conditions: ___X____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
5. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire**

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

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

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

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

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

10. **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).**

11. **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.**

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

Technical Review Committee Meeting

December 16, 2021

TECHNICAL REVIEW PROJECT # 21-07000026
Ft Pierce Commercial
Comments

FPUA W/WW Engineering: Approved as Noted.

Please submit three sets of utility construction drawings to FPUA's W/WW Engineering Department for formal review and approval. Failure to provide the requested drawings in a timely manner may delay your Project. Kindly check with the fire department to see if the single source feed proposed on the utility plan meets the fire protection requirement.

FPUA Electric & Gas Engineering: Approved.

Electric service is available to the site (from Jenkins Road and Okeechobee Road). Please provide electric load information and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
Office: (772)466-1600 Ext. 6957
sscimeca@fpua.com

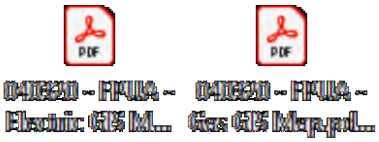
Gas service is available to the site (from Okeechobee Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Ana Johnson.

Ana María Johnson
Business Development Officer
Fort Pierce Utilities Authority
206 S. 6th Street
Fort Pierce, FL 34950
772.466.1600 Ext. 3012

772.467.3115 Fax
anjohnson@fpua.com

Utility easement will be required for all propose FPUA electric and gas facilities within the site.

Please find attached copies of the FPUA GIS maps (Electric and Gas).



If the developer should have any questions, please have them contact the individual listed above.

Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse

Transformers

- Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water
- Fire Hydrant
- Well
- Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 4/3/2020

FPUA

N

1 inch = 168 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
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FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

October 21, 2021

Project # 21-07000026

Subject: Fort Pierce Commercial – Okeechobee & Jenkins Road – TRC Comments & Conditions

Fort Pierce Planning Department

Comments & Conditions:

1. Per City Code Chapter 121 Subdivisions, a Preliminary and Final Plat are required.
2. Please submit a General Address Request Form for the parcel and businesses.
3. A completion certification by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
4. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
5. Provide a separate gated entrances to the refuse collection areas for employee access.
6. Provide a sidewalk connection or connections to Okeechobee Road.
7. Please consider moving the building footprints as close as possible to Okeechobee Road for visibility and to reduce the site of parking.

Fort Pierce Engineering Department

Do Not Recommend. See attached.

Fort Pierce Utility Authority

FPUA W/WW Engineering: Approved as Noted.

Please submit three sets of utility construction drawings to FPUA's W/WW Engineering Department for formal review and approval. Failure to provide the requested drawings Pin a timely manner may delay your Project. Kindly check with the fire department to see if the single source feed proposed on the utility plan meets the fire protection requirement.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – Fort Pierce Commercial - Okeechobee & Jenkins Road. Approved.

Electric service is available to the site (from Jenkins Road and Okeechobee Road). Please provide electric load information and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors.

Gas service is available to the site (from Okeechobee Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please 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
anjohnson@fpua.com

Utility easement will be required for all propose FPUA electric and gas facilities within the site.

Please find attached copies of the FPUA GIS maps (Electric and Gas).

Fort Pierce Building Department

Please see the attached document from the Building Department

St. Lucie County Planning Department

CFA has removed a notable amount of hedge/vegetation that buffered the drive-thru line from the parking lot, noted below.

St. Lucie County PW/Engineering

1. Provide existing traffic counts at the Jenkins driveway and an analysis from the traffic engineer on whether additional measures to prevent south bound left turns from the site are warranted.
2. If it is determined that additional measures are required to limit left turns at the driveway, improvements including but not limited to extending the median in Jenkins Road, striping, and signage may be required.
3. If improvements within the Jenkins Road ROW are required or proposed, a permit from the County would be required prior to initiation of site improvements. Please submit a Site Development Permit application, an electronic set of plans and a minimum of one hard copy of all necessary plans and documents to the Engineering Division of the County. The application may be found on the County's website, Public Works Department link.
4. Advisory: When Jenkins Road is widened in the future, left turns entering and exiting Jenkins road driveway may be eliminated.

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

City Clerk Office

No Comments received

Code Enforcement

No Comments

Fort Pierce Police Department

No Comments

St. Lucie County Fire District

See the attached.

Florida Department of Transportation

No Comments Received

St. Lucie County Transit Agency

No Comments Received

St. Lucie County School Board

No Comments

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 10.21.21
Property Address: Site Plan & Design Review - Aldi-Chipotle - Okeechobee & Jenkins Road
Project # 21-07000026

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

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

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

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

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

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

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

☐ 9. Flood Development Permit required.

☑ 10. Building Permit required.

☑ 11. Signed and sealed construction drawings required.

☑ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 10/18/21

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

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

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Aldi/Chipolte

REVIEW DATE: 10/13/2021

PLANNER: GILMORE

REVIEWED BY: Captain Wayne Boyer, Lieutenant Salomon Rincon

Site Plan Approved: _____

Site Plan Approved with conditions: ___X____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
5. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire**

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

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

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

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

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

10. **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).**

11. **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.**

October 18, 2021

PROJECT: Aldi-Chipotle – Okeechobee & Jenkins Road

REF: TRC App. # 21-07000026

TO: Vennis Gilmore

FROM: Grant Chambers

The following comments are offered by SLC Public Works Department:

1. Provide existing traffic counts at the Jenkins driveway and an analysis from the traffic engineer on whether additional measures to prevent south bound left turns from the site are warranted.
2. If it is determined that additional measures are required to limit left turns at the driveway, improvements including but not limited to extending the median in Jenkins Road, striping, and signage may be required.
3. If improvements within the Jenkins Road ROW are required or proposed, a permit from the County would be required prior to initiation of site improvements. Please submit a Site Development Permit application, an electronic set of plans and a minimum of one hard copy of all necessary plans and documents to the Engineering Division of the County. The application may be found on the County's website, Public Works Department link.
4. Advisory: When Jenkins Road is widened in the future, left turns entering and exiting Jenkins road driveway may be eliminated.
5. For discussion regarding these comments, please contact me at 772-462-2741, chambersg@stlucieco.org.

Cc: Alicia Rosenthal

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

Technical Review Committee Meeting

October 21, 2021

TECHNICAL REVIEW PROJECT # 21-07000026
Site Plan & Design Review – Aldi/Chipotle – Okeechobee Road
Comments

FPUA W/WW Engineering: Approved as Noted.

Please submit three sets of utility construction drawings to FPUA's W/WW Engineering Department for formal review and approval. Failure to provide the requested drawings Pin a timely manner may delay your Project. Kindly check with the fire department to see if the single source feed proposed on the utility plan meets the fire protection requirement.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – Aldi Chipotle - Okeechobee & Jenkins Road. Approved.

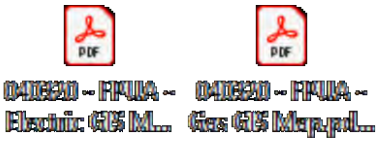
Electric service is available to the site (from Jenkins Road and Okeechobee Road). Please provide electric load information and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors.

Gas service is available to the site (from Okeechobee Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please 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
anjohnson@fpua.com

Utility easement will be required for all propose FPUA electric and gas facilities within the site.

Please find attached copies of the FPUA GIS maps (Electric and Gas).



Legend

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- Transmission Wire
- Gas Main
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- Transformers
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  - Waste Water
- Fire Hydrant
- Well
- Lift Station

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811 Know what's below. Call before you dig.

Date: 4/3/2020

FPUA

N

1 inch = 168 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

Legend

- Electric Primary Wire
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811 Know what's below. Call before you dig.

Date: 4/3/2020

FPUA

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FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

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

Technical Review Committee meeting

October 21, 2021

Case # 21-07000026

Planner: Vennis Gilmore

Site Plan, Design Review.

Aldi - Chipotle, 5500 block Okeechobee Rd., Fort Pierce, FL

Comments:

No comments at this time

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: N/A South of SR 70/Okeechobee Road, and east of Jenkins Road

Parcel ID #(s): 2419-321-0001-000-5; and 2419-322-00003-000-2

Project description: Master commercial development with retail and restaurant on Parcel 1, Aldi Grocery Store on Parcel 2 and Future Development on Parcel 3

Application Type

☒ Site Plan ☐ Conditional Use w/New Construction ☐ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 24190 Site Acreage: 12.0

Residential: Proposed Units: N/A Proposed Sq. Ft.: _____ Site Acreage: _____

Jill Simpkins, OkeeJen LLC
Property Owner(s)
1870 Aloma Ave, Suite 110
Street Address
Winter Park FL 32789
City State Zip
321-228-8510
Phone Number
samsobering@gmail.com
Email Address

Todd Howder, Vice President, MBV Engineering, Inc.
Applicant/Representative, Title, Company
1835 20th Street
Street Address
Vero Beach FL 32960
City State Zip
772-569-0035
Phone Number
toddh@mbveng.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.*

Jill K. Simpkins
Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-

Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- [x] Complete application
- [x] Warranty Deed
- [x] SLC Property Record Card
- [x] Detailed project description
- [x] General location map (see Section 125-313)
- [x] Survey (see Section 125-313)
- [x] Site Plan (see Section 125-313)
- [x] Landscaping Plan (see Section 123-37)
- [x] Conceptual Drainage Plan (see Section 125-313)
- [x] Environmental Impact Report
- [x] Beach/Dune System protection plan, if applicable (see Section 125-313)
- [x] Lighting Plan (see Section 125-313)
- [x] Design Review submittals (see Design Review application)
- [x] Traffic Impact Report
- [x] Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location: N/A South of SR 70/Okeechobee Road, and east of Jenkins Road

Parcel ID #(s): 2419-321-0001-000-5; and 2419-322-00003-000-2

Project description: Master commercial development with retail and restaurant on Parcel 1, Aldi Grocery Store on Parcel 2 and Future Developpment on Parcel 3

Jill Simpkins, OkeeJen LLC	Todd Howder, Vice President, MBV Engineering, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
1870 Aloma Ave, Suite 110	1835 20th Street
Street Address	Street Address
Winter Park FL 32789	Vero Beach FL 329680
City State Zip	City State Zip
321-228-8510	772-569-0035
Phone Number	Phone Number
samsobering@gmail.com	toddh@mbveng.com
Email Address	Email Address

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

Jill K. Simpk

Property Owner(s) Signature(s)

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For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

Design Review Application Checklist
(City Code of Ordinances 125-314)

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 123-66, 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 125-313 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 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					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
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

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

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
****Proposed Zoning/FLU**	
***Change in Demand**	

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	

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		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

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

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
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**

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

D.VISION OF CORPOR□TIONS

Detail by Entity Name

Florida Limited Liability Company
OKEEJEN, LLC

Filing Information

Document Number	L20000204272
FEI/EIN Number	85-1934066
Date Filed	07/14/2020
State	FL
Status	ACTIVE

Principal Address

1870 Aloma Avenue
STE 110
Winter Park, FL 32789

Changed: 08/20/2021

Mailing Address

1870 Aloma Avenue
STE 110
Winter Park, FL 32789

Changed: 08/20/2021

Registered Agent Name & Address

SIMPKINS, JILL K
400 HIGH POINT DR.
SUITE 500
COCOA, FL 32926

Authorized Person(s) Detail

Name & Address

Title MGR

SIMPKINS, JILL K
400 HIGH POINT DR., SUITE 500
COCOA, FL 32926

Annual Reports

Report Year	Filed Date
2021	02/02/2021

Document Images

02/02/2021 -- ANNUAL REPORT	View image in PDF format
07/14/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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

Property Identification

Site Address: S Jenkins RD
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-321-0001-000-5
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 27356
Map ID: 24/19S
Zoning: General Co

Ownership

OkeeJen LLC

PO Box 1179
Sharpes, FL 32959

Legal Description

19 35 40 NE 1/4 OF NW 1/4 OF SW 1/4-LESS CANAL R/W- AND THAT PART OF NW 1/4 OF NW 1/4 OF SW 1/4 MPDAF: FROM INT OF SLY R/W LI OF OKEECHOBEE RD AND E R/W LI OF JENKINS RD RUN S 01 50 38 W ALG E R/W LI 243.77 FT TO POB,TH CONT S 01 50 38 W 160.08 FT,TH E 627.80 FT,TH N 01 32 47 E 477.16FT,TH S 71 55 31 W 221.77 FT,TH S 18 04 29 E 261.06 FT,TH W 505.70 FT TO POB-LESS RD R/W AS IN OR 3085-9- AND LESS ADDL RD R/W AS IN OR 3686-2798 AND LESS THAT PART MPDAF: FROM INT OF SLY RD R/W LI OF OKEECHOBEE RD AND E RD R/W LI OF JENKINS RD, TH S 01 50 38 E 257.55 FT TO POB; TH CONT S 01 50 38 W 135.07 FT, TH E 377.13 FT, TH N 135 FT, TH W 372.83 FT TO POB- (10.648 AC - 463,696 SF)

Current Values

Just/Market Value:	$811,500
Assessed Value:	$811,500
Exemptions:	$0
Taxable Value:	$811,500

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	10.64
Land Size (SF):	463,696

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 13, 2021	4592 / 2371	0311	QC	S and S Enterprises B LLC	$100
Dec 21, 2012	3495 / 0179	0111	QC	S and S Enterprises "B" LLC	$100
Dec 21, 2012	3495 / 0176	0111	QC	S and S Enterprises "B" LLC	$100
Dec 19, 2012	3467 / 0534	0111	QC	S and S Enterprises Inc	$0
Dec 15, 1998	1193 / 0748	XX01	QC	B W Simpkins	$100
Dec 22, 1988	0616 / 1778	XX02	WD	S AND S ENTERPRISES INC	$404,400
Dec 1, 1986	0524 / 2722	XX01	CV		$0
Sep 1, 1973	0219 / 0060	XX00	CV		$50,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$811,500
Just/Market:	$811,500
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$811,500
Exemption(s):	$0
Taxable:	$811,500

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0054	10.648	North St. Lucie Water Management District	$218.28

Start Year	AssessCode	Units	Description	Amount
2016	0041	33.3	Fort Pierce Stormwater Charge	$2,297.70

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$811,500	$811,500	$0	$811,500
2020	$811,500	$811,500	$0	$811,500
2019	$811,500	$811,500	$0	$811,500
2018	$811,500	$811,500	$0	$811,500

Permits

Number	Issue Date	Description	Amount	Fee
BP17-2236	Aug 22, 2017	Demolition	$200	$0
BP17-2235	Dec 19, 2017	Demolition	$1,000	$0

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address: OKEECHOBEE RD
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-322-0003-000-2
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 180905
Map ID: 24/19S
Zoning: General Co

Ownership

OkeeJen LLC
PO Box 1179
Sharpes, FL 32959

Legal Description

19 35 40 THAT PART OF SW 1/4 MPDAF: FROM INT OF SLY RD R/W LI OF OKEECHOBEE RD AND E RD R/W LI OF JENKINS RD, TH N 71 55 40 E ALG SLY R/W LI 266.70 FT TO POB; TH CONT N 71 55 40 E 82.15 FT, TH S 18 02 48 E 25 FT, TH N 71 55 31 E 202.25 FT, TH S 89 46 42 E 56.17 FT, TH S 01 32 47 W 87.44 FT, TH S 71 5 31 W 221.77 FT, TH S 18 04 29 E 261.07 FT, TH W 91.10 FT, TH N 18 04 20 W 357.81 FT TO POB- LESS RD R/W AS IN OR 4092-2041- (1.26 AC - 54,992 SF) (OR 3882-375)

Current Values

Just/Market Value:	$220,000
Assessed Value:	$220,000
Exemptions:	$0
Taxable Value:	$220,000

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.26
Land Size (SF):	54,992

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 13, 2021	4592 / 2371	0311	QC	S And S Enterprises B LLC	$100
May 17, 2016	3882 / 0375	0111	QC	S And S Rentals B Llc	$100
Dec 19, 2012	3467 / 0528	0111	QC	S And S Rentals Llc	$0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown
Building:	$0	

Land:	$220,000
Just/Market:	$220,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$220,000
Exemption(s):	$0
Taxable:	$220,000

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0054	1.27	North St. Lucie Water Management District	$26.04

Start Year	AssessCode	Units	Description	Amount
2018	0041	4.5	Fort Pierce Stormwater Charge	$310.50

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$220,000	$220,000	$0	$220,000
2020	$220,000	$220,000	$0	$220,000
2019	$220,000	$220,000	$0	$220,000
2018	$220,000	$220,000	$0	$220,000

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

FT. PIECE COMMERCIAL DEVELOPMENT
PROJECT NARRATIVE

OVERALL SITE:

This project proposes a Master Commercial Development parcel with an overall area of 12.00 acres. The Master development will be divided into four (4) separate parcels as described below:

- Parcel 1: 1.26 ac parcel containing a 2,448 SF Chipotle restaurant and 2,533 SF retail building
- Parcel 2: 2.96 ac parcel containing a 19,209 SF ALDI Grocery Store
- Parcel 3: 4.35 ac parcel (3.06 ac net developable) for future commercial development
- Parcel 4: 3.44 ac Stormwater tract

The Master Developer will retain ownership of the land and enter into land-lease agreements with the individual parcel users. The development will be designed to provide master infrastructure improvements consisting of roads, water and sewer lines, stormwater, gas and electric.

The Developer will be responsible for the design and permitting of the master infrastructure and will prepare "pad – ready" sites for Parcel 2 and Parcel 3. Utility stubs will be provided to each parcel for the individual development to connect to.

Parcel 4 is the proposed stormwater tract that will provide the required stormwater treatment and attenuation for the Master Development.

EXISTING CONDITIONS:

The project is proposed on the existing 12.00 ac parcel of land located just south of SR 70 and East of Jenkins Road and the existing Wawa gas Station. The existing conditions consist of partially treed areas with open field areas, along with three (3) existing on-site ditches and 0.40 ac wetland. The parcel will be cleared as needed to accommodate the commercial development and the existing wetland and western ditch will be filled. The project Environmentalism will obtain all necessary permits / mitigation criteria from the jurisdictional agencies for these filling activities. See enclosed Environmental Impact Assessment for further information with regards to the wetlands and environmental aspects of the existing property. The existing ditches located to the south and east will remain.

STORMWATER:

The proposed commercial development will incorporate a Master Stormwater Tract consisting of a wet / dry retention system. The commercial development's stormwater runoff will be collected in a series of underground pipe and routed to the dry retention pond where the required water quality treatment will be achieved pursuant to jurisdictional guidelines. Runoff from the dry retention will then be routed to the proposed 1.81 ac wet detention pond where the project's attenuation will be achieved pursuant to the jurisdictional guidelines. The wet pond will outfall to the south to the existing drainage ditch via the proposed control structure. The project's ultimate outfall will be through the existing 48" CMP pipe connected to the North St. Lucie Drainage District (NSLDD) Canal 38.

UTILITIES:

The proposed commercial development will incorporate a utility infrastructure to support the commercial development. An internal gravity sewer system will be utilized to provide the Parcels with connections to the Master Sewer service as depicted on the proposed Utility Plan. The development's proposed sewer line will connect to the existing sewer manhole located just east of the existing lift station located at the corner of Jenkins Road and Wawa's entry driveway.

The project proposes an 8-inch looped watermain with connection to the existing 8-inch watermain located in the Jenkins Road easter ROW and as depicted on the proposed Utility Plan. Water will be stubbed to the (3) parcels to provide for the individual potable and fire service needs. Fire hydrants will be constructed as needed around the commercial development in accordance with the SLC Fire Department regulations.

Electric and Gas will be routed to the Master Development and stubbed to each parcel from the NW corner via connection to the existing FPUA electric and gas main service lines located in this area.

LANDSCAPING:

The Development's landscaping will be in accordance with the City of Ft. Pierce Land Development regulations for the Commercial zoned parcels and as depicted on the proposed Landscape Plan.

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

November 9, 2021

Mr. Vennis Gilmore
City of Fort Pierce Planning Department
100 N. US Highway 1
Fort Pierce, FL 32950

Via E-mail (vgilmore@cityoffortpierce.com)

Subject: Fort Pierce Commercial - Master Infrastructure, Aldi and Chipotle/Retail Parcel #21-07000026
City of Fort Pierce, Florida
Engineer's Project Number: 21-0056

Dear Mr. Gilmore,

Enclosed you will find a revised site plan, updated traffic report and General Address Request Form This information has been provided in accordance with your TRC comment letter dated October 21, 2021. The following are our responses:

FORT PIERCE PLANNING DEPARTMENT

1. Per City Code Chapter 121 Subdivisions, a Preliminary and Final Plat are required. **Acknowledged, the Preliminary and Final Plat boundary work is in process. We estimate that the Preliminary Plat will be forwarded in approximately 30 days for the City's review. We respectfully would like to keep moving forward on the site plan review with the understanding that a Plat is underway and will be submitted.**

2. Please submit a General Address Request Form for the parcel and businesses. **Please find attached.**

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

4. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity. **Acknowledged.**

5. Provide a separate gated entrances to the refuse collection areas for employee access. **Acknowledged, the dumpster reflects a door for employee access.**

6. Provide a sidewalk connection or connections to Okeechobee Road. **Acknowledged and the plan has been modified to include this connection.**

7. Please consider moving the building footprints as close as possible to Okeechobee Road for visibility and to reduce the site of parking. **While we appreciate Staff's input, the current configuration is the optimal, especially when factoring in the drive through.**

FORT PIERCE ENGINEERING DEPARTMENT

1. The provided Boundary and Topographic Survey did not include the signature of the Florida Licensed Land Surveyor and Mapper, please provide a certified survey in accordance requirements specified in Section 119 of the City of Fort Pierce Code of Ordinances. **A signed/sealed survey was provided to the City that meets the requirements of Sec. 119.**

2. The survey depicts the project is currently comprised of three parcels, Parcel 1, Parcel 2, and Parcel 3. However, the SLC Property Appraiser's records shows that the project is comprised of two separate parcels; please provide clarification on this discrepancy. **While the property is currently in two parcels, the property owner is going to submit a Plat (preliminary and final) that shows the parcel configuration reflected on the site plan. This Plat will also include the Wawa parcel.**

3. Provide a copy of the recorded agreement with the property owner to the west which allows for the utilization of their existing driveway as access to this project. The agreement shall be irrevocable and run with the land. **Shared ingress/egress easements, as well as shared stormwater water facilities, will be addressed on the Plat.**

4. The site plan shall reflect raised curbing at all landscaped islands and other areas where vehicular use areas are situated adjacent to required landscaped areas. **Acknowledged.**

5. All parking stalls shall have concrete wheel stops or raised curb. **Acknowledged. All stalls will have a raised curb or concrete wheel stops.**

6. Provide a note on the Site Plan that all construction will comply with Sections 119, 123, and 125 of the City of Fort Pierce Code of Ordinances. **Acknowledged. Note has been added to the Site Plan stating this compliance.**

7. Please update the Traffic Impact Study as Exhibit 7 inaccurately indicates a permitted southbound turn onto Jenkins Road from the development. **The Traffic Consultant has met with St. Lucie County to address the turning movements on Jenkins.**

8. ADVISORY COMMENT: The drainage plan was reviewed as a conceptual plan and will be further reviewed at time of Building Permit submittal. **Acknowledged.**

9. ADVISORY COMMENT: Prior to issuance of a Site Work permit, the applicant shall be required to file a Unity of Title combining the two parcels of land into one parcel. **This comment would be not applicable by the Plat that is being prepared.**

10. ADVISORY COMMENT: Prior to the issuance of any Land Clearing or Building permits, the applicant shall provide a copy of the applicable permits for impacts to the existing on-site wetland and other surface waters as identified by SFWMD in the "Informal Wetland Determination" letter dated May 30, 2018. **Acknowledged.**

11. ADVISORY COMMENT: The site plan indicates that the project will be divided into four (4) separate lease parcels which will remain under the sole ownership of the current property owner. The applicant shall be made aware that no subdivision of land shall occur without plat approval from the City Commission. **A Plat is being prepared to address your comments.**

FORT PIERCE UTILITY AUTHORITY

FPUA W/WW ENGINEERING

1. Approved as Noted. **Acknowledged. The utility construction drawings will be submitted directly to FPUA.**

   Please submit three sets of utility construction drawings to FPUA's W/WW Engineering Department for formal review and approval. Failure to provide the requested drawings in a timely manner may delay your Project. Kindly check with the fire department to see if the single source feed proposed on the utility plan meets the fire protection requirement.

FPUA ELECTRIC & GAS ENGINEERING

1. Electric and Gas Engineering Department have reviewed the application – Fort Pierce Commercial - Okeechobee & Jenkins Road. Approved. **Acknowledged.**

   Electric service is available to the site (from Jenkins Road and Okeechobee Road). Please provide electric load information and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. **Acknowledged.**

   Gas service is available to the site (from Okeechobee Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Ana

Johnson. **Acknowledged.**

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
anjohnson@fpua.com

Utility easement will be required for all propose FPUA electric and gas facilities within the site. Please find attached copies of the FPUA GIS maps (Electric and Gas).

ST. LUCIE COUNTY PLANNING DEPARTMENT

1. CFA has removed a notable amount of hedge/vegetation that buffered the drive-thru line from the parking lot, noted below. **This comment is for Chick-fil-A and does not apply to this project.**

ST. LUCIE COUNTY PW/ENGINEERING

1. Provide existing traffic counts at the Jenkins driveway and an analysis from the traffic engineer on whether additional measures to prevent south bound left turns from the site are warranted. **The Traffic Consultant has met with St. Lucie County and revised the traffic count data. Traffic counts were obtained in October and are included in the revised traffic study. Analysis of the Jenkins Road driveway are also included in the revised study showing that the driveway is projected to operate at LOS C with all left turn movements.**

2. If it is determined that additional measures are required to limit left turns at the driveway, improvements including but not limited to extending the median in Jenkins Road, striping, and signage may be required. **Acknowledged. No additional measures are required for this location. See revised Traffic Impact Analysis enclosed.**

3. If improvements within the Jenkins Road ROW are required or proposed, a permit from the County would be required prior to initiation of site improvements. Please submit a Site Development Permit application, an electronic set of plans and a minimum of one hard copy of all necessary plans and documents to the Engineering Division of the County. The application may be found on the County's website, Public Works Department link. **Acknowledged. A permit will be obtained from SLC for the proposed water main connection.**

4. Advisory: When Jenkins Road is widened in the future, left turns entering and exiting Jenkins road driveway may be eliminated. **Acknowledged.**

5. For discussion regarding these comments, please contact me at 772-462-2741, chambersg@stlucieco.org. **Acknowledged.**

BUILDING DEPARTMENT TECHNICAL REVIEW COMMITTEE (TRC)

Comments 1-15 are acknowledged. The items listed below will be submitted during the Building permit plan review process.

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Acknowledged
3. Acknowledged
4. Means of egress is required.
5. Means of ingress is required.
6. Must meet the following Accessibility requirements
   - Accessible route
   - Handicapped parking spaces
   - Means of egress
7. Change of Use required
   - To include a signed and sealed Life Safety Plan
   - To include a signed and sealed detailed comprehensive building plan.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Building Permit required.
11. Signed and sealed construction drawings required.
12. Will need to meet the Fire Code.
13. Sprinkler system is required.
14. Smoke alarm system is required.
15. Other

BUREAU OF FIRE PREVENTION SITE PLAN REVIEW

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com **Acknowledged. This item will be submitted during the Building permit plan review process.**

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. **Acknowledged. This item will be submitted during the Building permit plan review process.**

3. Please send the Fire District electronic plans for the site and buildings. **Acknowledged. This item will be submitted during the Building permit plan review process.**

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems. **Acknowledged. This item will be submitted during the Building permit review process by the Architect.**

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

6. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet". **Acknowledged. Project will connect to existing FPUA 8" Wm and 6" WM located on the west and east sides of the parcel, respectively.**

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

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

9. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels. **Acknowledged. See enclosed Utility Plan for FDC and Fire Hydrant locations.**

10. 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). **Acknowledged.**

11. 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. **Acknowledged.**

ST. LUCIE COUNTY TPO

1. Traffic Data: The Traffic Impact Study (TIS) utilizes traffic counts from 2019/20. The TIA should be updated with the 2021 Traffic Counts. **The revised traffic study includes the new 2021 link counts from the SLC TPO.**

2. Inconsistent Information: The sizes of the Chipotle restaurant and the retail space identified in the TIS are inconsistent with the sizes identified on the Site Plan. The TIS should be revised to be consistent with the Site Plan. **The revised traffic study includes revised land use intensities to match the current Site Plan.**

3. Level of Service (LOS) Analysis: The LOS before and after the construction of the development for the analyzed roadway segments is not provided in the TIS. The LOS before and after the construction for the analyzed roadway segments should be provided in the TIS to confirm the conclusion of the TIS. **The revised traffic study includes the roadway segment LOS for the pre- and post- development scenarios.**

4. Missing Sidewalk and Pedestrian Connectivity: The existing sidewalk located along Okeechobee Road ends at the shared driveway connection with the WaWa convenience store with no pedestrian connectivity provided to the Chipotle/retail space and the Aldi grocery store from Okeechobee Road. Based on the alignment of the existing sidewalk on Okeechobee Road, it appears that it was intended for the pedestrian connectivity from Okeechobee Road to be provided along the east side of the shared driveway connection to Okeechobee Road. A sidewalk should be included along the east side of the shared driveway connection to provide pedestrian connectivity to the Chipotle/retail space and the Aldi grocery store from Okeechobee Road. **The site plan has been modified to address this comment. See revised plans depicting sidewalk connection to Okeechobee Road.**

CITY CLERK OFFICE
No Comments received

CODE ENFORCEMENT
No Comments

FORT PIERCE POLICE DEPARTMENT
No Comments

FLORIDA DEPARTMENT OF TRANSPORTATION
No Comments Received

ST. LUCIE COUNTY TRANSIT AGENCY
No Comments Received

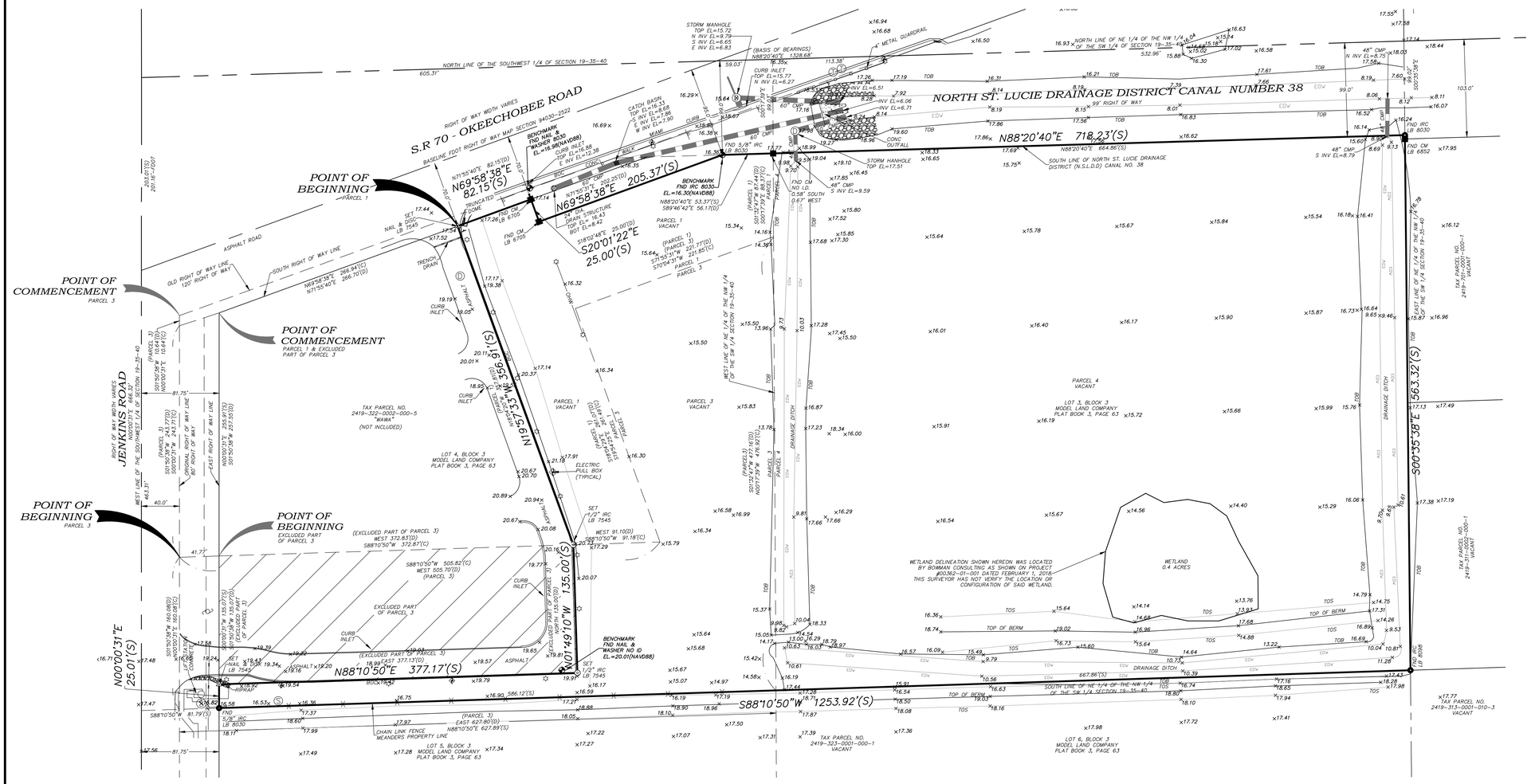
ST. LUCIE COUNTY SCHOOL BOARD
No Comments

Should you have any questions regarding the above subject, please feel free to contact our office at any time.

Sincerely,

Rebecca Grohall, AICP
Project Manager

RG/jeh


S.R 70 - OKEECHOBEE ROAD
RIGHT OF WAY WIDTH VARIES
BASELINE FDOT RIGHT OF WAY MAP SECTION 94030-2522
NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38
N88°20'40"E 718.23'(S)
SOUTH LINE OF NORTH ST. LUCIE DRAINAGE DISTRICT (N.S.L.D.D) CANAL NO. 38
N88°20'40"E 664.86'(S)
POINT OF BEGINNING
PARCEL 1
N69°58'38"E 82.15'(S)
N69°58'38"E 205.37'(S)
POINT OF COMMENCEMENT
PARCEL 3
POINT OF COMMENCEMENT
PARCEL 1 & EXCLUDED PART OF PARCEL 3
POINT OF BEGINNING
PARCEL 3
POINT OF BEGINNING
EXCLUDED PART OF PARCEL 3
ASPHALT ROAD
OLD RIGHT OF WAY LINE 120' RIGHT OF WAY
SOUTH RIGHT OF WAY LINE
N69°58'38"E 266.94'(C)
N71°52'40"E 266.70'(D)
RIGHT OF WAY WIDTH VARIES
JENKINS ROAD
WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-40
S01°57'53"W 556.91'(S)
N19°57'53"E 556.91'(S)
S00°35'38"E 1563.32'(S)
NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-40
605.31'
NORTH LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19-35-40
532.96'
EAST LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4 SECTION 19-35-40
WEST LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4 SECTION 19-35-40
S88°10'50"W 1253.92'(S)
N88°10'50"E 377.17'(S)
N00°49'10"W 135.00'(S)
N00°00'31"E 25.01'(S)
S88°10'50"W 372.87'(C)
S88°10'50"W 505.82'(C)
WEST 505.70'(D)
(PARCEL 3)
S88°10'50"W 81.79'(S)
S88°10'50"W 81.75'
WEST 91.10'(D)
S88°10'50"W 91.18'(C)
(EXCLUDED PART OF PARCEL 3)
WEST 372.83'(D)
(EXCLUDED PART OF PARCEL 3)
EAST 377.13'(D)
(PARCEL 3)
EAST 627.80'(D)
N88°10'50"E 627.89'(S)
BENCHMARK
FND NAIL & WASHER NO ID
EL=16.90(NAVD88)
BENCHMARK
FND IRC 8030
EL=16.30(NAVD88)
BENCHMARK
FND NAIL & WASHER NO ID
EL=20.01(NAVD88)
FND 5/8" IRC LB 8030
SET 1/2" IRC LB 7545
SET NAIL & DISC LB 7545
FND CM LB 6705
FND CM LB 6852
FND IRC LB 8030
FND IRC LB 6098
48" CMP S INV EL=8.79
48" CMP S INV EL=9.59
48" CMP N INV EL=8.75
60" CMP
CATCH BASIN TOP EL=16.83 S INV EL=7.96 W INV EL=7.90
CURB INLET TOP EL=16.88 E INV EL=12.38
STORM MANHOLE TOP EL=15.72 N INV EL=9.79 S INV EL=6.65 E INV EL=6.83
CURB INLET TOP EL=15.77 N INV EL=6.27
CONC OUTFALL
TRENCH DRAIN
DRAINAGE DITCH
TOP OF BERM
TOE OF SLOPE
EDGE OF WATER
CURB
ASPHALT
CONCRETE
RIP-RAP
CHAIN LINK FENCE MEANDERS PROPERTY LINE
ELECTRIC FULL BOX (TYPICAL)
TRUNCATED DOME
21" BOX STRUCTURE TOP EL=16.43 BOT EL=8.43
STORM MANHOLE TOP EL=17.51
METAL GUARDRAIL
PARCEL 1 VACANT
PARCEL 3 VACANT
PARCEL 4 VACANT
LOT 4, BLOCK 3 MODEL LAND COMPANY PLAT BOOK 3, PAGE 63
LOT 3, BLOCK 3 MODEL LAND COMPANY PLAT BOOK 3, PAGE 63
LOT 5, BLOCK 3 MODEL LAND COMPANY PLAT BOOK 3, PAGE 63
TAX PARCEL NO. 2419-323-0002-000-5 "WAWA" (NOT INCLUDED)
TAX PARCEL NO. 2419-323-0001-000-1 VACANT
TAX PARCEL NO. 2419-311-0001-010-1 VACANT
TAX PARCEL NO. 2419-311-0002-000-1 VACANT
TAX PARCEL NO. 2419-311-0001-010-3 VACANT
WETLAND 0.4 ACRES
WETLAND DELINEATION SHOWN HEREON WAS LOCATED BY BOWMAN CONSULTING AS SHOWN ON PROJECT #00362-01-001 DATED FEBRUARY 1, 2018. THIS SURVEYOR HAS NOT VERIFY THE LOCATION OR CONFIGURATION OF SAID WETLAND.
(PARCEL 1) (RADIAL) S77°55'31"W 221.77'(D) S70°04'29"E 221.85'(C)
(PARCEL 1) (RADIAL) S01°57'53"W 357.81'(D) S00°57'39"E 357.81'(C)
(PARCEL 3) S01°57'53"W 477.16'(D) N00°57'39"W 476.92'(C)
(PARCEL 3) S01°57'53"W 261.06'(D) N00°57'39"W 261.06'(C)
(PARCEL 3) S01°57'53"W 122.71'(D) S00°00'31"W 243.71'(C)
(PARCEL 3) S01°57'53"W 122.71'(D) S00°00'31"W 243.71'(C)
(PARCEL 3) S01°57'53"W 135.07'(D) S00°00'31"W 135.07'(C)
(EXCLUDED PART OF PARCEL 3)
ORIGINAL RIGHT OF WAY LINE 80' RIGHT OF WAY
EAST RIGHT OF WAY LINE
40.0'
41.77'
81.75'
81.79'
463.31'
203.01'(S) 200'-0"OSHT
DRAINAGE DITCH
CURB INLET
SET NAIL & DISC LB 7545
FND NAIL & DISC LB 8030
FND 5/8" IRC LB 8030
SET 1/2" IRC LB 7545
BOC
TOP
TOB
TOS
EDW
INV
CL
CMP
CONC
FND
SET
IRC
LB
DOC
DOSC
MIAMI
×16.94
×16.68
×16.50
×16.63
×15.14
×15.18
×15.00
×17.02
×16.58
×16.30
×17.61
×17.55
×17.58
×17.14
×18.44
×18.03
×17.58
×16.07
×16.24
×17.95
×16.12
×16.96
×15.87
×17.13
×17.49
×17.38
×17.19
×16.04
×16.29
×16.31
×16.21
×16.52
×16.14
×15.60
×16.62
×16.33
×16.65
×17.86
×17.69
×15.75
×15.34
×15.64
×15.78
×15.67
×15.84
×15.54
×16.18
×16.41
×15.80
×17.52
×15.85
×17.30
×17.68
×15.50
×13.96
×17.28
×17.45
×15.50
×16.01
×16.40
×16.17
×15.90
×15.87
×16.73
×16.64
×9.46
×15.50
×16.34
×17.14
×16.32
×20.37
×15.83
×16.87
×15.72
×15.66
×15.99
×15.76
×16.19
×17.23
×18.34
×16.00
×15.91
×13.78
×17.91
×21.18
×16.30
×20.67
×20.70
×20.89
×20.94
×16.58
×16.99
×16.34
×15.79
×20.67
×20.08
×20.16
×17.29
×20.07
×19.77
×15.64
×15.68
×15.42
×14.58
×15.07
×14.97
×15.67
×16.17
×16.59
×16.90
×17.27
×18.88
×18.05
×17.22
×17.27
×17.07
×17.50
×17.31
×17.34
×17.36
×17.39
×17.98
×17.72
×17.41
×17.94
×17.43
×17.98
×17.77
×14.56
×14.40
×15.67
×16.54
×15.29
×16.06
×14.79
×14.75
×14.26
×9.53
×10.81
×11.28
×16.36
×18.74
×15.05
×14.14
×14.68
×13.76
×13.93
×17.68
×14.88
×13.22
×16.89
×16.69
×10.04
×17.31
×15.64
×16.96
×19.02
×16.73
×15.60
×15.49
×9.79
×10.73
×14.64
×10.56
×10.39
×16.63
×16.74
×18.80
×18.10
×16.54
×18.50
×18.08
×18.16
×17.87
×18.78
×18.97
×16.57
×16.09
×15.91
×16.19
×18.90
×18.96
×17.44
×17.28
×16.70
×19.03
×19.27
×19.60
×18.96
×19.04
×19.10
×16.45
×17.85
×17.52
×17.14
×14.16
×14.39
×15.64
×15.67
×15.84
×15.78
×16.16
×16.75
×17.97
×18.60
×17.37
×17.99
×17.49
×17.48
×19.39
×19.20
×19.24
×19.34
×19.18
×19.20
×19.54
×16.53
×16.58
×16.16
×17.52
×17.14
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×17.26
×17.52
×19.36
×19.57
×19.79
×19.97
×19.99
×19.42
×19.65
×19.61
×19.91
×19.97
×19.99
×19.99
×19.99

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4849192 OR BOOK 4592 PAGE 2371, Recorded 04/16/2021 11:52:21 AM Doc Tax: $0.70

Prepared by and return to:
Samuel J. Sobering
921 Arabian Ave.
Winter Springs, FL 32708

Quitclaim Deed

This Quitclaim Deed, executed this 13th day of April, 2021 by **S&S Enterprises "B", LLC, a Florida limited liability company** ("Grantor"), whose address is PO BOX 1179, Sharpes, FL 32959, to **OkeeJen, LLC, a Florida limited liability company** ("Grantee"), whose address PO BOX 1179, Sharpes, FL 32959.

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all of Grantor's right, title and interest in and to that certain real property situate, lying and being in St. Lucie County, Florida (hereinafter referred to as the "Property"), and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

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

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered in its name by its corporate officer thereunto duly authorized, and has intended this instrument to be and become effective as of the day and year first above written.

****NOTE TO RECORDER: The Grantor is conveying this unencumbered property to the Grantee, a subsidiary. Documentary stamp tax in the amount of $.70 is therefore being paid on the consideration of $10.00 and other valuable considerations.*

** SIGNATURES CONTAINED ON NEXT PAGES **

Signed, sealed and delivered
in the presence of:

Witness Signature: _____
1st Witness Name: _____

Witness Signature: _____
2nd Witness Name: _____

S&S Enterprises "B", LLC,
a Florida limited liability company

_____
By: Jill K. Simpkins
Its: Member

State of Florida
County of _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day April, 2021, by Jill K. Simpkins, Member of S&S Enterprises "B", LLC, a Florida limited liability company, who are personally known to me or who produced _____ as identification and who did not take an oath.

_____
Notary Public
My Commission Expires:

SUSAN C TIMMINS
MY COMMISSION # GG086648
EXPIRES June 04, 2021

Signed, sealed and delivered
in the presence of:

Witness Signature: Alec Dever
1st Alec Dever Witness

Witness Signature:
2nd Witness Name: RANEA SMITH

S&S Enterprises "B", LLC,
a Florida limited liability company

Name:
By: Janet Simpkins Jakubcin Trust,
as Member

By: Mark Jakubcin
Its: Authorized Trustee

State of Florida
County of SEMINOLE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day APRIL, 2021, by Mark Jakubcin, Authorized Trustee of the Janet Simpkins Jakubcin Trust, as Member of S&S Enterprises "B", LLC, a Florida limited liability company. who are personally known to me or ___ who produced FLDL as identification and who did not take an oath.

Notary Public State of Florida
Jayesh Patel
My Commission GG 189313
Expires 02/22/2022

Notary Public J Patel
My Commission Expires: 02/22/2022

Exhibit "A"

HISTORIC LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 71°55'40" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, A DISTANCE OF 266.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71°55'40" EAST, A DISTANCE OF 82.15 FEET; THENCE SOUTH 18°02'48" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 71°55'31" EAST, A DISTANCE OF 202.25 FEET; THENCE SOUTH 89°46'42" EAST, ALONG THE SOUTH LINE OF N.S.L.R.D.D. CANAL NO. 38, A DISTANCE OF 56.17 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE SOUTH 01°32'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 87.44 FEET; THENCE FOR THE NEXT THREE (3) COURSES ALONG LINES OF OFFICIAL RECORDS BOOK 2898, PAGE 1570, (1) RUN SOUTH 71°55'31" WEST, A DISTANCE OF 221.77 FEET; (2) THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.07 FEET; (3) THENCE WEST, A DISTANCE OF 91.10 FEET; THENCE NORTH 18°04'20" WEST, A DISTANCE OF 357.81 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

ALL OF PARCEL 114.1 CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED FEBRUARY 1, 2018 IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL3:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD (A 120 FOOT WIDE RIGHT OF WAY) WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (AN 80 FOOT WIDE RIGHT OF WAY) AND THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, A DISTANCE OF10.64 FEET, THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING: THENCE CONTINUED SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE,A DISTANCE OF 160.08 FEET; THENCE EAST A DISTANCE OF 627.80 FEET, THENCE NORTH 01°32'47" EAST, A DISTANCE OF 477.16 FEET; THENCE SOUTH 71°55'31" WEST, DISTANCE 221.77 FEET; THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.06 FEET: THENCE WEST A DISTANCE OF 505.70 FEET TO THE POINT OF BEGINNING;LESS AND EXCEPT LANDS CONVEYED OR TAKEN IN OFFICIAL RECORDS BOOK 3085, PAGE 9 AND OFFICIAL RECORDS BOOK 3686, PAGE 2798,

LESS AND EXCEPTING THEREFROM: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1193, PAGE 748, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS

BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, (SAID LINE BEING 81.75 FEET EAST, BY RIGHT ANGLE MEASUREMENT, OF THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4), A DISTANCE OF 257.55 FEET TO A POINT ON A LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK1193, PAGE 748, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, AS DEFINED IN SAID OFFICIAL RECORDS BOOK 3686, PAGE 2798, A DISTANCE OF 135.07 FEET TO A POINT 25.00 FEET DISTANT NORTH, BY RIGHT ANGLE MEASUREMENT, FROM THE SOUTH LINE OF SAID LANDS DESCRIBED OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE EAST, PARALLEL WITH AND 25.00 FEET DISTANT FROM SAID SOUTH LINE, A DISTANCE OF 377.13 FEET; THENCE NORTH, A DISTANCE OF 135.00 FEET TO A POINT ON AN AFORESAID LINE OF OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE WEST, ALONG SAID LINE, A DISTANCE OF 372.83 FEET TO THE POINT OF BEGINNING.

PARCEL4:
PARCEL OF LAND SITUATE AND LYING IN THE CITY OF FT. PIERCE, IN ST. LUCIE COUNTY, FLORIDA, TO WIT: NORTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY; LESS AND EXCEPT RIGHT-OF-WAY FOR DRAINAGE CANAL NO. 38 OVER THE NORTH 99 FEET OF THE ABOVE. (SOUTH OF DRAINAGE CANAL #38)

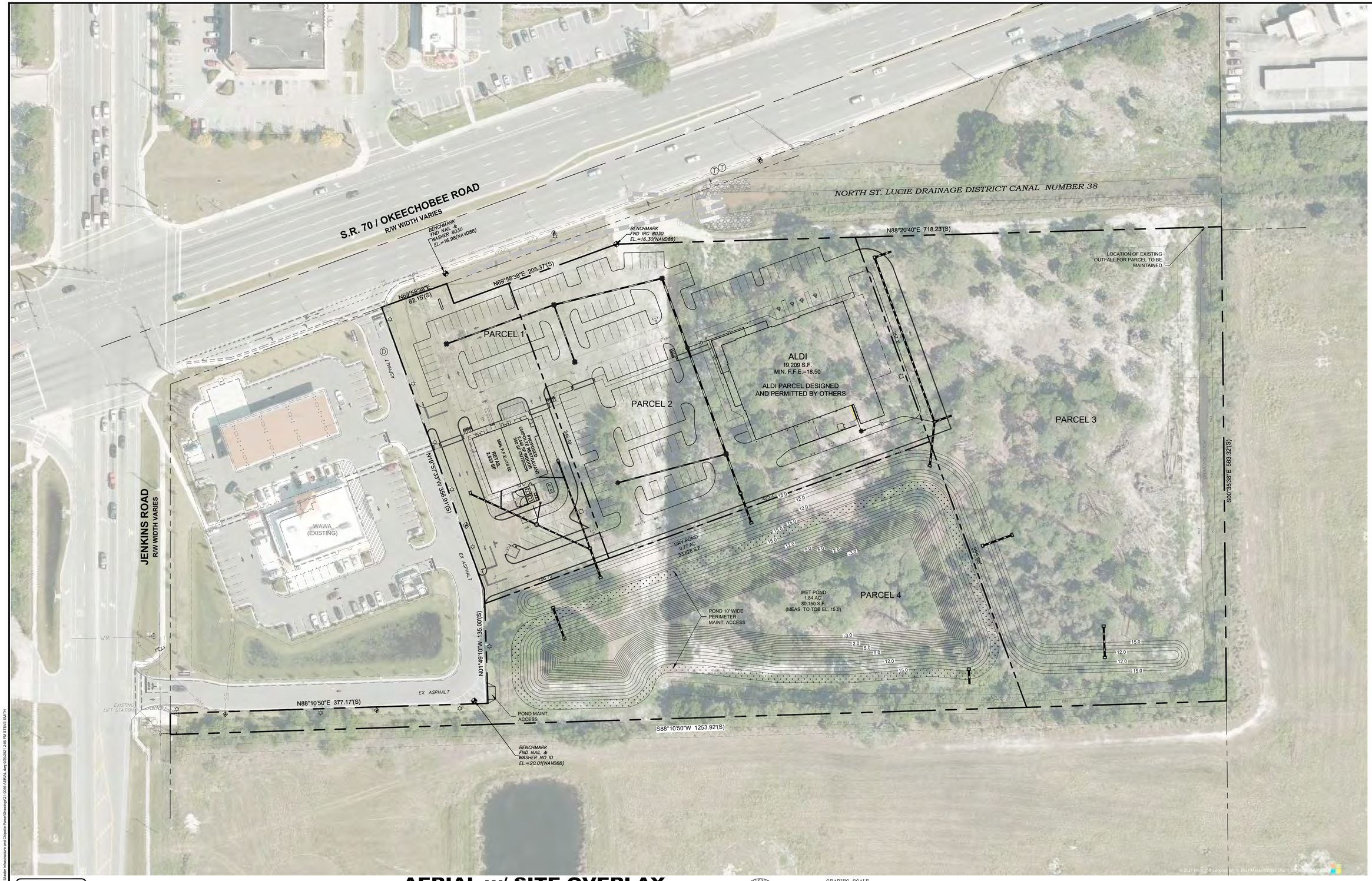
OVERALL SURVEYOR LEGAL DESCRIPTION
BEING THE SAME AS THE HISTORICAL DESCRIPTION AS LISTED ABOVE AS PARCELS 1, 3, AND 4 WITH EXCLUSIONS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD (A VARIABLE WIDTH RIGHT OF WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 94030-2522 WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (A VARIABLE WIDTH RIGHT OF WAY), AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, THENCE N69°58'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD, A DISTANCE OF 266.94 FEET TO THE NORTHWESTERLY CORNER OF FDOT PARCEL 114.1 (A 4 FOOT ROAD RIGHT-OF-WAY TAKING) AS RECORDED IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, SAID PUBLIC RECORDS; THENCE SOUTH 20°01'22" EAST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N69°58'38"E ALONG THE SOUTHERLY LINE OF SAID PARCEL 114.1, A DISTANCE OF 82.15 FEET; THENCE LEAVING SAID SOUTHERLY LINE S20°01'22"E, A DISTANCE OF 21.00 FEET; THENCE N69°58'38"E, A DISTANCE OF 205.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38 (A 99 FOOT WIDE CANAL RIGHT OF WAY); THENCE N88°20'40"E ALONG SAID SOUTH CANAL RIGHT OF WAY LINE, A DISTANCE OF 718.23 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S00°35'38"E ALONG SAID EAST LINE, A DISTANCE OF 563.32 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S88°10'50"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4

OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1253.97 FEET TO THE SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD; THENCE N00°00'31"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 25.01 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE N88°10'50"E, A DISTANCE OF 377.17 FEET; THENCE N01°49'10"W, A DISTANCE OF 135.00 FEET; THENCE N19°57'33"W, A DISTANCE OF 352.91 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 114.1 AND THE POINT OF BEGINNING.

CONTAINING 11.99 ACRES MORE OR LESS.



AERIAL w/ SITE OVERLAY

SCALE: 1" = 50'

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

ALL ELEVATIONS REFERENCE NAVD 88

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REVISIONS	DATE
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7 –	–
8 –	–

JOB NO.	21-0056
DESIGNED	TH
DRAWN	SS
DATE	SEPTEMBER 2021
CHECKED	AS
DATE ISSUED	09/04/2021

MBV ENGINEERING, INC.
MOAL BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
HEBORN PK., PH (321) 133-4100
FT PIERCE FL, PH (772) 468-6515
1893 - 39TH STREET
VERO BEACH, FL 32960
PH. (772) 794-3317
FX. (772) 794-3317

AERIAL w/ SITE OVERLAY

FT. PIERCE COMMERCIAL

CITY OF FORT PIERCE FLORIDA

AARON G. STANTON
LICENSE
No. 72460
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

SHEET
EX1

21-0056

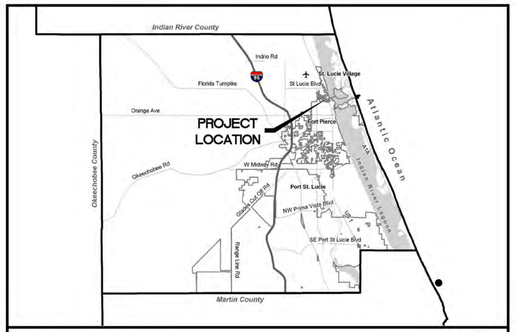
O:\DRAWINGS\2021\21-0056 Ft. Pierce Commercial Master Infrastructure and Chipotle Parcel\Drawings\21-0056-AERIAL.dwg 9/29/2021 2:05 PM STEVE SMITH

FT. PIERCE COMMERCIAL

SITE PLAN SUBMITTAL

SECTION 19, TOWNSHIP 35S, RANGE 40E
FORT PIERCE, ST. LUCIE COUNTY,
FLORIDA

SEPTEMBER 2021
REVISED: NOVEMBER 2021



LOCATION MAP

VICINITY MAP

OWNER / APPLICANT

OKEEJEN, LLC
1870 ALOMA AVENUE, STE 110
WINTER PARK, FLORIDA 32790

ENGINEER- MASTER DEVELOPMENT

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES

CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL

1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-0035
MELBOURNE, FL - PH: (321) 253-1510
FT. PIERCE, FL - PH: (772) 468-9055

ENGINEER- ALDI PARCEL

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 202-7000

ARCHITECT - PARCEL 1

FWH ARCHITECTS
3336 GRAND BLVD., STE 201
HOLIDAY, FLORIDA 34690
PHONE: (727) 815-3336

ARCHITECT - ALDI PARCEL

ADP ENGINEERING & ARCHITECTURE, PLLC
615 FISHERS RUN
VICTOR, NEW YORK 14564
PHONE: (585) 742-0213

SURVEYOR

INDIAN RIVER SURVEY, INC.
Professional Surveying and Mapping
1835 20TH STREET
VERO BEACH, FL 32960
PHONE (772) 569-7880

INDEX OF DRAWINGS

C1	COVER SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS PLAN
C6	SITE PLAN
C7	PAVING, GRADING AND DRAINAGE PLAN
C8	UTILITY PLAN

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Aaron Stanton
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AARON G. STANTON
STATE OF FLORIDA
No. 72460
PROFESSIONAL ENGINEER
AARON G. STANTON
FL. P.E. #72460

DATE: 11/09/2021

PROJECT: 21-0056

SHEET
C1

This item has been digitally signed & sealed by Aaron Stanton, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.

ALL ELEVATIONS REFERENCE NAVD 88

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PRE-CONSTRUCTION REQUIREMENTS:

1. THE CONTRACTOR IS REQUIRED TO PERFORM HIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE VARIOUS PERMITS WHICH WILL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE (SEQUENCE OF OPERATIONS) PRIOR TO THE PRE-CONSTRUCTION MEETING.
3. CONTRACTOR WILL ATTEND A PRE-CONSTRUCTION MEETING WITH THE DESIGN ENGINEER, MUNICIPALITY AND/ OR OWNER PRIOR TO LAND DISTURBANCE.
4. SHOP DRAWINGS SHALL BE SUBMITTED BEFORE ORDERING MATERIAL FOR PLANNED PROJECT. CORRESPONDING SHALL BE BETWEEN THE DESIGN ENGINEER AND THE LOCAL GOVERNING AGENCY AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONSTRUCTION NOTES:

1. THE CONTRACTOR IS ADVISED TO THOROUGHLY REVIEW THIS PLAN PACKAGE SO AS TO BE TOTALLY PREPARED TO PRESENT HIS BID PRICES IN THE CONTRACT DOCUMENTS. THE PLAN PACKAGE SUFFICIENTLY DELINEATES THE SCOPE AND INTENT OF THE ROADWAY WORK TO BE ACCOMPLISHED; IT WILL, THEREFORE, BE INCUMBENT ON THE CONTRACTOR TO ADJUST HIS FEE DOLLARS TO REFLECT ANY AND ALL ITEMS WHICH MAY NOT BE CLEARLY OUTLINED OR THOSE ITEMS WHICH MAY NOT BE INDICATED BUT WHICH ARE NECESSARY FOR THE SUCCESSFUL COMPLETION OF THIS PROJECT WITHOUT ADDITIONAL COSTS TO THE OWNER.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FORT PIERCE AND FDOT STANDARDS AND SPECIFICATIONS.
3. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND IS RESPONSIBLE FOR THE COORDINATION OF UTILITY RELOCATION.
4. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE FIELD WITH UTILITY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION, AS REQUIRED BY THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT. NOTIFY SUNSHINE AT 811.
6. CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN EXCAVATING NEARBY EXISTING UTILITIES.
7. CONTRACTOR SHALL INFORM ENGINEER OF ANY CONFLICT BEFORE ANY FURTHER WORK IS COMPLETED.
8. UTILITIES ARE TO BE ADJUSTED BY UTILITY OWNER OR AS DIRECTED BY THE ENGINEER.
9. SURFACE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND IS NOT TO BE CONSTRUED AS PART OF THE PLANS GOVERNING CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INQUIRE OF THE ENGINEER IF ADDITIONAL INFORMATION IS AVAILABLE, TO MAKE ARRANGEMENTS TO REVIEW SAME PRIOR TO BIDDING, AND IS TO MAKE HIS OWN DETERMINATION AS TO ALL SUBSURFACE CONDITIONS.
10. CONTRACTOR SHALL NOTIFY THE ENGINEER IF SOIL OR SUBSURFACE CONDITIONS UNSUITABLE FOR CONSTRUCTION ARE ENCOUNTERED.
11. ALL EXCAVATED SOILS DEEMED SUITABLE AS FILL MATERIAL AS DETERMINED BY THE ENGINEER SHALL BE UTILIZED ON SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. THE EXACT LOCATION OF DELIVERY ON SITE SHALL BE DETERMINED BY THE ENGINEER. ALL EXCAVATED SOILS DEEMED UNSUITABLE SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE.
12. ITEM IN CONFLICT WITH DESIGN SUCH AS EXISTING CURBS AND GUTTERS, SIDEWALKS, DRAINAGE STRUCTURES, PAVEMENT AND EXCESS EXCAVATIONS ARE TO BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER AWAY FROM THE JOB SITE AT HIS OWN EXPENSE.
13. CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR CONSTRUCTION.
14. IT SHOULD BE NOTED THAT THE OCCUPATIONAL SAFETY AND HEALTH ACT PROHIBITS THE OPERATING OF EQUIPMENT OR MACHINES CLOSER THAN TEN (10) FEET TO ENERGIZED ELECTRIC LINES RATES AT FIFTY KILOVOLTS OR BELOW. ALSO, NO EXCAVATION IS PERMITTED WITHIN FIVE (5) FEET OF POWER POLE FACILITIES.
15. ALL IRONS AND MONUMENTS (P.R.M.'S) SHOWN ON PLANS, OR FOUND, SHALL BE PRESERVED. THOSE SHOWN IN PROPOSED PAVEMENT SHALL BE PROTECTED WITH A CAST IRON VALVE BOX.
16. ANY PUBLIC LAND CORNERS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED OR DISTURBED, THE CONTRACTOR WILL NOTIFY THE ENGINEER.
17. ALL EXISTING TREES WITHIN THE RIGHT OF WAY ARE TO BE REMOVED AS CLEARING AND GRUBBING UNLESS OTHERWISE NOTED.
18. WHEN REFERENCED TO FDOT, FDOT REFERS TO FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
19. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THAT WHICH IS NOW EXISTING.
20. BACKFILL, GRADE AND SOD AS REQUIRED AROUND ALL NEW CONSTRUCTION AND ALL DEVELOPED LOTS TO PREVENT EROSION. SEED AND MULCH WILL ONLY BE ALLOWED TO RESTORE UNDEVELOPED LOTS AFFECTED BY CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.
21. SODDING TO BE USED AT LOCATIONS AS DIRECTED BY THE ENGINEER. SOD ALL DISTURBED AREAS UPON COMPLETION. ALL IMPACTS TO CITY OF FORT PIERCE RIGHT-OF-WAY NEED TO BE SODDED WITHIN THREE DAYS OF FINAL GRADING.
22. ALL EXCESS CONSTRUCTION MATERIAL AND WASTE TO BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT CONTRACTOR'S EXPENSE.
23. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH FDOT STANDARDS FOR TRAFFIC CONTROL THROUGH WORK ZONES AND MUTCD (PART VI).
24. PROPERTY OWNERS AND BUSINESSES WITHIN THE AREA OF CONSTRUCTION SHALL BE GIVEN ACCESS TO THEIR PROPERTY AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
25. ALL MAILBOXES SHALL BE RELOCATED BY THE CONTRACTOR AS DIRECTED BY THE U.S. POSTAL MAIL CARRIER.
26. THE CONTRACTOR SHALL REMOVE, COVER OR OBLITERATE EXISTING ROADWAY SIGN AND PAVEMENT MARKINGS THAT CONFLICT WITH THE CONSTRUCTION TRAFFIC CONTROL PLANS PER COUNTY APPROVAL.
27. CONTRACTOR TO PROTECT ALL SPRINKLER HEADS NOT IN CONFLICT WITH DESIGN AND RELOCATE ALL THOSE WHICH ARE IN CONFLICT TO A LOCATION DETERMINED IN FIELD.
28. SOD TWO (2) FEET MINIMUM ALONG SIDE PROPOSED EDGE OF PAVEMENT. ENTIRE DISTURBED AREA WITHIN CITY OF FORT PIERCE RIGHT-OF-WAY MUST BE SODDED.
29. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY DRAINAGE MEASURES AS REQUIRED TO ADEQUATELY DRAIN THE PROJECT AND ANY TEMPORARILY TRAVELED ROADWAYS. TEMPORARY DRAINAGE DESIGN, CONSTRUCTION AND MAINTENANCE IS THE CONTRACTOR'S RESPONSIBILITY; HOWEVER, ALL SUCH MEASURES MUST BE APPROVED BY THE ENGINEER.
30. THE EXISTING SIDEWALK SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED. ALL SIDEWALKS SHALL BE PROTECTED FROM SCRAPING, MARKING, GOUGING AND CRACKING BY EQUIPMENT OR ANY OTHER MEANS. ALL SIDEWALKS THAT HAVE BEEN DISFIGURED, CRACKED OR BROKEN DURING THE CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL BROKEN SIDEWALKS MUST BE REMOVED FROM THE TWO CLOSEST EXPANSION JOINTS AND WHEN REPLACED WILL RETAIN THE TWO EXPANSION JOINTS AND HAVE NO CONTRACTION JOINTS AND FINISH TO MATCH THE ADJOINING EXISTING SIDEWALKS.
31. GRADES SHOWN ARE FINISHED GRADES.
32. SAWCUT CONCRETE OR ASPHALT DRIVEWAYS AS REQUIRED FOR REPLACEMENT.
33. ALL ABANDONED UTILITIES (INCLUDING PIPES, CABLES AND STRUCTURES) FOUND IN THE RIGHT OF WAY AND NOT SHOWN ON THE PLANS, ARE TO BE REMOVED AND PROPERLY DISPOSED OF AT THE EXPENSE OF THE CONTRACTOR. THIS INCLUDES ALL EXOTIC PIPES LIKE ASBESTOS-CEMENT PIPE. COST TO BE INCLUDED IN CLEARING AND GRUBBING ITEM.
34. DRIVEWAY LOCATIONS AND WIDTHS ARE APPROXIMATE AND ARE TO BE ADJUSTED AS NECESSARY OR AS DIRECTED BY THE ENGINEER. ANY MODIFICATIONS OF DRIVEWAY WIDTHS AND / OR LOCATIONS SHALL REQUIRE CITY OF FORT PIERCE REVIEW.
35. BENCHMARK DATUM IN NAVD 88.
36. BACKFILL AND SOD AS REQUIRED BEYOND RIGHT OF WAY LINES ON INDIVIDUAL LOTS TO MAINTAIN POSITIVE DRAINAGE FLOW INTO CURB AND GUTTER.
37. GRADE AND SOD SWALES TEN (10) FEET FROM PROPOSED DITCH BOTTOM INLETS AND MITERED END SECTIONS ON SIDE STREETS AS REQUIRED.
38. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ℄ (BASELINE) AND ℄ (CENTERLINE) CONSTRUCTION THROUGHOUT THE PROJECT.
39. THE CONTRACTOR SHALL REMOVE DRIVEWAY APRONS AND DRIVEWAY CULVERTS AND SHALL MAINTAIN ROUGH GRADE FOR UTILITY MODIFICATIONS.
40. ALL EXISTING STORMWATER CONVEYANCE SWALES, WITHIN THE AREA OF DEVELOPMENT THAT ARE IDENTIFIED TO REMAIN, SHALL BE PROTECTED BY THE CONTRACTOR. ANY DAMAGE TO THE SWALES IDENTIFIED TO REMAIN SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE. EXISTING FARM SWALES ARE NOT TO REMAIN.
41. PAYMENT FOR INCIDENTAL ITEMS NOT SPECIFICALLY COVERED IN THE INDIVIDUAL BID ITEMS SHALL BE INCLUDED IN THE CONTRACT PRICES FOR BID ITEMS.
42. MAINTAIN A MINIMUM OF ONE (1) FOOT CLEARANCE BETWEEN POWER POLE AND EDGE OF SIDEWALK.
43. THE FINAL SURFACE COUSE OF THE PROPOSED ASPHALT PAVEMENT, FOR THE ON-SITE DEVELOPMENT, SHALL BE PLACED UPON COMPLETION OF ALL OTHER PERMANENT ON-SITE CONSTRUCTION. THIS APPLIES TO ON-SITE WORK ONLY.
44. CONSTRUCTION OPERATIONS FOR THE PLACEMENT OF THE FINAL SURFACE COURSE FOR THE ON-SITE ASPHALT PAVEMENT SHALL BE LIMITED TO A DISTANCE, AS DIRCTED BY THE ENGINEER. THE CONTRACTOR SHALL COMPLETE IN ONE (1) DAY. THIS APPLIES TO ON-SITE WORK ONLY.
45. THE CONTRACTOR SHALL IMPLEMENT TEMPORARY PAVEMENT MARKINGS UNTIL THE FINAL SURFACE COURSE HAS CURED (MINIMUM THIRTY (30) DAYS AFTER FINAL SURFACE COURSE PLACEMENT). ANY TEMPORARY PAINTED MARKINGS PLACED ON THE FINAL SURFACE SHALL BE COMPLETELY REMOVED OR COVERED TO PROVIDE A CLEAN SINGLE LINE FINISH AT ALL PAVEMENT MARKING LOCATIONS
46. PAVEMENT TRANSITION SHALL BE MADE IN ACCORDANCE WITH **PAVEMENT BUTT JOINT DETAIL**, SEE SHT. C11.
47. ALL APPROVED PERMIT CONDITIONS, INCLUDING BUT NOT LIMITED TO FDOT, FDEP AND CITY OF FORT PIERCE, SHALL BE MET BY CONTRACTOR PRIOR TO CERTIFICATION OF COMPLETION BY ENGINEER.
48. ANY MUCK OR CEMENTITIOUS MATERIALS ENCOUNTERED WITHIN THE BUILDING AND PAVEMENT AREAS SHALL BE REMOVED IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS AND AS CALLED OUT ON THE PLANS TO A MINIMUM OF 10-FEET OUTSIDE THE BUILDING AREA AND 5-FEET OUTSIDE OF PAVED AREAS. MUCK SHALL BE REMOVED ALL LANDSCAPE AREAS. MUCK SHALL BE REMOVED FROM DRAINAGE CULVERT TO BE DEDICATED TO CITY OF FORT PIERCE. REFER TO DE-MUCKING TABLE, THIS SHEET.
49. ANY IMPACTED SIDEWALKS SHALL HAVE THE ENTIRE SLAB REMOVED / REPLACED BETWEEN EXPANSION JOINTS AND REPLACED WITH NEW SIDEWALK AND APPROPRIATE EXPANSION JOINTS AND CONTRACTION JOINTS.

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ROADWAY SPECIFICATIONS

GENERAL

IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" MOST CURRENT EDITION BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT.

IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS ALSO.

THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.

THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF TWO YEARS FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

GRADING

THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES INCLUDING TYPICAL SECTIONS.

ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS.

STAKING

CONSTRUCTION STAKING WILL BE PERFORMED BY THE CONTRACTOR.

STABILIZING

STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS.

(TYPE C STABILIZATION). ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

BASE COURSE

THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.

LIMEROCK BASE AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL. BASE SHALL BE COMPACTED BY AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

PRIME AND TACK COAT

PRIME AND TACK COAT FOR THE BASE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALTIC CONCRETE SURFACE COURSE (A.C.S.C.)

TYPE SP-9.5 AND TYPE SP-12.5 ACSC SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, AND 330 OF THE STANDARD SPECIFICATIONS.

TESTING

THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON SUBGRADE, BASE AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING OF THE ROAD CONSTRUCTION SHALL BE AS FOLLOWS:

A. SUBGRADE:
1. FLORIDA BEARING VALUE TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET, OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS.
2. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET OR CLOSER AS MIGHT BE NECESSARY.

B. BASE:
1. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 500 FEET OR CLOSER AS MIGHT BE NECESSARY.

ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 1 1/2 INCHES INSIDE THE LEFT EDGE, TO THE CENTER, TO A POINT 12 INCHES INSIDE THE RIGHT EDGE OF THE ITEM TESTED.

IF ANY TEST INDICATES THAT THE WORK DOES NOT MEET THE SPECIFICATIONS, THE SUBSTANDARD AREA SHALL BE REWORKED OR CORRECTED AND RETESTED, AT THE CONTRACTOR'S EXPENSE, UNTIL THE PROVISIONS OF THESE SPECIFICATIONS ARE MET.

ALL PASSING TESTS SHALL BE PAID FOR BY THE OWNER. ALL FAILING TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CLEAN-UP

THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

CONSTRUCTION IN STREETS AND ROAD RIGHT-OF-WAYS

1. OPEN ROAD CUTS REQUIRES PRIOR APPROVAL OF THE CITY, COUNTY, STATE OR ANY OTHER AGENCY WHICH MAY HAVE JURISDICTION.
2. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
3. ALL AREAS IN EXISTING RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION SHALL RECEIVE SOLID SOD WITHIN 3 DAYS.
4. STREET RESTORATION TO BE DONE AS PER CITY OF FORT PIERCE STANDARDS.
5. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
6. TRAFFIC CONTROL ON ALL COUNTY AND STATE HIGHWAY RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.
7. CONTRACTOR TO SUBMIT A PEDESTRIAN DETOUR / SIDEWALK CLOSURE PLAN THAT CONFORMS TO F.D.O.T. STANDARDS AND WHICH IS APPROVED BY THE COUNTY TRAFFIC DEPARTMENT. (THIS APPLIES TO THE PROPOSED WATER UTILITY CONNECTION.)

DRAINAGE SPECIFICATIONS

STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 3000 PSI.

ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FYP = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71.

PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

IMPORTED MATERIALS

ALL IMPORTED FILL SHALL BE IN ACCORDANCE WITH AND MEET THE REQUIREMENTS AS SPECIFIED IN THE PLANS AND GEOTECHNICAL SOILS REPORT FOR THE APPLICATIONS IT IS BEING USED. THE CONTRACTOR SHALL PROVIDE APPROPRIATE TEST REPORTS AS REQUIRED BY INDUSTRY STANDARDS, PERFORMED BY A LAB CERTIFIED IN THE STATE OF FLORIDA, DEMONSTRATING THE MATERIALS MEET OR EXCEED THE REQUIREMENTS AS SPECIFIED, FOR ITS INTENDED APPLICATION. FILL MATERIAL BEING USED FOR DRY POND FILTRATION MATERIAL SHALL PROVIDE 40%-50% VERTICAL POROSITY AND BETWEEN 1%-2% PASSING THE NO. 200 SIEVE.

CONCRETE

UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

CULVERT PIPES

REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.

PRECAST CONCRETE DRAINAGE PRODUCTS

ALL PRECAST CONCRETE DRAINAGE PRODUCTS (INCLUDING BUT NOT LIMITED TO ROUND CONC. PIPE. ELLIPTICAL CONC. PIPE, UNDERDRAINS, MANHOLES, INLETS, ENDWALLS, JUNCTION BOXES, THREE SIDED CONC. CULVERTS, AND CONC. BOX CULVERTS) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.

GROUNDWATER

GROUNDWATER MAY BE ENCOUNTERED ON THIS SITE. THE CONTRACTOR IS TO PLAN ACCORDINGLY. FOR DEWATERING TO PROVIDE FOR PIPE INSTALLATION, A SYSTEM CAPABLE OF MAINTAINING A GROUNDWATER LEVEL AT LEAST 2' BELOW BOTTOM OF PIPE LEVEL SHALL BE UTILIZED.

RECORD DRAWINGS

CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT NOT LIMITED TO, INVERT AND TOP ELEVATIONS OF CULVERTS AND INLET STRUCTURES. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

INSPECTION

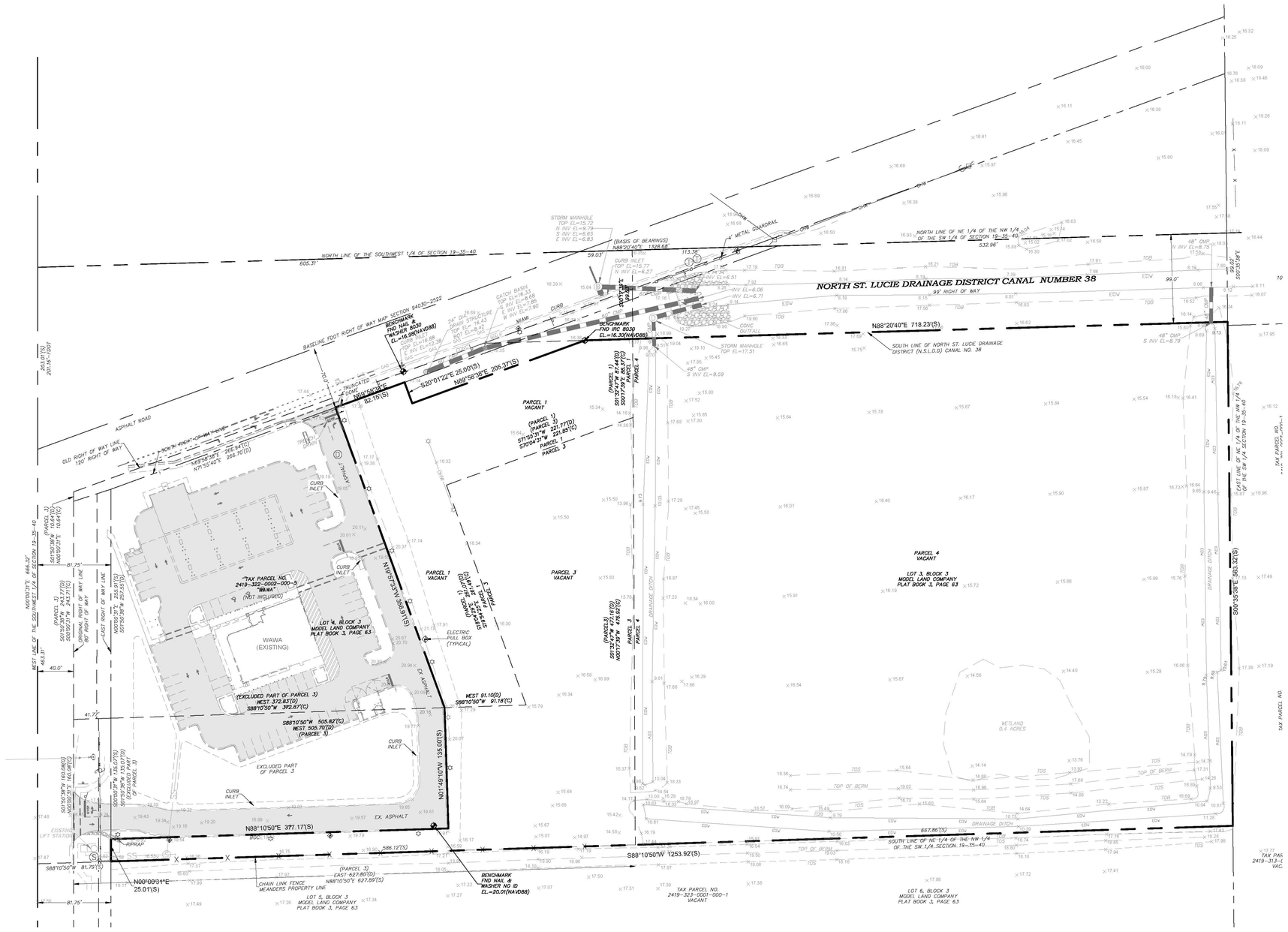
MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS

THE ENGINEER SHALL BE NOTIFIED:

1. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
2. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
3. UPON COMPLETION OF SUBGRADE GRADING AND COMPACTION.
4. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
5. UPON COMPLETION OF GRADING AND COMPACTION OF THE BASE MATERIAL AND PRIOR TO PRIMING.
6. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
7. UPON COMPLETION OF CONSTRUCTION.
8. ENGINEER SHALL BE NOTIFIED TO INSPECT IMPORTED BACKFILL FOR PLACEMENT IN AND AROUND THE DRY RETENTION AREAS PRIOR TO USE, AT THE REQUEST OF THE ENGINEER, THE CONTRACTOR SHALL PROVIDE TESTS FROM A LAB CERTIFIED IN THE STATE OF FLORIDA TO CONFIRM THAT THE SPECIFIED HYDRAULIC CONDUCTIVITIES CAN BE ACHIEVED BY THE SOIL THAT WAS DELIVERED.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
3. ALL WORK SHALL BE IN WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
4. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE CITY OF FORT PIERCE, WATER MANAGEMENT DISTRICT, FDEP AND THESE PLANS AND SPECIFICATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
6. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
7. CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER ON ALL SUB-GRADE AND BASE. TESTS SHALL BE PREPARED PER AASHTO T-180 METHOD.
8. SLOPE GRADES FROM ELEVATIONS SHOWN TO EXISTING GRADE AT PROPERTY LINE. MAXIMUM SLOPE 4:1.
9. ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTION.
10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH M.U.T.C.D. STANDARDS, CITY OF FORT PIERCE AND F.D.O.T.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
12. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. WHEN GROUNDWATER IS ENCOUNTERED THE CONTRACTOR SHALL PLAN ACCORDINGLY.
13. EROSION CONTROL FENCING MUST BE IN PLACE PRIOR TO GRADING.
14. PIPE LENGTHS AND SLOPES SHOWN ARE APPROXIMATE.
15. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
16. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
17. CONTRACTOR SHALL ADJUST INLET/STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS.
18. THIS PLAN CONTEMPLATES ACCESS CONNECTIONS TO ADJACENT ROADS AS SHOWN.
19. FILL MATERIAL MAY NOT BE STOCKPILED HIGHER THAN SIX (6) VERTICAL FEET ONSITE PER CITY OF FORT PIERCE CODE.
20. DIMENSIONS SHOWN ARE TO EDGE OF GUTTER OR PAVEMENT. RADII SHOWN ARE TO FACE OF CURB.
21. ALL SIGNS SHALL BE PER M.U.T.C.D. STANDARDS.
22. ALL PAVEMENT MARKINGS, EXCEPT PARKING STALL STRIPING, SHALL BE THERMOPLASTIC PER CITY OF FORT PIERCE REQUIREMENTS.
23. THE USES PROPOSED AS PART OF THIS PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED THE EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
24. WATER FOR FIRE FIGHTING PURPOSES SHALL BE INDICATED WITH A BLUE ROADWAY REFLECTOR, PLACE ONE FOOT OFF OF THE CENTERLINE OF THE ROAD FACING THE FIRE HYDRANT. THIS INCLUDES NEW AND EXISTING SOURCES.
25. REGARDLESS OF PRIVATE OR PUBLIC DEDICATIONS, THERE SHALL BE NO UTILITY CONNECTIONS, METER BOXES OR VALVE BOXES IN EXISTING OR PROPOSED SIDEWALK OR DRIVEWAY AREAS.
26. CONTRACTOR SHALL ADJUST INLET/STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS.
27. ANY STATE AND FEDERAL PERMITS THAT MAY BE REQUIRED AS A RESULT OF LAND CLEARING AND LANDSCAPING ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
28. CONTRACTOR IS RESPONSIBLE TO PROTECT AND/OR REPLACE ALL SURVEY MONUMENTATION BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA.
29. ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE STRIPED IN WHITE, TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR FOR ROAD & BRIDGE CONSTRUCTION, SECTION 710, LATEST EDITION.
30. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FDOT STANDARD INDEX 711-001, LATEST EDITION.
31. COMMERCIAL/MULTI-FAMILY BUILDINGS SHALL POST A MINIMUM 6 INCH NUMERICAL ADDRESS.
32. THERMOPLASTIC PAVEMENT MARKINGS SHALL BE REQUIRED ON EXISTING / PROPOSED DRIVEWAYS THAT CONNECT TO THE COUNTY RIGHT-OF-WAY (ROW) AND PROPOSED PAVEMENT MARKINGS WITHIN 25' OF THE COUNTY ROW.
33. ALL SUBDIVISION CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE CITY OF FORT PIERCE ORDINANCES.
34. ALL NUISANCE EXOTI



LEGAL DESCRIPTION:

PARCEL 1:
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 71°55'40" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, A DISTANCE OF 266.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71°55'40" EAST, A DISTANCE OF 82.15 FEET; THENCE SOUTH 18°02'48" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 71°55'31" EAST, A DISTANCE OF 202.25 FEET; THENCE SOUTH 89°46'42" EAST, ALONG THE SOUTH LINE OF N.S.L.R.D.D. CANAL NO. 38, A DISTANCE OF 56.17 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE SOUTH 01°32'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 87.44 FEET; THENCE FOR THE NEXT THREE (3) COURSES ALONG LINES OF OFFICIAL RECORDS BOOK 2898, PAGE 1570, (1) RUN SOUTH 71°55'31" WEST, A DISTANCE OF 221.77 FEET; (2) THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.07 FEET; (3) THENCE WEST, A DISTANCE OF 91.10 FEET; THENCE NORTH 18°04'20" WEST, A DISTANCE OF 357.81 FEET TO THE POINT OF BEGINNING.

PARCEL3:
A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD (A 120 FOOT WIDE RIGHT OF WAY) WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (AN 80 FOOT WIDE RIGHT OF WAY) AND THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, A DISTANCE OF 10.64 FEET, THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING: THENCE CONTINUED SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 160.08 FEET; THENCE EAST A DISTANCE OF 627.80 FEET, THENCE NORTH 01°32'47" EAST, A DISTANCE OF 477.16 FEET; THENCE SOUTH 71°55'31" WEST, DISTANCE 221.77 FEET; THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.06 FEET; THENCE WEST A DISTANCE OF 505.70 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT LANDS CONVEYED OR TAKEN IN OFFICIAL RECORDS BOOK 3085, PAGE 9 AND OFFICIAL RECORDS BOOK 3686, PAGE 2798,

LESS AND EXCEPTING THEREFROM:
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1193, PAGE 748, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, (SAID LINE BEING 81.75 FEET EAST, BY RIGHT ANGLE MEASUREMENT, OF THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4), A DISTANCE OF 257.55 FEET TO A POINT ON A LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK1193, PAGE 748, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, AS DEFINED IN SAID OFFICIAL RECORDS BOOK 3686, PAGE 2798, A DISTANCE OF 135.07 FEET TO A POINT 25.00 FEET DISTANT NORTH, BY RIGHT ANGLE MEASUREMENT, FROM THE SOUTH LINE OF SAID LANDS DESCRIBED OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE EAST, PARALLEL WITH AND 25.00 FEET DISTANT FROM SAID SOUTH LINE, A DISTANCE OF 377.13 FEET; THENCE NORTH, A DISTANCE OF 135.00 FEET TO A POINT ON AN AFORESAID LINE OF OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE WEST, ALONG SAID LINE, A DISTANCE OF 372.83 FEET TO THE POINT OF BEGINNING.

PARCEL4:
PARCEL OF LAND SITUATE AND LYING IN THE CITY OF FT. PIERCE, IN ST. LUCIE COUNTY, FLORIDA, TO WIT: NORTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY; LESS AND EXCEPT RIGHT-OF-WAY FOR DRAINAGE CANAL NO. 38 OVER THE NORTH 99 FEET OF THE ABOVE. (SOUTH OF DRAINAGE CANAL #38)

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT AND WERE DERIVED BY ASSIGNING A GRID BEARING OF N88°20'40"E TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-40.
7. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C0167J, DATED FEBRUARY 16, 2012.
9. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING INDIAN RIVER COUNTY BENCHMARK DOT 70-94-11-BM1 AT AN ELEVATION OF 15.58 (NAVD88)

LEGEND

BOC	= BACK OF CURB	PG.	= PAGE
BWF	= BARBED WIRE FENCE	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
(C)	= CALCULATED	PVC	= POLY VINYL CHLORIDE
CLF	= CHAIN LINK FENCE	RCP	= REINFORCED CONCRETE PIPE
CM	= CONCRETE MONUMENT	(S)	= SURVEYED
CMP	= CORRUGATED METAL PIPE	TOB	= TOP OF BANK
CONC.	= CONCRETE	TOS	= TOE OF SLOPE
COVD.	= COVERED	TRANS	= TRANSFORMER
(D)	= DESCRIPTION	UG	= UNDERGROUND
DIA	= DIAMETER	WDF	= WOODEN FENCE
EL.	= ELEVATION	WL	= WATER LINE
EM	= ELECTRIC METER	WM	= WATER METER
FFE	= FINISHED FLOOR ELEVATION		= FIRE HYDRANT
F.M.	= FORCE MAIN		= GUY ANCHOR
FND.	= FOUND		= UTILITY POLE
GV	= GATE VALVE	WV	= WATER GATE VALVE
ID	= IDENTIFICATION		= WELL
IP	= IRON PIPE		= LIGHT POLE
IR	= IRON ROD		= ELECTRIC PULL BOX
IRC	= IRON ROD WITH CAP		= STORM DRAINAGE MANHOLE
LB	= LICENSED BUSINESS		= SANITARY SEWER MANHOLE
LS	= LICENSED SURVEYOR		= SIGN
OHW	= OVERHEAD WIRES		= TELEPHONE SERVICE MANHOLE
O.R.B.	= OFFICIAL RECORD BOOK		
(P)	= PLAT		
PB	= PLAT BOOK		

EXISTING CONDITIONS PLAN

SCALE: 1" = 60'

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

ALL ELEVATIONS REFERENCE NAVD 88

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

	DATE	REVISIONS
1	10-21-2021	PER COFP COMMENTS
2	- - -	
3	- - -	
4	- - -	
5	- - -	
6	- - -	
7	- - -	
8	- - -	

JOB NO. 21-0056
DESIGNED TH
DRAWN SS
DATE SEPTEMBER 2021
CHECKED AS
DATE ISSUED 11/09/2021

MBV ENGINEERING, INC.
MOJA, BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #37128
MELBOURNE, FL PH (321) 253-4155
FT PIERCE, FL PH (772) 460-9055
1351 - 20TH STREET
VERO BEACH, FL 32960
PH. (772) 778-3617
FX. (772) 778-3617

EXISTING CONDITIONS PLAN

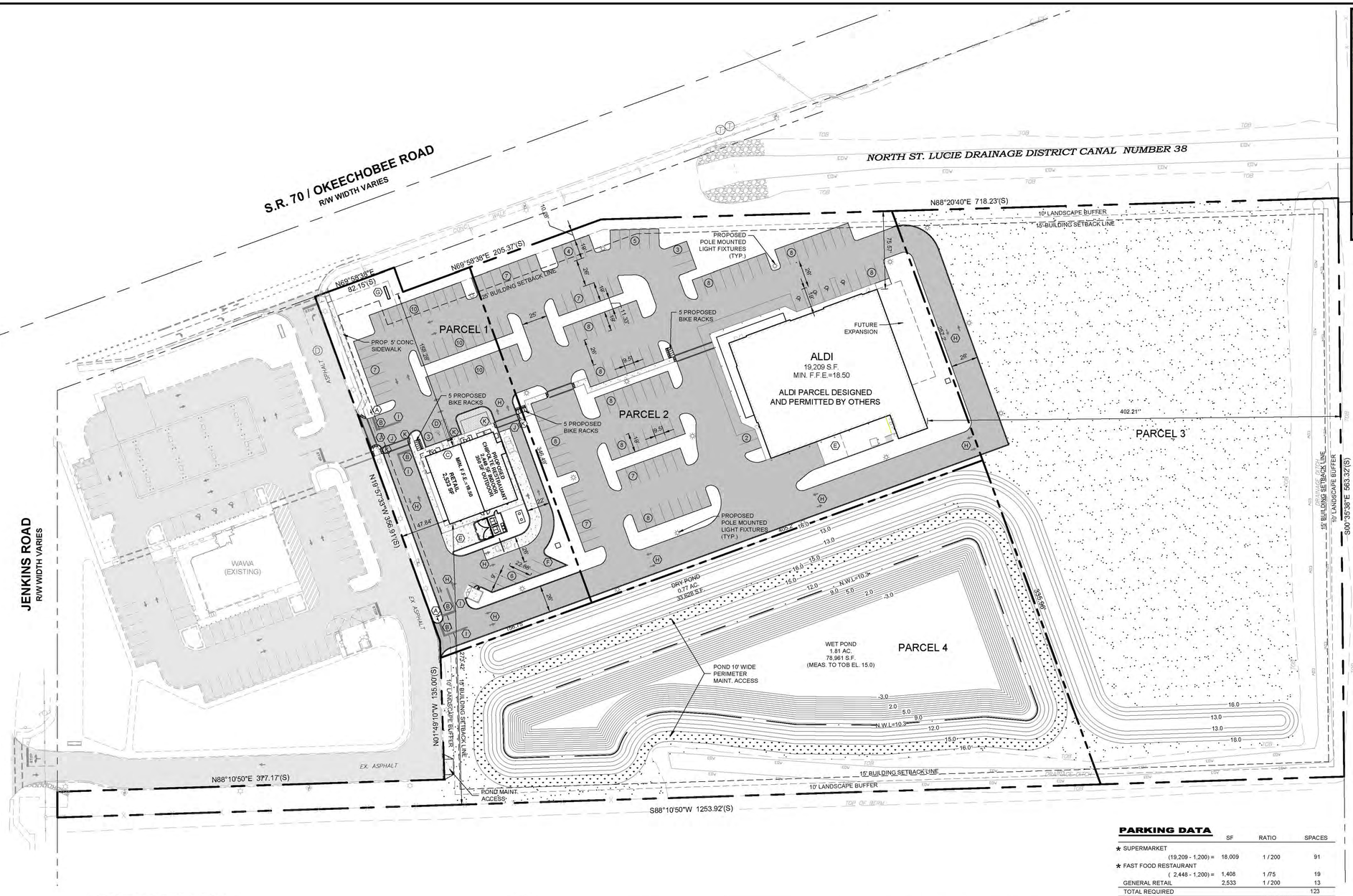
FT. PIERCE COMMERCIAL
CITY OF FORT PIERCE FLORIDA

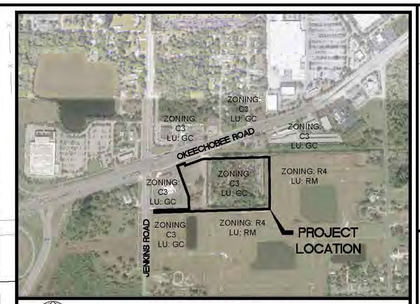
AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER
AARON G. STANTON
FL. P.E. #72460

SHEET
C3

21-0056

O:\EA\WIN\2021\21-0056 Ft. Pierce Commercial Master Infrastructure and Chipotle Parcel\Drawings\21-0056-EX COND.dwg 11/8/2021 11:46 AM STEVE SMITH





LOCATION MAP

SITE PLAN

SCALE: 1" = 50'

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRASS STABILIZATION
- PROPOSED POLE MOUNTED LIGHTING

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 119, 123, AND 125 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

SIGNAGE & PAVEMENT MARKING SCHEDULE		
SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
A	30"	R1-1 "STOP" SIGN
B	24"	SOLID WHITE STOP BAR
C	12"	FTP-20-06 HC PARKING SIGN (WALL MOUNTED)
D		PAINTED PAVEMENT MARKINGS PER FDOT INDEX #711-001
E		12' X 35' LOADING ZONE
F	4"	PAINTED WHITE STRIPE
G		GROUND SIGNAGE (DESIGNED AND PERMITTED BY OTHERS)
H		DESIGNED TRAFFIC FLOW INDICATOR (FOR SITE PLANNING PURPOSES ONLY)
I	6"	25 LF DOUBLE YELLOW STRIPE
J		12" PAINTED CROSSWALK PER FDOT INDEX #711-001
K		DETECTABLE WARNINGS PER FDOT INDEX #522-002 CURRENT EDITION

PERMITS REQUIRED

CITY OF FORT PIERCE (CoFP) DEVELOPMENT REVIEW
CoFP VEGETATION REMOVAL
CoFP CONCURRENCY REVIEW
CoFP EROSION AND SEDIMENT CONTROL AFFIDAVIT
CoFP DESIGN REVIEW
FORT PIERCE UTILITY AUTHORITY
NORTH ST. LUCIE DRAINAGE DISTRICT
SFWMD ERP PERMIT
FDEP WATER
FDEP DOMESTIC WASTEWATER
FDEP NPDES NOTICE OF INTENT
FDEP WETLANDS
FDOT DRAINAGE
FDOT UTILITY

TRAFFIC STATEMENT

PER TRAFFIC IMPACT ANALYSIS PREPARED BY PINDER TROUTMAN CONSULTING, INC, DATED SEPTEMBER 3, 2021:

PROJECT ADT = 1,716 TRIPS
PROJECT AM / PM PEAK HOUR = 56 AM & 142 PM PEAK TRIPS

REFER TO ENCLOSED TRAFFIC STUDY FOR FURTHER INFORMATION

CONSTRUCTION SCHEDULE

CONSTRUCTION START: JANUARY 2022
CONSTRUCTION END: JANUARY 2023

PARKING DATA

	SF	RATIO	SPACES
★ SUPERMARKET (19,209 - 1,200) =	18,009	1 / 200	91
★ FAST FOOD RESTAURANT (2,448 - 1,200) =	1,408	1 /75	19
GENERAL RETAIL	2,533	1 / 200	13
TOTAL REQUIRED			123
		PROVIDED (INCL. 9 H.C)	160

★ 1,200 SF Exemption per The Code of Ordinances of The City of Fort Pierce, Sec. 125-315.(a)(4)a. PROVIDING 15 BIKE RACKS

STORMWATER DESCRIPTION

ON-SITE STORMWATER RUNOFF FROM THE PROPOSED NEW IMPERVIOUS AREA INCLUDING BUILDINGS AND ROOFTOPS WILL BE COLLECTED BY STORM INLETS AND ROUTED TO THE MASTER STORMWATER TRACT. THE DEVELOPMENT'S WILL UTILIZE A COMBINATION OF DRY AND WET RETENTION FOR WATER WATER QUALITY TREATMENT AND WATER QUANTITY ATTENUATION. THE STORMWATER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH, NSLDD, SFWMD AND CITY OF FT. PIERCE REQUIREMENTS. STORMWATER OUTFALL IS PROPOSED TO THE EXISTING DITCH TO THE SOUTH WHICH WILL ROUTE THE OUTFALL RUNOFF TO THE NE CORNER WHERE THE EXISTING OUTFALL IS DISCHARGED INTO THE NSLDD CANAL NO. 38.

FLOOD ZONE

THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" (AREA OF MINIMAL FLOOD HAZARD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBER 12111C0167J, DATED FEBRUARY 16, 2012, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY THIS PARCEL IS SITUATED IN.

LEGAL DESCRIPTION

SEE SURVEY SHEETS

WASTEWATER SOURCE

FORT PIERCE UTILITY AUTHORITY

POTABLE WATER SOURCE

FORT PIERCE UTILITY AUTHORITY

PROJECT INFORMATION

PROJECT DESCRIPTION

THIS PROJECT PROPOSES A MASTER COMMERCIAL DEVELOPMENT PARCEL WITH AN OVERALL AREA OF 12.00 ACRES. THE MASTER DEVELOPMENT WILL BE DIVIDED INTO FOUR (4) SEPARATE PARCELS AS DESCRIBED BELOW:

PARCEL 1: 1.26 AC PARCEL CONTAINING A 2,448 SF CHIPOTLE RESTAURANT AND 2,533 SF RETAIL BUILDING
PARCEL 2: 2.96 AC PARCEL CONTAINING A 19,209 SF ALDI GROCERY STORE
PARCEL 3: 4.35 AC PARCEL (3.06 AC NET DEVELOPABLE) FOR FUTURE COMMERCIAL DEVELOPMENT
PARCEL 4: 3.44 AC STORMWATER TRACT

THE MASTER DEVELOPER WILL RETAIN OWNERSHIP OF THE LAND AND ENTER INTO LAND-LEASE AGREEMENTS WITH THE INDIVIDUAL PARCEL USERS. THE DEVELOPMENT WILL BE DESIGNED TO PROVIDE MASTER INFRASTRUCTURE IMPROVEMENTS CONSISTING OF ROADS, WATER AND SEWER LINES, STORMWATER, GAS AND ELECTRIC. THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN AND PERMITTING OF THE MASTER INFRASTRUCTURE AND WILL PREPARE "PAD - READY" SITES FOR PARCEL 2 AND PARCEL 3. UTILITY STUBS WILL BE PROVIDED TO EACH PARCEL FOR THE INDIVIDUAL DEVELOPMENT TO CONNECT TO. PARCEL 4 IS THE PROPOSED STORMWATER TRACT THAT WILL PROVIDE THE REQUIRED STORMWATER TREATMENT AND ATTENUATION FOR THE MASTER DEVELOPMENT.

OWNER/APPLICANT

OKEEJEN, LLC
1870 ALOMA AVENUE, SUITE 110
WINTER PARK, FLORIDA 32789
PHONE (321) 228-8510

SURVEYOR

INDIAN RIVER SURVEY, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880

ENGINEER

MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

ARCHITECT

FWH ARCHITECTS
3336 GRAND BLVD., SUITE 201
HOLIDAY, FLORIDA 34690
PHONE (727) 815-3336

ALDI ENGINEER

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 202-7000

ALDI ARCHITECT

APD ENGINEERING & ARCHITECTURE, PLLC
615 FISHERS RUN
VICTOR, NEW YORK 14564
PHONE (585) 742-0213

SITE ADDRESS

5575 OKEECHOBEE ROAD
FORT PIERCE, FLORIDA 34947

TAX PARCEL I.D. NUMBER

2419-321-0001-000-5
2419-322-0003-000-2

ZONING

C-3

LAND USE

GC

LATITUDE

27°25'3.24" N

LONGITUDE

80°22'51.80" W

SITE DATA

	SF	AC	%
SITE AREA	522,635 SF	12.00 AC	100.00%
EXISTING LAND IS VACANT			
PROPOSED SITE DATA			
TOTAL SITE AREA	522,635 SF	12.00 AC	100.00%
PARCEL 1:			
PARCEL AREA	54,722 SF	1.26 AC	10.47%
PROPOSED BUILDINGS	4,981 SF	0.11 AC	0.95%
PROPOSED PAVEMENT	30,944 SF	0.71 AC	5.92%
PROPOSED CONCRETE	3,733 SF	0.08 AC	0.71%
IMPERVIOUS AREA	39,658 SF	0.91 AC	7.58%
PERVIOUS AREA	15,064 SF	0.35 AC	2.88%
PARCEL 2:			
PARCEL AREA	128,797 SF	2.96 AC	24.64%
PROPOSED BUILDINGS	19,209 SF	0.44 AC	3.67%
PROPOSED PAVEMENT	63,058 SF	1.45 AC	12.06%
PROPOSED CONCRETE	3,583 SF	0.08 AC	0.70%
IMPERVIOUS AREA	85,850 SF	1.97 AC	16.43%
PERVIOUS AREA	42,947 SF	0.99 AC	8.22%
PARCEL 3 (FUTURE DEVELOPMENT):			
PARCEL AREA	189,414 SF	4.35 AC	36.24%
IMPERVIOUS AREA	142,050 SF	3.26 AC	27.18%
PERVIOUS AREA	47,364 SF	1.09 AC	9.06%
PARCEL 4 (STORMWATER):			
PARCEL AREA	149,903 SF	3.44 AC	28.68%
WET POND AT CONTROL	80,150 SF	1.84 AC	15.33%
IMPERVIOUS AREA	80,150 SF	1.84 AC	15.33%
PERVIOUS AREA	69,753 SF	1.60 AC	13.35%
SITE TOTAL:			
IMPERVIOUS AREA	347,708 SF	7.98 AC	66.53%
PERVIOUS AREA	174,927 SF	4.02 AC	33.47%

ZONING DATA

C-3 CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT SIZE	10,000 SF	522,635 SF	522,635 SF
LOT WIDTH	70' MIN.	287.52'	287.52'
LOT DEPTH	90' MIN.	563.35'	563.35'
BUILDING SETBACKS:			
FRONT (NORTH)	25'	0'	158.28'
SIDE (NORTH)	15'	0'	75.57'
SIDE (WEST)	15'	0'	47.84'
SIDE (EAST)	15'	0'	402.21'
SIDE (SOUTH)	15'	0'	273.42'
BUILDING COVERAGE	60% MAX.	0%	4.62%
OPEN SPACE	20% MIN.	100%	33.47%
BUILDING HEIGHT	65' MAX.	NA	65' MAX.

ALL ELEVATIONS REFERENCE NAVD 88

REVISIONS	DATE
1 PER COFP COMMENTS	10-21-2021

JOB NO.	21-0056
DESIGNED	TH
DRAWN	SS
DATE	SEPTEMBER 2021
CHECKED	AS
DATE ISSUED	11/09/2021

MBV ENGINEERING, INC.
MOIA, BOWLES VILAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 20TH STREET
VERO BEACH, FL 32960
PH. (772) 569-0035
FAX (772) 569-0033
MELBOURNE, FL PH (321) 253-4135
FT PIERCE, FL PH (772) 466-9553

OVERALL SITE PLAN

FT. PIERCE COMMERCIAL

CITY OF FORT PIERCE FLORIDA

AARON G. STANTON
LICENSE
No. 72460
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

SHEET
C6

21-0056

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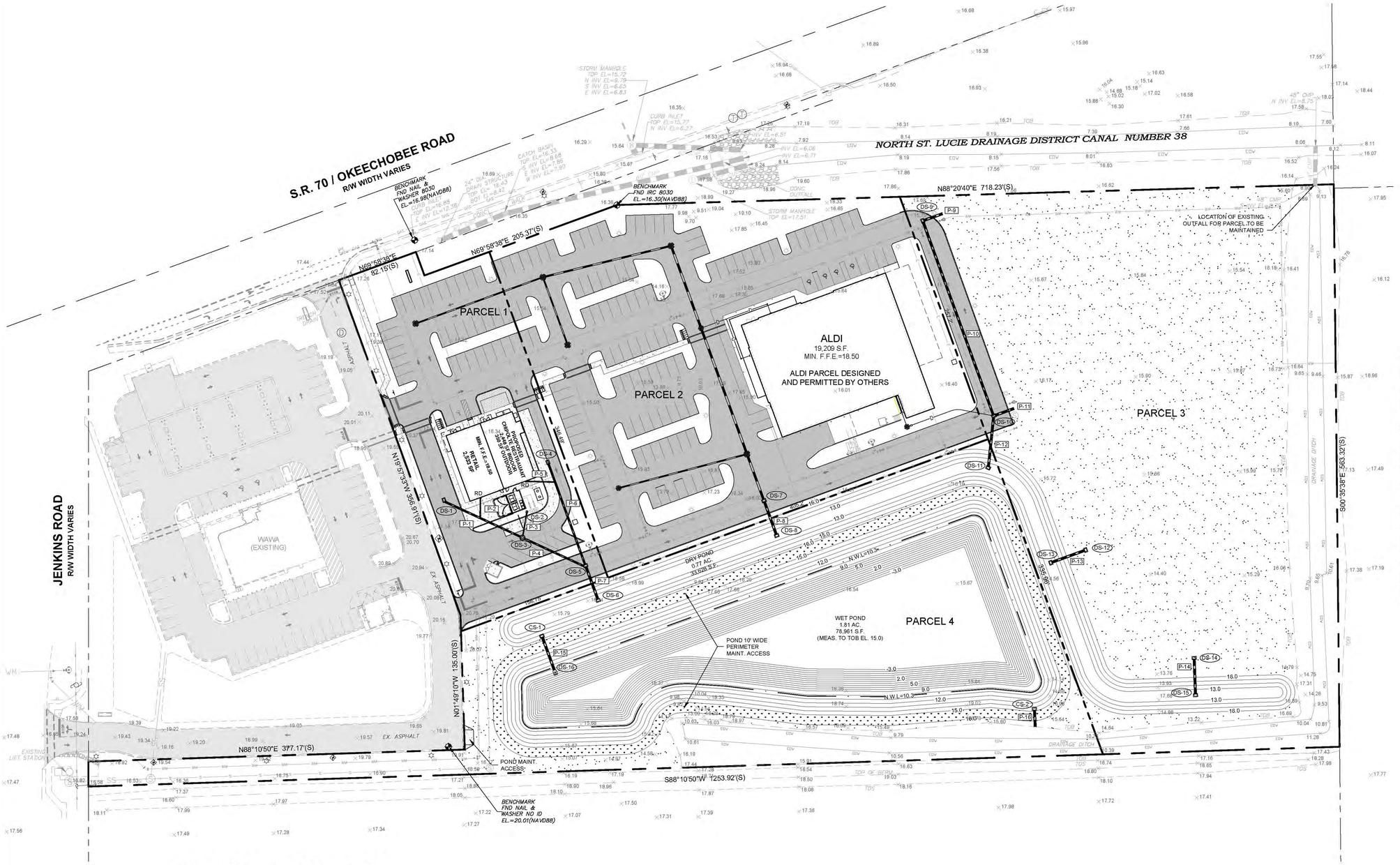

DRAINAGE STRUCTURE SCHEDULE	
STRUCTURE NUMBER	DESCRIPTION
DS- 1	TYPE "C" INLET
DS- 2	18" ADS YARD DRAIN
DS- 3	DRAINAGE MANHOLE
DS- 4	TYPE "C" INLET
DS- 5	TYPE "C" INLET
DS- 6	TYPE "C" INLET
DS- 7	TYPE "D" INLET
DS- 8	TYPE "C" INLET
DS- 9	TYPE "C" INLET
DS- 10	TYPE "D" INLET
DS- 11	TYPE "C" INLET
DS- 12	TYPE "C" INLET
DS- 13	TYPE "C" INLET
DS- 14	TYPE "C" INLET
DS- 15	TYPE "C" INLET
CS-1	MODIFIED TYPE "C" INLET
DS-16	MITERED END SECTION
CS-2	MODIFIED TYPE "C" INLET
RD = ROOF DRAIN	

DRAINAGE PIPE SCHEDULE			
PIPE NUMBER	SIZE	LENGTH	DESCRIPTION
P 1	15"	84 LF	ADS N-12
P- 2	6"	20 LF	ADS N-12
P- 3	12"	24 LF	ADS N-12
P- 4	15"	65 LF	ADS N-12
P- 5	6"	28 LF	ADS N-12
P- 6	15"	102 LF	ADS N-12
P- 7	18"	35 LF	ADS N-12
P- 8	30"	35 LF	ADS N-12
P- 9	18"	20 LF	ADS N-12
P- 10	18"	200 LF	ADS N-12
P- 11	18"	20 LF	ADS N-12
P- 12	24"	50 LF	ADS N-12
P- 13	18"	35 LF	ADS N-12
P- 14	18"	35 LF	ADS N-12
P- 15	18"	35 LF	ADS N-12
P- 16	18"	18 LF	ADS N-12

PAVING, GRADING & DRAINAGE PLAN

SCALE: 1" = 50'

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRASS STABILIZATION
- PROPOSED DRAINAGE INLET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE PIPE
- (DS-#) PROPOSED DRAINAGE STRUCTURE NO. (SEE TABLE THIS SHEET)
- P-# PROPOSED DRAINAGE PIPE NO. (SEE TABLE THIS SHEET)
- 19.24 EXISTING TOPOGRAPHY

ALL ELEVATIONS REFERENCE NAVD 88

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

DATE	REVISIONS
10-21-2021	1 PER COFP COMMENTS
–	2 –
–	3 –
–	4 –
–	5 –
–	6 –
–	7 –
–	8 –

JOB NO. 21-0056
DESIGNED TH
DRAWN SS
DATE SEPTEMBER 2021
CHECKED AS
DATE ISSUED 11/09/2021

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VERO BEACH, FL 32960
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OVERALL
PAVING, GRADING
& DRAINAGE PLAN

FT. PIERCE COMMERCIAL
FLORIDA
CITY OF FORT PIERCE

AARON G. STANTON
LICENSE
No. 72460
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AARON G. STANTON
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SHEET
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21-0056

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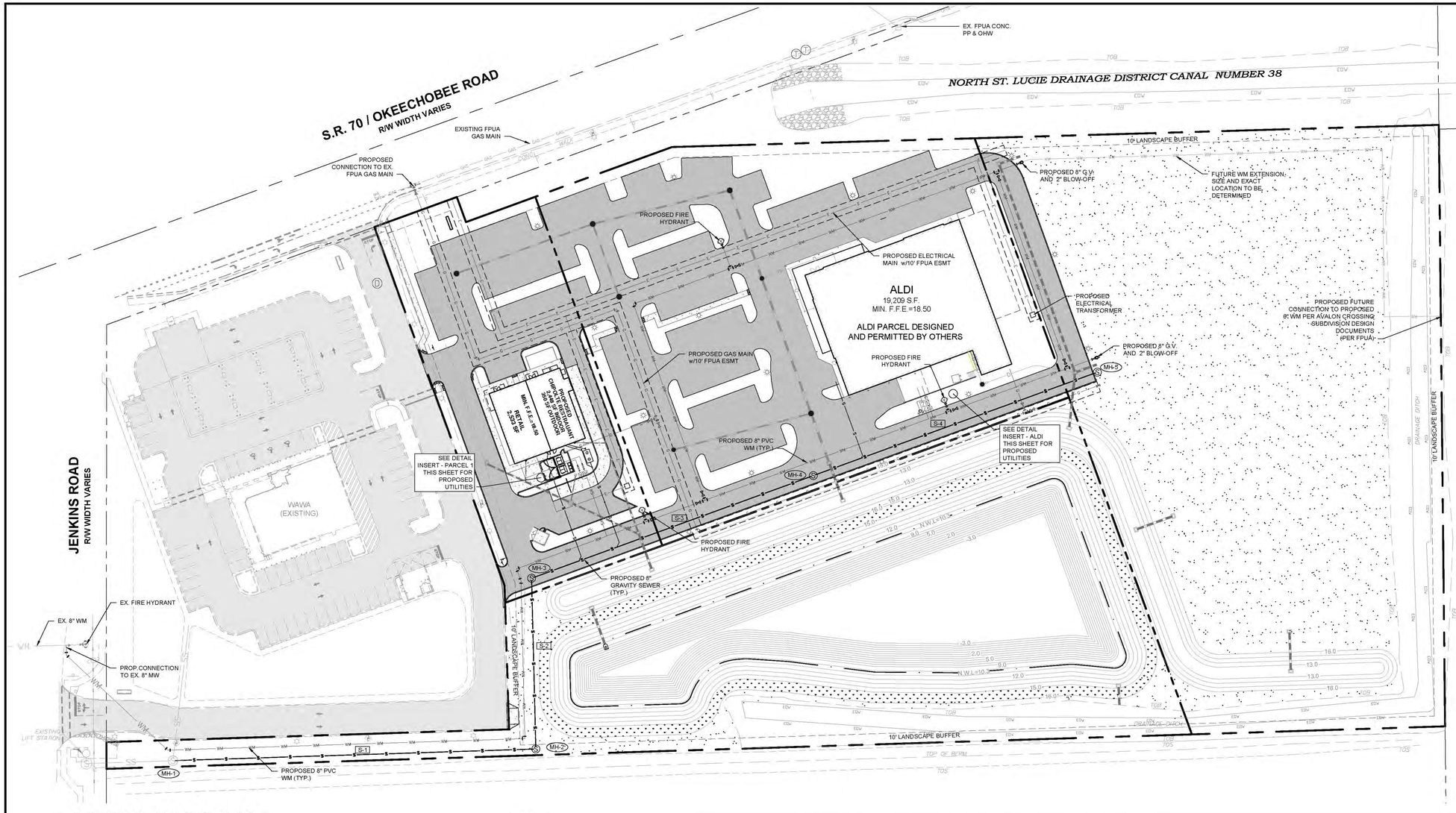


UTILITY PLAN

SCALE: 1" = 50'

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

SANITARY SEWER MANHOLE SCHEDULE

STRUCTURE NUMBER	RIM ELEV.	INVERT ELEVATION IN EL. / DIR	IN EL. / DIR	IN EL. / DIR	OUT EL. / DIR	DESCRIPTION
MH- 1		PLUG EX. 10.3 / E	EX. 5.67 /N EX. 11.39 / N	CORE 8.30 / E	EX. 5.42 / W	EXISTING SANITARY MANHOLE
MH- 2				9.74 / N	9.64 / W	SANITARY MANHOLE
MH- 3				10.46 / E	10.36 / S	SANITARY MANHOLE
MH- 4				11.67 / E	11.57 / W	SANITARY MANHOLE
MH- 5				FUTURE 12.88 / E	12.78 / W	SANITARY MANHOLE

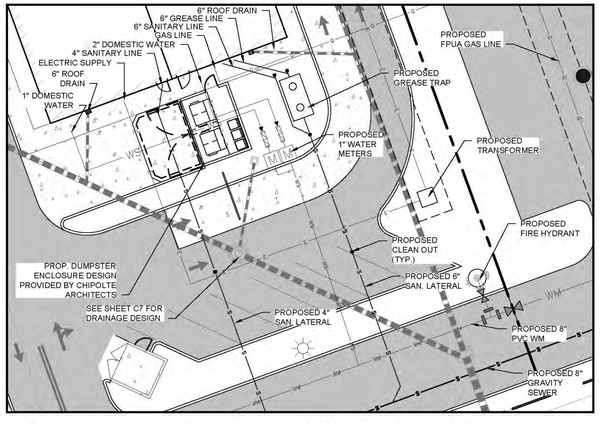
SANITARY SEWER PIPE SCHEDULE

PIPE NUMBER	SIZE	LENGTH	DESCRIPTION
S- 1	8"	336 LF	SDR-21 PVC
S- 2	8"	156 LF	SDR-21 PVC
S- 3	8"	277 LF	SDR-21 PVC
S- 4	8"	277 LF	SDR-21 PVC

NOTE: ALL SANITARY SEWER PIPE @ MIN. 0.4% SLOPE

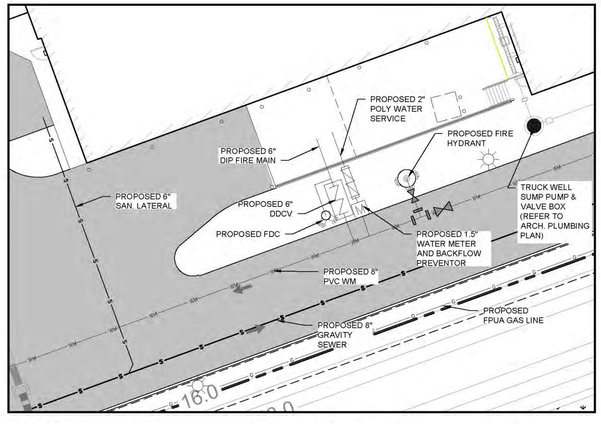
LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED 8" WATERMAIN
- PROPOSED 8" GRAVITY SEWER
- PROPOSED 2" GAS (BY FPUA) w/ 10' DEDICATED FPUA ESMT
- PROPOSED UNDERGROUND ELECTRIC (BY FPUA) w/ 10' DEDICATED FPUA ESMT
- PROPOSED SANITARY SEWER MANHOLE AND LABEL (SEE TABLE THIS SHEET)
- PROPOSED SANITARY SEWER PIPE LABEL (SEE TABLE THIS SHEET)
- PROPOSED FIRE HYDRANT
- PROPOSED POLE MOUNTED LIGHTING



DETAIL INSERT - PARCEL 1

SCALE: 1" = 20'



DETAIL INSERT - ALDI

SCALE: 1" = 20'

FDEP SEPARATION CRITERIA:

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER, FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(B)NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2),F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM - TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B)EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

ALL ELEVATIONS REFERENCE NAVD 88

NO.	DATE	REVISIONS
8	-	-
7	-	-
6	-	-
5	-	-
4	-	-
3	-	-
2	-	-
1	10-21-2021	PER COFP COMMENTS

JOB NO.	21-0056
DESIGNED	TH
DRAWN	SS
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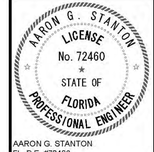
MBV ENGINEERING, INC.
MOIA, BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
MELBOURNE, FL - PH: (321) 253-4135
FT PIERCE, FL - PH: (772) 466-9551

OVERALL UTILITY PLAN

FT. PIERCE COMMERCIAL

CITY OF FORT PIERCE FLORIDA



AARON G. STANTON
FL. P.E. #72460

SHEET
C8

21-0056

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APD ENGINEERING | ARCHITECTURE

APD Project No. 20-0601A

September 17, 2021

City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34950

RE: ALDI – RPB 37 Ft Pierce FL – New Building

To whom it may concern,

The design intent of the proposed ALDI is to provide a modern sleek building that mixes elements of the ALDI corporate identity with components of neighboring buildings. ALDI has a great relationship with the community at its existing store along US Hwy 1 and is excited to provide this new modern aesthetic to customers at its new location.

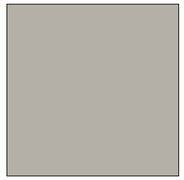
This building is sited with its main North and West facades facing Okeechobee Rd. These elevations are broken up to provide human scale and hide the mass of the overall building. Nichiha bumpouts (fiber cement panels with a wood grain texture) are utilized to break up the main stucco wall fields and provide horizonal and vertical deviations in the building mass. An abundance of glazing has been incorporated to provide natural light within the building and open up the façade. The sloped tower provides a point of interest and helps to guide the customer to the main point of entry into the store. A large canopy provides customers shade and protection from the elements while introducing a strong horizontal break. The residual East and South facades carry the main building materials around all sides of the building.

Building materials selected for this project hide the CMU construction beneath while providing durable surfaces for longevity. These materials tie into the stone veneer in the neighboring Wawa, along with the stucco and horizontal fiber cement panels and canopy at Starbucks across the street. The main building wall is broken down into three elements similar to the proposed multi-use building adjacent to our site. The stone veneer provides a solid base, followed by a stucco field that is capped with edge metal. They complement each other with earthy tones to provide a warm material pallet with metal accents.

Should you have any further questions please do not hesitate to reach out.

Sincerely,

Adam Noga, NCARB
Architect
anoga@apd.com
585.742.0213



1

FIRESTONE - GRANITE
METAL TRIM
EDGE METAL

2

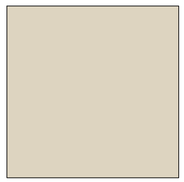
CUSTOM COLOR - AGED BRONZE
METAL TRIM
EDGE METAL

3

DRYVIT SYSTEMS INC - DOVER SKY
STUCCO
ARCHITECTURAL FIELD

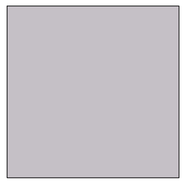
4

NICHIHA - BARK (VINTAGE WOOD)
FIBER CEMENT BOARD
SECONDARY TOWER FIELD



5

CAST STONE - TANNERSTONE
MASONRY CAP
ARCHITECTURAL WATER TABLE

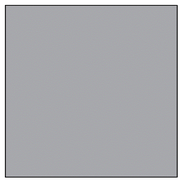


6

FIRESTONE - SILVER METALLIC
METAL TRIM
EDGE METAL

7

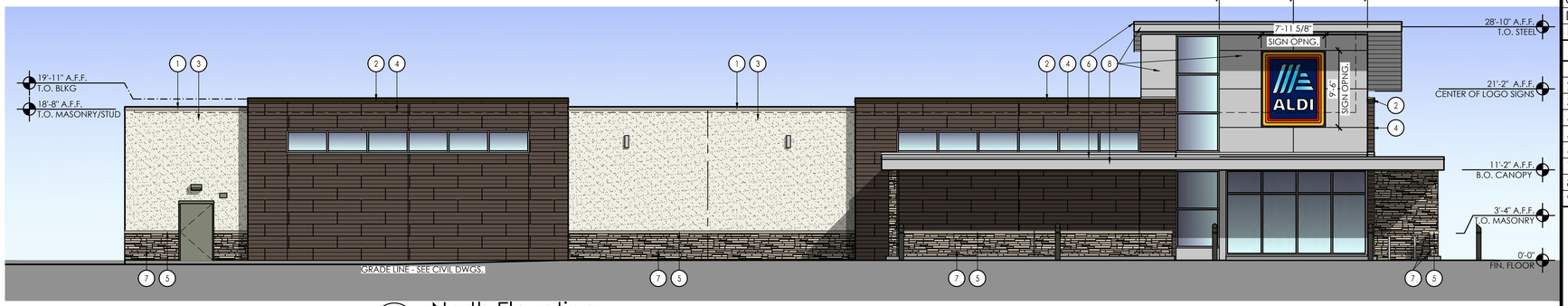
LEDGESTONE - SOUTHWEST BLEND
MASONRY VENEER
ARCHITECTURAL WATER TABLE



8

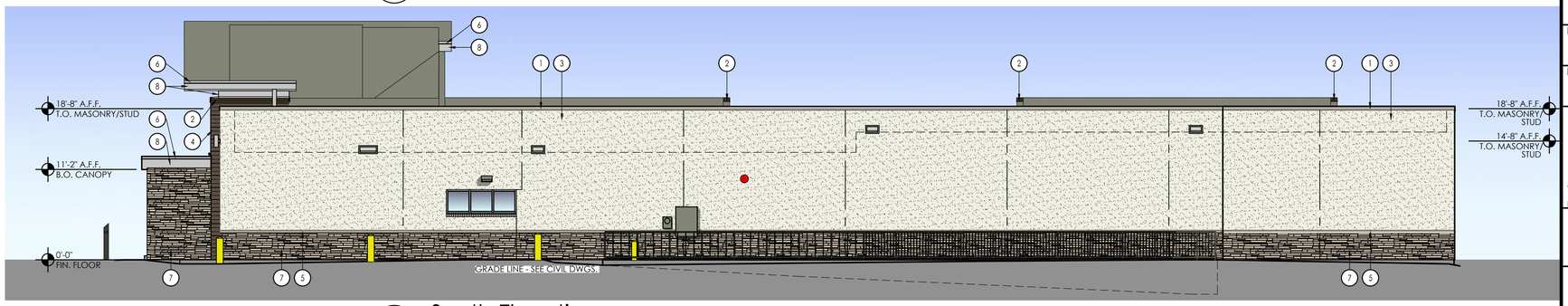
LAMINATORS INC - BRIGHT SILVER
ALUMINUM COMPOSITE PANEL
MAIN TOWER SIGNAGE FIELD

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			



4 North Elevation

SCALE: 1/8" = 1'-0"

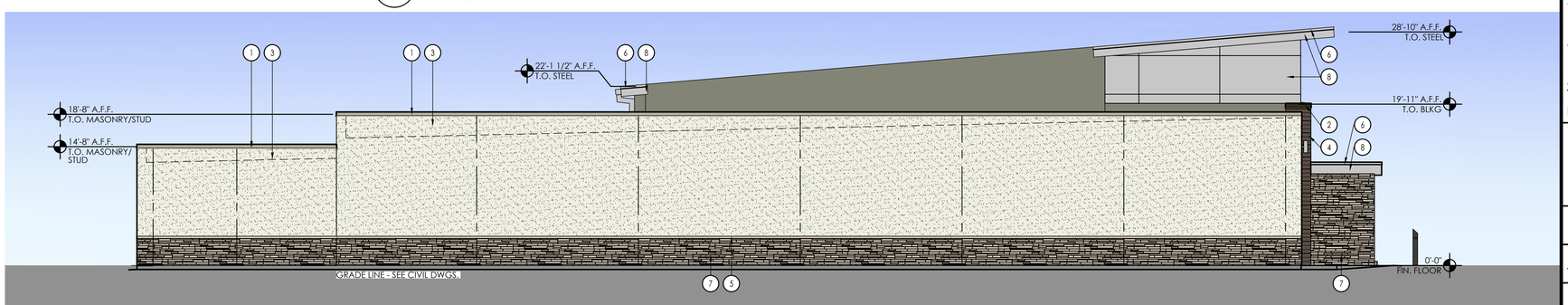


3 South Elevation

SCALE: 1/8" = 1'-0"

2 West Elevation

SCALE: 1/8" = 1'-0"



1 East Elevation

SCALE: 1/8" = 1'-0"

Issued:		Date:
A	CFP-1/CEE-1 Issued for Client Review	11/25/20
B		
C		
D		
E		

Revisions:		Date:
1	CEE-1 Reissued for Client Review	09/14/21
2		
3		
4		
5		
6		
7		
8		
9		

Seal

Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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Victor, NY 14564
www.apd.com

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585.742.2222 - www.apd.com

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Royal Palm Beach, FL 33411
(561) 640-8000
(561) 640-8001 fax

ALDI Inc. Store #: XX
Ft Pierce
5575 Okeechobee Rd
Fort Pierce, FL 34947
St Lucie County
Project Name & Location:

Exterior Elevations
Drawing Name:

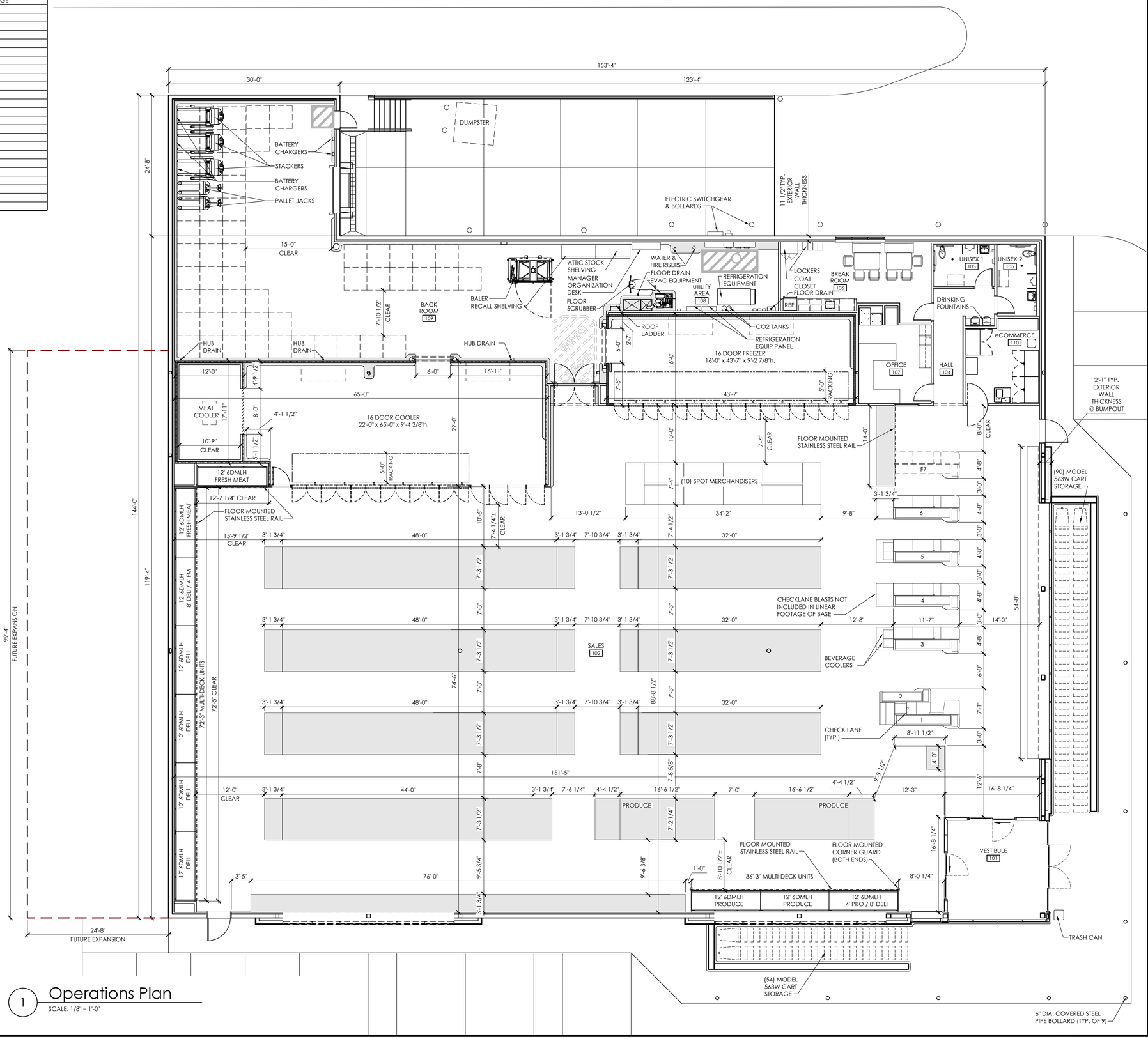
Date: 11/24/20	Project No. 20-0601A
Type:RHRDV7ER	
Drawn By: JWL	CEE-1
Scale: As Noted	Drawing No.

PLOTTED: 9/14/2021 9:39 AM

FT PIERCE, FL AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE (M)	SALES / VESTIBULE	12,579
	UNISEX 2	84
	UNISEX 1	76
	HALL	137
SUBTOTAL (MERCANTILE)		12,876
BUSINESS (B)	OFFICE	195
	BREAK ROOM	319
	eCOMMERCE	180
SUBTOTAL (BUSINESS)		694
STORAGE / STOCK (S-1)	BACKROOM	2,672
	COOLER	1,313
	FREEZER	648
SUBTOTAL (STORAGE / STOCK)		4,633
SUBTOTAL (OCCUPANCIES)		18,203
EXTERIOR /INTERIOR WALLS / UNOCCUPIED SPACE		1,028
BUILDING SQUARE FOOTAGE		19,231
EXTERIOR CANOPY		1,249
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		20,480

NOTES:
1. THIS DRAWING IS FOR GENERAL FIXTURING LAYOUT AND REFERENCE TO EQUIPMENT ONLY. ALL INFORMATION IS FOR ALDI OPERATIONAL USE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
2. ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR FISH COUNTER.
4. ALL FOOD IS PREPACKAGED. THERE IS NO ON SITE FOOD PREPARATION.
5. GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPTM).

REAR DOCK OPERATIONS DATA	
ITEM	FT PIERCE, FL
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	827'-2"
ASSUMED PALLET STORAGE	57
BUILDING DIMENSIONS	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	74'-6" x 151'-5"
LENGTH OF MULTIDECK	120'
COOLER MILK DOORS	4
COOLER GENERAL DOORS	12
FREEZER GENERAL DOORS	16
SPOT MERCHANDISERS	10
CART STORAGE	144



1 Operations Plan
SCALE: 1/8" = 1'-0"

PLOTTED: 7/7/2021 11:31 AM

Issued:		Date:
A	CFP-1/CEE-1 Issued for Client Review	11/25/20
B		
C		
D		
E		

Revisions:	Date:
1	
2	
3	
4	
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6	
7	
8	
9	

Seal Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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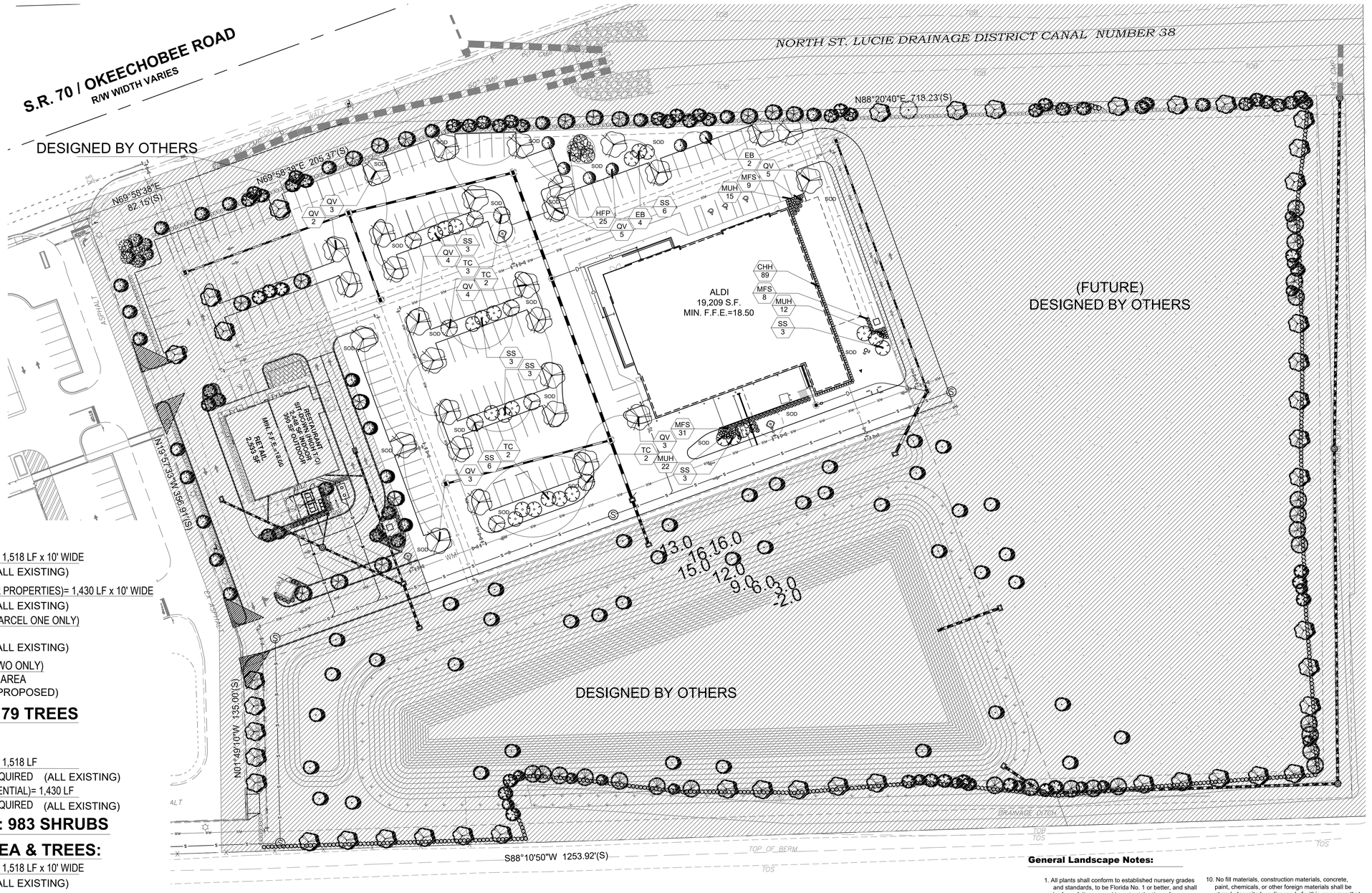
(561) 640-8001 fax

ALDI Inc. Store #: XX
Ft Pierce
5575 Okeechobee Rd
Fort Pierce, FL 34947
St Lucie County
Project Name & Location:

Concept Floor Plan
Drawing Name:

Date: 11/24/20	Project No. 20-0601A
Type:RHRDV7ER	
Drawn By: SPH	CFP-1
Scale: As Noted	Drawing No.



TREE REQUIREMENTS

PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,518 LF x 10' WIDE
15,180 S.F. DIV. BY 300 = 51 TREES REQUIRED (ALL EXISTING)

PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,430 LF x 10' WIDE
14,300 SF DIV. BY 200 = 72 TREES (ALL EXISTING)

INTERIOR VEHICULAR USE AREAS = 29,066 S.F. (PARCEL ONE ONLY)
29,066/15 = 1,938 S.F. REQUIRED PLANTING AREA
20 INTERIOR VUA TREES REQUIRED (ALL EXISTING)

INTERIOR VEHICULAR USE AREAS = (PARCEL TWO ONLY)
53,793.75/15 =3586.25 S.F. REQUIRED PLANTING AREA
36 TREES REQUIRED (PROPOSED)

TOTAL TREES REQUIRED: 179 TREES

SHRUB REQUIREMENTS

PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,518 LF
CONTINUOUS HEDGE @ 36" OC = 506 SHRUBS REQUIRED (ALL EXISTING)
PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 1,430 LF
CONTINUOUS HEDGE @ 36" OC = 477 SHRUBS REQUIRED (ALL EXISTING)

TOTAL SHRUBS REQUIRED: 983 SHRUBS

PROVIDED LANDSCAPE AREA & TREES:

PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,518 LF x 10' WIDE
51 TREES PROVIDED (ALL EXISTING)

PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,430 LF x 10' WIDE
72 TREES PROVIDED (ALL EXISTING)
INTERIOR VEHICULAR USE AREAS = 29,066 S.F. (PARCEL ONE ONLY)
2773 S.F. PLANTING AREA PROVIDED (ALL EXISTING)
20 INTERIOR VUA TREES PROVIDED

INTERIOR VEHICULAR USE AREAS = (PARCEL TWO ONLY)
53,793.75/15 =3586.25 S.F. REQUIRED PLANTING AREA
36 TREES PROVIDED (PROPOSED)

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PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 1,430 LF
477 SHRUBS PROVIDED (ALL EXISTING)

TOTAL SHRUBS PROVIDED: 994 SHRUBS

EXISTING TREE MITIGATION BY OTHERS.

PLANT SCHEDULE PARCEL 2

TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
EB	6	Japanese Blueberry Tree	Elaeocarpus decipiens	45 gal	2.5"Cal	12` Ht	5`	No	Medium	4' CT
QV	29	Southern Live Oak	Quercus virginiana	45 gal	2.5"Cal	12` Ht	5`	Yes	High	6` CT
TC	9	Silver Trumpet	Tabebuia caraiba	45 gal	2.5"	12` Ht	6`	No	High	
PALM TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
SS	27	Cabbage Palmetto	Sabal palmetto	FG		10-18` c.t.	10`	Yes	High	Slick
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
CHH	89	Red Tip Cocoplum	Chrysobalanus icaco `Red Tip`	NA	24"	36"	18"	Yes	High	Full to base
HFP	25	Firebush	Hamelia patens	NA	18"	24"	18"	Yes	High	
MFS	48	Simpson's Stopper	Myrcianthes fragrans	NA	24"	48"	36"	Yes	High	
MUH	49	Pink Muhly Grass	Muhlenbergia capillaris	NA	24"	24"	18"	Yes	High	

REFER TO SHEET LA-1 FOR MITIGATION CALCULATIONS

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. Irrigation to conform to all local and State regulations with regard to water consumption.
15. All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
125 W. INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: F210043
DRAWN BY: LD
CHECKED BY: MDG
DATE: 07/07/2021
CAD I.D.: F210016-LANDSCAPE

PROJECT:

5575 OKEECHOBEE RD. LOCATION

FOR

ALDI

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

REGISTERED LANDSCAPE ARCHITECT
MICHAEL D. GROSSWIRTH
LA 6666871
STATE OF FLORIDA

SHEET TITLE:

LANDSCAPE PLAN PARCEL 2

SHEET NUMBER:

LA-1A

Printed on Thursday, September 23, 2021, 3:01 PM by Laura Dieguez ...\PROJECTS\F210016-LANDSCAPE\...\LANDSCAPE PLAN PARCEL 2

September 15, 2021

City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34950

Re: **Project Name:** **Dual-tenant Shell Building**
Project Location: **Fort Pierce, FL**
FWH Project No.: **21070**

To whom it may concern:

This letter represents our design intent for this proposed development

The project sits just east of the I-95 and Okeechobee Road interchange and is part of a major east-west corridor consisting of commercial development from I-95 to the converted mall, now Renaissance Business Park. The commercial corridor reflects older and newer structures of varying architectural styles developed over the past thirty plus years. The styles typically reflect prototypes and branding designs of national retailers and services. Although this project will have nationally recognized tenants, its architecture will not be defined by their respective brandings; instead, it will subsequently have a neutral design to accommodate their co-habitation.

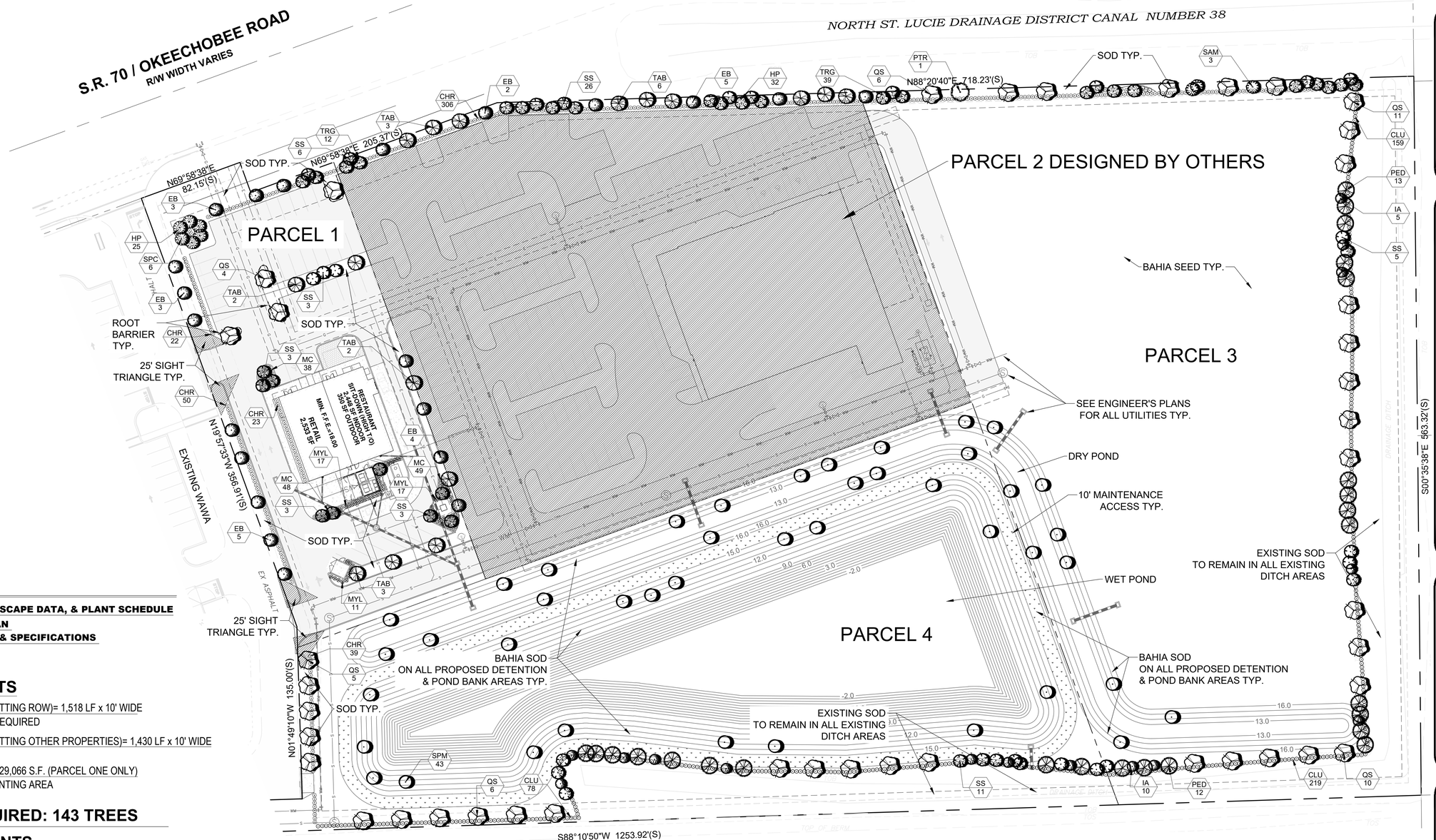
The project has a modern commercial look using massing and raised parapets to define the tenants' entrances and storefront to allow engagement with the interior from parking, pedestrian and street views. Awnings and canopies provide shade and weather protection at fenestrations.

Facades are broken-up using wall projections, color and material changes. Finish materials reflect commonly used products in Florida including stucco and lap siding with a wood grain accent panels.

Colors are subdued and consist of earthy tones of browns and grays with metal copings, trims, canopies and awnings in a black accent.

Sincerely,

Guy F. Faber, President
FWH Architects, Inc.
FL License No. AR0015323



DRAWING INDEX:

LA-1:	OVERALL PLAN, LANDSCAPE DATA, & PLANT SCHEDULE
LA-2:	TREE INVENTORY PLAN
LA-3:	LANDSCAPE DETAILS & SPECIFICATIONS

TREE REQUIREMENTS

PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,518 LF x 10' WIDE
15,180 S.F. DIV. BY 300 = 51 TREES REQUIRED

PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,430 LF x 10' WIDE
14,300 SF DIV. BY 200 = 72 TREES

INTERIOR VEHICULAR USE AREAS = 29,066 S.F. (PARCEL ONE ONLY)
29,066/15 = 1,938 S.F. REQUIRED PLANTING AREA
20 INTERIOR VUA TREES REQUIRED

TOTAL TREES REQUIRED: 143 TREES

SHRUB REQUIREMENTS

PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,518 LF
CONTINUOUS HEDGE @ 36" OC = 506 SHRUBS REQUIRED
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517 SHRUBS PROVIDED
PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 1,430 LF
477 SHRUBS PROVIDED

TOTAL SHRUBS PROVIDED: 994 SHRUBS

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
EB	21	Elaeocarpus decipiens	Japanese Blueberry Tree	45G	12` HT	5`W	STD, 4`CT, SP	Non-native	2.5" Caliper
IA	15	Ilex x attenuata `Eagleston`	Eagleston Holly	45G	12` HT	5` W	3` CT, F, SP	Native	2.5" Caliper
PED	25	Pinus elliotti densa	South Florida Slash Pine	FG	12` HT	5`W	SP	Native	2.5" Caliper
QS	42	Quercus virginiana	Southern Live Oak	45G	12` HT	5`W	6`CT, SP	Native	2.5" Caliper
TAB	16	Tabebuia caraiba	Silver Trumpet	45G	12` HT	6`W	SP	Non-native	2.5" Caliper
EXISTING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
PTR	1	Pinus elliotti	Existing Slash Pine	Existing to Remain				Native	17" DBH
SAM	3	Sabal palmetto	Cabbage Palm	Existing to Remain	VARIES 10`-20` CT			Native	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
SS	60	Sabal palmetto	Sabal Palm	FG	10`-18` CT		SLK, HC, SP	Native	
*SPM	43	Sabal palmetto	Mitigation Sabal Palm	FG	10`-18` CT		SLK, HC, SP	Native	
SPC	6	Sabal palmetto	Sabal Palm	FG	12`-20` CT		SLK, CU, SP	Native	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
CHR	440	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
CLU	469	Clusia guttifera	Small Leaf Clusia	3G	24" HT	18"W	F	Non-native	
HP	57	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	18"W	F	Non-native	
MC	135	Muhlenbergia capillaris	Pink Muhly Grass	1G	24" HT	18"W	F	Native	
MYL	45	Myrcianthes fragrans	Simpson`s Stopper	7G	48" HT	36" W	F	Native	
TRG	51	Tripsacum dactyloides	Fakahatchee Grass	3G	30" HT	24"W	F	Native	
SOD	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES		
SOD	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests		

TOTAL TREE CREDITS: 143
TOTAL SHRUBS: 1,062
*USED FOR MITIGATION; NOT INCLUDED AS TREE CREDITS

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
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14. Irrigation to conform to all local and State regulations with regard to water consumption.
15. All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.

Know what's below. Call before you dig.

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC
Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

MBV ENGINEERING, INC.

Fort Pierce Commercial

5575 Okeechobee Road
Fort Pierce, Florida 34957

Landscape Plan

Revisions		
Date	Init.	Description
9.15.21	PG	1st Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

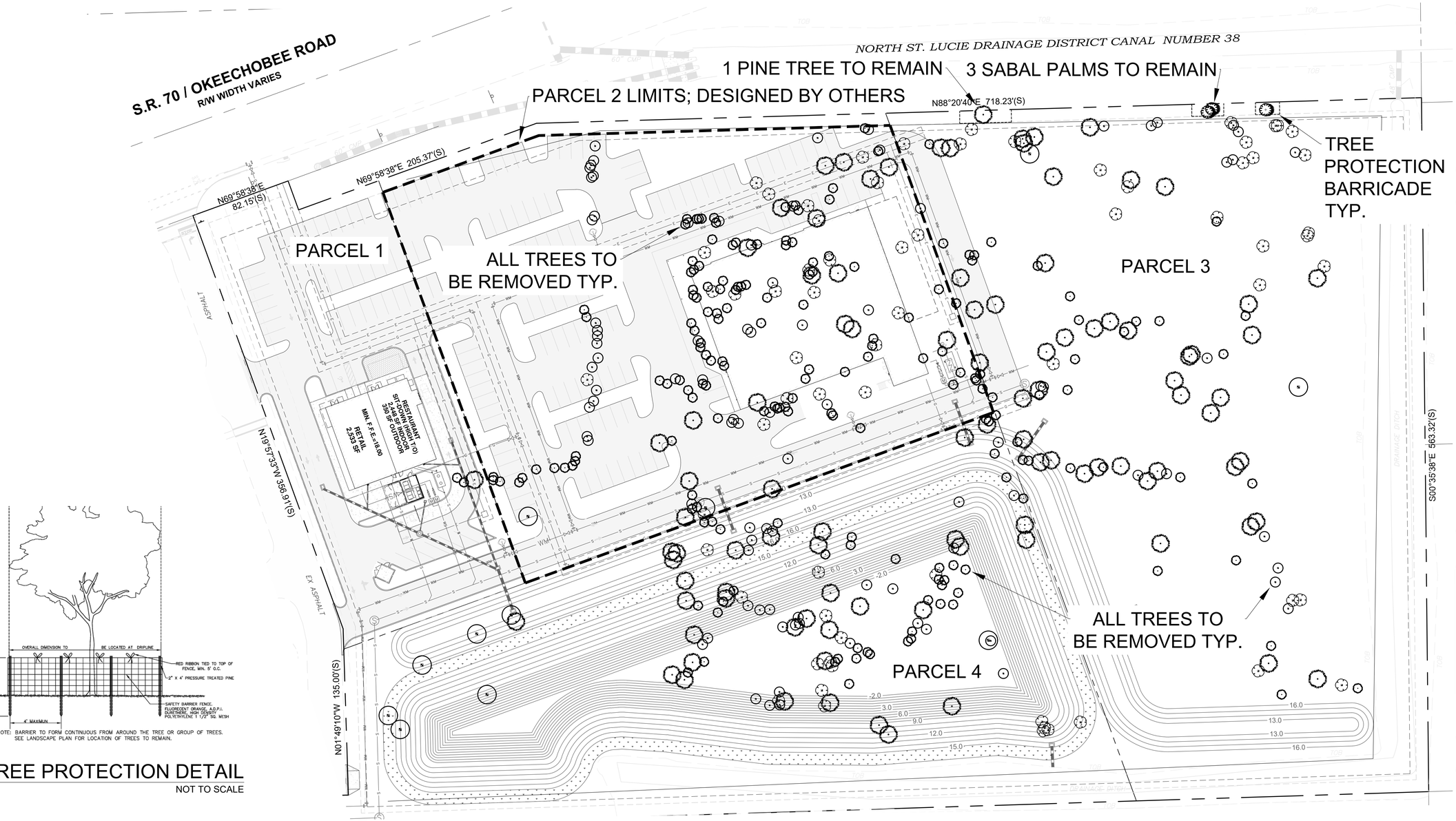
Drawn By: PG
Checked By: PG
Municipal Project:
Scale:

NORTH

SCALE: 1" = 40'

0 20' 40' 80'

LA-1



NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

TREE PROTECTION DETAIL

NOT TO SCALE

EXISTING TREE SCHEDULE PARCELS 1, 3, & 4

EXISTING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	NATIVE	CALIPER
	1	Pinus elliotti	Existing Slash Pine	Existing to Remain		Native	17" DBH
	3	Sabal palmetto	Cabbage Palm	Existing to Remain	VARIES 10`-20` CT	Native	
EXISTING TREES TO BE REMOVED	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	NATIVE	CALIPER
	80	Pinus elliotti	Existing Slash Pine	Existing to be Removed		Native	VARIES 14"-20" 1258 TOTAL INCHES
	136	Pinus elliotti	Existing Slash Pine	Existing to be Removed		Native	VARIES 4"-13" MITIGATION NOT REQUIRED
	9	Quercus laurifolia	Laurel Oak	Existing to be Removed		Native	VARIES 14"-20" 210 TOTAL INCHES
	46	Quercus laurifolia	Laurel Oak	Existing to be Removed		Native	VARIES 4"-13" MITIGATION NOT REQUIRED
	43	Sabal palmetto	Cabbage Palm	Existing to be Removed	VARIES 10`-20` CT	Native	

TOTAL PINE TREE DBH GREATER THAN 14" = 1,258" DBH (MITIGATION METHOD/PAYMENT TBD)
TOTAL LAUREL OAK DBH GREATER THAN 14" = 210" DBH (MITIGATION METHOD/ PAYMENT TBD)
TOTAL SABAL PALMS GREATER THAN 10'CT: 43 SABAL PALMS (MITIGATED ON SITE - SEE LANDSCAPE PLANS)

EXISTING TREE SCHEDULE PARCEL 2

EXISTING TREES TO BE REMOVED	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	NATIVE	CALIPER
	18	Pinus elliotti	Existing Slash Pine	Existing to be Removed		Native	VARIES 14"-20" 265 TOTAL INCHES
	156	Pinus elliotti	Existing Slash Pine	Existing to be Removed		Native	VARIES 4"-13" MITIGATION NOT REQUIRED
	2	Quercus laurifolia	Laurel Oak	Existing to be Removed		Native	VARIES 14"-20" 39.5 TOTAL INCHES
	41	Quercus laurifolia	Laurel Oak	Existing to be Removed		Native	VARIES 4"-13" MITIGATION NOT REQUIRED
	24	Sabal palmetto	Cabbage Palm	Existing to be Removed	VARIES 10`-20` CT	Native	

TOTAL PINE TREE DBH GREATER THAN 14" = 265" DBH (MITIGATION METHOD/PAYMENT TBD)
TOTAL LAUREL OAK DBH GREATER THAN 14" = 39.5" DBH (MITIGATION METHOD/ PAYMENT TBD)
TOTAL SABAL PALMS GREATER THAN 10'CT: 24 SABAL PALMS (MITIGATION METHOD/PAYMENT TBD)

***Existing Tree Information Provided by Others**

Know what's below. Call before you dig.

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

MBV ENGINEERING, INC.

Fort Pierce Commercial

5575 Okeechobee Road
Fort Pierce, Florida 34957

Tree Inventory Plan

Revisions		
Date	Init.	Description
9.15.21	PG	1st Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:

NORTH

SCALE: 1" = 40'

0 20' 40' 80'

LA-2

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract.
The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed property and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jusidiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil];
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

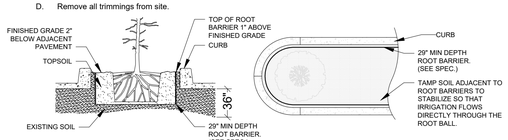
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all treess larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

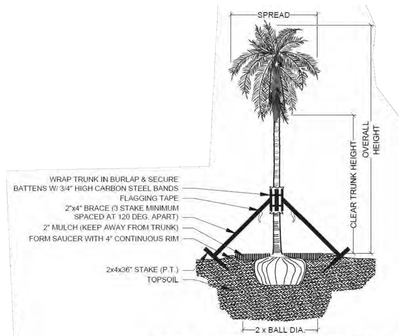
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

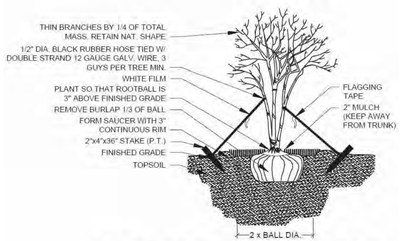
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



PALM PLANTING - ANGLE STAKE
NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING
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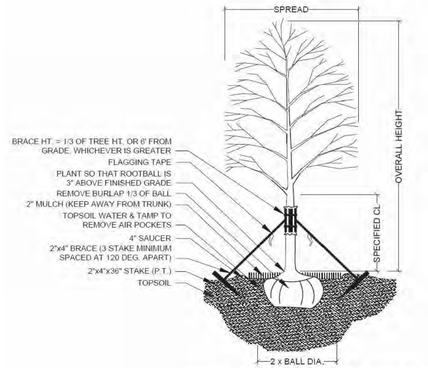

TREE PLANTING & STAKING
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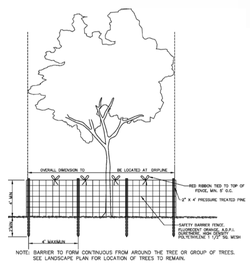

TREE PROTECTION DETAIL
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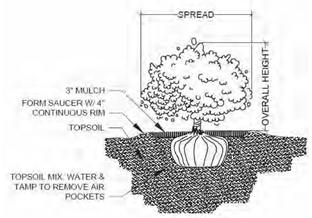

SHRUB PLANTING
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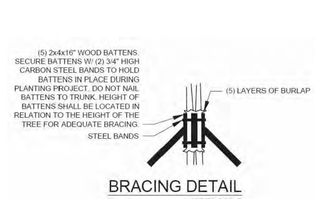
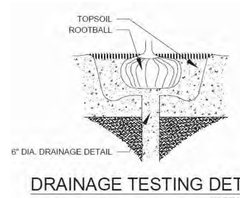
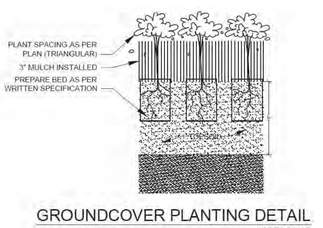


BRACING DETAIL
NOT TO SCALE



DRAINAGE TESTING DETAIL
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

MBV ENGINEERING, INC.

Fort Pierce Commercial

5575 Okeechobee Road
Fort Pierce, Florida 34957

Landscape Details & Specifications

Revisions		
Date	Init.	Description
9.15.21	PG	1st Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 40'

0 20' 40' 80'

LA-3

D-Series Size 1
LED Area Luminaire

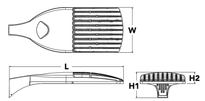
d-series

Catalog Number: DSX1-LED-P5-40K-T5M-MVOLT
Notes:
Type: SA-A, SA-C, SB-A & SB-C

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.01 ft² (0.09 m²)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height H1: 7-1/2" (19.0 cm)
Height H2: 3-1/2"
Weight (max): 27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[3] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[1,5] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[1] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7,8]

Control options		Other options		Finish (required)	
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[9] PIRHN Network, high/low motion/ambient sensor[10] PER NEMA twist-lock receptacle only (controls ordered separate)[12] PERS Five-pin receptacle only (controls ordered separate)[12,13] PER7 Seven-pin receptacle only (controls ordered separate)[12,13] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[14] DS Dual switching[15,16,17]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[11,18] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[11,18] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,18] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,18] FAO Field adjustable output[17,18]	**Shipped installed** HS House-side shield[19] SF Single fuse (120, 277, 347V)[4] DF Double fuse (208, 240, 480V)[4] L90 Left rotated optics[1] R90 Right rotated optics[1] HA 50°C ambient operations[1] **Shipped separately** BS Bird spikes[19] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

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D-Series Size 1
LED Area Luminaire

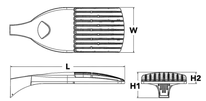
d-series

Catalog Number: DSX1-LED-P6-40K-BLC-MVOLT
Notes:
Type: SC-A & SC-C

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.01 ft² (0.09 m²)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height H1: 7-1/2" (19.0 cm)
Height H2: 3-1/2"
Weight (max): 27 lbs (12.2 kg)



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Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[3] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[1,5] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[1] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7,8]

Control options		Other options		Finish (required)	
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[9] PIRHN Network, high/low motion/ambient sensor[10] PER NEMA twist-lock receptacle only (controls ordered separate)[12] PERS Five-pin receptacle only (controls ordered separate)[12,13] PER7 Seven-pin receptacle only (controls ordered separate)[12,13] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[14] DS Dual switching[15,16,17]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[11,18] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[11,18] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,18] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,18] FAO Field adjustable output[17,18]	**Shipped installed** HS House-side shield[19] SF Single fuse (120, 277, 347V)[4] DF Double fuse (208, 240, 480V)[4] L90 Left rotated optics[1] R90 Right rotated optics[1] HA 50°C ambient operations[1] **Shipped separately** BS Bird spikes[19] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

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D-Series Size 1
LED Area Luminaire

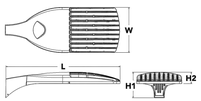
d-series

Catalog Number: DSX1-LED-P5-40K-RCCO-MVOLT
Notes:
Type: SD-C

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.01 ft² (0.09 m²)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height H1: 7-1/2" (19.0 cm)
Height H2: 3-1/2"
Weight (max): 27 lbs (12.2 kg)



Introduction

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Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[3] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[1,5] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[1] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7,8]

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D-Series Size 1
LED Area Luminaire

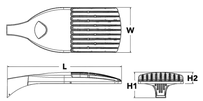
d-series

Catalog Number: DSX1-LED-P5-40K-T4M-MVOLT-HS
Notes:
Type: SE-C & SG-A

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.01 ft² (0.09 m²)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height H1: 7-1/2" (19.0 cm)
Height H2: 3-1/2"
Weight (max): 27 lbs (12.2 kg)



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Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[3] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[1,5] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[1] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7,8]

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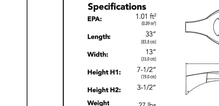


D-Series Size 1
LED Area Luminaire

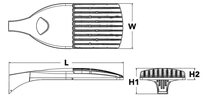
d-series

Catalog Number: DSX1-LED-P5-40K-T5M-MVOLT-HS
Notes:
Type: SF-A

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.01 ft² (0.09 m²)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height H1: 7-1/2" (19.0 cm)
Height H2: 3-1/2"
Weight (max): 27 lbs (12.2 kg)



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Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[3] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[1,5] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[1] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7,8]

Control options		Other options		Finish (required)	
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[9] PIRHN Network, high/low motion/ambient sensor[10] PER NEMA twist-lock receptacle only (controls ordered separate)[12] PERS Five-pin receptacle only (controls ordered separate)[12,13] PER7 Seven-pin receptacle only (controls ordered separate)[12,13] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[14] DS Dual switching[15,16,17]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[11,18] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[11,18] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,18] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,18] FAO Field adjustable output[17,18]	**Shipped installed** HS House-side shield[19] SF Single fuse (120, 277, 347V)[4] DF Double fuse (208, 240, 480V)[4] L90 Left rotated optics[1] R90 Right rotated optics[1] HA 50°C ambient operations[1] **Shipped separately** BS Bird spikes[19] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

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D-Series Size 1
LED Wall Luminaire

DLC DLC PREMIUM DesignLights Consortium® Lighting Facts

d-series

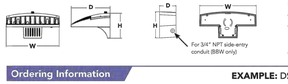
Catalog Number: DSXW1 LED 10C 1000 40K T4M MVOLT-HS
Notes:
Type: WA-C

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Luminaire
Width: 13-3/4" (34.9 cm) **Weight:** 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)
Width: 13-3/4" (34.9 cm) **BBW Weight:** 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) **ELCW Weight:** 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options	Other Options	Finish (required)
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	(blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry)[1]	**Shipped installed** PE Photoelectric cell, button type[4,5] DMG 0-10V dimming driver (no controls) PIR 180° motion/ambient light sensor, <15' mtg ht[11] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[11] ELCW Emergency battery backup (includes external component enclosure)[6]	**Shipped installed** SF Single fuse (120, 277 or 347V)[4] DF Double fuse (208, 240 or 480V)[4] HS House-side shield[19] SPD Separate surge protector[20] **Shipped separately** BSW Bird-deterrent spikes WG Wire guard VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
2 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
3 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
4 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
5 PIR specifies the Sensor Switch SBGR-10-COFF control; PIRH specifies the Sensor Switch SBGR-6-COFF control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
6 Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com.
7 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
8 Also available as a separate accessory; see Accessories information.
9 See the electrical section on page 3 for more details.

Accessories
Ordered and shipped separately.

DSXBWG U	House-side shield (one per light engine)
DSXBSW U	Bird-deterrent spikes
DSXWWG U	Wire guard accessory
DSXWVG U	Vandal guard accessory

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D-Series Size 1
LED Wall Luminaire

DLC DLC PREMIUM DesignLights Consortium® Lighting Facts

d-series

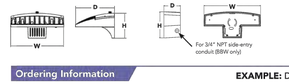
Catalog Number: DSXW1 LED 20C 1000 40K T3M MVOLT
Notes:
Type: WB-A

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Luminaire
Width: 13-3/4" (34.9 cm) **Weight:** 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)
Width: 13-3/4" (34.9 cm) **BBW Weight:** 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) **ELCW Weight:** 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options	Other Options	Finish (required)
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	(blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry)[1]	**Shipped installed** PE Photoelectric cell, button type[4,5] DMG 0-10V dimming driver (no controls) PIR 180° motion/ambient light sensor, <15' mtg ht[11] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[11] ELCW Emergency battery backup (includes external component enclosure)[6]	**Shipped installed** SF Single fuse (120, 277 or 347V)[4] DF Double fuse (208, 240 or 480V)[4] HS House-side shield[19] SPD Separate surge protector[20] **Shipped separately** BSW Bird-deterrent spikes WG Wire guard VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
2 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
3 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
4 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
5 PIR specifies the Sensor Switch SBGR-10-COFF control; PIRH specifies the Sensor Switch SBGR-6-COFF control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
6 Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com.
7 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
8 Also available as a separate accessory; see Accessories information.
9 See the electrical section on page 3 for more details.

Accessories
Ordered and shipped separately.

DSXBWG U	House-side shield (one per light engine)
DSXBSW U	Bird-deterrent spikes
DSXWWG U	Wire guard accessory
DSXWVG U	Vandal guard accessory

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SOUHEIL CHEHAYEB, P.E.
FL License No. 49521

rev.	date

revision descriptions

FIXTURE NOTE:

FIXTURE SHOWN ON THIS SHEET IS FOR REFERENCE ONLY. SEE ACTUAL FIXTURE SCHEDULE ELSE WHERE IN THIS DOCUMENTS FOR ACTUAL CATALOG NUMBER AND DESCRIPTION.

NEO

BUILDING SHELL
OKEECHOBEE RD.
FORT PIERCE, FLORIDA 34947

09.16.21
date

21070
comm. no.

FIXTURE INFORMATION

E1.2

CHEHAYEB & ASSOCIATES, INC.
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(813) 876-1415 www.chehayeb.com
LIC. #49521 SOUHEIL S. CHEHAYEB CERT. #7340
21-158

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PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1. OVERALL SITE	+	3.5 fc	7.9 fc	1.1 fc	7.2:1	3.2:1
2. CHIPOTLE PORTION OF THE SITE	X	3.5 fc	7.9 fc	1.1 fc	7.2:1	3.2:1
3. ALDI PORTION OF THE SITE	X	3.6 fc	5.8 fc	1.2 fc	4.8:1	3.0:1
4. SPILL LIGHT	+	0.8 fc	1.8 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	SA-C	3	Lithonia Lighting	DSX1 LED P5 40K T5M MVOLT	DSX1 LED P5 40K T5M MVOLT	1	16435	0.9	138
	SB-C	1	Lithonia Lighting	DSX1 LED P5 40K T5M MVOLT	DSX1 LED P5 40K T5M MVOLT	1	16435	0.9	276
	SC-C	4	Lithonia Lighting	DSX1 LED P6 40K BLC MVOLT	DSX1 LED P6 40K BLC MVOLT	1	15608	0.9	163
	SD-C	1	Lithonia Lighting	DSX1 LED P5 40K RCCO MVOLT	DSX1 LED P5 40K RCCO MVOLT	1	9657	0.9	138
	SE-C	3	Lithonia Lighting	DSX1 LED P5 40K T4M MVOLT HS	DSX1 LED P5 40K T4M MVOLT with houseside shield	1	12025	0.9	138
	WA-C	2	Lithonia Lighting	DSXW1 LED 10C 1000 40K T4M MVOLT HS	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA WITH HOUSE-SIDE SHIELDS.	1	2903	0.9	38.8
	SA-A	3	Lithonia Lighting	DSX1 LED P5 40K T5M MVOLT	DSX1 LED P5 40K T5M MVOLT	1	16435	0.9	138
	SB-A	8	Lithonia Lighting	DSX1 LED P5 40K T5M MVOLT	DSX1 LED P5 40K T5M MVOLT	1	16435	0.9	276
	SC-A	4	Lithonia Lighting	DSX1 LED P6 40K BLC MVOLT	DSX1 LED P6 40K BLC MVOLT	1	15608	0.9	163
	SF-A	1	Lithonia Lighting	DSX1 LED P5 40K T5M MVOLT HS	DSX1 LED P5 40K T5M MVOLT with houseside shield	1	11853	0.9	276
	SG-A	2	Lithonia Lighting	DSX1 LED P5 40K T4M MVOLT HS	DSX1 LED P5 40K T4M MVOLT with houseside shield	1	12025	0.9	138
	WB-A	8	Lithonia Lighting	DSXW1 LED 20C 1000 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA.	1	7572	0.9	73.2

ALL SITE AND BUILDING LIGHTS PROPOSED ON THIS PROJECT ARE DESIGNED AS FULL CUTOFF CLASSIFICATION WITH ZERO UP LIGHT COMPONENTS.

THESE PHOTOMETRICS ARE INTENDED FOR DESIGN AND EVALUATION PURPOSES ONLY. THE POINT-BY-POINT SHOWN IS BASED ON A COMPUTER LIGHTING PROGRAM WITH APPROXIMATED PARAMETERS. THEREFORE, THESE PHOTOMETRICS MAY VARY FROM ACTUAL FIELD CONDITIONS.

FIXTURE NOTE:

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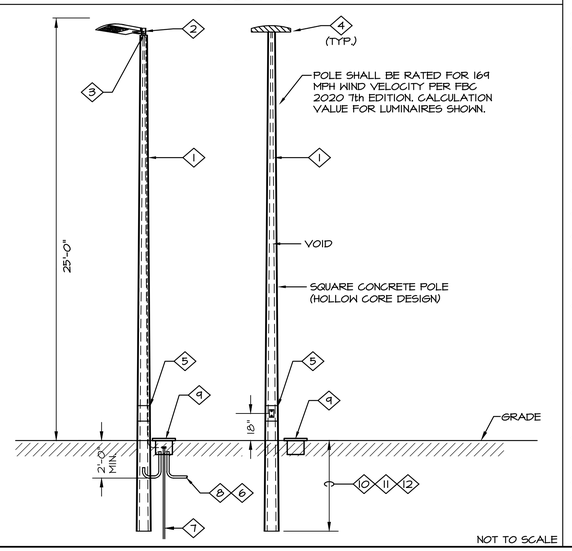
NEO

DETAIL

CONCRETE POLE



NOT TO SCALE

NOTES:

1. DIRECT BURIAL POLE SHALL BE RATED FOR WIND VELOCITY PER FBC 2020 7th EDITION. CALCULATION SHALL BE BASED ON THE EPA VALUE FOR THE LUMINAIRE SHOWN PER POLE.
2. ELECTRICAL CONTRACTOR TO COORDINATE THE TYPE OF TENON OR MOUNTING REQUIRED WITH THE FIXTURE MANUFACTURER, TO MOUNT THE SITE LIGHT FIXTURE TO THE POLE AS INTENDED AND INDICATED.
3. NO. 6 GROUND CONDUCTOR, FURNISHED WITH THE POLE, BONDED AT THE J BOX AT THE BOTTOM OF THE POLE, SEE NOTE #4, AND TO THE EQUIPMENT GROUND CONDUCTOR RAN WITH THE CIRCUIT FROM THE DESIGNATED PANEL IN THE BUILDING.
4. LUMINAIRE. SEE FIXTURE SCHEDULE ON THE SITE LIGHTING PLAN FOR QUANTITY, TYPE, AND OPTIC ORIENTATION. PROVIDE PROPER BRACKETS TO MOUNT THE FIXTURE AS SHOWN ON THE PHOTOMETRIC PLAN. COORDINATE WITH THE FACTORY AND PROVIDE BRACKET CUT SHEET TO THE ENGINEER FOR APPROVAL PRIOR TO RELEASE.
5. HAND HOLE AT 18" A.F.G.
6. CONDUIT, EXTEND TO PULL BOX OR NEXT POLE AS REQUIRED.
7. 3/4" x 10'-0" COPPER CLAD GROUND ROD FOR LIGHTNING PROTECTION. CONNECTION TO THE GROUND ROD SHALL BE MADE VIA A U.L. LISTED MECHANICAL CONNECTION.
8. SEE ELECTRICAL SITE PLAN FOR CONDUIT AND WIRE SIZES AND DESTINATION PANEL. WIRE SIZE UP THE POLE SHALL BE SAME SIZE FEEDING THE POLE.
9. PROVIDE FLUSH IN GRADE (12"X12"X12" MINIMUM) WEATHERPROOF ELECTRIC HANDHOLE ENCLOSURE. ELECTRICAL HANDHOLE ENCLOSURE SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH N.E.C. ARTICLE 314.30 "HANDHOLE ENCLOSURES". THESE BOXES SHALL BE USED AS PULL BOXES ONLY, NO TERMINATIONS SHALL BE MADE IN THESE BOXES EXCEPT FOR THE GROUND CONDUCTOR. LOCATE BOX WITHIN 3'-0" OF POLE BASE, WHERE POSSIBLE. THE BOX SHALL BE LOCATED IN A LANDSCAPE AREA ONLY AND NOT SUSCEPTIBLE TO ANY TRAFFIC CONDITION. COVER SHALL BE RATED FOR THE LOAD IMPOSED UPON IT, AND SHALL BE PROVIDED WITH LOGO STATING "ELECTRICAL".
10. DEPTH OF THE EMBEDMENT OF THE POLE SHALL BE AS RECOMMENDED BY POLE MANUFACTURER TO MEET REQUIRED WIND LOADING. MINIMUM EMBEDMENT SHALL NOT BE LESS THAN 10'-0", OR AS LISTED IN NOTE #11 BELOW, WHICHEVER IS MORE STRINGENT.
11. PROVIDE EMBEDMENT LENGTH DESIGN, SIGNED AND SEALED BY A FLORIDA CERTIFIED STRUCTURAL ENGINEER, THAT MEETS THE REQUIRED WIND SPEED AS A MINIMUM, BASED ON POLE HEIGHT, FIXTURES EPA RATING, AND SITE SOIL CONDITIONS WITH ESTIMATED PASSIVE PRESSURE OF 200 PCF.
12. POLE SHALL BE INSTALLED AS FOLLOWS:
    A. USE MINIMUM AUGER SIZE POSSIBLE BASED ON POLE BUTT SIZE TO MINIMIZE DISTURBANCE OF ADJACENT SOIL.
    B. PROVIDE 6" COURSE GRANULAR BASE PAD AT BOTTOM OF POLE.
    C. BACK FILL AND COMPACT, IN 6" LIFTS, TO 90% OF EXISTING SOIL VALUE.
    D. USE CLEAN SOIL FOR COMPACTION.

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PHOTOMETRIC SITE PLAN

E1.1

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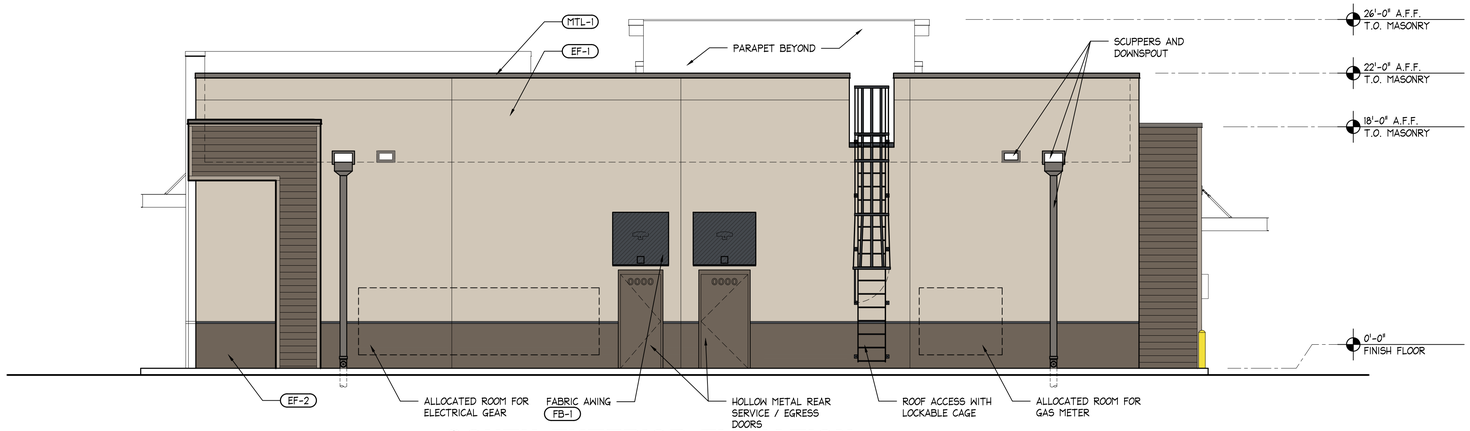
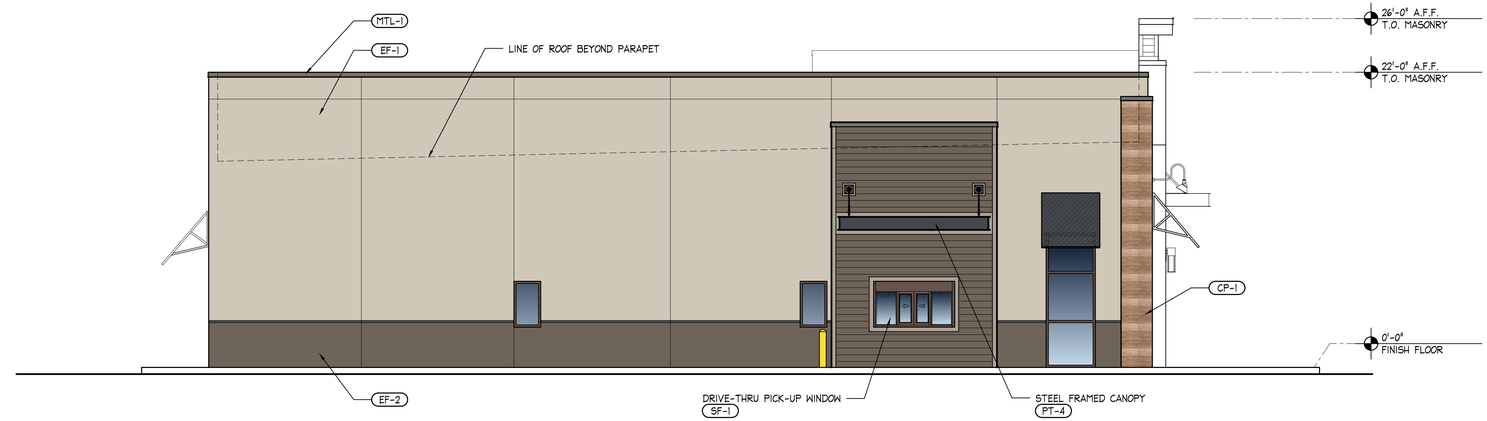


1 SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



2 EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

GENERAL NOTES

TO THE FULLEST EXTENT POSSIBLE, BUILDING COMPONENTS WILL BE MARKED AS 'TYPICAL' (TYP.). WHERE SO, KEYED NOTES WILL NOT BE DUPLICATED FOR COMPONENTS OF LIKE KIND. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY SUCH COMPONENT, A REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO BID

REFER TO SHEET A0.4 FOR THE KEYNOTES REFERENCED THROUGHOUT THE CONSTRUCTION DRAWINGS

SIGNAGE NOTES:

ANY BUILDING MOUNTED SIGNAGE DEPICTED IN THESE DOCUMENTS IS FOR COORDINATION PURPOSES ONLY AND IS NOT INTENDED FOR FABRICATION OR INSTALLATION BY THE GENERAL CONTRACTOR. IT SHALL BE UNDERSTOOD THAT ALL EXTERIOR BUILDING MOUNTED AND SITE SIGNAGE WILL BE PERMITTED SEPARATELY BY THE OWNER'S SIGN VENDOR. AT THAT TIME, COMPLETE DETAILS INCLUDING, BUT NOT LIMITED TO, SIGN FABRICATION, SIGN INSTALLATION, SIGN AREA AND QUANTITIES, ETC. SHALL BE SUBMITTED (BY THE SIGN VENDOR) FOR PERMIT AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
SEE ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS

FACILITY ADDRESS REQUIREMENTS:
NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY

ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMERALS SHALL BE AT LEAST 6 INCHES IN HEIGHT

WHERE ADDRESS IDENTIFICATION IS REQUIRED BY THE FIRE OFFICIAL ON OTHER ELEVATIONS OF BUILDINGS, SUCH NUMERALS SHALL NOT BE LESS THAN SIX INCHES IN HEIGHT

ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS

CRITICAL NOTES

WALL FINISHES AT PARAPET RETURNS:
THE DESIGN INTENT FOR PARAPET WALLS THAT RETURN ONTO THE ROOF SURFACE IS THAT THEY, WHERE EXPOSED TO VIEW, ARE TO BE PROVIDED WITH WALL FINISHES THAT ARE CONSISTENT WITH THE ADJACENT BUILDING ELEVATIONS. FOR EXAMPLE, IF CEMENT PLASTER IS PROVIDED ALONG THE MAIN BUILDING ELEVATION, THE PARAPET RETURNS ARE TO BE PROVIDED WITH EQUAL FINISHES

THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE WALL FINISHES WITH APPLICABLE TRADES PRIOR TO INSTALLATION. UNDER NO CIRCUMSTANCES WILL EXPOSED ROOF MEMBRANE BE ACCEPTED AS A WALL FINISH AT THE PARAPET RETURN CONDITIONS NOTED

WALL COUNTERFLASHING DETAILS:
REFER TO WALL SECTIONS AND ENLARGED DETAILS FOR THE SPECIFIED COUNTERFLASHING REQUIRED ABOVE CANOPIES, AWNINGS, PILASTER CAPS AND, WHERE APPLICABLE, TRIM MOULDING. IN SUCH CASES, THE DESIGN INTENT IS TO LIMIT THE VISIBILITY OF COUNTERFLASHINGS BY INCORPORATING LOW PROFILE OR CONCEALED FLASHINGS

THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE ALL WALL COUNTERFLASHING REQUIREMENTS WITH THE ROOFER AND APPLICABLE TRADES PRIOR TO INSTALLATION. SHOULD CLARIFICATION OF ANY DETAIL BE NEEDED, THE SHELL GENERAL CONTRACTOR SHALL SUBMIT AN RFI TO THE ARCHITECT PRIOR TO INSTALLATION

UNDER NO CIRCUMSTANCES WILL EXPOSED SINGLE-PLY MEMBRANE BE AN ACCEPTABLE MEANS OF FLASHING AT THE CONDITIONS NOTED

EXTERIOR FINISH NOTES

EXTERIOR INSULATION FINISH SYSTEM (EIFS) REQUIREMENTS:

1. THE STANDARD FINISH COAT OVER CEMENT PLASTER SURFACES SHALL BE AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) AS MANUFACTURED BY DRYVIT SYSTEMS, INC. COLORS, AS SPECIFIED ON THE EXTERIOR FINISH SCHEDULE, HAVE BEEN SELECTED FROM DRYVIT'S STANDARD COLORS. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 10-YEAR MANUFACTURER WARRANTY

2. WHERE A CUSTOM COLOR IS REQUIRED FOR THE FINISH COAT OVER CEMENT PLASTER SURFACES, AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) WITH STRATOTONE COLOR MATCHING SYSTEM AS MANUFACTURED BY DRYVIT SYSTEMS, INC. SHALL BE PROVIDED. CUSTOM COLORS ARE SPECIFIED ON THE EXTERIOR FINISH SCHEDULE. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 5-YEAR MANUFACTURER WARRANTY

3. ALL FINISH COAT TEXTURES SHALL BE "SANDPEBBLE" UNLESS OTHERWISE NOTED

4. WHERE FOAM TRIM, CORNICE MOLDING OR OTHER SHAPES ARE SPECIFIED, COMPONENTS SHALL BE AS MANUFACTURED BY "DRYVIT SHAPES BY ACROCORE" AND SHALL BE COMPRISED OF A TYPE I CLASSIFICATION EXPANDED POLYSTYRENE WRAPPED IN A FLEXIBLE IMPACT RESISTANT FIBERGLASS MESH AND COATED WITH A FACTORY APPLIED POLYMER MODIFIED, FLEXIBLE CEMENT COATING

5. ALL GENERAL CONTRACTOR BIDS SHALL INCLUDE THE ABOVE STATED SYSTEMS / PRODUCTS IN THEIR BASE BIDS. SUBSTITUTIONS WILL BE CONSIDERED FOR APPROVAL BUT ONLY IF FULLY QUALIFIED IN BIDS INCLUDING COMPLETE SYSTEM / PRODUCT SPECIFICATIONS AND ASSOCIATED COSTS

ALUMINUM COPING, DRIP EDGES, SCUPPERS AND DOWNSPOUT REQUIREMENTS:

1. ALL COMPONENTS SHALL BE PREFINISHED WITH A FACTORY APPLIED, KYNAR 500 FINISH OR MANUFACTURER EQUIVALENT. COLORS SHALL BE AS SPECIFIED FROM THE MANUFACTURER'S STANDARD COLOR OPTIONS

GENERAL:

1. WHERE PLASTER REVEALS ARE NOT PREFINISHED, REVEALS SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR UNLESS OTHERWISE NOTED

2. ALL EXPOSED, BUILDING MOUNTED UTILITIES AND CONDUITS SHALL BE PAINTED TO MATCH THE ADJACENT WALL SURFACES UNLESS OTHERWISE NOTED

THE CONTRACTOR SHALL REQUEST A COLORIZED COPY OF THE ELEVATIONS FROM THE ARCHITECT PRIOR TO ORDERING OR APPLYING EIFS, PAINT AND OTHER EXTERIOR FINISHES. THE COLORIZED ELEVATIONS WILL HELP CONFIRM COLORS AND ASSIST THE PAINTER WHERE COLOR CHANGES OCCUR

EXTERIOR FINISH SCHEDULE

CEMENT PLASTER / EIFS FINISHES
(ACRYLIC EIFS FINISH WITH INTEGRAL COLOR AND TEXTURE)

TAG	MANUFACTURER	COLOR	DESCRIPTION
EF-1	DRYVIT	SW 7036 "ACCESSIBLE BEIGE"	MATCH PAINT MFG'S COLOR
EF-2	DRYVIT	SW 7026 "GRIFFIN"	MATCH PAINT MFG'S COLOR
EF-3	DRYVIT	SW 7031 "MEGA GRIEGE"	MATCH PAINT MFG'S COLOR
PAINT FINISHES			
PT-1	SHERWIN WILLIAMS	SW 7036 "ACCESSIBLE BEIGE"	STANDARD COLOR
PT-2	SHERWIN WILLIAMS	SW 7026 "GRIFFIN"	STANDARD COLOR
PT-3	SHERWIN WILLIAMS	SW 7031 "MEGA GRIEGE"	STANDARD COLOR
PT-4	SHERWIN WILLIAMS	SW 7076 "CYBERSPACE"	STANDARD COLOR
COMPOSITE WOOD GRAIN PANELS			
CP-1	NICHIHA	"SPRUCE"	VINTAGE WOOD
METAL TRIM, COPING, DOWNSPOUTS AND SCUPPERS			
MTL-1	PAC-CLAD	"SLATE GRAY"	STANDARD COLOR
FABRIC			
FB-1	SUNBRELLA	"SLATE"	STANDARD COLOR
ALUMINUM STOREFRONT			
SF-1	YKK	"DARK BRONZE"	STANDARD COLOR

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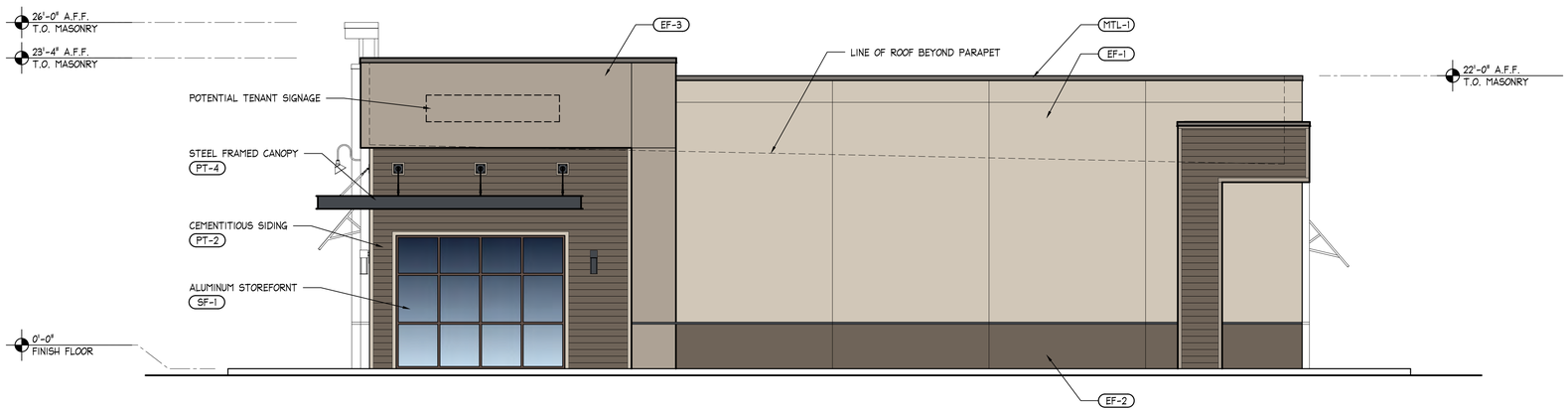
EXTERIOR ELEVATIONS

A3.1

9/15/2021 11:25 AM

1 NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



2 WEST EXTERIOR ELEVATION

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THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE WALL FINISHES WITH APPLICABLE TRADES PRIOR TO INSTALLATION. UNDER NO CIRCUMSTANCES WILL EXPOSED ROOF MEMBRANE BE ACCEPTED AS A WALL FINISH AT THE PARAPET RETURN CONDITIONS NOTED

WALL COUNTERFLASHING DETAILS:
REFER TO WALL SECTIONS AND ENLARGED DETAILS FOR THE SPECIFIED COUNTERFLASHING REQUIRED ABOVE CANOPIES, AWNINGS, PILASTER CAPS AND, WHERE APPLICABLE, TRIM MOULDING. IN SUCH CASES, THE DESIGN INTENT IS TO LIMIT THE VISIBILITY OF COUNTERFLASHINGS BY INCORPORATING LOW PROFILE OR CONCEALED FLASHINGS

THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE ALL WALL COUNTERFLASHING REQUIREMENTS WITH THE ROOFER AND APPLICABLE TRADES PRIOR TO INSTALLATION. SHOULD CLARIFICATION OF ANY DETAIL BE NEEDED, THE SHELL GENERAL CONTRACTOR SHALL SUBMIT AN RFI TO THE ARCHITECT PRIOR TO INSTALLATION

UNDER NO CIRCUMSTANCES WILL EXPOSED SINGLE-PLY MEMBRANE BE AN ACCEPTABLE MEANS OF FLASHING AT THE CONDITIONS NOTED

EXTERIOR FINISH NOTES

EXTERIOR INSULATION FINISH SYSTEM (EIFS) REQUIREMENTS:

1. THE STANDARD FINISH COAT OVER CEMENT PLASTER SURFACES SHALL BE AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) AS MANUFACTURED BY DRYVIT SYSTEMS, INC. COLORS, AS SPECIFIED ON THE EXTERIOR FINISH SCHEDULE, HAVE BEEN SELECTED FROM DRYVIT'S STANDARD COLORS. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 10-YEAR MANUFACTURER WARRANTY

2. WHERE A CUSTOM COLOR IS REQUIRED FOR THE FINISH COAT OVER CEMENT PLASTER SURFACES, AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) WITH STRATOTONE COLOR MATCHING SYSTEM AS MANUFACTURED BY DRYVIT SYSTEMS, INC. SHALL BE PROVIDED. CUSTOM COLORS ARE SPECIFIED ON THE EXTERIOR FINISH SCHEDULE. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 5-YEAR MANUFACTURER WARRANTY

3. ALL FINISH COAT TEXTURES SHALL BE "SANDPEBBLE" UNLESS OTHERWISE NOTED

4. WHERE FOAM TRIM, CORNICE MOLDING OR OTHER SHAPES ARE SPECIFIED, COMPONENTS SHALL BE AS MANUFACTURED BY "DRYVIT SHAPES BY ACROCORE" AND SHALL BE COMPRISED OF A TYPE I CLASSIFICATION EXPANDED POLYSTYRENE WRAPPED IN A FLEXIBLE IMPACT RESISTANT FIBERGLASS MESH AND COATED WITH A FACTORY APPLIED POLYMER MODIFIED, FLEXIBLE CEMENT COATING

5. ALL GENERAL CONTRACTOR BIDS SHALL INCLUDE THE ABOVE STATED SYSTEMS / PRODUCTS IN THEIR BASE BIDS. SUBSTITUTIONS WILL BE CONSIDERED FOR APPROVAL BUT ONLY IF FULLY QUALIFIED IN BIDS INCLUDING COMPLETE SYSTEM / PRODUCT SPECIFICATIONS AND ASSOCIATED COSTS

ALUMINUM COPING, DRIP EDGES, SCUPPERS AND DOWNSPOUT REQUIREMENTS:

1. ALL COMPONENTS SHALL BE PREFINISHED WITH A FACTORY APPLIED, KYNAR 500 FINISH OR MANUFACTURER EQUIVALENT. COLORS SHALL BE AS SPECIFIED FROM THE MANUFACTURER'S STANDARD COLOR OPTIONS

GENERAL:

1. WHERE PLASTER REVEALS ARE NOT PREFINISHED, REVEALS SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR UNLESS OTHERWISE NOTED

2. ALL EXPOSED, BUILDING MOUNTED UTILITIES AND CONDUITS SHALL BE PAINTED TO MATCH THE ADJACENT WALL SURFACES UNLESS OTHERWISE NOTED

THE CONTRACTOR SHALL REQUEST A COLORIZED COPY OF THE ELEVATIONS FROM THE ARCHITECT PRIOR TO ORDERING OR APPLYING EIFS, PAINT AND OTHER EXTERIOR FINISHES. THE COLORIZED ELEVATIONS WILL HELP CONFIRM COLORS AND ASSIST THE PAINTER WHERE COLOR CHANGES OCCUR

EXTERIOR FINISH SCHEDULE

CEMENT PLASTER / EIFS FINISHES
(ACRYLIC EIFS FINISH WITH INTEGRAL COLOR AND TEXTURE)

TAG	MANUFACTURER	COLOR	DESCRIPTION
EF-1	DRYVIT	SW 7036 "ACCESSIBLE BEIGE"	MATCH PAINT MFG'S COLOR
EF-2	DRYVIT	SW 7026 "GRIFFIN"	MATCH PAINT MFG'S COLOR
EF-3	DRYVIT	SW 7031 "MEGA GRIEGE"	MATCH PAINT MFG'S COLOR

PAINT FINISHES

PT-1	SHERWIN WILLIAMS	SW 7036 "ACCESSIBLE BEIGE"	STANDARD COLOR
PT-2	SHERWIN WILLIAMS	SW 7026 "GRIFFIN"	STANDARD COLOR
PT-3	SHERWIN WILLIAMS	SW 7031 "MEGA GRIEGE"	STANDARD COLOR
PT-4	SHERWIN WILLIAMS	SW 7076 "CYBERSPACE"	STANDARD COLOR

COMPOSITE WOOD GRAIN PANELS

CP-1	NICHIHA	"SPRUCE"	VINTAGE WOOD

METAL TRIM, COPING, DOWNSPOUTS AND SCUPPERS

MTL-1	PAC-CLAD	"SLATE GRAY"	STANDARD COLOR

FABRIC

FB-1	SUNBRELLA	"SLATE"	STANDARD COLOR

ALUMINUM STOREFRONT

SF-1	YKK	"DARK BRONZE"	STANDARD COLOR

FWH Architects
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@FWHARCHITECTS.COM

SRS Real Estate Partners
200 S ORANGE AVENUE
SUITE 1300
ORLANDO, FL 32801

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

GUY F. FABER
FL License No. AR0015323
seal

no.	date	revision descriptions

BUILDING SHELL
OKEECHOBEE RD.
FORT PIERCE, FLORIDA 34947

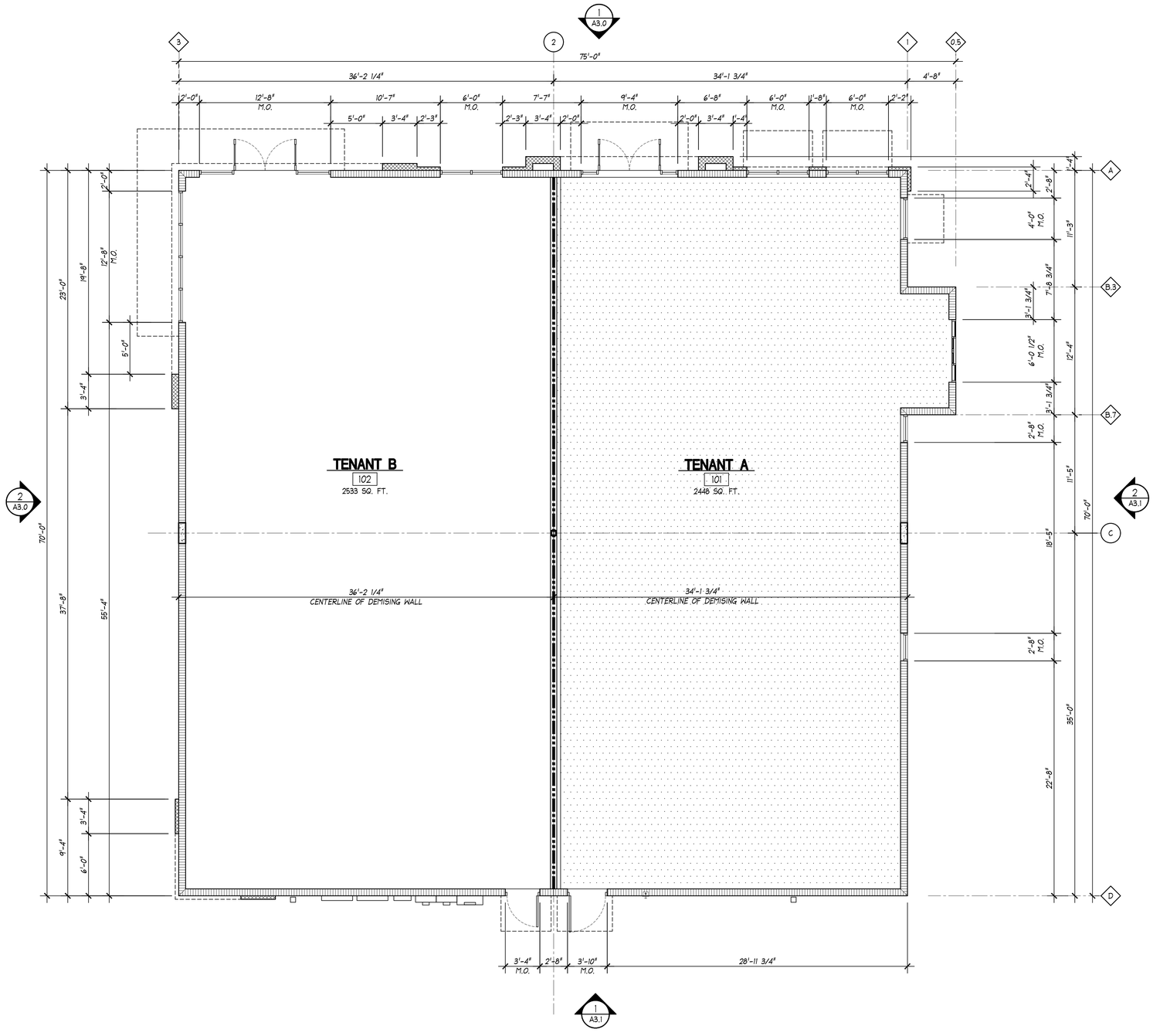
09.16.21
date

21070
comm. no.

EXTERIOR ELEVATIONS

A3.0

9/15/2021 11:27 AM



FLOOR PLAN

SCALE: 3/16" = 1'-0"

NORTH

9/16/2021 10:00 AM

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FINISHED FACE OF GWB PARTITIONS, FACE OF CMU AND CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED

TO THE FULLEST EXTENT POSSIBLE, BUILDING COMPONENTS WILL BE MARKED AS 'TYPICAL' (TYP.). WHERE SO, KEYED NOTES WILL NOT BE DUPLICATED FOR COMPONENTS OF LIKE KIND. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY SUCH COMPONENT, A REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO BID

REFER TO ARCHITECTURAL SITE PLAN AND CIVIL DRAWINGS FOR ALL REQUIREMENTS OUTSIDE BUILDING LINE

REFER TO SHEET A0.4 FOR THE KEYNOTES REFERENCED THROUGHOUT THE CONSTRUCTION DRAWINGS

REFER TO THE WALL LEGEND ON SHEET A1.0 FOR THE DESCRIPTIONS OF WALL CONSTRUCTION

REFER TO EXTERIOR ELEVATIONS FOR WALL SECTION CUT LOCATIONS

REFER TO EXTERIOR ELEVATIONS AND WALL SECTIONS FOR EXTERIOR WALL FINISHES

REFER TO ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY STUB-IN SIZES AND LOCATIONS INCLUDING, BUT NOT LIMITED TO, ELECTRICAL POWER, SANITARY WASTE, DOMESTIC WATER, GREASE WASTE, GAS, TELEPHONE AND CATV. TO THE FULLEST EXTENT POSSIBLE, THE SHELL GENERAL CONTRACTOR SHALL OBTAIN TENANT FINISH-OUT PLANS FOR PLACEMENT

WALL LEGEND AND NOTES

8" CMU WALL CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR REINFORCEMENT AND FILLED CELL LOCATIONS.

8" CMU WALL CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR REINFORCEMENT AND FILLED CELL LOCATIONS. WHERE NOTED AT INTERIOR, PROVIDE METAL STUD FURRING WITH INSULATION (SIZE AND TYPE AS NOTED) AND, U.N.O. 5/8" TYPE 'X' GWB, ALL FULL HEIGHT TO ROOF DECK.

2-HOUR RATED TENANT DEMISING WALL. CONSTRUCT PER UL ASSEMBLY U-411 WITH (2) LAYERS 5/8" FIRE RATED GWB EACH SIDE OVER 6" 20 GA. METAL STUDS AT 24" O.C. PROVIDE SOUND ATTENUATION BATT INSULATION CONTINUOUS AT CAVITY. EXTEND ALL FULL HEIGHT TO UNDERSIDE OF ROOF DECK. REFER TO UL ASSEMBLY DETAILS ON **SHEET A7.0**. GWB SHALL BE OF SPECIFIC TYPE AND MANUFACTURER LISTED IN SPECIFIED UL ASSEMBLY DETAIL

METAL STUD WALL OR PARTITION WITH 20 GA. METAL STUDS (SIZE AS NOTED) AT 16" O.C. AND 5/8" GYPSUM WALLBOARD EACH SIDE, U.N.O. PROVIDE MOISTURE RESISTANT GWB AT INTERIOR OF PLUMBING WALLS. REFER TO PARTITIONS LEGEND ON **SHEET A1.0** FOR A COMPLETE DESCRIPTION OR CONSTRUCTION REQUIREMENTS

5/8" TYPE 'X' GYPSUM WALLBOARD IS REQUIRED AT THE DEMISING WALL (OR AS OTHERWISE SPECIFIED IN THE UL ASSEMBLY DETAIL PROVIDED). GWB SURFACES AT THE DEMISING WALL SHALL BE TAPED, MUDDED AND SANDED (TO A LEVEL 4 FINISH) AND READY TO RECEIVE TENANT'S PAINT FINISH

F.A.C. 69A-60.0081 NOTICE

F.A.C. 69A-60.0081 NOTICE REQUIRED FOR STRUCTURES WITH LIGHT-FRAME TRUSS-TYPE CONSTRUCTION

NOTE: THIS BUILDING **DOES NOT** CONTAIN PRIMARY STRUCTURAL ELEMENTS WHICH ARE OF LIGHT-FRAME TRUSS-TYPE CONSTRUCTION

FWH Architects
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@FWHARCHITECTS.COM

SRS Real Estate Partners
200 S ORANGE AVENUE
SUITE 1300
ORLANDO, FL 32801

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECT'S AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

GUY F. FABER
FL License No. AR0015323
seal

no.	date	revision descriptions

BUILDING SHELL
OKEECHOBEE RD.
FORT PIERCE, FLORIDA 34947

09.16.21
date

21070
comm. no.

FLOOR PLAN

A1.0

ENVIRONMENTAL ASSESSMENT
FT. PIERCE COMMERCIAL
ST. LUCIE COUNTY, FLORIDA

September 15, 2021

Prepared by:

ECOLOGICAL CONSULTING OF FLORIDA
850 NW FEDERAL HIGHWAY, SUITE 109
STUART, FL 34994
sopotnick@ecf-llc.com

1760.00

1.0 INTRODUCTION

This assessment is in support of the site plan approval through the City of Fort Pierce for the subject ±12.00-acre site.

The development will include a retail development with associated parking and stormwater facilities.

2.0 SITE LOCATION

The subject property is made up of an undeveloped property located off Jenkins Road and SR 70 within the City of Fort Pierce, St. Lucie County, FL. The property is located immediately west of the intersection of Jenkins Road and SR 70 within Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida (Figure 1). The site coordinates are *27°25'02.50" N, 80°22'48.87" W.*

3.0 METHODOLOGY

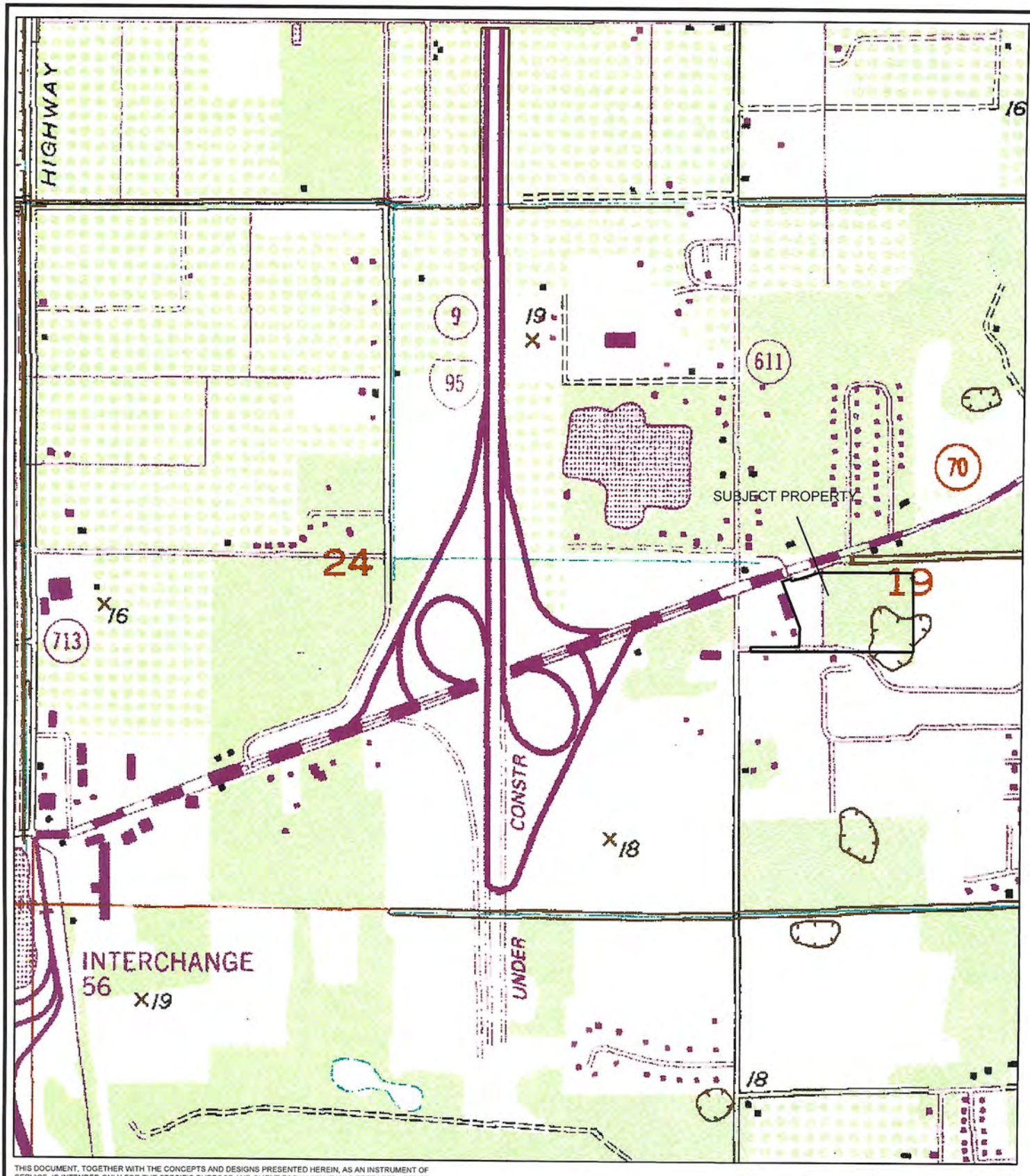
The assessment methodology consisted of the review of topographic information, soils maps, and recent aerial photographs.

A field reconnaissance of the subject property was then conducted which included pedestrian transects through the site to map and identify specific habitat and land uses and vegetative cover types. Field notes were taken and an aerial photograph was marked with land use and cover types and any environmental findings.

4.0 TOPOGRAPHY/HYDROLOGY

According to the U.S.G.S. topographic quadrangle (Fort Pierce NW), the property has an average elevation of between 15-20 feet NGVD. The quadrangle does not identify any structures on site. A road is present along the south boundary coming off of Jenkins Road, and a ditch bisects the site. The quadrangle also shows a depressional wetland in the southeast corner extending offsite to the east and south.

Field reconnaissance indicates that the parcel is relatively flat, ditched with a wetland present in the southeast corner.



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

500 0 500 1,000

1 inch = 1,000 ft.

ECF
NATURAL RESOURCE CONSULTING

USGS TOPOGRAPHIC MAP
FT. PIERCE COMMERCIAL

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: USGS QUADRANGLE,
FORT PIERCE NW
SEC 19, TWN 35 S, RNG 40 E

FIGURE 1

DATE: 9-14-21

PROJECT No. 1760.00

5.0 SOILS

According to the *Soil Survey of St. Lucie County, FL* (USDA-NRCS, Web Soil Survey), the following soils are found on site (Figure 2).

- Nettles & Oldsmar sands (25)

This soils is classified as poorly drained, and is generally associated with mesic lowlands and flatwood type vegetative communities in its natural setting. The site has been altered by past development, with the western portion cleared and a ditch system draining the remaining wooded areas.

6.0 SITE CONDITIONS

An assessment of the extent, distribution, and composition of vegetative communities for the property was conducted by Chris Sopotnick of Ecological Consulting of Florida (ECF), originally January 16, 2018, and more recently on July 7, 2021.

Pedestrian transects were conducted throughout the parcels with vegetative communities identified on a recent aerial photograph.

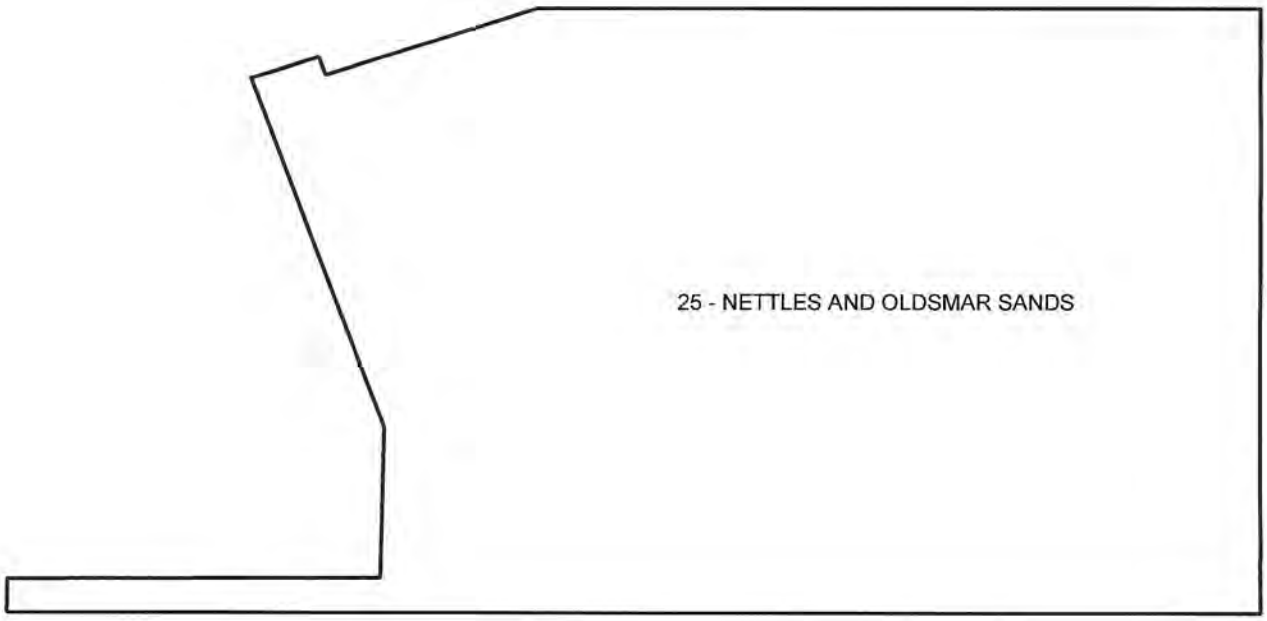
A description of each community type is provided in the Habitat/Land Use section of this report.

7.0 HABITAT/LAND USE

Onsite habitats and adjacent land uses have been characterized using the *Florida Land Use Cover and Forms Classifications System* (FDOT, 1985) (FLUCFCS), and are described below and depicted on the Land Use and Cover Map (Figure 3).

- 1300 – Pine Flatwoods: This cover type is dominated by a slash pine canopy (*Pinus elliottii*), occasional cabbage palm (*Sabal palmetto*) and laurel oak (*Quercus laurifolia*) with an understory of saw palmetto (*Serenoa repens*), gall berry (*Ilex glabra*), and grapevine (*Vitus spp.*). This area was underbrushed in 2018 with the understory being fairly open.

- 4220 - Ditch: This feature is a remnant excavated drainage ditch that bisects the pine flatwoods from the mowed grass habitat and then continues around the south and east boundaries of the site. The ditch system has exotic vegetation such as cattails (*Typha spp.)* melaleuca (*Melaleuca quinquenervia*) and primrose willow (*Ludwigia peruviana*).



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100 0 100 300

1 inch = 200 ft.

ECF
NATURAL RESOURCE CONSULTING

SOILS MAP

FT. PIERCE COMMERCIAL

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: WEB SOILS

SEC 19, TWN 35 S, RNG 40 E

FIGURE 2

DATE: 9-15-21

PROJECT No. 1760.00

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

100 0 100 300

1 inch = 200 ft.

ECF
NATURAL RESOURCE CONSULTING

LAND USE AND COVER MAP
FT. PIERCE COMMERCIAL

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: GOOGLE EARTH
SEC 19, TWN 35 S, RNG 40 E

FIGURE 3

DATE: 9-15-21

PROJECT No. 1760.00

- 7400 – Exotic Wetland Hardwoods: This feature is a remnant isolated wetland that was originally a herbaceous marsh. The wetland is now dominated by melaleuca, Brazilian pepper (*Shinus terebinthifolius*), maiden cane (*Panicum hemitomon*) and redroot (*Lachnanthes caroliniana*).

- 1710 – Mowed Grass: This area has been altered by the clearing of native vegetation and planting of grass. The area has been maintained on a regular basis and is vegetated primarily by bahia grass (*Paspalum notatum*), with occasional beggar ticks (*Bidens spp.*), dog fennel (*Eupatorium capillifolium*), and guinea grass (*Megathyrsus maximus*).

TABLE 1 – LAND USE AND COVER SUMMARY

FLUCCS CODE	COMMUNITY NAME	ACRES	PERCENT
1300	Pine Flatwoods	8.43	70.2
1710	Mowed Grass	2.67	22.3
4220	Ditch	0.50	4.2
7400	Exotic Wetland Hardwoods	0.40	3.3
Total Area		12.00	100.0

8.0 CRITICAL HABITAT/ LISTED SPECIES OBSERVATION

The site was reviewed for the presence of habitat conducive to federal and state listed flora and fauna. An initial review documented vegetative communities and noted areas listed as potential habitat. A cursory listed species survey was performed by ECF on January 16-19, 2018, a follow up was conducted on July 7, 2021 the methodology included meandering transects throughout the parcel as well as the surrounding perimeter with random stations monitored. In addition, a gopher tortoise burrow survey was conducted by an FWC Authorized Agent on September 18, 2018. A current one will be conducted prior to construction.

Non-listed wildlife or signs of species observed include grackle, black racer, armadillo, cotton tailed rabbit and raccoon. All species of wildlife observed are typical representatives of the different habitats on site. None are unusual for the St. Lucie County area. No tortoise burrows and no listed species were observed on site.

The Florida Natural Areas Inventory (FNAI) provides a matrix by County of rare and endangered species in Florida. Based on the known distribution and preferred habitats of certain species, the following listed wildlife has the potential to occur on site:

TABLE 2 – FNAI LISTED SPECIES

COMMON NAME	SCIENTIFIC NAME	EVIDENCE/SIGHTING	STATUS	
			FWC	USFWS
Eastern Indigo snake	*Drymarchon corias couperi*	Not observed	T	T
Gopher tortoise	*Gopherus Polyphemus*	Not observed	T	
Gopher frog	*Rana capito*	Not observed	SSC	
Florida pine snake	*Pituophis melanoleucus mugitus*	Not observed	SSC	
Florida Panther	*Puma concolor coryi*	Not observed	E	E
Burrowing owl	*Speotyto cunicularia*	Not observed	SSC	
Woodstork	*Mycteria Americana*	Not observed	E	E
American Alligator	*Alligator mississippiensis*	Not observed	T	T
Crested caracara	*Caracara cheriway*	Not observed	T	T
Florida scrub-jay	*Aphelocoma coeruluscens*	Not observed	T	T
Piping Plover	*Charadrius melodus*	Not observed	T	T
Red-cockaded woodpecker	*Picoides villosus*	Not observed	E	E
Southeastern American kestrel	*Falco sparverius Paulus*	Not observed	T	
Florida sandhill crane	*Grus Canadensis pratensis*	Not observed	SSC	
Osprey	*Pandion haliaetus*	Not observed	SSC	
Snail kite	*Rostrhamus sociabilis plumbeous*	Not observed	E	E
Least tern	*Sterna antillarum*	Not observed	T	
Sherman's fox squirrel	*Sciurus niger shermani*	Not observed	SSC	
Manatee	*Trichechus manatus*	Not observed	E	E

Abbreviations:

SSC = Species of Special Concern, T = Threatened
USFWS = United States Fish and Wildlife Service, FWC = Florida Fish and Wildlife Conservation Commission,

A database search of FWC records for documented bald eagle nests was conducted and none were noted for the property or within 0.5 mile of the site.

9.0 WETLANDS AND SURFACE WATERS

The soils map, topographic map and National Wetland Inventory (NWI) were reviewed to identify potential wetland areas. Subsequent field reconnaissance was performed to confirm limits of wetlands within the project site.

A small, isolated wetland is identified in the southeast portion of the site (FLCCS 7400 – Figure 3). This wetland was delineated and approved by the South Florida Water Management District (SFWMD) in 2018. Copies of the informal jurisdictional determination is provided in Appendix 1.

This wetland has been impacted by the construction of the southern and eastern portion of the ditch. Appendix 2 shows the historical1958 aerial depicting the construction of the ditch and impacts to the wetland. The wetland is less than 0.5 acre and is isolated and will be addressed in the Environmental Resource Permit (ERP) with SFWMD.

The ditches will be classified as other surface waters by SFWMD and will be addressed in the ERP permitting with SFWMD.

Appendix 1 – SFWMD Informal

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

May 30, 2018

** Delivered via email*

S & S Enterprises "B", LLC
400 High Point Dr. Ste. 500
Cocoa, FL 32926

Subject: S & S Development Parcel
Application No. 180425-520
Informal Wetland Determination No. 56-100312-P
St Lucie County

Dear Mr. Simpkins:

The District reviewed your request for an informal determination of the jurisdictional wetland and other surface water boundaries within the subject property, which is located as shown on the attached Exhibit 1. A site inspection was conducted on May 15, 2018.

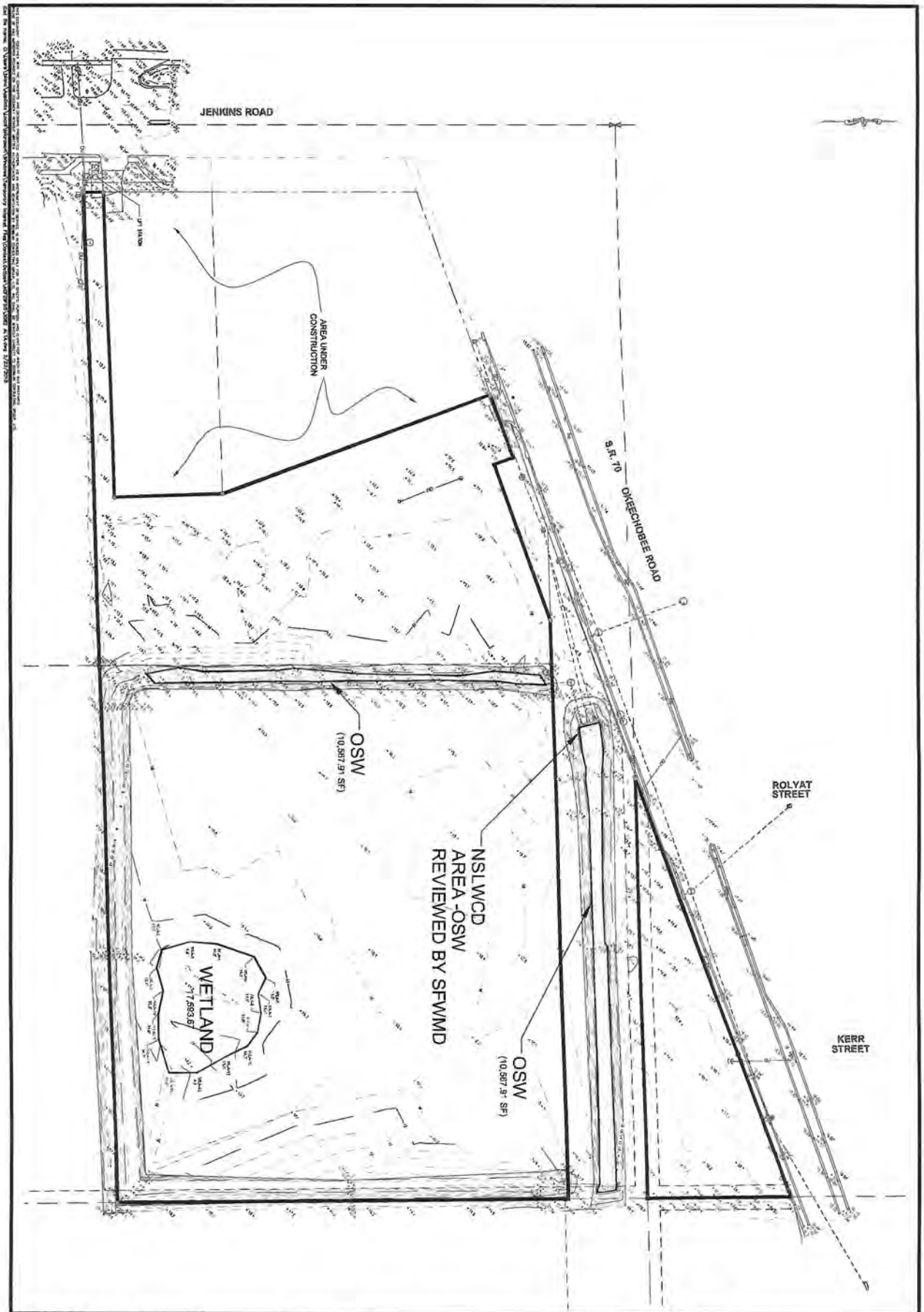
Based on the information provided and the results of the site inspection, jurisdictional wetlands and other surface waters as defined in Chapter 62-340, Florida Administrative Code, exist on the property. Exhibit 2, attached, identifies the boundaries of the property inspected and the approximate landward limits of the wetlands and other surface waters.

This correspondence is an informal jurisdictional wetland determination pursuant to Section 373.421(6), Florida Statutes, and Section 7.3 of Environmental Resource Permit Applicant's Handbook Volume I. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules.

Sincerely,

Barbara Conmy
Section Leader

c: Chris Sopotnick, Ecological Consulting Of Florida *



SFWMD JURISDICTIONAL AREAS

ST. LUCIE COUNTY FLORIDA

PROJECT NO. 003061-01-001

Bowman Consulting Group Ltd. Inc.
331 S.E. Ocean Blvd. Suite 201
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7201
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

Bowman CONSULTING

PROFESSIONAL SURVEYOR AND MAPPER, CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30162

PLAN STATUS

DATE	DESCRIPTION

D.A.L. DRAWN
S.N.B. CHKD
SCALE: 1" = 1/2"
JOB No. 3062-01-001
DATE: MAY 23, 2018
FILE No. SFWD AREAS

SHEET 1 OF 1

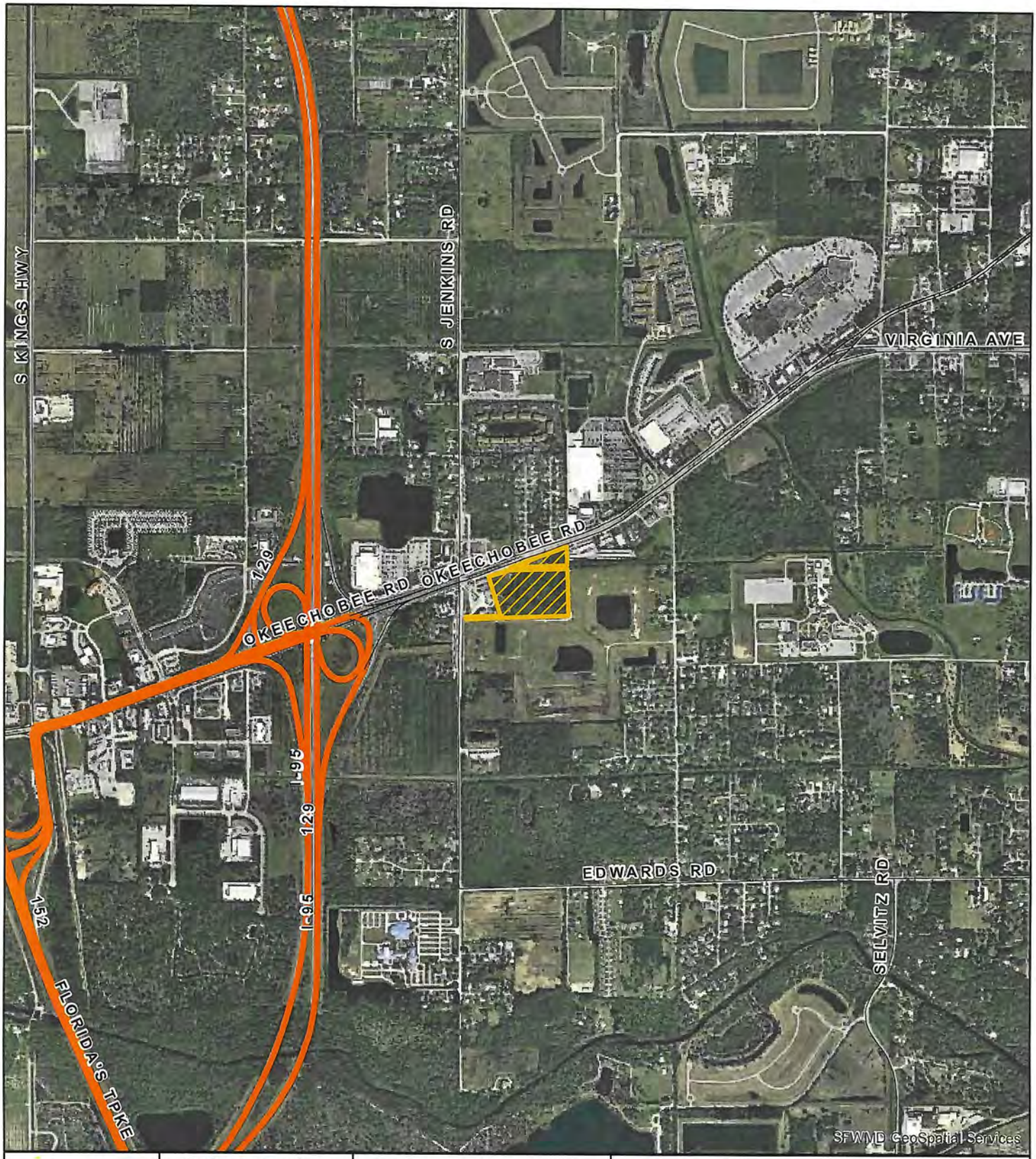


Exhibit No: 1	Exhibit Created On: 2018-05-16	ST. LUCIE COUNTY, FL

Application

Application Number: 180425-520

REGULATION DIVISION

Project Name: S & S Development Parcel

0 1,500 3,000 Feet

N

South Florida Water Management District

Appendix 2 – 1958 Aerial

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

NOT TO SCALE

ECF
NATURAL RESOURCE CONSULTING

1958 Aerial

S&S Development Parcel

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: FDOT AERIALS
SECTION 28, TOWNSHIP 40 SOUTH, RANGE 32 EAST

FIGURE 2

DATE: 8-29-21

PROJECT No. 1760.00

FT. PIERCE COMMERCIAL
TRAFFIC IMPACT STUDY

Prepared for

OKEEJEN, LLC

Prepared by

PINDER TROUTMAN CONSULTING, INC.
Certificate of Authorization Number: 7989
2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411
(561) 296-9698

Digitally signed by
Rebecca J Mulcahy
Date: 2021.11.04
12:08:45 -04'00'

#PTC21-064
September 3, 2021
Revised November 4, 2021

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570
This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 11/4/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FT. PIERCE COMMERCIAL
TRAFFIC IMPACT STUDY

Introduction

Pinder Troutman Consulting, Inc. (PTC) has been retained to conduct a traffic impact analysis for a proposed commercial development located in the City of Ft. Pierce. The purpose of this study is to examine the traffic impacts of the proposed development on the surrounding roadway network and to determine compliance with Chapter 105 – Concurrency Management, of the City of Ft. Pierce Land Development Code.

Site Data

The site, which is currently vacant, is located in the southeast quadrant of Okeechobee Road and Jenkins Road, as shown on **Exhibit 1**. The proposed Project consists of 2,533 SF Retail, 19,209 SF Grocery Store and 2,448 SF High Turnover Restaurant. Proposed access to the site is via one driveway connection to Okeechobee Road and one driveway connection to Jenkins Road. Both driveways will be shared with Wawa and are existing today. See **Appendix A** for Conceptual Site Plan. Any reference to intersection geometrics is conceptual in nature and subject to final design and approval by others. A 2024 buildout is proposed.

Existing Traffic Conditions

The latest available daily and peak hour traffic volumes and adopted level of service volumes for the surrounding roadway links were used. The sources of the traffic count data are the St. Lucie TPO "Traffic Counts and Level of Service Report, Fall 2021" and the FDOT Florida Traffic Online. The intersection count of Okeechobee Road & Jenkins Road was obtained in April 2019. Existing driveway counts were obtained in October 2021. The traffic counts and peak season factor reports are provided in **Appendix B**.

Roadway Improvements

The Transportation Improvement Program from the St. Lucie TPO was reviewed to determine if any roadways within the study area are scheduled to be improved during the buildout of this project. Kings

Highway from south of Okeechobee Road to north of Picos Road is currently being widened to four lanes. There are no other scheduled construction projects at this time.

Trip Generation

The Institute of Transportation Engineers (ITE), Trip Generation, *10th Edition* was reviewed to determine acceptable daily and peak hour trip generation rates for the proposed project. **Exhibit 2** provides the daily, AM and PM peak hour trip generation data for the proposed development. Because of the mix of commercial uses, internalization of trips is expected. **Appendix C** contains the internalization matrices. Based on these calculations, the Project generates 1,698 daily, 54 AM peak hour and 141 PM peak hour trips. Based on the peak hour trips, a two-mile radius of development influence is required.

Trip Distribution and Assignment

A directional distribution was developed based on a review of land use patterns, existing travel patterns and the roadway network. The resultant Project distribution is shown on **Exhibit 3A**. **Exhibits 3B and 3C** show the assignment of AM and PM peak hour Project traffic on the surrounding roadway network, as well as the Project's impact percentage (% of peak hour directional service volume) to determine Project significance. Project traffic is considered to be significant on the directly accessed Major Road where Project traffic consumes one percent or more of the directional capacity, and on any other Major Road within two miles where Project traffic consumes five percent or more of the directional capacity. Therefore, the significantly impacted roadway link is Jenkins Road from Edwards Road to Okeechobee Road in the PM peak hour.

Historic Growth

Historic growth trends must be analyzed in the projection of future background traffic volumes. Historic growth data was obtained from FDOT Traffic Online for a three-year period and is shown on **Exhibit 4** for the surrounding roadway links. In order to account for area growth and committed development traffic, an areawide growth rate of 3.90% was used in the link and intersection analyses.

Intersection Analysis

Intersection capacity analyses are required for the major intersections within a significantly impacted roadway segment. The intersection of Okeechobee Road & Jenkins Road was analyzed using Highway Capacity Manual procedures. Turning movement counts for this intersection were collected in April 2019 and are included in **Appendix B**. Projected, year 2024, background traffic was calculated based on a 3.90% growth rate. Project traffic was then added to the background traffic. The intersection worksheets and HCS capacity analyses (using optimized signal timing) are provided in **Appendix D**. The results are summarized on **Exhibit 5**. The intersection is currently operating at level of service (LOS) C, and is projected to do so with the Project in 2024.

Roadway Link Capacity Analysis

Exhibit 6 provides future peak hour traffic projections for the significantly impacted roadway links. The total traffic consists of existing traffic plus the historic growth and Project traffic. The roadway links are projected to operate at LOS C without the Project, and with the Project in 2024.

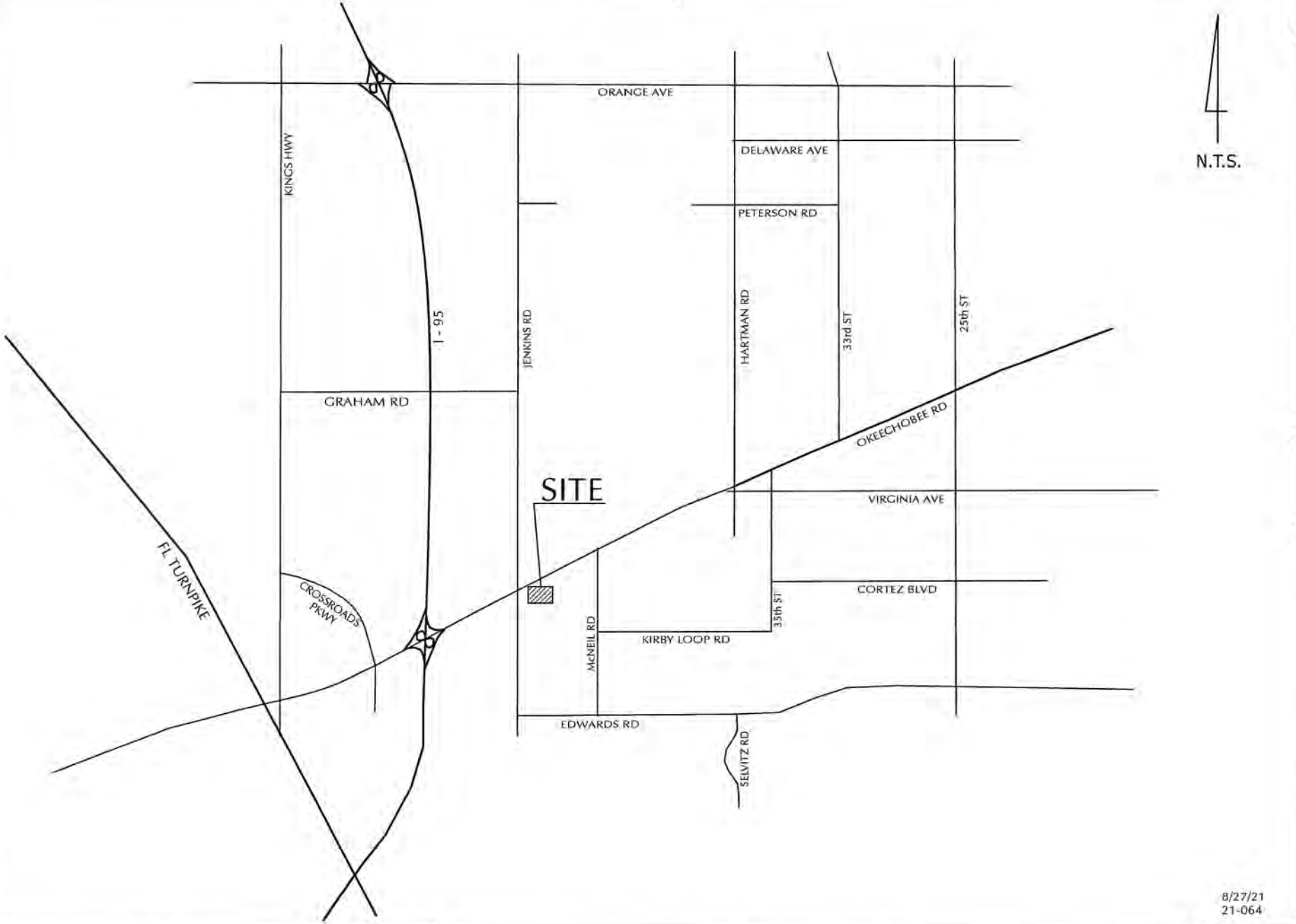
Site Access

This site accesses Okeechobee Road and Jenkins Road via shared-access driveways with the adjacent Wawa. The driveway volumes were counted in October 2021 and are provided in **Appendix B**. Project driveway volumes and total driveway volumes are shown on **Exhibit 7**. Based on these volumes, an eastbound right turn lane on Okeechobee Road at the driveway is warranted. This turn lane is already in place. An analysis of the Jenkins Road driveway was conducted for several scenarios: 2024 background traffic, 2024 with Project traffic, 2024 with Project traffic and prohibited westbound left turns out of the site. The analyses are provided in **Appendix E** and are summarized on **Exhibit 8**. As shown, the driveway intersection is projected to operate at LOS C or better for all scenarios. Therefore, it is recommended to maintain the full median opening with the existing lanes until such time as Jenkins Road is widened in this area. At that point, the left turns out of the site will most likely be restricted by a median diverter.

Conclusion

This analysis shows that the impacted roadway links and intersection are projected to operate at the adopted level of service standards (LOS D or better) with the proposed development. Therefore, the Project is in conformance with the requirements of Chapter 105 – Concurrency Management, of the City of Ft. Pierce Land Development Code.

EXHIBITS



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FT PIERCE COMMERCIAL

EXHIBIT 1 PROJECT LOCATION

PTC

Exhibit 2
Ft. Pierce Commercial
Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips (2) Trips	Internal Trips (2) %	External Trips	Pass-by Trips (1)		Total Trips
Gen. Commercial	820	2,533 SF	Ln (T) = 0.68Ln (X)+5.57	50%	494	29	5.9%	465	158	34%	307
Supermarket	850	19,209 SF	106.78 / 1000 SF	50%	2,051	51	5.9%	2,000	720	36%	1,280
High Turnover Sit-Down Rest.	932	2,448 SF	112.18 / 1000 SF	50%	275	80	29.2%	195	84	43%	111
TOTAL					2,820	160	5.7%	2,660	962		1,698

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips In	Total Trips Out	Total Trips Trips	Internal Trips (2) Trips	Internal Trips (2) %	External Trips In	External Trips Out	External Trips Trips	Pass-by Trips (1)		New Trips In	New Trips Out	New Trips Trips
Gen. Commercial	820	2,533 SF	0.94 / 1000 SF	62%	1	1	2	-	8.0%	1	1	2	1	34%	1	-	1
Supermarket	850	19,209 SF	3.82 / 1000 SF	60%	44	29	73	6	8.0%	42	25	67	24	36%	27	16	43
High Turnover Sit-Down Rest.	932	2,448 SF	9.94 / 1000 SF	55%	13	11	24	6	25.0%	9	9	18	8	43%	5	5	10
TOTAL					58	41	99	12	12.1%	52	35	87	33		33	21	54

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips In	Total Trips Out	Total Trips Trips	Internal Trips (2) Trips	Internal Trips (2) %	External Trips In	External Trips Out	External Trips Trips	Pass-by Trips (1)		New Trips In	New Trips Out	New Trips Trips
Gen. Commercial	820	2,533 SF	Ln (T) = 0.74Ln (X)+2.89	48%	17	19	36	1	3.8%	17	18	35	12	34%	11	12	23
Supermarket	850	19,209 SF	9.24 / 1000 SF	51%	90	87	177	7	3.8%	86	84	170	61	36%	55	54	109
High Turnover Sit-Down Rest.	932	2,448 SF	9.77 / 1000 SF	62%	15	9	24	8	33.3%	11	5	16	7	43%	6	3	9
TOTAL					122	115	237	16	6.8%	114	107	221	80		72	69	141

(1) Source: ITE Trip Generation, 10th Edition.

(2) See internalization matrices in Appendix C.

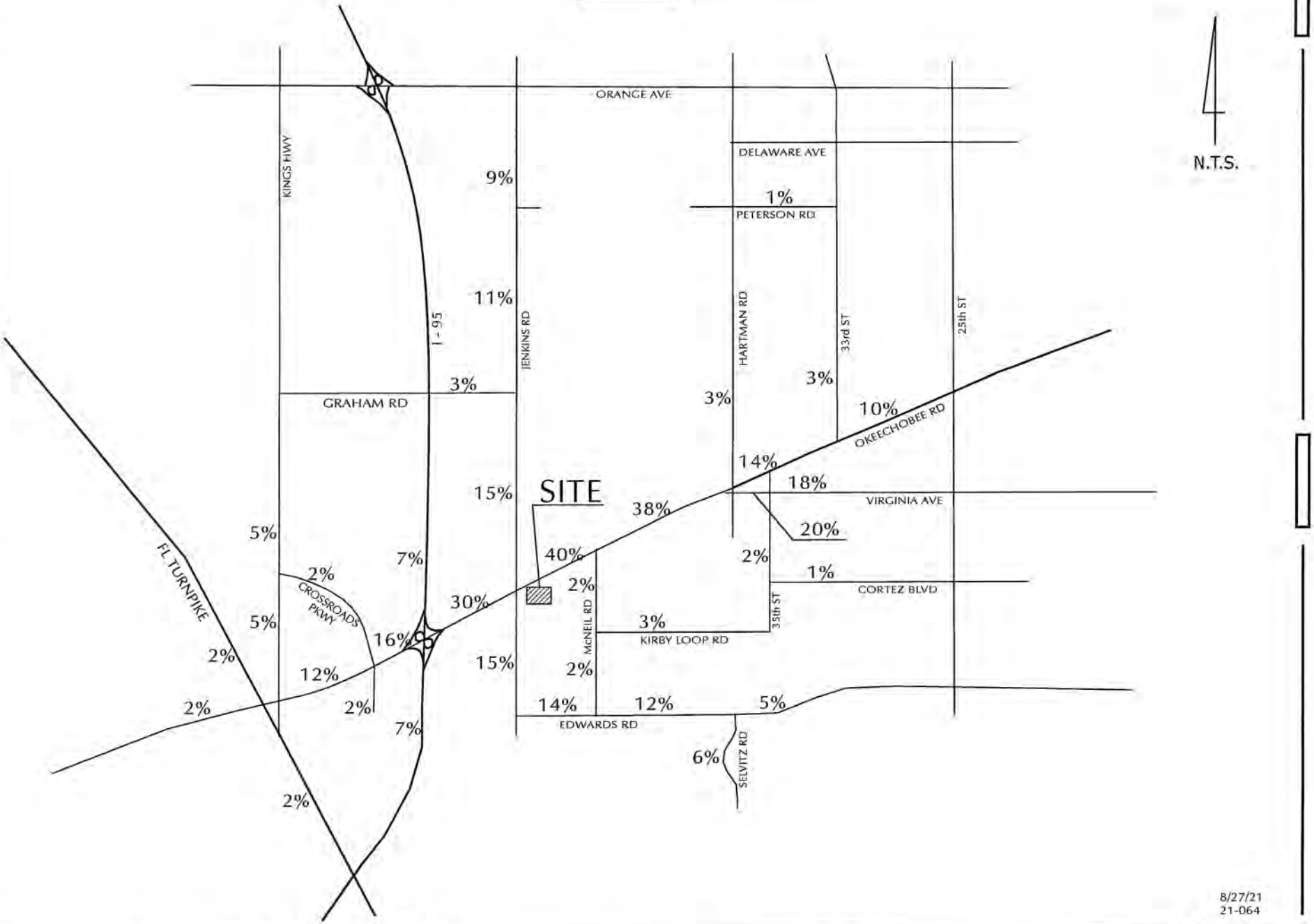

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EXHIBIT 3A PROJECT TRAFFIC DISTRIBUTION

PTC

Exhibit 3B
Ft. Pierce Commercial
Project Traffic Assignment - AM Peak Hour

Roadway	Link	Existing Lanes	Dir	Project Traffic 33 In 21 Out % Dist	Project Traffic Trips	Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
33rd Street	Okeechobee Rd to Delaware Ave	2L	NB	3%	1	0.13%	750	No
			SB	3%	1	0.13%	750	No
35th Street	Kirby Loop Rd to Cortez Blvd	2L	NB	2%	1	0.19%	540	No
			SB	2%	0	0.00%	540	No
	Cortez Blvd to Virginia Ave	2L	NB	2%	1	0.13%	790	No
			SB	2%	0	0.00%	790	No
Cortez Blvd	35th St to 25th St	2L	EB	1%	0	0.00%	750	No
			WB	1%	0	0.00%	750	No
Crossroads Pkwy	Okeechobee Rd to Kings Hwy	2L	NB	2%	0	0.00%	790	No
			SB	2%	1	0.13%	790	No
Edwards Rd	Jenkins Rd to McNeil Rd	2L	EB	14%	3	0.48%	630	No
			WB	14%	5	0.79%	630	No
	McNeil Rd to Selvitz Rd	2L	EB	12%	3	0.43%	700	No
			WB	12%	4	0.57%	700	No
Graham Rd	Kings Hwy to Jenkins Rd	2L	EB	3%	1	0.16%	630	No
			WB	3%	1	0.16%	630	No
Hartman Rd	Okeechobee Rd to Peterson Rd	2L	NB	3%	1	0.13%	750	No
			SB	3%	1	0.13%	750	No
I-95	Midway Rd to Okeechobee Rd	6LX	NB	7%	2	0.04%	4580	No
			SB	7%	1	0.02%	4580	No
	Okeechobee Rd to Orange Ave	8LX	NB	7%	1	0.01%	7320	No
			SB	7%	2	0.03%	7320	No
Jenkins Rd	*Edwards Rd to Okeechobee Rd (2)*	2L	NB	15%	5	0.57%	880	No
			SB	15%	3	0.34%	880	No
	Okeechobee Rd to Graham Rd	2L	NB	15%	3	0.33%	920	No
			SB	15%	5	0.54%	920	No
	Graham Rd to Peterson Rd	2L	NB	11%	2	0.32%	630	No
			SB	11%	4	0.63%	630	No
	Peterson Rd to Orange Ave	2L	NB	9%	2	0.22%	920	No
			SB	9%	3	0.33%	920	No
Kings Highway	Okeechobee Rd to Crossroads Pkwy	2L	NB	5%	1	0.12%	830	No
			SB	5%	2	0.24%	830	No
	Crossroads Pkwy to Graham Rd	2L	NB	5%	1	0.15%	660	No
			SB	5%	2	0.30%	660	No
Kirby Loop Rd	Edwards Rd to 35th St	2L	EB	3%	1	0.16%	630	No
			WB	3%	1	0.16%	630	No
McNeil Rd	Okeechobee Rd to Kirby Loop Rd	2L	NB	2%	1	0.13%	790	No
			SB	2%	0	0.00%	790	No
	Kirby Loop Rd to Edwards Rd	2L	NB	2%	0	0.00%	540	No
			SB	2%	1	0.19%	540	No
Okeechobee Rd	McCarty Rd to Fl Turnpike	4LD	EB	2%	1	0.06%	1810	No
			WB	2%	0	0.00%	1810	No
	Fl Turnpike to Kings Hwy	4LD	EB	2%	1	0.05%	2010	No
			WB	2%	0	0.00%	2010	No
	Kings Hwy to Crossroads Pkwy	6LD	EB	12%	4	0.10%	4170	No
			WB	12%	3	0.07%	4170	No
	Crossroads Pkwy to I-95	6LD	EB	16%	5	0.12%	4170	No
			WB	16%	3	0.07%	4170	No
	I-95 to Jenkins Rd	8LD	EB	30%	10	0.24%	4240	No
			WB	30%	6	0.14%	4240	No
	Jenkins Rd to McNeil Rd (2)	8LD	EB	40%	8	0.20%	4040	No
			WB	40%	13	0.32%	4040	No
	McNeil Rd to Virginia Ave	6LD	EB	38%	8	0.25%	3170	No
			WB	38%	13	0.41%	3170	No
	Virginia Ave to Hartman Rd	4LD	EB	17%	4	0.19%	2100	No
			WB	17%	6	0.29%	2100	No
	Hartman Rd to 35th St	4LD	EB	14%	3	0.18%	1630	No
			WB	14%	5	0.31%	1630	No
	35th St to 33rd St	4LD	EB	14%	3	0.18%	1630	No
			WB	14%	5	0.31%	1630	No
	33rd St to 25th St	4LD	EB	10%	2	0.12%	1630	No
			WB	10%	3	0.18%	1630	No
Peterson Rd	Bent Creek Dr to Hartman Rd	2L	EB	1%	0	0.00%	540	No
			WB	1%	0	0.00%	540	No
Selvitz Rd	Glades Cut-off Rd to Edwards Rd	2L	NB	6%	2	0.25%	790	No
			SB	6%	1	0.13%	790	No
Virginia Ave	Okeechobee Rd to Hartman Rd	6LD	EB	20%	4	0.13%	3020	No
			WB	20%	7	0.23%	3020	No
	Hartman Rd to 35th St	6LD	EB	20%	4	0.13%	3020	No
			WB	20%	7	0.23%	3020	No
	35th St to 25th St	6LD	EB	18%	4	0.13%	3020	No
			WB	18%	6	0.20%	3020	No

(1) Based on St. Lucie County TPO Traffic Counts and Level of Service Report 2021. See Appendix B.

(2) First accessed roadway link.

Exhibit 3C
Ft. Pierce Commercial
Project Traffic Assignment - PM Peak Hour

Roadway	Link	Existing Lanes	Dir	Project Traffic 72 In 69 Out % Dist	Project Traffic 72 In 69 Out Trips	Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
33rd Street	Okeechobee Rd to Delaware Ave	2L	NB	3%	2	0.27%	750	No
			SB	3%	2	0.27%	750	No
35th Street	Kirby Loop Rd to Cortez Blvd	2L	NB	2%	1	0.19%	540	No
			SB	2%	1	0.19%	540	No
	Cortez Blvd to Virginia Ave	2L	NB	2%	1	0.13%	790	No
			SB	2%	1	0.13%	790	No
Cortez Blvd	35th St to 25th St	2L	EB	1%	1	0.13%	750	No
			WB	1%	1	0.13%	750	No
Crossroads Pkwy	Okeechobee Rd to Kings Hwy	2L	NB	2%	1	0.13%	790	No
			SB	2%	1	0.13%	790	No
Edwards Rd	Jenkins Rd to McNeil Rd	2L	EB	14%	10	1.59%	630	No
			WB	14%	10	1.59%	630	No
	McNeil Rd to Selvitz Rd	2L	EB	12%	8	1.14%	700	No
			WB	12%	9	1.29%	700	No
Graham Rd	Kings Hwy to Jenkins Rd	2L	EB	3%	2	0.32%	630	No
			WB	3%	2	0.32%	630	No
Hartman Rd	Okeechobee Rd to Peterson Rd	2L	NB	3%	2	0.27%	750	No
			SB	3%	2	0.27%	750	No
I-95	Midway Rd to Okeechobee Rd	6LX	NB	7%	5	0.11%	4580	No
			SB	7%	5	0.11%	4580	No
	Okeechobee Rd to Orange Ave	8LX	NB	7%	5	0.07%	7320	No
			SB	7%	5	0.07%	7320	No
Jenkins Rd	*Edwards Rd to Okeechobee Rd (2)*	2L	NB	15%	11	1.25%	880	YES
			SB	15%	10	1.14%	880	YES
	Okeechobee Rd to Graham Rd	2L	NB	15%	10	1.09%	920	No
			SB	15%	11	1.20%	920	No
	Graham Rd to Peterson Rd	2L	NB	11%	8	1.27%	630	No
			SB	11%	8	1.27%	630	No
	Peterson Rd to Orange Ave	2L	NB	9%	6	0.65%	920	No
			SB	9%	6	0.65%	920	No
Kings Highway	Okeechobee Rd to Crossroads Pkwy	2L	NB	5%	3	0.36%	830	No
			SB	5%	4	0.48%	830	No
	Crossroads Pkwy to Graham Rd	2L	NB	5%	3	0.45%	660	No
			SB	5%	4	0.61%	660	No
Kirby Loop Rd	Edwards Rd to 35th St	2L	EB	3%	2	0.32%	630	No
			WB	3%	2	0.32%	630	No
McNeil Rd	Okeechobee Rd to Kirby Loop Rd	2L	NB	2%	1	0.13%	790	No
			SB	2%	1	0.13%	790	No
	Kirby Loop Rd to Edwards Rd	2L	NB	2%	1	0.19%	540	No
			SB	2%	1	0.19%	540	No
Okeechobee Rd	McCarty Rd to Fl Turnpike	4LD	EB	2%	1	0.06%	1810	No
			WB	2%	1	0.06%	1810	No
	Fl Turnpike to Kings Hwy	4LD	EB	2%	1	0.05%	2010	No
			WB	2%	1	0.05%	2010	No
	Kings Hwy to Crossroads Pkwy	6LD	EB	12%	9	0.22%	4170	No
			WB	12%	8	0.19%	4170	No
	Crossroads Pkwy to I-95	6LD	EB	16%	12	0.29%	4170	No
			WB	16%	11	0.26%	4170	No
	I-95 to Jenkins Rd	8LD	EB	30%	22	0.52%	4240	No
			WB	30%	21	0.50%	4240	No
	Jenkins Rd to McNeil Rd (2)	8LD	EB	40%	28	0.69%	4040	No
			WB	40%	29	0.72%	4040	No
	McNeil Rd to Virginia Ave	6LD	EB	38%	26	0.82%	3170	No
			WB	38%	27	0.85%	3170	No
	Virginia Ave to Hartman Rd	4LD	EB	17%	12	0.57%	2100	No
			WB	17%	12	0.57%	2100	No
	Hartman Rd to 35th St	4LD	EB	14%	10	0.61%	1630	No
			WB	14%	10	0.61%	1630	No
	35th St to 33rd St	4LD	EB	14%	10	0.61%	1630	No
			WB	14%	10	0.61%	1630	No
	33rd St to 25th St	4LD	EB	10%	7	0.43%	1630	No
			WB	10%	7	0.43%	1630	No
Peterson Rd	Bent Creek Dr to Hartman Rd	2L	EB	1%	1	0.19%	540	No
			WB	1%	1	0.19%	540	No
Selvitz Rd	Glades Cut-off Rd to Edwards Rd	2L	NB	6%	4	0.51%	790	No
			SB	6%	4	0.51%	790	No
Virginia Ave	Okeechobee Rd to Hartman Rd	6LD	EB	20%	14	0.46%	3020	No
			WB	20%	14	0.46%	3020	No
	Hartman Rd to 35th St	6LD	EB	20%	14	0.46%	3020	No
			WB	20%	14	0.46%	3020	No
	35th St to 25th St	6LD	EB	18%	12	0.40%	3020	No
			WB	18%	13	0.43%	3020	No

(1) Based on St. Lucie County TPO Traffic Counts and Level of Service Report 2021. See Appendix B.

(2) First accessed roadway link.

Exhibit 4
Ft. Pierce Commercial
Historic Growth

Roadway	Link	AADT Traffic Volumes [1]		Growth Rate
		2016	2019	
Jenkins Road	Edwards Rd to Okeechobee Rd	7,300	7,500	0.91% /Year
	Okeechobee Rd to Graham Rd	9,700	9,200	-1.75% /Year
Okeechobee Road	I-95 to Jenkins Rd	28,500	33,000	5.01% /Year
	Jenkins Rd to McNeil Rd	26,000	30,500	5.47% /Year
Intersection Growth Rate		71,500	80,200	3.90% /Year

(1) Count data from FDOT Traffic Online. See Appendix B. Because the 2020 volumes were lower due to the COVID pandemic, 2019 volumes were used.

Exhibit 5
Ft. Pierce Commercial
Intersection Analysis (1)

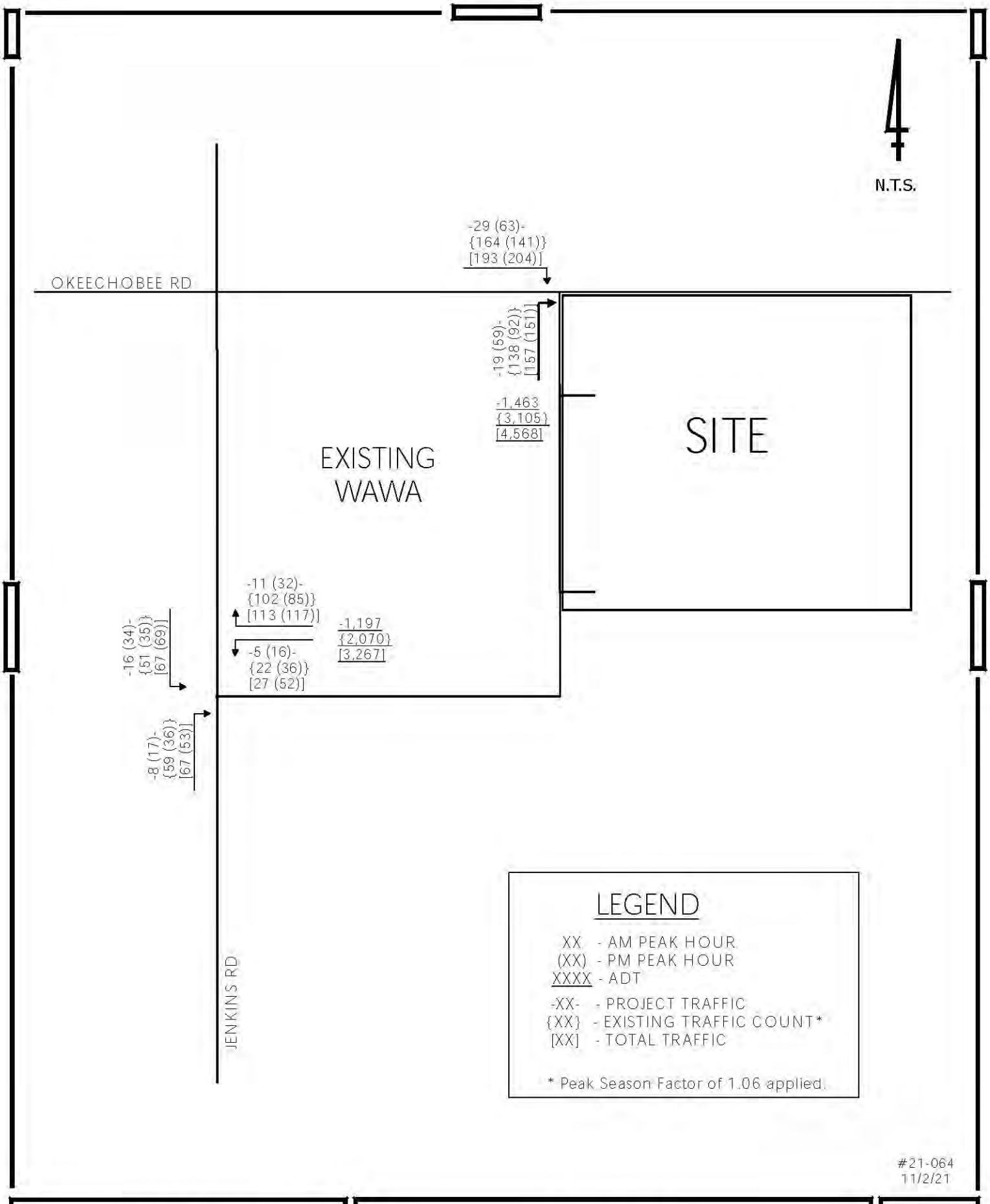
Intersection	AM Peak Hour		PM Peak Hour	
	Inters. Delay (sec)	LOS	Inters. Delay (sec)	LOS
Okeechobee Road / Jenkins Road				
Existing (2019)	24.7	C	25.1	C
Buildout (2024)	28.3	C	29.8	C

(1) See Appendix D for intersection capacity analyses.

Exhibit 6
Ft. Pierce Commercial
Link Analysis

Roadway	Link	Lanes	PM PEAK HOUR									
			Existing (2021) [1]	Growth (2024)		Total Bkgd.	Bkgd. LOS	Project	Total (2024)	Buildout LOS	Service Volume	Meets Std?
				Volume	%/Year							
Jenkins Rd	Edwards Rd to Okeechobee Rd	2L	593	72	3.90%	665	C	11	676	C	880	Yes

[1] Count data from St. Lucie TPO Traffic Counts and Level of Service Report 2021. See Appendix B.



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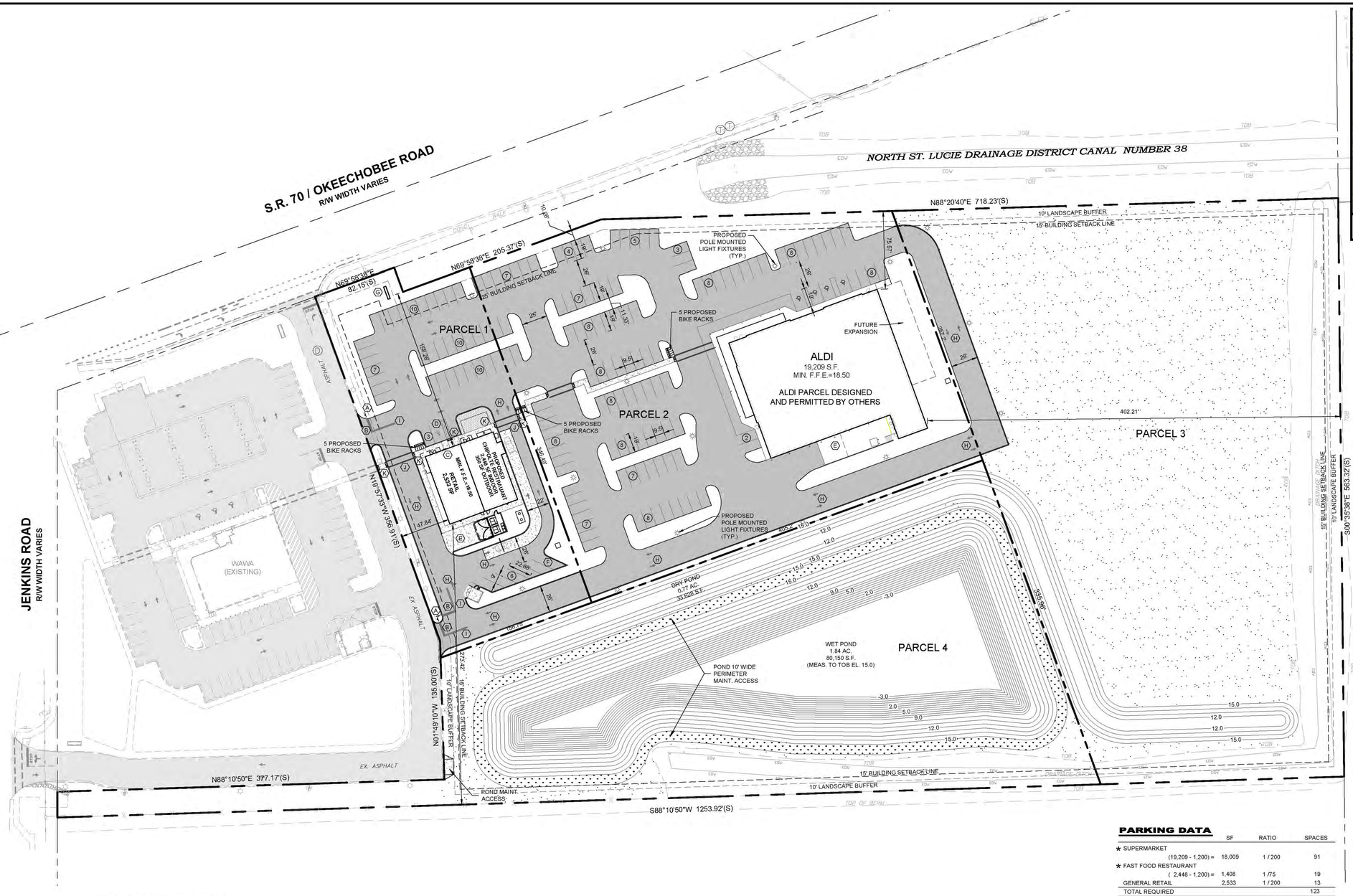
FT PIERCE COMMERCIAL	EXHIBIT 7 PROJECT DRIVEWAY VOLUMES	PTC

Exhibit 8
Ft. Pierce Commercial
Driveway Analysis (1)

Intersection	AM Peak Hour		PM Peak Hour	
	Inters. Delay (sec)	LOS	Inters. Delay (sec)	LOS
Jenkins Road / Project Driveway				
Existing (2021)	15.3	C	13.8	B
Buildout (2024)	17.8	C	17.2	C
Buildout (2024) w/o WBLT	16.0	C	14.7	B

(1) See Appendix E for driveway analyses.

APPENDIX A



LOCATION MAP

SITE PLAN

SCALE: 1" = 50'

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRASS STABILIZATION
- PROPOSED POLE MOUNTED LIGHTING

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

SIGNAGE & PAVEMENT MARKING SCHEDULE		
SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
Ⓐ	30"	R1-1 "STOP" SIGN
Ⓑ	24"	SOLID WHITE STOP BAR
Ⓒ	12"	FTP-20-06 HC PARKING SIGN (WALL MOUNTED)
Ⓓ		PAINTED PAVEMENT MARKINGS PER FDOT INDEX #711-001
Ⓔ		12' X 35' LOADING ZONE
Ⓕ	4"	PAINTED WHITE STRIPE
Ⓖ		GROUND SIGNAGE (DESIGNED AND PERMITTED BY OTHERS)
Ⓗ		DESIGNED TRAFFIC FLOW INDICATOR (FOR SITE PLANNING PURPOSES ONLY)
Ⓘ	6"	25 LF DOUBLE YELLOW STRIPE
Ⓙ		12" PAINTED CROSSWALK PER FDOT INDEX #711-001
Ⓚ		DETECTABLE WARNINGS PER FDOT INDEX #522-002 CURRENT EDITION

PERMITS REQUIRED

CITY OF FORT PIERCE (CoFP) DEVELOPMENT REVIEW
CoFP VEGETATION REMOVAL
CoFP CONCURRENCY REVIEW
CoFP EROSION AND SEDIMENT CONTROL AFFIDAVIT
CoFP DESIGN REVIEW
FORT PIERCE UTILITY AUTHORITY
NORTH ST. LUCIE DRAINAGE DISTRICT
SFWMD ERP PERMIT
FDEP WATER
FDEP DOMESTIC WASTEWATER
FDEP NPDES NOTICE OF INTENT
FDEP WETLANDS
FDOT DRAINAGE
FDOT UTILITY

TRAFFIC STATEMENT

PER TRAFFIC IMPACT ANALYSIS PREPARED BY PINDER TROUTMAN CONSULTING, INC, DATED SEPTEMBER 3, 2021:

PROJECT ADT = 1,716 TRIPS
PROJECT AM / PM PEAK HOUR = 56 AM & 142 PM PEAK TRIPS

REFER TO ENCLOSED TRAFFIC STUDY FOR FURTHER INFORMATION

CONSTRUCTION SCHEDULE

CONSTRUCTION START: JANUARY 2022
CONSTRUCTION END: JANUARY 2023

PARKING DATA

	SF	RATIO	SPACES
✱ SUPERMARKET (19,209 - 1,200) =	18,009	1 / 200	91
✱ FAST FOOD RESTAURANT (2,448 - 1,200) =	1,408	1 /75	19
GENERAL RETAIL	2,533	1 / 200	13
TOTAL REQUIRED			123
		PROVIDED (INCL. 9 H.C)	160
		PROVIDING 15 BIKE RACKS	

✱ 1,200 SF Exemption per The Code of Ordinances of The City of Fort Pierce, Sec. 125-315.(a)(4)a.

STORMWATER DESCRIPTION

ON-SITE STORMWATER RUNOFF FROM THE PROPOSED NEW IMPERVIOUS AREA INCLUDING BUILDINGS AND ROOFTOPS WILL BE COLLECTED BY STORM INLETS AND ROUTED TO THE MASTER STORMWATER TRACT. THE DEVELOPMENT'S WILL UTILIZE A COMBINATION OF DRY AND WET RETENTION FOR WATER WATER QUALITY TREATMENT AND WATER QUANTITY ATTENUATION. THE STORMWATER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH, NSLDD, SFWMD AND CITY OF FT. PIERCE REQUIREMENTS. STORMWATER OUTFALL IS PROPOSED TO THE EXISTING DITCH TO THE SOUTH WHICH WILL ROUTE THE OUTFALL RUNOFF TO THE NE CORNER WHERE THE EXISTING OUTFALL IS DISCHARGED INTO THE NSLDD CANAL NO. 38.

FLOOD ZONE

THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" (AREA OF MINIMAL FLOOD HAZARD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBER 12111C0167J, DATED FEBRUARY 16, 2012, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY THIS PARCEL IS SITUATED IN.

LEGAL DESCRIPTION

SEE SURVEY SHEETS

WASTEWATER SOURCE

FORT PIERCE UTILITY AUTHORITY

POTABLE WATER SOURCE

FORT PIERCE UTILITY AUTHORITY

ALL ELEVATIONS REFERENCE NAVD 88

PROJECT INFORMATION

PROJECT DESCRIPTION

THIS PROJECT PROPOSES A MASTER COMMERCIAL DEVELOPMENT PARCEL WITH AN OVERALL AREA OF 12.00 ACRES. THE MASTER DEVELOPMENT WILL BE DIVIDED INTO FOUR (4) SEPARATE PARCELS AS DESCRIBED BELOW:

PARCEL 1: 1.26 AC PARCEL CONTAINING A 2,448 SF CHIPOTLE RESTAURANT AND 2,533 SF RETAIL BUILDING
PARCEL 2: 2.96 AC PARCEL CONTAINING A 19,209 SF ALDI GROCERY STORE
PARCEL 3: 4.35 AC PARCEL (3.06 AC NET DEVELOPABLE) FOR FUTURE COMMERCIAL DEVELOPMENT
PARCEL 4: 3.44 AC STORMWATER TRACT

THE MASTER DEVELOPER WILL RETAIN OWNERSHIP OF THE LAND AND ENTER INTO LAND-LEASE AGREEMENTS WITH THE INDIVIDUAL PARCEL USERS. THE DEVELOPMENT WILL BE DESIGNED TO PROVIDE MASTER INFRASTRUCTURE IMPROVEMENTS CONSISTING OF ROADS, WATER AND SEWER LINES, STORMWATER, GAS AND ELECTRIC. THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN AND PERMITTING OF THE MASTER INFRASTRUCTURE AND WILL PREPARE "PAD - READY" SITES FOR PARCEL 2 AND PARCEL 3. UTILITY STUBS WILL BE PROVIDED TO EACH PARCEL FOR THE INDIVIDUAL DEVELOPMENT TO CONNECT TO. PARCEL 4 IS THE PROPOSED STORMWATER TRACT THAT WILL PROVIDE THE REQUIRED STORMWATER TREATMENT AND ATTENUATION FOR THE MASTER DEVELOPMENT.

OWNER/APPLICANT

OKEEJEN, LLC
1870 ALOMA AVENUE, SUITE 110
WINTER PARK, FLORIDA 32789
PHONE (321) 228-8510

SURVEYOR

INDIAN RIVER SURVEY, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880

ENGINEER

MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

ARCHITECT

FWH ARCHITECTS
3336 GRAND BLVD., SUITE 201
HOLIDAY, FLORIDA 34690
PHONE (727) 815-3336

ALDI ENGINEER

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 202-7000

ALDI ARCHITECT

APD ENGINEERING & ARCHITECTURE, PLLC
615 FISHERS RUN
VICTOR, NEW YORK 14564
PHONE (585) 742-0213

SITE ADDRESS

5575 OKEECHOBEE ROAD
FORT PIERCE, FLORIDA 34947

TAX PARCEL I.D. NUMBER

2419-321-0001-000-5
2419-322-0003-000-2

ZONING

C-3

LAND USE

GC

LATITUDE

27°25'3.24" N

LONGITUDE

80°22'51.80" W

SITE DATA

	SF	AC	%
SITE AREA	522,635 SF	12.00 AC	100.00%
EXISTING LAND IS VACANT			
PROPOSED SITE DATA			
TOTAL SITE AREA	522,635 SF	12.00 AC	100.00%
PARCEL 1:			
PARCEL AREA	54,722 SF	1.26 AC	10.47%
PROPOSED BUILDINGS	4,981 SF	0.11 AC	0.95%
PROPOSED PAVEMENT	30,944 SF	0.71 AC	5.92%
PROPOSED CONCRETE	3,733 SF	0.08 AC	0.71%
IMPERVIOUS AREA	39,658 SF	0.91 AC	7.58%
PERVIOUS AREA	15,064 SF	0.35 AC	2.88%
PARCEL 2:			
PARCEL AREA	128,797 SF	2.96 AC	24.64%
PROPOSED BUILDINGS	19,209 SF	0.44 AC	3.67%
PROPOSED PAVEMENT	63,058 SF	1.45 AC	12.06%
PROPOSED CONCRETE	3,583 SF	0.08 AC	0.70%
IMPERVIOUS AREA	85,850 SF	1.97 AC	16.43%
PERVIOUS AREA	42,947 SF	0.99 AC	8.22%
PARCEL 3 (FUTURE DEVELOPMENT):			
PARCEL AREA	189,414 SF	4.35 AC	36.24%
IMPERVIOUS AREA	142,050 SF	3.26 AC	27.18%
PERVIOUS AREA	47,364 SF	1.09 AC	9.06%
PARCEL 4 (STORMWATER):			
PARCEL AREA	149,903 SF	3.44 AC	28.68%
WET POND AT CONTROL	80,150 SF	1.84 AC	15.33%
IMPERVIOUS AREA	80,150 SF	1.84 AC	15.33%
PERVIOUS AREA	69,753 SF	1.60 AC	13.35%
SITE TOTAL:			
IMPERVIOUS AREA	347,708 SF	7.98 AC	66.53%
PERVIOUS AREA	174,927 SF	4.02 AC	33.47%

ZONING DATA

C-3 CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT SIZE	10,000 SF	522,635 SF	522,635 SF
LOT WIDTH	70' MIN.	287.52'	287.52'
LOT DEPTH	90' MIN.	563.35'	563.35'
BUILDING SETBACKS:			
FRONT (NORTH)	25'	0'	158.28'
SIDE (NORTH)	15'	0'	75.57'
SIDE (WEST)	15'	0'	47.84'
SIDE (EAST)	15'	0'	402.21'
SIDE (SOUTH)	15'	0'	273.42'
BUILDING COVERAGE	60% MAX.	0%	4.62%
OPEN SPACE	20% MIN.	100%	33.47%
BUILDING HEIGHT	65' MAX.	NA	65' MAX.

REVISIONS	DATE
8 -	- -
7 -	- -
6 -	- -
5 -	- -
4 -	- -
3 -	- -
2 -	- -
1 -	- -

JOB NO.	21-0056
DESIGNED	TH
DRAWN	SS
DATE	SEPTEMBER 2021
CHECKED	AS
DATE ISSUED	09/04/2021

MBV ENGINEERING, INC.
MOIA, BOWLES VILAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #5728
MELBOURNE, FL - PH (321) 253-1135
FT PIERCE, FL - PH (772) 466-9551
1835 - 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-0035
FX: (772) 778-3417

OVERALL SITE PLAN

FT. PIERCE COMMERCIAL

CITY OF FORT PIERCE FLORIDA

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

SHEET
C6

21-0056

O:\DEVAWRS\2021\21-0056 Ft. Pierce Commercial Master Infrastructure and Chipotle Parcel\Drawings\21-0056-SITE.dwg 9/7/2021 11:40 AM STEVE SMITH

APPENDIX B

ENVIRONMENTAL ASSESSMENT
FT. PIERCE COMMERCIAL
ST. LUCIE COUNTY, FLORIDA

September 15, 2021

Prepared by:

ECOLOGICAL CONSULTING OF FLORIDA
850 NW FEDERAL HIGHWAY, SUITE 109
STUART, FL 34994
sopotnick@ecf-llc.com

1760.00

1.0 INTRODUCTION

This assessment is in support of the site plan approval through the City of Fort Pierce for the subject ±12.00-acre site.

The development will include a retail development with associated parking and stormwater facilities.

2.0 SITE LOCATION

The subject property is made up of an undeveloped property located off Jenkins Road and SR 70 within the City of Fort Pierce, St. Lucie County, FL. The property is located immediately west of the intersection of Jenkins Road and SR 70 within Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida (Figure 1). The site coordinates are *27°25'02.50" N, 80°22'48.87" W.*

3.0 METHODOLOGY

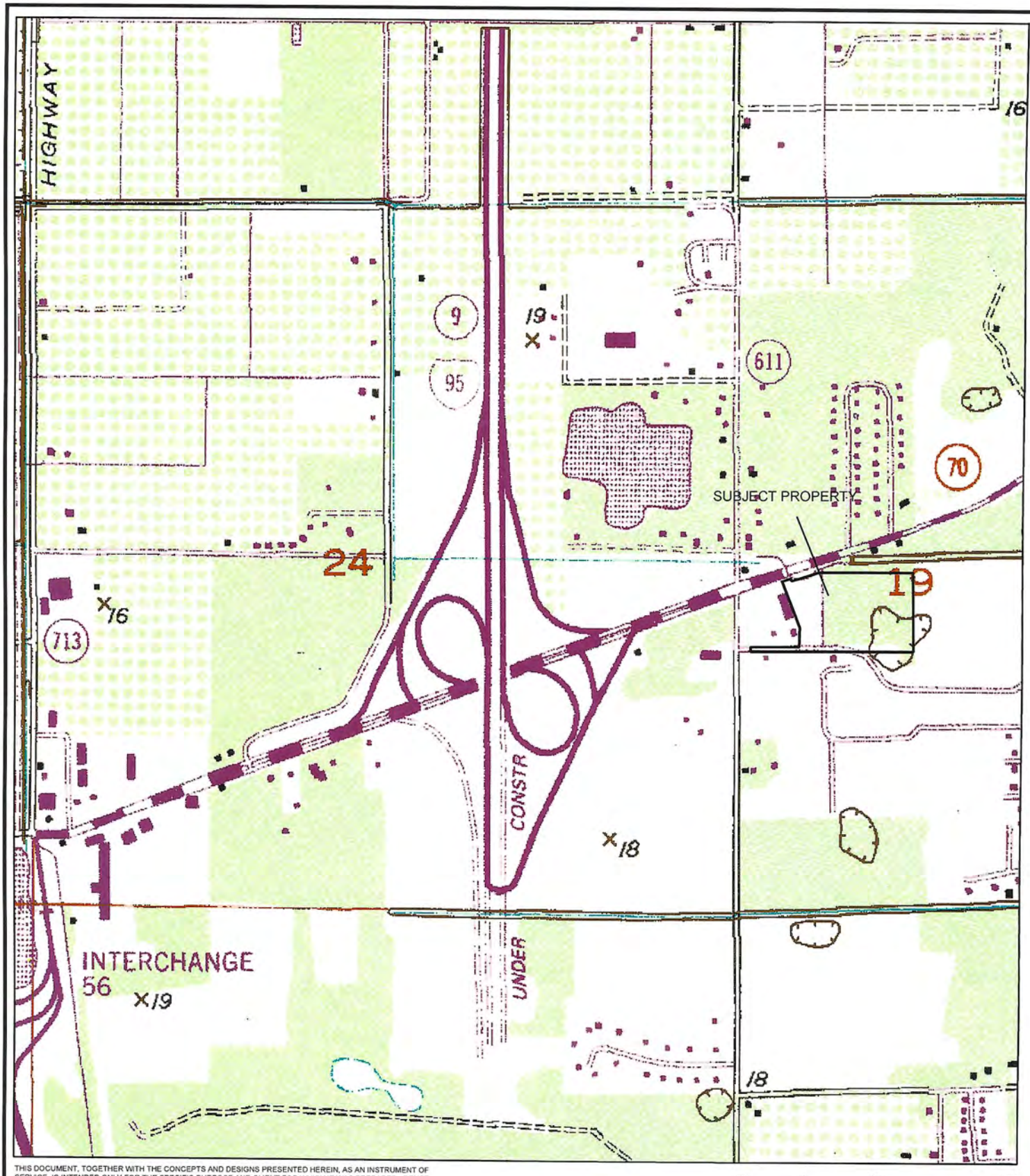
The assessment methodology consisted of the review of topographic information, soils maps, and recent aerial photographs.

A field reconnaissance of the subject property was then conducted which included pedestrian transects through the site to map and identify specific habitat and land uses and vegetative cover types. Field notes were taken and an aerial photograph was marked with land use and cover types and any environmental findings.

4.0 TOPOGRAPHY/HYDROLOGY

According to the U.S.G.S. topographic quadrangle (Fort Pierce NW), the property has an average elevation of between 15-20 feet NGVD. The quadrangle does not identify any structures on site. A road is present along the south boundary coming off of Jenkins Road, and a ditch bisects the site. The quadrangle also shows a depressional wetland in the southeast corner extending offsite to the east and south.

Field reconnaissance indicates that the parcel is relatively flat, ditched with a wetland present in the southeast corner.



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500 0 500 1,000

1 inch = 1,000 ft.

ECF
NATURAL RESOURCE CONSULTING

USGS TOPOGRAPHIC MAP
FT. PIERCE COMMERCIAL

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: USGS QUADRANGLE,
FORT PIERCE NW
SEC 19, TWN 35 S, RNG 40 E

FIGURE 1

DATE: 9-14-21

PROJECT No. 1760.00

5.0 SOILS

According to the *Soil Survey of St. Lucie County, FL* (USDA-NRCS, Web Soil Survey), the following soils are found on site (Figure 2).

- Nettles & Oldsmar sands (25)

This soils is classified as poorly drained, and is generally associated with mesic lowlands and flatwood type vegetative communities in its natural setting. The site has been altered by past development, with the western portion cleared and a ditch system draining the remaining wooded areas.

6.0 SITE CONDITIONS

An assessment of the extent, distribution, and composition of vegetative communities for the property was conducted by Chris Sopotnick of Ecological Consulting of Florida (ECF), originally January 16, 2018, and more recently on July 7, 2021.

Pedestrian transects were conducted throughout the parcels with vegetative communities identified on a recent aerial photograph.

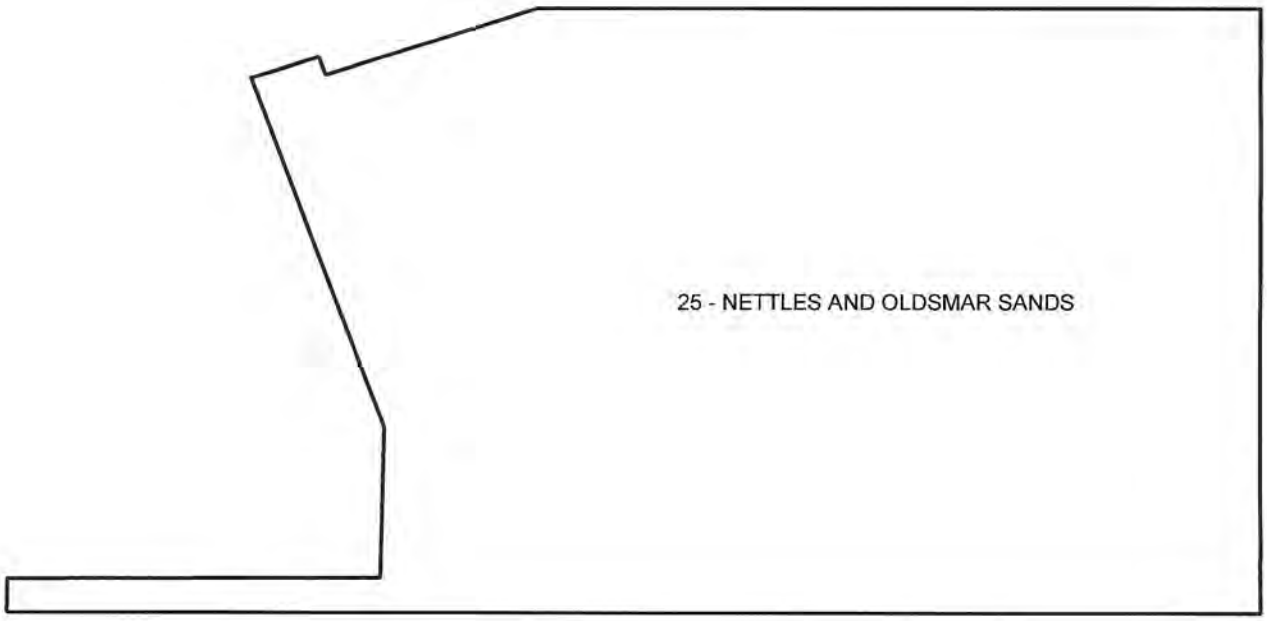
A description of each community type is provided in the Habitat/Land Use section of this report.

7.0 HABITAT/LAND USE

Onsite habitats and adjacent land uses have been characterized using the *Florida Land Use Cover and Forms Classifications System* (FDOT, 1985) (FLUCFCS), and are described below and depicted on the Land Use and Cover Map (Figure 3).

- 1300 – Pine Flatwoods: This cover type is dominated by a slash pine canopy (*Pinus elliottii*), occasional cabbage palm (*Sabal palmetto*) and laurel oak (*Quercus laurifolia*) with an understory of saw palmetto (*Serenoa repens*), gall berry (*Ilex glabra*), and grapevine (*Vitus spp.*). This area was underbrushed in 2018 with the understory being fairly open.

- 4220 - Ditch: This feature is a remnant excavated drainage ditch that bisects the pine flatwoods from the mowed grass habitat and then continues around the south and east boundaries of the site. The ditch system has exotic vegetation such as cattails (*Typha spp.)* melaleuca (*Melaleuca quinquenervia*) and primrose willow (*Ludwigia peruviana*).



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100 0 100 300

1 inch = 200 ft.

ECF
NATURAL RESOURCE CONSULTING

SOILS MAP

FT. PIERCE COMMERCIAL

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: WEB SOILS

SEC 19, TWN 35 S, RNG 40 E

FIGURE 2

DATE: 9-15-21

PROJECT No. 1760.00

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

100 0 100 300

1 inch = 200 ft.

ECF
NATURAL RESOURCE CONSULTING

LAND USE AND COVER MAP
FT. PIERCE COMMERCIAL

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: GOOGLE EARTH
SEC 19, TWN 35 S, RNG 40 E

FIGURE 3

DATE: 9-15-21

PROJECT No. 1760.00

- 7400 – Exotic Wetland Hardwoods: This feature is a remnant isolated wetland that was originally a herbaceous marsh. The wetland is now dominated by melaleuca, Brazilian pepper (*Shinus terebinthifolius*), maiden cane (*Panicum hemitomon*) and redroot (*Lachnanthes caroliniana*).

- 1710 – Mowed Grass: This area has been altered by the clearing of native vegetation and planting of grass. The area has been maintained on a regular basis and is vegetated primarily by bahia grass (*Paspalum notatum*), with occasional beggar ticks (*Bidens spp.*), dog fennel (*Eupatorium capillifolium*), and guinea grass (*Megathyrsus maximus*).

TABLE 1 – LAND USE AND COVER SUMMARY

FLUCCS CODE	COMMUNITY NAME	ACRES	PERCENT
1300	Pine Flatwoods	8.43	70.2
1710	Mowed Grass	2.67	22.3
4220	Ditch	0.50	4.2
7400	Exotic Wetland Hardwoods	0.40	3.3
Total Area		12.00	100.0

8.0 CRITICAL HABITAT/ LISTED SPECIES OBSERVATION

The site was reviewed for the presence of habitat conducive to federal and state listed flora and fauna. An initial review documented vegetative communities and noted areas listed as potential habitat. A cursory listed species survey was performed by ECF on January 16-19, 2018, a follow up was conducted on July 7, 2021 the methodology included meandering transects throughout the parcel as well as the surrounding perimeter with random stations monitored. In addition, a gopher tortoise burrow survey was conducted by an FWC Authorized Agent on September 18, 2018. A current one will be conducted prior to construction.

Non-listed wildlife or signs of species observed include grackle, black racer, armadillo, cotton tailed rabbit and raccoon. All species of wildlife observed are typical representatives of the different habitats on site. None are unusual for the St. Lucie County area. No tortoise burrows and no listed species were observed on site.

The Florida Natural Areas Inventory (FNAI) provides a matrix by County of rare and endangered species in Florida. Based on the known distribution and preferred habitats of certain species, the following listed wildlife has the potential to occur on site:

TABLE 2 – FNAI LISTED SPECIES

COMMON NAME	SCIENTIFIC NAME	EVIDENCE/SIGHTING	STATUS	
			FWC	USFWS
Eastern Indigo snake	*Drymarchon corias couperi*	Not observed	T	T
Gopher tortoise	*Gopherus Polyphemus*	Not observed	T	
Gopher frog	*Rana capito*	Not observed	SSC	
Florida pine snake	*Pituophis melanoleucus mugitus*	Not observed	SSC	
Florida Panther	*Puma concolor coryi*	Not observed	E	E
Burrowing owl	*Speotyto cunicularia*	Not observed	SSC	
Woodstork	*Mycteria Americana*	Not observed	E	E
American Alligator	*Alligator mississippiensis*	Not observed	T	T
Crested caracara	*Caracara cheriway*	Not observed	T	T
Florida scrub-jay	*Aphelocoma coeruluscens*	Not observed	T	T
Piping Plover	*Charadrius melodus*	Not observed	T	T
Red-cockaded woodpecker	*Picoides villosus*	Not observed	E	E
Southeastern American kestrel	*Falco sparverius Paulus*	Not observed	T	
Florida sandhill crane	*Grus Canadensis pratensis*	Not observed	SSC	
Osprey	*Pandion haliaetus*	Not observed	SSC	
Snail kite	*Rostrhamus sociabilis plumbeous*	Not observed	E	E
Least tern	*Sterna antillarum*	Not observed	T	
Sherman's fox squirrel	*Sciurus niger shermani*	Not observed	SSC	
Manatee	*Trichechus manatus*	Not observed	E	E

Abbreviations:

SSC = Species of Special Concern, T = Threatened
USFWS = United States Fish and Wildlife Service, FWC = Florida Fish and Wildlife Conservation Commission,

A database search of FWC records for documented bald eagle nests was conducted and none were noted for the property or within 0.5 mile of the site.

9.0 WETLANDS AND SURFACE WATERS

The soils map, topographic map and National Wetland Inventory (NWI) were reviewed to identify potential wetland areas. Subsequent field reconnaissance was performed to confirm limits of wetlands within the project site.

A small, isolated wetland is identified in the southeast portion of the site (FLCCS 7400 – Figure 3). This wetland was delineated and approved by the South Florida Water Management District (SFWMD) in 2018. Copies of the informal jurisdictional determination is provided in Appendix 1.

This wetland has been impacted by the construction of the southern and eastern portion of the ditch. Appendix 2 shows the historical1958 aerial depicting the construction of the ditch and impacts to the wetland. The wetland is less than 0.5 acre and is isolated and will be addressed in the Environmental Resource Permit (ERP) with SFWMD.

The ditches will be classified as other surface waters by SFWMD and will be addressed in the ERP permitting with SFWMD.

Appendix 1 – SFWMD Informal

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

May 30, 2018

** Delivered via email*

S & S Enterprises "B", LLC
400 High Point Dr. Ste. 500
Cocoa, FL 32926

Subject: S & S Development Parcel
Application No. 180425-520
Informal Wetland Determination No. 56-100312-P
St Lucie County

Dear Mr. Simpkins:

The District reviewed your request for an informal determination of the jurisdictional wetland and other surface water boundaries within the subject property, which is located as shown on the attached Exhibit 1. A site inspection was conducted on May 15, 2018.

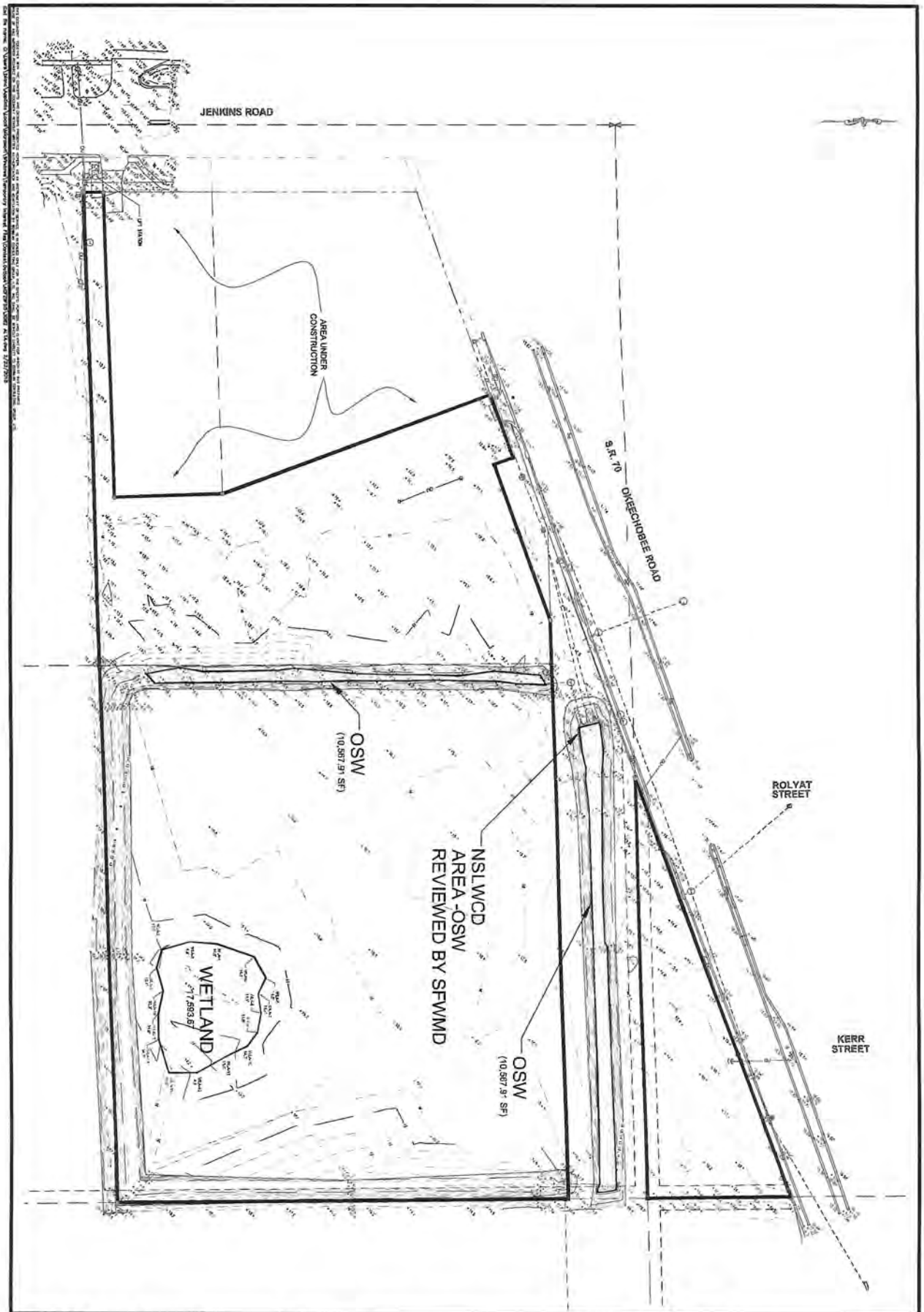
Based on the information provided and the results of the site inspection, jurisdictional wetlands and other surface waters as defined in Chapter 62-340, Florida Administrative Code, exist on the property. Exhibit 2, attached, identifies the boundaries of the property inspected and the approximate landward limits of the wetlands and other surface waters.

This correspondence is an informal jurisdictional wetland determination pursuant to Section 373.421(6), Florida Statutes, and Section 7.3 of Environmental Resource Permit Applicant's Handbook Volume I. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules.

Sincerely,

Barbara Conmy
Section Leader

c: Chris Sopotnick, Ecological Consulting Of Florida *



SFWMD JURISDICTIONAL AREAS

ST. LUCIE COUNTY FLORIDA

PROJECT NO. 003061-01-001

Bowman Consulting Group Ltd. Inc.
331 S.E. Ocean Blvd. Suite 201
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7201
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

Bowman CONSULTING

PROFESSIONAL SURVEYOR AND MAPPER, CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30162

PLAN STATUS

DATE	DESCRIPTION

D.A.L. DRAWN
S.N.B. CHKD
SCALE: 1" = 1/2"
JOB No. 3062-01-001
DATE: MAY 23, 2018
FILE No. SFWD AREAS

SHEET 1 OF 1

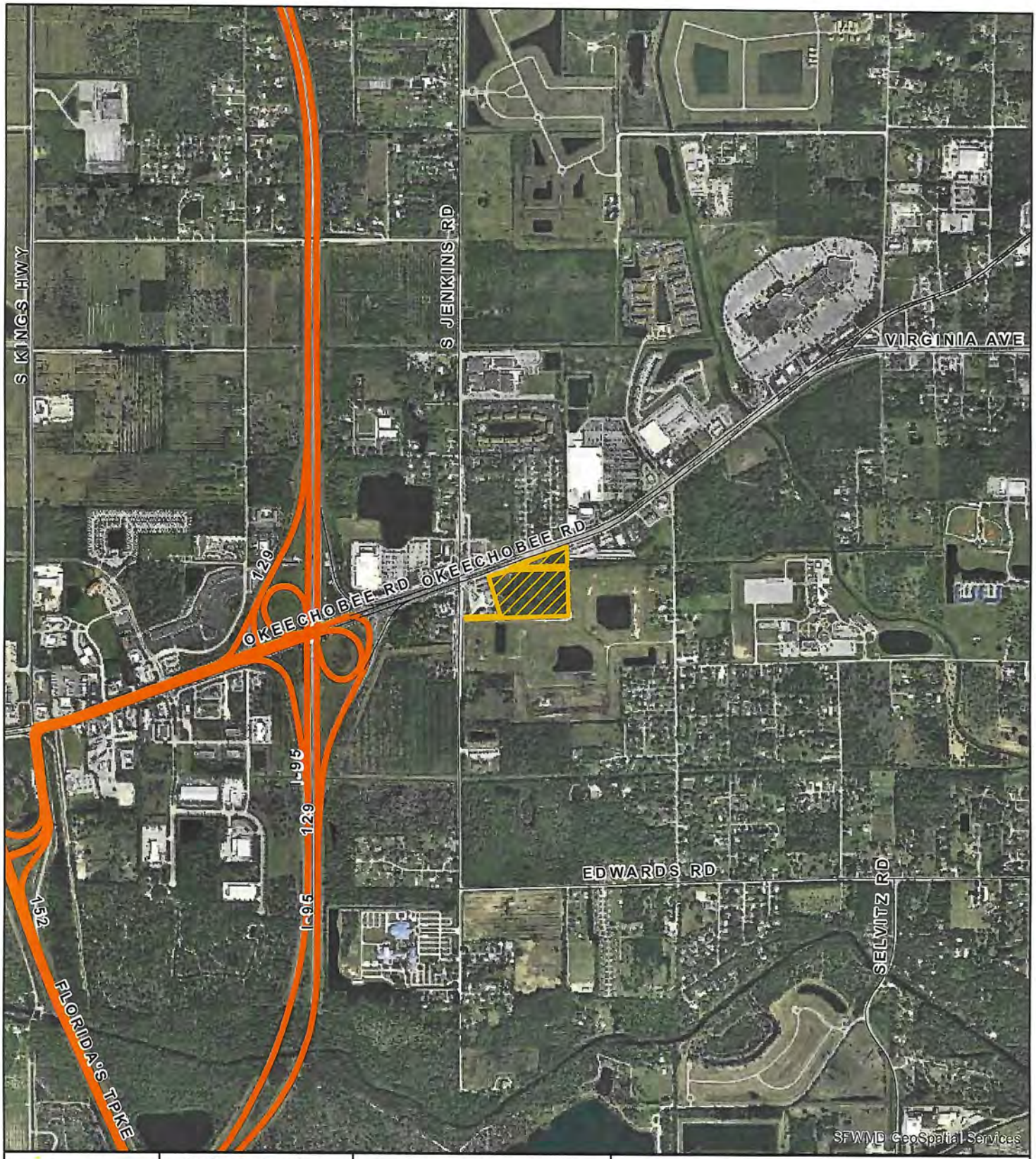


Exhibit No: 1	Exhibit Created On: 2018-05-16	ST. LUCIE COUNTY, FL

Application

Application Number: 180425-520

REGULATION DIVISION

Project Name: S & S Development Parcel

0 1,500 3,000 Feet

N

South Florida Water Management District

Appendix 2 – 1958 Aerial

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NOT TO SCALE

ECF
NATURAL RESOURCE CONSULTING

1958 Aerial

S&S Development Parcel

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: FDOT AERIALS
SECTION 28, TOWNSHIP 40 SOUTH, RANGE 32 EAST

FIGURE 2

DATE: 8-29-21

PROJECT No. 1760.00

FT. PIERCE COMMERCIAL
TRAFFIC IMPACT STUDY

Prepared for

OKEEJEN, LLC

Prepared by

PINDER TROUTMAN CONSULTING, INC.
Certificate of Authorization Number: 7989
2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411
(561) 296-9698

Digitally signed by
Rebecca J Mulcahy
Date: 2021.11.04
12:08:45 -04'00'

#PTC21-064
September 3, 2021
Revised November 4, 2021

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570
This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 11/4/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FT. PIERCE COMMERCIAL
TRAFFIC IMPACT STUDY

Introduction

Pinder Troutman Consulting, Inc. (PTC) has been retained to conduct a traffic impact analysis for a proposed commercial development located in the City of Ft. Pierce. The purpose of this study is to examine the traffic impacts of the proposed development on the surrounding roadway network and to determine compliance with Chapter 105 – Concurrency Management, of the City of Ft. Pierce Land Development Code.

Site Data

The site, which is currently vacant, is located in the southeast quadrant of Okeechobee Road and Jenkins Road, as shown on **Exhibit 1**. The proposed Project consists of 2,533 SF Retail, 19,209 SF Grocery Store and 2,448 SF High Turnover Restaurant. Proposed access to the site is via one driveway connection to Okeechobee Road and one driveway connection to Jenkins Road. Both driveways will be shared with Wawa and are existing today. See **Appendix A** for Conceptual Site Plan. Any reference to intersection geometrics is conceptual in nature and subject to final design and approval by others. A 2024 buildout is proposed.

Existing Traffic Conditions

The latest available daily and peak hour traffic volumes and adopted level of service volumes for the surrounding roadway links were used. The sources of the traffic count data are the St. Lucie TPO "Traffic Counts and Level of Service Report, Fall 2021" and the FDOT Florida Traffic Online. The intersection count of Okeechobee Road & Jenkins Road was obtained in April 2019. Existing driveway counts were obtained in October 2021. The traffic counts and peak season factor reports are provided in **Appendix B**.

Roadway Improvements

The Transportation Improvement Program from the St. Lucie TPO was reviewed to determine if any roadways within the study area are scheduled to be improved during the buildout of this project. Kings

Highway from south of Okeechobee Road to north of Picos Road is currently being widened to four lanes. There are no other scheduled construction projects at this time.

Trip Generation

The Institute of Transportation Engineers (ITE), Trip Generation, *10th Edition* was reviewed to determine acceptable daily and peak hour trip generation rates for the proposed project. **Exhibit 2** provides the daily, AM and PM peak hour trip generation data for the proposed development. Because of the mix of commercial uses, internalization of trips is expected. **Appendix C** contains the internalization matrices. Based on these calculations, the Project generates 1,698 daily, 54 AM peak hour and 141 PM peak hour trips. Based on the peak hour trips, a two-mile radius of development influence is required.

Trip Distribution and Assignment

A directional distribution was developed based on a review of land use patterns, existing travel patterns and the roadway network. The resultant Project distribution is shown on **Exhibit 3A**. **Exhibits 3B and 3C** show the assignment of AM and PM peak hour Project traffic on the surrounding roadway network, as well as the Project's impact percentage (% of peak hour directional service volume) to determine Project significance. Project traffic is considered to be significant on the directly accessed Major Road where Project traffic consumes one percent or more of the directional capacity, and on any other Major Road within two miles where Project traffic consumes five percent or more of the directional capacity. Therefore, the significantly impacted roadway link is Jenkins Road from Edwards Road to Okeechobee Road in the PM peak hour.

Historic Growth

Historic growth trends must be analyzed in the projection of future background traffic volumes. Historic growth data was obtained from FDOT Traffic Online for a three-year period and is shown on **Exhibit 4** for the surrounding roadway links. In order to account for area growth and committed development traffic, an areawide growth rate of 3.90% was used in the link and intersection analyses.

Intersection Analysis

Intersection capacity analyses are required for the major intersections within a significantly impacted roadway segment. The intersection of Okeechobee Road & Jenkins Road was analyzed using Highway Capacity Manual procedures. Turning movement counts for this intersection were collected in April 2019 and are included in **Appendix B**. Projected, year 2024, background traffic was calculated based on a 3.90% growth rate. Project traffic was then added to the background traffic. The intersection worksheets and HCS capacity analyses (using optimized signal timing) are provided in **Appendix D**. The results are summarized on **Exhibit 5**. The intersection is currently operating at level of service (LOS) C, and is projected to do so with the Project in 2024.

Roadway Link Capacity Analysis

Exhibit 6 provides future peak hour traffic projections for the significantly impacted roadway links. The total traffic consists of existing traffic plus the historic growth and Project traffic. The roadway links are projected to operate at LOS C without the Project, and with the Project in 2024.

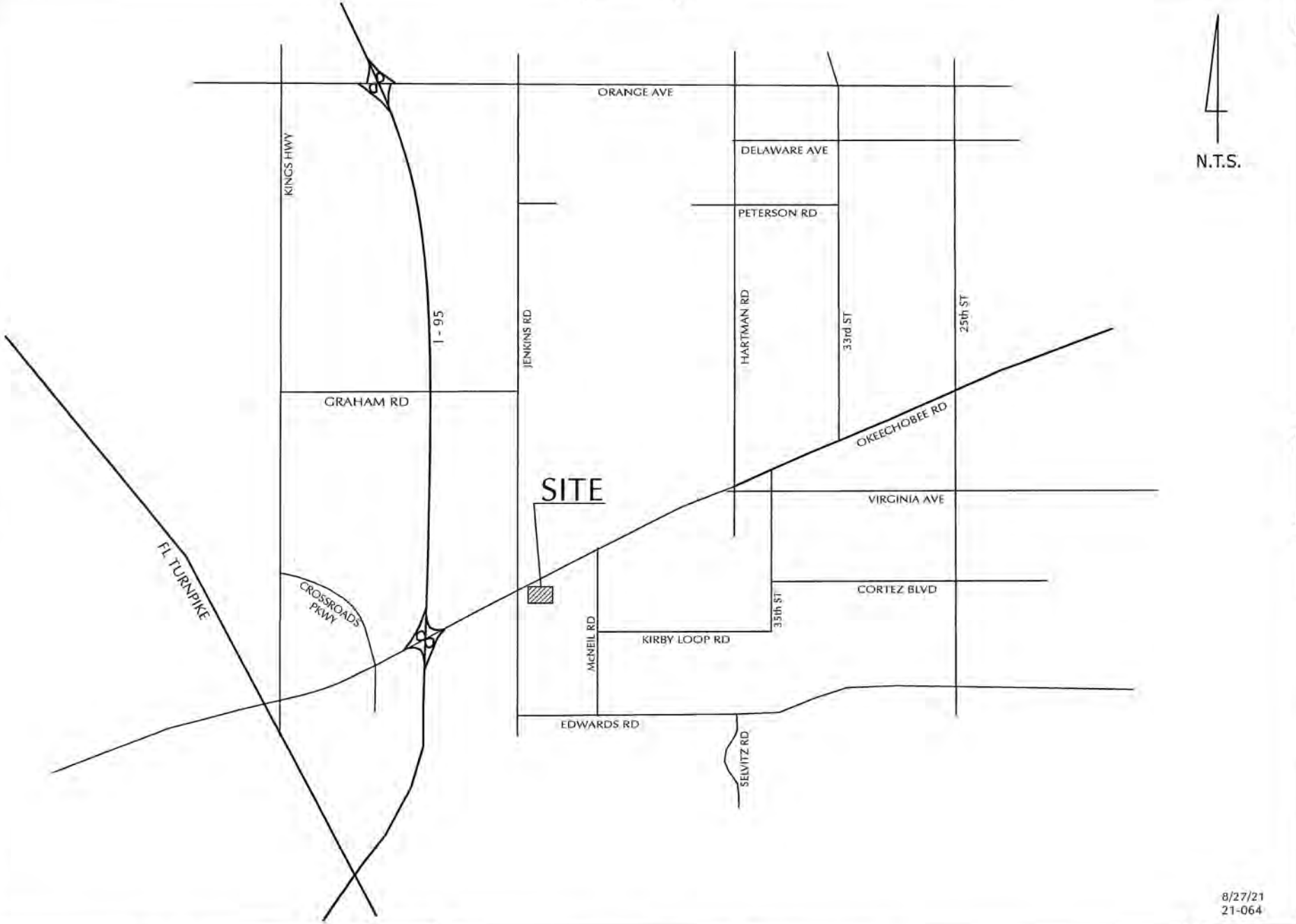
Site Access

This site accesses Okeechobee Road and Jenkins Road via shared-access driveways with the adjacent Wawa. The driveway volumes were counted in October 2021 and are provided in **Appendix B**. Project driveway volumes and total driveway volumes are shown on **Exhibit 7**. Based on these volumes, an eastbound right turn lane on Okeechobee Road at the driveway is warranted. This turn lane is already in place. An analysis of the Jenkins Road driveway was conducted for several scenarios: 2024 background traffic, 2024 with Project traffic, 2024 with Project traffic and prohibited westbound left turns out of the site. The analyses are provided in **Appendix E** and are summarized on **Exhibit 8**. As shown, the driveway intersection is projected to operate at LOS C or better for all scenarios. Therefore, it is recommended to maintain the full median opening with the existing lanes until such time as Jenkins Road is widened in this area. At that point, the left turns out of the site will most likely be restricted by a median diverter.

Conclusion

This analysis shows that the impacted roadway links and intersection are projected to operate at the adopted level of service standards (LOS D or better) with the proposed development. Therefore, the Project is in conformance with the requirements of Chapter 105 – Concurrency Management, of the City of Ft. Pierce Land Development Code.

EXHIBITS



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FT PIERCE COMMERCIAL

EXHIBIT 1 PROJECT LOCATION

PTC

Exhibit 2
Ft. Pierce Commercial
Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips (2) Trips	Internal Trips (2) %	External Trips	Pass-by Trips (1)		Total Trips
Gen. Commercial	820	2,533 SF	Ln (T) = 0.68Ln (X)+5.57	50%	494	29	5.9%	465	158	34%	307
Supermarket	850	19,209 SF	106.78 / 1000 SF	50%	2,051	51	5.9%	2,000	720	36%	1,280
High Turnover Sit-Down Rest.	932	2,448 SF	112.18 / 1000 SF	50%	275	80	29.2%	195	84	43%	111
TOTAL					2,820	160	5.7%	2,660	962		1,698

AM PEAK HOUR

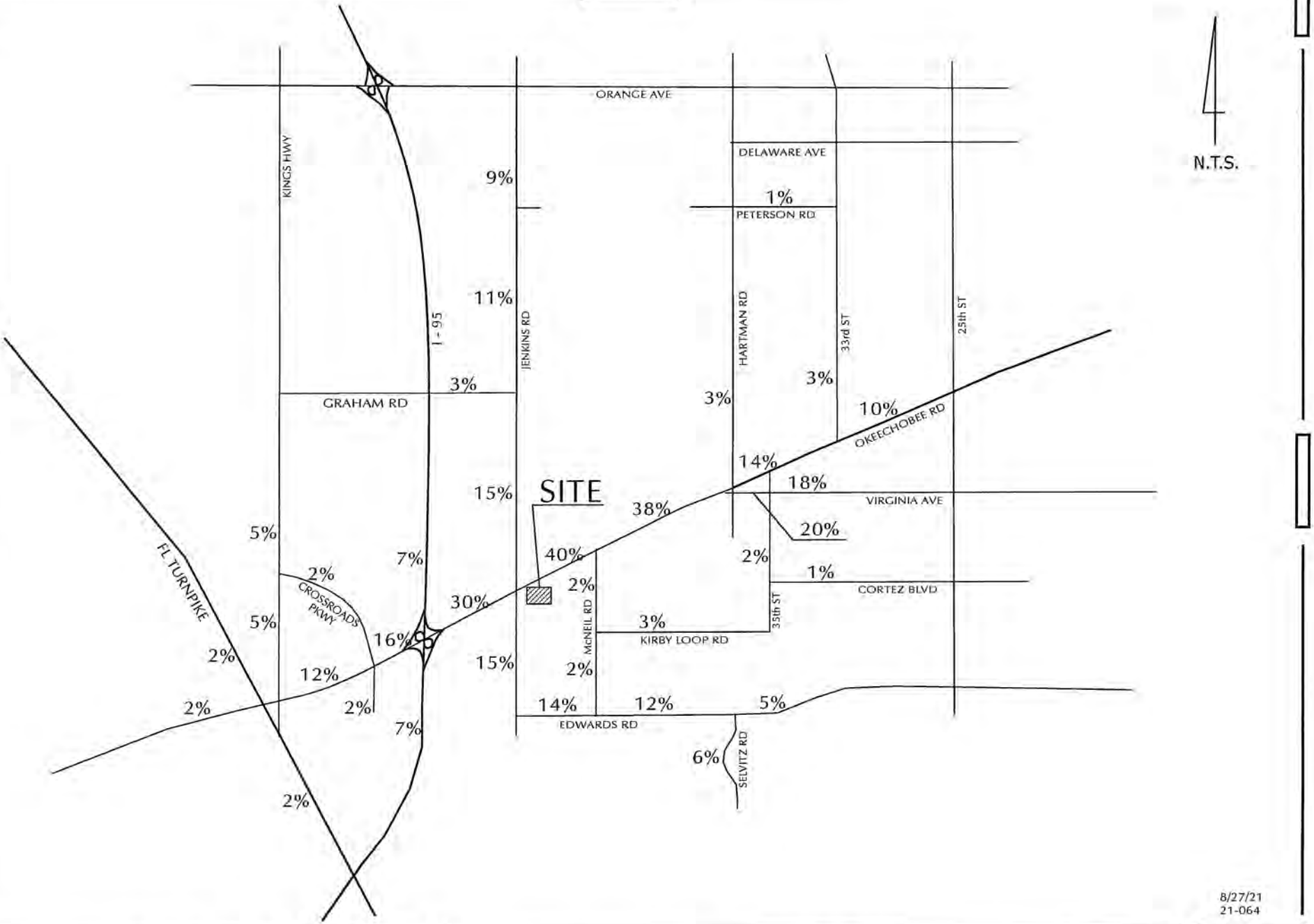
Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips In	Total Trips Out	Total Trips Trips	Internal Trips (2) Trips	Internal Trips (2) %	External Trips In	External Trips Out	External Trips Trips	Pass-by Trips (1)		New Trips In	New Trips Out	New Trips Trips
Gen. Commercial	820	2,533 SF	0.94 / 1000 SF	62%	1	1	2	-	8.0%	1	1	2	1	34%	1	-	1
Supermarket	850	19,209 SF	3.82 / 1000 SF	60%	44	29	73	6	8.0%	42	25	67	24	36%	27	16	43
High Turnover Sit-Down Rest.	932	2,448 SF	9.94 / 1000 SF	55%	13	11	24	6	25.0%	9	9	18	8	43%	5	5	10
TOTAL					58	41	99	12	12.1%	52	35	87	33		33	21	54

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips In	Total Trips Out	Total Trips Trips	Internal Trips (2) Trips	Internal Trips (2) %	External Trips In	External Trips Out	External Trips Trips	Pass-by Trips (1)		New Trips In	New Trips Out	New Trips Trips
Gen. Commercial	820	2,533 SF	Ln (T) = 0.74Ln (X)+2.89	48%	17	19	36	1	3.8%	17	18	35	12	34%	11	12	23
Supermarket	850	19,209 SF	9.24 / 1000 SF	51%	90	87	177	7	3.8%	86	84	170	61	36%	55	54	109
High Turnover Sit-Down Rest.	932	2,448 SF	9.77 / 1000 SF	62%	15	9	24	8	33.3%	11	5	16	7	43%	6	3	9
TOTAL					122	115	237	16	6.8%	114	107	221	80		72	69	141

(1) Source: ITE Trip Generation, 10th Edition.

(2) See internalization matrices in Appendix C.



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FT PIERCE COMMERCIAL

EXHIBIT 3A PROJECT TRAFFIC DISTRIBUTION

PTC

Exhibit 3B
Ft. Pierce Commercial
Project Traffic Assignment - AM Peak Hour

Roadway	Link	Existing Lanes	Dir	Project Traffic 33 In 21 Out % Dist	Project Traffic Trips	Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
33rd Street	Okeechobee Rd to Delaware Ave	2L	NB	3%	1	0.13%	750	No
			SB	3%	1	0.13%	750	No
35th Street	Kirby Loop Rd to Cortez Blvd	2L	NB	2%	1	0.19%	540	No
			SB	2%	0	0.00%	540	No
	Cortez Blvd to Virginia Ave	2L	NB	2%	1	0.13%	790	No
			SB	2%	0	0.00%	790	No
Cortez Blvd	35th St to 25th St	2L	EB	1%	0	0.00%	750	No
			WB	1%	0	0.00%	750	No
Crossroads Pkwy	Okeechobee Rd to Kings Hwy	2L	NB	2%	0	0.00%	790	No
			SB	2%	1	0.13%	790	No
Edwards Rd	Jenkins Rd to McNeil Rd	2L	EB	14%	3	0.48%	630	No
			WB	14%	5	0.79%	630	No
	McNeil Rd to Selvitz Rd	2L	EB	12%	3	0.43%	700	No
			WB	12%	4	0.57%	700	No
Graham Rd	Kings Hwy to Jenkins Rd	2L	EB	3%	1	0.16%	630	No
			WB	3%	1	0.16%	630	No
Hartman Rd	Okeechobee Rd to Peterson Rd	2L	NB	3%	1	0.13%	750	No
			SB	3%	1	0.13%	750	No
I-95	Midway Rd to Okeechobee Rd	6LX	NB	7%	2	0.04%	4580	No
			SB	7%	1	0.02%	4580	No
	Okeechobee Rd to Orange Ave	8LX	NB	7%	1	0.01%	7320	No
			SB	7%	2	0.03%	7320	No
Jenkins Rd	*Edwards Rd to Okeechobee Rd (2)*	2L	NB	15%	5	0.57%	880	No
			SB	15%	3	0.34%	880	No
	Okeechobee Rd to Graham Rd	2L	NB	15%	3	0.33%	920	No
			SB	15%	5	0.54%	920	No
	Graham Rd to Peterson Rd	2L	NB	11%	2	0.32%	630	No
			SB	11%	4	0.63%	630	No
	Peterson Rd to Orange Ave	2L	NB	9%	2	0.22%	920	No
			SB	9%	3	0.33%	920	No
Kings Highway	Okeechobee Rd to Crossroads Pkwy	2L	NB	5%	1	0.12%	830	No
			SB	5%	2	0.24%	830	No
	Crossroads Pkwy to Graham Rd	2L	NB	5%	1	0.15%	660	No
			SB	5%	2	0.30%	660	No
Kirby Loop Rd	Edwards Rd to 35th St	2L	EB	3%	1	0.16%	630	No
			WB	3%	1	0.16%	630	No
McNeil Rd	Okeechobee Rd to Kirby Loop Rd	2L	NB	2%	1	0.13%	790	No
			SB	2%	0	0.00%	790	No
	Kirby Loop Rd to Edwards Rd	2L	NB	2%	0	0.00%	540	No
			SB	2%	1	0.19%	540	No
Okeechobee Rd	McCarty Rd to Fl Turnpike	4LD	EB	2%	1	0.06%	1810	No
			WB	2%	0	0.00%	1810	No
	Fl Turnpike to Kings Hwy	4LD	EB	2%	1	0.05%	2010	No
			WB	2%	0	0.00%	2010	No
	Kings Hwy to Crossroads Pkwy	6LD	EB	12%	4	0.10%	4170	No
			WB	12%	3	0.07%	4170	No
	Crossroads Pkwy to I-95	6LD	EB	16%	5	0.12%	4170	No
			WB	16%	3	0.07%	4170	No
	I-95 to Jenkins Rd	8LD	EB	30%	10	0.24%	4240	No
			WB	30%	6	0.14%	4240	No
	Jenkins Rd to McNeil Rd (2)	8LD	EB	40%	8	0.20%	4040	No
			WB	40%	13	0.32%	4040	No
	McNeil Rd to Virginia Ave	6LD	EB	38%	8	0.25%	3170	No
			WB	38%	13	0.41%	3170	No
	Virginia Ave to Hartman Rd	4LD	EB	17%	4	0.19%	2100	No
			WB	17%	6	0.29%	2100	No
	Hartman Rd to 35th St	4LD	EB	14%	3	0.18%	1630	No
			WB	14%	5	0.31%	1630	No
	35th St to 33rd St	4LD	EB	14%	3	0.18%	1630	No
			WB	14%	5	0.31%	1630	No
	33rd St to 25th St	4LD	EB	10%	2	0.12%	1630	No
			WB	10%	3	0.18%	1630	No
Peterson Rd	Bent Creek Dr to Hartman Rd	2L	EB	1%	0	0.00%	540	No
			WB	1%	0	0.00%	540	No
Selvitz Rd	Glades Cut-off Rd to Edwards Rd	2L	NB	6%	2	0.25%	790	No
			SB	6%	1	0.13%	790	No
Virginia Ave	Okeechobee Rd to Hartman Rd	6LD	EB	20%	4	0.13%	3020	No
			WB	20%	7	0.23%	3020	No
	Hartman Rd to 35th St	6LD	EB	20%	4	0.13%	3020	No
			WB	20%	7	0.23%	3020	No
	35th St to 25th St	6LD	EB	18%	4	0.13%	3020	No
			WB	18%	6	0.20%	3020	No

(1) Based on St. Lucie County TPO Traffic Counts and Level of Service Report 2021. See Appendix B.

(2) First accessed roadway link.

Exhibit 3C
Ft. Pierce Commercial
Project Traffic Assignment - PM Peak Hour

Roadway	Link	Existing Lanes	Dir	Project Traffic 72 In 69 Out % Dist	Project Traffic 72 In 69 Out Trips	Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
33rd Street	Okeechobee Rd to Delaware Ave	2L	NB	3%	2	0.27%	750	No
			SB	3%	2	0.27%	750	No
35th Street	Kirby Loop Rd to Cortez Blvd	2L	NB	2%	1	0.19%	540	No
			SB	2%	1	0.19%	540	No
	Cortez Blvd to Virginia Ave	2L	NB	2%	1	0.13%	790	No
			SB	2%	1	0.13%	790	No
Cortez Blvd	35th St to 25th St	2L	EB	1%	1	0.13%	750	No
			WB	1%	1	0.13%	750	No
Crossroads Pkwy	Okeechobee Rd to Kings Hwy	2L	NB	2%	1	0.13%	790	No
			SB	2%	1	0.13%	790	No
Edwards Rd	Jenkins Rd to McNeil Rd	2L	EB	14%	10	1.59%	630	No
			WB	14%	10	1.59%	630	No
	McNeil Rd to Selvitz Rd	2L	EB	12%	8	1.14%	700	No
			WB	12%	9	1.29%	700	No
Graham Rd	Kings Hwy to Jenkins Rd	2L	EB	3%	2	0.32%	630	No
			WB	3%	2	0.32%	630	No
Hartman Rd	Okeechobee Rd to Peterson Rd	2L	NB	3%	2	0.27%	750	No
			SB	3%	2	0.27%	750	No
I-95	Midway Rd to Okeechobee Rd	6LX	NB	7%	5	0.11%	4580	No
			SB	7%	5	0.11%	4580	No
	Okeechobee Rd to Orange Ave	8LX	NB	7%	5	0.07%	7320	No
			SB	7%	5	0.07%	7320	No
Jenkins Rd	*Edwards Rd to Okeechobee Rd (2)*	2L	NB	15%	11	1.25%	880	YES
			SB	15%	10	1.14%	880	YES
	Okeechobee Rd to Graham Rd	2L	NB	15%	10	1.09%	920	No
			SB	15%	11	1.20%	920	No
	Graham Rd to Peterson Rd	2L	NB	11%	8	1.27%	630	No
			SB	11%	8	1.27%	630	No
	Peterson Rd to Orange Ave	2L	NB	9%	6	0.65%	920	No
			SB	9%	6	0.65%	920	No
Kings Highway	Okeechobee Rd to Crossroads Pkwy	2L	NB	5%	3	0.36%	830	No
			SB	5%	4	0.48%	830	No
	Crossroads Pkwy to Graham Rd	2L	NB	5%	3	0.45%	660	No
			SB	5%	4	0.61%	660	No
Kirby Loop Rd	Edwards Rd to 35th St	2L	EB	3%	2	0.32%	630	No
			WB	3%	2	0.32%	630	No
McNeil Rd	Okeechobee Rd to Kirby Loop Rd	2L	NB	2%	1	0.13%	790	No
			SB	2%	1	0.13%	790	No
	Kirby Loop Rd to Edwards Rd	2L	NB	2%	1	0.19%	540	No
			SB	2%	1	0.19%	540	No
Okeechobee Rd	McCarty Rd to Fl Turnpike	4LD	EB	2%	1	0.06%	1810	No
			WB	2%	1	0.06%	1810	No
	Fl Turnpike to Kings Hwy	4LD	EB	2%	1	0.05%	2010	No
			WB	2%	1	0.05%	2010	No
	Kings Hwy to Crossroads Pkwy	6LD	EB	12%	9	0.22%	4170	No
			WB	12%	8	0.19%	4170	No
	Crossroads Pkwy to I-95	6LD	EB	16%	12	0.29%	4170	No
			WB	16%	11	0.26%	4170	No
	I-95 to Jenkins Rd	8LD	EB	30%	22	0.52%	4240	No
			WB	30%	21	0.50%	4240	No
	Jenkins Rd to McNeil Rd (2)	8LD	EB	40%	28	0.69%	4040	No
			WB	40%	29	0.72%	4040	No
	McNeil Rd to Virginia Ave	6LD	EB	38%	26	0.82%	3170	No
			WB	38%	27	0.85%	3170	No
	Virginia Ave to Hartman Rd	4LD	EB	17%	12	0.57%	2100	No
			WB	17%	12	0.57%	2100	No
	Hartman Rd to 35th St	4LD	EB	14%	10	0.61%	1630	No
			WB	14%	10	0.61%	1630	No
	35th St to 33rd St	4LD	EB	14%	10	0.61%	1630	No
			WB	14%	10	0.61%	1630	No
	33rd St to 25th St	4LD	EB	10%	7	0.43%	1630	No
			WB	10%	7	0.43%	1630	No
Peterson Rd	Bent Creek Dr to Hartman Rd	2L	EB	1%	1	0.19%	540	No
			WB	1%	1	0.19%	540	No
Selvitz Rd	Glades Cut-off Rd to Edwards Rd	2L	NB	6%	4	0.51%	790	No
			SB	6%	4	0.51%	790	No
Virginia Ave	Okeechobee Rd to Hartman Rd	6LD	EB	20%	14	0.46%	3020	No
			WB	20%	14	0.46%	3020	No
	Hartman Rd to 35th St	6LD	EB	20%	14	0.46%	3020	No
			WB	20%	14	0.46%	3020	No
	35th St to 25th St	6LD	EB	18%	12	0.40%	3020	No
			WB	18%	13	0.43%	3020	No

(1) Based on St. Lucie County TPO Traffic Counts and Level of Service Report 2021. See Appendix B.

(2) First accessed roadway link.

Exhibit 4
Ft. Pierce Commercial
Historic Growth

Roadway	Link	AADT Traffic Volumes [1]		Growth Rate
		2016	2019	
Jenkins Road	Edwards Rd to Okeechobee Rd	7,300	7,500	0.91% /Year
	Okeechobee Rd to Graham Rd	9,700	9,200	-1.75% /Year
Okeechobee Road	I-95 to Jenkins Rd	28,500	33,000	5.01% /Year
	Jenkins Rd to McNeil Rd	26,000	30,500	5.47% /Year
Intersection Growth Rate		71,500	80,200	3.90% /Year

(1) Count data from FDOT Traffic Online. See Appendix B. Because the 2020 volumes were lower due to the COVID pandemic, 2019 volumes were used.

Exhibit 5
Ft. Pierce Commercial
Intersection Analysis (1)

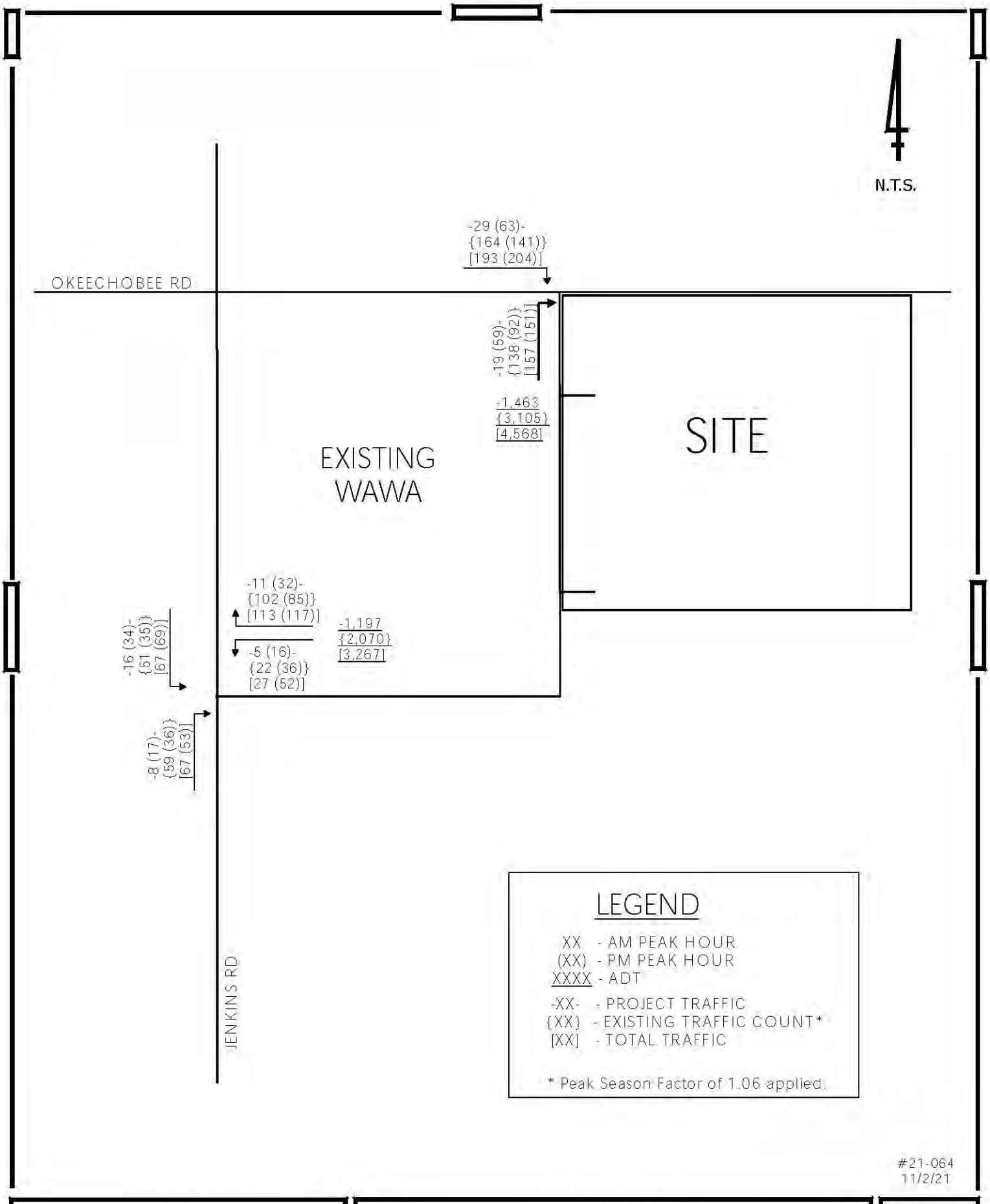
Intersection	AM Peak Hour		PM Peak Hour	
	Inters. Delay (sec)	LOS	Inters. Delay (sec)	LOS
Okeechobee Road / Jenkins Road				
Existing (2019)	24.7	C	25.1	C
Buildout (2024)	28.3	C	29.8	C

(1) See Appendix D for intersection capacity analyses.

Exhibit 6
Ft. Pierce Commercial
Link Analysis

Roadway	Link	Lanes	PM PEAK HOUR									
			Existing (2021) [1]	Growth (2024)		Total Bkgd.	Bkgd. LOS	Project	Total (2024)	Buildout LOS	Service Volume	Meets Std?
				Volume	%/Year							
Jenkins Rd	Edwards Rd to Okeechobee Rd	2L	593	72	3.90%	665	C	11	676	C	880	Yes

[1] Count data from St. Lucie TPO Traffic Counts and Level of Service Report 2021. See Appendix B.



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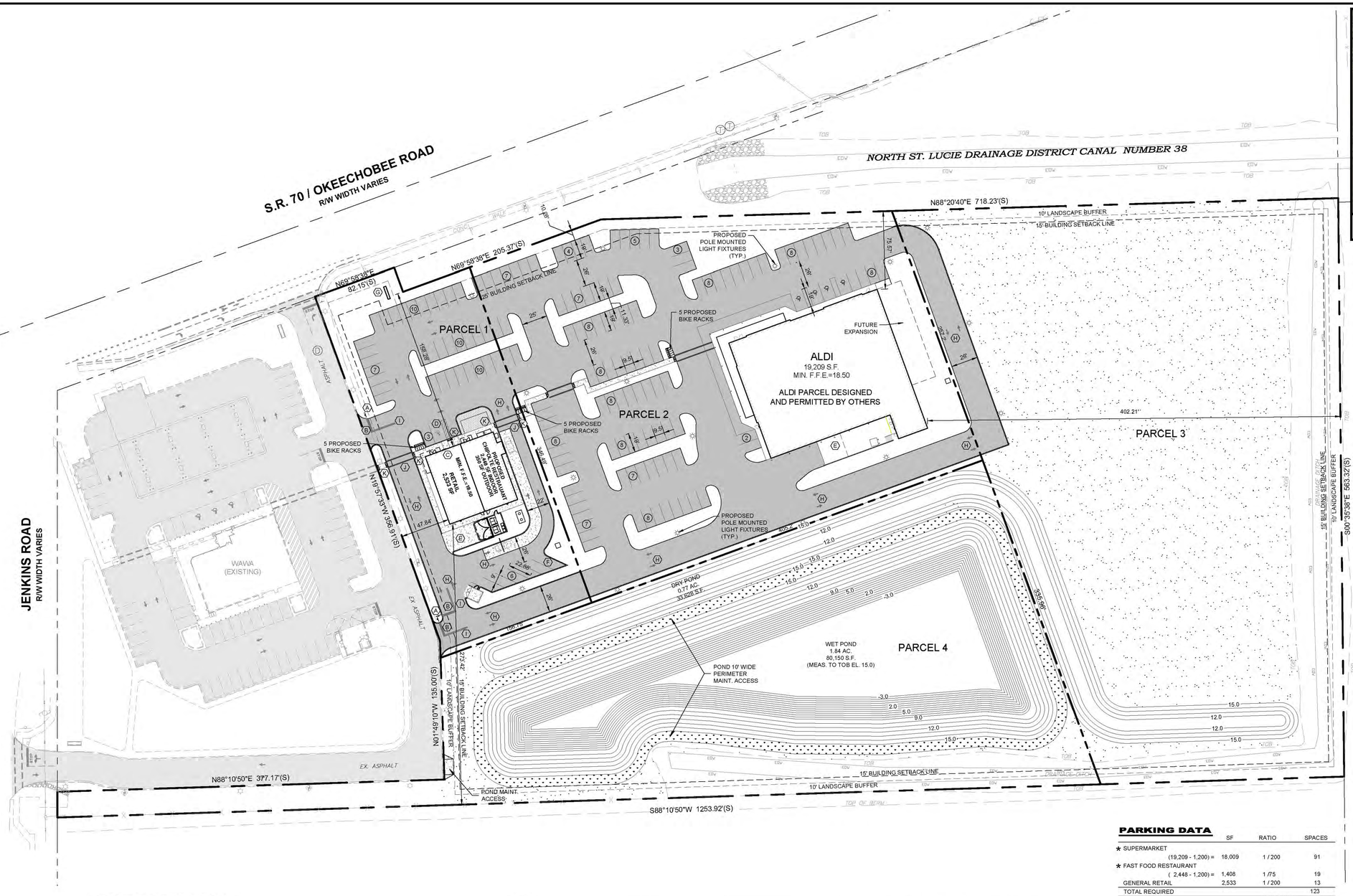
FT PIERCE COMMERCIAL	EXHIBIT 7 PROJECT DRIVEWAY VOLUMES	PTC

Exhibit 8
Ft. Pierce Commercial
Driveway Analysis (1)

Intersection	AM Peak Hour		PM Peak Hour	
	Inters. Delay (sec)	LOS	Inters. Delay (sec)	LOS
Jenkins Road / Project Driveway				
Existing (2021)	15.3	C	13.8	B
Buildout (2024)	17.8	C	17.2	C
Buildout (2024) w/o WBLT	16.0	C	14.7	B

(1) See Appendix E for driveway analyses.

APPENDIX A



LOCATION MAP

SITE PLAN

SCALE: 1" = 50'

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRASS STABILIZATION
- PROPOSED POLE MOUNTED LIGHTING

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

SIGNAGE & PAVEMENT MARKING SCHEDULE		
SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
Ⓐ	30"	R1-1 "STOP" SIGN
Ⓑ	24"	SOLID WHITE STOP BAR
Ⓒ	12"	FTP-20-06 HC PARKING SIGN (WALL MOUNTED)
Ⓓ		PAINTED PAVEMENT MARKINGS PER FDOT INDEX #711-001
Ⓔ		12' X 35' LOADING ZONE
Ⓕ	4"	PAINTED WHITE STRIPE
Ⓖ		GROUND SIGNAGE (DESIGNED AND PERMITTED BY OTHERS)
Ⓗ		DESIGNED TRAFFIC FLOW INDICATOR (FOR SITE PLANNING PURPOSES ONLY)
Ⓘ	6"	25 LF DOUBLE YELLOW STRIPE
Ⓙ		12" PAINTED CROSSWALK PER FDOT INDEX #711-001
Ⓚ		DETECTABLE WARNINGS PER FDOT INDEX #522-002 CURRENT EDITION

PERMITS REQUIRED

CITY OF FORT PIERCE (CoFP) DEVELOPMENT REVIEW
CoFP VEGETATION REMOVAL
CoFP CONCURRENCY REVIEW
CoFP EROSION AND SEDIMENT CONTROL AFFIDAVIT
CoFP DESIGN REVIEW
FORT PIERCE UTILITY AUTHORITY
NORTH ST. LUCIE DRAINAGE DISTRICT
SFWMD ERP PERMIT
FDEP WATER
FDEP DOMESTIC WASTEWATER
FDEP NPDES NOTICE OF INTENT
FDEP WETLANDS
FDOT DRAINAGE
FDOT UTILITY

TRAFFIC STATEMENT

PER TRAFFIC IMPACT ANALYSIS PREPARED BY PINDER TROUTMAN CONSULTING, INC, DATED SEPTEMBER 3, 2021:

PROJECT ADT = 1,716 TRIPS
PROJECT AM / PM PEAK HOUR = 56 AM & 142 PM PEAK TRIPS

REFER TO ENCLOSED TRAFFIC STUDY FOR FURTHER INFORMATION

CONSTRUCTION SCHEDULE

CONSTRUCTION START: JANUARY 2022
CONSTRUCTION END: JANUARY 2023

PARKING DATA

	SF	RATIO	SPACES
✱ SUPERMARKET (19,209 - 1,200) =	18,009	1 / 200	91
✱ FAST FOOD RESTAURANT (2,448 - 1,200) =	1,408	1 /75	19
GENERAL RETAIL	2,533	1 / 200	13
TOTAL REQUIRED			123
		PROVIDED (INCL. 9 H.C)	160
		PROVIDING 15 BIKE RACKS	

✱ 1,200 SF Exemption per The Code of Ordinances of The City of Fort Pierce, Sec. 125-315.(a)(4)a.

STORMWATER DESCRIPTION

ON-SITE STORMWATER RUNOFF FROM THE PROPOSED NEW IMPERVIOUS AREA INCLUDING BUILDINGS AND ROOFTOPS WILL BE COLLECTED BY STORM INLETS AND ROUTED TO THE MASTER STORMWATER TRACT. THE DEVELOPMENT'S WILL UTILIZE A COMBINATION OF DRY AND WET RETENTION FOR WATER WATER QUALITY TREATMENT AND WATER QUANTITY ATTENUATION. THE STORMWATER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH, NSLDD, SFWMD AND CITY OF FT. PIERCE REQUIREMENTS. STORMWATER OUTFALL IS PROPOSED TO THE EXISTING DITCH TO THE SOUTH WHICH WILL ROUTE THE OUTFALL RUNOFF TO THE NE CORNER WHERE THE EXISTING OUTFALL IS DISCHARGED INTO THE NSLDD CANAL NO. 38.

FLOOD ZONE

THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" (AREA OF MINIMAL FLOOD HAZARD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBER 12111C0167J, DATED FEBRUARY 16, 2012, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY THIS PARCEL IS SITUATED IN.

LEGAL DESCRIPTION

SEE SURVEY SHEETS

WASTEWATER SOURCE

FORT PIERCE UTILITY AUTHORITY

POTABLE WATER SOURCE

FORT PIERCE UTILITY AUTHORITY

ALL ELEVATIONS REFERENCE NAVD 88

PROJECT INFORMATION

PROJECT DESCRIPTION

THIS PROJECT PROPOSES A MASTER COMMERCIAL DEVELOPMENT PARCEL WITH AN OVERALL AREA OF 12.00 ACRES. THE MASTER DEVELOPMENT WILL BE DIVIDED INTO FOUR (4) SEPARATE PARCELS AS DESCRIBED BELOW:

PARCEL 1: 1.26 AC PARCEL CONTAINING A 2,448 SF CHIPOTLE RESTAURANT AND 2,533 SF RETAIL BUILDING
PARCEL 2: 2.96 AC PARCEL CONTAINING A 19,209 SF ALDI GROCERY STORE
PARCEL 3: 4.35 AC PARCEL (3.06 AC NET DEVELOPABLE) FOR FUTURE COMMERCIAL DEVELOPMENT
PARCEL 4: 3.44 AC STORMWATER TRACT

THE MASTER DEVELOPER WILL RETAIN OWNERSHIP OF THE LAND AND ENTER INTO LAND-LEASE AGREEMENTS WITH THE INDIVIDUAL PARCEL USERS. THE DEVELOPMENT WILL BE DESIGNED TO PROVIDE MASTER INFRASTRUCTURE IMPROVEMENTS CONSISTING OF ROADS, WATER AND SEWER LINES, STORMWATER, GAS AND ELECTRIC. THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN AND PERMITTING OF THE MASTER INFRASTRUCTURE AND WILL PREPARE "PAD - READY" SITES FOR PARCEL 2 AND PARCEL 3. UTILITY STUBS WILL BE PROVIDED TO EACH PARCEL FOR THE INDIVIDUAL DEVELOPMENT TO CONNECT TO. PARCEL 4 IS THE PROPOSED STORMWATER TRACT THAT WILL PROVIDE THE REQUIRED STORMWATER TREATMENT AND ATTENUATION FOR THE MASTER DEVELOPMENT.

OWNER/APPLICANT

OKEEJEN, LLC
1870 ALOMA AVENUE, SUITE 110
WINTER PARK, FLORIDA 32789
PHONE (321) 228-8510

SURVEYOR

INDIAN RIVER SURVEY, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880

ENGINEER

MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

ARCHITECT

FWH ARCHITECTS
3336 GRAND BLVD., SUITE 201
HOLIDAY, FLORIDA 34690
PHONE (727) 815-3336

ALDI ENGINEER

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 202-7000

ALDI ARCHITECT

APD ENGINEERING & ARCHITECTURE, PLLC
615 FISHERS RUN
VICTOR, NEW YORK 14564
PHONE (585) 742-0213

SITE ADDRESS

5575 OKEECHOBEE ROAD
FORT PIERCE, FLORIDA 34947

TAX PARCEL I.D. NUMBER

2419-321-0001-000-5
2419-322-0003-000-2

ZONING

C-3

LAND USE

GC

LATITUDE

27°25'3.24" N

LONGITUDE

80°22'51.80" W

SITE DATA

	SF	AC	%
SITE AREA	522,635 SF	12.00 AC	100.00%
EXISTING LAND IS VACANT			
PROPOSED SITE DATA			
TOTAL SITE AREA	522,635 SF	12.00 AC	100.00%
PARCEL 1:			
PARCEL AREA	54,722 SF	1.26 AC	10.47%
PROPOSED BUILDINGS	4,981 SF	0.11 AC	0.95%
PROPOSED PAVEMENT	30,944 SF	0.71 AC	5.92%
PROPOSED CONCRETE	3,733 SF	0.08 AC	0.71%
IMPERVIOUS AREA	39,658 SF	0.91 AC	7.58%
PERVIOUS AREA	15,064 SF	0.35 AC	2.88%
PARCEL 2:			
PARCEL AREA	128,797 SF	2.96 AC	24.64%
PROPOSED BUILDINGS	19,209 SF	0.44 AC	3.67%
PROPOSED PAVEMENT	63,058 SF	1.45 AC	12.06%
PROPOSED CONCRETE	3,583 SF	0.08 AC	0.70%
IMPERVIOUS AREA	85,850 SF	1.97 AC	16.43%
PERVIOUS AREA	42,947 SF	0.99 AC	8.22%
PARCEL 3 (FUTURE DEVELOPMENT):			
PARCEL AREA	189,414 SF	4.35 AC	36.24%
IMPERVIOUS AREA	142,050 SF	3.26 AC	27.18%
PERVIOUS AREA	47,364 SF	1.09 AC	9.06%
PARCEL 4 (STORMWATER):			
PARCEL AREA	149,903 SF	3.44 AC	28.68%
WET POND AT CONTROL	80,150 SF	1.84 AC	15.33%
IMPERVIOUS AREA	80,150 SF	1.84 AC	15.33%
PERVIOUS AREA	69,753 SF	1.60 AC	13.35%
SITE TOTAL:			
IMPERVIOUS AREA	347,708 SF	7.98 AC	66.53%
PERVIOUS AREA	174,927 SF	4.02 AC	33.47%

ZONING DATA

C-3 CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT SIZE	10,000 SF	522,635 SF	522,635 SF
LOT WIDTH	70' MIN.	287.52'	287.52'
LOT DEPTH	90' MIN.	563.35'	563.35'
BUILDING SETBACKS:			
FRONT (NORTH)	25'	0'	158.28'
SIDE (NORTH)	15'	0'	75.57'
SIDE (WEST)	15'	0'	47.84'
SIDE (EAST)	15'	0'	402.21'
SIDE (SOUTH)	15'	0'	273.42'
BUILDING COVERAGE	60% MAX.	0%	4.62%
OPEN SPACE	20% MIN.	100%	33.47%
BUILDING HEIGHT	65' MAX.	NA	65' MAX.

REVISIONS	DATE
8 -	- -
7 -	- -
6 -	- -
5 -	- -
4 -	- -
3 -	- -
2 -	- -
1 -	- -

JOB NO.	21-0056
DESIGNED	TH
DRAWN	SS
DATE	SEPTEMBER 2021
CHECKED	AS
DATE ISSUED	09/04/2021

MBV ENGINEERING, INC.
MOIA, BOWLES VILAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #5728
MELBOURNE, FL - PH (321) 253-1135
FT PIERCE, FL - PH (772) 466-9551
1835 - 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-0035
FX: (772) 778-3417

OVERALL SITE PLAN

FT. PIERCE COMMERCIAL

CITY OF FORT PIERCE FLORIDA

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

SHEET
C6

21-0056

O:\DEVAWRS\2021\21-0056 Ft. Pierce Commercial Master Infrastructure and Chipotle Parcel\Drawings\21-0056-SITE.dwg 9/7/2021 11:40 AM STEVE SMITH

APPENDIX B

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
2ND ST	CITRUS AVE to ORANGE AVE	601	2,133	2017	540	187	C	0.346	158	C	0.293
2ND ST	ORANGE AVE to AVENUE A	602	2,267	2017	540	145	C	0.269	136	C	0.252
7TH ST	SUNRISE BLVD to GEORGIA AVE	519	989	2019	600	65	C	0.108	72	C	0.12
7TH ST	GEORGIA AVE to DELAWARE AVE	517	1,634	2019	790	99	C	0.125	103	C	0.13
7TH ST	DELAWARE AVE to CITRUS AVE	515	2,454	2019	790	148	C	0.187	146	C	0.185
7TH ST	CITRUS AVE to ORANGE AVE	515	2,454	2019	750	148	C	0.197	146	C	0.195
7TH ST	ORANGE AVE to AVENUE C	603	2,910	2016	750	200	C	0.267	219	C	0.292
7TH ST	AVENUE C to AE BACKUS AVE	603	2,910	2016	540	200	C	0.37	219	C	0.406
7TH ST	AE BACKUS AVE to AVENUE D	603	2,910	2016	750	200	C	0.267	219	C	0.292
7TH ST	AVENUE D to AVENUE H	604	1,700	2017	750	111	C	0.148	109	C	0.145
10TH ST	DELAWARE AVE to ORANGE AVE	605	250	2017	600	27	C	0.045	26	C	0.043
10TH ST	ORANGE AVE to AVENUE C	605	250	2017	600	27	C	0.045	26	C	0.043
10TH ST	AVENUE C to AVENUE D	605	250	2017	540	27	C	0.05	26	C	0.048
13TH ST	VIRGINIA AVE to NEBRASKA AVE	527	6,605	2020	750	407	D	0.543	427	D	0.569
13TH ST	NEBRASKA AVE to GEORGIA AVE	527	6,605	2020	790	407	D	0.515	427	D	0.541
13TH ST	GEORGIA AVE to DELAWARE AVE	525	5,700	2021	750	280	C	0.373	289	C	0.385
13TH ST	DELAWARE AVE to ORANGE AVE	523	3,711	2017	750	245	C	0.327	229	C	0.305
13TH ST	ORANGE AVE to AVENUE B	521	2,602	2017	750	153	C	0.204	150	C	0.2
13TH ST	AVENUE B to AVENUE D	521	2,602	2017	750	153	C	0.204	150	C	0.2
13TH ST	AVENUE D to AVENUE H	165	2,530	2017	750	151	C	0.201	140	C	0.187
13TH ST	AVENUE H to AVENUE I	165	2,530	2017	540	151	C	0.28	140	C	0.259
13TH ST	AVENUE I to AVENUE O	165	2,530	2017	540	151	C	0.28	140	C	0.259
13TH ST	AVENUE O to AVENUE Q	165	2,530	2017	540	151	C	0.28	140	C	0.259
17TH ST	GEORGIA AVE to DELAWARE AVE	606	3,333	2016	600	184	C	0.307	185	C	0.308
17TH ST	DELAWARE AVE to ORANGE AVE	607	6,422	2020	790	305	C	0.386	293	C	0.371

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2021

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						Volume	LOS	V/C	Volume	LOS	V/C
17TH ST	ORANGE AVE to AVENUE D	608	2,400	2021	750	134	C	0.179	128	C	0.171
17TH ST	AVENUE D to AVENUE Q	608	2,400	2021	750	134	C	0.179	128	C	0.171
25TH ST	MIDWAY RD to BELL AVE	940016	18,200	2020	2,100	1,097	C	0.522	1,023	C	0.487
25TH ST	BELL AVE to EDWARDS RD	159	17,500	2021	2,100	1,026	C	0.489	1,024	C	0.488
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	19,700	2020	2,000	1,097	C	0.549	1,093	C	0.547
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	23,633	2020	2,000	1,330	C	0.665	1,419	C	0.71
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	22,000	2020	2,000	1,195	C	0.598	1,071	C	0.536
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	22,000	2020	2,000	1,195	C	0.598	1,071	C	0.536
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	21,500	2021	1,630	993	D	0.609	1,030	D	0.632
25TH ST	GEORGIA AVE to DELAWARE AVE	609	21,500	2021	1,630	993	D	0.609	1,030	D	0.632
25TH ST	DELAWARE AVE to ORANGE AVE	940014	20,200	2020	1,630	976	D	0.599	970	D	0.595
25TH ST	ORANGE AVE to AVENUE D	610	17,459	2020	1,630	805	D	0.494	831	D	0.51
25TH ST	AVENUE D to AVENUE Q	940050	18,900	2020	1,630	904	D	0.555	879	D	0.539
25TH ST	AVENUE Q to JUANITA AVE	945152	17,200	2020	2,000	849	C	0.425	778	C	0.389
25TH ST	JUANITA AVE to ST LUCIE BLVD	945165	9,400	2020	2,100	438	C	0.209	488	C	0.232
25TH ST	ST LUCIE BLVD to US 1	945165	9,400	2020	2,100	438	C	0.209	488	C	0.232
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,647	2020	750	398	D	0.531	349	C	0.465
33RD ST	DELAWARE AVE to ORANGE AVE	948507	6,000	2020	790	277	C	0.351	277	C	0.351
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,559	2020	540	517	D	0.957	422	D	0.781
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,559	2020	790	517	D	0.654	422	D	0.534
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,500	2021	750	221	C	0.295	238	C	0.317
53RD ST	ANGLE RD to JUANITA AVE	614	2,833	2016	540	151	C	0.28	167	C	0.309
AE BACKUS AVE	7TH ST to US 1	632	1,067	2017	750	72	C	0.096	84	C	0.112
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	17,605	2019	2,100	1,149	C	0.547	967	C	0.46
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	17,605	2019	2,100	1,149	C	0.547	967	C	0.46

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2021

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
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	19,000	2021	2,100	952	C	0.453	986	C	0.47
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,500	2021	2,000	723	C	0.362	748	C	0.374
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,862	2019	2,100	1,160	C	0.552	1,176	C	0.56
ANGLE RD	ORANGE AVE to AVENUE D	100	9,500	2021	840	465	D	0.554	446	D	0.531
ANGLE RD	AVENUE D to AVENUE Q	100	9,500	2021	580	465	D	0.802	446	D	0.769
ANGLE RD	AVENUE Q to 53RD ST	615	8,119	2020	640	479	D	0.748	492	D	0.769
ANGLE RD	53RD ST to KEEN RD	616	5,786	2020	630	308	C	0.489	344	C	0.546
ANGLE RD	KEEN RD to KINGS HWY	616	5,786	2020	880	308	C	0.35	344	C	0.391
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,333	2016	1,480	205	B	0.139	199	B	0.134
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	948505	2,400	2020	1,480	125	B	0.084	125	B	0.084
AVENUE A	7TH ST to US 1	945034	1,100	2020	840	99	C	0.118	99	C	0.118
AVENUE A	US 1 to INDIAN RIVER DR	945033	2,300	2020	640	114	C	0.178	105	C	0.164
AVENUE D	ANGLE RD to 29TH ST	164	3,579	2016	600	203	C	0.338	200	C	0.333
AVENUE D	29TH ST to 25TH ST	164	3,579	2016	790	203	C	0.257	200	C	0.253
AVENUE D	25TH ST to 17TH ST	163	7,000	2021	750	348	C	0.464	342	C	0.456
AVENUE D	17TH ST to 13TH ST	162	3,458	2016	750	160	C	0.213	172	C	0.229
AVENUE D	13TH ST to 10TH ST	161	1,763	2016	750	83	C	0.111	93	C	0.124
AVENUE D	10TH ST to 7TH ST	160	2,305	2016	750	115	C	0.153	125	C	0.167
AVENUE D	7TH ST to US 1	160	2,305	2016	750	115	C	0.153	125	C	0.167
AVENUE I	25TH ST to 17TH ST	620	2,483	2016	750	214	C	0.285	167	C	0.223
AVENUE I	17TH ST to 13TH ST	620	2,483	2016	750	214	C	0.285	167	C	0.223
AVENUE H	13TH ST to 7TH ST	618	1,533	2017	540	89	C	0.165	96	C	0.178
AVENUE H	7TH ST to US 1	619	1,250	2017	750	68	C	0.091	67	C	0.089
AVENUE Q	ANGLE RD to 25TH ST	700	5,981	2020	750	316	C	0.421	303	C	0.404
AVENUE Q	25TH ST to 17TH ST	701	3,200	2021	750	187	C	0.249	194	C	0.259

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2021

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						Volume	LOS	V/C	Volume	LOS	V/C
AVENUE Q	17TH ST to 13TH ST	701	3,200	2021	540	187	C	0.346	194	C	0.359
AVENUE O	13TH ST to US 1	685	1,867	2017	540	105	C	0.194	108	C	0.2
AVENUE C	10TH ST to 7TH ST	631	350	2017	540	20	C	0.037	21	C	0.039
BAYSHORE BLVD	MOUNTWELL ST to PORT ST LUCIE BLVD	621	6,623	2019	830	412	C	0.496	358	C	0.431
BAYSHORE BLVD	PORT ST LUCIE BLVD to THORNHILL DR	309	29,000	2021	2,100	1,432	C	0.682	1,401	C	0.667
BAYSHORE BLVD	THORNHILL DR to CROSSTOWN PKWY	948508	19,200	2020	2,100	886	C	0.422	886	C	0.422
BAYSHORE BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	307	29,500	2021	2,100	1,412	C	0.672	1,434	C	0.683
BAYSHORE BLVD	PRIMA VISTA BLVD to FLORESTA DR	305	17,934	2019	920	849	C	0.923	879	D	0.955
BAYSHORE BLVD	FLORESTA DR to SELVITZ RD	622	14,000	2021	790	730	C	0.924	660	C	0.835
BAYSHORE BLVD	SELVITZ RD to 25TH ST	622	14,000	2021	800	730	D	0.913	660	D	0.825
BEACH AVE	OLEANDER AVE to RIO MAR DR	623	3,567	2017	540	252	C	0.467	215	C	0.398
BECKER RD	VILLAGE PKWY to I-95	624	4,700	2021	3,170	357	C	0.113	323	C	0.102
BECKER RD	I-95 to SAVONA BLVD	625	19,000	2021	2,000	1,539	C	0.77	1,450	C	0.725
BECKER RD	SAVONA BLVD to PORT ST LUCIE BLVD	626	16,500	2021	2,100	943	C	0.449	989	C	0.471
BECKER RD	ALBACORE ST to DARWIN BLVD	302	9,300	2021	1,500	828	C	0.552	744	C	0.496
BECKER RD	PORT ST LUCIE BLVD to ALBACORE ST	302	9,300	2021	2,100	828	C	0.394	744	C	0.354
BECKER RD	ATHENA DR to FLORIDA'S TURNPIKE	627	12,500	2021	1,500	1,083	C	0.722	920	C	0.613
BECKER RD	DARWIN BLVD to ATHENA DR	627	12,500	2021	2,000	1,083	C	0.542	920	C	0.46
BECKER RD	FLORIDA'S TURNPIKE to SOUTHBEND BLVD	628	15,000	2021	2,100	1,045	C	0.498	1,275	C	0.607
BECKER RD	SOUTHBEND BLVD to GILSON RD	629	9,900	2021	920	873	D	0.949	912	D	0.991
BELL AVE	25TH ST to SUNRISE BLVD	104	4,853	2019	790	319	C	0.404	333	C	0.422
BELL AVE	SUNRISE BLVD to OLEANDER AVE	102	3,880	2019	600	219	C	0.365	225	C	0.375
CALIFORNIA BLVD	CAMEO BLVD to DEL RIO BLVD	633	8,100	2021	750	491	D	0.655	425	D	0.567
CALIFORNIA BLVD	DEL RIO BLVD to SAVONA BLVD	634	11,500	2021	920	608	C	0.661	586	C	0.637
CALIFORNIA BLVD	SAVONA BLVD to DEL RIO BLVD	635	13,000	2021	920	797	C	0.866	653	C	0.71

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						Volume	LOS	V/C	Volume	LOS	V/C
CALIFORNIA BLVD	DEL RIO BLVD to CROSSTOWN PKWY	636	17,000	2021	920	1,035	F	1.125	899	D	0.977
CALIFORNIA BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	234	16,000	2021	920	775	C	0.842	874	D	0.95
CALIFORNIA BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	234	16,000	2021	920	775	C	0.842	874	D	0.95
CALIFORNIA BLVD	ST LUCIE WEST BLVD to COUNTRY CLUB DR	233	8,886	2019	920	477	C	0.518	473	C	0.514
CALIFORNIA BLVD	COUNTRY CLUB DR to UNIVERSITY BLVD	724	7,991	2019	790	544	C	0.689	477	C	0.604
CALIFORNIA BLVD	UNIVERSITY BLVD to PEACOCK BLVD	724	7,991	2019	630	544	C	0.863	477	C	0.757
CALIFORNIA BLVD	PEACOCK BLVD to TORINO PKWY	637	10,500	2021	630	636	F	1.01	629	D	0.998
CAMEO BLVD	PORT ST LUICE BLVD to CALIFORNIA BLVD	638	4,860	2019	750	397	D	0.529	297	C	0.396
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	639	9,900	2021	790	700	D	0.886	589	D	0.746
CAMPBELL RD	PICOS RD to ORANGE AVE	640	533	2017	540	44	C	0.081	43	C	0.08
CANE SLOUGH RD	US 1 to LENNARD RD	167	9,300	2021	1,710	470	C	0.275	474	C	0.277
CARLTON RD	CARLTON RD (S) to OKEECHOBEE RD	641	367	2017	390	32	B	0.082	29	B	0.074
CASHMERE BLVD	PEACOCK BLVD to TORINO PKWY	676	11,000	2021	630	721	F	1.144	670	F	1.063
CASHMERE BLVD	DEL RIO BLVD to CROSSTOWN PKWY	642	10,500	2021	920	646	C	0.702	633	C	0.688
CASHMERE BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	232	14,500	2021	920	809	C	0.879	710	C	0.772
CASHMERE BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	232	14,500	2021	920	809	C	0.879	710	C	0.772
CASHMERE BLVD	ST LUCIE WEST BLVD to PEACOCK BLVD	231	13,500	2021	920	947	F	1.029	916	D	0.996
CITRUS AVE	7TH ST to US 1	643	1,108	2019	800	154	C	0.193	154	C	0.193
CITRUS AVE	US 1 to 2ND ST	940160	5,200	2020	840	247	C	0.294	251	C	0.299
CITRUS AVE	2ND ST to INDIAN RIVER DR	644	4,337	2016	580	264	C	0.455	267	C	0.46
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	647	5,400	2021	1,470	298	C	0.203	311	C	0.212
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	645	3,900	2021	1,710	231	C	0.135	280	C	0.164
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	646	7,453	2019	540	398	D	0.737	457	D	0.846
CORTEZ BLVD	35TH ST to 25TH ST	948500	2,300	2020	750	112	C	0.149	112	C	0.149
CORTEZ BLVD	25TH ST to SUNRISE BLVD	648	3,000	2019	750	215	C	0.287	197	C	0.263

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COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	8,304	2019	1,710	535	C	0.313	490	C	0.287
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	15,500	2021	3,170	738	C	0.233	789	C	0.249
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	29,500	2021	3,170	1,667	C	0.526	1,874	C	0.591
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	30,500	2021	3,170	1,719	C	0.542	1,616	C	0.51
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	34,000	2021	3,170	1,840	C	0.58	1,768	C	0.558
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	40,500	2021	3,170	2,014	C	0.635	2,111	C	0.666
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	30,000	2021	3,170	1,560	C	0.492	1,531	C	0.483
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	17,500	2021	3,170	847	C	0.267	908	C	0.286
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	20,500	2021	3,170	1,047	C	0.33	1,027	C	0.324
CROSSTOWN PKWY	FLORESTA DR to US 1	66	33,000	2021	3,170	2,191	C	0.691	1,994	C	0.629
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,333	2017	790	117	C	0.148	117	C	0.148
DARWIN BLVD	BECKER RD to PAAR DR	235	7,400	2021	630	658	F	1.044	609	D	0.967
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,400	2021	920	658	C	0.715	609	C	0.662
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	11,500	2021	920	542	C	0.589	537	C	0.584
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	10,293	2019	920	804	C	0.874	725	C	0.788
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	8,002	2019	880	488	C	0.555	484	C	0.55
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,900	2021	880	261	C	0.297	264	C	0.3
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,617	2016	600	251	C	0.418	202	C	0.337
DELAWARE AVE	33RD ST to 25TH ST	500	2,891	2017	1,710	192	C	0.112	220	C	0.129
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	2,000	2020	1,220	92	C	0.075	92	C	0.075
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	11,462	2020	790	628	D	0.795	584	D	0.739
DELAWARE AVE	13TH ST to 10TH ST	664	7,700	2021	750	418	D	0.557	399	D	0.532
DELAWARE AVE	10TH ST to 7TH ST	664	7,700	2021	600	418	D	0.697	399	D	0.665
DELAWARE AVE	7TH ST to US 1	665	7,188	2020	750	390	D	0.52	401	D	0.535
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	10,500	2021	830	619	C	0.746	612	C	0.737

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EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	14,500	2021	880	940	F	1.068	811	C	0.922
EASY ST	US 1 to BUCHANAN DR	106	5,400	2021	750	299	C	0.399	379	D	0.505
EASY ST	BUCHANAN DR to YUCCA DR	106	5,400	2021	540	299	D	0.554	379	D	0.702
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,500	2021	630	529	C	0.84	533	C	0.846
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,500	2021	700	529	C	0.756	533	C	0.761
EDWARDS RD	SELVITZ RD to 25TH ST	110	14,500	2021	880	729	C	0.828	741	C	0.842
EDWARDS RD	25TH ST to SUNRISE BLVD	108	16,000	2021	1,700	778	D	0.458	778	D	0.458
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,401	2019	1,700	764	D	0.449	745	D	0.438
EDWARDS RD	OLEANDER AVE to US 1	173	9,616	2019	1,700	529	C	0.311	462	C	0.272
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,848	2019	750	128	C	0.171	125	C	0.167
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	17,572	2019	920	1,216	F	1.322	929	F	1.01
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	15,459	2019	880	1,002	F	1.139	913	F	1.038
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	15,459	2019	880	1,002	F	1.139	913	F	1.038
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	11,000	2021	920	609	C	0.662	559	C	0.608
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	9,000	2021	920	497	C	0.54	549	C	0.597
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,400	2021	630	316	C	0.502	336	C	0.533
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,400	2021	880	316	C	0.359	336	C	0.382
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,613	2019	580	271	D	0.467	277	D	0.478
GARDENIA AVE	OLEANDER AVE to US 1	666	2,867	2017	750	191	C	0.255	204	C	0.272
GATLIN BLVD	W OF I-95 to E OF I-95	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,778	2020	600	295	C	0.492	266	C	0.443

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GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,778	2020	750	295	C	0.393	266	C	0.355
GEORGIA AVE	17TH ST to 13TH ST	508	4,723	2019	600	263	C	0.438	267	C	0.445
GEORGIA AVE	13TH ST to 7TH ST	506	2,165	2019	600	133	C	0.222	136	C	0.227
GEORGIA AVE	7TH ST to US 1	504	1,939	2019	600	122	C	0.203	135	C	0.225
GILSON RD	MARTIN C.L. to BECKER RD	111	10,500	2021	710	880	F	1.239	910	F	1.282
GILSON RD	BECKER RD to LAKERIDGE DR	111	10,500	2021	540	880	F	1.63	910	F	1.685
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,967	2017	1,070	209	B	0.195	264	B	0.247
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,634	2016	1,070	336	B	0.314	336	B	0.314
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,967	2017	390	209	B	0.536	264	C	0.677
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	3,400	2020	920	187	C	0.203	171	C	0.186
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	8,500	2021	790	510	D	0.646	540	D	0.684
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,575	2020	830	368	C	0.443	384	C	0.463
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,833	2017	630	262	C	0.416	250	C	0.397
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,000	2021	750	286	C	0.381	280	C	0.373
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,000	2021	540	286	D	0.53	280	D	0.519
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,000	2021	790	286	C	0.362	280	C	0.354
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	570	2019	670	47	B	0.07	57	B	0.085
HILLMOOR DR	US 1 to LENNARD RD	671	7,057	2019	790	366	C	0.463	465	D	0.589
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	80,500	2020	5,500	4,122	C	0.749	3,723	C	0.677
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	66,431	2018	5,500	3,736	C	0.679	3,222	B	0.586
I-95	MIDWAY RD to OKEECHOBEE RD	941902	79,206	2018	5,500	5,004	D	0.91	4,063	C	0.739
I-95	OKEECHOBEE RD to ORANGE AVE	940260	60,386	2020	7,320	2,804	B	0.383	2,804	B	0.383

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I-95	ORANGE AVE to INDRIO RD	941905	48,500	2020	7,320	2,470	B	0.337	2,274	B	0.311
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	6,600	2020	800	310	C	0.388	355	C	0.444
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,500	2020	750	260	C	0.347	253	C	0.337
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	7,200	2020	840	344	C	0.41	405	D	0.482
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	7,200	2020	540	344	C	0.637	405	D	0.75
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	850	2020	1,080	40	B	0.037	43	B	0.04
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	850	2020	3,240	40	B	0.012	43	B	0.013
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	9,800	2020	3,240	480	B	0.148	505	B	0.156
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	9,800	2020	700	480	C	0.686	505	C	0.721
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	9,800	2020	880	480	C	0.545	505	C	0.574
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	8,600	2020	920	471	C	0.512	397	C	0.432
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	8,600	2020	790	471	D	0.596	397	D	0.503
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,909	2020	840	378	C	0.45	370	C	0.44
INDRIO RD	SLASH PINE TRL to US 1	114	5,909	2020	920	378	C	0.411	370	C	0.402
INDRIO RD	US 1 to OLD DIXIE HWY	672	900	2016	750	63	C	0.084	85	C	0.113
JENNINGS RD	US 1 to LENNARD RD	673	4,633	2016	2,100	306	C	0.146	250	C	0.119
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	11,500	2021	880	541	C	0.615	593	C	0.674
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,900	2021	920	517	C	0.562	523	C	0.568
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,900	2021	630	517	C	0.821	523	C	0.83
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,900	2021	920	517	C	0.562	523	C	0.568
JOHNSTON RD	ANGLE RD to L20	674	2,700	2016	1,070	183	B	0.171	177	B	0.165
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	8,424	2020	1,070	477	C	0.446	479	C	0.448

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JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	8,424	2020	1,070	477	C	0.446	479	C	0.448
JUANITA AVE	53RD ST to 25TH ST	122	2,176	2017	750	140	C	0.187	128	C	0.171
JUANITA AVE	25TH ST to US 1	120	3,226	2017	750	180	C	0.24	177	C	0.236
KEEN RD	ANGLE RD to JUANITA AVE	129	2,926	2019	630	176	C	0.279	206	C	0.327
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,926	2019	630	176	C	0.279	206	C	0.327
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	7,900	2020	880	363	C	0.413	371	C	0.422
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	7,900	2020	700	363	C	0.519	371	C	0.53
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,000	2020	700	337	C	0.481	324	C	0.463
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,000	2020	880	337	C	0.383	324	C	0.368
KINGS HWY	ORANGE AVE to ANGLE RD	940077	14,100	2020	920	662	C	0.72	666	C	0.724
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	10,500	2020	880	531	C	0.603	533	C	0.606
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,200	2020	880	744	C	0.845	699	C	0.794
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,400	2021	630	139	C	0.221	129	C	0.205
KITTERMAN RD	OLEANDER AVE to US 1	124	3,482	2018	750	229	C	0.305	208	C	0.277
KITTERMAN RD	US 1 to LENNARD EXT	678	2,233	2017	750	127	C	0.169	129	C	0.172
LENNARD RD	US 1 to MARIPOSA AVE	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	20,078	2019	1,630	1,034	D	0.634	1,068	D	0.655
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,764	2016	1,710	301	C	0.176	305	C	0.178
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	3,600	2021	790	249	C	0.315	236	C	0.299
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	10,536	2020	920	659	C	0.716	701	C	0.762
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	10,536	2020	920	659	C	0.716	701	C	0.762
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,912	2019	880	524	C	0.595	741	C	0.842

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MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	383	2017	540	33	C	0.061	36	C	0.067
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	391	2020	540	34	C	0.063	34	C	0.063
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	6,480	2020	790	396	D	0.501	395	D	0.5
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	6,480	2020	540	396	D	0.733	395	D	0.731
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	11,000	2021	920	647	C	0.703	617	C	0.671
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	20,500	2021	880	1,001	F	1.137	1,053	F	1.197
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	20,500	2021	790	1,001	F	1.267	1,053	F	1.333
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	8,400	2020	760	408	C	0.537	519	C	0.683
MIDWAY RD	SHINN RD to MCCARTY RD	940732	8,400	2020	630	408	C	0.648	519	C	0.824
MIDWAY RD	MCCARTY RD to I-95	940732	8,400	2020	700	408	C	0.583	519	C	0.741
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	19,400	2020	2,100	899	C	0.428	996	C	0.474
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	20,000	2021	2,100	1,056	C	0.503	1,087	C	0.518
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	20,500	2021	920	1,001	F	1.088	1,053	F	1.145
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	16,500	2021	920	793	C	0.862	756	C	0.822
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	16,500	2021	840	793	E	0.944	756	D	0.9
MIDWAY RD	25TH ST to SUNRISE BLVD	130	18,855	2016	840	1,029	F	1.225	945	F	1.125
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	18,855	2016	840	1,029	F	1.225	945	F	1.125
MIDWAY RD	OLEANDER AVE to US 1	242	15,197	2016	840	802	E	0.955	794	E	0.945
MIDWAY RD	US 1 to WALLACE ST	940023	3,600	2020	840	196	C	0.233	216	C	0.257
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,600	2020	920	196	C	0.213	216	C	0.235
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,600	2020	630	196	C	0.311	216	C	0.343
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,577	2017	920	155	C	0.168	148	C	0.161
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,910	2020	880	311	C	0.353	330	C	0.375
NEBRASKA AVE	25TH ST to 13TH ST	684	3,733	2017	1,710	232	C	0.136	196	C	0.115
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,623	2019	700	412	C	0.589	358	C	0.511

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OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,400	2017	540	261	C	0.483	255	C	0.472
OHIO AVE	COLONIAL RD to US 1	686	4,400	2017	750	261	C	0.348	255	C	0.34
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,000	2021	1,580	575	B	0.364	618	B	0.391
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,000	2021	2,000	575	B	0.288	618	B	0.309
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	7,500	2020	2,450	349	B	0.142	341	B	0.139
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	7,500	2020	3,110	349	B	0.112	341	B	0.11
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	5,584	2020	3,240	303	B	0.094	303	B	0.094
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,600	2020	3,240	391	B	0.121	405	B	0.125
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,600	2020	2,100	391	C	0.186	405	C	0.193
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	22,500	2020	4,240	1,028	C	0.242	1,085	C	0.256
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,500	2020	4,240	1,213	C	0.286	1,240	C	0.292
OKEECHOBEE RD	I-95 to JENKINS RD	940029	32,000	2020	4,240	1,981	C	0.467	1,713	C	0.404
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	32,000	2020	4,040	1,981	C	0.49	1,713	C	0.424
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,500	2020	3,170	1,468	C	0.463	1,531	C	0.483
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,171	2020	2,100	669	C	0.319	708	C	0.337
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,171	2020	1,630	669	C	0.41	708	C	0.434
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,993	2020	1,630	868	D	0.533	849	D	0.521
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,993	2020	1,630	868	D	0.533	849	D	0.521
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,110	2020	1,630	754	D	0.463	716	C	0.439
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,110	2020	1,710	754	C	0.441	716	C	0.419
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,233	2017	790	407	D	0.515	369	C	0.467
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,750	2020	750	82	C	0.109	82	C	0.109

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OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,019	2016	790	148	C	0.187	115	C	0.146
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,350	2020	870	63	C	0.072	63	C	0.072
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2021	540	168	C	0.311	190	C	0.352
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	5,500	2021	750	320	C	0.427	320	C	0.427
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,055	2020	750	386	D	0.515	418	D	0.557
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,055	2020	580	386	D	0.666	418	D	0.721
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	11,500	2021	580	555	E	0.957	526	D	0.907
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	11,500	2021	800	555	D	0.694	526	D	0.658
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2021	800	558	D	0.698	464	D	0.58
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2021	580	558	E	0.962	464	D	0.8
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,200	2021	840	558	D	0.664	464	D	0.552
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,553	2019	640	259	C	0.405	269	C	0.42
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,600	2021	670	269	C	0.401	256	C	0.382
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,600	2021	670	269	C	0.401	256	C	0.382
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,700	2020	1,070	148	B	0.138	148	B	0.138
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,700	2020	1,070	148	B	0.138	148	B	0.138
ORANGE AVE	KINGS HWY to I-95	940041	19,000	2020	2,100	856	C	0.408	863	C	0.411
ORANGE AVE	I-95 to JENKINS RD	940035	14,700	2020	2,100	797	C	0.38	750	C	0.357
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312
ORANGE AVE	ANGLE RD to 25TH ST	945044	10,449	2020	1,710	507	C	0.296	590	C	0.345
ORANGE AVE	25TH ST to 17TH ST	945040	11,700	2020	1,630	534	C	0.328	586	C	0.36
ORANGE AVE	17TH ST to 13TH ST	945040	11,700	2020	1,710	534	C	0.312	586	C	0.343
ORANGE AVE	13TH ST to 10TH ST	945040	11,700	2020	750	534	D	0.712	586	D	0.781
ORANGE AVE	10TH ST to 7TH ST	940155	9,200	2020	600	418	D	0.697	481	D	0.802

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ORANGE AVE	7TH ST to US 1	945134	5,400	2020	600	313	D	0.522	278	C	0.463
ORANGE AVE	US 1 to 2ND ST	945133	3,600	2020	600	181	C	0.302	177	C	0.295
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	3,600	2020	750	181	C	0.241	177	C	0.236
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	952	2016	700	69	C	0.099	61	C	0.087
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,929	2019	540	169	C	0.313	128	C	0.237
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	952	2016	700	69	C	0.099	61	C	0.087
PARR DR	ROSSER BLVD to SAVONA BLVD	209	952	2016	630	69	C	0.11	61	C	0.097
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	4,900	2021	630	310	C	0.492	345	C	0.548
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	9,600	2021	920	659	C	0.716	540	C	0.587
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	17,200	2020	2,100	794	C	0.378	794	C	0.378
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	1,200	2017	540	96	C	0.178	81	C	0.15
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,333	2017	540	92	C	0.17	86	C	0.159
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	14,600	2020	920	674	C	0.733	674	C	0.733
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	14,600	2020	920	674	C	0.733	674	C	0.733
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	14,600	2020	700	674	D	0.963	674	D	0.963
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	14,600	2020	920	674	C	0.733	674	C	0.733
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	697	31,500	2021	3,020	1,612	C	0.534	1,592	C	0.527
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	698	43,000	2021	3,170	2,335	C	0.737	2,217	C	0.699
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	945074	44,500	2020	3,170	2,819	C	0.889	2,559	C	0.807
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	945074	44,500	2020	3,020	2,819	C	0.933	2,559	C	0.847
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	945074	44,500	2020	3,170	2,819	C	0.889	2,559	C	0.807
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	945073	45,500	2020	3,020	2,641	C	0.875	2,616	C	0.866
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	940780	49,500	2020	3,020	2,918	C	0.966	2,557	C	0.847
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	940778	49,000	2020	3,020	3,435	F	1.137	2,562	C	0.848
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	34,000	2020	3,020	2,142	C	0.709	1,900	C	0.629

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PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	33,000	2020	3,170	2,399	C	0.757	1,496	C	0.472
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	24,000	2021	2,100	1,055	C	0.502	1,157	C	0.551
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	20,000	2021	2,100	850	C	0.405	843	C	0.401
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	26,500	2021	2,100	1,525	C	0.726	1,451	C	0.691
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	26,500	2021	2,000	1,525	C	0.763	1,451	C	0.726
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	17,500	2021	2,100	911	C	0.434	824	C	0.392
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	8,500	2021	1,790	459	C	0.256	437	C	0.244
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,767	2019	1,080	118	B	0.109	118	B	0.109
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	145	1,767	2019	1,080	118	B	0.109	118	B	0.109
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	145	1,767	2019	1,080	118	B	0.109	118	B	0.109
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,856	2020	750	362	C	0.483	380	D	0.507
RIO MAR DR	BEACH AVE to US 1	147	5,856	2020	790	362	C	0.458	380	C	0.481
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	4,400	2020	920	203	C	0.221	203	C	0.221
ROSSER BLVD	PAAR DR to APRICOT RD	948510	4,400	2020	1,070	203	B	0.19	203	B	0.19
SAVONA BLVD	BECKER RD to PAAR DR	236	9,200	2021	790	819	E	1.037	736	D	0.932
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	9,200	2021	750	819	F	1.092	736	D	0.981
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	13,000	2021	790	603	D	0.763	636	D	0.805
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	4,030	2018	920	265	C	0.288	214	C	0.233
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,178	2019	540	155	C	0.287	152	C	0.281
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	8,600	2020	750	419	D	0.559	419	D	0.559
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	8,600	2020	750	419	D	0.559	419	D	0.559
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	8,600	2021	700	504	C	0.72	508	C	0.726
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	13,500	2021	790	715	D	0.905	713	D	0.903
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	800	2017	580	53	C	0.091	50	C	0.086
SHINN RD	OKEECHOBEE RD to ORANGE AVE	149	804	2019	1,080	60	B	0.056	61	B	0.056

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SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	1,080	2019	670	68	B	0.101	83	B	0.124
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	16,500	2021	790	832	E	1.053	900	F	1.139
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	10,400	2020	920	596	C	0.648	597	C	0.649
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	10,500	2021	920	593	C	0.645	628	C	0.683
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	7,800	2020	920	353	C	0.384	387	C	0.421
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	3,700	2020	920	188	C	0.204	169	C	0.184
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	3,500	2020	700	283	C	0.404	227	C	0.324
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	8,100	2020	600	375	D	0.625	449	D	0.748
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	15,000	2020	600	679	F	1.132	710	F	1.183
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	15,000	2020	790	679	D	0.859	710	D	0.899
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	11,700	2020	1,550	585	C	0.377	529	C	0.341
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	11,700	2020	1,710	585	C	0.342	529	C	0.309
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	18,439	2020	2,100	1,261	C	0.6	1,216	C	0.579
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	18,796	2020	2,100	1,330	C	0.633	1,287	C	0.613
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	18,439	2020	1,800	1,261	C	0.701	1,216	C	0.676
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	23,363	2020	2,100	1,424	C	0.678	1,405	C	0.669
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	4,900	2021	790	272	C	0.344	272	C	0.344
ST LUCIE BLVD	KINGS HWY to KEEN RD	156	6,700	2021	880	448	C	0.509	492	C	0.559
ST LUCIE BLVD	KEEN RD to 25TH ST	156	6,700	2021	880	448	C	0.509	492	C	0.559
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	5,100	2020	800	233	C	0.291	236	C	0.295
ST LUCIE BLVD	SENECA AVE to US 1	940270	5,100	2020	840	233	C	0.277	236	C	0.281
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	15,000	2021	700	689	D	0.984	704	F	1.01
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	39,000	2021	2,100	1,840	C	0.876	1,840	C	0.876
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	318	39,000	2021	2,100	1,840	C	0.876	1,840	C	0.876
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	318	39,000	2021	2,100	1,840	C	0.876	1,840	C	0.876

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St. Lucie Transportation Planning Organization

Coco Vista Centre
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Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2021

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
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	316	45,500	2021	3,170	1,995	C	0.629	2,125	C	0.67
SUNRISE BLVD	MIDWAY RD to BELL AVE	155	3,500	2021	540	211	C	0.391	223	C	0.413
SUNRISE BLVD	BELL AVE to EDWARDS RD	153	3,793	2016	750	251	C	0.335	284	C	0.379
SUNRISE BLVD	EDWARDS RD to CORTEZ BLVD	511	6,590	2020	600	584	D	0.973	465	D	0.775
SUNRISE BLVD	CORTEZ BLVD to VIRGINIA AVE	511	6,590	2020	750	584	D	0.779	465	D	0.62
SUNRISE BLVD	VIRGINIA AVE to OLEANDER AVE	509	5,073	2020	750	399	D	0.532	393	D	0.524
SUNRISE BLVD	OLEANDER AVE to 7TH ST	708	3,967	2017	1,540	247	C	0.16	287	C	0.186
SUNRISE BLVD	7TH ST to US 1	708	3,967	2017	1,710	247	C	0.144	287	C	0.168
TIFFANY AVE	US 1 to HILLMOOR DR	322	16,941	2019	2,100	966	C	0.46	973	C	0.463
TIFFANY AVE	HILLMOOR DR to VILLAGE GREEN DR	322	16,941	2019	2,100	966	C	0.46	973	C	0.463
TIFFANY AVE	VILLAGE GREEN DR to LENNARD RD	320	4,200	2021	2,100	204	C	0.097	198	C	0.094
TORINO PKWY	CASHMERE BLVD to CALIFORNIA BLVD	709	6,200	2021	630	397	C	0.63	362	C	0.575
TORINO PKWY	CALIFORNIA BLVD to EAST TORINO PKWY	238	4,700	2021	630	310	C	0.492	253	C	0.402
TRADITION PKWY	COMMUNITY BLVD to VILLAGE PKWY	711	6,200	2021	1,710	649	C	0.38	629	C	0.368
TRADITION PKWY	VILLAGE PKWY to W OF I-95	712	33,500	2021	3,170	1,691	C	0.533	1,833	C	0.578
TULIP BLVD	DARWIN BLVD to PORT ST LUCIE BLVD	713	8,471	2019	790	541	D	0.685	471	D	0.596
TULIP BLVD	PORT ST LUCIE BLVD to PAAR DR	714	8,800	2021	790	492	D	0.623	526	D	0.666
TULIP BLVD	PAAR DR to DARWIN BLVD	714	8,800	2021	790	492	D	0.623	526	D	0.666
TURNPIKE FEEDER RD	TURNPIKE FEEDER RD SB RAMP to US 1	940078	4,971	2015	660	447	C	0.677	447	C	0.677
TURNPIKE FEEDER RD	INDIAN PINES BLVD to TURNPIKE FEEDER RD SB R...	940269	11,200	2020	870	700	C	0.805	642	C	0.738
TURNPIKE FEEDER RD	INDRIO RD to INDIAN PINES BLVD	940745	12,400	2020	870	649	C	0.746	682	C	0.784
US 1	MARTIN C.L. to LENNARD RD	945071	58,500	2020	4,240	2,664	C	0.628	3,132	C	0.739
US 1	LENNARD RD to PORT ST LUCIE BLVD	945071	58,500	2020	4,040	2,664	C	0.659	3,132	C	0.775
US 1	PORT ST LUCIE BLVD to JENNINGS RD	945070	30,000	2020	3,020	1,409	C	0.467	1,495	C	0.495
US 1	JENNINGS RD to TIFFANY AVE	945070	30,000	2020	3,020	1,409	C	0.467	1,495	C	0.495

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St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
2021

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
US 1	TIFFANY AVE to WALTON RD	945070	30,000	2020	3,020	1,409	C	0.467	1,495	C	0.495
US 1	WALTON RD to VILLAGE GREEN DR	945150	49,500	2020	3,020	2,623	C	0.869	2,352	C	0.779
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	940265	51,500	2020	3,170	2,767	C	0.873	2,590	C	0.817
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	940265	51,500	2020	3,170	2,767	C	0.873	2,590	C	0.817
US 1	PRIMA VISTA BLVD to RIO MAR DR	940264	39,500	2020	3,170	1,827	C	0.576	1,798	C	0.567
US 1	RIO MAR DR to KITTERMAN RD	940266	34,000	2020	3,170	1,719	C	0.542	1,557	C	0.491
US 1	KITTERMAN RD to S OF SAEGER AVE	940266	34,000	2020	3,020	1,719	C	0.569	1,557	C	0.516
US 1	S OF SAEGER AVE to EASY ST	940266	34,000	2020	3,170	1,719	C	0.542	1,557	C	0.491
US 1	EASY ST to MIDWAY RD	945156	29,500	2020	3,170	1,423	C	0.449	1,383	C	0.436
US 1	MIDWAY RD to WEATHERBEE RD	940012	41,500	2020	2,100	1,867	C	0.889	1,889	C	0.9
US 1	WEATHERBEE RD to FARMER'S MARKET RD	940012	41,500	2020	2,000	1,867	C	0.934	1,889	C	0.945
US 1	FARMER'S MARKET RD to EDWARDS RD	940012	41,500	2020	2,000	1,867	C	0.934	1,889	C	0.945
US 1	EDWARDS RD to SAVANNAH RD	945002	29,000	2020	2,000	1,344	C	0.672	1,318	C	0.659
US 1	GARDENIA AVE to VIRGINIA AVE	945002	29,000	2020	2,000	1,344	C	0.672	1,318	C	0.659
US 1	SAVANNAH RD to GARDENIA AVE	945002	29,000	2020	2,000	1,344	C	0.672	1,318	C	0.659
US 1	VIRGINIA AVE to OHIO AVE	945003	25,000	2020	2,000	1,165	C	0.583	1,174	C	0.587
US 1	OHIO AVE to GEORGIA AVE	945003	25,000	2020	1,630	1,165	D	0.715	1,174	D	0.72
US 1	GEORGIA AVE to DELAWARE AVE	945008	35,500	2020	1,630	1,734	F	1.064	1,658	E	1.017
US 1	DELAWARE AVE to CITRUS AVE	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	CITRUS AVE to ORANGE AVE	940118	30,000	2020	1,630	1,563	D	0.959	1,409	D	0.864
US 1	ORANGE AVE to AVENUE A	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	AVENUE A to AE BACKUS AVE	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	AE BACKUS AVE to AVENUE D	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	AVENUE D to SR A1A SOUTH	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	SR A1A SOUTH to AVENUE H	715	31,500	2021	2,100	1,590	C	0.757	1,584	C	0.754

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Traffic Counts and Level of Service Report
2021

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
US 1	AVENUE H to OLD DIXIE HWY	715	31,500	2021	2,000	1,590	C	0.795	1,584	C	0.792
US 1	OLD DIXIE HWY to AVENUE O	940123	29,000	2020	2,000	1,709	C	0.855	1,336	C	0.668
US 1	AVENUE O to SR A1A NORTH	940123	29,000	2020	2,100	1,709	C	0.814	1,336	C	0.636
US 1	SR A1A NORTH to JUANITA AVE	940010	21,500	2020	2,100	1,222	C	0.582	979	C	0.466
US 1	JUANITA AVE to ST LUCIE BLVD	940010	21,500	2020	2,100	1,222	C	0.582	979	C	0.466
US 1	ST LUCIE BLVD to 25TH ST	940009	20,500	2020	2,100	1,077	C	0.513	1,033	C	0.492
US 1	25TH ST to INDRIO RD	940009	20,500	2020	2,100	1,077	C	0.513	1,033	C	0.492
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	24,000	2020	2,100	1,164	C	0.554	1,157	C	0.551
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	24,000	2020	2,100	1,164	C	0.554	1,157	C	0.551
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	17,256	2019	2,100	927	C	0.441	973	C	0.463
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	8,400	2021	2,100	429	C	0.204	434	C	0.207
VILLAGE GREEN DR	US 1 to WALTON RD	716	16,500	2021	2,100	987	C	0.47	1,040	C	0.495
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,733	2017	920	254	C	0.276	240	C	0.261
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	16,000	2021	2,650	792	C	0.299	806	C	0.304
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	16,000	2021	1,710	792	D	0.463	806	D	0.471
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,500	2021	1,710	1,294	D	0.757	1,295	D	0.757
VILLAGE PKWY	WESTCLIFFE LN to CROSSTOWN PKWY	720	13,043	2019	1,710	696	C	0.407	689	C	0.403
VIRGINIA AVE	35TH ST to 25TH ST	940032	22,000	2020	3,020	1,075	C	0.356	1,047	C	0.347
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	20,000	2020	3,020	975	C	0.323	939	C	0.311
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	20,000	2020	3,020	975	C	0.323	939	C	0.311
VIRGINIA AVE	25TH ST to 13TH ST	940033	21,000	2020	3,020	988	C	0.327	1,052	C	0.348
VIRGINIA AVE	13TH ST to 11TH ST	940794	21,500	2020	3,020	1,002	C	0.332	1,002	C	0.332
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	21,500	2020	3,170	1,002	C	0.316	1,002	C	0.316
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	21,100	2020	3,020	1,055	C	0.349	985	C	0.326
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,300	2020	3,170	902	C	0.285	882	C	0.278

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2021

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
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,300	2020	3,020	902	C	0.299	882	C	0.292
WALTON RD	US 1 to VILLAGE GREEN DR	330	10,500	2021	1,710	537	C	0.314	566	C	0.331
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	22,000	2021	1,710	1,252	D	0.732	1,172	D	0.685
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	12,500	2021	880	682	C	0.775	744	C	0.845
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	5,393	2018	630	416	C	0.66	430	C	0.683
WEATHERBEE RD	OLEANDER AVE to US 1	721	3,795	2019	750	281	C	0.375	257	C	0.343
WEATHERBEE RD	US 1 to MIDWAY RD	158	6,234	2020	750	427	D	0.569	456	D	0.608
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	7,067	2018	1,470	495	C	0.337	381	C	0.259
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	12,000	2021	920	592	C	0.643	640	C	0.696
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	9,673	2019	920	539	C	0.586	597	C	0.649

Countywide Performance

Weighted V/C = **0.60**

% VMT below Standard = **3.83%**

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7027 - ON JENKINS RD SOUTH - S. OF OKEECHOBEE RD (COUNTY 133)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	7100 R	N 3600	S 3500	9.00	51.30	31.50
2019	7500 T	N 3800	S 3700	9.00	51.00	7.80
2018	7500 S	N 3800	S 3700	9.00	51.30	16.70
2017	7500 F	N 3800	S 3700	9.00	50.90	16.70
2016	7300 C	N 3700	S 3600	9.00	50.90	16.70
2015	7300 S	N 3800	S 3500	9.00	51.00	41.80
2014	7300 F	N 3800	S 3500	9.00	50.80	49.50
2013	7300 C	N 3800	S 3500	9.00	50.80	11.90
2012	6400 F	N 3200	S 3200	9.00	56.80	7.10
2011	6400 C	N 3200	S 3200	9.00	57.20	16.40
2010	6500 F	N 3200	S 3300	10.32	55.40	16.40
2009	6500 C	N 3200	S 3300	10.27	57.35	16.40

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	8800 F	N 4400	S 4400	9.00	51.30	31.50
2019	9200 C	N 4600	S 4600	9.00	51.00	7.80
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0029 - SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	32000 F	E 16500	W 15500	9.00	51.30	11.00
2019	33000 C	E 17000	W 16000	9.00	51.00	11.00
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 C	E 14000	W 11500	9.00	50.80	4.90
2012	28000 C	E 14000	W 14000	9.00	56.80	4.90
2011	30500 C	E 15500	W 15000	9.00	57.20	10.90
2010	30500 C	E 15500	W 15000	10.32	55.40	10.90
2009	26500 C	E 13000	W 13500	10.27	57.35	10.90
2008	29500 C	E 15500	W 14000	10.45	58.06	6.70
2007	33000 C	E 17000	W 16000	10.31	58.74	5.20
2006	31000 C	E 16000	W 15000	10.73	65.89	16.00
2005	26500 C	E 13500	W 13000	10.80	60.70	16.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0742 - SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	29500 F	E 14000	W 15500	9.00	51.30	4.60
2019	30500 C	E 14500	W 16000	9.00	51.00	4.60
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 C	E 12500	W 14500	9.00	50.80	3.80
2012	33000 C	E 16500	W 16500	9.00	56.80	3.80
2008	32500 C	E 16500	W 16000	10.45	58.06	6.70
2007	31500 C	E 15000	W 16500	10.31	58.74	7.40
2006	35500 C	E 18500	W 17000	10.73	65.89	5.00
2005	32500 C	E 16500	W 16000	10.80	60.70	5.70

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KMF Traffic Group, LLC
Stuart, FL
(772) 221-7971

Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKEJEN
Site Code : PTC1901
Start Date : 4/23/2019
Page No : 1

Groups Printed- All Traffic

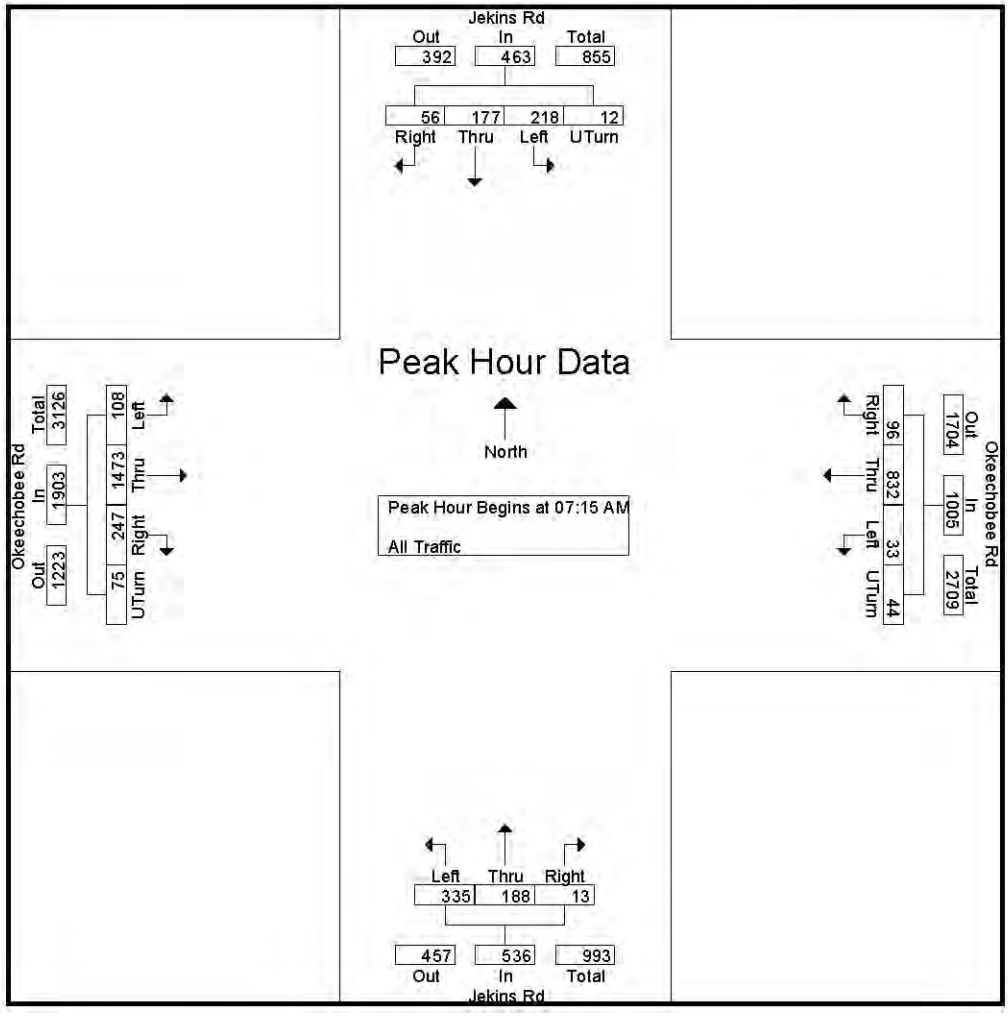
	Jekins Rd NB				Jekins Rd SB					Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
07:00 AM	2	23	59	84	25	47	28	2	102	58	215	34	22	329	13	186	3	7	209	724
07:15 AM	2	53	80	135	16	63	52	2	133	60	317	27	18	422	12	221	6	12	251	941
07:30 AM	5	42	101	148	14	50	40	2	106	64	416	23	29	532	48	188	11	10	257	1043
07:45 AM	2	46	67	115	13	33	75	4	125	62	437	28	13	540	12	229	6	8	255	1035
Total	11	164	307	482	68	193	195	10	466	244	1385	112	82	1823	85	824	26	37	972	3743
08:00 AM	4	47	87	138	13	31	51	4	99	61	303	30	15	409	24	194	10	14	242	888
08:15 AM	3	36	57	96	15	28	30	6	79	42	283	34	13	372	55	160	5	17	237	784
08:30 AM	3	39	81	123	13	34	58	4	109	44	290	25	26	385	35	218	4	19	276	893
08:45 AM	4	46	81	131	14	42	81	4	141	25	284	29	11	349	21	145	6	21	193	814
Total	14	168	306	488	55	135	220	18	428	172	1160	118	65	1515	135	717	25	71	948	3379
*** BREAK ***																				
04:00 PM	3	36	51	90	17	68	148	8	241	46	227	15	30	318	42	364	6	8	420	1069
04:15 PM	1	24	56	81	29	60	126	7	222	56	297	27	20	400	48	285	8	10	351	1054
04:30 PM	5	37	76	118	15	52	112	11	190	50	223	27	18	318	48	309	4	20	381	1007
04:45 PM	7	20	68	95	24	41	84	8	157	55	253	17	11	336	29	317	11	16	373	961
Total	16	117	251	384	85	221	470	34	810	207	1000	86	79	1372	167	1275	29	54	1525	4091
05:00 PM	11	31	70	112	12	58	89	11	170	60	263	15	22	360	32	380	7	17	436	1078
05:15 PM	2	34	69	105	17	38	79	11	145	54	298	20	13	385	38	381	7	6	432	1067
05:30 PM	8	39	75	122	11	38	93	9	151	42	251	19	17	329	33	282	15	14	344	946
05:45 PM	4	27	42	73	9	34	64	16	123	44	193	10	18	265	45	256	4	11	316	777
Total	25	131	256	412	49	168	325	47	589	200	1005	64	70	1339	148	1299	33	48	1528	3868
Grand Total	66	580	1120	1766	257	717	1210	109	2293	823	4550	380	296	6049	535	4115	113	210	4973	15081
Apprch %	3.7	32.8	63.4		11.2	31.3	52.8	4.8		13.6	75.2	6.3	4.9		10.8	82.7	2.3	4.2		
Total %	0.4	3.8	7.4	11.7	1.7	4.8	8	0.7	15.2	5.5	30.2	2.5	2	40.1	3.5	27.3	0.7	1.4	33	

KMF Traffic Group, LLC
Stuart, FL
(772) 221-7971

Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKEJEN
Site Code : PTC1901
Start Date : 4/23/2019

	Jekins Rd NB				Jekins Rd SB					Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 07:15 AM																				
07:15 AM	2	53	80	135	16	63	52	2	133	60	317	27	18	422	12	221	6	12	251	941
07:30 AM	5	42	101	148	14	50	40	2	106	64	416	23	29	532	48	188	11	10	257	1043
07:45 AM	2	46	67	115	13	33	75	4	125	62	437	28	13	540	12	229	6	8	255	1035
08:00 AM	4	47	87	138	13	31	51	4	99	61	303	30	15	409	24	194	10	14	242	888
Total Volume	13	188	335	536	56	177	218	12	463	247	1473	108	75	1903	96	832	33	44	1005	3907
% App. Total	2.4	35.1	62.5		12.1	38.2	47.1	2.6		13	77.4	5.7	3.9		9.6	82.8	3.3	4.4		
PHF	.650	.887	.829	.905	.875	.702	.727	.750	.870	.965	.843	.900	.647	.881	.500	.908	.750	.786	.978	.936

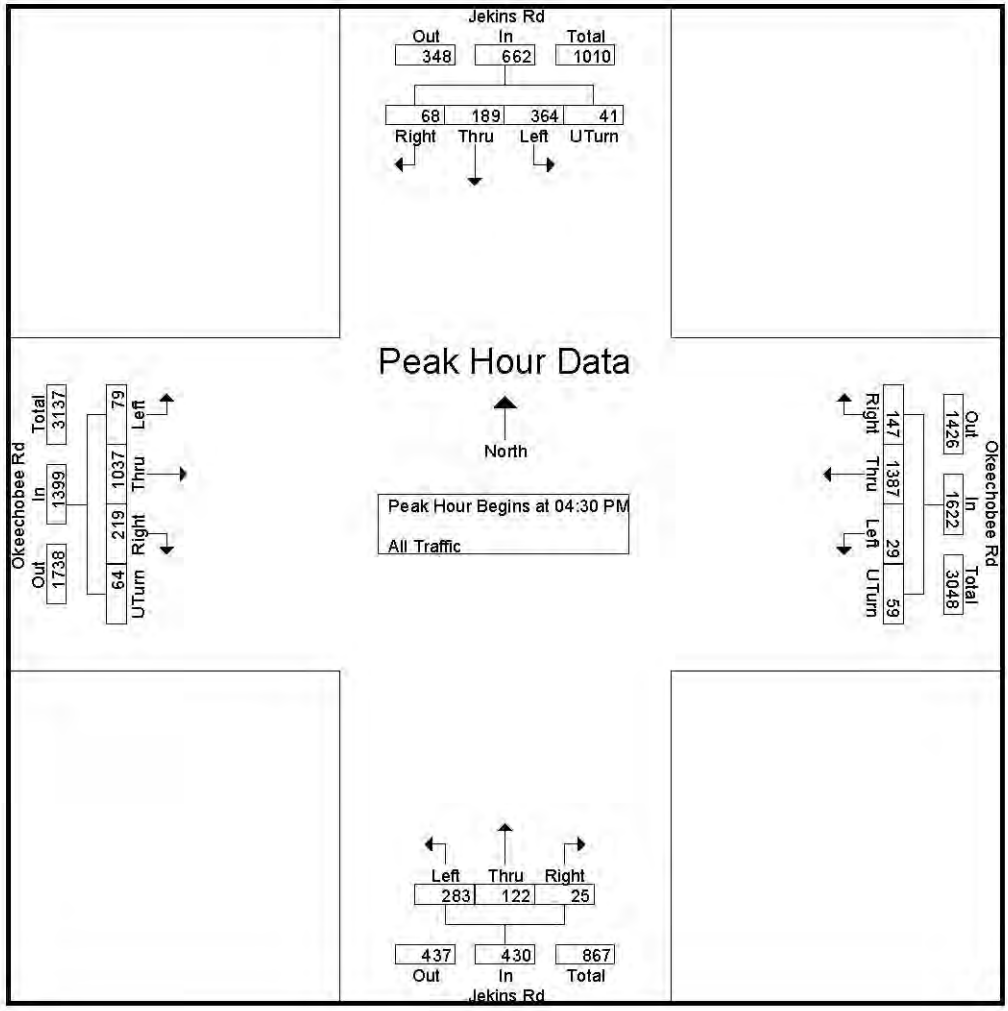


KMF Traffic Group, LLC
Stuart, FL
(772) 221-7971

Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKEJEN
Site Code : PTC1901
Start Date : 4/23/2019
Page No : 3

	Jekins Rd NB				Jekins Rd SB					Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 04:30 PM																				
04:30 PM	5	37	76	118	15	52	112	11	190	50	223	27	18	318	48	309	4	20	381	1007
04:45 PM	7	20	68	95	24	41	84	8	157	55	253	17	11	336	29	317	11	16	373	961
05:00 PM	11	31	70	112	12	58	89	11	170	60	263	15	22	360	32	380	7	17	436	1078
05:15 PM	2	34	69	105	17	38	79	11	145	54	298	20	13	385	38	381	7	6	432	1067
Total Volume	25	122	283	430	68	189	364	41	662	219	1037	79	64	1399	147	1387	29	59	1622	4113
% App. Total	5.8	28.4	65.8		10.3	28.5	55	6.2		15.7	74.1	5.6	4.6		9.1	85.5	1.8	3.6		
PHF	.568	.824	.931	.911	.708	.815	.813	.932	.871	.913	.870	.731	.727	.908	.766	.910	.659	.738	.930	.954



2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2018 - 01/06/2018	1.01	1.09
2	01/07/2018 - 01/13/2018	0.99	1.06
3	01/14/2018 - 01/20/2018	0.96	1.03
* 4	01/21/2018 - 01/27/2018	0.95	1.02
* 5	01/28/2018 - 02/03/2018	0.94	1.01
* 6	02/04/2018 - 02/10/2018	0.93	1.00
* 7	02/11/2018 - 02/17/2018	0.92	0.99
* 8	02/18/2018 - 02/24/2018	0.92	0.99
* 9	02/25/2018 - 03/03/2018	0.92	0.99
*10	03/04/2018 - 03/10/2018	0.92	0.99
*11	03/11/2018 - 03/17/2018	0.92	0.99
*12	03/18/2018 - 03/24/2018	0.93	1.00
*13	03/25/2018 - 03/31/2018	0.94	1.01
*14	04/01/2018 - 04/07/2018	0.94	1.01
*15	04/08/2018 - 04/14/2018	0.95	1.02
*16	04/15/2018 - 04/21/2018	0.96	1.03
17	04/22/2018 - 04/28/2018	0.98	1.05
18	04/29/2018 - 05/05/2018	0.99	1.06
19	05/06/2018 - 05/12/2018	1.01	1.09
20	05/13/2018 - 05/19/2018	1.02	1.10
21	05/20/2018 - 05/26/2018	1.02	1.10
22	05/27/2018 - 06/02/2018	1.02	1.10
23	06/03/2018 - 06/09/2018	1.01	1.09
24	06/10/2018 - 06/16/2018	1.01	1.09
25	06/17/2018 - 06/23/2018	1.02	1.10
26	06/24/2018 - 06/30/2018	1.03	1.11
27	07/01/2018 - 07/07/2018	1.03	1.11
28	07/08/2018 - 07/14/2018	1.04	1.12
29	07/15/2018 - 07/21/2018	1.05	1.13
30	07/22/2018 - 07/28/2018	1.06	1.14
31	07/29/2018 - 08/04/2018	1.06	1.14
32	08/05/2018 - 08/11/2018	1.07	1.15
33	08/12/2018 - 08/18/2018	1.07	1.15
34	08/19/2018 - 08/25/2018	1.08	1.16
35	08/26/2018 - 09/01/2018	1.08	1.16
36	09/02/2018 - 09/08/2018	1.09	1.17
37	09/09/2018 - 09/15/2018	1.09	1.17
38	09/16/2018 - 09/22/2018	1.08	1.16
39	09/23/2018 - 09/29/2018	1.07	1.15
40	09/30/2018 - 10/06/2018	1.05	1.13
41	10/07/2018 - 10/13/2018	1.04	1.12
42	10/14/2018 - 10/20/2018	1.03	1.11
43	10/21/2018 - 10/27/2018	1.03	1.11
44	10/28/2018 - 11/03/2018	1.03	1.11
45	11/04/2018 - 11/10/2018	1.02	1.10
46	11/11/2018 - 11/17/2018	1.02	1.10
47	11/18/2018 - 11/24/2018	1.02	1.10
48	11/25/2018 - 12/01/2018	1.02	1.10
49	12/02/2018 - 12/08/2018	1.01	1.09
50	12/09/2018 - 12/15/2018	1.01	1.09
51	12/16/2018 - 12/22/2018	0.99	1.06
52	12/23/2018 - 12/29/2018	0.98	1.05
53	12/30/2018 - 12/31/2018	0.96	1.03

* PEAK SEASON

25-FEB-2019 16:26:26 830UPD 4_9401_PKSEASON.TXT

KMF Traffic Group, LLC
www.kmftraffic.net
Mario Fiorillo (772) 924-6993 cell

Manual Traffic Count - All Traffic
Wawa North Access at Okeechobee Rd
Fort Pierce, FL

File Name : WaNA
Site Code : 2104
Start Date : 10/26/2021
Page No : 1

Groups Printed- ALL TRAFFIC

	OUT NB	IN SB	
Start Time	Thru	Thru	Int. Total
07:00 AM	21	42	63
07:15 AM	29	26	55
07:30 AM	26	39	65
07:45 AM	28	47	75
Total	104	154	258
08:00 AM	46	32	78
08:15 AM	30	37	67
08:30 AM	20	42	62
08:45 AM	23	34	57
Total	119	145	264

*** BREAK ***

04:00 PM	11	24	35
04:15 PM	20	34	54
04:30 PM	30	35	65
04:45 PM	20	26	46
Total	81	119	200
05:00 PM	17	38	55
05:15 PM	22	27	49
05:30 PM	25	30	55
05:45 PM	19	20	39
Total	83	115	198
Grand Total	387	533	920
Apprch %	100	100	
Total %	42.1	57.9	

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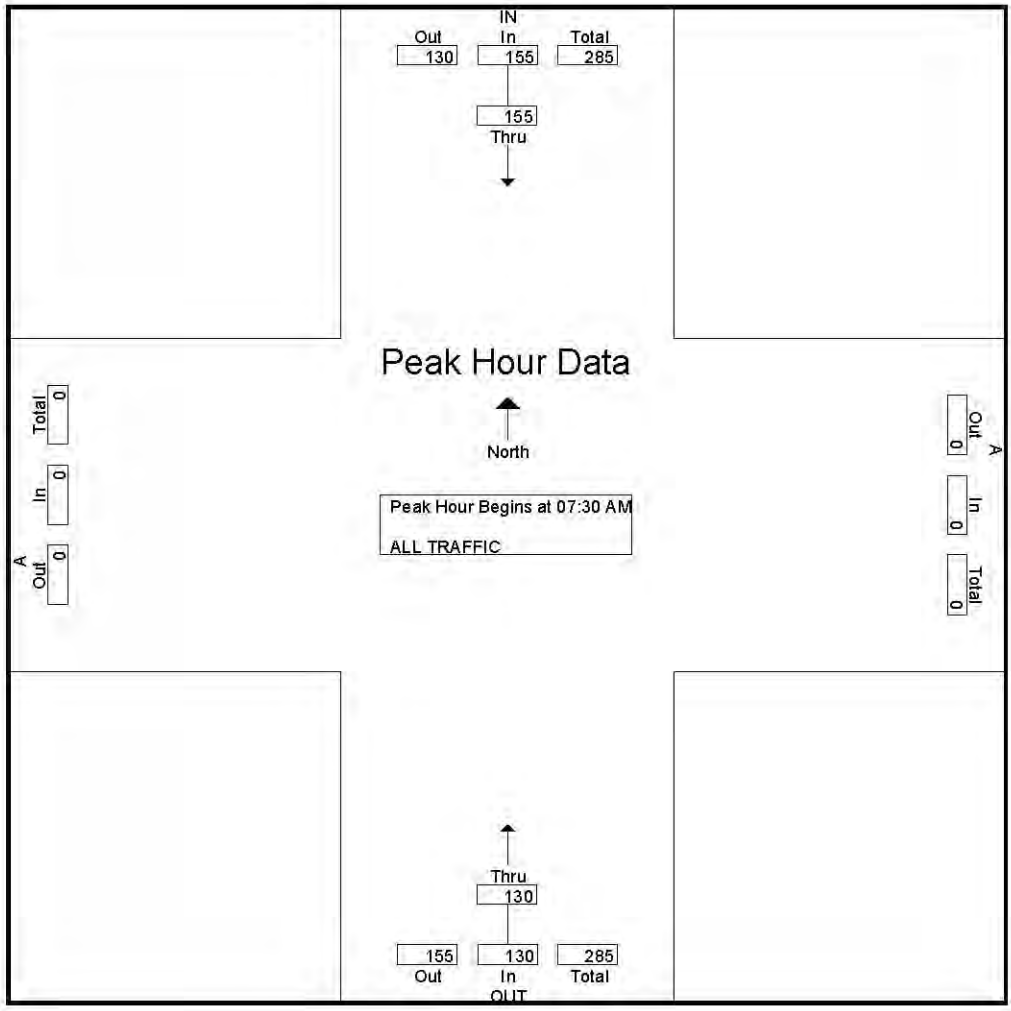
Manual Traffic Count - All Traffic
Wawa North Access at Okeechobee Rd
Fort Pierce, FL

File Name : WaNA
Site Code : 2104
Start Date : 10/26/2021

	OUT NB		IN SB		
Start Time	Thru	App. Total	Thru	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1					
Peak Hour for Entire Intersection Begins at 07:30 AM					
07:30 AM	26	26	39	39	65
07:45 AM	28	28	47	47	75
08:00 AM	46	46	32	32	78
08:15 AM	30	30	37	37	67
Total Volume	130	130	155	155	285
% App. Total	100		100		
PHF	.707	.707	.824	.824	.913



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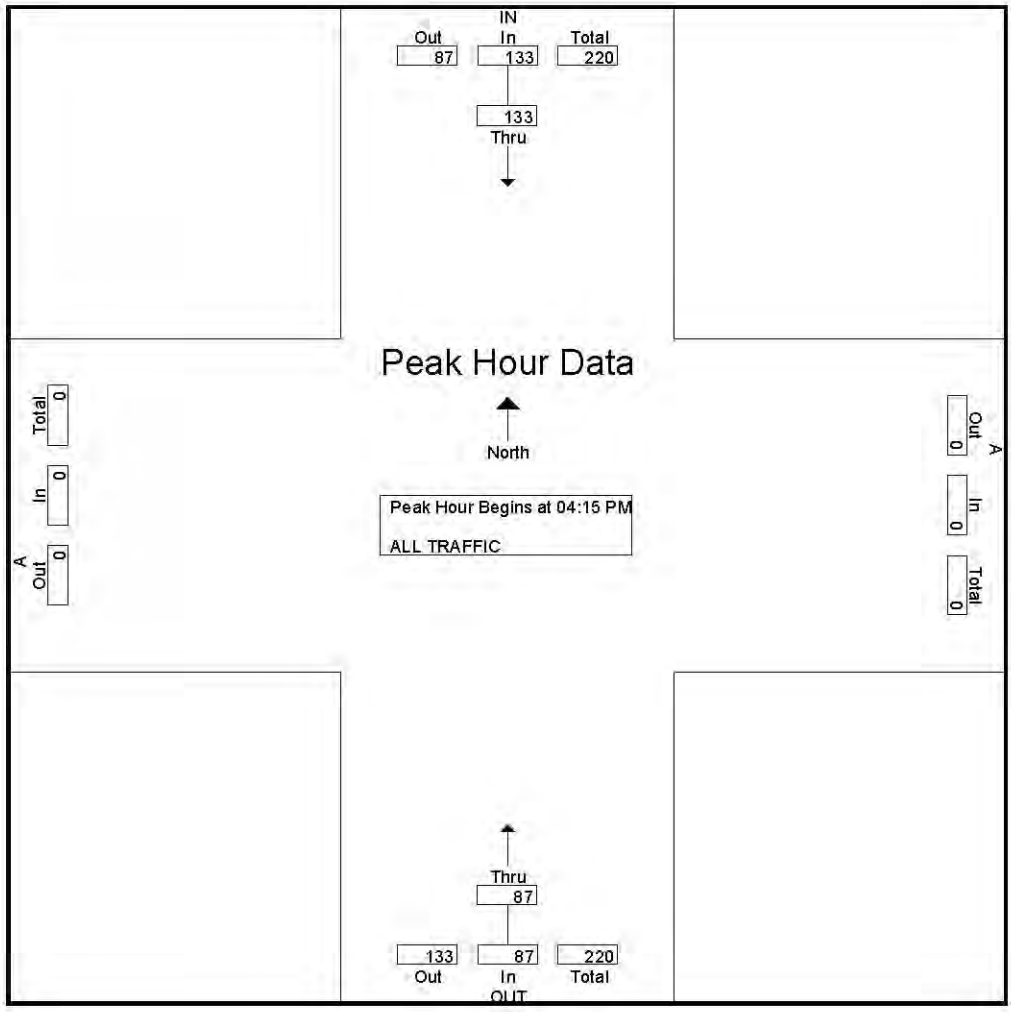
Manual Traffic Count - All Traffic
Wawa North Access at Okeechobee Rd
Fort Pierce, FL

File Name : WaNA
Site Code : 2104
Start Date : 10/26/2021

	OUT NB		IN SB		
Start Time	Thru	App. Total	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1					
Peak Hour for Entire Intersection Begins at 04:15 PM					
04:15 PM	20	20	34	34	54
04:30 PM	30	30	35	35	65
04:45 PM	20	20	26	26	46
05:00 PM	17	17	38	38	55
Total Volume	87	87	133	133	220
% App. Total	100		100		
PHF	.725	.725	.875	.875	.846



KMF Traffic Group, LLC
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Mario Fiorillo (772) 924-6993 cell

Manual Traffic Count - All Traffic
S Jenkins Rd and Wawa WB Driveway
Fort Pierce, FL

File Name : JWawa
Site Code : 2104
Start Date : 10/26/2021
Page No : 1

Groups Printed- ALL TRAFFIC

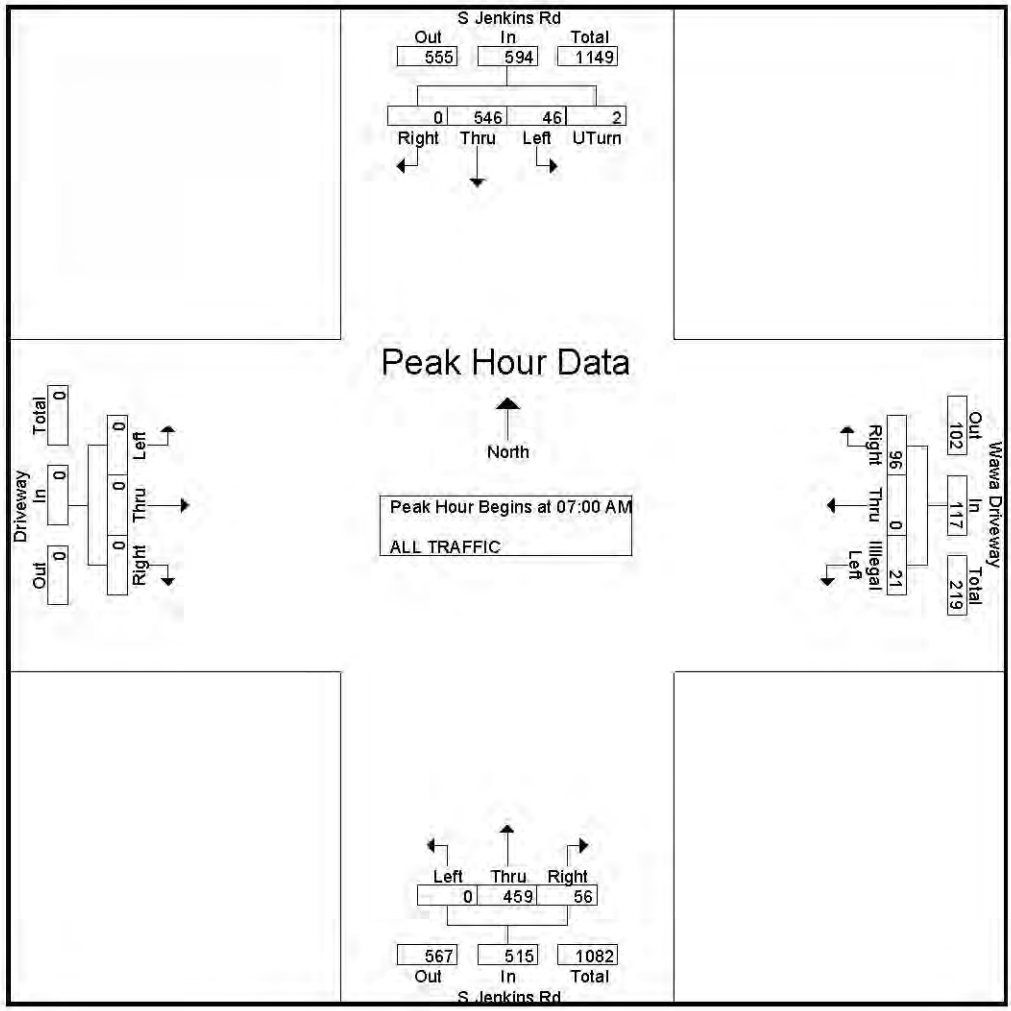
	S Jenkins Rd NB			S Jenkins Rd SB				Driveway EB			Wawa Driveway WB			
Start Time	Left	Thru	Right	UTurn	Left	Thru	Right	Left	Thru	Right	Illegal Left	Thru	Right	Int. Total
07:00 AM	0	70	11	0	7	123	0	0	0	0	2	0	22	235
07:15 AM	0	79	11	0	16	134	0	0	0	0	8	0	28	276
07:30 AM	0	164	17	1	14	142	0	0	0	0	4	0	21	363
07:45 AM	0	146	17	1	9	147	0	0	0	0	7	0	25	352
Total	0	459	56	2	46	546	0	0	0	0	21	0	96	1226
08:00 AM	0	82	16	0	8	88	0	0	0	0	5	0	24	223
08:15 AM	0	72	3	1	6	92	0	0	0	0	9	0	24	207
08:30 AM	0	78	8	1	9	80	0	0	0	0	4	0	15	195
08:45 AM	0	97	13	1	5	78	0	0	0	0	8	0	23	225
Total	0	329	40	3	28	338	0	0	0	0	26	0	86	850
*** BREAK ***														
04:00 PM	0	98	9	0	7	133	0	0	0	0	12	0	29	288
04:15 PM	0	92	7	0	11	85	0	0	0	0	8	0	20	223
04:30 PM	0	93	5	0	6	104	0	0	0	0	6	0	11	225
04:45 PM	0	96	13	0	9	103	0	0	0	0	8	0	20	249
Total	0	379	34	0	33	425	0	0	0	0	34	0	80	985
05:00 PM	0	92	6	0	8	118	0	0	0	0	7	0	22	253
05:15 PM	0	89	5	1	18	98	0	0	0	0	9	0	25	245
05:30 PM	0	86	3	0	10	91	0	0	0	0	4	0	22	216
05:45 PM	0	87	6	0	7	89	0	0	0	0	8	0	16	213
Total	0	354	20	1	43	396	0	0	0	0	28	0	85	927
Grand Total	0	1521	150	6	150	1705	0	0	0	0	109	0	347	3988
Apprch %	0	91	9	0.3	8.1	91.6	0	0	0	0	23.9	0	76.1	
Total %	0	38.1	3.8	0.2	3.8	42.8	0	0	0	0	2.7	0	8.7	

KMF Traffic Group, LLC
www.kmftraffic.net
Mario Fiorillo (772) 924-6993 cell

Manual Traffic Count - All Traffic
S Jenkins Rd and Wawa WB Driveway
Fort Pierce, FL

File Name : JWawa
Site Code : 2104
Start Date : 10/26/2021
Page No : 2

	S Jenkins Rd NB				S Jenkins Rd SB					Driveway EB				Wawa Driveway WB				
Start Time	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Illegal Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:00 AM																		
07:00 AM	0	70	11	81	0	7	123	0	130	0	0	0	0	2	0	22	24	235
07:15 AM	0	79	11	90	0	16	134	0	150	0	0	0	0	8	0	28	36	276
07:30 AM	0	164	17	181	1	14	142	0	157	0	0	0	0	4	0	21	25	363
07:45 AM	0	146	17	163	1	9	147	0	157	0	0	0	0	7	0	25	32	352
Total Volume	0	459	56	515	2	46	546	0	594	0	0	0	0	21	0	96	117	1226
% App. Total	0	89.1	10.9		0.3	7.7	91.9	0		0	0	0		17.9	0	82.1		
PHF	.000	.700	.824	.711	.500	.719	.929	.000	.946	.000	.000	.000	.000	.656	.000	.857	.813	.844

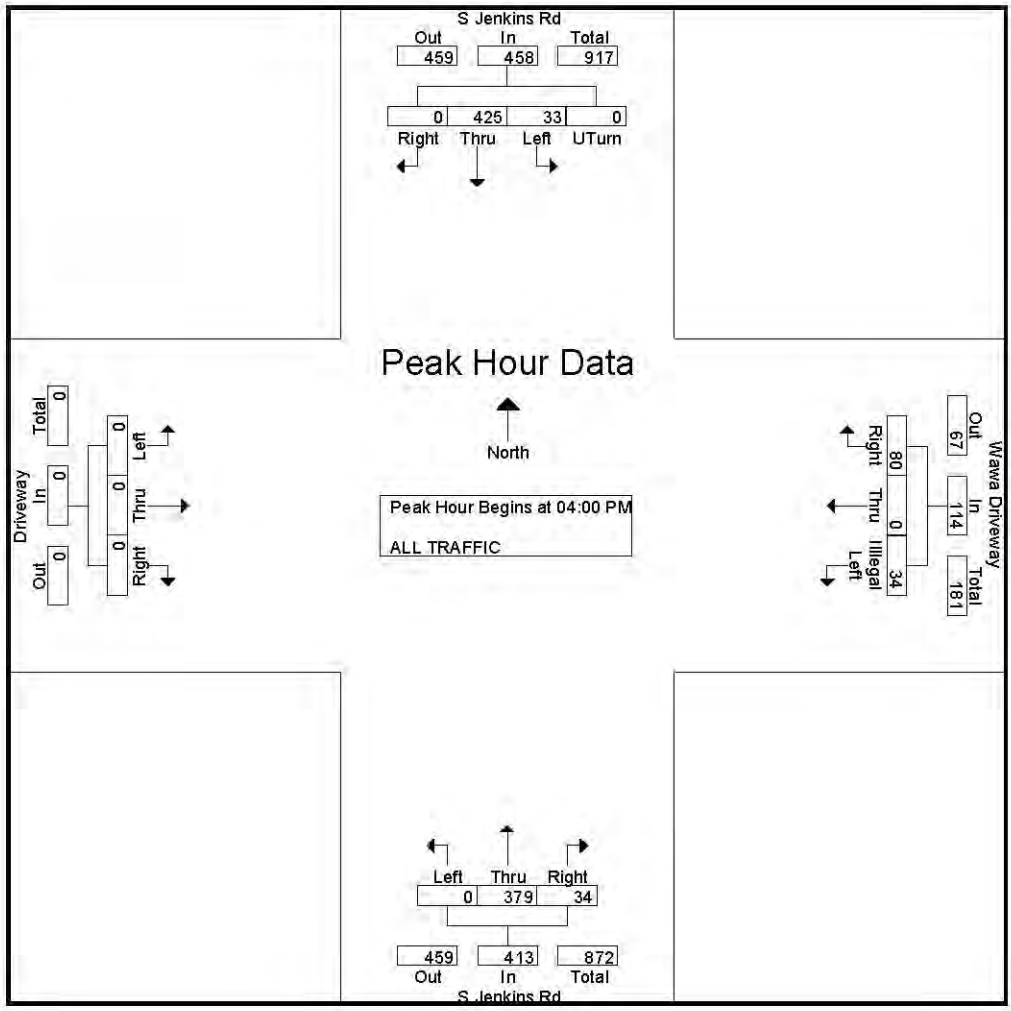


KMF Traffic Group, LLC
www.kmftraffic.net
Mario Fiorillo (772) 924-6993 cell

Manual Traffic Count - All Traffic
S Jenkins Rd and Wawa WB Driveway
Fort Pierce, FL

File Name : JWawa
Site Code : 2104
Start Date : 10/26/2021
Page No : 3

	S Jenkins Rd NB				S Jenkins Rd SB					Driveway EB				Wawa Driveway WB				
Start Time	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Illegal Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 04:00 PM																		
04:00 PM	0	98	9	107	0	7	133	0	140	0	0	0	0	12	0	29	41	288
04:15 PM	0	92	7	99	0	11	85	0	96	0	0	0	0	8	0	20	28	223
04:30 PM	0	93	5	98	0	6	104	0	110	0	0	0	0	6	0	11	17	225
04:45 PM	0	96	13	109	0	9	103	0	112	0	0	0	0	8	0	20	28	249
Total Volume	0	379	34	413	0	33	425	0	458	0	0	0	0	34	0	80	114	985
% App. Total	0	91.8	8.2		0	7.2	92.8	0		0	0	0		29.8	0	70.2		
PHF	.000	.967	.654	.947	.000	.750	.799	.000	.818	.000	.000	.000	.000	.708	.000	.690	.695	.855



2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

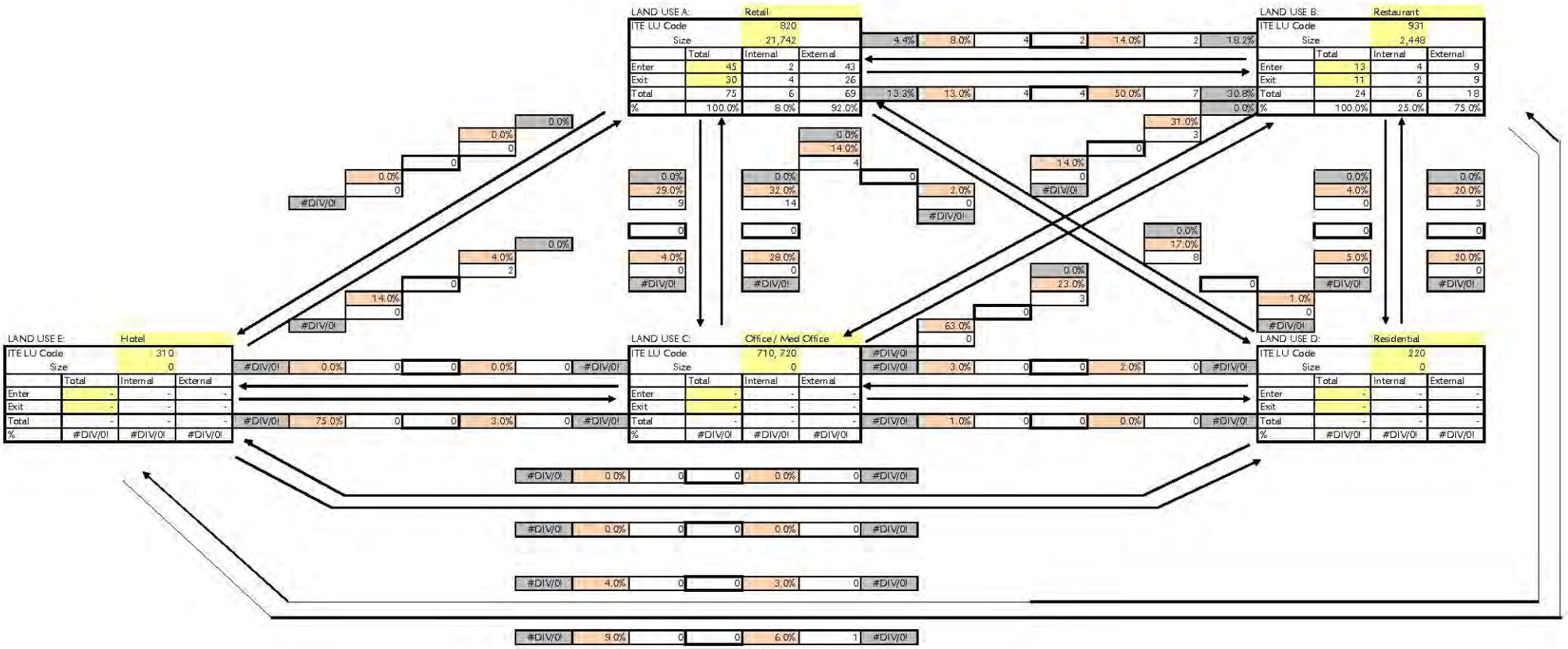
WEEK	DATES	SF	PSCF
* 1	01/01/2020 - 01/04/2020	0.96	1.03
* 2	01/05/2020 - 01/11/2020	0.92	0.99
* 3	01/12/2020 - 01/18/2020	0.88	0.95
* 4	01/19/2020 - 01/25/2020	0.88	0.95
* 5	01/26/2020 - 02/01/2020	0.87	0.94
* 6	02/02/2020 - 02/08/2020	0.87	0.94
* 7	02/09/2020 - 02/15/2020	0.86	0.92
* 8	02/16/2020 - 02/22/2020	0.89	0.96
* 9	02/23/2020 - 02/29/2020	0.92	0.99
*10	03/01/2020 - 03/07/2020	0.94	1.01
*11	03/08/2020 - 03/14/2020	0.97	1.04
*12	03/15/2020 - 03/21/2020	1.00	1.08
*13	03/22/2020 - 03/28/2020	1.08	1.16
14	03/29/2020 - 04/04/2020	1.16	1.25
15	04/05/2020 - 04/11/2020	1.24	1.33
16	04/12/2020 - 04/18/2020	1.32	1.42
17	04/19/2020 - 04/25/2020	1.26	1.35
18	04/26/2020 - 05/02/2020	1.20	1.29
19	05/03/2020 - 05/09/2020	1.13	1.22
20	05/10/2020 - 05/16/2020	1.07	1.15
21	05/17/2020 - 05/23/2020	1.06	1.14
22	05/24/2020 - 05/30/2020	1.04	1.12
23	05/31/2020 - 06/06/2020	1.03	1.11
24	06/07/2020 - 06/13/2020	1.01	1.09
25	06/14/2020 - 06/20/2020	1.00	1.08
26	06/21/2020 - 06/27/2020	1.01	1.09
27	06/28/2020 - 07/04/2020	1.02	1.10
28	07/05/2020 - 07/11/2020	1.03	1.11
29	07/12/2020 - 07/18/2020	1.04	1.12
30	07/19/2020 - 07/25/2020	1.04	1.12
31	07/26/2020 - 08/01/2020	1.04	1.12
32	08/02/2020 - 08/08/2020	1.03	1.11
33	08/09/2020 - 08/15/2020	1.03	1.11
34	08/16/2020 - 08/22/2020	1.03	1.11
35	08/23/2020 - 08/29/2020	1.02	1.10
36	08/30/2020 - 09/05/2020	1.02	1.10
37	09/06/2020 - 09/12/2020	1.01	1.09
38	09/13/2020 - 09/19/2020	1.01	1.09
39	09/20/2020 - 09/26/2020	1.00	1.08
40	09/27/2020 - 10/03/2020	1.00	1.08
41	10/04/2020 - 10/10/2020	0.99	1.06
42	10/11/2020 - 10/17/2020	0.98	1.05
43	10/18/2020 - 10/24/2020	0.98	1.05
44	10/25/2020 - 10/31/2020	0.99	1.06
45	11/01/2020 - 11/07/2020	0.99	1.06
46	11/08/2020 - 11/14/2020	1.00	1.08
47	11/15/2020 - 11/21/2020	1.00	1.08
48	11/22/2020 - 11/28/2020	0.99	1.06
49	11/29/2020 - 12/05/2020	0.98	1.05
50	12/06/2020 - 12/12/2020	0.97	1.04
51	12/13/2020 - 12/19/2020	0.96	1.03
52	12/20/2020 - 12/26/2020	0.92	0.99
53	12/27/2020 - 12/31/2020	0.88	0.95

* PEAK SEASON

APPENDIX C

INTERNAL CAPTURE WORKSHEET

PROJECT: Ft. Pierce Commercial
TIME PERIOD: AM Peak Hour Traffic
DATE: 10/22/21



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	43	9	0	0	0	52
Exit	26	9	0	0	0	35
Total	69	18	0	0	0	87
Single-Use Trip Gen Estimate	75	24	0	0	0	99

12.1%

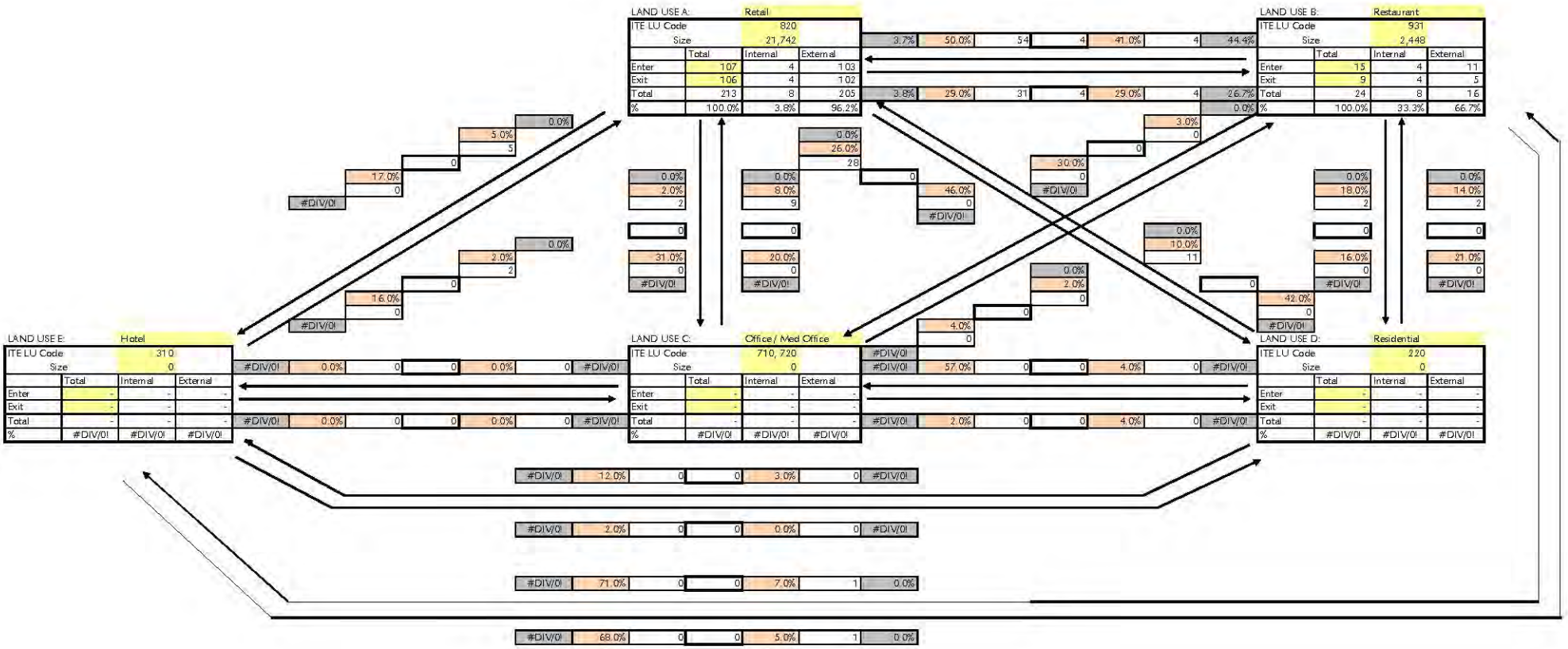
INTERNAL CAPTURE

LEGEND

1.0%	Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
5.0%	Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
61	Number of trips entering (or exiting) a land use from another land use based on percent input by user.
12	Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Ft. Pierce Commercial
TIME PERIOD: PM Peak Hour Traffic
DATE: 10/22/21



	Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL	
Enter	103	11	0	0	0	114	
Exit	102	5	0	0	0	107	
Total	205	16	0	0	0	221	
Single-Use Trip Gen Estimate	213	24	0	0	0	237	6.8%

INTERNAL CAPTURE

LEGEND

1.0%	Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
5.0%	Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
61	Number of trips entering (or exiting) a land use from another land use based on percent input by user.
12	Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Ft. Pierce Commercial
TIME PERIOD: Daily - Weighted Average
DATE: 10/22/21

	Internalization				
	AM Peak Hour		PM Peak Hour		Straight
Land Use	Trips	%	Trips	%	Average
A - Retail	6	8.0%	8	3.8%	5.9%
B - Restaurant	6	25.0%	8	33.3%	29.2%

APPENDIX D

INTERSECTION ANALYSIS SHEET
Ft. Pierce Commercial

Okeechobee Rd & Jenkins Rd

(Existing Geometrics w/Project)

Nominal Growth Rate = 3.90%
Peak Season = 1.05
Buildout Year = 2024
Years = 5

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (4/23/19)	335	188	13	230	177	56	183	1473	247	77	832	96
Peak Season Volume	**352**	**197**	**14**	**242**	**186**	**59**	**192**	**1547**	**259**	**81**	**874**	**101**
Nominal Growth	74	42	3	51	39	12	40	326	55	17	184	21
Background Traffic	**426**	**239**	**17**	**293**	**225**	**71**	**232**	**1873**	**314**	**98**	**1058**	**122**
% Project Traffic	15%	15%	0%	10%	5%	0%	0%	25%	5%	40%	15%	0%
Direction	out	out	out	in	in	in	in	in	in	in	out	in
Project Traffic	**5**	**5**	**0**	**5**	**3**	**0**	**0**	**13**	**3**	**21**	**5**	**0**
Total	**431**	**244**	**17**	**298**	**228**	**71**	**232**	**1,886**	**317**	**119**	**1,063**	**122**
Critical Volume Analysis												
No. of Lanes	2	2	< 0	2	2	1	2	4	1	1	4	1
Right Turn on Red			10			60			60			60
Per Lane Volume - RTOR	216	126	n/a	149	114	11	116	472	257	119	266	62
RT - LT Overlap			-119			-105			41			-87
North-South Critical	NB LT + SB TH =			330			SB LT + NB TH =			275		
East-West Critical	EB LT + WB TH =			382			WB LT + EB TH =			591		
Maximum Critical Sum	**330**			**+**	**591**		**=**		**921**			
STATUS ?	**UNDER**											

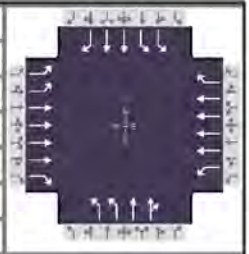
PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (4/23/19)	283	122	25	405	189	68	143	1037	219	88	1387	147
Peak Season Volume	**297**	**128**	**26**	**425**	**198**	**71**	**150**	**1089**	**230**	**92**	**1456**	**154**
Nominal Growth	63	27	5	90	42	15	32	230	48	19	307	32
Background Traffic	**360**	**155**	**31**	**515**	**240**	**86**	**182**	**1319**	**278**	**111**	**1763**	**186**
% Project Traffic	15%	15%	0%	10%	5%	0%	0%	25%	5%	40%	15%	0%
Direction	out	out	out	in	in	in	in	in	in	in	out	in
Project Traffic	**16**	**16**	**0**	**11**	**6**	**0**	**0**	**29**	**6**	**46**	**16**	**0**
Total	**376**	**171**	**31**	**526**	**246**	**86**	**182**	**1,348**	**284**	**157**	**1,779**	**186**
Critical Volume Analysis												
No. of Lanes	2	2	< 0	2	2	1	2	4	1	1	4	1
Right Turn on Red			10			60			60			60
Per Lane Volume - RTOR	188	96	n/a	263	123	26	91	337	224	157	445	126
RT - LT Overlap			-157			-65			36			-137
North-South Critical	NB LT + SB TH =			311			SB LT + NB TH =			359		
East-West Critical	EB LT + WB TH =			536			WB LT + EB TH =			494		
Maximum Critical Sum	**359**			**+**	**536**		**=**		**895**			
STATUS ?	**UNDER**											

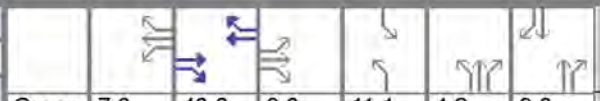
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#21-064	Analysis Date	Sep 1, 2021	Area Type	Other
Jurisdiction	SLC	Time Period	AM Peak Hour	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2019	Analysis Period	1> 7:00
Intersection	Okeechobee Rd & Jenki...	File Name	Okee Jenkins AM 2019.xus		
Project Description	Ft. Pierce Commercial				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	192	1547	259	81	874	101	352	197	14	242	186	59

Signal Information			
Cycle, s	120.0	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	7.3	43.8	9.3	11.1	4.2	9.3						
Yellow	5.0	5.0	5.0	5.0	0.0	5.0						
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	2.0	4.0	2.0	3.0
Phase Duration, s	16.3	67.1	14.3	65.1	22.3	20.5	18.1	16.3
Change Period, ($Y+R_c$), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	8.8		7.6		14.6	8.9	10.7	8.4
Green Extension Time (g_e), s	0.4	0.0	0.1	0.0	0.8	0.9	0.5	0.9
Phase Call Probability	1.00		0.94		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	202	1628	273	85	920	106	371	112	111	255	196	62
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1698		1781	1698	1585	1730	1870	1827	1730	1781	1585
Queue Service Time (g_s), s	6.8	14.1		5.6	7.1	3.1	12.6	6.8	6.9	8.7	6.4	4.5
Cycle Queue Clearance Time (g_c), s	6.8	14.1		5.6	7.1	3.1	12.6	6.8	6.9	8.7	6.4	4.5
Green Ratio (*g/C*)	0.08	0.50		0.06	0.48	0.48	0.13	0.11	0.11	0.09	0.08	0.08
Capacity (*c*), veh/h	270	3400		109	3283	766	442	210	205	321	276	123
Volume-to-Capacity Ratio (*X*)	0.748	0.479		0.785	0.280	0.139	0.838	0.531	0.539	0.793	0.710	0.506
Back of Queue (*Q*), ft/ln (50 th percentile)	80.8	110		65.2	61.8	28	137.1	79.6	77.8	95	72.8	44.6
Back of Queue (*Q*), veh/ln (50 th percentile)	3.2	4.3		2.6	2.4	1.1	5.4	3.1	3.1	3.7	2.9	1.8
Queue Storage Ratio (*RQ*) (50 th percentile)	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	52.6	12.3		54.4	12.3	3.7	51.1	50.3	50.3	53.3	54.0	11.3
Incremental Delay (d_2), s/veh	9.5	0.5		4.6	0.2	0.4	1.7	0.8	0.8	1.7	1.3	1.2
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
Control Delay (*d*), s/veh	62.1	12.8	0.0	59.0	12.5	4.1	52.8	51.0	51.1	55.0	55.3	12.5
Level of Service (LOS)	E	B	A	E	B	A	D	D	D	D	E	B
Approach Delay, s/veh / LOS	15.9	B		15.3	B		52.2	D		50.0	D	
Intersection Delay, s/veh / LOS	24.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.42	B	2.61	C	2.98	C	3.09	C
Bicycle LOS Score / LOS	1.36	A	0.95	A	0.98	A	0.91	A

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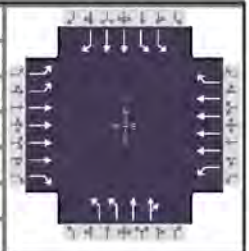
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#21-064	Analysis Date	Nov 3, 2021	Area Type	Other
Jurisdiction	SLC	Time Period	AM Peak Hour	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Okeechobee Rd & Jenki...	File Name	Okee Jenkins AM 2024 Total.xus		
Project Description	Ft. Pierce Commercial - TOTAL TRAFFIC				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	232	1886	317	119	1063	122	431	244	17	298	228	71

Signal Information			
Cycle, s	120.0	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	10.3	34.3	11.2	13.3	5.0	10.9
Yellow	5.0	5.0	5.0	5.0	0.0	5.0
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	2.0	4.0	2.0	3.0
Phase Duration, s	18.2	59.5	17.3	58.6	25.3	23.0	20.3	17.9
Change Period, ($Y+R_c$), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	10.2		10.2		17.4	10.4	12.6	9.9
Green Extension Time (g_e), s	0.9	0.0	0.2	0.0	0.9	1.1	0.6	1.0
Phase Call Probability	1.00		0.98		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	244	1985	334	125	1119	128	454	138	137	314	240	75
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1698		1781	1698	1585	1730	1870	1827	1730	1781	1585
Queue Service Time (g_s), s	8.2	23.9		8.2	10.8	4.7	15.4	8.3	8.4	10.6	7.9	5.4
Cycle Queue Clearance Time (g_c), s	8.2	23.9		8.2	10.8	4.7	15.4	8.3	8.4	10.6	7.9	5.4
Green Ratio (*g/C*)	0.09	0.44		0.09	0.43	0.43	0.15	0.13	0.13	0.11	0.09	0.09
Capacity (*c*), veh/h	325	2972		153	2916	680	527	249	243	382	324	144
Volume-to-Capacity Ratio (*X*)	0.751	0.668		0.821	0.384	0.189	0.860	0.555	0.562	0.821	0.740	0.518
Back of Queue (*Q*), ft/ln (50 th percentile)	95	195.4		93.4	95.7	41.7	167	97.3	94.8	116.5	88.8	52.8
Back of Queue (*Q*), veh/ln (50 th percentile)	3.7	7.7		3.7	3.8	1.6	6.6	3.8	3.8	4.6	3.5	2.1
Queue Storage Ratio (*RQ*) (50 th percentile)	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	51.1	19.1		52.2	17.0	4.1	49.6	48.7	48.7	52.2	53.2	11.4
Incremental Delay (d_2), s/veh	8.2	1.2		4.1	0.4	0.6	1.6	0.7	0.8	1.7	1.3	1.1
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
Control Delay (*d*), s/veh	59.3	20.3	0.0	56.4	17.4	4.7	51.3	49.4	49.5	53.9	54.4	12.4
Level of Service (LOS)	E	C	A	E	B	A	D	D	D	D	D	B
Approach Delay, s/veh / LOS	21.3	C		19.7	B		50.6	D		49.2	D	
Intersection Delay, s/veh / LOS	28.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.61	C	2.98	C	3.09	C
Bicycle LOS Score / LOS	1.54	B	1.05	A	1.09	A	1.01	A

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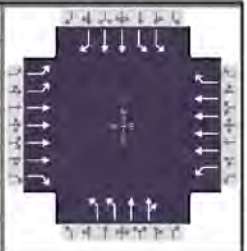
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#21-064	Analysis Date	Sep 1, 2021	Area Type	Other
Jurisdiction	SLC	Time Period	PM Peak Hour	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2019	Analysis Period	1> 7:00
Intersection	Okeechobee Rd & Jenki...	File Name	Okee Jenkins PM 2019.xus		
Project Description	Ft. Pierce Commercial				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	150	1089	230	92	1456	154	297	128	26	425	198	71

Signal Information			
Cycle, s	120.0	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	8.2	43.3	7.4	13.2	4.8	8.1						
Yellow	5.0	5.0	5.0	5.0	0.0	5.0						
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	2.0	4.0	2.0	3.0
Phase Duration, s	14.4	64.7	15.2	65.5	20.2	15.1	25.0	19.9
Change Period, ($Y+R_c$), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	7.4		8.4		12.6	7.3	17.2	8.7
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.6	0.8	0.8	0.8
Phase Call Probability	0.99		0.96		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	158	1146	242	97	1533	162	313	82	80	447	208	75
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1698		1781	1698	1585	1730	1870	1762	1730	1781	1585
Queue Service Time (g_s), s	5.4	9.4		6.4	13.6	5.0	10.6	5.1	5.3	15.2	6.7	5.3
Cycle Queue Clearance Time (g_c), s	5.4	9.4		6.4	13.6	5.0	10.6	5.1	5.3	15.2	6.7	5.3
Green Ratio (*g/C*)	0.06	0.48		0.07	0.49	0.49	0.11	0.07	0.07	0.15	0.11	0.11
Capacity (*c*), veh/h	214	3268		121	3312	773	381	126	119	518	382	170
Volume-to-Capacity Ratio (*X*)	0.739	0.351		0.797	0.463	0.210	0.821	0.647	0.674	0.863	0.546	0.440
Back of Queue (*Q*), ft/ln (50 th percentile)	65.3	79.8		73.5	108.7	42.6	116.1	61.6	59.9	168.6	74.2	51.3
Back of Queue (*Q*), veh/ln (50 th percentile)	2.6	3.1		2.9	4.3	1.7	4.6	2.4	2.4	6.6	2.9	2.0
Queue Storage Ratio (*RQ*) (50 th percentile)	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	54.1	12.8		53.7	13.1	3.8	52.2	54.5	54.7	49.8	50.8	7.7
Incremental Delay (d_2), s/veh	11.2	0.3		4.5	0.5	0.6	1.7	2.1	2.5	3.7	0.5	0.7
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
Control Delay (*d*), s/veh	65.3	13.1	0.0	58.2	13.6	4.4	53.9	56.6	57.1	53.5	51.2	8.4
Level of Service (LOS)	E	B	A	E	B	A	D	E	E	D	D	A
Approach Delay, s/veh / LOS	16.4	B		15.2	B		54.9	D		48.3	D	
Intersection Delay, s/veh / LOS	25.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.42	B	2.61	C	2.98	C	3.09	C
Bicycle LOS Score / LOS	1.13	A	1.23	A	0.88	A	1.09	A

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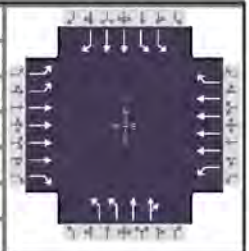
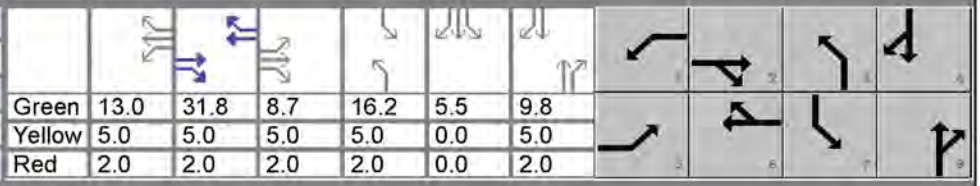
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#21-064	Analysis Date	Nov 3, 2021	Area Type	Other
Jurisdiction	SLC	Time Period	PM Peak Hour	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Okeechobee Rd & Jenki...	File Name	Okee Jenkins PM 2024 Total.xus		
Project Description	Ft. Pierce Commercial - TOTAL TRAFFIC				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	182	1348	284	157	1779	186	376	171	31	526	246	86

Signal Information			
Cycle, s	120.0	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	13.0	31.8	8.7	16.2	5.5	9.8
Yellow	5.0	5.0	5.0	5.0	0.0	5.0
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	2.0	4.0	2.0	3.0
Phase Duration, s	15.7	54.5	20.0	58.8	23.2	16.8	28.6	22.3
Change Period, ($Y+R_c$), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	8.5		12.9		15.4	9.0	20.7	10.2
Green Extension Time (g_e), s	0.2	0.0	0.2	0.0	0.8	0.9	0.9	1.0
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.00		0.00	0.01	0.06	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	192	1419	299	165	1873	196	396	107	105	554	259	91
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1698		1781	1698	1585	1730	1870	1771	1730	1781	1585
Queue Service Time (g_s), s	6.5	16.4		10.9	22.2	7.5	13.4	6.7	7.0	18.7	8.2	6.3
Cycle Queue Clearance Time (g_c), s	6.5	16.4		10.9	22.2	7.5	13.4	6.7	7.0	18.7	8.2	6.3
Green Ratio (*g/C*)	0.07	0.40		0.11	0.43	0.43	0.13	0.08	0.08	0.18	0.13	0.13
Capacity (*c*), veh/h	252	2690		193	2932	684	466	153	145	623	454	202
Volume-to-Capacity Ratio (*X*)	0.761	0.527		0.856	0.639	0.286	0.849	0.701	0.724	0.888	0.570	0.448
Back of Queue (*Q*), ft/ln (50 th percentile)	78.5	142.8		121.2	182.2	64.5	146.3	80.7	78.2	217.3	91.2	60.5
Back of Queue (*Q*), veh/ln (50 th percentile)	3.1	5.6		4.8	7.2	2.5	5.8	3.2	3.1	8.6	3.6	2.4
Queue Storage Ratio (*RQ*) (50 th percentile)	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	53.2	21.0		50.4	19.2	4.2	50.7	53.6	53.8	48.0	49.3	7.8
Incremental Delay (d_2), s/veh	11.3	0.7		4.2	1.1	1.1	1.7	2.2	2.6	8.3	0.4	0.6
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
Control Delay (*d*), s/veh	64.5	21.7	0.0	54.6	20.3	5.3	52.4	55.8	56.3	56.3	49.7	8.4
Level of Service (LOS)	E	C	A	D	C	A	D	E	E	E	D	A
Approach Delay, s/veh / LOS	22.6	C		21.5	C		53.7	D		49.6	D	
Intersection Delay, s/veh / LOS	29.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.61	C	2.98	C	3.09	C
Bicycle LOS Score / LOS	1.28	A	1.41	A	0.99	A	1.23	A

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APPENDIX E

INTERSECTION ANALYSIS SHEET
Ft. Pierce Commercial

Jenkins Rd & Project Driveway
(Existing Geometrics w/Project)

Nominal Growth Rate =	3.90%
Peak Season =	1.06
Buildout Year =	2024
Years =	3

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (10/26/21)	0	459	56	48	546	0	0	0	0	21	0	96
Peak Season Volume	**0**	**487**	**59**	**51**	**579**	**0**	**0**	**0**	**0**	**22**	**0**	**102**
Nominal Growth	0	59	0	0	70	0	0	0	0	0	0	0
Background Traffic	**0**	**546**	**59**	**51**	**649**	**0**	**0**	**0**	**0**	**22**	**0**	**102**
% Project Traffic	0%	0%	15%	30%	0%	0%	0%	0%	0%	15%	0%	30%
Direction	out	out	in	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**0**	**8**	**16**	**0**	**0**	**0**	**0**	**0**	**5**	**0**	**11**
Total	**0**	**546**	**67**	**67**	**649**	**0**	**0**	**0**	**0**	**27**	**0**	**113**
Critical Volume Analysis												
No. of Lanes	0	2	< 0	0 >	2	0	0		0	0 >	1	< 0
Right Turn on Red			10			0			0			10
Per Lane Volume - RTOR	0	307	n/a	67	425	0	0	0	0	27	143	n/a
RT - LT Overlap			-27			0			0			-67
North-South Critical	NB LT + SB TH =			425			SB LT + NB TH =			374		
East-West Critical	EB LT + WB TH =			143			WB LT + EB RT =			27		
Maximum Critical Sum	**425**			**+**	**143**		**=**		**568**			
STATUS ?	**UNDER**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (10/26/21)	0	379	34	33	425	0	0	0	0	34	0	80
Peak Season Volume	**0**	**402**	**36**	**35**	**451**	**0**	**0**	**0**	**0**	**36**	**0**	**85**
Nominal Growth	0	49	0	0	55	0	0	0	0	0	0	0
Background Traffic	**0**	**451**	**36**	**35**	**506**	**0**	**0**	**0**	**0**	**36**	**0**	**85**
% Project Traffic	0%	0%	15%	30%	0%	0%	0%	0%	0%	15%	0%	30%
Direction	out	out	in	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**0**	**17**	**34**	**0**	**0**	**0**	**0**	**0**	**16**	**0**	**32**
Total	**0**	**451**	**53**	**69**	**506**	**0**	**0**	**0**	**0**	**52**	**0**	**117**
Critical Volume Analysis												
No. of Lanes	0	2	< 0	0 >	2	0	0		0	0 >	1	< 0
Right Turn on Red			10			0			0			10
Per Lane Volume - RTOR	0	252	n/a	69	0	0	0	0	0	52	0	n/a
RT - LT Overlap			-52			0			0			-69
North-South Critical	NB LT + SB RT =			0			SB LT + NB TH =			321		
East-West Critical	EB LT + WB TH =			0			WB LT + EB RT =			52		
Maximum Critical Sum	**321**			**+**	**52**		**=**		**373**			
STATUS ?	**UNDER**											

HCS7 Two-Way Stop-Control Report

General Information

Analyst	#21-064
Agency/Co.	PTC
Date Performed	11/2/2021
Analysis Year	2021
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Ft. Pierce Commercial

Site Information

Intersection	Jenkins Rd & Project Dwy
Jurisdiction	SLC
East/West Street	Project Driveway
North/South Street	Jenkins Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	2	0
Configuration							LR					TR		LT	T	
Volume (veh/h)						22		102			487	59		51	579	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.2						4.1		
Critical Headway (sec)						6.86		6.26						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							135							55		
Capacity, c (veh/h)							484							972		
v/c Ratio							0.28							0.06		
95% Queue Length, Q_{95} (veh)							1.1							0.2		
Control Delay (s/veh)							15.3							8.9		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						15.3								1.0		
Approach LOS						C										

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HCS7 Two-Way Stop-Control Report

General Information

Analyst	#21-064
Agency/Co.	PTC
Date Performed	11/2/2021
Analysis Year	2024
Time Analyzed	AM Peak w/Project
Intersection Orientation	North-South
Project Description	Ft. Pierce Commercial

Site Information

Intersection	Jenkins Rd & Project Dwy
Jurisdiction	SLC
East/West Street	Project Driveway
North/South Street	Jenkins Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	2	0
Configuration							LR					TR		LT	T	
Volume (veh/h)						27		113			546	67		67	649	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.2						4.1		
Critical Headway (sec)						6.86		6.26						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							152							73		
Capacity, c (veh/h)							433							912		
v/c Ratio							0.35							0.08		
95% Queue Length, Q_{95} (veh)							1.6							0.3		
Control Delay (s/veh)							17.8							9.3		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						17.8								1.3		
Approach LOS						C										

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HCS7 Two-Way Stop-Control Report

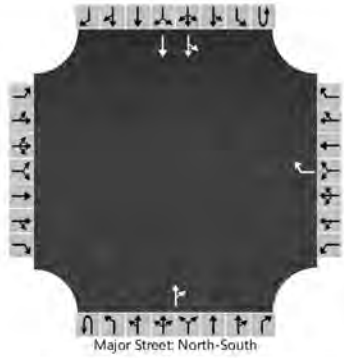
General Information

Analyst	#21-064
Agency/Co.	PTC
Date Performed	11/2/2021
Analysis Year	2024
Time Analyzed	AM Peak w/Project; No WBL
Intersection Orientation	North-South
Project Description	Ft. Pierce Commercial

Site Information

Intersection	Jenkins Rd & Project Dwy
Jurisdiction	SLC
East/West Street	Project Driveway
North/South Street	Jenkins Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	1	0	0	0	2	0
Configuration								R				TR		LT	T	
Volume (veh/h)								140			546	67		67	649	
Percent Heavy Vehicles (%)								3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No										
Median Type | Storage						Left Only						1				

Critical and Follow-up Headways

Base Critical Headway (sec)								6.2						4.1		
Critical Headway (sec)								6.26						4.16		
Base Follow-Up Headway (sec)								3.3						2.2		
Follow-Up Headway (sec)								3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								152						73		
Capacity, c (veh/h)								477						912		
v/c Ratio								0.32						0.08		
95% Queue Length, Q_{95} (veh)								1.4						0.3		
Control Delay (s/veh)								16.0						9.3		
Level of Service (LOS)								C						A		
Approach Delay (s/veh)						16.0								1.3		
Approach LOS						C										

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HCS7 Two-Way Stop-Control Report

General Information

Analyst	#21-064
Agency/Co.	PTC
Date Performed	11/2/2021
Analysis Year	2021
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Ft. Pierce Commercial

Site Information

Intersection	Jenkins Rd & Project Dwy
Jurisdiction	SLC
East/West Street	Project Driveway
North/South Street	Jenkins Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	2	0
Configuration							LR					TR		LT	T	
Volume (veh/h)						36		85			402	36		35	451	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type | Storage							Left Only									
											1					

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.2						4.1		
Critical Headway (sec)						6.86		6.26						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							132							38		
Capacity, c (veh/h)							542							1075		
v/c Ratio							0.24							0.04		
95% Queue Length, Q_{95} (veh)							0.9							0.1		
Control Delay (s/veh)							13.8							8.5		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)							13.8							0.8		
Approach LOS							B									

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HCS7 Two-Way Stop-Control Report

General Information

Analyst	#21-064
Agency/Co.	PTC
Date Performed	11/2/2021
Analysis Year	2024
Time Analyzed	PM Peak w/Project
Intersection Orientation	North-South
Project Description	Ft. Pierce Commercial

Site Information

Intersection	Jenkins Rd & Project Dwy
Jurisdiction	SLC
East/West Street	Project Driveway
North/South Street	Jenkins Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	2	0
Configuration							LR					TR		LT	T	
Volume (veh/h)						52		117			451	53		70	506	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.2						4.1		
Critical Headway (sec)						6.86		6.26						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							184							76		
Capacity, c (veh/h)							478							1011		
v/c Ratio							0.38							0.08		
95% Queue Length, Q_{95} (veh)							1.8							0.2		
Control Delay (s/veh)							17.2							8.9		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						17.2								1.4		
Approach LOS						C										

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HCS7 Two-Way Stop-Control Report

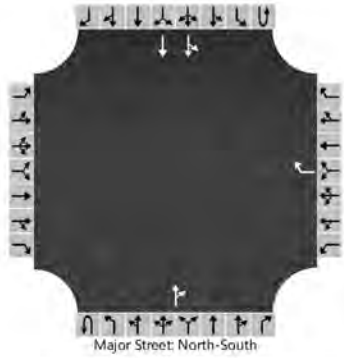
General Information

Analyst	#21-064
Agency/Co.	PTC
Date Performed	11/2/2021
Analysis Year	2024
Time Analyzed	PM Peak w/Project; No WBL
Intersection Orientation	North-South
Project Description	Ft. Pierce Commercial

Site Information

Intersection	Jenkins Rd & Project Dwy
Jurisdiction	SLC
East/West Street	Project Driveway
North/South Street	Jenkins Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	1	0	0	0	2	0
Configuration								R				TR		LT	T	
Volume (veh/h)								169			451	53		70	506	
Percent Heavy Vehicles (%)								3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No										
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)								6.2						4.1		
Critical Headway (sec)								6.26						4.16		
Base Follow-Up Headway (sec)								3.3						2.2		
Follow-Up Headway (sec)								3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								184						76		
Capacity, c (veh/h)								552						1011		
v/c Ratio								0.33						0.08		
95% Queue Length, Q_{95} (veh)								1.5						0.2		
Control Delay (s/veh)								14.7						8.9		
Level of Service (LOS)								B						A		
Approach Delay (s/veh)						14.7								1.4		
Approach LOS						B										

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Planning Board **6. d.**

Meeting Date: 01/10/2022

Information

REQUESTED ACTION

Site Plan - Scavello Taylor Creek - 1433-431-0001-000-4

LOCATION

North US Highway 1, adjacent to the Taylor Creek Publix Shopping Center
PCN: 1433-431-0001-000-4

RESPONSIBLE STAFF

Jennifer Hofmeister-Drew, AICP, LCAM
Planning Director

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report & Supporting Documents

application and supporting documentation

Form Review

Form Started By: Jennifer Hofmeister Started On: 01/03/2022 11:12 AM

Final Approval Date: 01/04/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

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

RE: **Site Plan (Development and Design Review)**
Scavello Taylor Creek - Project No. 21-07000009

BOARD DATE: January 10, 2021

STAFF REPORT

Owner: Scavello Management LLC
101 City Island Avenue
Bronx, New York 10464

Representative: MBV Engineering Inc.
1835 20th Street
Vero Beach, FL 32960

Applicant's Request: Approval of a Site Plan (Development and Design Review) to construct 33,603 square feet of commercial development, consisting of 23,600 square feet of retail, 2,103 square feet of fast casual restaurant space and 7,900 square feet of fine dining with associated site improvements on approximately 5.33 acres of land

Location(s): North US Highway 1, adjacent to the Taylor Creek Publix Shopping Center

Parcel ID: 1433-431-0001-000-4

Future Land Use: General Commercial (GC)

Current Zoning: General Commercial Zone (C-3)

Utilities: FPUA

	North	East	South	West
Surrounding FLU:	Commercial (COM) St. Lucie County	General Commercial (GC)	GC	Taylor Creek
Surrounding Zoning:	CG (St. Lucie County)	C-3	C-3	Taylor Creek
Utilities:	FPUA			

Staff Analysis:

Request
In accordance with Sections 125-313 and 125-314 of the City Code, the applicant is requesting the review and approval for a Site Plan (Development and Design Review) to construct 33,603 square feet of commercial development, consisting of 23,600 square feet of retail, 2,103 square feet of fast casual restaurant space and 7,900 square feet of fine dining with associated site improvements on approximately 5.33 acres of land.

The subject property is situated along the Taylor Creek waterway adjacent to the Taylor Creek Publix Shopping Center located along North US Highway 1. The subject parcel is surrounded by General Commercial (C-3) zoning to the south, north, and east. West of the subject property is Taylor Creek and further west are single-family homes that are within both County and City jurisdictions.

Future Land Use and Zoning
The General Commercial (GC) Future Land Use designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive, and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections.

The subject site has a zoning district classification of the General Commercial Zone (C-3) district which is primarily intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices, and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead, it should promote concentrations of commercial activities.

Development Review (Site Plan)

The subject Scavello Taylor Creek development is proposing to construct a new commercial center adjacent to the Taylor Creek that will offer a mix of uses with spectacular views to patrons. The applicant designed the site to allow shoppers the ability to stroll along an interconnected sidewalk network that will link the restaurants, retail, and parking areas. Given its proximity to the North Causeway bridge and the popularity of the Taylor Creek Publix shopping plaza, this facility will bring further dining and retail options to the City of Fort Pierce residents and visitors alike.

The site plan proposes the following buildings for a total of 33,603 square feet of commercial development:

- A 23,600 square foot retail building consisting of an 11,000 square foot anchor store with seven (7) smaller bays ranging in size from 1,700 square feet to 2,000 square feet. The bay along the west side of the retail building will provide for a drive thru teller lane.

- A 2,103 square foot building to serve as a fast casual restaurant.

- A 7,900 square foot building that will cater to fine dining designed with a covered deck and cantilevered patio area overlooking Taylor Creek.

Access to the property is proposed from a private easement with the Taylor Creek Plaza that was established when the subject parcel was part of the larger master planned Taylor Creek Plaza area. The easement agreement is included with the application submittal package. Parking is strategically placed center of the three buildings. The parking requirement is 214 parking spaces and 230 are being provided.

In accordance with the development review, below demonstrates compliance with Code Section 125-200, Basic Use Standards.

Uses in a C-3 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

Lot Size	***Required***	***Provided***
The minimum lot area	10,000 Square Feet	230,100 Square Feet
The minimum lot width	70 Feet	756.35 Feet
The minimum lot depth	90 Feet	594.70 Feet
Yards		
The minimum depth of the front yard	25 Feet	27.35 Feet
The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district	15 Feet	29.86 Feet
Lot coverage		
The maximum lot coverage	60%	56.31%
Building height		
	65 Feet	65 Feet

Development Review (Landscape Plan)
Below is a description of required and proposed landscape material that will be installed on-site:

- **Tree Requirements**

  Interior Vehicular Use Areas (VUA) = 119,522 S.F.
  119,522/15 = 7,968 S.F. Required Planting Area
  80 Interior VUA Trees Required

  Perimeter Landscape Strip (Abutting Row) = 1,165 Linear feet X 10' Wide
  11,650 S.F. Div. By 300 = 39 Trees Required

  Perimeter Landscape Strip (Abutting Other Properties) = 835 Linear feet X 10' Wide
  8,350 Div. By 200 = 42 Trees

  Total Trees Required: 161 Trees

- **Shrub Requirements**

  Perimeter Landscape Strip (Abutting Row) = 1,165 Linear feet
  Continuous Hedge @ 36" on-center = 389 Shrubs Required

Total Shrubs Required: 389 Shrubs

- **Provided Landscape Area & Trees:**

  Interior Vehicular Use Landscape Areas = 14,824 Square feet
  80 Interior Trees Provided

  Perimeter Landscape Strip (Abutting Row) = 1,165 Linear feet X 10' Wide
  39 Trees Provided

  Perimeter Landscape Strip (Abutting Other Properties) = 835 Linear feet X 10' Wide
  42 Trees Provided

  Perimeter Landscape Strip (Abutting Row) = 1,165 Linear feet
  389 Shrubs Provided

  TOTAL TREES PROVIDED: 161 TREES
  TOTAL SHRUBS PROVIDED: 389 SHRUBS

Design Review (Architecture)
As described by the architect of record and displayed on the following page, careful consideration and thought was given to the design regarding orientation, access, landscaping, building design and budget. The majority of the architectural details that were selected exist on nearby buildings. Articulation of the building façade was achieved using three (3) dimensional raised stucco banding, crown molding, stacked stone, and frieze bands detailed in such a way as to promote vertical proportions. Other design elements include a water and fire features, towers, cupola, covered walks, covered entries, store fronts, and metal roofing. The exterior colors will complement the façade articulation with accent colors distinguishing the stucco banding from the body colors of the building.

The proposed buildings are single story designed with a variety of architectural story design and architectural details along with a combination of flat roofs with parapets, mansard roofs, and hip roofs with metal roofing, making it compatible with the existing, nearby structures.

FRONT ELEVATION - QUICK SERVICE

QUICK SERVICE FINISHES:
- METAL ROOFING GALVALUME MILL FINISH
- SHERWIN WILLIAMS WHITE
- SHERWIN WILLIAMS SW 6150 - UNIVERSAL KHAKI
- SHERWIN WILLIAMS SW6148 - WOOL SKEIN

FRONT ELEVATION - RETAIL CENTER

RETAIL CENTER FINISHES:
- METAL ROOFING WHITE FINISH
- SHERWIN WILLIAMS WHITE
- SHERWIN WILLIAMS SW 6144 - DAPPER TAN
- SHERWIN WILLIAMS SW 6142 - MACADAMIA
- STONE VENEER VENEERSTONE LEDGESTONE BRISTOL FLAT

FRONT ELEVATION - FINE DINING

FINE DINING FINISHES:
- METAL ROOFING BRONZE FINISH
- SHERWIN WILLIAMS BRONZE TO MATCH ROOF
- SHERWIN WILLIAMS SW 6140 - MODERATE WHITE
- SHERWIN WILLIAMS SW 6143 - BASKET BEIGE
- STONE VENEER VENEERSTONE LEDGESTONE BRISTOL FLAT

Proposed Elevations

Technical Review Committee
All affected departments have reviewed the proposed Site Plan (Development Review and Design Review) with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

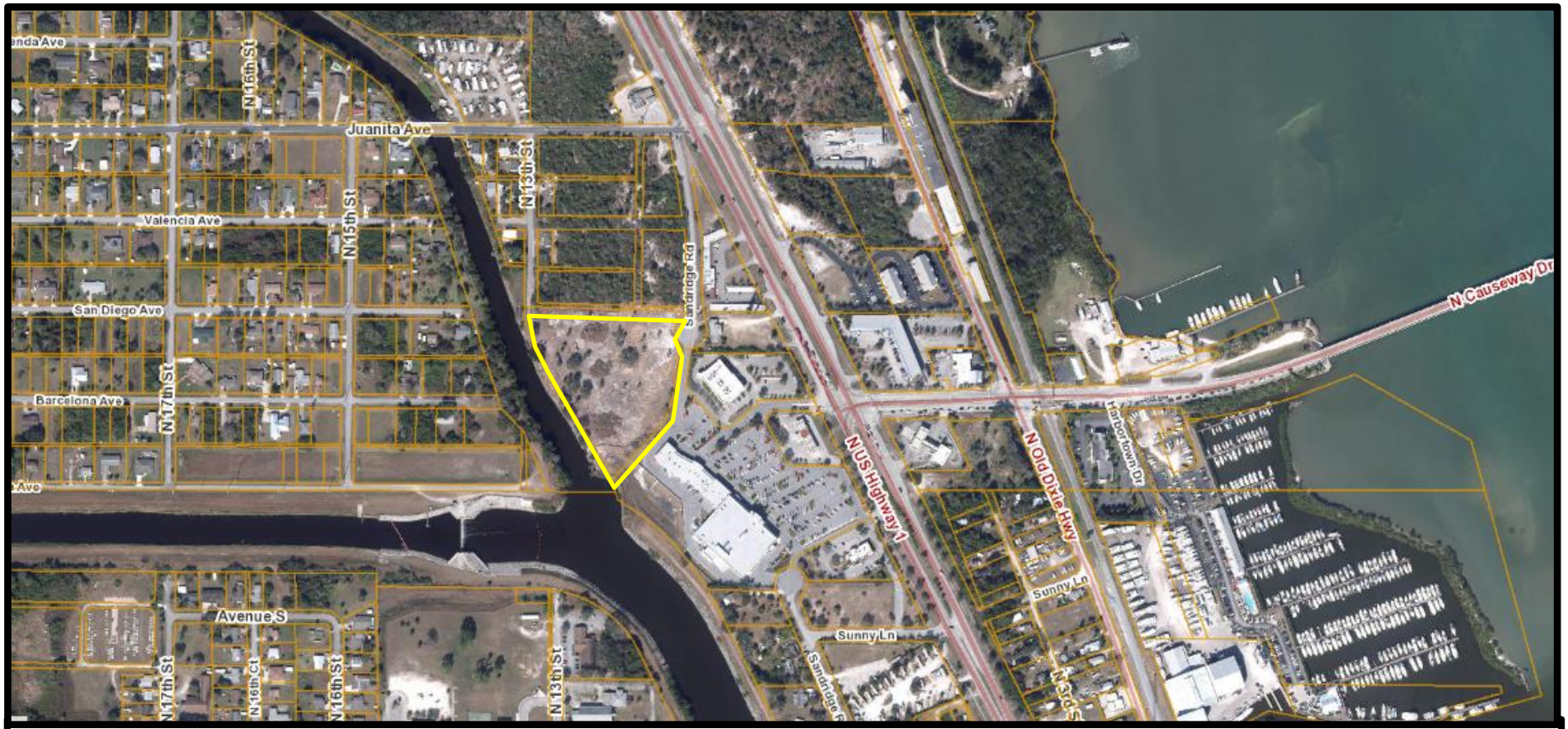
Staff Recommendation
The proposed Site Plan (Development Review and Design Review) application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested application with the following conditions:

1. Pursuant to City Code Section 123-66.(d) -Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff prior to the issuance of a Building Permit.

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

3. Restripe the access drive into the Taylor Creek Plaza from North US Highway 1 to differentiate the access easement more adequately into the subject property from the Taylor Creek Plaza surrounding parking area.

LOCATION MAP



THE SUNRISE CITY FORT PIERCE Florida

Scavello Taylor Creek

1433-431-0001-000-4

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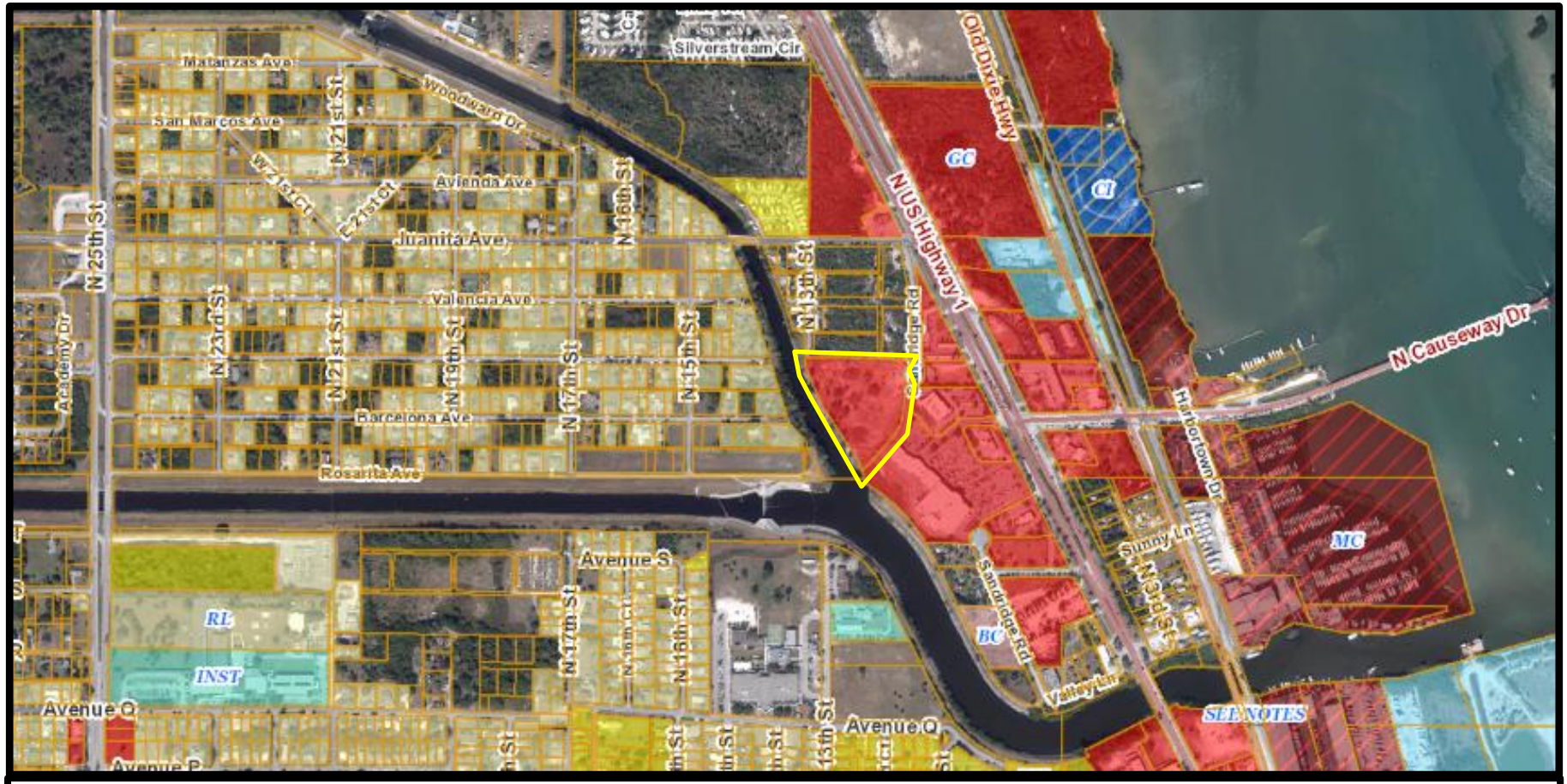
FUTURE LAND USE MAP



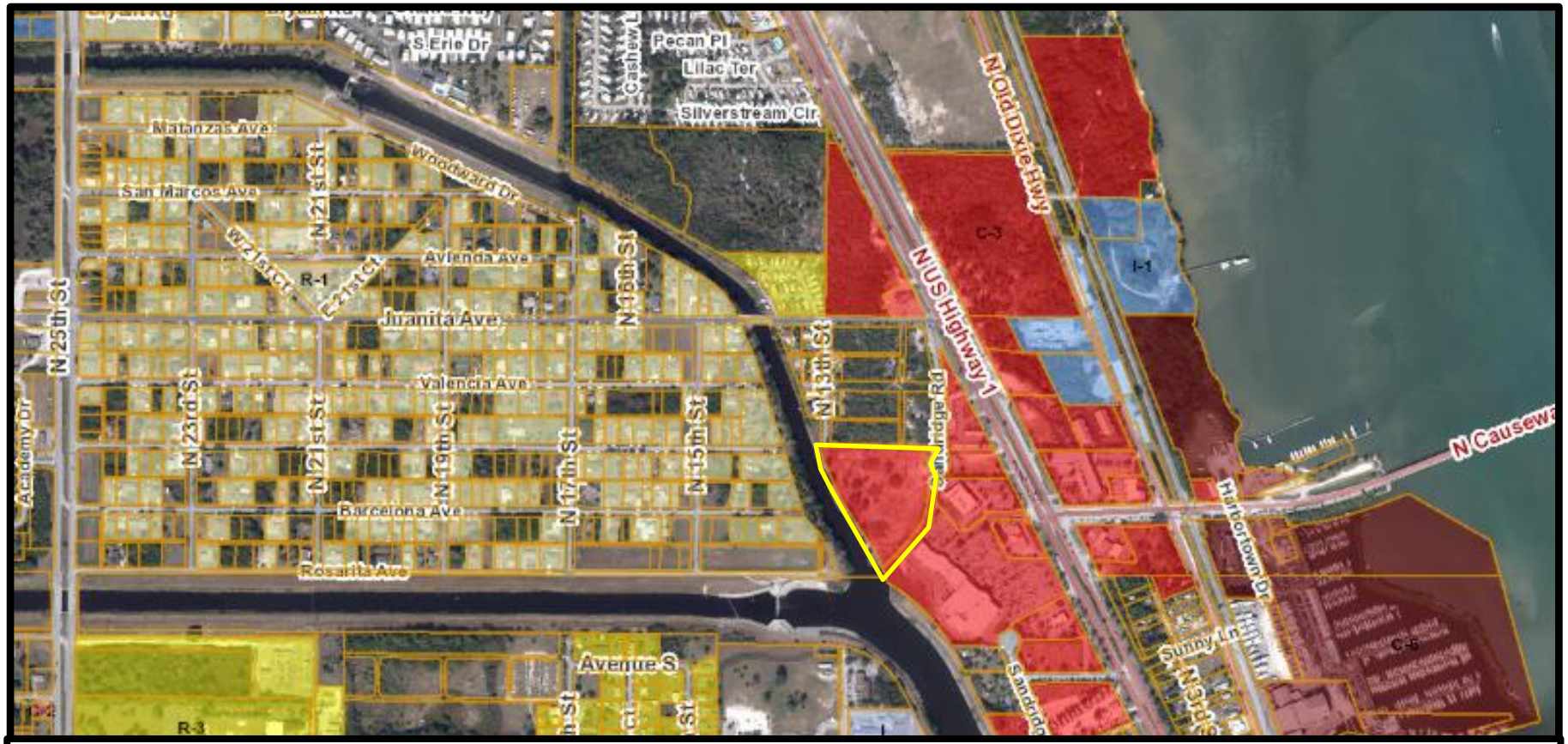
THE SUNRISE CITY FORT PIERCE Florida

Scavello Taylor Creek

1433-431-0001-000-4

N W E S

ZONING MAP



THE SUNRISE CITY FORT PIERCE Florida

Scavello Taylor Creek

1433-431-0001-000-4

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

May 20, 2021

Rebecca Grohall – MVB Engineering
1835 20th Street
Vero Beach, FL 32960

Subject: **Development Review – Taylor Creek Development**
Technical Review Project # 21-07000009

Fort Pierce Planning:

1. Bicycle Parking shall be provided at a ratio of 1 space per every 10 parking spaces pursuant to City Code 125-315 (f)(1)(a). It was not clear on the site plan if that is already being provided.
2. The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.
3. Provide a colored site plan (aerial overview) that also includes the landscaping.
4. Sidewalks shall be provided along all rights-of-way pursuant to City Code 125-317. If sidewalks cannot be provided along the actual right-of-way internal walkways would be requested. The goal is for safe pedestrian access in and around the site.
5. Consider a pedestrian access path that connects this site to the existing plaza. While this is not a requirement, this would be considered good planning to promote pedestrian activity and interconnectivity to adjacent sites.
6. It is noted that there are more parking spaces than may actually be needed. While the parking spaces provided are consistent with current code, the Planning Department would entertain alternative parking calculations though a parking study to help reduce the number of parking spaces. The parking study and calculations shall be from an official source to include, but not be limited to the Institute of Transportation Engineers (ITE). You may also use examples from other developments that are similar to this one. The goal of reduced parking spaces is to promote more open space, landscape space, and pedestrian activity areas within the site.
7. Consider a reconfiguration of the building layout for retail buildings A-H to be orientated towards the canal to take advantage of the view of water.
8. Consider a pedestrian path/activity area to be located along the canal (within the property boundary) to act as a boardwalk feature.
9. If the site plan is reconfigured to accommodate either a reorientation of the buildings or the reduction in parking provide an updated landscape plan to reflect the changes.

10. If the site plan is reconfigured to accommodate either a reorientation of the buildings or the reduction in parking would there be opportunity for a small pond with a water feature to be added to the site? This is not a requirement, but just a suggestion to add as a design element for the site.
11. Consider introducing more color or different design elements to the building façade like stonework at the base of the building.
12. If design permits staff requests an alternate roof system that departs from the flat roof type for the Fine Dining and Retail Center. Examples of what staff would like to see can include but are not limited to a mansard or gable roof or roofing system that incorporate barrel tiles. Staff appreciates the roof style that has been chosen for the Quick Service elevation and would look to see that design implemented on the Fine Dining and Retail Center as well.
13. Based on the layout of the Fine Dining area it appears there is a plan for outdoor seating can this be confirmed? What other activities are proposed for the outside area? Is outdoor music or entertainment being considered?
14. A Landscape Bond shall be provided at the time of Final Certificate of Occupancy in accordance with City Code 123-6

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

Sincerely,

Brandon Creagan, MCRP, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Taylor Creek Development Site Plan – Sandridge Road
TRC No. 21-07000009

DATE : May 13, 2021

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

- [x] Site Plan
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Approval of Site Plan
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\T\Taylor Creek Development\Site Plan\SP Comments - 051321.docx

ENGINEERING COMMENTS:

1. Research of the public records indicates that Sandridge Road right-of-way terminates at the south end of the existing cul-de-sac and that the roadway/driveway south of the cul-de-sac is under private ownership of a company identified as Real Sub, LLC. With this being stated, the applicant shall forward a copy of an Ingress/Egress easement executed by Real Sub allowing the utilization and driveway connections to their privately owned roadway. Without this authorization, the new driveway connections will not be permitted to connect to property under a different ownership.
2. Provide the minimum 10' wide landscape buffer along the western property line.
3. Revise the 17' paved parking stall length to reflect a minimum paved length of 18' for parking stalls abutting landscaping, refer to City of Fort Pierce Code of Ordinances Section 125-315(c)(1).
4. The site plan shall indicate the widths of the driveways accessing the private development to the east.

ADVISORY COMMENTS:

1. The drainage plan is conceptual at this point and will be reviewed in depth at the time of application for a Site Work permit.

JRA/TST/tst

TST

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.20.21
Property Address: Site Plan – Taylor Creek Development – Parcel ID: 1433-431-0001-000-4

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

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

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

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

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

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

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

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

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

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

Technical Review Committee meeting

May 20, 2021

Case # 21-07000009

Planner: Brandon Creagan

Development Review

Taylor Creek Development, Sandridge Rd., Ft. Pierce.

Comments:

This advisory comment pertains to the condition of Sandridge Road. With this ambitious project forthcoming, consideration should be given to improving the roadway known as Sandridge Road, which runs along the eastern frontage of the project site. Sandridge Road is the only access road that leads to the project site from either the north (intersecting with Juanita Avenue) or the south where Sandridge Road joins with the plaza known as Taylor Creek Commons.

The roadway itself visually shows cracks along most of the length of Sandridge Road from Juanita Avenue to Taylor Creek Commons. Additionally, there is a rather steep grade at the intersection of Juanita Avenue and Sandridge Road. Low vehicles (such as sports cars) may scrape their underside while negotiating the existing gradient.

Therefore, please consider (if not already considered) making improvements to Sandridge Road, which undoubtly will be used much more upon the completion of this project. In addition, improvements to the roadway will create a more welcoming "welcome" as visitors arrive at this new and exciting retail and dining venue.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

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

Technical Review Committee Meeting

May 20, 2021

TECHNICAL REVIEW PROJECT # 21-07000009
Taylor Creek Development
Comments

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

FPUA Electric & Gas Engineering: Approved. Electric service is available to the site (from Sandridge Road and N. 13th Street) for the propose commercial development. Please provide electric load information for the propose structures /new services and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

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

Gas service is available to the site (from Sandridge Road) for the propose commercial development. Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Ana Johnson.

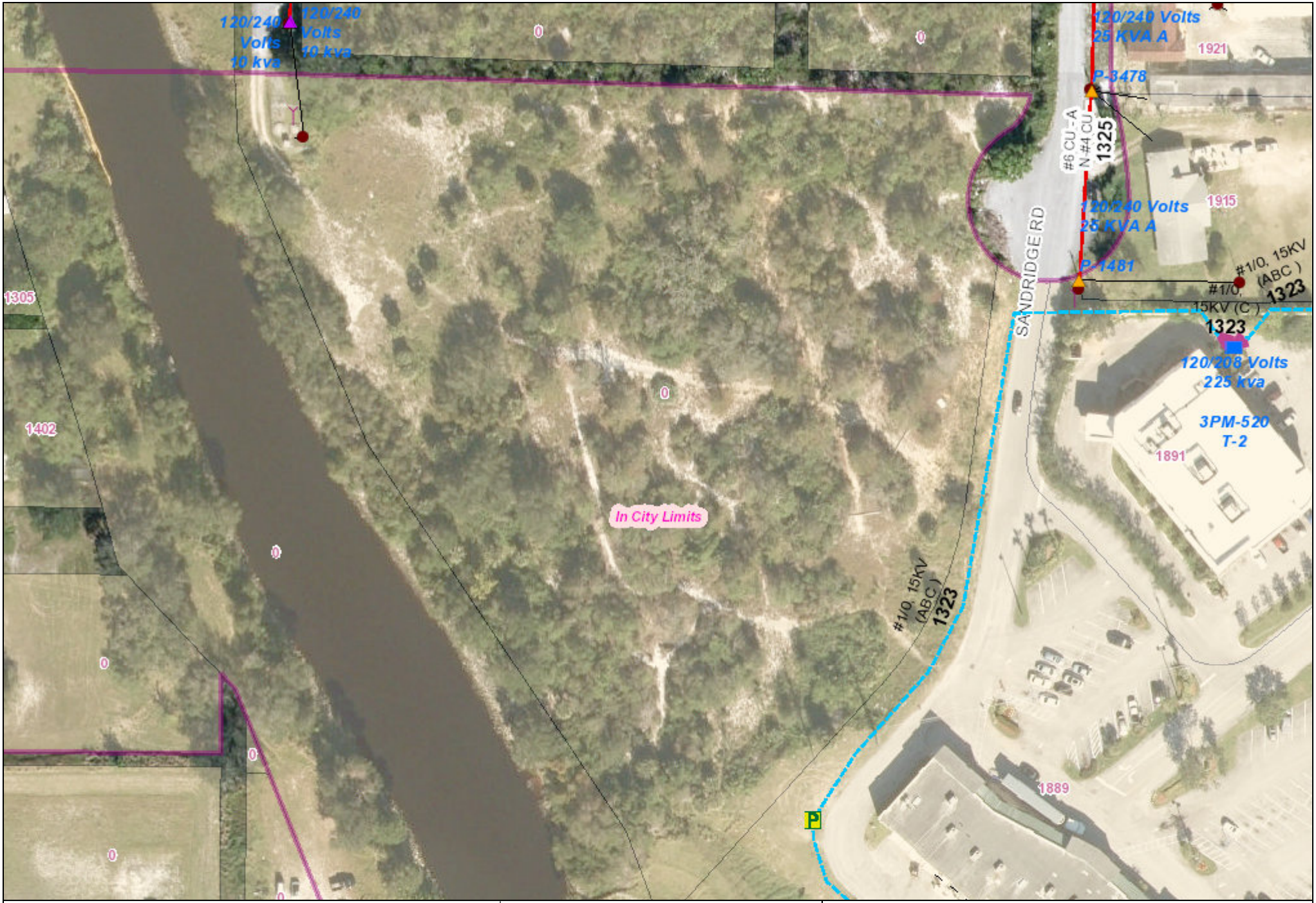
Ana María Johnson
Business Development Officer
Fort Pierce Utilities Authority
206 S. 6th Street
Fort Pierce, FL 34950
772.466.1600 Ext. 3012
772.467.3115 Fax
anjohnson@fpua.com

FPUA will require a utility easement for all propose FPUA facilities within the site.

Please find attached copies of the FPUA GIS maps (Electric and Gas).

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

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



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse

Transformers

- Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water
- Fire Hydrant
- Well
- PS Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 7/8/2020

FPUA COMMUNITY PROUD

N

1 inch = 105 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse

Transformers

- Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water
- Fire Hydrant
- Well
- Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 7/8/2020

Created By:
Name

FPUA COMMUNITY PROUD

FPUA Utility Map

N

1 inch = 105 feet

(772) 466-1600
FAX (772) 461-1938

May 18, 2021

PROJECT: Taylor Creek Development

REF: TRC App. #21-07000009

TO: Brandon Creagan

FROM: David Hays

The following comments are offered by SLC Public Works Department:

1. The traffic report will be reviewed by a third party through the County.
2. The proposed project will result in an increase of trips on an unimproved County roadway. The County has discussed the abandonment of or required improvements to Sandridge Road. At this time, we have received no response. This Department does not support the project as depicted.
3. A Site Development Permit will be required from the County prior to implementation of site activities. The SD Permit will provide for right-of-way improvements.
4. Written response to Pre-application review has not been received.
5. For discussion regarding these comments, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

Cc: Alicia Rosenthal

SLC School District

Taylor Creek Development

The St. Lucie County School District has reviewed the above reference project and we have the following comments:

1. Will sidewalks improvements be made along Sand Ridge Road? Area any roadway improvements needed to Sand Ridge Road to accommodate the Development.

St. Lucie Transportation Planning Organization

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

May 19, 2021 **VIA EMAIL**

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

RE: Proposed Transportation Impact Review
Taylor Creek Development
Fort Pierce, Florida

Dear Mr. Creagan:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a transportation impact review with regard to the above-referenced proposed development. The proposed development consists of a commercial development along Taylor Creek that will include retail and restaurant space totaling approximately 33,603 square feet. Based on the review, the following comments are provided:

- **Historical Growth Rate:** The Traffic Impact Statement for the proposed development appears to be incomplete and does not include consideration of the historical growth rate. The Traffic Impact Statement should be completed and in the absence of any calculations to the contrary, a historical growth rate of 2.5 percent should be utilized which is the actual annual growth rate in the County since 1995.

- **Bicyclist and Pedestrian Connectivity:** The development appears to provide little or no bicyclist and pedestrian infrastructure within the development and along Taylor Creek or connectivity with the St. Lucie Walk-Bike Network. As you know, the City of Fort Pierce maintains a substantial legacy of ensuring the provision of such infrastructure especially along waterfronts with the Fort Pierce Inlet and Riverwalk shared-use paths serving as examples. This infrastructure should be provided within the development, and connectivity should be provided with the St. Lucie Walk-Bike Network. The provision of this infrastructure and connectivity will serve as an additional attracter to the proposed development.

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

Sincerely,

Peter Buchwald

Peter Buchwald
Executive Director

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

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

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

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Taylor Creek Development

REVIEW DATE: 5/11/2021

PLANNER: CREAGON

REVIEWED BY: Captain Wayne Boyer

Site Plan Approved: _____

Site Plan Approved with conditions: ___X____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
5. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire**

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

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

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

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

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

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

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

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

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

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

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

14. 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.

Jennifer Hofmeister

From: David Hays <haysd@stlucieco.org>
Sent: Wednesday, December 22, 2021 12:10 PM
To: Jennifer Hofmeister; Jeremy Anderson
Cc: Vennis Gilmore; Patrick Dayan; Daniel Zrallack; JoAnn Riley; Victoria Mitchell; Alexey Gilev
Subject: Sandridge Road ROWA
Attachments: Sandridge Road Abandonment Exhibit Draft.docx; Proposed ROWA Description.pdf

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

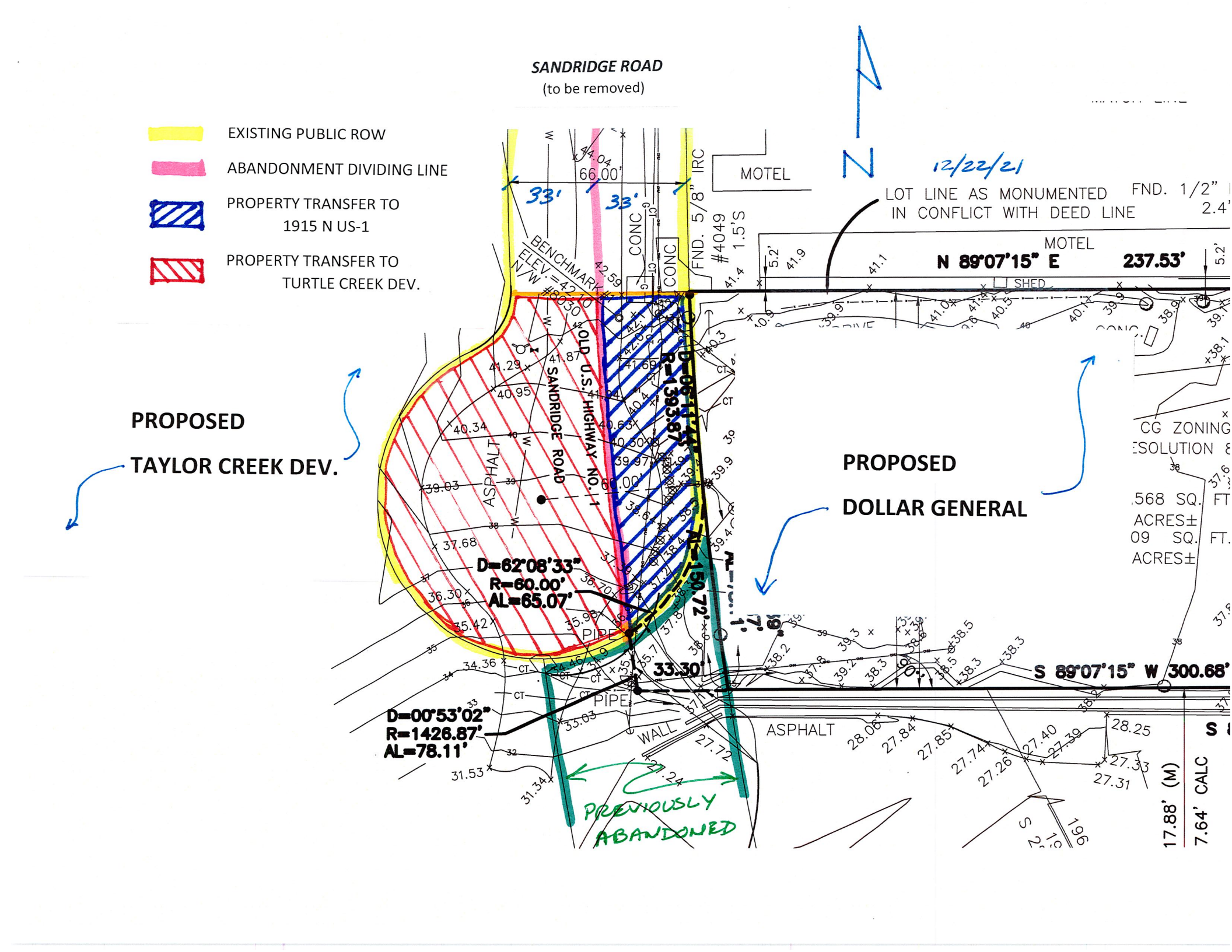
In partnership with the city to provide success in achieving development approvals for projects adjacent to Sandridge, the county will proceed toward abandonment of the norther leg of Sandridge Road. This is only in draft form at this time to provide representation of conversations to date. The first attached exhibit, 'Sandridge Road Abandonment Exhibit – Draft' represents this portion of Sandridge Road. The county may retain a 60' width at the eastern ends (shown in blue) of the existing rights-of-ways until development in of the vacant parcels is propose and a new northern connection is provided from the cul-de-sac are to Juanita Avenue. The desire is at that time, a new road will be constructed from Juanita south for all parcels to have access.
The second exhibit, 'Proposed ROWA Description', depicts the intended property transfers to Dollar General and Taylor Creek Development respectfully. The county will provide the ROWA package and present to the BOCC. Utility easements and protection will be required to be maintained/provided. Per discussion with Jeremy Anderson, the county is expecting him/his client to provide coordination with the utility providers and perform the sketch and legals for those easements. The county will assist as appropriate and will be coordinated.
Unfortunately, this process will take quite some time. If all are in agreement, we will begin the formal process after the holidays.
If you have any questions, please don't hesitate to contact me.

Sincerely,

David A. Hays, P.E., CFM | Sr. Project Engineer | Engineering Division, PW
Ph: **772-462-1491** (direct) | haysd@stlucieco.org
PW Office: 772-462-1707 | 2300 Virginia Ave. Fort Pierce 34982
facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov

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

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.


SANDRIDGE ROAD
(to be removed)
EXISTING PUBLIC ROW
ABANDONMENT DIVIDING LINE
PROPERTY TRANSFER TO
1915 N US-1
PROPERTY TRANSFER TO
TURTLE CREEK DEV.
PROPOSED
TAYLOR CREEK DEV.
PROPOSED
DOLLAR GENERAL
12/22/21
LOT LINE AS MONUMENTED
IN CONFLICT WITH DEED LINE
FND. 1/2"
2.4'
MOTEL
N 89°07'15" E 237.53'
SHED
CG ZONING
RESOLUTION
568 SQ. FT
ACRES±
09 SQ. FT.
ACRES±
66.00'
33'
33'
BENCHMARK
ELEV. = 42.10
N/W #3030
FND. 5/8" IRC
#4049
1.5'S
CONC
OLD U.S. HIGHWAY NO. 1
SANDRIDGE ROAD
ASPHALT
D=62°08'33"
R=60.00'
AL=65.07'
D=06°11'41"
R=1383.87'
AL=150.72'
D=00°53'02"
R=1426.87'
AL=78.11'
PIPE
WALL
33.30'
S 89°07'15" W 300.68'
ASPHALT
PREVIOUSLY
ABANDONED
17.88' (M)
7.64' CALC

Sandridge Road Abandonment Exhibit – Draft 12/22/2021

Existing Sandridge Road north to be abandoned.

Red = ROW to be abandoned

Blue = existing ROW may be retained with westerly ROW's

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

April 30, 2021

Brandon Creagan,
City of Fort Pierce
Planning Department
100 N. US Highway 1
Fort Pierce, FL 34950

Dear Brandon,

MBV Engineering is pleased to present the site plan for the project known as Taylor Creek on behalf of the project owner, Scavello Management, LLC. I have attached the deed and property record card which reflect that they are the owner of record and have control of the development.

The project is intended to bring a new retail and dining options to the City. The design review package speaks to the design intent and architectural style.

We have not submitted an Environmental Impact Report – this site is previously disturbed. Aerial imagery from 1994 shows the site cleared. More recently, as part of a Code Enforcement action the invasive and exotic plant material were removed and the site was grubbed. Before this work occurred, a biologist was hired who reviewed the site for gopher tortoises and received a relocation permit through FWC for removal of gopher tortoises in accordance with state laws.

Also, a Beach/Dune protection plan was not submitted as this site is not located on the barrier island and does not impact any dune system.
I
Should you require further information or clarification, please call.

Sincerely,

Rebecca Grohall

Rebecca Grohall, AICP

1835 20th Street
Vero Beach, FL 32960
772.569.0035
Fax: 772.778.3617

1250 W. Eau Gallie Blvd., Unit H
Melbourne, FL 32935
321.253.1510
Fax: 321.253.0911

806 Delaware Avenue
Ft. Pierce, FL 34950
772.468.9055
Fax: 772.778.3617

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location N. US Highway 1 Fort Pierce, FL, 34946

Parcel ID #(s) 1433-431-0001-000-4

Project description This is a project proposing to construct a new commercial canter offering 23,600 SF retail 2,103 SF in fast casual/quick service restaurants and a 7, 900 SF fine dining restaurant.

Scavello Management. LLC	MBV Engineering, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
101 City Island Avenue	1835 20th Street
Street Address	Street Address
Bronx NY 10464	Vero Beach FL 32960
City State Zip	City State Zip
347-680-3865	772-569-0035
Phone Number	Phone Number
scavellop@aol.com	mbveng@mbveng.com
Email Address	Email Address

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

Paul Scavello

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 30 day of April, 20 21, by Paul Scavello who is personally known to me or has produced _____ as identification.

Signature of Notary

JESSICA HAWKINS
MY COMMISSION # GG 252457
EXPIRES: October 22, 2022
Bonded Thru Notary Public Underwriters

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
■ Site Plan	☐ Conditional Use with New Const.	☐ Major Amendment
☐ Conceptual Development Plan		☐ Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: 33,603 Residential: Proposed Units:_____

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

North	South	East	West
Vacant	General Commercial	General Commercial	Canal/R.O.W

Application Outlook

Site Plan submittal requirements:

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location N. US Highway 1 Fort Pierce, FL, 34946

Parcel ID #(s) 1433-431-0001-000-4

Project Description This is a project proposing to construct a new commercial canter offering 23,600 SF retail 2,103 SF in fast casual/quick service restaurants and a 7, 900 SF fine dining restaurant

Scavello Management. LLC	MBV Engineering, Inc.
Property Owner(s)	Applicant/Representative, Title, Company
101 City Island Avenue	1835 20th Street
Street Address	Street Address
Bronx New York 10464	Vero Beach FL 32960
City State Zip	City State Zip
347-680-3865	772-569-0035
Phone Number	Phone Number
scavellop@aol.com	mbveng@mbveng.com
Email Address	Email Address

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

Paul Scavello

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 30 day of April, 2021, by Paul Scavello who is personally known to me or has produced _____ as identification.

Signature of Notary

JESSICA HAWKINS
MY COMMISSION # GG 252457
EXPIRES: October 22, 2022
Bonded Thru Notary Public Underwriters

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.

Design Intent:

Careful consideration and thought have been given to the design presented herein, regarding orientation, access, landscaping, building design and budget.

Criteria as follows:

Auto access to the property is proposed to be from Taylor Creek Plaza private easement with two entrances, thus allowing safer entry and departure and better disbursement of traffic following services. Parking therefore will be to in the middle of the three buildings. Sandridge road is zoned for commercial use and in the vicinity of this property there is a combination of freestanding buildings along with the Publix Shopping Plaza. There is no consistent architectural style or theme along the North US Highway 1 corridor.

The majority of the architectural details selected exist on the nearby buildings. Articulation of the building façade is achieved by the use of three dimensional raised stucco banding, crown molding, stacked stone, frieze bands detailed in such a way as to promote vertical proportions. Other design elements include a water and fire features, towers, cupola, covered walks, covered entries, store fronts, and metal roofing. The exterior colors will complement the façade articulation with accent colors distinguishing the stucco banding from the body colors of the building.

The building, though tall, is a single story design with a variety of architectural story design with a variety of architectural details along with a combination of flat roofs with parapets, mansard roofs, and hip roofs with metal roofing, making it compatible with the existing, nearby structures.

806 Delaware Avenue
Fort Pierce, Florida 34950
Tel: 772 460 7751
Fax: 772 460 4244
www.architectonicinc.com
FL Reg #AA26003348

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4743621 OR BOOK 4463 PAGE 1079, Recorded 08/18/2020 01:57:11 PM Doc Tax: $0.70

Prepared by and return to:

Timothy H. Kenney, Esq.
120 BUTLER ST SUITE B
WEST PALM BEACH, FL 33407

(Space above this line reserved for recording office use only)

WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: 233 CITY ISLAND LLC, a New York limited liability company
101 City Island Avenue
Bronx, NY 10464

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: SCAVELLO MANAGEMENT LLC, a Florida limited liability company
101 City Island Avenue
Bronx, NY 10464

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

No documentary stamps are due and owing as there was no consideration. This is a transfer to a wholly-owned LLC.

SUBJECT TO comprehensive land use plans, zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and taxes for the year 2020 and subsequent years.

The Property Appraiser's Parcel Identification Number is 1433-431-0001-000-4.

5. CONSIDERATION

There is no consideration. This is a transfer from a wholly-owned LLC to another wholly-owned LLC.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. WARRANTY

I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record.

Executed on this 6th day of August, 2020.

233 CITY ISLAND LLC, a New York limited liability company

By: Paul Scavello
PAUL SCAVELLO, Manager

Signed in the presence of:

Mike Scavello
Print Name: Mike Scavello
Witness

Signed in the presence of:

Martha C. Castro
Print Name: MARTHA C. CASTRO
Witness

STATE OF NEW YORK

COUNTY OF Queens

The foregoing instrument was acknowledged before me by means of ☐ physical appearance or ☐ online notarization on this 6th day of August, 2020, by PAUL SCAVELLO, as Manager of 233 CITY ISLAND LLC, a New York limited liability company, who is personally known to me or has produced his Driver's License as identification and did take an oath and state: he is the individual described in and who executed the foregoing for the purposes therein expressed.

Notary Public, State of New York
My Commission Expires:

MARTHA C. CASTRO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6306597
Qualified in Queens County
My Commission Expires June 23, 2022

EXHIBIT "A"

LEGAL DESCRIPTION

COMMENCE AT THE NE CORNER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING A 1 INCH IRON PIPE; THENCE RUN S. 88°21'15" W. A DISTANCE OF 109.28 FEET TO THE SE CORNER OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN S. 89°11'58" W. ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 996.14 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NO. C-25 (BELCHER CANAL) AND FORT PIERCE FARMS WATER CONTROL DISTRICT CAL NO. I; THENCE, MEANDERING ALONG SAID EASTERLY RIGHT OF WAY LINES OF CANAL NO. C-25 AND CANAL NO. 1, RUN N. 20°50'01" W. A DISTANCE OF 31.57 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N. 20°50'01" W. A DISTANCE OF 75.75 FEET THENCE RUN N. 34°11'17" W. A DISTANCE OF 349.49 FEET; THENCE RUN N. 23°35'16" W. A DISTANCE OF 248.22 FEET; THENCE RUN N. 00°30'17" W.A DISTANCE OF 44.47 FEET; THENCE, LEAVING THE SAID EAST RIGHT OF WAY LINE OF CANAL NO. 1, RUN N. 89°07'15" E. A DISTANCE OF 575.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NW, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF SANDRIDGE ROAD (FORMERLY OLD U.S. I AND STATE ROAD NO. 4, BEING 66 FEET WIDE); THENCE RUN SOUTHWESTERLY ALONG THE SAID CURVE, HAVING AN INTERIOR ANGLE OF 67°04'31", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 29.27 FEET AND A LONG CHORD OF S. 38°30'35" W. A DISTANCE OF 27.62 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY, ALONG THE SAID CURVE, HAVING IN INTERIOR ANGLE OF 137°17'08", A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 143.77 FEETAND A LONG CHORD OF S. 04°35'44" E. A DISTANCE OF 11.78 FEET TO A POINT OF CURVATURE; THENCE RUN S. 07°20'00" W. A DISTANCE OF 184.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY, ALONG THE SAID CURVE HAVING AN INTERIOR ANGLE OF 33°35'57", A RADIUS OF 251.60 FEET AND AN ARC LENGTH OF 147.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S. 40°55'58" W. A DISTANCE OF 251.56 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

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

Property Identification

Site Address: N US HIGHWAY 1
Sec/Town/Range: 33/34S/40E
Parcel ID: 1433-431-0001-000-4
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 139631
Map ID: 14/33S
Zoning: General Co

Ownership

Scavello Management LLC

101 City Island AVE
Bronx, NY 10464

Legal Description

33 34 40 COM AT NE COR SECTION 4-35-40 RUN S 88 DEG 21 MIN 15 SEC W 109.28 FT, TH S 89 DEG 11 MIN 58 SEC W ALG S LI OF SEC 33-34-40 996.14 FT TO ELY R/W LIOF SFWMD CANAL C-25 AND FPFWCD CANAL C-1, TH N 20 DEG 50 MIN 01 SEC W 31.57 FT TO POB, TH CONT N 20 DEG 50 MIN 01 SEC W 75.75 FT, TH N 34 DEG 11 MIN 17 SEC W 349.49 FT, TH N 23 DEG 35 MIN 16 SEC W 248.22 FT, TH N 00 DEG 30 MIN 17 SEC W 44.47 FT, TH N 89 DEG 07 MIN 15 SEC E 575.97 FT TOPT ON CURVE CONCAVE TO NW ON WLYR/W LI OF SANDRIDGE RD, TH SWLY ALG SD CURVE, R OF 25 FT, CA OF 67DEG 04 MIN 31 SEC, ARC 29.27 FT TO PT OF REVERSE CURVE CONCAVE TO E, TH ALG SD CURVE, R OF 60 FT, CA 137 DEG 17 MIN 08 SEC, ARC 143.77 FT, TH S 07 DEG 20 MIN 00 SEC W 184.22 FT TO PT CURVE CONCAVE TO NW, TH SWLY ON SD CURVE, R OF 251.50 FT, CA OF 33 DEG 35 MIN 57 SEC, ARC 147.54 FT, TH S 40 DEG 55 MIN 58 SEC W 251.56 FT TO POB (5.33 AC)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	5.33
Land Size (SF):	232,175

Current Values

Just/Market Value:	$232,200
Assessed Value:	$232,200
Exemptions:	$0
Taxable Value:	$232,200

Property taxes are subject to change upon change of ownership.

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

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2021 Saint Lucie County Property Appraiser. All rights reserved.

Bowman

Memorandum

To: Mr. Paul Scavello
Scavello Management, LLC

From: Michael Young, P.E.
Carlos G. Garcia, P.E.
Bowman Consulting Group, Ltd.

Date: 8/6/2020

Re: Scavello Restaurant and Retail Development Traffic Impact Statement

This memorandum documents the Traffic Impact Statement for the proposed Scavello Restaurant and Retail Development located near the intersection of US 1 and Florida State Road A1A in the City of Fort Pierce, Florida.

Introduction

The proposed development is to be located to the west of the existing Taylor Creek Commons development, nearby the intersection of US 1 and SR A1A in the City of Fort Pierce, Florida. **Figure 1** depicts the site location of the proposed development.

Figure 1. Site Location

The applicant is proposing to develop the 5.28-acre site with 23,600 square feet of retail, 7,900 square feet of fine dining, and 2,103 square feet of quick service restaurant. The conceptual plan for the proposed site is depicted in **Figure 2.**

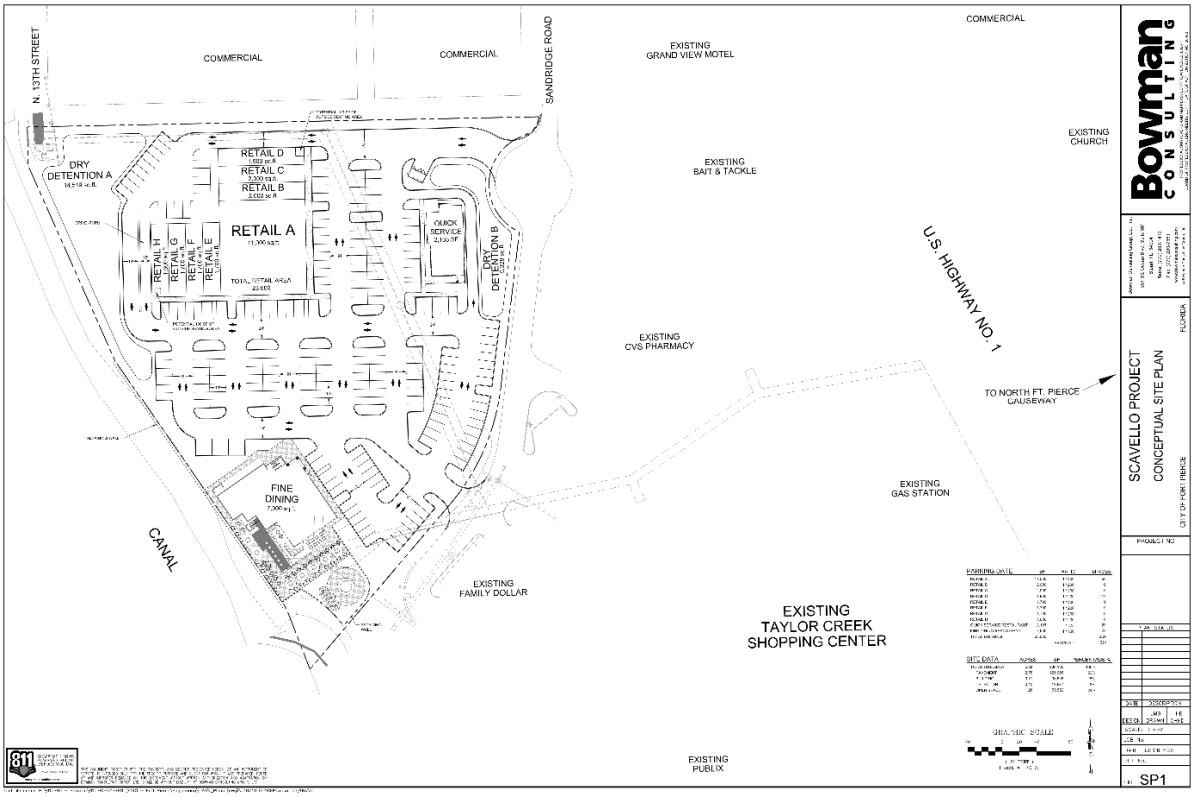


Figure 2. Conceptual Plan

Existing Roadway Network

Sandridge Road within the site frontage is a two-lane undivided roadway with a north-south alignment, and currently classified as a Local Road with a posted speed limit of 20 miles per hour.

Two access points to Sandridge Road will need to be evaluated as part of this study. First is the study intersection of Juanita Avenue and Sandridge Road. This intersection provides an access point for vehicles traveling south on US Route 1 and west on Juanita Avenue, as well as potentially providing access to northbound traffic on US Route 1. Vehicles using this access point to exit the site and utilize US Route 1 must turn right to go southbound, as the intersection of US Route 1 and Juanita Avenue has limited access.

Second is the intersection of US Route 1 and Florida Route A1A located directly to the west of the proposed site. It is currently a four-legged signalized intersection, where US Route 1 has a north-south alignment and Florida Route A1A has an east-west alignment. The western leg of the intersection consists of a site driveway at the existing Taylor Creek Commons. The eastbound approach has one (1) exclusive left turn lane and one (1) shared through/right turn lane. The westbound approach has two (2) exclusive left turn lanes, one (1) through lane, and

one (1) exclusive right turn lane. The northbound approach has one (1) exclusive left turn lane, two (2) through lanes, and one (1) exclusive right turn lane. The southbound approach has one (1) exclusive left turn lane, two (2) through lanes, and one (1) exclusive right turn lane. The existing western leg of the intersection serves as a direct connection to Sandridge Road. Most likely, vehicles exiting the proposed development will utilize this existing segment to travel northbound on US Route 1. This segment will also likely be used as an entry point for site trips originating from the south and Florida Route A1A.

The major roadways within the vicinity of the proposed site are US Route 1, Florida Route A1A, and Juanita Avenue. These roadways will provide access to the proposed site, and are described below.

- US 1 within the study area is a four-lane divided highway with a north-south alignment and is currently classified as an Other Principal Arterial (OPA) with a posted speed limit of 45 miles per hour. According to the Florida Department of Transportation's (FDOT) online AADT database, US Route 1 currently has an AADT of 20,500 vehicles to the north of SR A1A and 30,000 vehicles to the south of SR A1A.

- SR A1A within the study area is a two-lane divided roadway which expands to a four-lane divided roadway as it approaches the intersection with US 1. It has an east-west alignment and is currently classified as a Minor Arterial with a posted speed limit of 40 miles per hour. According to FDOT's online AADT database, SR A1A currently has an AADT of 10,600 vehicles.

- Juanita Avenue within the study area is a two-lane undivided roadway with an east-west alignment and is currently classified as a Major Collector with a posted speed limit of 25 miles per hour. According to FDOT's online AADT database, Juanita Avenue currently has an AADT of 3,400 vehicles.

Proposed Development

As previously discussed, the proposed Scavello Restaurant and Retail Development will occupy 5.28 acres west of the intersection of US Route 1 and Florida State Road A1A. The development will contain 23,600 square feet of retail, a 7,900 square foot fine dining restaurant, and a 2,103 square foot quick service restaurant.

Site Access

Access to the proposed development will be provided via two (2) driveways located along Sandridge Road.

The two (2) access points to the site are expected to be provided via Sandridge Road (Old US Hwy 1) south of the intersection of Juanita Avenue and Sandridge Road. The first driveway is located approximately 700 feet from the intersection and the second driveway is located approximately 1,125 feet from the intersection. The two driveways are located about 425 feet from each other.

The northern site driveway forms a three-legged intersection with Sandridge Road and will have one (1) 17-foot ingress lane with one (1) 17-foot egress lane.

The southern site driveway forms a four-legged intersection with Sandridge Road and the existing Taylor Creek Commons development. This proposed driveway will have one (1) 12-foot ingress lane with one (1) 12-foot egress lane.

Additionally, the existing Taylor Creek Commons development currently has access to the eastern side of Sandridge Road at two (2) locations in front of the proposed development. As previously mentioned, the southern site driveway for the Scavello Restaurant and Retail Development will make up the fourth leg of one of these intersections. The Taylor Creek Commons development also provides access to US Route 1 at multiple points, with the majority of vehicles utilizing the previously mentioned signalized intersection.

Figure 3 depicts the proposed configuration and location of the Scavello Restaurant and Retail Development site driveways.

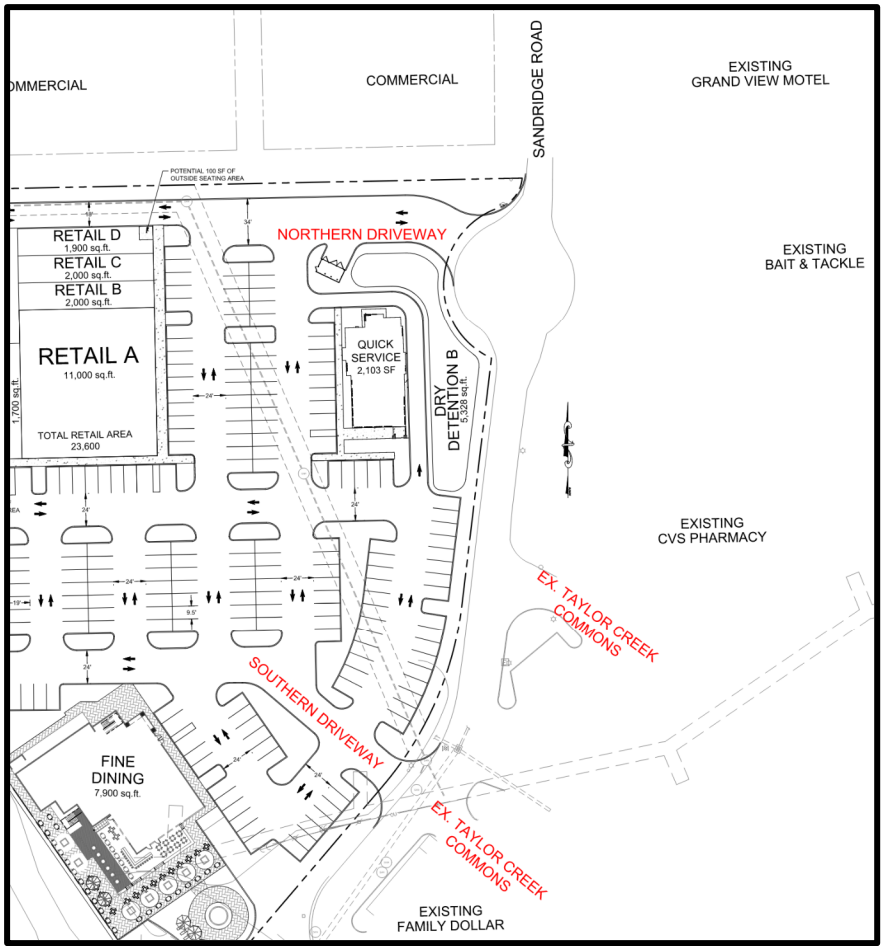


Figure 3. Site Driveway Configuration and Location

Trip Generation and Trip Distribution

The Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition* was used to determine the number of trips generated by the proposed development. The projected trips are summarized in **Table 1** below.

Table 1. Trip Generation

Development	Land Use	Size	Units	Total Trips [1]			Internal Trips[2]			Pass-By Trips [3]			Primary Trips		
				In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
AM Peak Hour															
Fine Dining Restaurant	931	7,900	S.F.	3	3	6	2	1	3	0	0	0	1	2	3
Retail Shopping Center	820	23,600	S.F.	101	63	164	1	3	4	24	14	38	76	46	122
Quick Service Restaurant	930	2,103	S.F.	3	1	4	1	0	1	0	0	0	2	1	3
Total, AM Peak Hour	--	--	--	**107**	**67**	**174**	**4**	**4**	**8**	**24**	**14**	**38**	**79**	**49**	**128**
PM Peak Hour															
Fine Dining Restaurant	931	7,900	S.F.	41	21	62	12	8	20	13	6	19	16	7	23
Retail Shopping Center	820	23,600	S.F.	90	97	187	14	17	31	26	27	53	50	53	103
Quick Service Restaurant	930	2,103	S.F.	16	14	30	5	6	11	0	0	0	11	8	19
Total, PM Peak Hour	--	--	--	**147**	**132**	**279**	**31**	**31**	**62**	**39**	**33**	**72**	**77**	**68**	**145**
Average Weekday															
Fine Dining Restaurant	931	7,900	S.F.	331	331	662	50	49	99	96	96	192	185	186	371
Retail Shopping Center	820	23,600	S.F.	445	446	891	67	67	134	110	110	220	268	269	537
Quick Service Restaurant	932[4]	2,103	S.F.	118	118	236	18	17	35	0	0	0	100	101	201
Total, Average Weekday	--	--	--	**894**	**895**	**1789**	**135**	**133**	**268**	**206**	**206**	**412**	**553**	**556**	**1109**

(1) Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition

(2) Internal trips calculated in accordance with ITE methodology. No ITE data is avaialble for daily internal trips, so the average of the AM and PM peak hour internal capture percentage (17%, rounded down to 15% as a conservative approach) was utilized to develop these trips

(3) Based on the Institute of Transportation Engineers Trip Generation Handbook, 3rd Edition. No data was available for Land Use 820 AM peak hour, and therefore this rate was assumed to be 10% less than the PM peak hour rate.

(4) Average weekday trip data for Land Use 930 is very limited (only one study). Therefore the closest related use, Land Us 932, was used to develop the average weekday trip data for the quick service restaurant.

As shown in **Table 1** the proposed development is anticipated to generate 174 total trips (107 in and 67 out) during the morning peak hour, 279 total trips (147 in and 132 out) during the evening peak hour, and 1,789 total trips (894 in and 895 out) during an average weekday.

During the morning peak hour, 8 trips are expected to be internal trips (trips within the same development and not seen on the surrounding roadway network), and 38 trips are expected to be pass-by trips (trips that are currently on the roadway network and temporarily diverted into the proposed site). The 128 remaining trips during the morning peak hour are expected to be primary trips, or trips new to the roadway network.

During the evening peak hour, 62 trips are expected to be internal trips and 72 trips are expected to be pass-by trips. The 145 remaining trips during the evening peak hour are expected to be primary trips.

During an average weekday, 268 trips are expected to be internal trips and 412 trips are expected to be pass-by trips. The 1,109 remaining trips during an average weekday are expected to be primary trips.

The projected trip distribution for the proposed site was developed utilizing published AADT data from the Florida Department of Transportation's online AADT database. The trip distribution calculations are summarized in **Table 2** below.

Table 2. Trip Distribution Development Calculations

Road Segment	AADT	Total AADT	Percentage	Rounded Percentage
Juanita Ave	3400	64500	5%	5%
US Rte 1 - Northern Leg	20500		32%	30%
US Rte 1 - Southern Leg	30000		47%	50%
North Cswy	10600		16%	15%

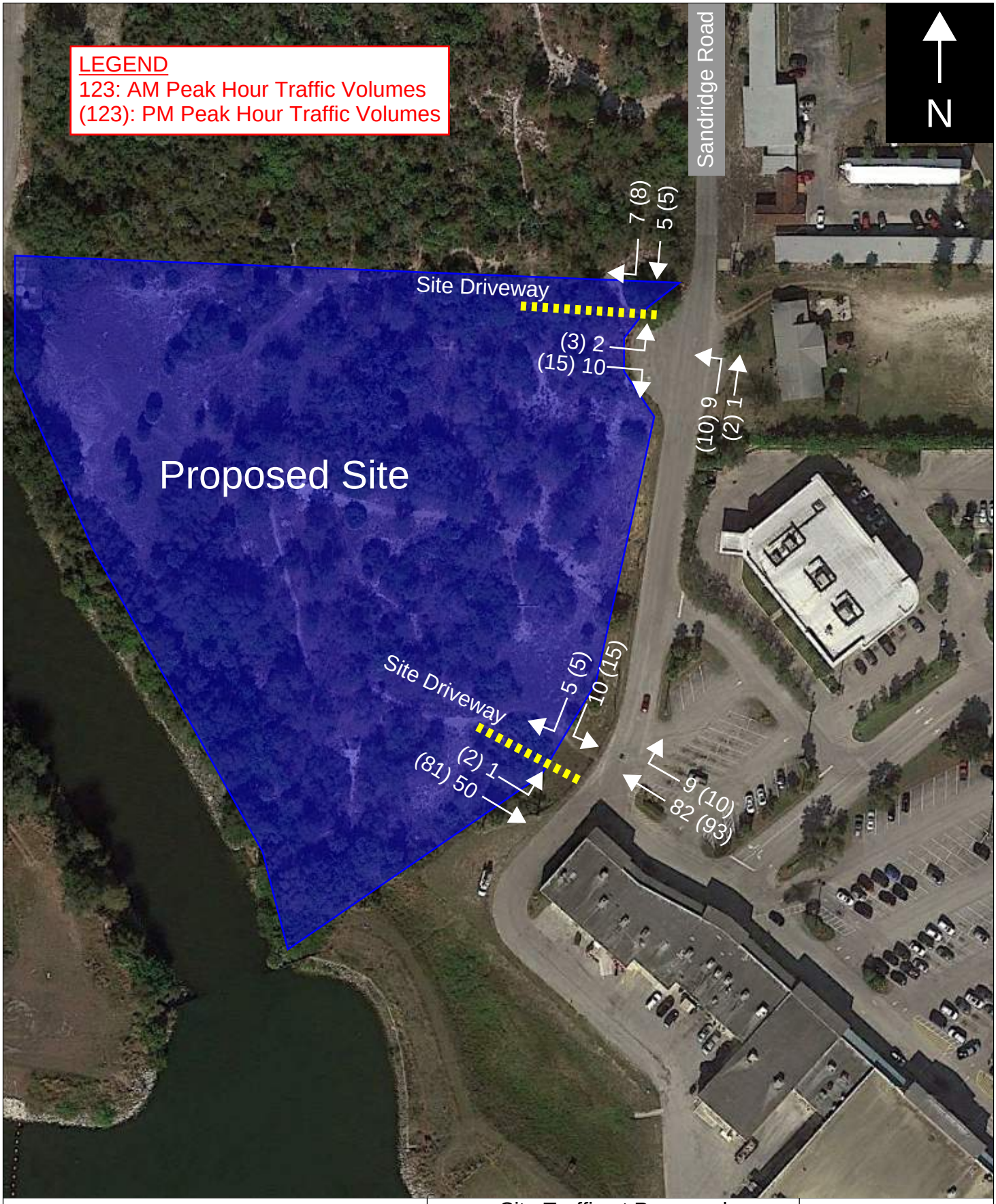
The projected trip distribution for the proposed development is depicted graphically in **Figure 4** below.

The peak hour trip generation for the proposed development was applied to the trip distribution to develop the projected site trips at the proposed site driveways. The site trips expected at the proposed site driveways are depicted graphically in **Figure 5** below.

Bowman CONSULTING

Trip Distribution
Scavello Restaurant and Retail Development
City of Fort Pierce, Florida

Figure 4



Bowman CONSULTING

Site Traffic at Proposed Site Driveways
Scavello Restaurant and Retail Development
City of Fort Pierce, Florida

Figure 5

Additional Information

Based on the proposed land uses in the Scavello Restaurant and Retail Development, it is typically anticipated that approximately 2.0% of site traffic associated with the site will consist of heavy vehicles.

To facilitate deliveries for both the retail and restaurant portions of the overall development, the proposed site should be designed to accommodate the traffic and turning movements associated with a WB-50 vehicle, which are usually associated with developments of this kind.

Traffic Impact Analysis Determination

The St. Lucie Transportation Planning Organizations, *Standardized Traffic Impact Studies (TIS) Methodology and Procedures* was used to determine the study area and analysis criteria for the preparation of a traffic study for the proposed development.

Based on the information contained in the document and the information contained in this traffic impact statement, the traffic study for the proposed Scavello Restaurant and Retail Development will be required to analyze the following roadway segments:

- US 1 from Avenue O to SR A1A
- US 1 from SR A1A to Juanita Avenue
- SR A1A from US 1 to Old Dixie Highway

Additionally, the traffic study will be required to analyze the following four (4) intersections:

- US 1 and SR A1A
- Juanita Avenue and Sandridge Road
- Sandridge Road and Northern Site Driveway
- Sandridge Road and Southern Site Driveway

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					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
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

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

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
****Proposed Zoning/FLU**	
***Change in Demand**	

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	

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 ITE 10th Ed		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

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

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

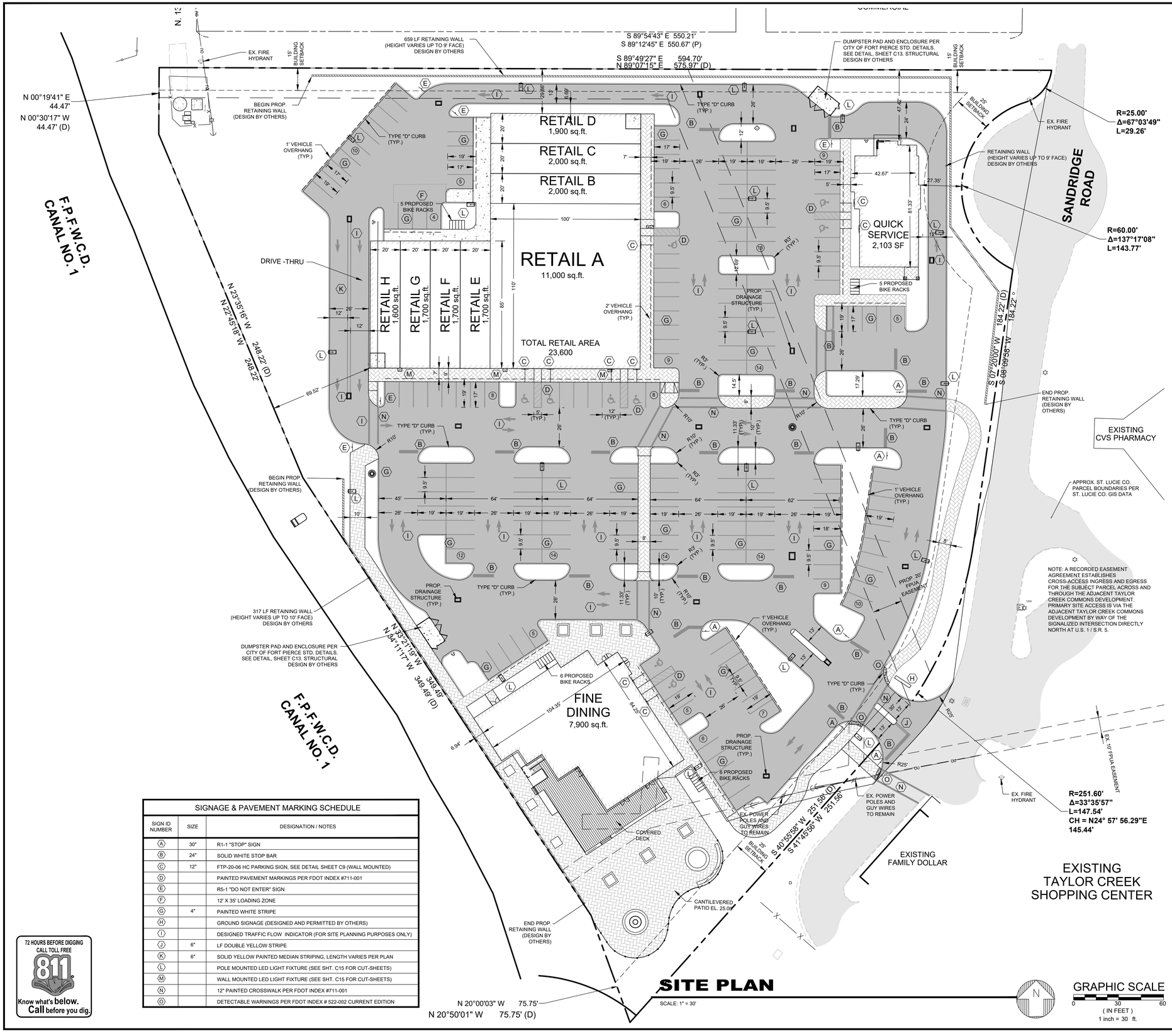
NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

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



SIGNAGE & PAVEMENT MARKING SCHEDULE

SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
Ⓐ	30"	R1-1 "STOP" SIGN
Ⓑ	24"	SOLID WHITE STOP BAR
Ⓒ	12"	FTP-20-06 HC PARKING SIGN, SEE DETAIL SHEET C9 (WALL MOUNTED)
Ⓓ		PAINTED PAVEMENT MARKINGS PER FDOT INDEX #711-001
Ⓔ		R5-1 "DO NOT ENTER" SIGN
Ⓕ		12' X 35' LOADING ZONE
Ⓖ	4"	PAINTED WHITE STRIPE
Ⓗ		GROUND SIGNAGE (DESIGNED AND PERMITTED BY OTHERS)
Ⓘ		DESIGNED TRAFFIC FLOW INDICATOR (FOR SITE PLANNING PURPOSES ONLY)
Ⓙ	6"	LF DOUBLE YELLOW STRIPE
Ⓚ	6"	SOLID YELLOW PAINTED MEDIAN STRIPING, LENGTH VARIES PER PLAN
Ⓛ		POLE MOUNTED LED LIGHT FIXTURE (SEE SHT. C15 FOR CUT-SHEETS)
Ⓜ		WALL MOUNTED LED LIGHT FIXTURE (SEE SHT. C15 FOR CUT-SHEETS)
Ⓝ		12" PAINTED CROSSWALK PER FDOT INDEX #711-001
Ⓞ		DETECTABLE WARNINGS PER FDOT INDEX # 522-002 CURRENT EDITION

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

SITE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE 0 30 60 (IN FEET) 1 inch = 30 ft.

PROJECT INFORMATION

PROJECT DESCRIPTION

THIS IS A PROPOSED PROJECT TO CONSTRUCT A NEW COMMERCIAL CENTER OFFERING 23,600 SF RETAIL, 2,103 SF IN FAST CASUAL/QUICK SERVICE RESTAURANTS, AND A 7,900 SF FINE DINING RESTAURANT

OWNER/APPLICANT

SCAVELLO MANAGEMENT, LLC
101 CITY ISLAND AVE.
BRONX, NEW YORK. 10464
PHONE (347) 680-3865

ARCHITECT

ARCHITECTONIC, INC.
806 DELAWARE AVE
FORT PIERCE, FLORIDA 34950
PHONE (772) 460-7751

ENGINEER

MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

SURVEYOR

BOWMAN CONSULTING GROUP, LTD., INC.
301 S.E. OCEAN BLVD., SUITE 301
STUART, FLORIDA 34994
PHONE (772) 283-1413

SITE ADDRESS

N.US HIGHWAY 1
FORT PIERCE, FLORIDA 34946

TAX PARCEL I.D. NUMBER

1433-431-0001-000-4

ZONING

C-3

LAND USE

GC

LATITUDE

27°28'11.57" N

LONGITUDE

80°209.19" W

SITE DATA

	SF	AC	%
SITE AREA	230,100 SF	5.28 AC	100.00%
EXISTING LAND IS VACANT			
PROPOSED SITE DATA			
SITE AREA	230,100 SF	5.28 AC	100.00%
IMPERVIOUS AREA	163,174 SF	3.74 AC	70.91%
PROPOSED BUILDINGS	33,603 SF	0.77 AC	14.60%
PROPOSED PAVEMENT	129,571 SF	2.97 AC	56.31%
PERVIOUS AREA	66,926 SF	1.54 AC	29.09%

ZONING DATA

C-3 CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT SIZE	10,000 SF	230,100 SF	230,100 SF
LOT WIDTH	70' MIN.	756.35'	756.35'
LOT DEPTH	90' MIN.	594.70'	594.70'
BUILDING SETBACKS:			
FRONT (EAST)	25'	0'	27.35'
SIDE (NORTH)	15'	0'	29.86'
REAR (CANAL)	0'	0'	6.94'
BUILDING COVERAGE	60% MAX.	0%	14.60%
OPEN SPACE	20% MIN.	100%	29.09%
BUILDING HEIGHT	65' MAX.	NA	65' MAX.

PARKING DATA

	SF	RATIO	SPACES
RETAIL A - H	23,600	1 / 200	118
QUICK SERVICE RESTAURANT	2,103	1 /75	29
✶ FINE DINING RESTAURANT (7,900 - 1,200) =	6,700	1 / 100	67
TOTAL REQUIRED			214
PROVIDING 22 BIKE RACKS (1 per 10 Required Parking Spaces)		PROVIDED (INCL. 9 H.C)	189 ✶✶

✶ 1,200 SF Exemption per The Code of Ordinances of The City of Fort Pierce, Sec. 125-315.(a)(4)a.

✶✶ This count reflects a 12% reduction based upon shared users

STORMWATER DESCRIPTION

ON-SITE STORMWATER RUNOFF FROM THE PROPOSED NEW IMPERVIOUS AREA INCLUDING BUILDINGS AND ROOFTOPS WILL BE COLLECTED BY STORM INLETS AND ROUTED TO AN UNDERGROUND STORMWATER CHAMBER SYSTEM FOR WATER QUANTITY ATTENUATION AND WATER QUALITY TREATMENT UTILIZING ON-LINE DRY RETENTION IN ACCORDANCE WITH SFWMD AND CITY OF FT. PIERCE REQUIREMENTS. STORMWATER OUTFALL IS PROPOSED TO THE FT. PIERCE FARMS WATER CONTROL DISTRICT CANAL NO. 1 DIRECTLY WEST OF THE PROJECT AREA.

FLOOD ZONE

THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" (AREA OF MINIMAL FLOOD HAZARD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBER 12111C0177K, DATED FEBRUARY 19, 2020, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY THIS PARCEL IS SITUATED IN.

LEGAL DESCRIPTION

SEE COVER SHEET

WASTEWATER SOURCE

FORT PIERCE UTILITY AUTHORITY

POTABLE WATER SOURCE

FORT PIERCE UTILITY AUTHORITY

PERMITS REQUIRED

CITY OF FORT PIERCE (CoFP) DEVELOPMENT REVIEW
CoFP VEGETATION REMOVAL
CoFP CONCURRENCY REVIEW
CoFP EROSION AND SEDIMENT CONTROL AFFIDAVIT
CoFP DESIGN REVIEW
FORT PIERCE UTILITY AUTHORITY
FORT PIERCE FARMS WATER CONTROL DISTRICT
SFWMD PERMIT
FDEP WATER
FDEP WASTEWATER
FDEP NPDES NOTICE OF INTENT
FDOT PRE-APP
FDOT DRAINAGE

CONSTRUCTION SCHEDULE

CONSTRUCTION START: OCTOBER 2021
CONSTRUCTION END: APRIL 2023

TRAFFIC STATEMENT

1/ PER ITE, 10TH EDITION:
AND BOWMAN ENGINEERING TRAFFIC IMPACT STATEMENT DATED 8/06/2020
1. FINE DINING RESTAURANT
662 ADT (331 ENTRY, 331 EXIT)
2. RETAIL SHOPPING CENTER
891 ADT (445 ENTRY, 446 EXIT)
3. QUICK SERVICE RESTAURANT
236 ADT (118 ENTRY, 118 EXIT)

TOTAL 1789 ADT (894 ENTRY, 895 EXIT)

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STAMPED CONCRETE

NO.	REVISIONS	DATE
8		
7		
6		
5		
4		
3		
2		
1		
△		

JOB NO.	21-0009
DESIGNED	RG
DRAWN	SS
DATE	APRIL 2021
CHECKED	JAS
DATE ISSUED	04-30-2021

MBV ENGINEERING, INC.
MOAL BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
MELBOURNE, FL. PH (321) 233-1510
FT. PIERCE, FL., PH (772) 468-9005
1835 - 20TH STREET
VERO BEACH, FL 32960
PH. (772) 569-0035
FX. (772) 778-3417

SITE PLAN

SCAVELLO MANAGEMENT, LLC
TAYLOR CREEK
CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313

SHEET
C6

21-0009

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

MBV ENGINEERING, INC.

SCAVELLO MANAGEMENT. LLC
TAYLOR CREEK
Rendered Site Plan

Revisions		
Date	Init.	Description
08.04.21	PG	Rendered Site Plan
12.28.21	PG	Revised Per Site Plan

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

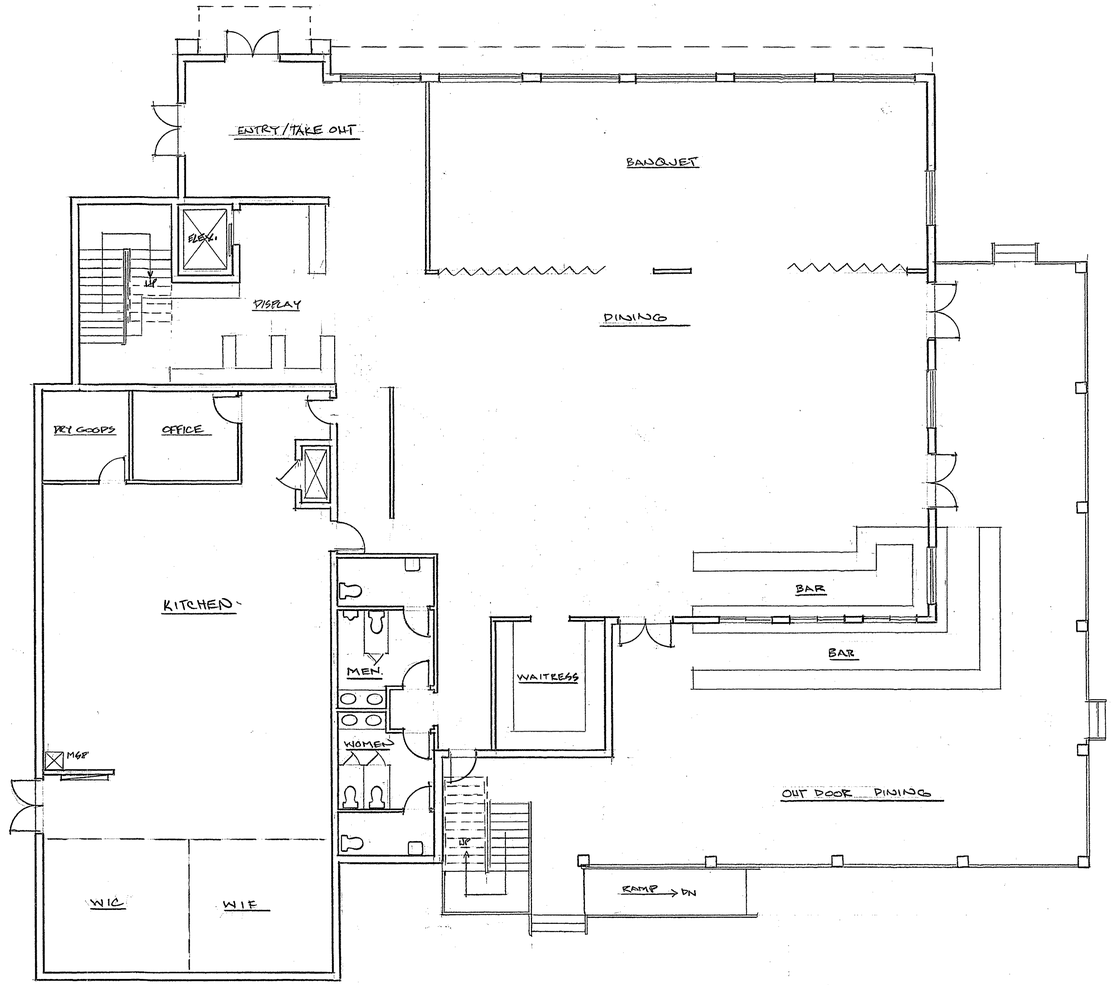
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 30'

0' 15' 30' 60'



FIRST FLOOR PLAN
(FINE DINING)

1/8"

SQUARE FOOTAGE

FIRST FLOOR	7,083 S.F.
SECOND FLOOR	1,308 S.F.
FIRST FLOOR PORCH	2,542 S.F.
ROOF TOP LOUNGE	6,476 S.F.
TOTAL	17,410 S.F.

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

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PROJECT

SCAVELLO MANAGEMENT, LLC

TAYLOR CREEK

CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

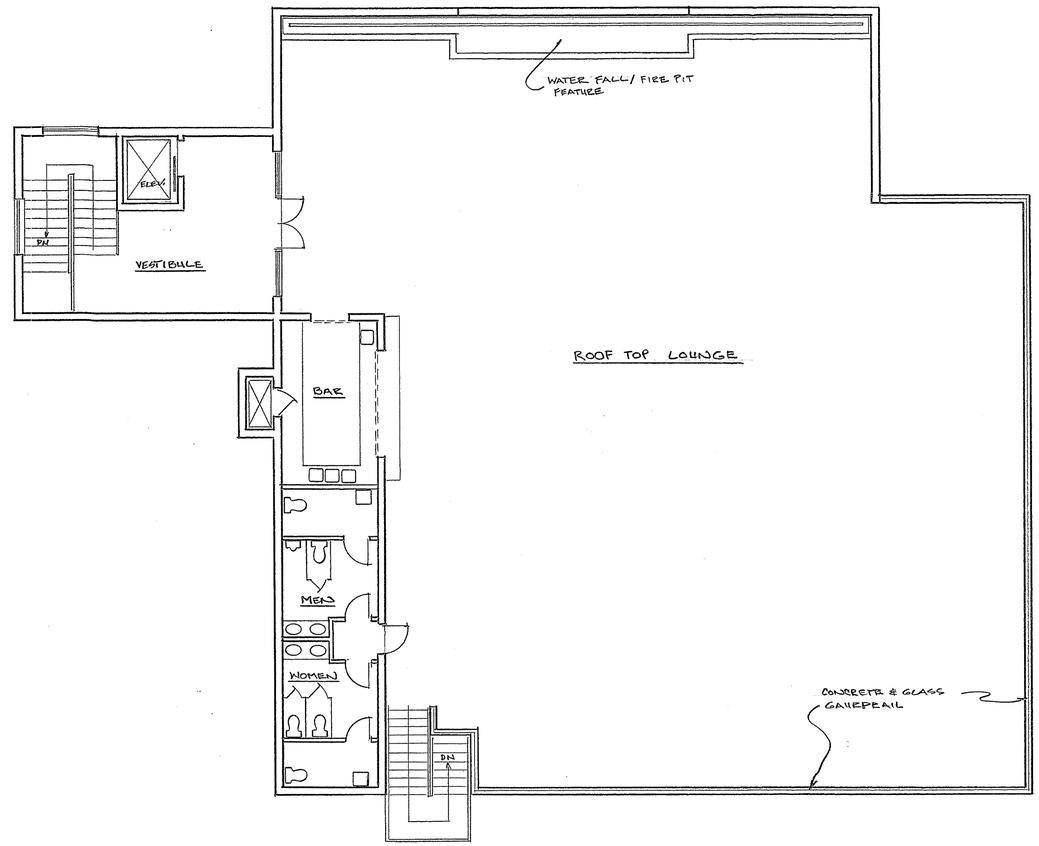
A-1 OF

FINE DINING

PROJECT NUMBER 0 21010

DATE

SCAVELLO



SECOND FLOOR PLAN
(FINE DINING)

1/8"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

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PROJECT

SCAVELLO MANAGEMENT, LLC

TAYLOR CREEK

CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR98898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

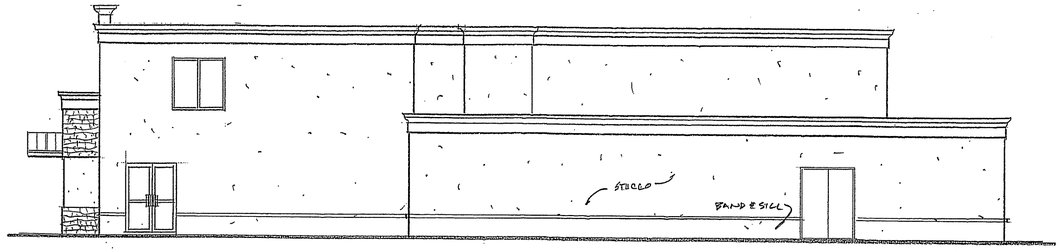
A-2 OF

FINE DINING

PROJECT NUMBER C21 010

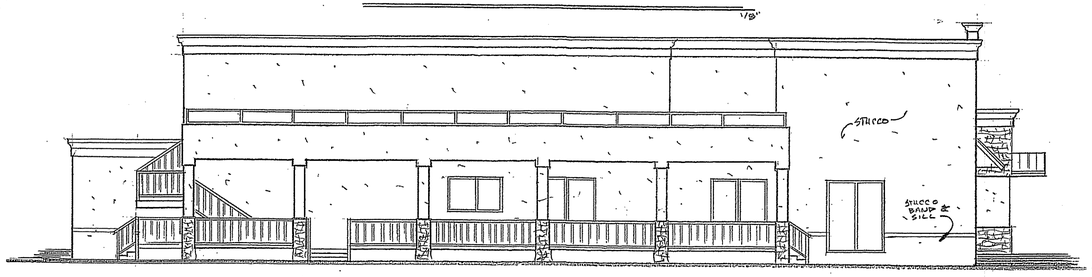
DATE

Scavello



RIGHT SIDE ELEVATION

1/8"

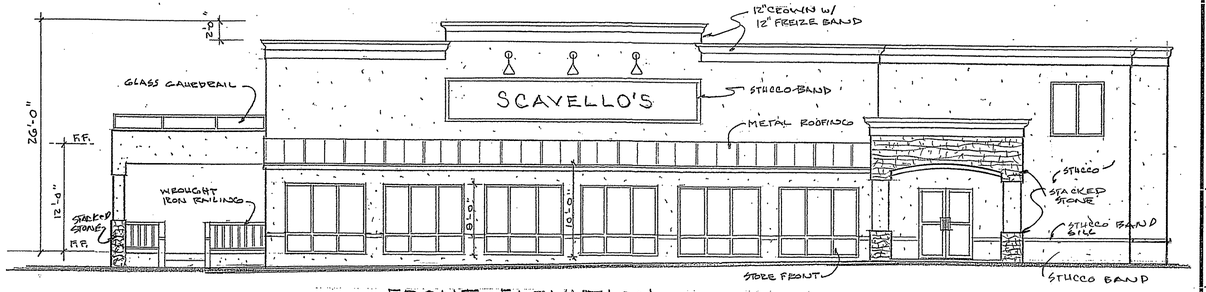


LEFT SIDE ELEVATION

1/8"

REAR ELEVATION

1/8"



FRONT ELEVATION

1/8"

ARCHITECT

Architectonic Inc

808 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

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CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

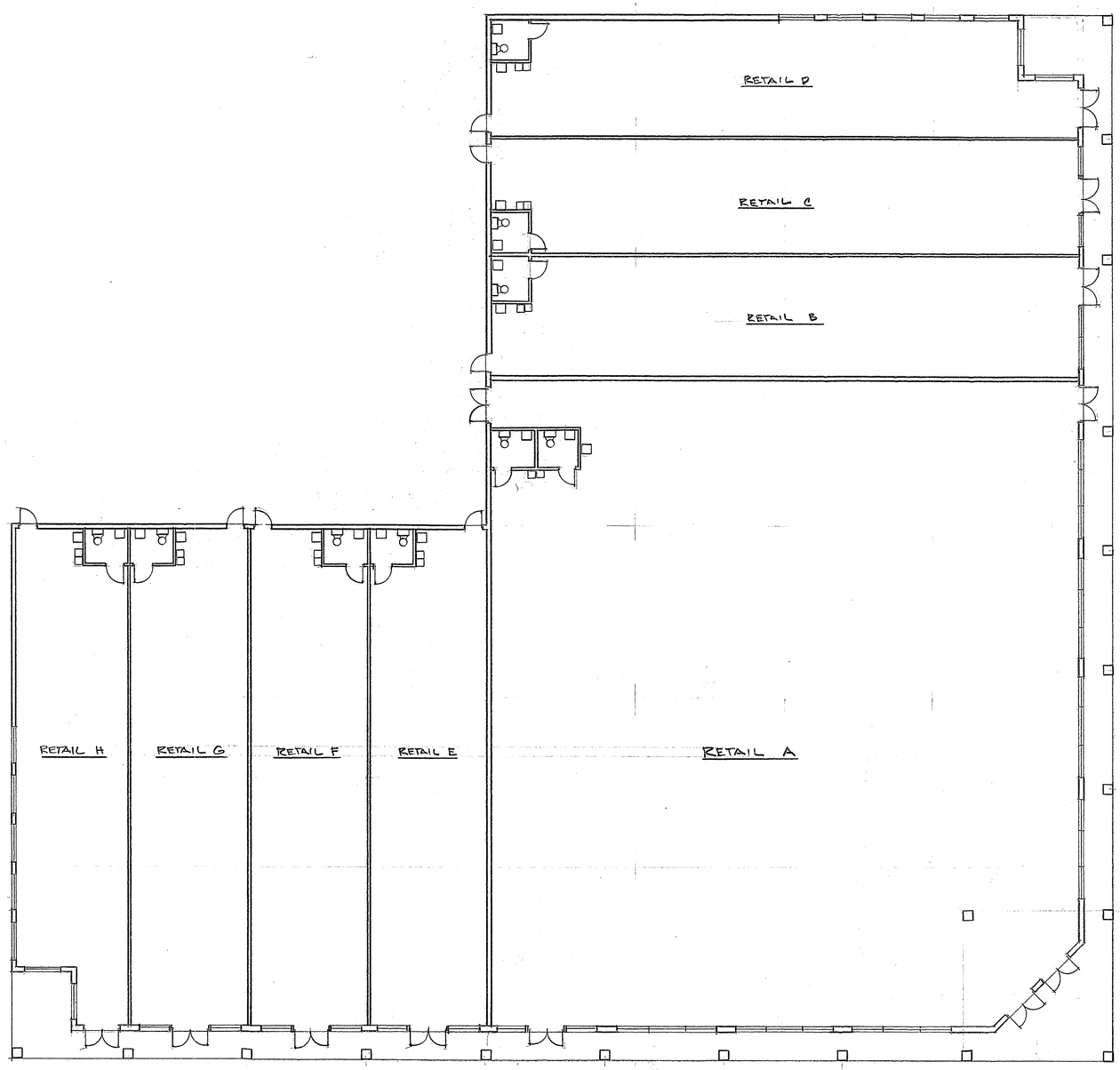
SHEET TITLE / SHEET NUMBER

A-3 OF

FINE DINING

PROJECT NUMBER C 21010

DATE



FLOOR PLAN
(RETAIL BUILDING)
3/32"

SQUARE FOOTAGE

RETAIL SPACE	23,488 S.F.
COVERED WALK	2,062 S.F.
TOTAL	25,550 S.F.

ARCHITECT

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AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

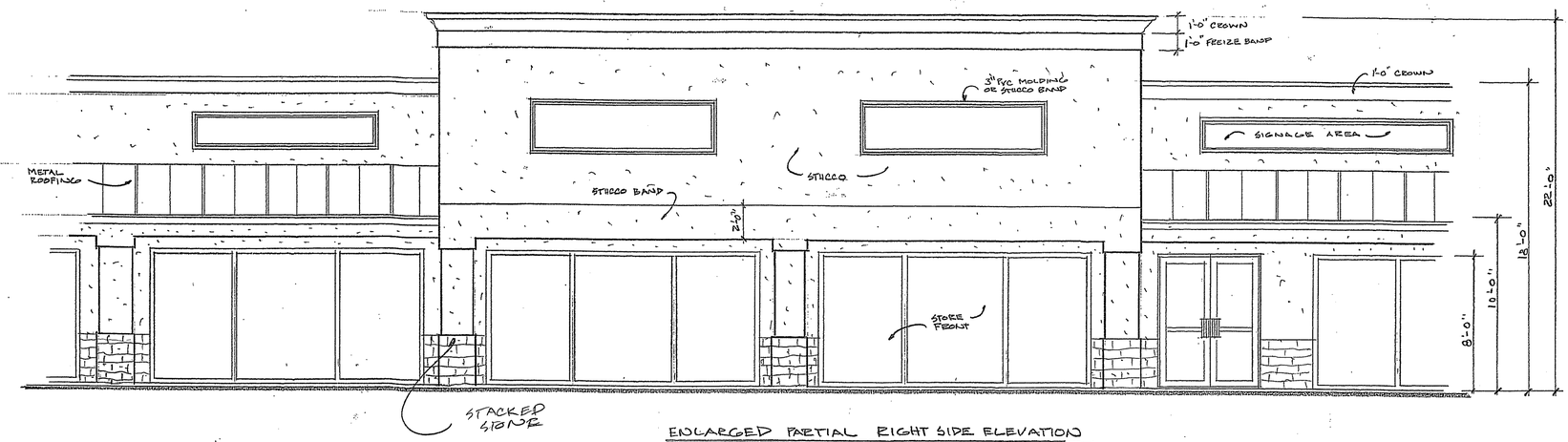
A-1 OF

RETAIL

PROJECT NUMBER C21010

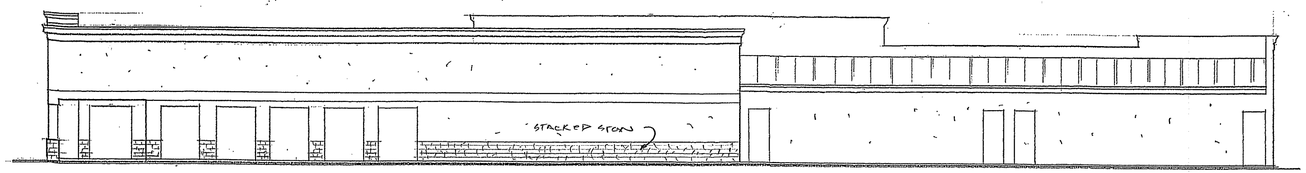
DATE

SCAVELLO



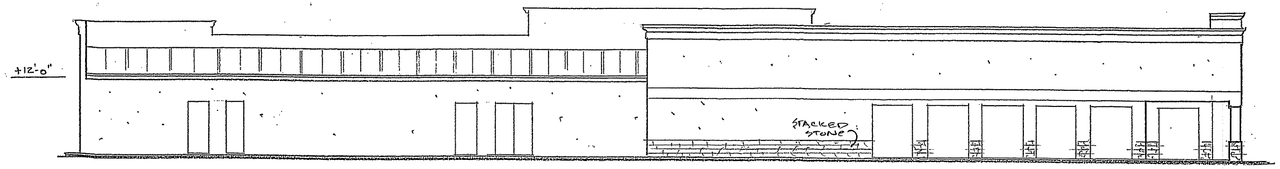
ENLARGED PARTIAL RIGHT SIDE ELEVATION

1/4"



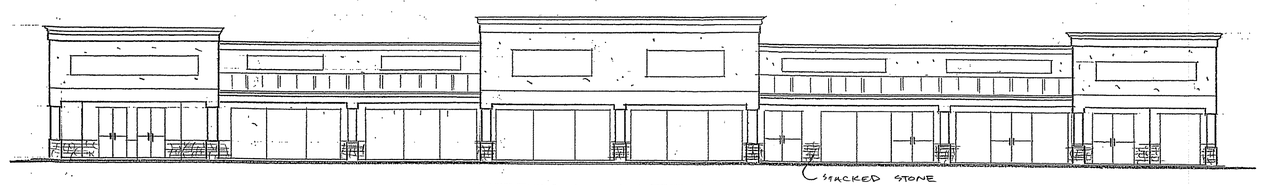
REAR ELEVATION

3/32"



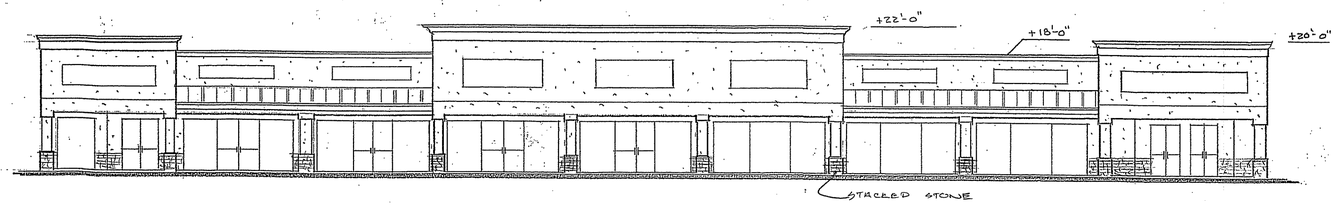
LEFT SIDE ELEVATION

3/32"



RIGHT SIDE ELEVATION

3/32"



FRONT ELEVATION

3/32"

ARCHITECT

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AR98898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

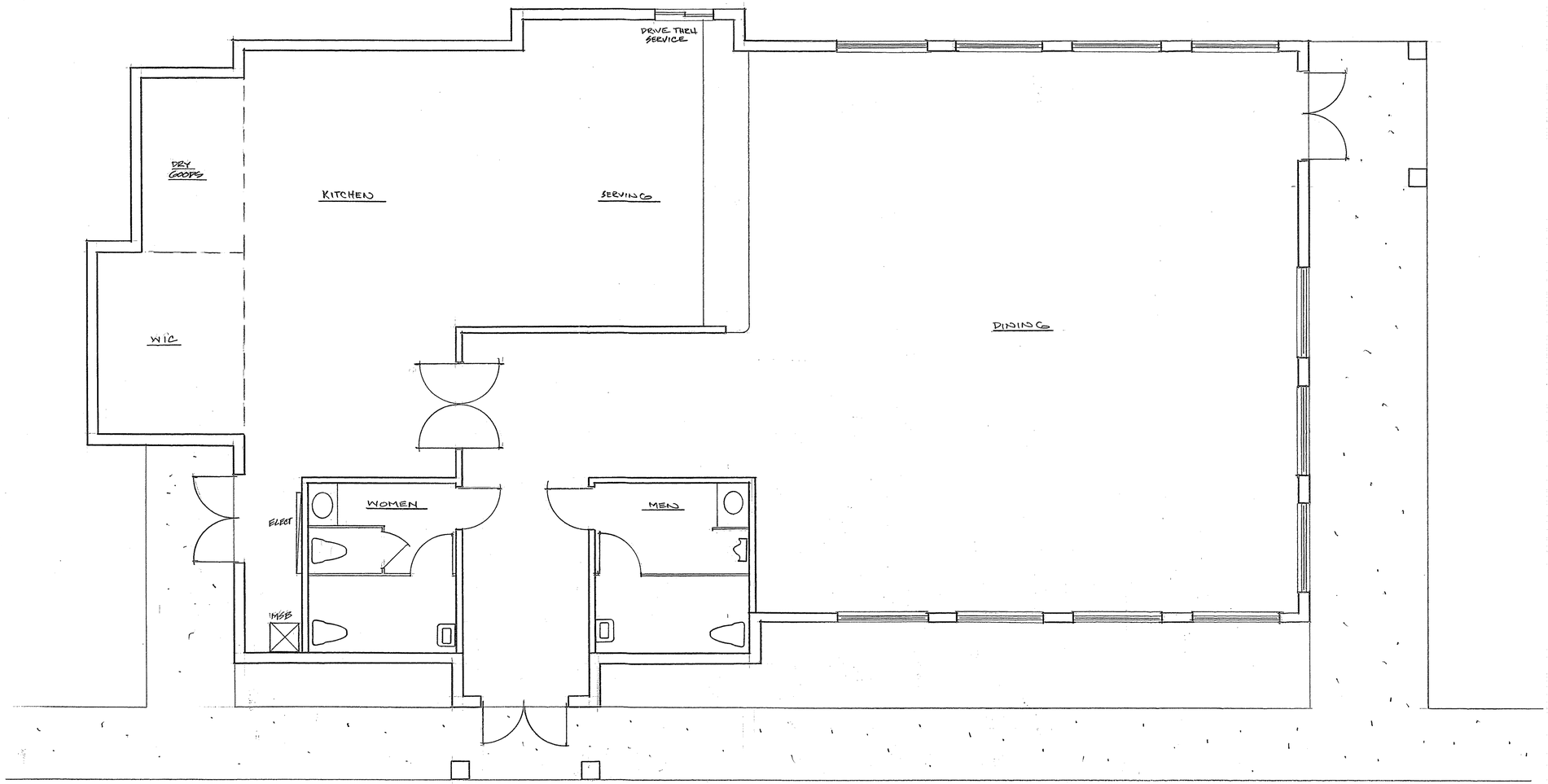
SHEET TITLE / SHEET NUMBER

A-2 OF

RETAIL

PROJECT NUMBER 021010

DATE



FLOOR PLAN
(QUICK SERVICE)

1/4"

SQUARE FOOTAGE

AIR CONDITIONED	3,315 S.F.
COVERED ENTRIES	130 S.F.
TOTAL	3,445 S.F.

ARCHITECT

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AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

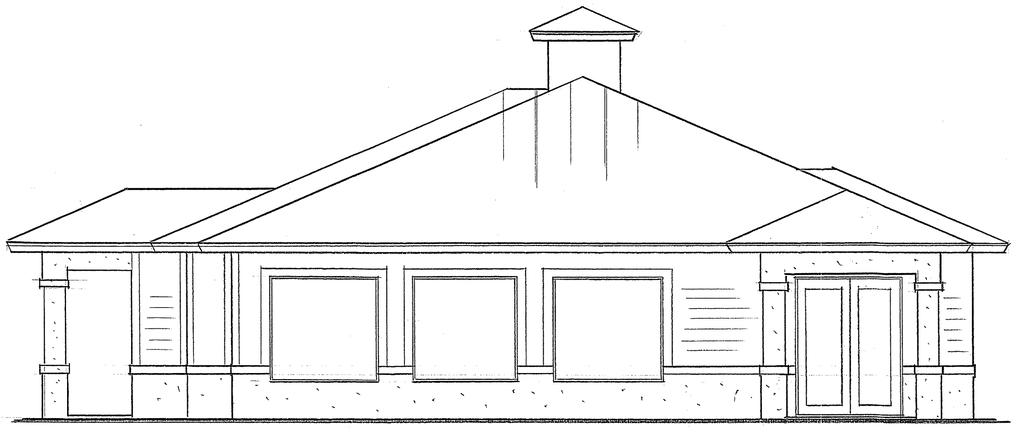
A-1 OF 2

QUICK SERVICE

PROJECT NUMBER C 21010

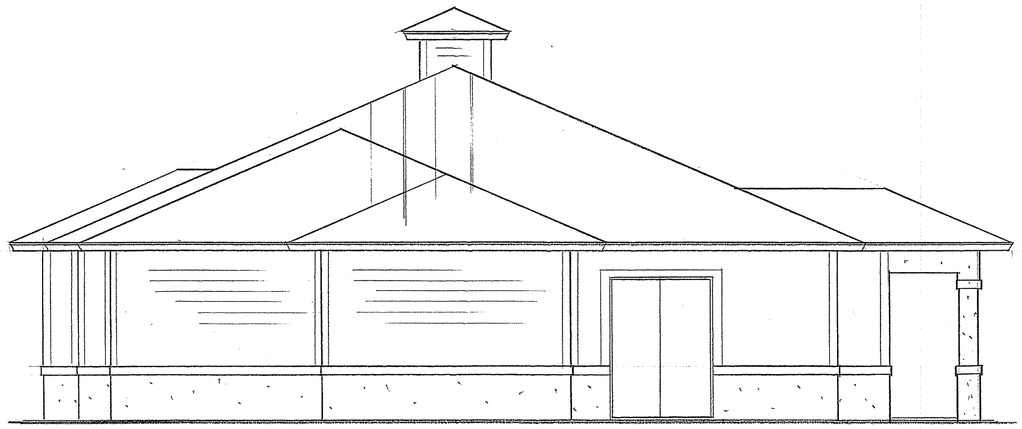
DATE

SCAVELLO



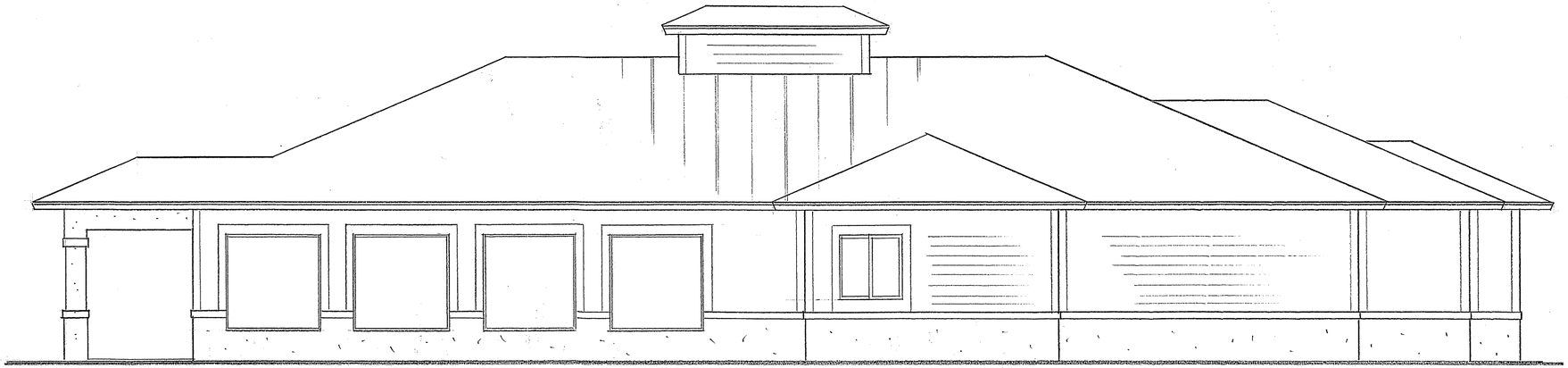
RIGHT SIDE ELEVATION

1/4"



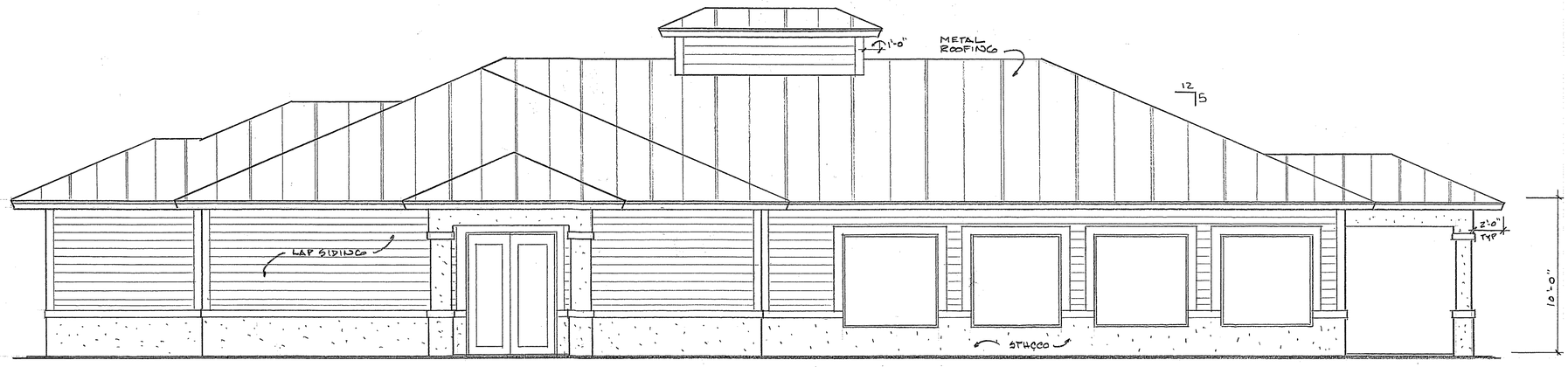
LEFT SIDE ELEVATION

1/4"



REAR ELEVATION

1/4"



FRONT ELEVATION

1/4"

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AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-2 OF 2

QUICK SERVICE

PROJECT NUMBER C21010

DATE

SCAVELLO

DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS

This Declaration of Restrictions and Grant of Easements (hereinafter referred to as the "Declaration") is made this 15TH day of OCTOBER, 1990, by TAYLOR CREEK ASSOCIATES, LTD., a Florida Limited Partnership (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of five (5) adjoining and contiguous parcels of land situated near the intersection of U.S. Highway No. 1 and North A1A, in the City of Fort Pierce, St. Lucie County, Florida, each Parcel being more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (said Parcels being hereinafter collectively referred to as the "Parcels" and individually as Parcel 1, Parcel 2, Parcel 3, Parcel 4, or Parcel 5, respectively, as more particularly set forth in Exhibit "A," attached hereto); and

WHEREAS, in the future Declarant plans to construct or to permit to be constructed on the Parcels various commercial buildings and improvements, which together in the future will constitute a shopping center; and

WHEREAS, Declarant desires to declare, establish, grant, and provide for the benefit of:

(a) Declarant and any present or subsequent owners of all or any portion of the Parcels and their respective heirs, legal representatives, successors, and assigns, or all of them, and any sucessors entitled to all or any portion of the Parcels (hereinafter collectively referred to as the "Owners");

(b) Food Lion, Inc., a North Carolina corporation, duly qualified to transact business in the State of Florida (hereinafter individually or collectively referred to as "Food Lion");

(c) Rite-Aid of Florida, Inc., a Florida corporation (hereinafter referred to as "Rite-Aid");

(d) The holder or holders of any first mortgage now or in the future constituting a lien against all or any portion of the Parcels (hereinafter referred to as the "Mortgagee"); and

(e) The tenants and occupants from time to time of any of the commercial buildings constructed within the building areas on the Parcels, their employees, successors, and assigns, customers and invitees, which group shall be hereinafter collectively referred to as the "Beneficiaries"

certain restrictions, rights, obligations, easements, and licenses to run with the title to the Parcels which restrictions, rights, obligations, easements, and licenses are designed to create a mutually beneficial building plan, automobile parking plan, plan for the arrangement and design of the improvements to be located upon the Parcels and their permitted uses in the shopping center comprised of the Parcels; and

Rec Fee $ 69.00 DOUGLAS DIXON
Add'l Fees $ Clerk of Circuit Court
Doc Tax $ By
Int Tax $ Deputy Clerk
Total $ 69.00

RETURN TO:
Bruce R. Abernethy, Jr., Esq.
P.O. Box 1270 Cl Box
Fort Pierce, FL 34954

NEILL GRIFFIN JEFFRIES & LLOYD
CHARTERED
P.O. BOX 1270. FORT PIERCE. FLORIDA 34954 - TELEPHONE (407) 464-82

WHEREAS, Declarant has entered into a Lease with Food Lion (hereinafter referred to as the "Food Lion Lease") which demises to Food Lion, as Tenant, certain premises located upon Parcel 1 described on Exhibit "A" attached hereto for an initial term of twenty (20) years commencing upon the completion of certain construction improvements as set forth in the Lease. The initial Lease term is subject to four (4) successive option extensions each for a period of five (5) years. A short form of the Lease will be recorded in the public records of St. Lucie County, Florida; and

WHEREAS, Declarant has entered into a Lease with Rite-Aid (hereinafter referred to as the "Rite-Aid Lease") which demises to Rite-Aid, as Tenant, certain premises located upon Parcel 1 described on Exhibit "A" attached hereto for an initial term of ten (10) years commencing upon the completion of certain construction improvements as set forth in the Lease. The initial Lease term is subject to five (5) successive option extensions, each for a period of five (5) years. A short form of the Lease will be recorded in the public records of St. Lucie County, Florida; and

WHEREAS, the establishment of the restrictions, rights, privileges, and easements created in this Declaration is one of the principal inducements to Food Lion and Rite-Aid having entered into the aforedescribed Lease Agreements.

NOW, THEREFORE, in consideration of the premises and of the mutual benefits to the Declarant, to the Owners, to Food Lion, to Rite-Aid, to Mortgagee, and to the Beneficiaries, the Declarant, for itself, its heirs, personal representatives, successors, grantees, and assigns, hereby grants, declares, and provides as follows:

1. Without the prior written consent of Declarant and, during the term of the Food Lion Lease, Food Lion, no above ground buildings or structures of any kind shall be erected or placed on any of Parcels 3, 4, or 5 which shall exceed one (1) story nor twenty-five (25) feet in height (measured from natural ground level prior to construction).

2. No buildings to be constructed on any of the Parcels shall exceed the maximum lot coverage standards specified by the governmental entity having jurisdiction over the Parcels. The remainder of the land in any of the Parcels which is not used for building construction or for uses accessory to the buildings constructed thereon shall be reserved for use as common facilities (hereinafter referred to as "Common Facilities"), and no buildings or structures of any kind shall be constructed within the areas reserved for Common Facilities, which may be used only as vehicular parking areas, roadways, service areas, drives, entranceways, exits, sidewalks, and landscaped areas, but permitting those necessary appurtenances for such uses including, without limitation, paving, light standards, curbings, directional signs, drainage facilities, and underground facilities, and pylon signs advertising the shopping center and the business or businesses conducted by the occupants of commercial buildings on the respective Parcels. For all purposes herein, "building construction" shall be deemed to include both original building construction and subsequent reconstruction or reconfiguration of improvements located upon the Parcels, provided all building construction shall be approved by the governmental entity having jurisdiction over such activities, it being the intention hereof that only those areas not utilized for building construction, as defined herein, or uses accessory thereto, shall be reserved for use as Common Facilities.

NEILL GRIFFIN JEFFRIES & LLOYD
CHARTERED
P.O. BOX 1270, FORT PIERCE, FLORIDA 34954 - TELEPHONE (407) 464-8200

OR BK 0712 PAGE 0084

3. Declarant establishes and creates for Declarant, Owners, Mortgagee, Food Lion, Rite-Aid, and Beneficiaries, and gives, grants, and conveys to each and every one of the Declarant, Owners, Mortgagee, Food Lion, Rite-Aid, and Beneficiaries, and to their respective employees, servants, agents, suppliers, customers, and invitees, a mutual, reciprocal, and non-exclusive easement, right, license, and privilege of passage and use (without payment of any fee or charge being made therefore), both pedestrian and vehicular, over, across, and upon any and all portions of the Common Facilities for the limited purpose of ingress and egress, and all Common Facilities from time to time existing upon the Parcels are expressly reserved and set apart for such purpose or purposes, respectively. No barriers, fences, or other obstructions shall be erected so as to impede or interfere in any way with the free flow of vehicular and pedestrian traffic between those portions of the Common Facilities from time to time devoted to parking, pedestrian access, or vehicular roadways, or in any manner restrict or interfere with the full and complete use and enjoyment of the rights and easements created by this Section 3. The preceding sentence shall not prohibit the reasonable designation and relocation of traffic and pedestrian lanes. In addition, an Owner may temporarily fence off portions of its Parcel as reasonably required for the purpose of repair, construction, and reconstruction. Nothing set forth herein is intended to be construed to create any rights for cross parking among the Parcels or for the benefit of the general public in any one of the Parcels or in any of the improvements which may be constructed thereon. The easements granted to Food Lion pursuant to this Section 3 shall be effective only for the period of time during which the Food Lion Lease remains in full force and effect. The easements granted to Rite-Aid pursuant to this Section 3 shall be effective only for the period of time during which the Rite-Aid Lease remains in full force and effect.

4. Declarant establishes and creates for the benefit of the Declarant, Owners, Mortgagee, Food Lion, Rite-Aid, and Beneficiaries, and gives, grants, and conveys to each and every one of the Declarant, Owners, Mortgagee, Food Lion, Rite-Aid, and Beneficiaries, a mutual reciprocal and non-exclusive right and easement in, under, over, across, upon, and through any and all portions of the Common Facilities for the installation, use, maintenance, repair, and replacement of all utility lines, wires, pipes, conduits, sewers, drainage lines, and other utilities necessary to serve the Parcels; provided, however, that no pipes, conduits, sewers, drainage lines, or other utility apparatus necessary to serve the Parcels shall be placed above the surface of the Common Facilities without the prior consent of Declarant, Owners, Mortgagee, Food Lion, and Rite-Aid which said consent shall not be unreasonably withheld; and provided further, that any and all damage to the Common Facilities or building areas occasioned by such work shall be promptly repaired and restored at the sole cost and expense of the party causing such work to be performed. To the extent possible, any such utility improvements shall be confined to areas contiguous to the Parcel property lines. In no event shall the installation or servicing of such utility improvements be permitted to unreasonably interfere with ongoing business operations upon the affected Parcel, nor shall the access to the affected Parcel be unreasonably interferred with or restricted. If, pursuant to the terms hereof, any party installs utilities across the Parcel of another party (hereinafter referred to as the "Affected Parcel"), the party installing the utilities shall relocate that utility at its sole cost and expense if such relocation is required as a result of subsequent construction of improvements upon the Affected Parcel. The easements and consent rights granted to Food Lion pursuant to this Section 4 shall be effective only for the period of time during which the Food Lion Lease remains in full force and effect. The easements and consent rights granted to Rite-Aid

pursuant to this Section 4 shall be effective only for the period of time during which the Rite-Aid Lease remains in full force and effect.

5. For and during the term of the Food Lion Lease and any extensions or renewals thereof, Food Lion shall have the exclusive right to operate a supermarket upon Parcel 1, and, subject to certain exceptions set forth hereinbelow, no other portion or portions of any of the Parcels shall be permitted to be occupied or leased or rented, directly or indirectly, for occupancy as a: supermarket, grocery store, convenience food store (except for in conjunction with a gas station not exceeding 1,012 square feet of building area), business selling packaged or fresh seafood, meat, or poultry for off premises consumption, business selling packaged or fresh produce or vegetables for off premises consumption, business selling dairy products (excluding cone ice cream and yogurt) for off premises consumption, or business selling packaged or fresh bakery products for off premises consumption provided, however, that the above restrictions shall not be construed to prohibit a drug store (Rite-Aid) from selling these items, if such sales are normally a part of the drug store business operation and are ancillary to the sale of health and beauty aids and pharmaceuticals, nor shall any owner, tenant, or occupant of any portion of any one of the Parcels be permitted to lease or sublet in any manner, directly or indirectly, all or any part of any of the Parcels to any person, firm, or corporation engaged in such business without the prior written consent of Food Lion.

Notwithstanding the foregoing, delicatessen/bakery business operations with lease terms not to exceed three (3) years may be conducted upon any of the Parcels without Food Lion's consent and, further, if Food Lion has not installed a delicatessen/ bakery within its business operation conducted upon Parcel 1 prior to six (6) months before the end of any such permitted three (3) year lease term, then said permitted delicatessen/ bakery lease may be renewed or new delicatessen/bakery leases may be entered into for one (1) additional three (3) year term, provided, however, that in no event shall this provision be construed to preclude Food Lion from adding and/or opening a delicatessen/bakery operation within its business operation at any time during the Food Lion Lease term, including all extensions thereof.

In addition to the above described use restrictions, for and during the term of the Lease to Food Lion and any extensions or renewals thereof, no Parcel or any portion or portions thereof shall, without the written consent of Food Lion, be permitted to be occupied or leased or rented, directly or indirectly, for occupancy as a: Theater (motion picture or legitimate), health spa, skating rink, bowling alley, restaurant (subject to limitations set forth herein below), or any other health, recreational, or entertainment type activity, or establishment which sells alcoholic beverages for on premises consumption where such restricted uses shall be located within 500 feet of the premises leased to Food Lion pursuant to the aforementioned Food Lion Lease. Notwithstanding the above, a 3,000 square foot portion of the improvements to be located upon Parcel 1 may be utilized as a restaurant, in accordance with the terms and conditions of the Food Lion Lease. Also, notwithstanding the use restrictions set forth hereinabove, those restaurants which are specifically listed immediately herein below, or those restaurants which are typical in operation to those listed immediately herein below, shall be permitted to operate upon Parcels, 2, 3, 4, or 5, provided they: (a) meet the height and building area restrictions set forth in Section 1 of this Declaration, (b) have legally adequate on site parking facilities for the intended operation, (c) are not granted cross or reciprocal parking easements, and (d) do not sell alcoholic

beverages other than beer and wine without Food Lion's written approval. The restaurants referred to immediately hereinabove are:

McDonalds	Wendys
Pizza Hut	Pizza Inn
Roy Rogers	Burger King
Tastee Freeze	BoJangles
Kentucky Fried Chicken	Church's Fried Chicken
Arbys	Dairy Queen
Taco Bell	Hardees

It is further understood and agreed that any one of the restaurants specifically listed immediately herein below or any similar restaurant operation shall be permitted to operate on Parcel 3 only, provided they: (a) meet the height and building area restrictions set forth in Section 1 of this Declaration, (b) have legally adequate on site parking for the intended operation, (c) are not granted cross or reciprocal parking easements, and (d) do not sell alcoholic beverages other than beer and wine without Food Lion's approval. The restaurants referred to immediately hereinabove are:

Golden Corral	Western Steer
Shoneys	Western Sizzlin
Quincys	

The use restrictions set forth in this Section 5 are imposed upon the Parcels for the sole benefit of Food Lion in accordance with the terms and conditions of the Food Lion Lease, and shall be effective only for and during the term of the Food Lion Lease, and any extensions or renewals thereof. The use restrictions set forth in this Section 5 may be waived, in whole or in part, by Food Lion, which waiver shall be evidenced by a recordable instrument executed by Food Lion (or its successors and/or assigns), which instrument shall make specific reference to this Section 5 and shall specifically refer to the use restriction being modified and/or waived by Food Lion.

6. For and during the term of the Lease to Rite-Aid and any extensions or renewals thereof, Rite-Aid shall have the exclusive right to operate a health and/or beauty aids store or pharmacy upon Parcel 1, and no other portion or portions of any of the Parcels shall, without the written consent of Rite-Aid, be permitted to be occupied or leased or rented, directly or indirectly, for occupancy by a business selling health and/or beauty aids or prescription drugs, provided, however, that as to health and beauty aids only, the restrictions set forth herein shall not restrict Food Lion, or the incidential sale of health and beauty aids by a barber shop, beauty parlor, discount department store, or similar type business from carrying and selling health and beauty aids as an incidential item to its main business activity.

The use restrictions set forth in this Section 6 are imposed upon the Parcels for the sole benefit of Rite-Aid in accordance with the terms and conditions of the Rite-Aid Lease, and shall be effective only for and during the term of the Rite-Aid Lease, and any extensions or renewals thereof. The use restrictions set forth in this Section 6 may be waived, in whole or in part, by Rite-Aid, which waiver shall be evidenced by a recordable instrument executed by Rite-Aid (or its successors and/or assigns), which instrument shall make specific reference to this Section 6 and shall specifically refer to the use restriction being modified and/or waived by Rite-Aid.

OR BK 0712 PAGE 0087

7. Prior to the commencement of the construction of any improvements upon any of Parcels 3, 4, or 5, the Owner of the respective Parcel (hereinafter referred to as the "Parcel Owner") shall submit to the Declarant a site plan and plans and specifications for construction (including landscaping and grading) of such improvements on the respective Parcel, including working drawings, landscape plans, and sign designs and locations (collectively the "Plans"). The Plans must demonstrate compliance with all requirements of any Governmental or Quasi-Governmental entity claiming jurisdiction over or regulating the intended construction in any way, specifically including any requirements of the City of Fort Pierce. The Declarant shall have the right of approval or disapproval of such Plans, specifically including, and not by way of limitation, the right of approval of the architecture and materials to be used in the construction, the right of approval of the location of improvements on the Parcel, the right of approval of all floor elevations, the right of approval of the location of any and all signs, provided, however, that in reviewing the Plans, the Declarant may not unreasonably withhold approval if the proposed improvements are architectually and aesthetically compatible with the adjacent shopping center improvements located upon Parcels 1 and 2 and provided the Plans are in compliance with all applicable building regulations. If notice of disapproval is not given by the Declarant within thirty (30) days after the Declarant's receipt of such Plans, they shall be deemed approved. Once such Plans have been approved, all improvements shall be constructed in accordance with such Plans as approved. If any construction is begun, including landscaping or grading, prior to approval of the Plans by the Declarant, or if after the Plans are approved any construction is done which is not in accordance with the Plans, the Owner of the Parcel upon which such unauthorized improvements are being constructed shall pay to the Declarant as liquidated damages FIVE HUNDRED AND NO/100 DOLLARS ($500.00) per day for each day from the date the Declarant notifies the Parcel Owner to discontinue such work until the date the Plans are approved, or in the case of nonconforming construction after approval of the Plans, FIVE HUNDRED AND NO/100 DOLLARS ($500.00) per day for each day from the date the Declarant notifies the Parcel Owner of such nonconformity until the date such nonconformity is corrected to the reasonable satisfaction of the Declarant. The requirements of this Section 7 shall apply with equal force to replacements, additions, or exterior renovations to improvements, as well as to original improvements upon any of Parcels 3, 4, or 5.

8. The Parcels shall at all times be maintained in a clean, first class manner which shall include its appearance, maintenance, and signing and shall not be operated in a manner so as to create any undue noise, liter, or odors.

9. The owner of each respective Parcel shall, at its own expense, operate, manage, and maintain the common facilities located within and upon their respective Parcel(s). In the event that any Parcel Owner fails to so maintain, repair, and operate such common facilities or any portion thereof, Declarant may give the violating Parcel Owner notice thereof and if the Parcel Owner does not, within thirty (30) days after the date of such notice, commence and thereafter use reasonable diligent efforts to cure such failure, Declarant may make such necessary repairs, undertake such necessary maintenance, and supplement the services of the Parcel Owner as are reasonably necessary. In such event, Declarant may recover from the Parcel Owner the cost and expense of doing so (including reasonable attorneys' fees incurred by Declarant; or by its designee(s), successor(s), grantee(s), or assign(s)), in connection therewith, plus reasonable overhead costs, together with interest computed from the date on which such cost shall have been incurred, until the date of payment

thereof in full, at the highest rate permitted by applicable law. Any party performing maintenance or repair work upon the violating Parcel pursuant to the provisions of this Section 9, shall be deemed to have contracted with the Owner of the violating Parcel to perform that work, and shall be entitled to file a mechanics lien against the interest of the Owner of the violating Parcel in its Parcel for the cost of that work (including reasonable overhead costs and interest) and to recover that cost in an action at law against the Owner of the violating Parcel, all in accordance with Florida Statutes, as amended from time to time. Any lien established hereunder shall be inferior to the lien of any first mortgage which may encumber the violating Parcel. In the event of an emergency, the thirty (30) day written notice requirement contained herein shall be waived, and shall not be required.

10. The owner of each respective Parcel shall, at its own expense, maintain the improvements located upon their respective Parcel(s), including but not limited to all parking areas, driveways, walkways, entrances, exits, and landscaped areas located thereon, in good condition and repair at all times. The aforesaid obligations of each Parcel Owner shall, without limiting the generality thereof, include the following:

A. Maintaining the surfaces of the parking areas and spaces, driveways, accessways, sidewalks, and walkways, and entrances and exits located upon their respective Parcel(s) at such grades and levels that same may be used and enjoyed as contiguous and homogeneous with the parking areas and spaces, driveways, accessways, sidewalks, and walkways, common areas, entrances and exits located within and upon adjoining Parcels.

B. Removing, on a regular basis, all paper, debris, fill, and refuse from all parking areas and spaces, driveways, accessways, sidewalks, walkways, entrances and exits, and landscaped areas located within their respective Parcel(s), and thoroughly sweeping said areas to the extent reasonably necessary to keep such areas in a neat, clean, orderly, and aesthetically pleasing condition.

C. Placing, keeping in repair, and replacing any necessary or appropriate directional signs, street markers, and lines located within and about the parking areas and spaces, driveways, accessways, sidewalks, and walkways, entrances and exits, and landscaped areas located within their respective Parcel(s).

D. Operating, keeping in repair, and replacing when necessary all artifical lighting facilities located within their respective Parcel(s).

E. Mowing, cutting, and otherwise maintaining all landscaped areas located within the landscaping materials located within their respective Parcel(s) as shall be necessary in order, at all times, to keep said areas adequately weeded, fertilized, watered, clipped, cut, trimmed, neat, clean, and in an aesthetically pleasing condition.

F. Storing all trash and garbage in adequate containers within their respective Parcel(s), which garbage storage areas shall be maintained in a clean and neat condition, and shall be located so as not to be visible to the public and so as not to create any health or fire hazard. Arrangements shall be made for regular removal thereof at the Parcel Owner's expense.

G. Prohibiting the burning of any papers, trash, or garbage of any kind in or about the Parcel(s).

H. Prohibiting the distribution of hand bills or other advertising matter on or about any part of the Parcel(s).

I. Prohibiting the installation in or about any Parcel(s) of any exterior amplification or similar devices and prohibiting the use in, on, or about any Parcel of any advertising medium which may be heard or experienced outside of its respective Parcel, such as flashing lights, search lights, loud speakers, phonographs, television, or radio broadcast.

J. Subsection J has been intentionally omitted herefrom.

K. Prohibiting the installation of any signs on its Parcel which violate the following prohibitions:

(i) No sign shall be painted on the exterior surface of any building;

(ii) No sign shall be permited which violates the provisions of the St. Lucie County Zoning Ordinance or other applicable governmental regulations;

(iii) No freestanding sign may be erected on any Parcel without the prior written approval of Declarant.

L. Keeping each Parcel clean, orderly, sanitary, and free from objectionable odors and from termites, insects, vermin, and other pests, and agreeing not to keep any live animals of any kind in, upon, or about its Parcel (except for animals held for resale by a pet store operating on any Parcel).

In the event that any Parcel Owner, within thirty (30) days after receipt of written notice from Declarant or any Owner shall fail, refuse, or neglect to perform any of the above described covenants or obligations, then, in such event, Declarant and/or any Owner (and/or its designee(s), successor(s), grantee(s), or assign(s)) shall have and is (are) hereby granted the right (but not the obligation) through its (their) agents and employees, to enter upon the violating Parcel and to cause the required repairs, maintenance, and/or replacements to be performed and to recover from the Owner of the violating Parcel all costs and expenses (including reasonable attorneys' fees) incurred by Declarant and/or any Owner (or by its designee(s), successor(s), grantee(s), or assign(s)) in connection therewith, plus reasonable overhead costs, together with interest computed from the date on which such costs shall have been incurred, until the date of payment thereof in full, at the highest rate permitted by applicable law. Any party performing maintenance or repair work upon the violating Parcel pursuant to the provisions of this Section 10, shall be deemed to have contracted with the Owner of the violating Parcel to perform that work, and shall be entitled to file a mechanics lien against the interest of the Owner of the violating Parcel in its Parcel for the cost of that work (including reasonable overhead costs and interest) and to recover that cost in an action at law against the Owner of the violating Parcel, all in accordance with Florida Statutes, as amended from time to time. Any lien established hereunder shall be inferior to the lien of any first mortgage which may encumber the violating Parcel. In the event of an emergency, the thirty (30) day written notice requirement contained herein shall be waived, and shall not be required.

11. The owner of each respective Parcel shall, at its own expense, be solely responsible for the proper impoundment and disposal of any and all hazardous waste materials which may be present at any time upon their respective Parcel(s). By accepting title to a Parcel which is subject to this Declaration, the owner of said Parcel agrees to indemnify the owner(s) of all adjacent Parcels from and against any loss, claim, damage, or

other harm which may be occasioned as a result of said Parcel Owner's failure to properly impound and/or dispose of hazardous waste materials as required hereunder.

12. If any of the respective Parcels are utilized for a purpose which shall generate waste materials which are potentially damaging to the drainage, sewer, water, or other infrastructure systems serving the respective Parcels, then the owner of the Parcel(s) generating such damaging waste material shall have the sole responsibility to properly impound and dispose of such damaging waste materials, and such Parcel Owner shall be solely responsible for any damage which any improper disposal of such waste materials may cause to the common facilities of the shopping center.

13. In the event all or any portion of the improvements situated on any of Parcels 3, 4, or 5 are damaged or destroyed by a casualty, insured or uninsured, and the Owner thereof does not restore such damaged or destroyed building or portion thereof promptly upon the occurrence thereof, the Owner shall raze the portions thereof which are not restored or rehabilitated, clear away all debris and take all other action (including paving and landscaping) required by good construction practice so that the area which had been occupied by the razed building, or portions thereof, will be an attractive, usable area appearing to be part of the Common Facilities of the shopping center; provided, however, this provision shall not prevent such Owner from subsequently building on the area so cleared, provided that any such subsequent construction shall be in accordance with the provisions of this Agreement.

14. The Parcels shall at all times be maintained in compliance with all applicable Governmental or Quasi-Governmental regulations, specifically including, but not limited to pre-annexation requirements or post-annexation requirements which may be imposed by the City of Fort Pierce, Florida.

15. If the approval or consent of Declarant is required pursuant to the terms of this Declaration, and Declarant no longer owns any portion of the Parcels, the right of approval shall be exercised by the Owner of Parcel 1. Notwithstanding the foregoing, Declarant expressly reserves the right to assign any retained rights under the terms of this Declaration by recording a written instrument in the office of the Clerk of Circuit Court in and for St. Lucie County, Florida.

16. The terms, covenants, conditions, and provisions of this Declaration may be extended, abrogated, modified, rescinded, or amended in whole or part but only with the written consent of Declarant, Owners, Food Lion (but only during the term of the Food Lion Lease), Rite-Aid (but only during the term of the Rite-Aid Lease), and the holder or holders of any first mortgage now or in the future constituting a lien against any of the Parcels; but subject to such consent requirements, Declarant, or its successor or successors in title, expressly reserves the right to extend, abrogate, modify, rescind, or amend this Declaration by an instrument in writing duly executed by the appropriate parties in interest and duly recorded in the public records of St. Lucie County, Florida.

17. This Declaration shall become effective on the date of this document and shall be binding upon all parties or persons claiming under them and shall run with the land for a period of fifty (50) years from such date, or until such date as Food Lion and/or Rite-Aid, or their respective successors and assigns abandon possession of the premises demised to them, whichever shall later occur (which fact shall be exclusively established by the true Affidavit of Declarant or its successors or assigns). The easements, rights, privileges, restrictions, and benefits

NEILL GRIFFIN JEFFRIES & LLOYD
CHARTERED
P.O. BOX 1270. FORT PIERCE. FLORIDA 34954 - TELEPHONE (407) 464-820

OR BK 0712 PAGE 0091

created or granted under this Declaration and each provision hereof shall be enforceable by Declarant, Owners, Food Lion, Rite-Aid, Mortgagee, and Beneficiaries and all or any one of them may enforce this Declaration by injunction or by specific performance and the Covenants, Restrictions, and Easements established hereunder shall be deemed covenants running with the title to the Parcels so long as this Declaration (as the same may be amended from time to time) shall be in effect, as above provided. This Declaration shall be binding upon and shall inure to the benefit of the respective heirs, legal representatives, successors, and assigns of Declarant, Owners, Mortgagee, Food Lion, Rite-Aid, and Beneficiaries as above provided.

18. This Declaration shall be governed by and construed in accordance with the laws of the State of Florida.

19. In the event any portion of this Declaration is declared by a Court of competent jurisdiction to be void, the invalidity of any part shall not invalidate the remainder of this Declaration.

20. In the event that Declarant, Owners, Mortgagee, Food Lion, Rite Aid, and/or Beneficiaries, or any of the their respective successors or assigns so entitled, institutes legal proceedings hereunder to enforce any of the terms hereof, then the party prevailing in said legal proceeding shall be entitled to recover reasonable attorneys' fees (including those incurred on appeal) and Court costs incurred incidential thereto from the other party(ies).

Declarant has executed this Declaration of Restrictions and Grant of Easements of as this 15TH day of OCTOBER, 1990.

TAYLOR CREEK ASSOCIATES, LTD.,
a Florida Limited Partnership
BY: Holland Construction Co., Inc.,
A Texas corporation, its
Sole General Partner

ATTEST

Betty Holland
Betty Holland, Secretary

By: R. Calvin Holland
R. Calvin Holland, President

(Corporate Seal)

STATE OF NORTH CAROLINA
COUNTY OF UNION

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personnally appeard R. CALVIN HOLLAND and BETTY HOLLAND, who are to me well known and known to me to be the President and Secretary of HOLLAND CONSTRUCTION CO., INC., a Texas Corporation, being the sole General Partner of TAYLOR CREEK ASSOCIATES, LTD., a Florida Limited Partnership, and they executed the forgoing instrument and acknowledged to and before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of October, 1990.

Judith M. Hefner
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/1/92

Fort Pierce, Florida

NEILL GRIFFIN JEFFRIES & LLOYD
CHARTERED
P.O. BOX 1270, FORT PIERCE, FLORIDA 34954 - TELEPHONE (407) 464-8200

EXHIBIT "A"

PARCEL 1

Commence at the Northeast corner of Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida, said point being an 1" iron pipe, thence run S88°21'15"W a distance of 109.28 feet, to the Southeast corner of Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida; thence run S89°11'58"W, along the South line of said Section 33, a distance of 97.22 feet, to the West right of way line of U.S. Highway No. 1 (State Road No. 5, being 200 feet in width), said point being the POINT OF BEGINNING; thence run S28°05'56"E along the said West right of way line, a distance of 539.69 feet to a Point on Curvature of a Curve concave to the north; thence run Southwesterly along the said curve having an interior angle of 08°01'56", a radius of 538.68 feet, and an arc length of 75.52 feet and a long chord of S84°52'01"W, a distance of 75.45 feet to the Point of Tangency of said curve; thence run S88°52'59"W, a distance of 347.24 feet, to the Easterly right of way line of Sandridge Road (formerly Old U.S. Highway No. 1 and State Road No. 4 and being 66 feet wide); thence run N24°52'20"W along the said Easterly right of way line, a distance of 101.66 feet, to the Point of Curvature of a curve concave to the southeast; thence run Northwesterly along the said curve having an interior angle of 68°36'38", a radius of 25.00 feet an an arc length of 29.94 feet, to a Point of Reverse Curvature of a curve concave to the southeast; thence run Northerly, westerly and southerly along the said curve having an interior angle of 248°36'38", a radius of 60.00 feet and an arc length of 260.34 feet to the Point of Tangency of said curve on the Westerly extension of the North line of Hillside Subdivision as recorded in Plat Book 7, page 43, of the Public Records of St. Lucie County, Florida; thence run S88°52'59"W along the said westerly extension of the North line of Hillside Subdivision, a distance of 256.75 feet, to the easterly right of way line of South Florida Water Management District Canal No. C-25 (Belcher Canal) and a Point of Curvature of a curve concave to the southwest; thence run Northwesterly, meandering along the said Easterly right of way line of C-25 and along the said curve having an interior angle of 12°59'00", a radius of 830 feet, an arc length of 188.08 feet an a long chord of N42°34'32"W, a distance of 187.68 feet, to the Point of Tangency of said curve; thence run N49°04'02"W a distance of 261.00 feet; thence run N20°50'01"W a distance of 70.69 feet; thence leaving the said West right of way of Canal No. C-25, run N40°55'58"E, a distance of 251.56 feet to the Point of Curvature of a curve concave to the northwest; thence run northeasterly, along the said curve having an interior angle of 33°35'57", a radius of 251.60 feet and an arc length of 147.54 feet to the Point of Tangency of said curve; thence run N07°20'00"E a distance of 184.22 feet to a Point on Curvature of a curve concave to the north; thence run easterly along the said curve having an interior angle of 50°40'51" a radius of 60.00 feet, an arc length of 53.07 feet and a long chord of N81°25'16"E a distance of 51.36 feet to a Point of Curvature of a curve concave to northeast; thence run Southeasterly, along the said curve having an interior angle of 00°52'57", a radius of 1426.87 feet, an arc length of 21.98 feet and a long chord of S08°41'15"E, a distance of 21.98 feet, to the South line of the North 150 feet of the North 3/4 of the South 1/2 of the SE 1/4 of the SE 1/4 of Section 33, Township 34 South, Range 40 East; thence run N89°07'15"E a distance of 334.03 feet, to the Westerly right of way line of aforesaid U.S. Highway No. 1, thence run S28°05'56E along the said Westerly right of way, a distance of 582.10 feet to the POINT OF BEGINNING; all lying and being in Sections 3 and 4, Township 35 South, Range 40 East, and Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida.

PARCEL 2

COMMENCE at the Northeast corner of Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida, said point being an 1" Iron Pipe; thence run S88°21'15"W, a distance of 109.28 feet, to the southeast corner of Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida; thence run S89°11'58"W, along the South line of said Section 33, a distance of 996.14 feet, to the easterly right-of-way line of South Florida Water Management District Canal No. C-25 (Belcher Canal) and Fort Pierce Farms Water Control District Canal No. 1; thence, meandering along the said Easterly right-of-way lines of Canal No. C-25 and Canal No. 1, run N20°50'01"W, a distance of 31.57 feet, to the POINT OF BEGINNING; thence continue N20°50'01"W, a distance of 75.75 feet; thence run N34°11'17"W, a distance of 349.49 feet; thence run N23°35'16"W, a distance of 248.22 feet; thence run N00°30'17"W, a distance of 44.47 feet; thence, leaving the said east right-of-way line of Canal No. 1, run N89°07'15"E, a distance of 575.97 feet, to a Point on Curvature of a curve concave to the northwest, said point being on the westerly right-of-way line of Sandridge Road (formerly Old U.S. 1 and State Road No. 4, being 66 feet wide); thence run southwesterly, along the said curve having an Interior Angle of 67°04'31", a Radius of 25.00 feet, an Arc Length of 29.27 feet and a Long Chord of S30°30'35"W, a distance of 27.62 feet, to a Point of Reverse Curvature of a curve concave to the east; thence run southwesterly, southerly, and southeasterly, along the said curve having an Interior Angle of 137°17'08", a Radius of 60.00 feet, an Arc Length of 143.77 feet and a Long Chord of S04°35'44"E, a distance of 111.76 feet, to a Point on Curvature; thence run S07°20'00"W, a distance of 184.22 feet, to the Point of Curvature of a curve concave to the northwest; thence run southwesterly, along the said curve having an Interior Angle of 33°35'57", a Radius of 251.60 feet and an Arc Length of 147.54 feet, to the Point of Tangency of said curve; thence run S40°55'58"W, a distance of 251.56 feet, to the POINT OF BEGINNING; all lying and being in Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida.

PARCEL 3

(OUTPARCELS 1 AND 2):

COMMENCE at the Northeast corner of Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida, said point being an 1" Iron Pipe; thence run S88°21'15"W, a distance of 109.28 feet, to the Southeast corner of Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida; thence run S89°11'58"W, along the South line of said Section 33, a distance of 97.22 feet, to the West right-of-way line of U.S. Highway No. 1 (State Road No. 5, being 200 feet in width); thence run S28°05'56"E, along the said West right-of-way line, a distance of 108.93 feet, to the POINT OF BEGINNING; thence continue S28°05'56"E, a distance of 430.76 feet, to a Point on Curvature of a Curve concave to the north; thence run southwesterly, along the said curve having an Interior Angle of 08°01'56", a Radius of 538.68 feet, an Arc Length of 75.52 feet and a Long Chord of S84°52'01W, a distance of 75.45 feet, to the Point of Tangency of said curve, thence run S88°52'59"W, a distance of 347.24 feet, to the Easterly right-of-way line of Sandridge Road (formerly Old U.S. Highway No. 1 and State Road No. 4 and being 66 feet wide); thence run N24°52'20"W, along the said Easterly right-of-way line, a distance of 101.66 feet, to the Point of Curvature of a curve concave to the southeast; thence run northwesterly along the said curve having an Interior Angle of 68°36'38", a Radius of 25.00 feet and an Arc Length of 29.94 feet, to a Point of Reverse Curvature of a curve concave to the southeast; thence run northeasterly, northerly, and northwesterly along the said curve having an Interior Angle of 120°12'12", a Radius of 60.00 feet, an Arc Length of 125.88 feet and a Long Chord of N16°21'49"W, a distance of 104.03 feet, to a Point on Curvature of a curve concave to the southeast; thence run northeasterly, along the said curve having an Interior Angle of 66°34'34", a Radius of 30.00 feet, an Arc Length of 34.86 feet and a Long Chord of N28°36'47"E, a distance of 32.93 feet to the Point of Tangency of the said curve; thence run N61°54'04"E, a distance of 307.34 feet, to the POINT OF BEGINNING; all lying and being in Sections 3 and 4, Township 35 South, Range 40 East, St. Lucie County, Florida.

PARCEL 4

OUTPARCEL 3:

Commence at the Northeast corner of Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida, said point being an 1" Iron Pipe; thence run S88°21'15"W, a distance of 109.28 feet, to the Southeast corner of Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida; thence run S89°11'58"W, along the South line of said Section 33, a distance of 97.22 feet, to the West right-of-way line of U.S. Highway No. 1 (State Road No. 5 being 200 feet in width); thence run N28°05'56"W, along the said West right-of-way line, a distance of 116.19 feet, to the POINT OF BEGINNING; thence run S89°07'15"W, a distance of 189.75 feet to the Point of Curvature of a curve concave to the northeast; thence run northwesterly, along the said curve having an Interior Angle of 62°46'49", an Arc Length of 27.39 feet, and a Radius of 25.00 feet, to the Point of Tangency of said curve; thence run N28°05'56"W, a distance of 167.91 feet, to the Point of Curvature of a curve concave to the southeast; thence run northeasterly, along the said curve having an Interior Angle of 81°07'02", a Radius of 25.00 feet, an Arc Length of 35.94 feet and a Long Chord of N12°27'35"E, a distance of 32.51 feet, to a Point on Curvature of a curve concave to the southeast; thence run easterly, along the said curve having an Interior Angle of 7°07'00", a Radius of 103.96 feet, an Arc Length of 12.91 feet, and a Long Chord of N85°33'45"E, to the Point of Tangency of said curve thence run N89°07'15"E, a distance of 167.94 feet, to the said West right-of-way line of U.S. Highway No 1; thence run S28°05'56"E, a distance of 219.63 feet; to the POINT OF BEGINNING, all lying and being in Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida and containing 39,735 square feet.

PARCEL 5

(OUTPARCEL 4):

COMMENCE at the Northeast corner of Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida, said point being an 1" Iron Pipe; thence run S88°21'15"W, a distance of 109.28 feet, to the Southeast corner of Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida; thence run S89°11'58"W, along the south line of said Section 33, a distance of 97.22 feet, to the West right-of-way line of U.S. Highway No. 1 (State Road No. 5, being 200 feet in width); thence run N28°05'56"W, along the said West right-of-way line, a distance of 582.10 feet, to the POINT OF BEGINNING; thence run S28°05'56"E, along the said West right-of-way line, a distance of 196.79 feet; thence run S89°07'15"W, a distance of 205.00 feet; thence run N28°05'56"W, a distance of 196.79 feet, to the South line of the North 150 feet of the North 3/4 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 34 South, Range 40 East; thence run N89°07'15"E, a distance of 205.00 feet, to the POINT OF BEGINNING; all lying and being in Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida, and containing 35,875.00 square feet.

and

(OUTPARCEL 5):

COMMENCE at the Northeast corner of Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida, said point being an 1" Iron Pipe; thence run S88°21'15"W, a distance of 109.28 feet, to the Southeast corner of Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida; thence run S89°11'58"W, along the South line of said Section 33, a distance of 97.22 feet, to the West right-of-way line of U.S. Highway No. 1 (State Road No. 5, being 200 feet in width); thence run N28°05'56"W, along the said West right-of-way line, a distance of 385.30 feet; thence run S89°07'15"W, a distance of 205.00 feet, to the POINT OF BEGINNING; thence run S28°05'56"E, a distance of 15.66 feet, to a Point on Curvature of a curve concave to the southeast; thence run southwesterly, along the said curve having an Interior Angle of 17°50'34", a Radius of 143.96 feet, an Arc Length of 44.83 feet and a Long Chord of S58°47'49"W, a distance of 44.65 feet, to the Point of Tangency of the said curve; thence run S49°52'32"W, a distance of 77.63 feet, to the Point of Curvature of a curve concave to the north; thence run northwesterly, along the said curve having an Interior Angle of 90°00'00", a Radius of 25.00 feet and an Arc Length of 39.27 feet, to the Point of Tangency of the said curve; thence run N40°07'28"W, a distance of 107.68 feet, to the Point of Curvature of a curve concave to the southwest; thence run northwesterly, along the said curve having an Interior Angle of 29°10'19", a Radius of 112.50 feet and an Arc Length of 57.28 feet, to the Point of Reverse Curvature of a curve concave to the east; thence run northerly, along the said curve having an Interior Angle of 76°37'47", a Radius of 25.00 feet and an Arc Length of 33.44 feet, to the Point of Tangency of the said curve; thence run N07°20'00"E, a distance of 129.28 feet, to a Point on Curvature of a curve concave to the northwest; thence run easterly, along the said curve having an Interior Angle of 16°26'54", a Radius of 60.00 feet, an Arc Length of 17.22 feet and a Long Chord of N64°18'18"E, a distance of 17.17 feet, to a Point on Curvature of a curve concave to the northeast; thence run southeasterly, along the said curve having an Interior Angle of 00°52'57", a Radius of 1426.87 feet, an Arc Length of 21.98 feet and a Long Chord of S08°41'15"E, a distance of 21.98 feet; thence run N89°07'15"E, a distance of 129.04 feet; thence run S28°05'56"E, a distance of 196.79 feet, to the POINT OF BEGINNING, all lying and being in Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida.

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DOUGLAS DIXON
ST. LUCIE COUNTY

PN

Planning Board **6. e.**

Meeting Date: 01/10/2022

Information

REQUESTED ACTION

Site Plan - Crossroads Parkway Warehouse - 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4, 2324-710-0022-000-1

LOCATION

The subject parcels are generally located on the east side of Crossroads Parkway and west of I-95 in the City of Fort Pierce, Florida.

PCN(s): 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4, 2324-710-0022-000-1

RESPONSIBLE STAFF

Jennifer Hofmeister-Drew, AICP, LCAM
Planning Director

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report & Supporting Documents
application documents
application plans
application elevations
application studies

Form Review

Form Started By: Jennifer Hofmeister Started On: 01/03/2022 11:15 AM
Final Approval Date: 01/04/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
FROM:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
RE:	**Site Plan (Development and Design Review)** **Crossroads Parkway Warehouse –21-07000018**
BOARD DATE:	January 10, 2021

STAFF REPORT

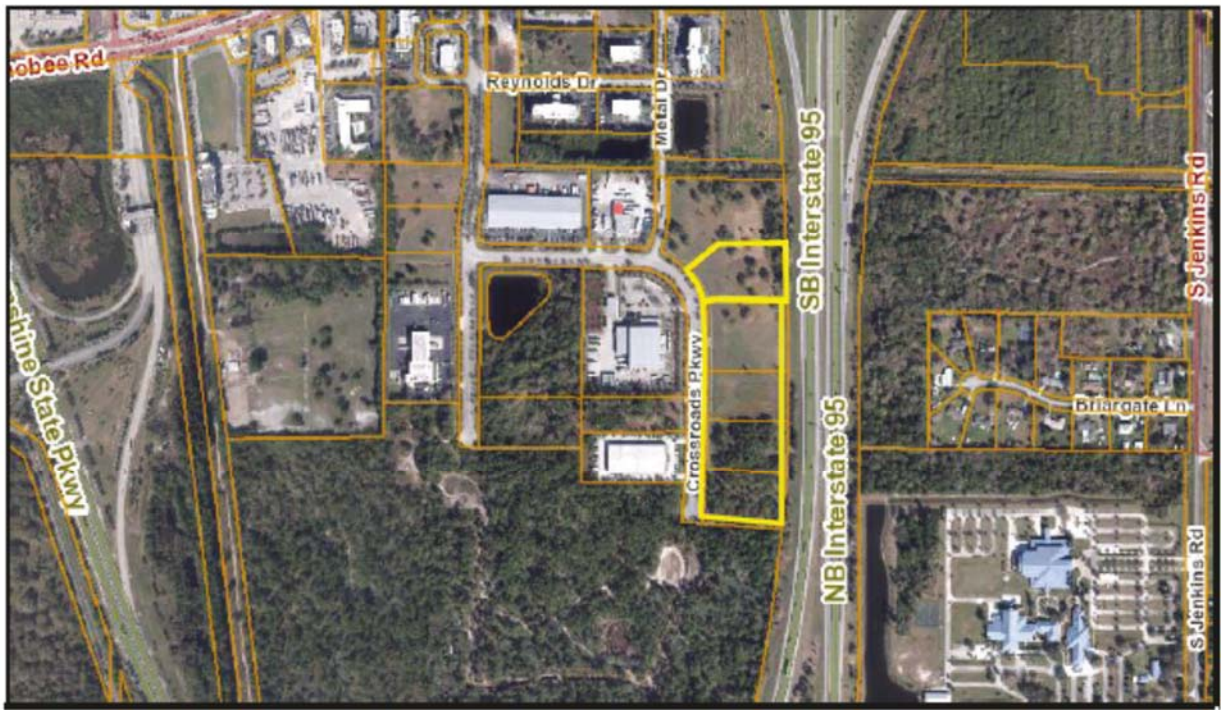
Owner:	JBL Fort Pierce Industrial 2028 Harrison Street #202 Hollywood, Florida 33020
Representative:	Engineering Design & Construction, Inc. (Brad Currie, VP) 10250 SW Village Parkway, Suite 201 Port St. Lucie, FL 34987
Applicant's Request:	Approval of a Site Plan (Development and Design Review) of five (5) parcels to develop a 207,458 square foot office/warehouse building with associated site improvements
Location(s):	The subject parcels are generally located on the east side of Crossroads Parkway and west of I-95 in the City of Fort Pierce, Florida
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
Future Land Use:	General Commercial (GC)
Current Zoning:	Commercial Parkway (CP-1)
Utilities:	FPUA

	North	East	South	West
Surrounding FLU:	General Commercial (GC)	Interstate-95	GC	GC
Surrounding Zoning:	Commercial Parkway (CP-1)	Interstate-95	CP-1	CP-1
Utilities:	FPUA			

Staff Analysis:

Request

In accordance with Sections 125-313 and 125-314 of the City Code, the applicant is requesting the review and approval of a Site Plan (Development and Design Review) to develop the subject five (5) parcels for approximately 207,458 square feet office/warehouse use with associated site improvements. The subject parcels have a Future Land Use designation of General Commercial (GC) with a compatible zoning classification of Commercial Parkway Zone (CP-1).



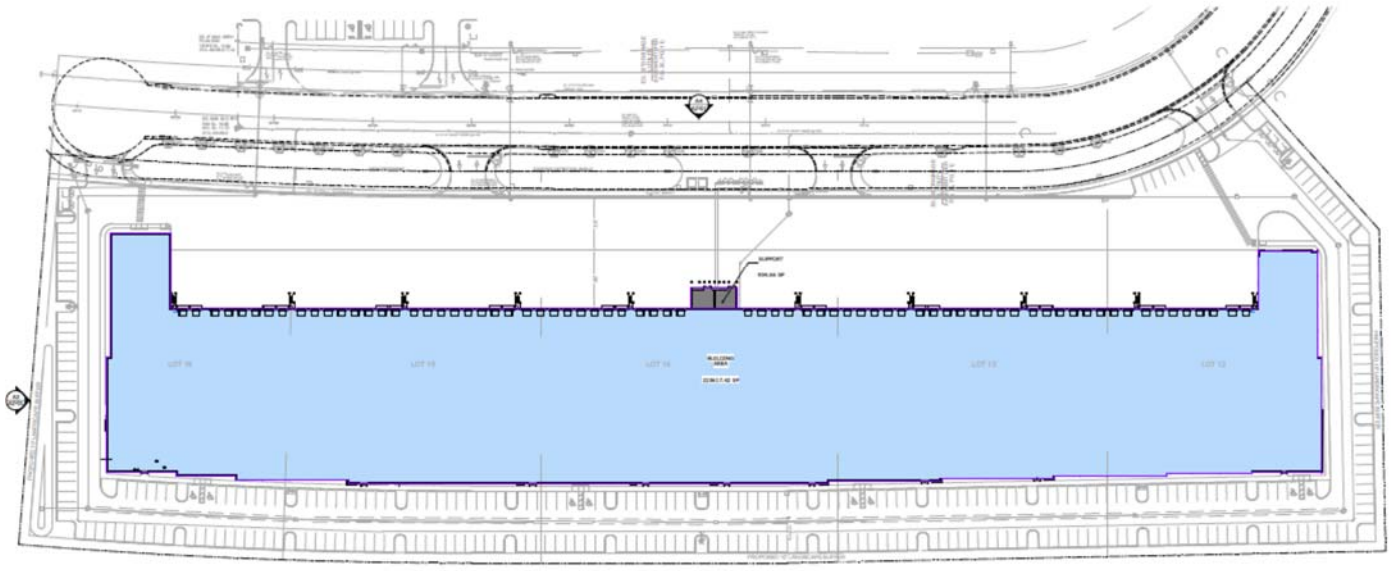
Future Land Use and Zoning

The General Commercial (GC) Future Land Use designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive, and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections.

The subject site has a zoning district classification of Commercial Parkway (CP-1). The CP-1 district is established for the purpose of providing space for large lot development along principal vehicular approaches into the city. This is a mixed-use district which should provide for certain types of office, commercial, and industrial operations which are typically characterized by a business park setting. This district may function as a transition zone between commercial/light industrial activities and uses which may be sensitive to nuisance such as residential land uses.

Development Review (Site Plan)

The proposed site plan, shown below, meets the basic use standards for the CP-1 zone.



Proposed Crossroads Parkway Warehouse Site Plan

The Code required standards are set forth in Code Section 125-207. Commercial Parkway Zone (CP- review, below demonstrates compliance with Code Section 125-207, Basic use standards:

Lot Size	*Required*	*Provided*
The minimum lot area	20,000 square feet	533,733 sq feet
The minimum lot width	100 feet	1240.15 feet
The minimum lot depth	100 feet	400 feet
Yards		
The minimum depth of the front yard	25 feet	76 feet

The minimum depth of the rear yard	10 feet	85 feet
The minimum depth of the side yard	20 feet	89 feet
Lot coverage		
The maximum lot coverage	60%	40.55%
Building height		
	65 feet	44 feet
Open Space		
A minimum of the gross area of land to be devoted to a commercial parkway development must be reserved for use as parks, recreation areas, marinas, open space, planting, or other public purposes other than rights-of-way, utility easements, and parking areas.	20%	20.05%

The site plan calls for the primary loading / unloading area to be located north of the warehouse with parking located plan south and at each side.

Traffic Analysis

A Traffic Study was performed that defined the study area roadways in terms of existing lane geometrics and traffic volumes. The traffic volumes and level of service levels were obtained from the St. Lucie County Transportation Planning Organization (TPO) and the Florida Department of Transportation (FDOT), respectively.

The future traffic generated by the subject development, as examined utilizing the *ITE Trip Generation , 10th Edition* trip rates, and applying the use of warehouse was calculated as follows:

- Thirty-eight (38) net new AM peak hour trips with 29 entering and nine (9) exiting.
- Forty-three (43) net new PM peak hour trips with 12 trips entering and 31 trips exiting.

Based upon the traffic analysis, the subject project will produce 400 daily new trips (delineated by AM and PM trips) and will not have a significant impact on the roadway network. All links and intersections will operate at acceptable levels of service (LOS C).

Parking Requirements

The subject development requires 375 parking spaces, and 367 spaces are provided. The reduction in parking is supported with a parking study that determined that less parking is required than code. Planning staff is in support on this request and supporting documentation. The applicant will be paying a fee in lieu of parking for the 13 spaces prior to the issuance of a building permit.

Development Review (Landscape Plan)

Pursuant to Code Section 123-37(4)(b), shown below is the required and provided landscape material:

Vehicular Use Area Landscaping Adjacent to R.O.W. (West Buffer) 1,240 feet

Trees Required = 10 feet Wide Landscape Strip with 1 Tree/300 square feet

- 1,240 linear feet x 10 feet = 12,400 square feet / 300 = 41 Trees
- Provided = 41 Trees

Shrubs Required = Continuous Hedge @ 2' On-Center.

- 1,240 linear feet / 2 feet On-Center. = 620 Shrubs
- Provided = 620 Shrubs

Vehicular Use Area Landscaping Adjacent to R.O.W. (East Buffer) 1,392'

Trees Required = 10 feet Wide Landscape Strip with One (1) Tree/300 square feet

- 1,392 linear feet x 10 feet = 13,920 square feet / 300 = 47 Trees
- Provided = 47 Trees

Shrubs Required = Continuous Hedge @ 2 feet On-Center

- 1,392 linear feet / 2' feet On-Center = 696 Shrubs
- Provided = 696 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (South Buffer) 400'

Sec. 123-37(6)

Trees Required = 10 feet Wide Landscape Strip with 1 Tree/200 square feet

- 400 linear feet. x 10 feet = 4,000 square feet / 200 = 20 Trees
- Provided = 20

Shrubs Required = Continuous Hedge @ 2 feet On-Center

- 400 Linear Feet / 2 feet On-center = 200 Shrubs
- Provided = 200 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 530'

Sec. 123-37(6)

Trees Required = 10 feet Wide Landscape Strip with 1 Tree/200 square feet

- 530 Linear Feet x 10 feet = 5,300 square feet. / 200 = 27 Trees
- Provided = 27

Shrubs Required = Continuous Hedge @ 2 feet On-Center.

- 530 Linear Feet / 2 Feet On-Center= 265 Shrubs
- Provided = 265 Shrubs

Interior Vehicular Use Area

Sec. 123-37(7)(a & b)

Required = 1 square feet of interior landscaping per
15 square feet of vehicular use area (260,895 square feet/15 = 17,393 square feet)
Landscape Area Provided = 17,393 square feet
Trees Required = 1 Tree/100 square feet of interior landscape area

- 260,895 square feet/15 = 17,393 square feet / 100 = 174 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 Native Trees Provided = 309 (100%)

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

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

Design Review (Architecture)
The current drawings reflect Tilt-Up construction with elements such as canopies, glass storefront, doors, windows, signage, and loading doors. The roof will be mono-sloped across the short direction of the building, resulting in clear heights varying between 32 feet and 36 feet throughout the warehouse.

The proposed elevations for the warehouse/office use are provided on the following pages. The applicant supplemented with a statement that warrants inclusion in the staff report.

> "The Interstate Commerce Center (aka 3800 Crossroads) is a project we are proud to present to the City of Fort Pierce for approval. One of the elements of this property that first captivated us was its prominence and visibility from the highly trafficked Interstate 95. For that reason, we took special care to ensure the design is as attractive to the general public as it is to the tenants who will work there every day.
>
> Our first opportunity to make an impression comes during the approach from I-95. Whether from the South or the North, the eastern corners of the building make a distinguished first impression. Attractive architectural features draw your eye from the parapet to the foundation plantings. Overhead canopies provide a moment of respite for workers balancing their umbrella and morning coffee. The extra tall wrap-around glass can be appreciated from the exterior, and the abundant natural light it provides is just as welcome by occupants inside the space.
>
> Continuing the journey, subtle steps in the facade provide visual interest. This confident rhythm continues to crescendo toward the middle, then recedes as if to allow passersby to continue on their way. The parapet is high enough to screen rooftop equipment and is proudly marked by a contrasting grey. This consistency is only punctuated by each entry feature, which surpasses the parapet in height, providing rich texture to the visual

experience. These entry features - 11 in total - have been located to provide flexibility to demise the building to serve businesses of all sizes. They all feature a generous weather protected entry and ample glass.

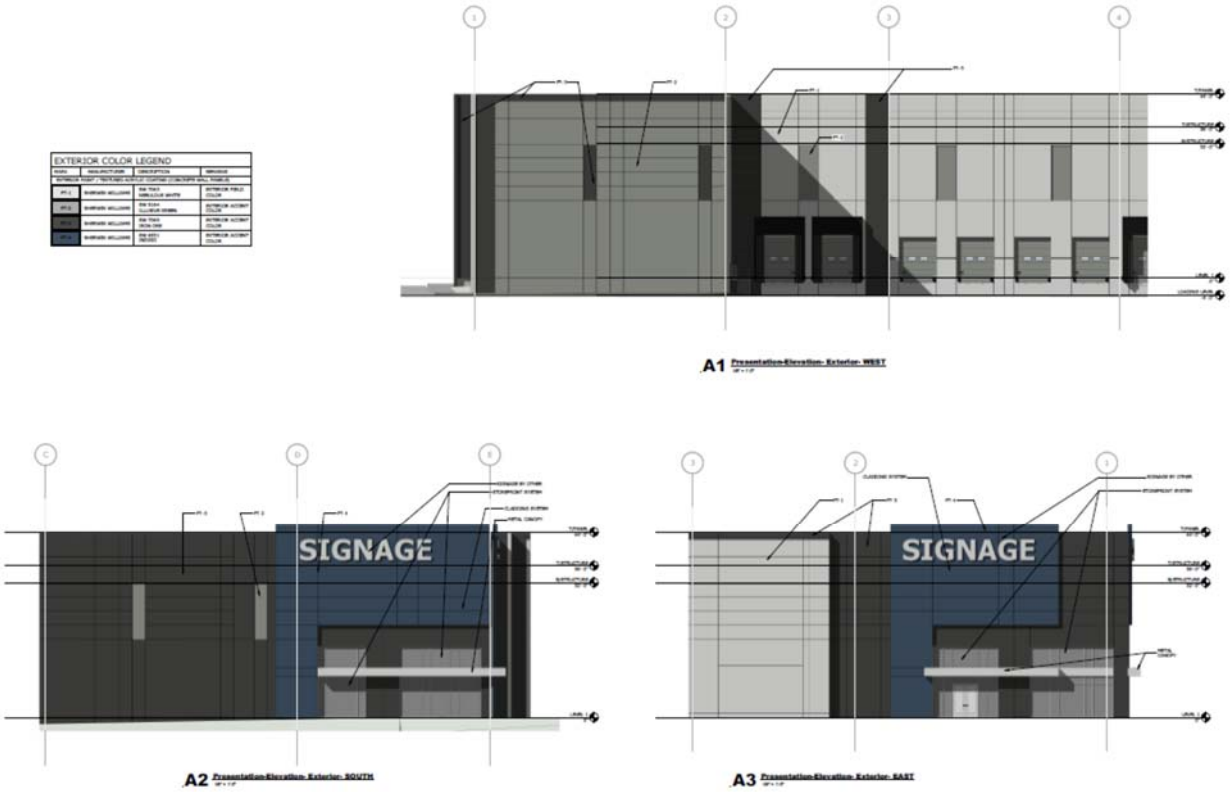
On the Crossroads Parkway elevation, dock-high loading doors provide the function today's sophisticated tenant's demand. Subtle contrasting colors juxtapose architectural interest with the required practicality of a loading bay. Inside, the building will meet all the functional requirements of a modern facility- a perimeter of concrete tilt up panels support a steel roof providing at least 32' clear heights. Columns are spaced to provide industry standard clearance, and high efficiency LED fixtures throughout minimize energy use.

Returning to the exterior, we propose a distinguished yet simple palate of colors. A creamy earth tone brings elegance to a majority of the facade. Sand tones provide subtle balance at the western corners, while a darker grey brings contrast to visually mark key details. The entry features will bring tasteful color to enliven the offering. The effect is distinctively modern, yet timeless in execution.

For landscaping, we propose a mix of Live Oaks, South Florida Slash Pines, and Simpson Stoppers. The Oak and Pine will grow to provide a native, shady canopy. The Simpson Stoppers will fill out the ground level and shrub level planting space. The combined effect will be visually lush and blend with the surrounding landscape. They will be installed around the full perimeter of the site, in landscaped islands, and along the foundation.

At night, these mindful choices will recede ever so slightly, allowing the soft glow of the facade up lights to take center stage.

With every design decision, we thought carefully about the responsibility that comes with occupying such a prominent site in Fort Pierce. We are proud to put forth this proposal, and hope you agree it will be a fitting addition to the community. “



Crossroads Parkway Warehouse Elevations

As the building is being developed speculatively, there is no end user identified at this time. As such, the applicant is requesting elevations with a variety of exterior colors to suit, as displayed on the following page. These elements have been shown in a reasonable configuration for future leasing activity. They will be designed to be flexible in nature, so they can be modified to be consistent with actual tenanting needs without compromising the design intent. Similarly, knockout panels will be incorporated wherever appropriate to provide flexibility for future tenant configurations that are unknown at this time.

Technical Review Committee

All affected departments have reviewed the proposed Site Plan (Development Review and Design Review) with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation

The proposed Site Plan (Development Review and Design Review) application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the requested application with the following conditions:

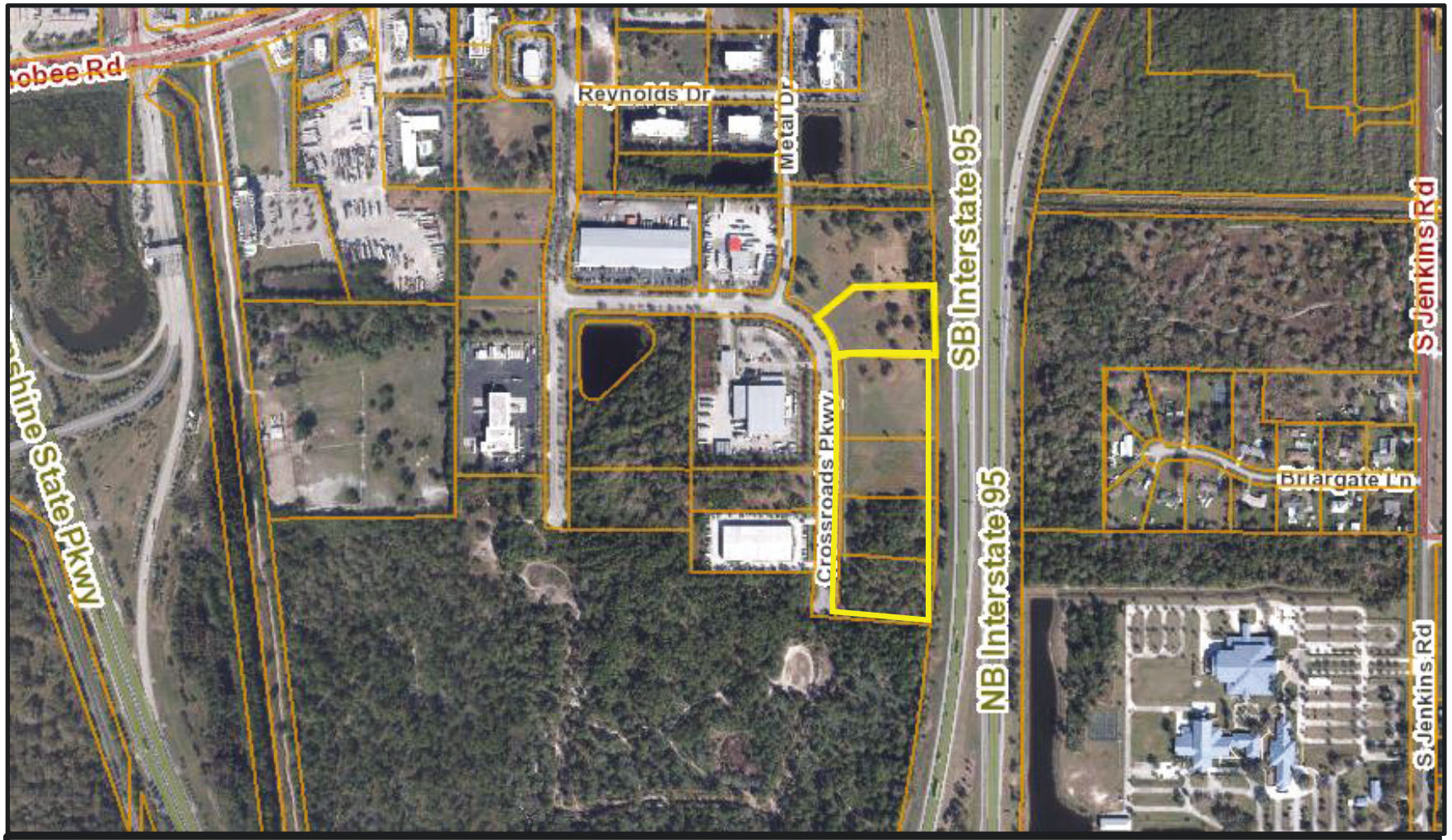
1. Pursuant to City Code Section 123-66.(d) -Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff prior to the issuance of a Building Permit.

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

3. Prior to the issuance of a Building Permit, a parking in lieu fee for the eight (8) parking spaces not provided on site shall be paid.

4. 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.

Location Map



THE SUNRISE CITY
FORT PIERCE
Florida

Crossroads Parkway Warehouse

2324-710-0018-000-0
2324-710-0019-000-7
2324-710-0020-000-7
2324-710-0021-000-4
2324-710-0022-000-1

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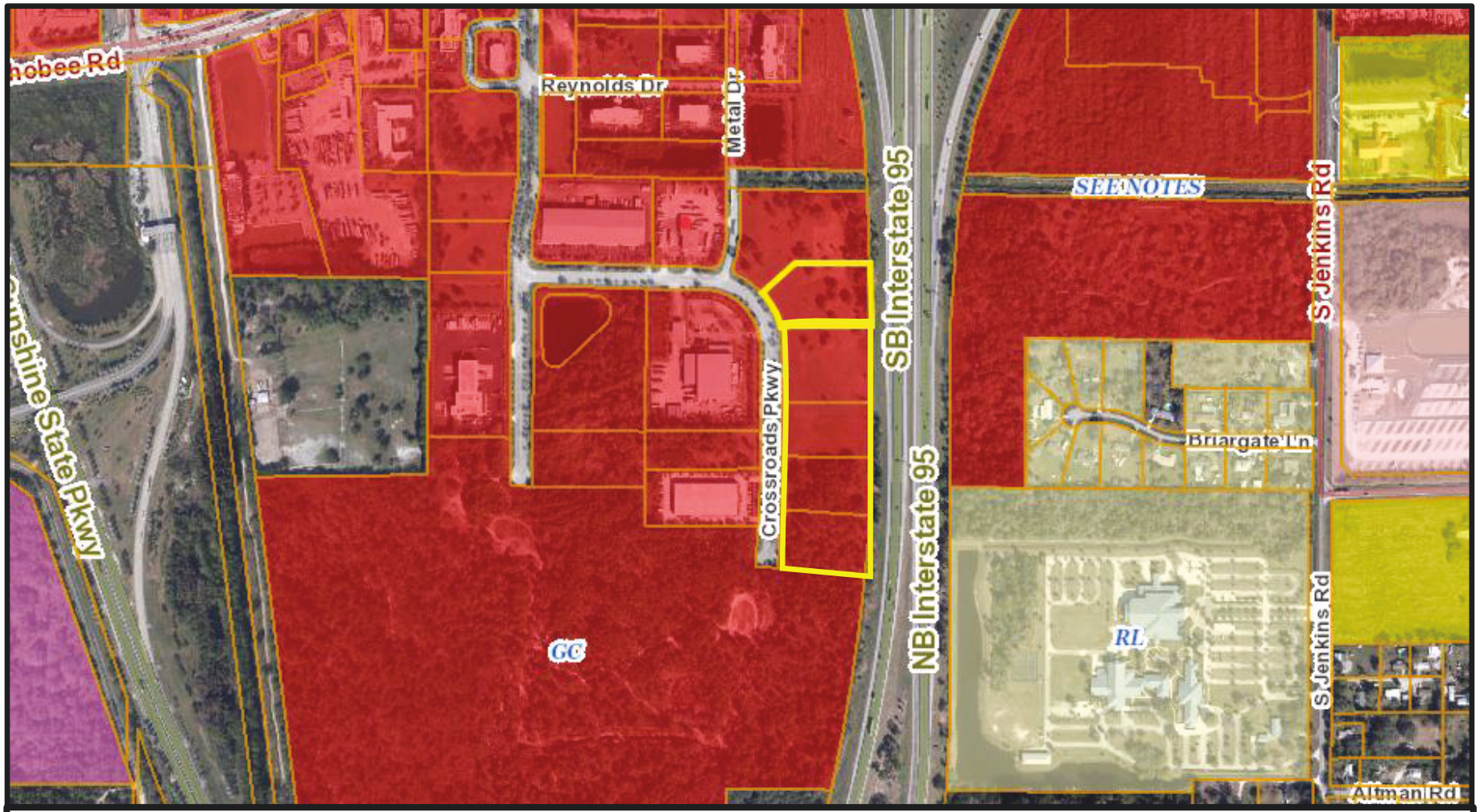
Future Land Use Map



Crossroads Parkway Warehouse

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

THE SUNRISE CITY FORT PIERCE Florida

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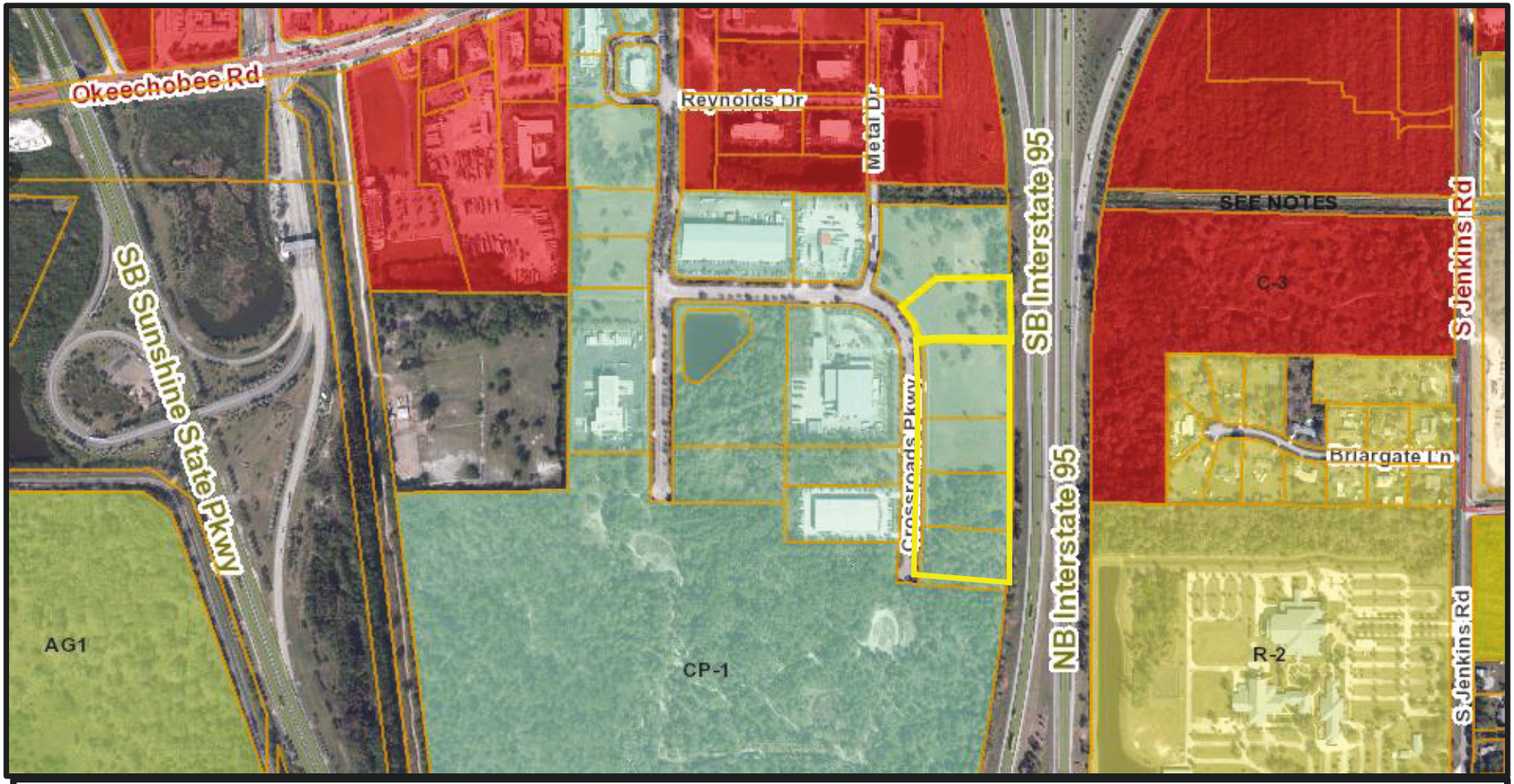
Zoning Map



Crossroads Parkway Warehouse

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2324-710-0019-000-7
2324-710-0020-000-7
2324-710-0021-000-4
2324-710-0022-000-1

THE SUNRISE CITY
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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

September 14, 2021

Engineering, Design, & Construction, Inc
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Subject: **Development Review – Crossroads Parkway Warehouse**
Technical Review Project # 21-07000008

Fort Pierce 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).
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.
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.
4. Sidewalks shall be provided along the Crossroads Parkway right-of-way pursuant to City Code 125-317.
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.
6. Note that signs will be approved as part of the Building Permit process.
7. Provide up-lighting to the outside of the building to help with lighting at night and to enhance security and visibility.
8. Provide a colored site plan (aerial overview) that also includes the landscaping.

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.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). All comments must be satisfied and addressed to move onto the Planning Board review stage. The presented review is specific to the proposed facility. Please contact Jennifer Hofmeister-Drew should you have any questions regarding the project at 772-467-3730 or by e-mail: jhofmeister@cityoffortpierce.com.

Sincerely,

Brandon C. Creagan, MCRP, LEED Green Associate

Senior Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Senior Planner

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

RE : Crossroads Parkway Warehouse Site Plan – Crossroads Parkway
TRC No. 21-07000018

DATE : September 15, 2021

This is to advise you that we have completed the review of the following documents as received by this office on September 9, 2021:

- [x] Site Plan
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Site Plan
- [ ] BP Approval
- [ ] C/O

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

- [x] See attached for engineering comments

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

ENGINEERING COMMENTS:

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 plans 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 easements.
2. Revise the submitted topographic survey to correctly identify the westerly drainage and utility easement as 25' as opposed to the noted 20'.
3. The submitted boundary survey was only for Lot 12, please forward the certified boundary surveys for Lots 13 through 16.
4. Revise the plans to reflect the continuation of the Crossroads Parkway public sidewalk to the south.
5. Revise the driveway aprons from asphalt to concrete as per the requirements specified in the City of Fort Pierce Code f Ordinances Section 32-9(b).
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 abut a landscaped area.
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.
8. Advisory Comment: Prior to issuance of a Site Work permit, all Local, State, and Federal permits shall be obtained.
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.

JRA/TST/tst

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THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 9.16.21
Property Address: Development & Design Review – Crossroads Parkway Warehouse

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

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

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

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

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

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

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

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☑ 11. Signed and sealed construction drawings required.

☑ 12. Will need to meet the Fire Code.

☑ 13. Sprinkler system is required.

☑ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Existing Open permits: 2010 Fire Alarm, 2009 Generator

Building Official's or Representative's Signature Paul G Jones Date: 9/13/21

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

Technical Review Committee meeting

September 16, 2021

Case # 21-07000018

Planner: Brandon Creagan

Development and Design Review

Crossroads Parkway warehouse, Crossroads Parkway, Fort Pierce, FL

Comments:

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.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

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

Technical Review Committee Meeting

September 16, 2021

TECHNICAL REVIEW PROJECT # 21-07000018
Crossroads Parkway Warehouse

Comments

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.

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

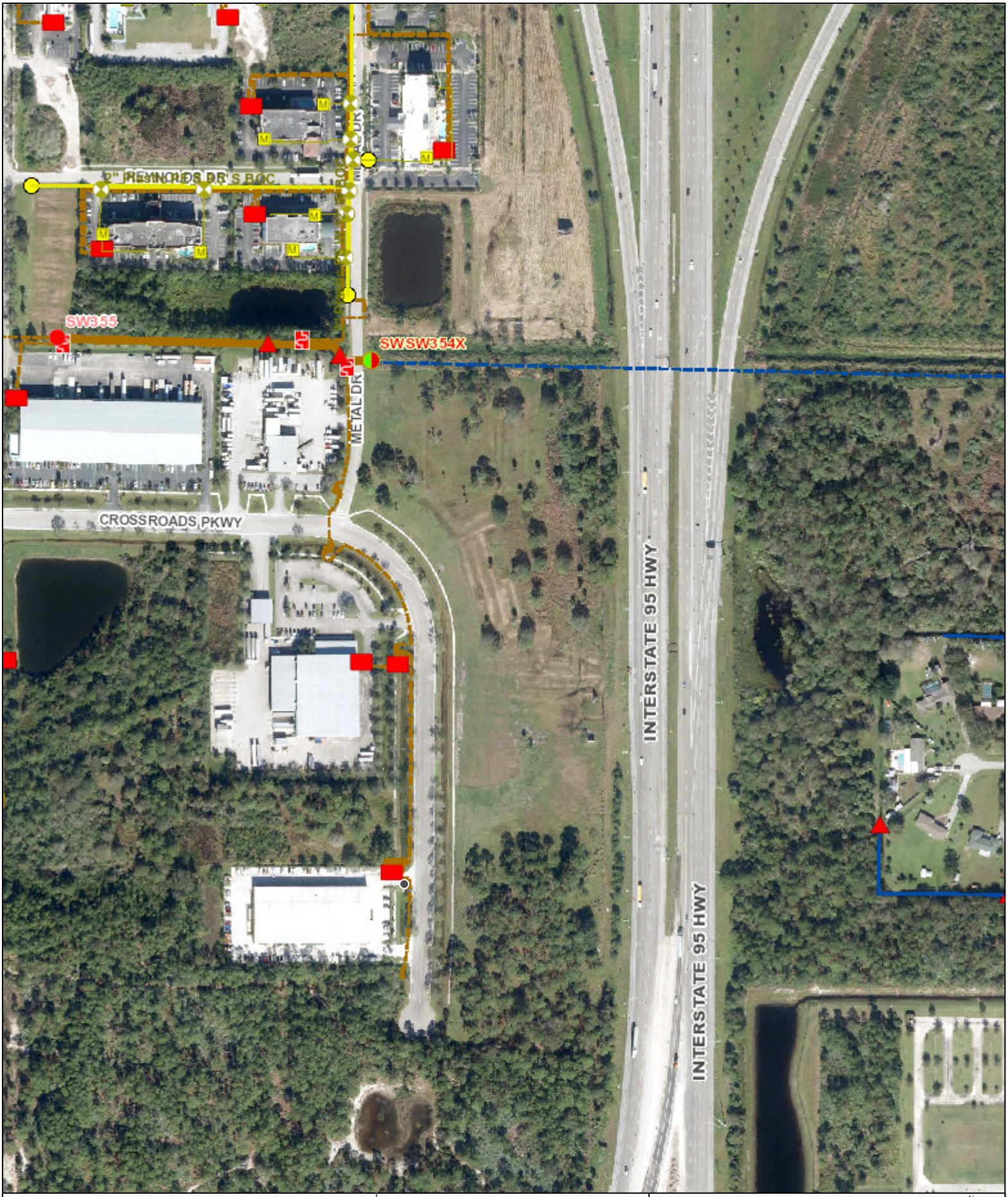
Gas: Service can be made available (via main extension from Metal Dr as shown in the attached GIS map). Please provide a copy of the gas riser diagrams with the anticipated load if the developer is

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
anjohnson@fpua.com

A utility easement will be required for all proposed FPUA facilities on the site.

The attached GIS map details the location of existing electric and gas facilities.



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse

Transformers

- Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water
- Fire Hydrant
- Well
- Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 9/9/2021

FPUA COMMUNITY PROUD

N

1 inch = 346 feet

FPUA Web Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

FORT PIERCE UTILITIES AUTHORITY
"Community Proud"

Developer's Responsibilities for Utility Connection

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit www.FPUA.com and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

   (http://www.fpua.com/Business/StartStopNewServices/DevelopmentServicesWWWDownloads.aspx)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.

3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

   $500 Flat charge per development
   plus $20 per water equivalent residential connection (WERC) at 300 gallons per day
   plus $20 per sewer equivalent residential connection (SERC) at 240 gallons per day

   Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

   Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.

6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

   Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from $50 - $400.

   Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:

    a. Bill of Sale/Cost and Quantities (utilize form on website)
    b. FDEP Water/Wastewater Certification
    c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
    d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
    e. Gravity Sewer Inspection DVD
    f. Lift Station Start Up
    g. Lift Station O & M Manuals (FPUA Owned Only)
    h. Private Lift Station/Collection System Application (if applicable)

13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

    Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are $250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

    a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
    b. Final Inspection/Walk-Through
    c. Punch List Complete
    d. Contractor's Affidavit and Release of Lien (utilize form on website)
    e. Executed Easement
    f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
    g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- KA sets up account and creates service order which charges $40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of $200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- EC will send Cost and Quantities to Finance to record the asset

REQUEST FOR PREPARATION OF EASEMENT

1. CUSTOMER NAME AND ADDRESS

_____

_____

_____

_____

2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER

_____

_____

_____

3. FPUA CONTACT PERSON AND CONTACT INFORMATION

_____

_____

4. SITE ADDRESS AND PARCEL ID

_____

_____

_____

_____

5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

_____

_____

_____

_____

_____

_____

_____

_____

6. EASEMENT TO BE PREPARED AT THE COST OF

_____ PROPERTY/BUSINESS OWNER

_____ FPUA

7. PROJECT SCHEDULED COMMENCEMENT DATE _____

8. ATTACH SKETCH OF EASEMENT

SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.

2. Forward completed Request form to FPUA Attorney.

3. FPUA Attorney will order title search.

4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.

5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.

6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.

7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.

8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.

9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.

10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.

11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.

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

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

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Crossroads Parkway Warehouse

REVIEW DATE: 9/7/2021

PLANNER: CREAGAN

REVIEWED BY: Captain Wayne Boyer, Lieutenant Salomon Rincon

Site Plan Approved: _____

Site Plan Approved with conditions: ___X____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
5. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire**

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

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

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

8. **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.**

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

10. **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.**

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

12. **Site Plans shall include all necessary fire department access roadways and fire lanes as determined by the Fire Marshal.**
    Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.
    Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.

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

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

13. **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.**

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

St. Lucie Transportation Planning Organization

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

September 20, 2021 **VIA EMAIL**

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

RE: Potential Transportation Impact Review (PTIR)
Crossroads Parkway Warehouse
Fort Pierce, Florida

Dear Mr. Creagan:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR with regard to the above-referenced proposed development. The proposed development consists of a 207,117 square-foot warehouse across five adjacent properties totaling 12.71 acres. Based on the review, the following comments are provided:

- **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.

- **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.

- **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.

- **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.

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

Sincerely,

Peter Buchwald
Executive Director

ENGINEERS SURVEYORS
ENVIRONMENTAL

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 # 21-07000008 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.

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

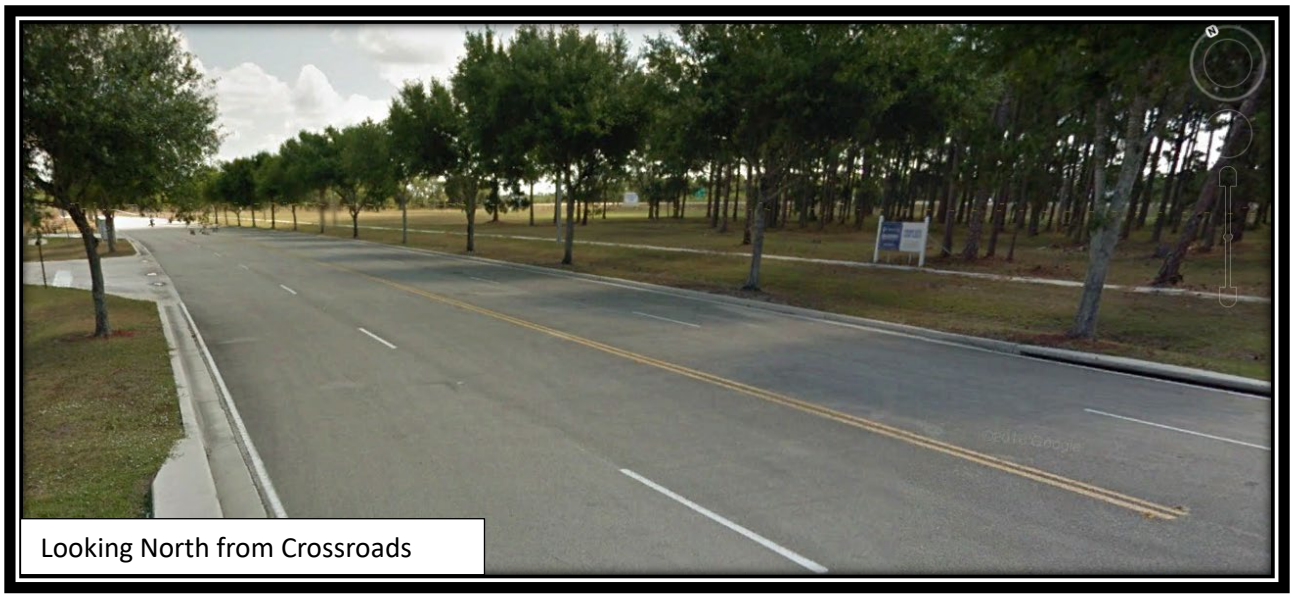
Section 125-313 of the City of Fort Pierce Land Development Code outlines the requirements for review and approval of Major or Minor Site Plan Applications. As outlined in section 125-313(a)(1) of the City of Fort Pierce Land Development Code, the proposed development will be considered a major site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

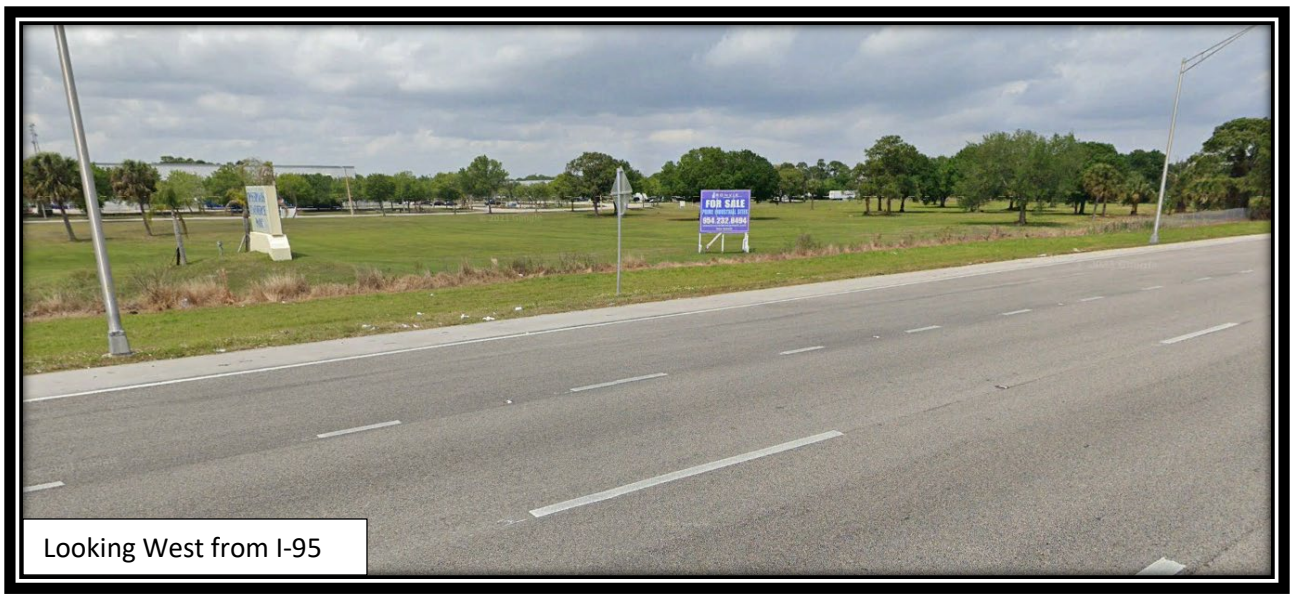
The subject parcel is located on the east side of Crossroads Parkway in Fort Pierce, Florida. Existing conditions of the subject parcels are depicted in the below photos:



Looking North from Crossroads

Looking South from Crossroads

Looking East from Crossroads Pkwy



Looking West from I-95

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:

Pepsi Bottling Group

3802 Crossroads Pkwy

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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	Brad Currie, Vice President, Engineering Design & Const., Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
2028 Harrison Street # 202	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Hollywood FL 33020	Port St. Lucie FL 34987
City State Zip	City State Zip
917-225-1694	772-462-2455
Phone Number	Phone Number
michael@jbldvlp.com	bradcurrie@edc-inc.com
Email Address	Email Address

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

(authorized agent)

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 18th day of November, 20 21, by Bradley J. Currie who is personally known to me or has produced n/a as identification.

Patricia M. Sesta

Signature of Notary

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

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

Non-Residential: Proposed Sq. Ft.: 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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

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)	Brad Currie, Vice President, Engineering Design & Const., Inc Applicant/Representative, Title, Company
2028 Harrison Street # 202 Street Address	10250 SW Village Parkway, Suite 201 Street Address
Hollywood FL 33020 City State Zip	Port St. Lucie FL 34987 City State Zip
917-225-1694 Phone Number	772-462-2455 Phone Number
michael@jbldvlop.com Email Address	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.*

(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

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

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4864419 OR BOOK 4611 PAGE 1803, Recorded 05/17/2021 10:55:53 AM Doc Tax: $3395.00

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 Handcock 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. ROBINETTE

John E. Burns, IV, individually and as Trustee

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of [X] 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 [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public State of Florida
Kimberly G Wolfe
My Commission GG 251446
Expires 08/22/2022

Notary Public

Printed Name: Kimberly G. Wolfe

My Commission Expires: 08.22.2022

DoubleTime®

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: Patricia L Adamski

Witness Name: Zach Beach

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

State of Oregon
County of Multnomah

The foregoing instrument was acknowledged before me by means of [X] 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 [X] has produced a ~~driver's license~~ as identification.
US Passport

[Notary Seal]

OFFICIAL STAMP
MICHELE D DOLAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 968440
MY COMMISSION EXPIRES NOVEMBER 13, 2021

Notary Public

Printed Name: Michele D. Dolan

My Commission Expires: 11/13/2021

DoubleTime®

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 Pyer

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 [X] 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 [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: DEBORAH ADDIS

My Commission Expires: 02/29/2024

DEBORAH ADDIS NOTARY PUBLIC DISTRICT OF COLUMBIA

DoubleTime®

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:

First witness

Print Name

Second witness

Print name

Grantors:

Richard E. Bonvie

Patricia A. Bonvie

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of [x] 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]

MARIA E. CASTRO
MY COMMISSION # GG 918506
EXPIRES: January 31, 2024
Bonded Thru Notary Public Underwriters

Notary Public

My Commission Expires:

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:

Witness Name: RACHEL NORTON

Teresa Zabik, Manager of Zabik Investments, LLC

Witness Name: PAMELA BOREIANO

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 21st 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]

SHARON VALDERRAMA
MY COMMISSION # HH 103982
EXPIRES: March 14, 2025
Bonded Thru Notary Public Underwriters

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 Tarsc

Jeffrey Lefkovits, Grantor

Witness Name: J. Steven Spector

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
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

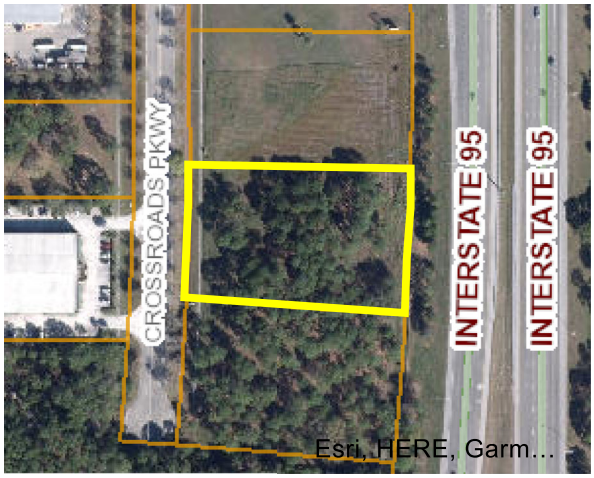
Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
04/21/2021	$920,000	0205	WD	Zabik Investments LLC	4609-893	Clerk of Courts
10/06/2017	$785,000	0205	WD	Pensco Trust Company	4052-288	Clerk of Courts
07/16/2014	$100	0111	QC	Fiserv ISS and Co (TR)	3657-786	Clerk of Courts
12/15/2005	$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 # 21-07000008 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 abut 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
   anjohnson@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 requirement s 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
facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov

"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@jbldvlp.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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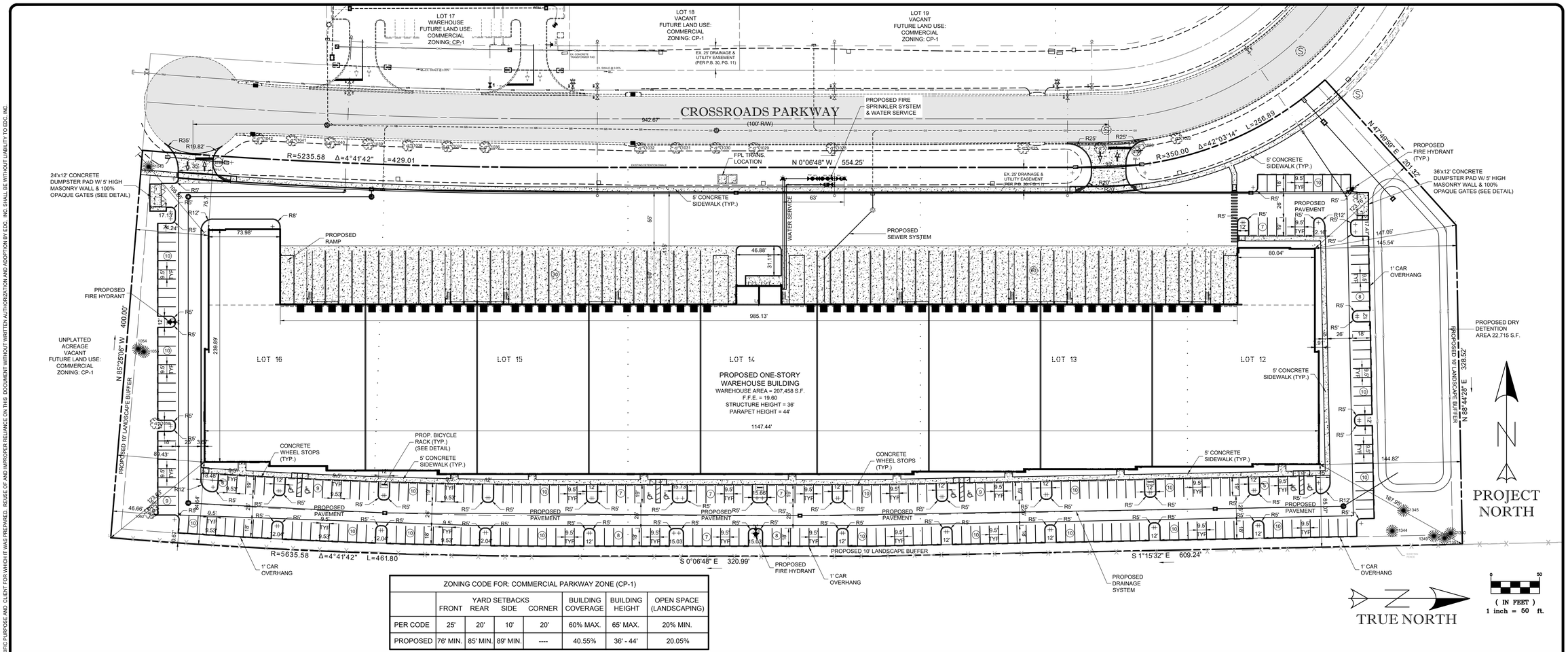
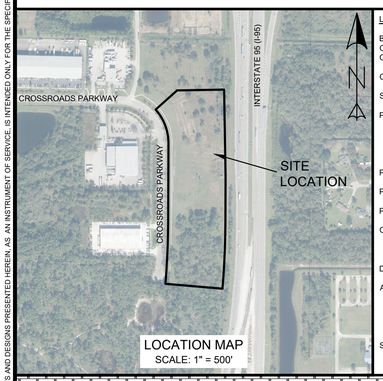
Z:\EDC-2021\21-352 - Crossroads Parkway Industrial\ENGINEERING\AutoCAD\DWGs\21-352 (11-19-2021).dwg, SITE PLAN, 11/19/2021 9:28:24 AM, Bob Frost, EDC, Inc.



ZONING CODE FOR: COMMERCIAL PARKWAY ZONE (CP-1)							
	YARD SETBACKS 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:

ARCHITECT: BAKER BARRIOS
189 S ORANGE AVENUE
SUITE 1700
ORLANDO, FL 32801
(407) 926-3000

SURVEYING: CULPEPPER & TERPENING, INC.
2980 SOUTH 25TH STREET
FORT PIERCE, FLORIDA 34981

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)
FRONT BUILDING SETBACK (25')
SIDE 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:

PARKING REQUIRED:

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

PARKING REQUIRED = 346 SPACES (8 HC)
PARKING PROVIDED = 347 SPACES (8 HC)
CAR PARKING = 287 SPACES
TRUCK PARKING = 60 SPACES

DRAINAGE SYSTEM:
THE STORMWATER MANAGEMENT SYSTEM FOR THE SITE WILL CONSIST OF A SERIES OF INLETS CONNECTED VIA UNDERGROUND PIPES WHICH CONVEY STORMWATER TO AN ONSITE DRY DETENTION AREA. ONE HALF-INCH OF DRY PRETREATMENT WILL BE PROVIDED IN THE DRY DETENTION AREA PRIOR TO DISCHARGING OFFSITE TO THE WEST INTO THE EXISTING MASTER STORMWATER MANAGEMENT SYSTEM. THE EXISTING MASTER STORMWATER MANAGEMENT SYSTEM WILL PROVIDE WATER QUALITY TREATMENT AND ATTENUATION FOR THE PROPOSED PROJECT. CONCEPTUAL ERP# 56-01012-S

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

M E	EXISTING METER	#/#	EX. OAK TREE TO REMAIN # - TREE TAG		EXISTING CONCRETE
M E	PROPOSED METER	#/#	EX. PALM TREE TO REMAIN # - TREE TAG		EXISTING PAVEMENT
—○—	PROPOSED SIGN	#/#	EX. PINE TREE # - TREE TAG		PROPOSED HEAVY DUTY ASPHALT
7	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.		
S1 MH: 17'	LIGHT FIXTURE TAG. HEIGHT OF FIXTURE.				
(8)	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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PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com

DATE	REVISION COMMENTS
11-17-2021	REVISED BUILDING & INCREASED OPEN SPACE.

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

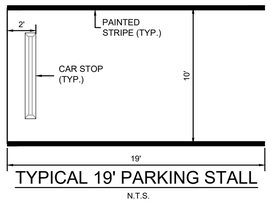
FT. PIERCE FLORIDA

(DATE)

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

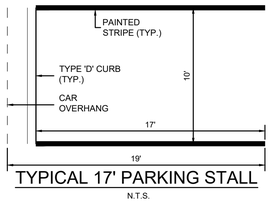
21-352

1 OF 3



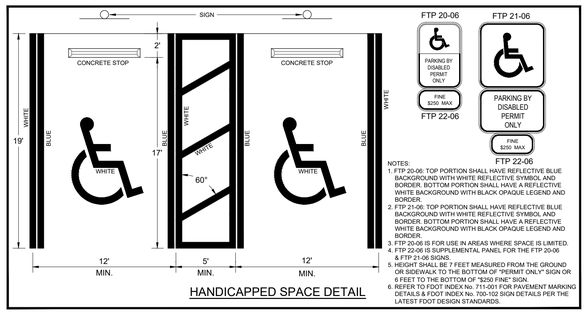
TYPICAL 19' PARKING STALL

N.T.S.



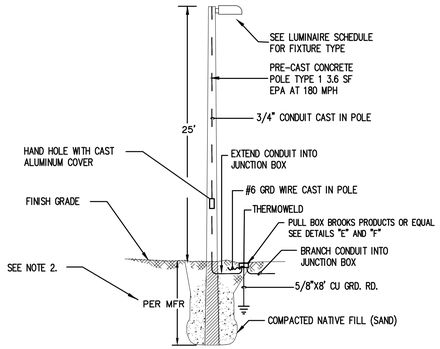
TYPICAL 17' PARKING STALL

N.T.S.



HANDICAPPED SPACE DETAIL

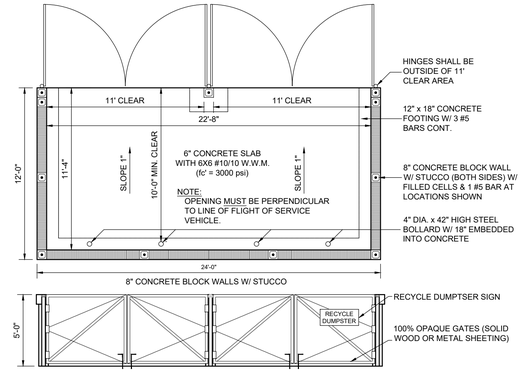
NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND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



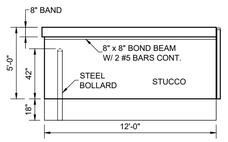
NOTE:
1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.
2. OWNER OR G.C. SHALL SUPPLY WIND LOAD AND BURIAL DEPTH CALCULATIONS FOR THE POLE THEY SELECT.

DIRECT BURIAL CONCRETE POLE DETAIL

SCALE:NONE



24' x 12' DUMPSTER DETAIL



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WAUNAKEE, WI 53597
TOLL FREE: 1-800-448-7931
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FAX: (608) 849-1081
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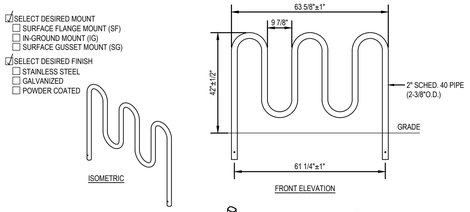
☑ SELECT DESIRED MOUNT
☐ SURFACE FLANGE MOUNT (SF)
☐ IN-GROUND MOUNT (IG)
☐ SURFACE GUSSET MOUNT (SG)

☑ SELECT DESIRED FINISH
☐ STAINLESS STEEL
☐ GALVANIZED
☐ POWDER COATED



NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
4. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
5. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
6. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 302-113B.

HEAVY DUTY WINDER BIKE RACK

7 BIKE, SURFACE OR IN GROUND MOUNT

302-113B

REVISION DATE 13/10/2011

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DATE	REVISION COMMENTS

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

3800 CROSSROADS PARKWAY

CONCEPTUAL SITE DETAILS

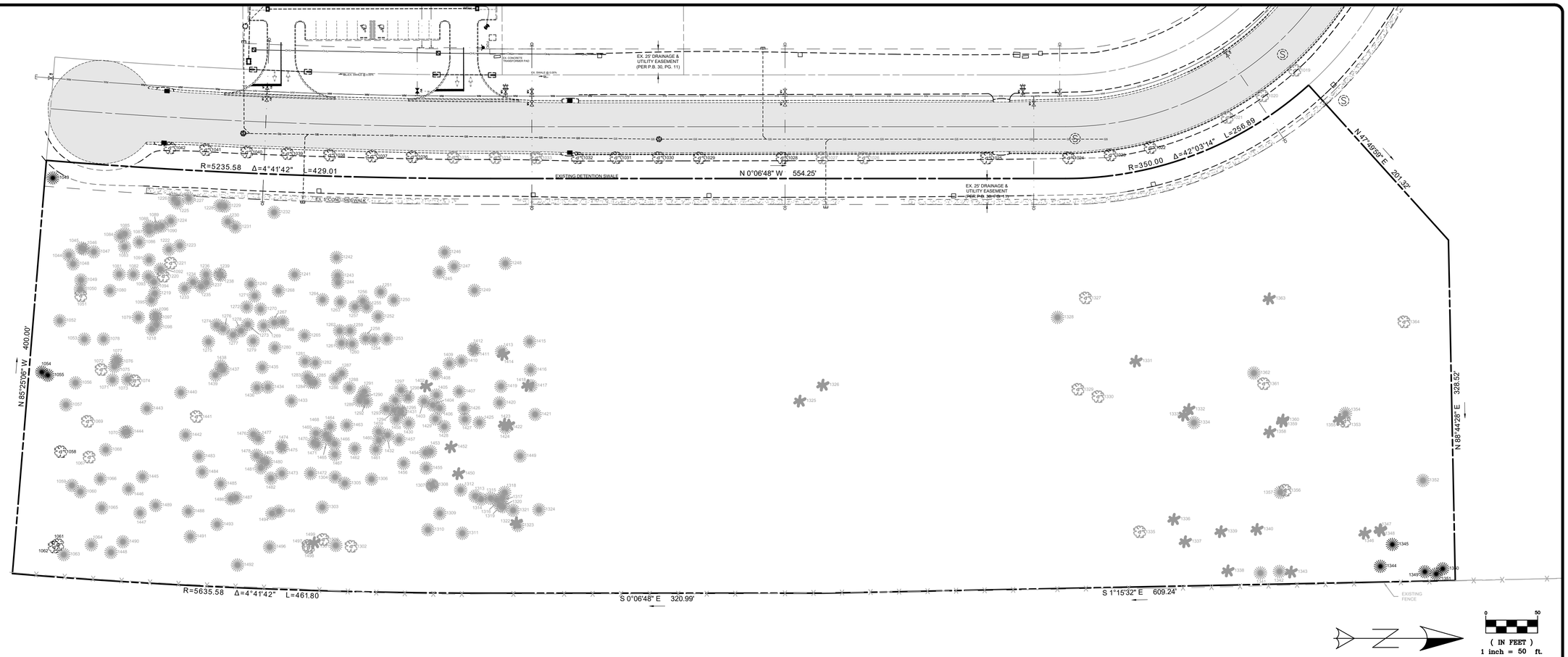
FT. PIERCE FLORIDA

(DATE)

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

21-352

Z:\EDC_2021\21-352 - Crossroads Parkway Industrial\ENGINEERING\AutoCAD\DWG\21-352 (11-19-2021).dwg, SITE DETAILS, 11/19/2021 9:28:39 AM, Bob Frost, EDC, Inc.



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Z:\EDC 2021\21-352 - Crossroads Parkway Industrial\ENGINEERING\AutoCAD\DWGs\21-352 (11-19-2021).dwg, TREE MITIGATION PLAN, 11/19/2021 9:28:43 AM, Bob Frost, EDC, Inc.

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PORT SAINT LUCIE, FL 34987
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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
1" = 50'
SCALE
11 NOVEMBER 2021
DATE

3800 CROSSROADS PARKWAY

TREE MITIGATION PLAN

FT. PIERCE FLORIDA

(DATE)

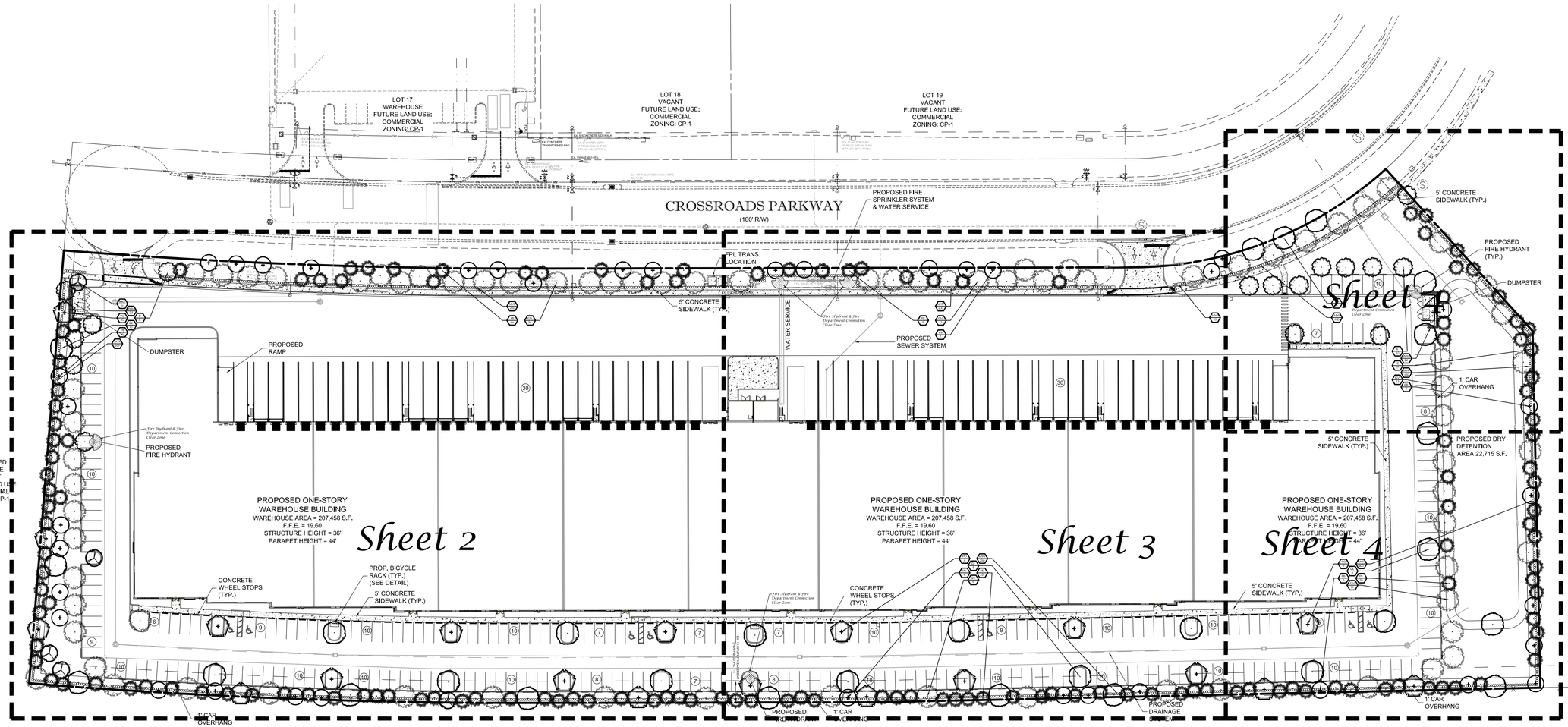
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-352

3 OF 3

Sheet Legend

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



Landscape Plan

North
Scale: 1" = 50'
0 25' 50' 100'

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

3800 Crossroads Parkway

City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 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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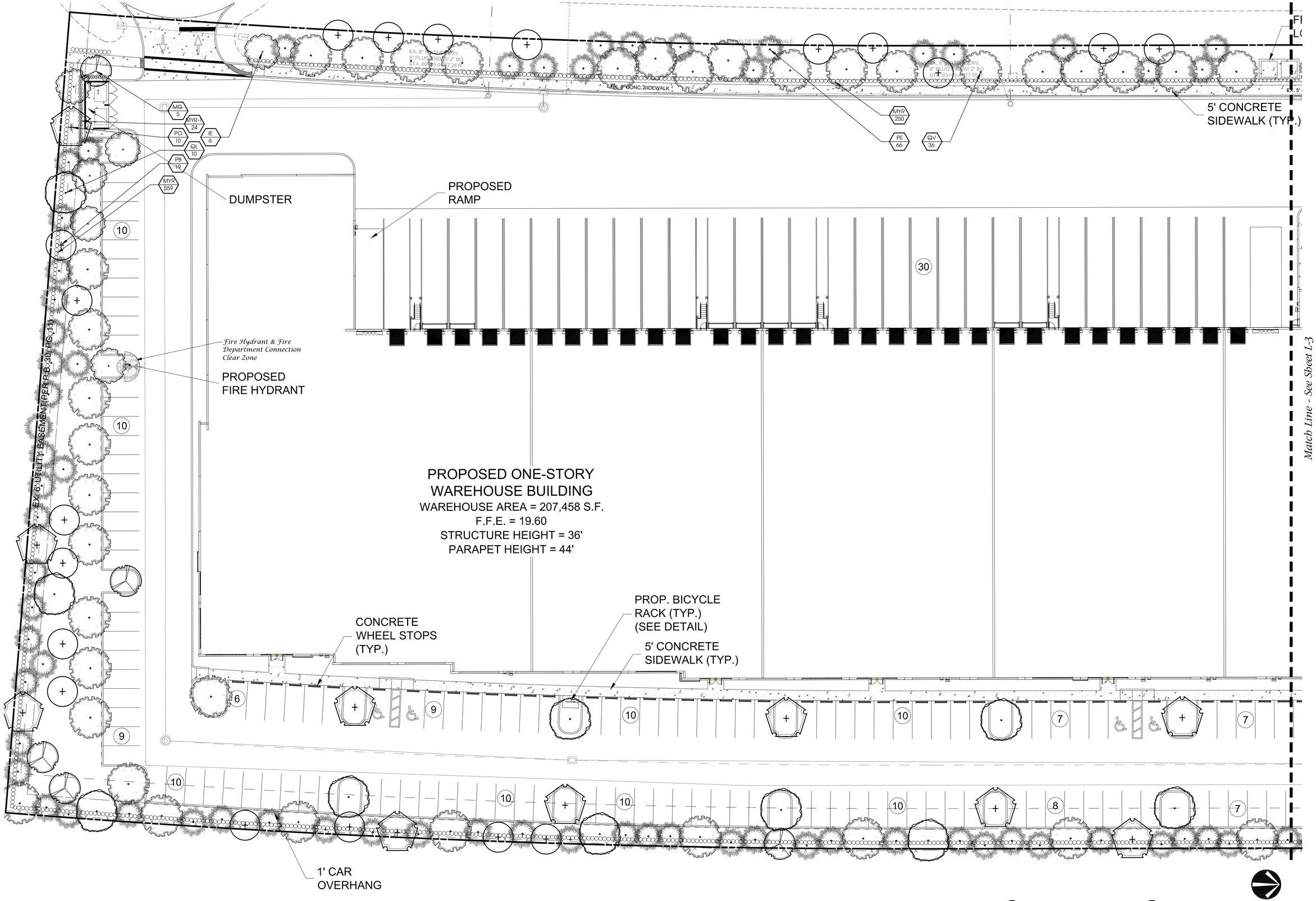
Sheet L-1 of 5



Landscape Plan

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

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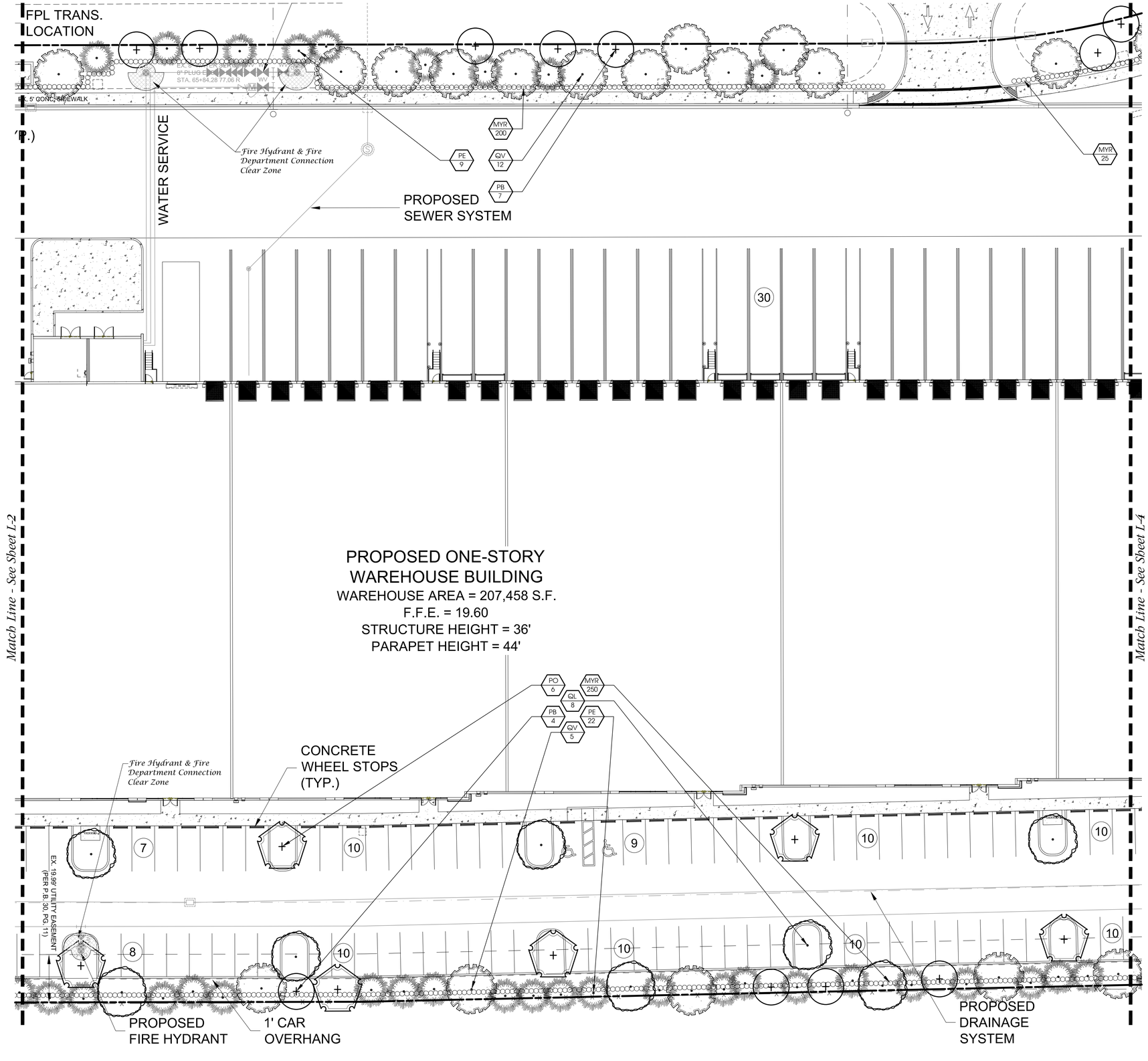
Sheet L-2 of 5



Landscape Plan

North
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0 10' 20' 40'

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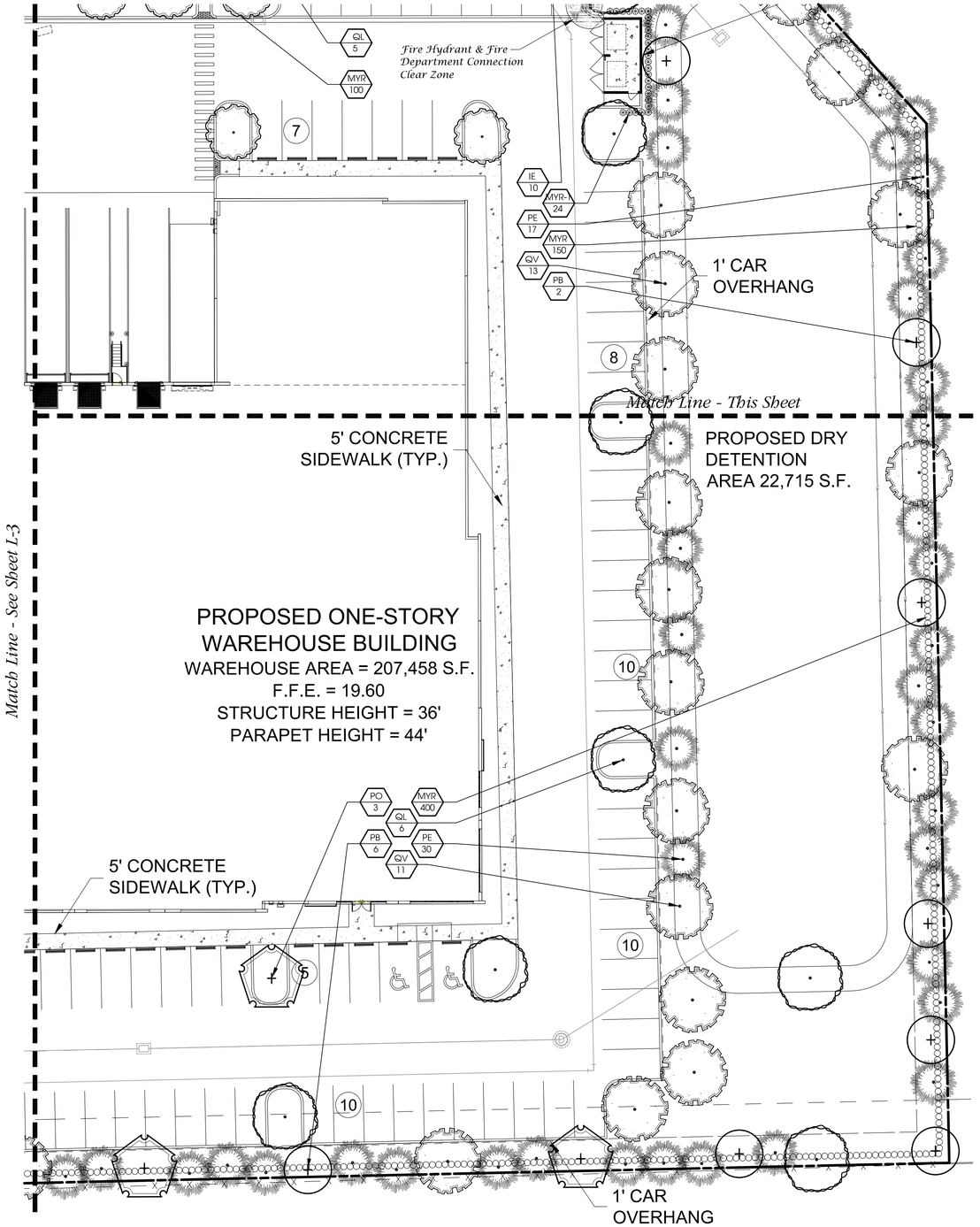

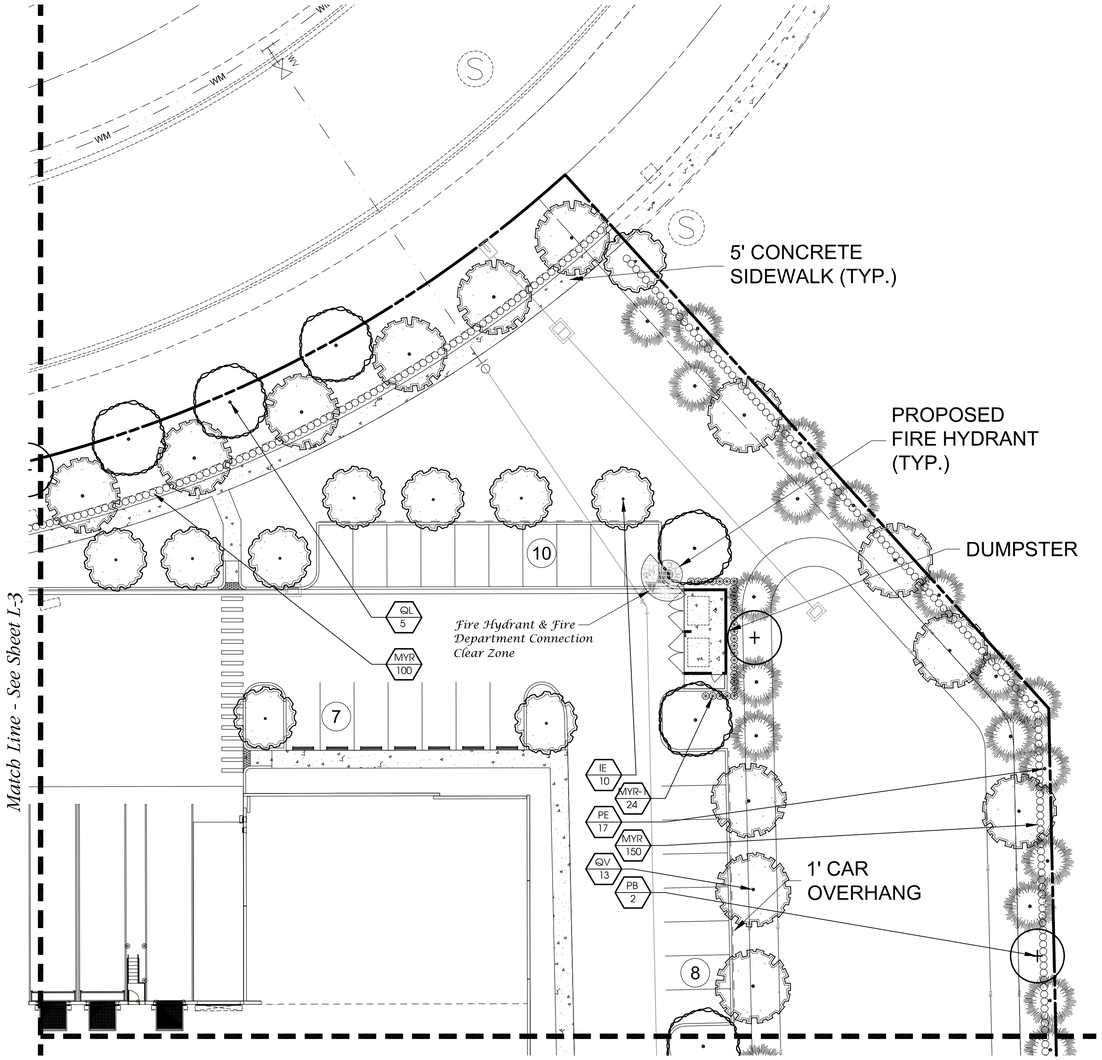

Landscape Plan

North
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0 10' 20' 40'

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Landscape Specifications

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

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

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

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

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

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

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
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				
	446	FORESTIERA SEGREGATA	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./15 = 17,393 s.f. / 100 = 174 Trees
Trees Provided = 174 Trees

Maximum Use of Palm Trees
Sec. 123-37(1)(a)(3)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 309 Trees
Maximum Palms Allowed = 154 (309 / 2 = 154)
Total Palms Provided = 0 (0%)

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

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

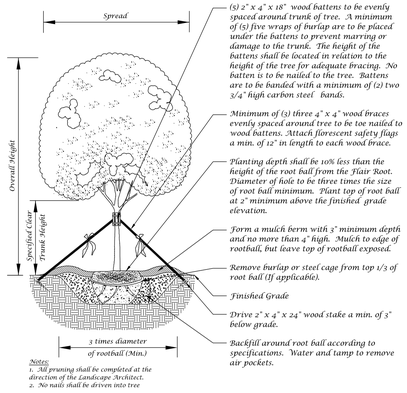
Total Trees Required = 309 Trees
Total Trees Provided = 309 Trees

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

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

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

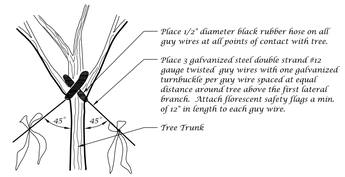
Landscape Details



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

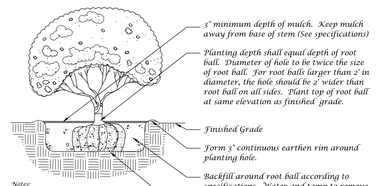
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



Guy Wire Attachment Detail

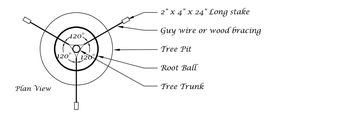
Not to Scale



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

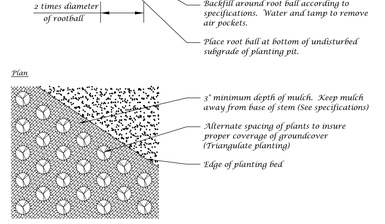
Shrub Detail

Not to Scale



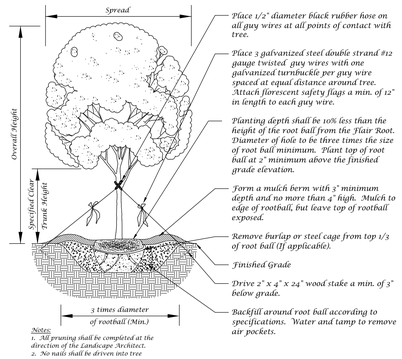
Staking Detail

Not to Scale



Ground Cover Detail

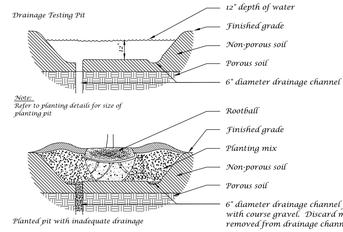
Not to Scale



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

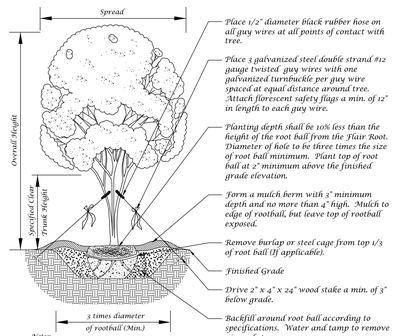
Tree Planting Detail

Not to Scale



Drainage Testing Detail

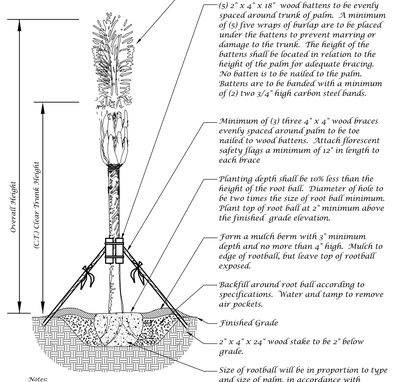
Not to Scale



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

Multi-Trunk Tree Planting Detail

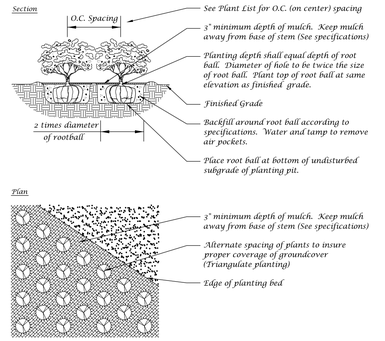
Not to Scale



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

Palm Planting Detail

Not to Scale



Ground Cover Detail

Not to Scale

Landscape Plan

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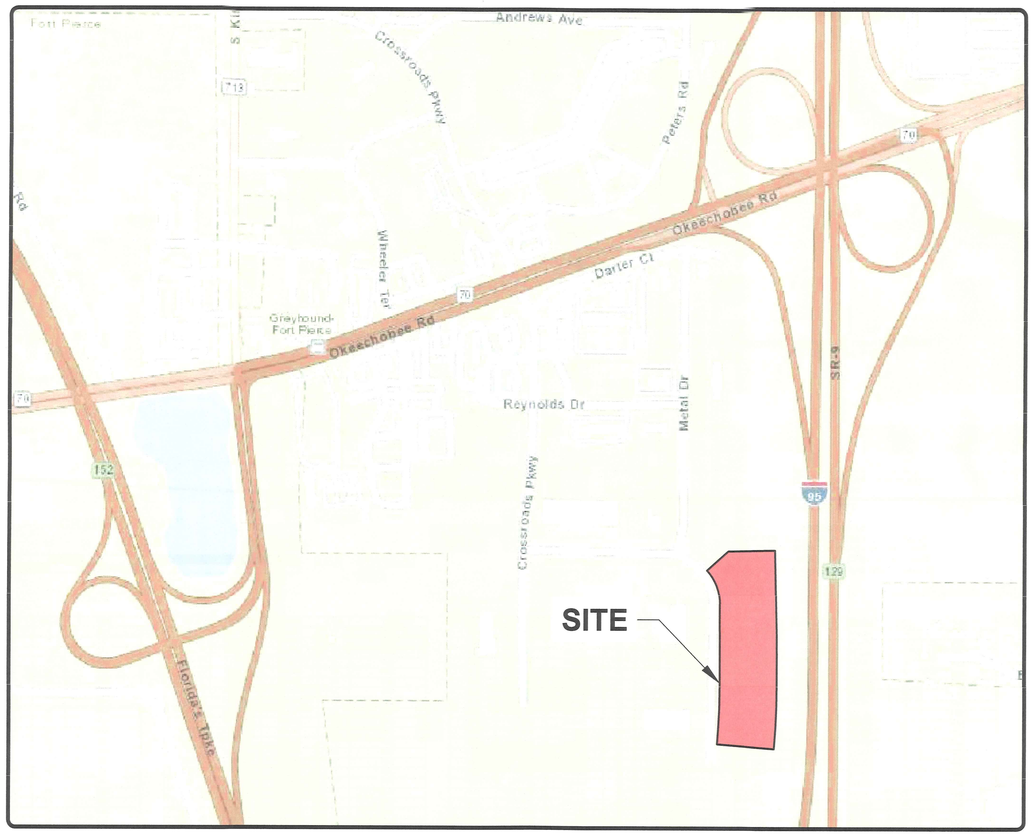
Sheet L-5 of 5

TOPOGRAPHIC AND TREE SURVEY

FOR: JBL FORT PIERCE INDUSTRIAL LLC



ST LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SYMBOL & ABBREVIATION LEGEND:

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

TOE	TOE OF SLOPE		
TOB	TOP OF BANK/BERM		
T.O.N.	TOP OF NUT		
X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)		
X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)		
TWNSHP	TOWNSHIP		
TSCB	TRAFFIC SIGNAL CONTROL BOX		
TYP	TYPICAL		
U.E.	UTILITY EASEMENT		
UNK	UNKNOWN		
UNK MH	UNKNOWN HANDHOLD		
RISER BOX	UNKNOWN RISER BOX		
U	UNKNOWN TYPE MANHOLE		
VCP	VITRIFIED CLAY PIPE		
WM	WATER METER		
W	WATER SERVICE METER (WM)		
WV	WATER VALVE (WV)		
W	WELL		
W	WEST		
WF	WOOD FENCE		
	WOOD POLE STREET LIGHT		
	WOOD POWER POLE		
	OAK		
	PALM		
	PINE		

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS AUGUST 13, 2021.
3. THIS IS NOT A BOUNDARY SURVEY
4. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J-17.050-053, FLORIDA ADMINISTRATIVE CODE, IS "COMMERCIAL" THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
5. THIS TOPOGRAPHIC SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
6. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON GPS REAL TIME KINEMATIC (RTK) OBSERVATION. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
9. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.06'-0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
15. THIS TOPOGRAPHIC SURVEY IS BASED UPON A BOUNDARY SURVEY PROVIDED BY; CULPEPER & TERPENING INC., PROJECT #21-052.100, DATED APRIL 01, 2021.

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

SIGNATURE DATE: 8-19-2021

ENGINEERS & SURVEYORS
ENVIRONMENTAL

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

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

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SCALE SCALE
August 19, 2021 DATE

DATE | REVISION COMMENTS

TOPOGRAPHIC AND TREE SURVEY
FOR: JBL FORT PIERCE INDUSTRIAL LLC
LOTS 12 THROUGH 16
CROSSROADS PARK OF COMMERCE PHASE 1
SEC. 24 & 25, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-352

1 OF 2

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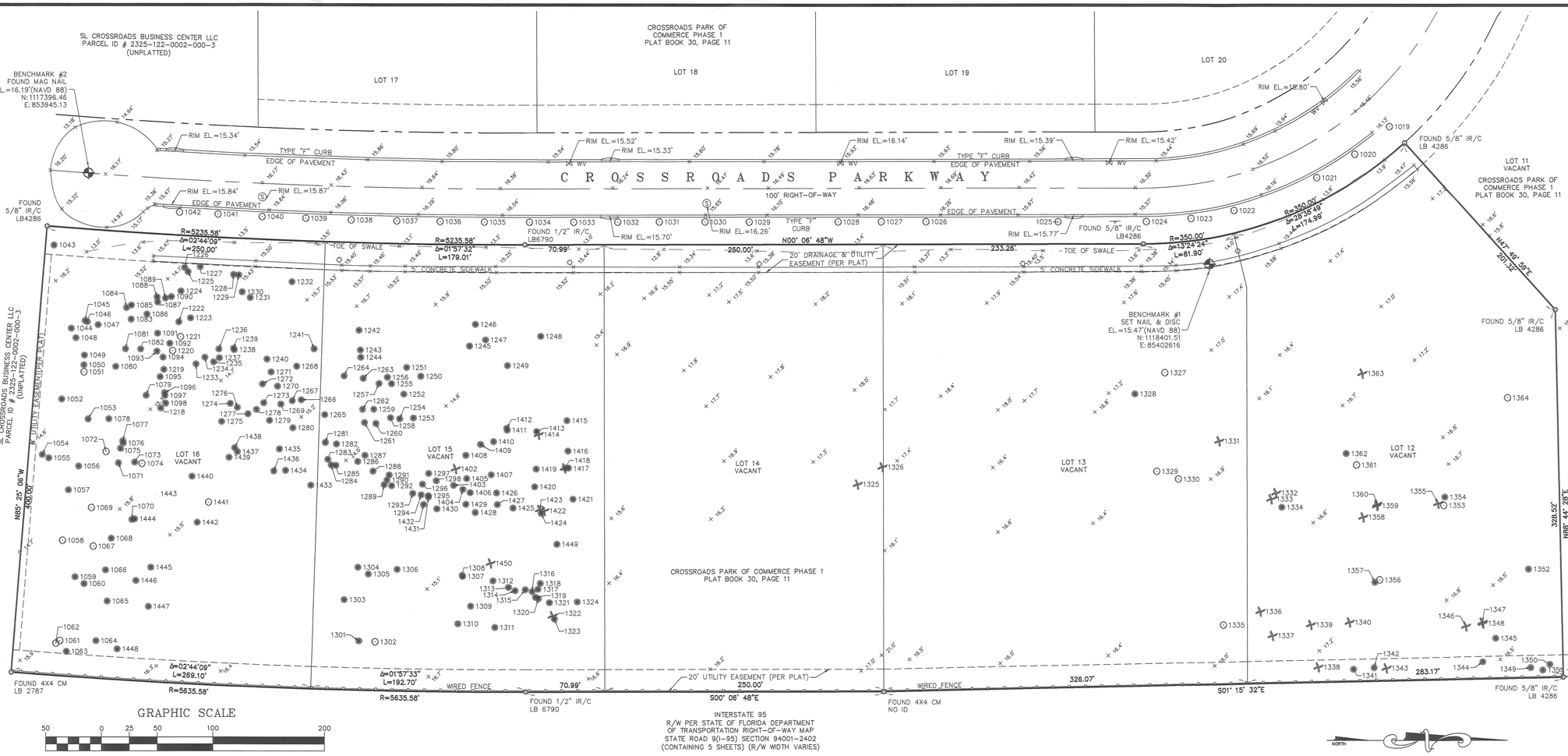


TAG #	NORTHING	EASTING	D.B.H.	TYPE
1019	1118563	853903	9	OAK
1020	1118532	853928	9	OAK
1021	1118498	853949	12	OAK
1022	1118423	853978	12	OAK
1023	1118385	853985	10	OAK
1024	1118345	853988	18	OAK
1025	1118266	853989	9	OAK
1026	1118147	853989	7	OAK
1027	1118107	853989	20	OAK
1028	1118069	853989	13	OAK
1029	1117989	853989	12	OAK
1030	1117949	853989	23	OAK
1031	1117908	853989	18	OAK
1032	1117871	853989	24	OAK
1033	1117832	853989	18	OAK
1034	1117792	853989	24	OAK
1035	1117752	853989	15	OAK
1036	1117712	853989	23	OAK
1037	1117673	853988	24	OAK
1038	1117632	853987	16	OAK
1039	1117591	853986	28	OAK
1041	1117552	853984	18	OAK
1041	1117513	853982	20	OAK
1042	1117478	853980	25	OAK
1043	1117366	854010	10	PINE
1044	1117381	854084	15	PINE
1045	1117393	854077	11	PINE
1046	1117396	854078	16	PINE
1047	1117405	854081	14	PINE
1048	1117385	854092	13	PINE
1049	1117393	854108	14	PINE
1050	1117392	854117	14	PINE
1051	1117393	854123	12	OAK
1052	1117373	854147	12	PINE
1053	1117396	854165	12	PINE
1054	1117355	854197	19	PINE
1055	1117361	854200	17	PINE
1056	1117388	854207	17	PINE
1057	1117379	854228	17	PINE
1058	1117373	854274	45	OAK
1059	1117385	854306	10	PINE
1060	1117393	854312	11	PINE
1061	1117371	854363	12	OAK
1062	1117367	854366	8	OAK
1063	1117377	854373	14	PINE
1064	1117403	854363	12	PINE
1065	1117413	854328	10	PINE

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1066	1117412	854300	10	PINE
1067	1117401	854279	20	OAK
1068	1117417	854272	12	PINE
1069	1117399	854244	6	OAK
1070	1117436	854255	16	PINE
1071	1117424	854204	18	PINE
1072	1117412	854194	15	OAK
1073	1117438	854204	10	PINE
1074	1117445	854205	20	OAK
1075	1117425	854191	15	PINE
1076	1117428	854187	11	PINE
1077	1117427	854185	11	PINE
1078	1117415	854165	18	PINE
1079	1117448	854144	16	PINE
1080	1117421	854118	17	PINE
1081	1117430	854102	10	PINE
1082	1117443	854103	10	PINE
1083	1117435	854078	19	PINE
1084	1117431	854066	13	PINE
1085	1117435	854063	13	PINE
1086	1117449	854071	10	PINE
1087	1117459	854081	12	PINE
1088	1117458	854056	10	PINE
1089	1117466	854057	10	PINE
1090	1117471	854056	13	PINE
1091	1117459	854088	17	PINE
1092	1117469	854097	11	PINE
1093	1117458	854105	11	PINE
1094	1117463	854110	15	PINE
1095	1117461	854127	12	PINE
1096	1117465	854142	10	PINE
1097	1117465	854144	15	PINE
1098	1117466	854151	13	PINE
1218	1117461	854155	10	PINE
1219	1117464	854121	12	PINE
1220	1117472	854106	9	OAK
1221	1117479	854091	9	OAK
1222	1117478	854078	13	PINE
1223	1117488	854075	15	PINE
1224	1117479	854051	11	PINE
1225	1117486	854033	12	PINE
1226	1117483	854030	14	PINE
1227	1117497	854029	18	PINE
1228	1117527	854038	20	PINE
1229	1117531	854036	19	PINE
1230	1117534	854052	15	PINE
1231	1117542	854057	16	PINE

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1232	1117579	854042	16	PINE
1233	1117493	854116	12	PINE
1234	1117501	854110	12	PINE
1235	1117509	854114	17	PINE
1236	1117514	854103	10	PINE
1237	1117514	854110	12	PINE
1238	1117527	854103	12	PINE
1239	1117527	854102	12	PINE
1240	1117557	854112	11	PINE
1241	1117599	854102	13	PINE
1242	1117639	854086	19	PINE
1243	1117640	854103	10	PINE
1244	1117641	854110	19	PINE
1245	1117738	854100	22	PINE
1246	1117744	854080	19	PINE
1247	1117753	854094	20	PINE
1248	1117802	854091	26	PINE
1249	1117772	854117	22	PINE
1250	1117695	854127	18	PINE
1251	1117682	854119	18	PINE
1252	1117679	854143	18	PINE
1253	1117688	854164	13	PINE
1254	1117676	854165	20	PINE
1255	1117668	854133	15	PINE
1256	1117665	854128	14	PINE
1257	1117657	854133	14	PINE
1258	1117667	854164	10	PINE
1259	1117653	854156	16	PINE
1260	1117654	854169	11	PINE
1261	1117644	854168	14	PINE
1262	1117642	854157	14	PINE
1263	1117643	854129	14	PINE
1264	1117626	854127	14	PINE
1265	1117609	854161	16	PINE
1266	1117588	854148	16	PINE
1267	1117579	854149	10	PINE
1268	1117583	854118	11	PINE
1269	1117569	854152	11	PINE
1270	1117566	854136	11	PINE
1271	1117560	854123	12	PINE
1272	1117553	854134	15	PINE
1273	1117554	854151	12	PINE
1274	1117524	854151	14	PINE
1275	1117516	854167	13	PINE
1276	1117530	854155	13	PINE
1277	1117540	854161	13	PINE
1278	1117547	854157	16	PINE

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1279	1117559	854166	14	PINE
1280	1117580	854173	17	PINE
1281	1117609	854186	14	PINE
1282	1117619	854187	16	PINE
1283	1117611	854201	12	PINE
1284	1117614	854206	15	PINE
1285	1117619	854207	15	PINE
1286	1117638	854203	12	PINE
1287	1117645	854198	14	PINE
1288	1117652	854212	14	PINE
1289	1117662	854224	12	PINE
1290	1117664	854220	12	PINE
1291	1117666	854215	16	PINE
1292	1117669	854235	15	PINE
1293	1117687	854232	13	PINE
1294	1117695	854233	13	PINE
1295	1117702	854234	13	PINE
1296	1117696	854223	15	PINE
1297	1117702	854214	15	PINE
1298	1117709	854220	12	PINE
1301	1117639	854364	14	PINE
1302	1117654	854364	22	OAK
1303	1117626	854327	17	PINE
1304	1117638	854298	12	PINE
1305	1117648	854304	14	PINE
1306	1117673	854300	14	PINE
1307	1117732	854306	14	PINE
1308	1117732	854305	14	PINE
1309	1117739	854359	10	PINE
1310	1117728	854348	13	PINE
1311	1117761	854352	16	PINE
1312	1117759	854310	14	PINE
1313	1117773	854316	22	PINE
1314	1117779	854319	14	PINE
1315	1117788	854318	15	PINE
1316	1117794	854319	13	PINE
1317	1117800	854317	12	PINE
1318	1117802	854312	11	PINE
1319	1117798	854325	13	PINE
1320	1117800	854326	11	PINE
1321	1117810	854329	14	PINE
1322	1117813	854341	14	PALM
1323	1117814	854344	14	PINE
1324	1117835	854329	22	PINE
1325	1118086	854223	15	PALM
1326	1118109	854208	14	PALM
1327	1118361	854123	22	OAK

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1328	1118335	854142	20	PINE
1329	1118354	854212	21	OAK
1330	1118374	854219	21	OAK
1331	1118411	854184	10	PALM
1332	1118462	854231	10	PALM
1333	1118457	854236	12	PALM
1334	1118468	854244	21	PINE
1335	1118414	854349	23	OAK
1336	1118447	854337	14	PALM
1337	1118458	854358	14	PALM
1338	1118500	854386	14	PALM
1339	1118493	854349	14	PALM
1340	1118528	854346	14	PALM
1341	1118531	854388	20	PINE
1342	1118549	854387	18	PINE
1343	1118561	854387	14	PALM
1344	1118647	854382	11	PINE
1345	1118658	854361	11	PINE
1346	1118632	854350	12	PALM
1347	1118646	854346	12	PALM
1348	1118647	854347	12	PALM
1349	1118689	854387	13	PINE
1350	1118707	854384	13	PINE
1351	1118700	854389	13	PINE
1352	1118687	854299	13	PINE
1353	1118612	854242	22	OAK
1354	1118613	854234	22	PINE
1355	1118607	854240	13	PALM
1356	1118554	854308	28	OAK
1357	1118550	854311	14	PINE
1358	1118540	854252	16	PALM
1359	1118552	854242	16	PALM
1360	1118552	854241	16	PALM
1361	1118533	854206	24	OAK
1362	1118524	854195	16	PINE
1363	1118539	854124	14	PALM
1364	1118669	854146	36	OAK
1402	1117726	854210	20	PALM
1403	1117724	854224	14	PINE
1404	1117732	854228	14	PINE
1405	1117736	854218	15	PINE
1406	1117739	854231	15	PINE
1407	1117758	854215	15	PINE
1408	1117735	854198	15	PINE
1409	1117748	854188	15	PINE
1410	1117760	854185	16	PINE
1411	1117772	854175	16	PINE

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1412	1117772	854174	16	PINE
1413	1117799	854176	15	PINE
1414	1117801	854179	15	PALM
1415	1117826	854167	18	PINE
1416	1117827	854194	15	PINE
1417	1117827	854209	18	PINE
1418	1117824	854209	16	PALM
1419	1117798	854210	19	PINE
1420	1117797	854226	18	PINE
1421	1117831	854237	18	PINE
1422	1117806	854247	14	PALM
1423	1117802	854246	16	PALM
1424	1117803	854250	18	PINE
1425	1117777	854245	15	PINE
1426	1117763	854231	15	PINE
1427	1117763	854242	12	PINE
1428	1117744	854249	12	PINE
1429	1117735	854241	14	PINE
1430	1117709	854245	14	PINE
1431	1117702	854235	11	PINE
1432	1117697	854242	11	PINE
1433	1117598	854224	13	PINE
1434	1117573	854211	13	PINE
1435	1117568	854192	13	PINE
1436	1117563	854212	15	PINE
1437	1117530	854194	15	PINE
1438	1117528	854191	15	PINE
1439	1117523	854193	13	PINE
1440	1117489	854216	15	PINE
1441	1117504	854239	13	OAK
1442	1117494	854257	18	PINE
1443	1117457	854232	18	PINE
1444	1117438	854254	15	PINE
1445	1117453	854298	10	PINE
1446	1117439	854310	10	PINE
1447	1117450	854333	16	PINE
1448	1117422	854371	19	PINE
1449	1117817	854277	19	PINE
1450	1117757	854284	16	PALM
1452	1117750	854268	16	PALM
1453	1117730	854273	16	PINE
1454	1117725	854274	16	PINE
1455	1117726	854289	17	PINE
1456	1117704	854284	14	PINE
1457	1117700	854261	14	PINE
1458	1117689	854257	12	PINE
1459	1117680	854254	15	PINE

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1460	1117681	854262	13	PINE
1461	1117678	854271	15	PINE
1462	1117657	854270	15	PINE
1463	1117649	854248	12	PINE
1464	1117633	854249	12	PINE
1465	1117632	854261	12	PINE
1466	1117638	854265	12	PINE
1467	1117638	854276	14	PINE
1468	1117629	854257	14	PINE
1469	1117620	854256	14	PINE
1470	1117618	854264	12	PINE
1471	1117621	854266	14	PINE
1472	1117615	854294	15	PINE
1473	1117587	854294	13	PINE
1474	1117587	854268	13	PINE
1475	1117587	854269	13	PINE
1476	1117559	854257	14	PINE
1477	1117564	854281	15	PINE
1478	1117563	854277	11	PINE
1479	1117569	854282	15	PINE
1480	1117572	854284	12	PINE
1481	1117567	854289	15	PINE
1482	1117576	854299	15	PINE
1483	1117507	854278	19	PINE
1484	1117510	854283	15	PINE
1485	1117528	854304	14	PINE
1486	1117538	854319	16	PINE
1487	1117543	854318	12	PINE
1488	1117497	854331	12	PINE
1489	1117465	854325	10	PINE
1490	1117434	854360	11	PINE
1491	1117499	854355	11	PINE
1492	1117544	854383	20	PINE
1493	1117525	854344	12	PINE
1494	1117578	854333	18	PINE
1495	1117584	854331	15	PINE
1496	1117575	854365	15	PINE
1497	1117612	854364	26	OAK
1498	1117613	854366	28	OAK
1499	1117618	854381	10	PALM
1500	1117627	854358	25	OAK

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

AV | DRAWN BY
MTO | CHECKED BY
RH | FIELD CREW
21-352_CROSSROADS.dwg | FILENAME
1"=50' | SCALE
August 18, 2021 | DATE

REVISION COMMENTS | DATE

TOPOGRAPHIC AND TREE SURVEY

FOR: JBL FORT PIERCE INDUSTRIAL LLC

LOTS 12 THROUGH 16
CROSROADS PARK OF COMMERCE PHASE 1
SEC. 24 & 25, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-352

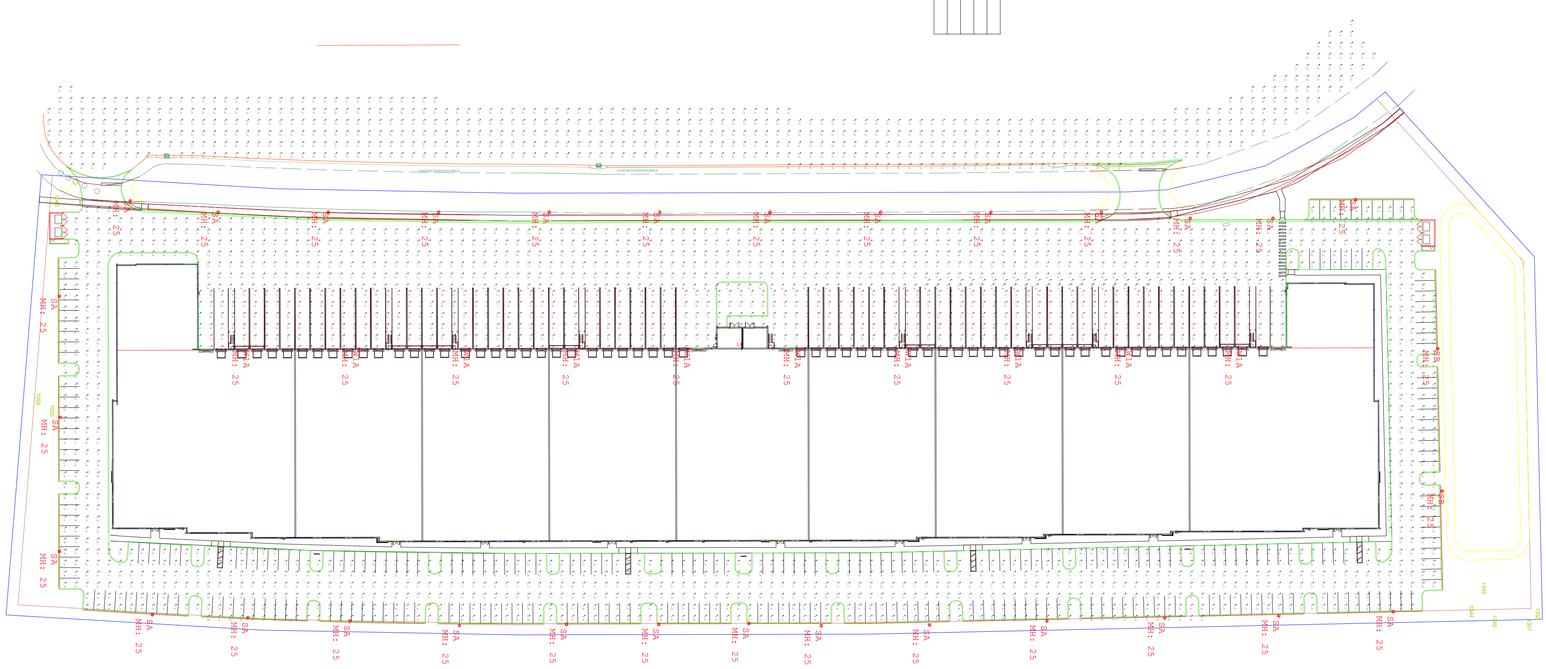
2 OF 2

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description
	10	WA	SINGLE	0.900	Endevour Lighting ENWPC45QD1X14H4KC
	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.AGI

Page 1 of 1

Crossroads

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

Revisions

#	Date	Comments

GENESIS LIGHTING
14101 NW 8th St Sunrise, FL 33325
954-306-9391

Interstate Commerce Center | Warehouse Building - Core & Shell

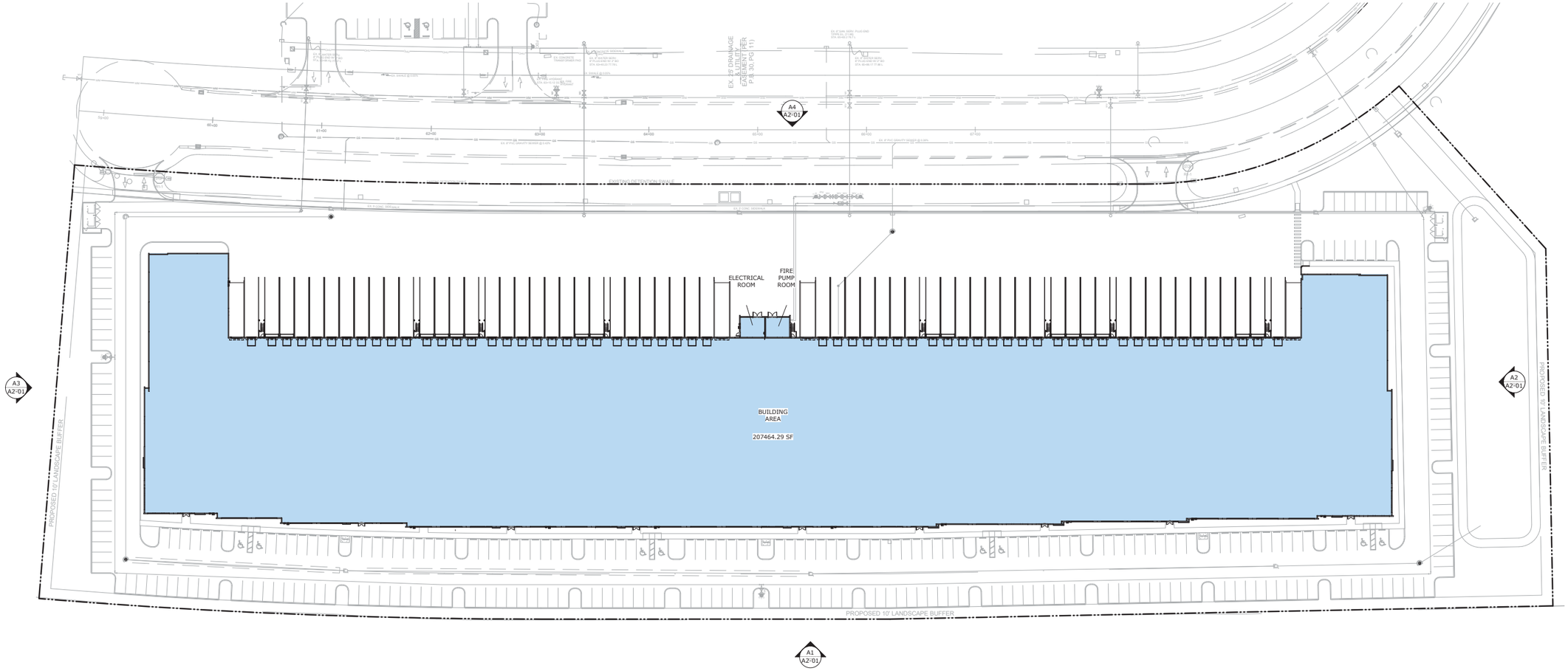
3800 Crossroads Parkway
Fort Pierce, Florida 34945

11/19/2021

COVER SHEET

NOT FOR CONSTRUCTION

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



GROSS BUILDING AREA PLAN- LEVEL 1

TRUE NORTH

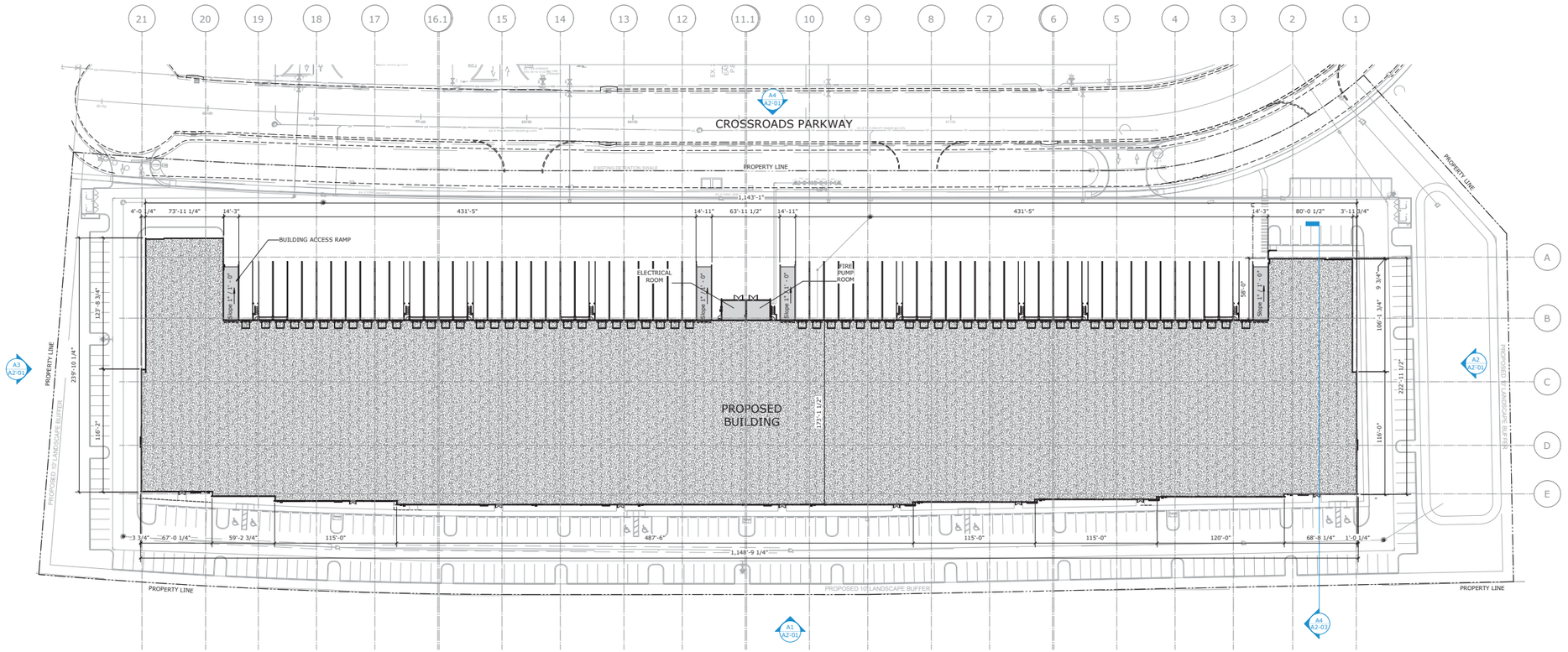
NOT FOR CONSTRUCTION

PROJ. #210139.00

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

G1-01

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

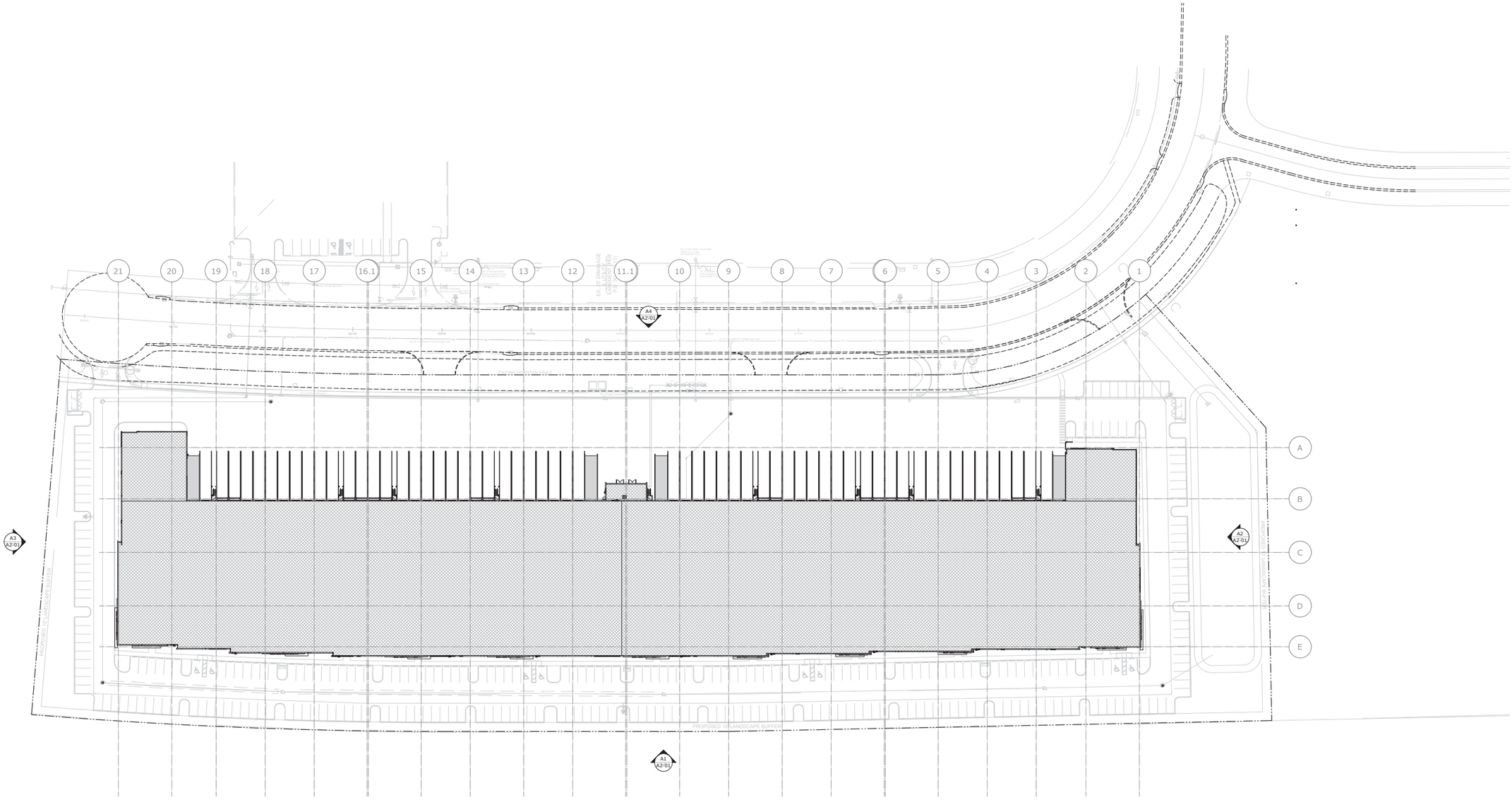


OVERALL FLOOR PLAN- LEVEL 1

TRUE NORTH

NOT FOR CONSTRUCTION

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



OVERALL FLOOR PLAN- ROOF

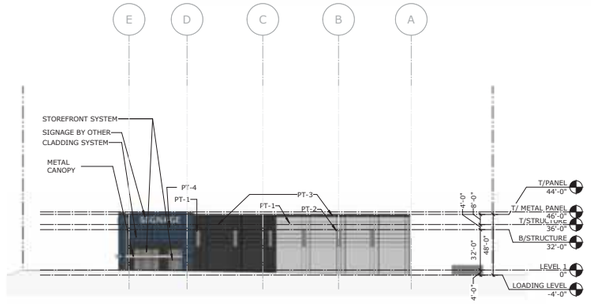
TRUE NORTH

NOT FOR CONSTRUCTION

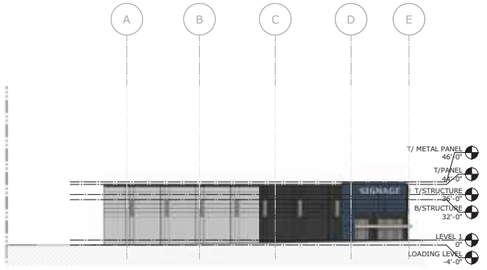
Baker Barrios
The shape of things to come.
AA0002981 • LC26000427

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 ORE	EXTERIOR ACCENT COLOR
PT-4	SHERWIN WILLIAMS	SW 6531 INDIGO	EXTERIOR ACCENT COLOR

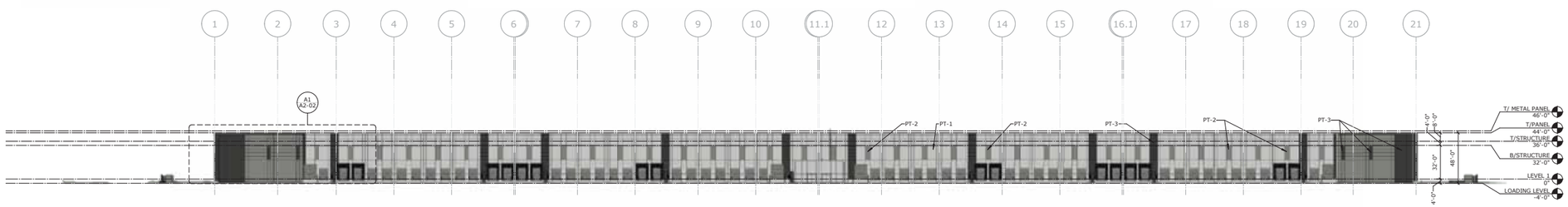
A1 ELEVATION- EXTERIOR- EAST
1" = 40'-0"



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



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



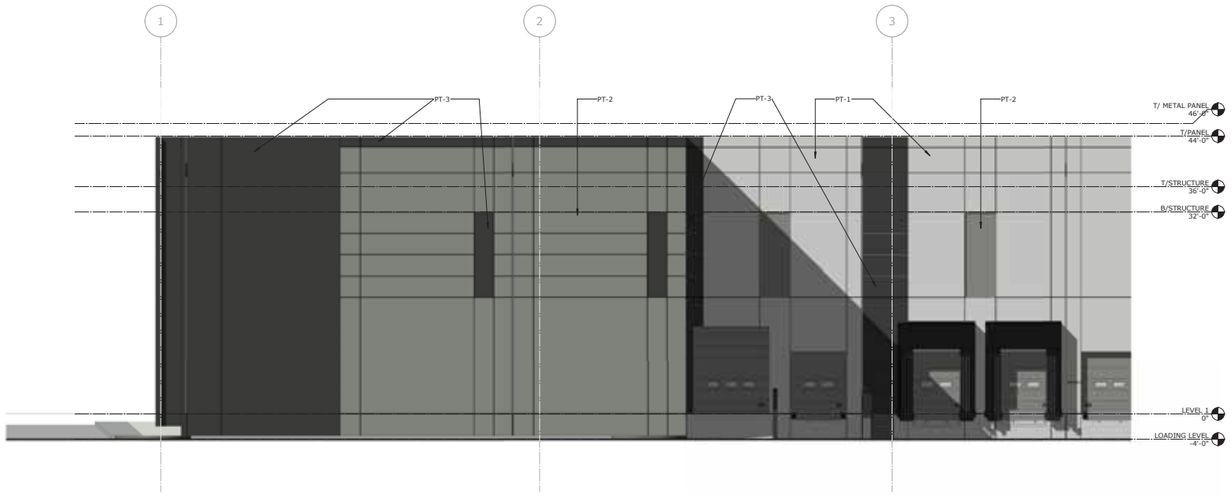
A4 ELEVATION- EXTERIOR- WEST
1" = 40'-0"

BUILDING ELEVATIONS

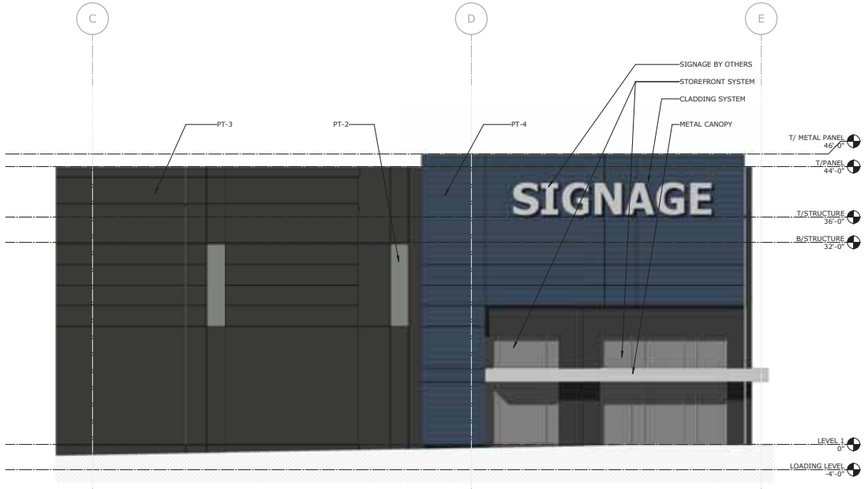
NOT FOR CONSTRUCTION

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

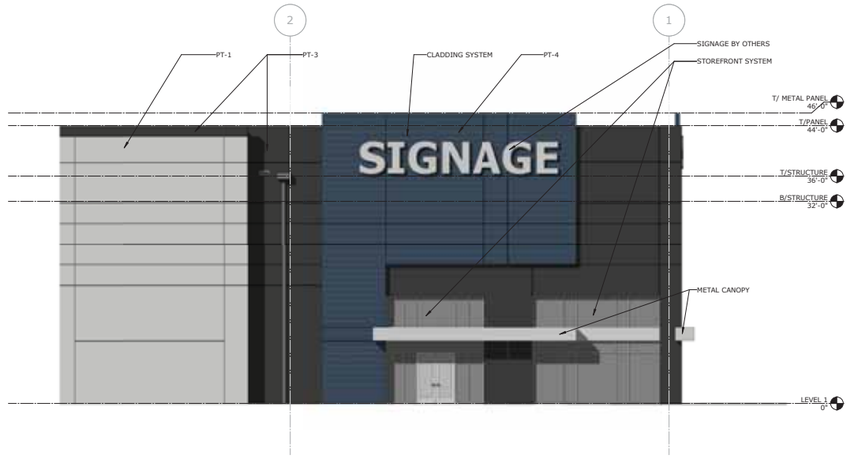
EXTERIOR COLOR LEGEND			
MARK	MANUFACTURER	DESCRIPTION	REMARKS
EXTERIOR PAINT / TEXTURED ACRYLIC COATING (CONCRETE WALL PANELS)			
PT-1	SHERWIN WILLIAMS	SW 7063 NEBULOUS WHITE	EXTERIOR FIELD COLOR
PT-2	SHERWIN WILLIAMS	SW 9164 ILLUSIVE GREEN	EXTERIOR ACCENT COLOR
PT-3	SHERWIN WILLIAMS	SW 7069 IRON ORE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

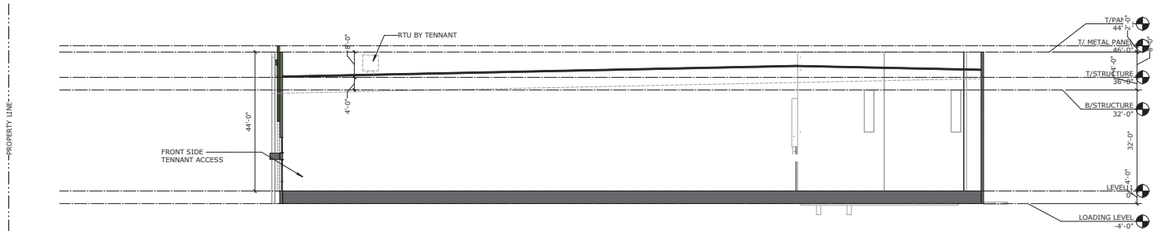
NOT FOR CONSTRUCTION

PROJ. #210139.00

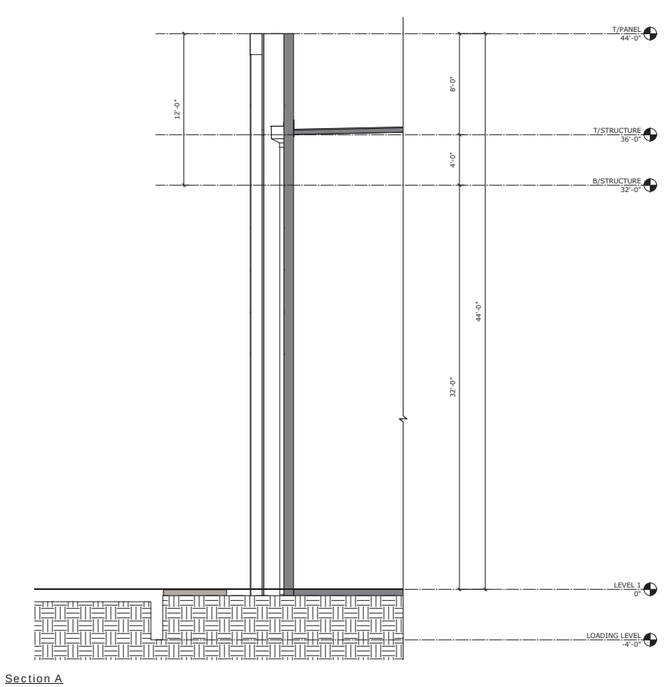
Interstate Commerce Center | Warehouse Building - Core & Shell
11/19/2021

A2-02

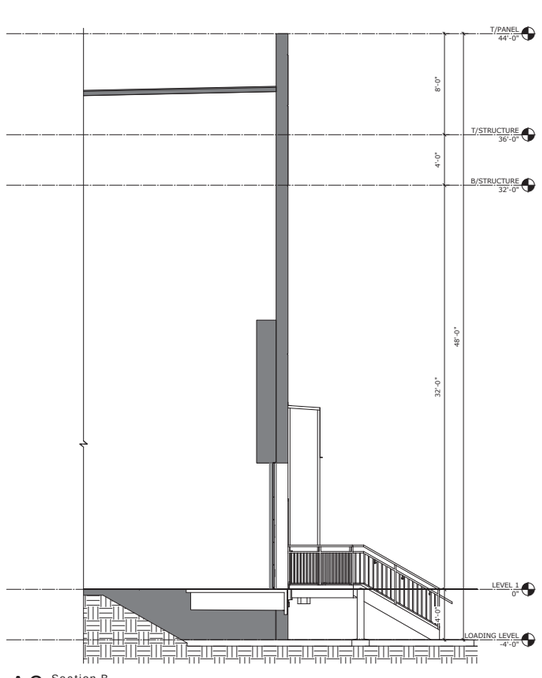
Baker Barrios
The shape of things to come.
AA0002981 + LC26000427



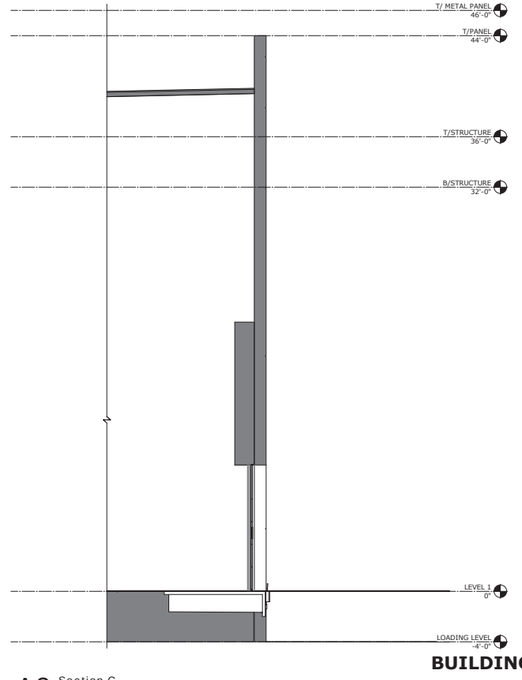
A4 BUILDING SECTION
1/16" = 1'-0"



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



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



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

BUILDING SECTIONS

SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'

NOT FOR CONSTRUCTION

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

Context Photographs of Neighboring uses and Architectural Styles

PHOTOGRAPHS OF INSPIRATIONAL IMAGES FOR OUR DESIGN INTENT

NOT FOR CONSTRUCTION

A1 EXTERIOR RENDERING
1 1/2" = 1'-0"

BUILDING RENDERINGS

NOT FOR CONSTRUCTION

BUILDING RENDERINGS

NOT FOR CONSTRUCTION

Interstate Commerce Center | Warehouse Building - Shell & Core

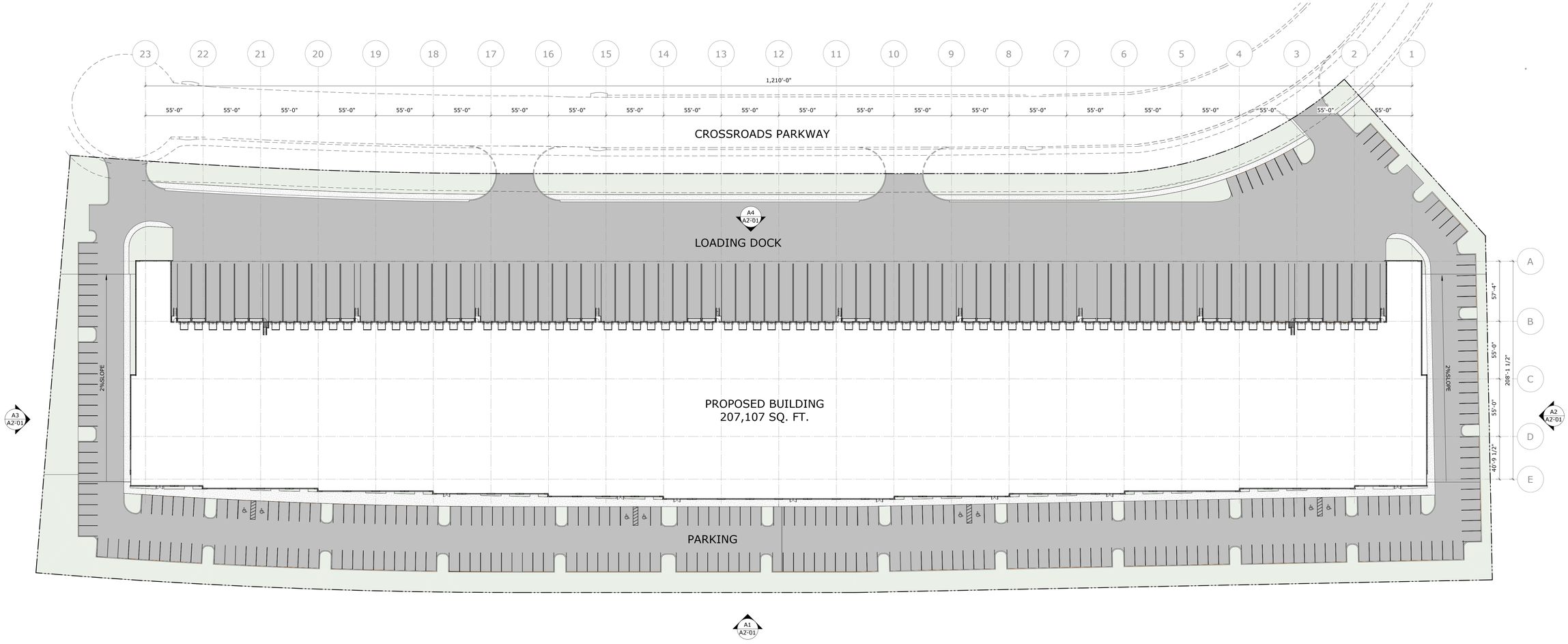
3800 Crossroads Parkway
Fort Pierce, Florida 34945

08/19/2021

COVER SHEET

NOT FOR CONSTRUCTION

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



TRUE NORTH PROJECT NORTH

OVERALL FLOOR PLAN- LEVEL 1

NOT FOR CONSTRUCTION

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

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

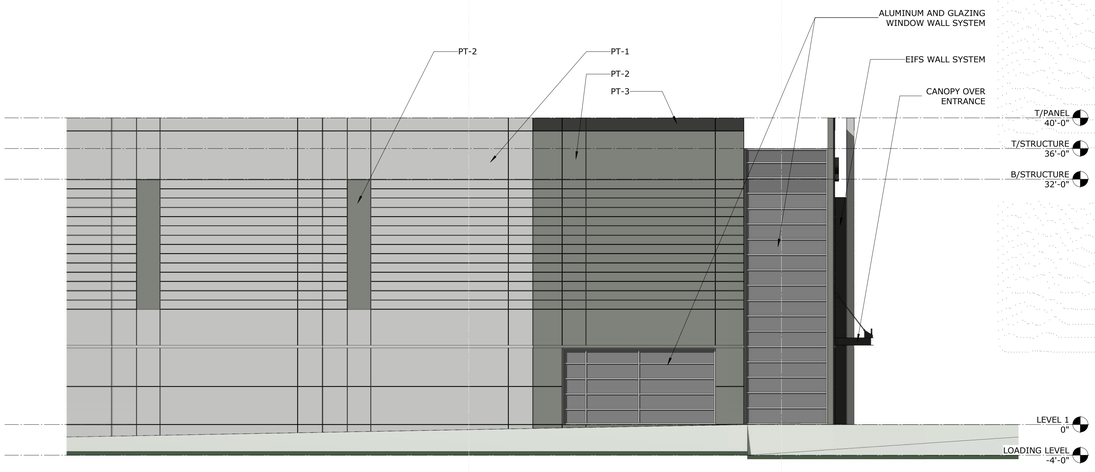
NOT FOR CONSTRUCTION

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

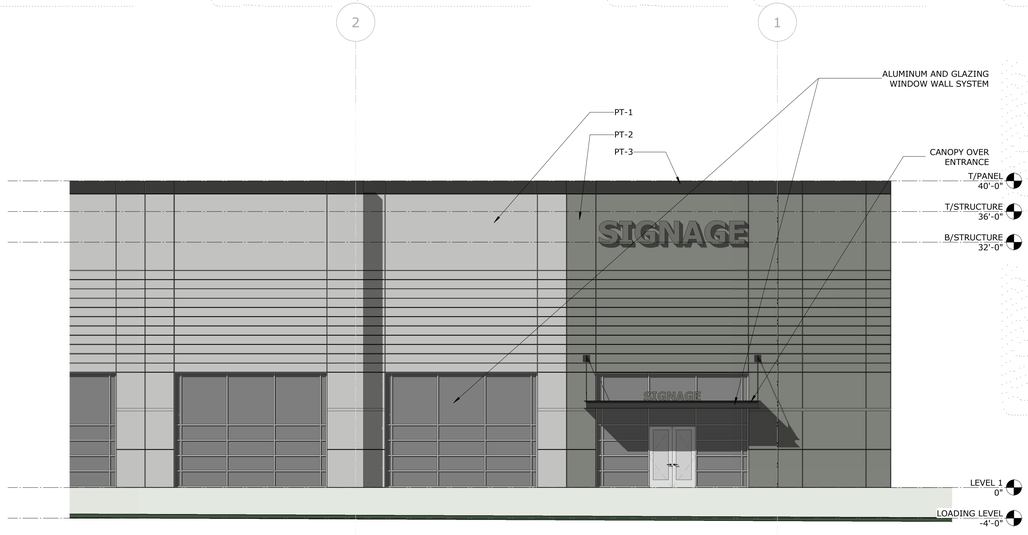
EXTERIOR COLOR LEGEND

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

NOT FOR CONSTRUCTION

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

Context Photographs of Neighboring uses and Architectural Styles

NOT FOR CONSTRUCTION

PHOTOGRAPHS OF INSPIRATIONAL IMAGES FOR OUR DESIGN INTENT

NOT FOR CONSTRUCTION

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) 987-1885 Fax: (954) 987-1898 Toll Free: (800) 545-6554

Legend

- Tree Locations
- Property Lines

N

Approximate Scale

75 37.5 0 75 Feet

1 inch = 75 feet

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

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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

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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

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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

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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”

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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”

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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

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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.

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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

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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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**

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

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
22	Oak mixed species	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Quercus* 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	*Pinus elliottii*	50	16	13	20	314	0	1		X1 Danger Removal	Dead	Dead Removal, no mitigation
153	Pine, Slash	*Pinus elliottii*	55	13	10	15	177	0	1		X1 Danger Removal	Dead	Dead Removal, no mitigation
287	Melaleuca, Punk Tree	*Melaleuca quinquenervia*	20	9	7	15	177	50	1		X1 Danger Removal	Invasive	Invasive Removal, no mitigation
318	Sable Palm	*Sabal palmetto*	20		0	0	0	0	1		X1 Danger Removal	Dead	Dead Removal, no mitigation
376	Sable Palm	*Sabal palmetto*	25		0	0	0	0	1		X1 Danger Removal	Dead	Dead Removal, no mitigation
393	Sable Palm	*Sabal palmetto*	12		0	0	0	0	1		X1 Danger Removal	Dead	Dead Removal, no mitigation
10	Oak mixed species	*Quercus* 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	*Pinus elliottii*	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	*Pinus elliottii*	25	16	13	20	314	40	1	Dieback or decline overall	X2 Recommended Removal	Damaged crown	Remove if within Construction Area
27	Pine, Slash	*Pinus elliottii*	30	10	8	20	314	55	1	Dieback or decline overall		Base under water	Remove if within Construction Area
28	Pine, Slash	*Pinus elliottii*	35	10	8	20	314	60	1	Dieback or decline overall		Base under water	Remove if within Construction Area
30	Pine, Slash	*Pinus elliottii*	40	11	9	25	491	55	1	Dieback or decline overall, Leaning trunk		Deadwood	Remove if within Construction Area
31	Pine, Slash	*Pinus elliottii*	55	16	13	25	491	65	1	Dieback or decline overall		Deadwood	Remove if within Construction Area
32	Pine, Slash	*Pinus elliottii*	50	16	13	25	491	60	1	Dieback or decline overall			Remove if within Construction Area
33	Pine, Slash	*Pinus elliottii*	60	13	10	20	314	60	1	Dieback or decline overall			Remove if within Construction Area
34	Earleaf Acacia	*Acacia auriculiformis*	30	5	4	20	314	70	1			Invasive	Invasive Removal, no mitigation
35	Pine, Slash	*Pinus elliottii*	55	14	11	20	314	65	1				Remove if within Construction Area
36	Pine, Slash	*Pinus elliottii*	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	*Quercus* 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**

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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	*Pinus elliottii*	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	*Pinus elliottii*	50	7	6	15	177	65	1				Remove if within Construction Area
40	Pine, Slash	*Pinus elliottii*	50	12	10	25	491	70	1				Remove if within Construction Area
41	Pine, Slash	*Pinus elliottii*	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	*Pinus elliottii*	50	14	11	20	314	65	1	Leaning trunk			Remove if within Construction Area
43	Pine, Slash	*Pinus elliottii*	60	17	14	25	491	65	1	Dieback or decline overall			Remove if within Construction Area
44	Pine, Slash	*Pinus elliottii*	65	16	13	30	707	70	1				Remove if within Construction Area
45	Oak mixed species	*Quercus* species	50		0	65	3318	60	1			Co dominate structure	Remove if within Construction Area
46	Pine, Slash	*Pinus elliottii*	35	8	6	20	314	70	1				Remove if within Construction Area
47	Pine, Slash	*Pinus elliottii*	45	10	8	20	314	60	1	Dieback or decline overall			Remove if within Construction Area
48	Pine, Slash	*Pinus elliottii*	50	10	8	15	177	60	1	Dieback or decline overall			Remove if within Construction Area
49	Pine, Slash	*Pinus elliottii*	35	7	6	15	177	60	1				Remove if within Construction Area
50	Pine, Slash	*Pinus elliottii*	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	*Quercus* species	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	*Quercus* species	30	8	6	30	707	60	1				Remove if within Construction Area
57	Pine, Slash	*Pinus elliottii*	60	14	11	35	962	65	1			Canopy within work zone	Remove if within Construction Area
58	Pine, Slash	*Pinus elliottii*	45	12	10	25	491	65	1				Remove if within Construction Area
59	Oak mixed species	*Quercus* species	40	18	14	45	1590	55	1			Canopy within work zone	Remove if within Construction Area
60	Pine, Slash	*Pinus elliottii*	40	13	10	30	707	50	1	Dieback or decline overall		Canopy within work zone, hangers	Remove if within Construction Area
61	Pine, Slash	*Pinus elliottii*	45	11	9	25	491	60	1	Leaning trunk			Remove if within Construction Area
62	Pine, Slash	*Pinus elliottii*	45	11	9	20	314	70	1				Remove if within Construction Area
63	Pine, Slash	*Pinus elliottii*	50	13	10	20	314	65	1				Remove if within Construction Area
64	Oak mixed species	*Quercus* species	45	19	15	60	2827	60	1	Included bark in branch junctures, Leaning trunk		Lean south	Remove if within Construction Area
65	Pine, Slash	*Pinus elliottii*	55	9	7	20	314	65	1				Remove if within Construction Area
66	Oak mixed species	*Quercus* species	35	17	14	35	962	60	3	Included bark in branch junctures			Remove if within Construction Area
67	Pine, Slash	*Pinus elliottii*	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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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
68	Pine, Slash	*Pinus elliottii*	60	17	14	25	491	60	1				Remove if within Construction Area
69	Oak mixed species	*Quercus* 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	*Pinus elliottii*	50	10	8	20	314	65	1				Remove if within Construction Area
71	Oak mixed species	*Quercus* 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	*Pinus elliottii*	60	15	12	30	707	70	1				Remove if within Construction Area
73	Pine, Slash	*Pinus elliottii*	65	11	9	20	314	65	1				Remove if within Construction Area
74	Pine, Slash	*Pinus elliottii*	65	12	10	20	314	65	1				Remove if within Construction Area
75	Pine, Slash	*Pinus elliottii*	65	15	12	30	707	65	1				Remove if within Construction Area
76	Pine, Slash	*Pinus elliottii*	55	14	11	20	314	60	1	Dieback or decline overall			Remove if within Construction Area
77	Pine, Slash	*Pinus elliottii*	55	16	13	25	491	65	1				Remove if within Construction Area
78	Pine, Slash	*Pinus elliottii*	45	10	8	20	314	60	1				Remove if within Construction Area
79	Pine, Slash	*Pinus elliottii*	60	12	10	20	314	60	1				Remove if within Construction Area
80	Pine, Slash	*Pinus elliottii*	55	16	13	20	314	60	1				Remove if within Construction Area
81	Pine, Slash	*Pinus elliottii*	35	7	6	15	177	55	1	Leaning trunk		Lean west	Remove if within Construction Area
82	Pine, Slash	*Pinus elliottii*	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	*Pinus elliottii*	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	*Pinus elliottii*	55	9	7	20	314	65	1				Remove if within Construction Area
85	Pine, Slash	*Pinus elliottii*	50	8	6	10	79	55	1	Dieback or decline overall			Remove if within Construction Area
86	Pine, Slash	*Pinus elliottii*	55	11	9	15	177	60	1				Remove if within Construction Area
87	Pine, Slash	*Pinus elliottii*	55	10	8	15	177	60	1				Remove if within Construction Area
88	Pine, Slash	*Pinus elliottii*	45	9	7	15	177	60	1				Remove if within Construction Area
89	Pine, Slash	*Pinus elliottii*	55	14	11	20	314	70	1				Remove if within Construction Area
90	Pine, Slash	*Pinus elliottii*	40	5	4	10	79	55	1	Dieback or decline overall			Remove if within Construction Area
91	Pine, Slash	*Pinus elliottii*	60	15	12	25	491	70	1				Remove if within Construction Area
92	Pine, Slash	*Pinus elliottii*	60	11	9	20	314	55	1	Dieback or decline overall			Remove if within Construction Area
93	Pine, Slash	*Pinus elliottii*	45	10	8	20	314	55	1	Dieback or decline overall			Remove if within Construction Area
94	Pine, Slash	*Pinus elliottii*	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	*Pinus elliottii*	45	13	10	15	177	55	1	Insect damage, Trunk damage- Wound or cut >4" area			Remove if within Construction Area
97	Pine, Slash	*Pinus elliottii*	30	5	4	10	79	55	1	Leaning trunk			Remove if within Construction Area

Earth Advisors, Inc. **Tree Disposition Worksheet**

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98	Pine, Slash	*Pinus elliottii*	55	10	8	15	177	65	1				Remove if within Construction Area
99	Pine, Slash	*Pinus elliottii*	55	14	11	20	314	65	1				Remove if within Construction Area
100	Pine, Slash	*Pinus elliottii*	55	13	10	20	314	65	1				Remove if within Construction Area
101	Pine, Slash	*Pinus elliottii*	40	11	9	15	177	65	1	Dieback or decline overall			Remove if within Construction Area
102	Pine, Slash	*Pinus elliottii*	50	13	10	20	314	55	1	Dieback or decline overall		Deadwood	Remove if within Construction Area
103	Pine, Slash	*Pinus elliottii*	50	22	18	30	707	60	1			Co dominate structure	Remove if within Construction Area
104	Pine, Slash	*Pinus elliottii*	40	12	10	20	314	55	2	Dieback or decline overall			Remove if within Construction Area
105	Pine, Slash	*Pinus elliottii*	45	10	8	15	177	60	1				Remove if within Construction Area
106	Pine, Slash	*Pinus elliottii*	45	9	7	20	314	60	1				Remove if within Construction Area
107	Pine, Slash	*Pinus elliottii*	50	10	8	20	314	65	1				Remove if within Construction Area
108	Pine, Slash	*Pinus elliottii*	35	6	5	15	177	35	1	Dieback or decline overall			Remove if within Construction Area
109	Pine, Slash	*Pinus elliottii*	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	*Pinus elliottii*	50	13	10	20	314	65	1				Remove if within Construction Area
112	Pine, Slash	*Pinus elliottii*	25	6	5	10	79	50	1	Dieback or decline overall			Remove if within Construction Area
113	Pine, Slash	*Pinus elliottii*	40	9	7	15	177	50	1	Dieback or decline overall			Remove if within Construction Area
114	Pine, Slash	*Pinus elliottii*	30	6	5	15	177	50	1	Dieback or decline overall, Leaning trunk			Remove if within Construction Area
115	Pine, Slash	*Pinus elliottii*	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	*Pinus elliottii*	30	11	9	20	314	55	1				Remove if within Construction Area
117	Pine, Slash	*Pinus elliottii*	40	7	6	15	177	60	1				Remove if within Construction Area
118	Pine, Slash	*Pinus elliottii*	40	10	8	20	314	60	1				Remove if within Construction Area
119	Pine, Slash	*Pinus elliottii*	40	11	9	20	314	65	1				Remove if within Construction Area
120	Pine, Slash	*Pinus elliottii*	45	13	10	20	314	60	1				Remove if within Construction Area
121	Pine, Slash	*Pinus elliottii*	50	15	12	25	491	60	1				Remove if within Construction Area
122	Pine, Slash	*Pinus elliottii*	55	19	15	35	962	60	1			Deadwood	Remove if within Construction Area
123	Pine, Slash	*Pinus elliottii*	55	16	13	30	707	60	1			Deadwood	Remove if within Construction Area
124	Pine, Slash	*Pinus elliottii*	45	5	4	15	177	60	1				Remove if within Construction Area
125	Pine, Slash	*Pinus elliottii*	45	6	5	15	177	60	1				Remove if within Construction Area
126	Pine, Slash	*Pinus elliottii*	45	5	4	15	177	60	1				Remove if within Construction Area
127	Oak mixed species	*Quercus* species	40	13	10	40	1257	60	1	Included bark in branch junctures, Roots above soil surface (exposed)			Remove if within Construction Area

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128	Pine, Slash	*Pinus elliottii*	65	16	13	25	491	70	1				Remove if within Construction Area
129	Pine, Slash	*Pinus elliottii*	45	11	9	20	314	55	1			Canopy lean south	Remove if within Construction Area
130	Pine, Slash	*Pinus elliottii*	50	13	10	20	314	60	1				Remove if within Construction Area
131	Pine, Slash	*Pinus elliottii*	50	14	11	20	314	60	1				Remove if within Construction Area
132	Pine, Slash	*Pinus elliottii*	45	12	10	20	314	60	1				Remove if within Construction Area
134	Pine, Slash	*Pinus elliottii*	60	12	10	20	314	60	1				Remove if within Construction Area
135	Pine, Slash	*Pinus elliottii*	60	14	11	20	314	60	1				Remove if within Construction Area
136	Pine, Slash	*Pinus elliottii*	40	7	6	10	79	60	1			Attached oak	Remove if within Construction Area
137	Pine, Slash	*Pinus elliottii*	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	*Quercus* species	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	*Quercus* species	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	*Pinus elliottii*	45	11	9	15	177	60	1				Remove if within Construction Area
141	Pine, Slash	*Pinus elliottii*	35	6	5	10	79	55	1				Remove if within Construction Area
142	Pine, Slash	*Pinus elliottii*	45	10	8	15	177	55	1				Remove if within Construction Area
143	Pine, Slash	*Pinus elliottii*	50	16	13	20	314	60	1				Remove if within Construction Area
144	Pine, Slash	*Pinus elliottii*	55		0	2	3	60	2				Remove if within Construction Area
145	Pine, Slash	*Pinus elliottii*	55	11	9	15	177	60	1				Remove if within Construction Area
146	Pine, Slash	*Pinus elliottii*	40	7	6	15	177	65	1				Remove if within Construction Area
147	Pine, Slash	*Pinus elliottii*	50	13	10	15	177	60	1				Remove if within Construction Area
148	Pine, Slash	*Pinus elliottii*	40	11	9	15	177	60	1				Remove if within Construction Area
149	Pine, Slash	*Pinus elliottii*	55	16	13	20	314	65	1				Remove if within Construction Area
150	Pine, Slash	*Pinus elliottii*	55	13	10	25	491	60	1				Remove if within Construction Area
151	Pine, Slash	*Pinus elliottii*	50	10	8	20	314	55	1				Remove if within Construction Area
152	Pine, Slash	*Pinus elliottii*	55	12	10	20	314	60	1				Remove if within Construction Area
155	Pine, Slash	*Pinus elliottii*	60	18	14	25	491	65	1	Damage- Sidewalk (by tree)			Remove if within Construction Area
156	Pine, Slash	*Pinus elliottii*	55	16	13	25	491	65	1	Damage- Sidewalk (by tree)			Remove if within Construction Area
157	Pine, Slash	*Pinus elliottii*	40	7	6	15	177	60	1				Remove if within Construction Area
158	Pine, Slash	*Pinus elliottii*	55	12	10	20	314	60	1				Remove if within Construction Area
159	Pine, Slash	*Pinus elliottii*	55	16	13	25	491	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

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

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

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

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	*Pinus elliottii*	40	5	4	10	79	70	1				Remove if within Construction Area
191	Pine, Slash	*Pinus elliottii*	65	16	13	25	491	65	1	Trunk damage- Wound or cut >4" area			Remove if within Construction Area
192	Pine, Slash	*Pinus elliottii*	60	13	10	20	314	60	1			Canopy lean west	Remove if within Construction Area
193	Pine, Slash	*Pinus elliottii*	45	8	6	15	177	65	1				Remove if within Construction Area
194	Pine, Slash	*Pinus elliottii*	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	*Pinus elliottii*	55	13	10	25	491	70	1				Remove if within Construction Area
197	Oak mixed species	*Quercus* species	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	*Quercus* species	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	*Sabal palmetto*	25		0	15	177	70	1	Trunk damage- Wound or cut >4" area			Remove if within Construction Area
200	Oak mixed species	*Quercus* species	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	*Pinus elliottii*	50	14	11	25	491	70	1				Remove if within Construction Area
202	Pine, Slash	*Pinus elliottii*	55	18	14	25	491	60	1	Dieback or decline overall		Deadwood	Remove if within Construction Area
203	Pine, Slash	*Pinus elliottii*	50	12	10	20	314	60	1	Dieback or decline overall		Deadwood	Remove if within Construction Area
204	Pine, Slash	*Pinus elliottii*	35	6	5	10	79	60	1				Remove if within Construction Area
205	Pine, Slash	*Pinus elliottii*	55	17	14	30	707	65	1				Remove if within Construction Area
206	Pine, Slash	*Pinus elliottii*	60	15	12	25	491	70	1				Remove if within Construction Area
207	Pine, Slash	*Pinus elliottii*	40	8	6	15	177	70	1				Remove if within Construction Area
208	Pine, Slash	*Pinus elliottii*	60	14	11	20	314	65	1			Deadwood	Remove if within Construction Area
209	Pine, Slash	*Pinus elliottii*	65	14	11	20	314	70	1				Remove if within Construction Area
210	Pine, Slash	*Pinus elliottii*	55	12	10	20	314	55	1			Canopy lean west	Remove if within Construction Area
211	Pine, Slash	*Pinus elliottii*	60	11	9	15	177	60	1	Trunk damage- Wound or cut >4" area			Remove if within Construction Area
212	Pine, Slash	*Pinus elliottii*	65	13	10	25	491	70	1				Remove if within Construction Area
213	Pine, Slash	*Pinus elliottii*	65	12	10	20	314	65	1				Remove if within Construction Area
214	Pine, Slash	*Pinus elliottii*	65	12	10	25	491	65	1				Remove if within Construction Area
215	Pine, Slash	*Pinus elliottii*	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	*Pinus elliottii*	55	13	10	20	314	65	1				Remove if within Construction Area
217	Pine, Slash	*Pinus elliottii*	40	5	4	15	177	65	1				Remove if within Construction Area
218	Pine, Slash	*Pinus elliottii*	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

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

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
219	Pine, Slash	*Pinus elliottii*	55	13	10	20	314	60	1	Dieback or decline overall			Remove if within Construction Area
220	Pine, Slash	*Pinus elliottii*	50	13	10	20	314	60	1	Trunk damage- Wound or cut >4" area			Remove if within Construction Area
221	Pine, Slash	*Pinus elliottii*	55	13	10	25	491	70	1				Remove if within Construction Area
222	Pine, Slash	*Pinus elliottii*	60	15	12	30	707	70	1				Remove if within Construction Area
223	Pine, Slash	*Pinus elliottii*	60	16	13	20	314	65	1				Remove if within Construction Area
224	Pine, Slash	*Pinus elliottii*	50	9	7	20	314	60	1				Remove if within Construction Area
225	Pine, Slash	*Pinus elliottii*	55	11	9	15	177	60	1				Remove if within Construction Area
226	Pine, Slash	*Pinus elliottii*	55	15	12	20	314	60	1	Trunk damage- Wound or cut >4" area			Remove if within Construction Area
227	Pine, Slash	*Pinus elliottii*	55	13	10	20	314	70	1				Remove if within Construction Area
228	Pine, Slash	*Pinus elliottii*	40	7	6	15	177		1				Remove if within Construction Area
229	Pine, Slash	*Pinus elliottii*	60	17	14	25	491	70	1				Remove if within Construction Area
230	Pine, Slash	*Pinus elliottii*	50	14	11	20	314	65	1			Canopy lean west	Remove if within Construction Area
231	Pine, Slash	*Pinus elliottii*	50	13	10	25	491	70	1				Remove if within Construction Area
232	Pine, Slash	*Pinus elliottii*	45	7	6	20	314	65	1				Remove if within Construction Area
233	Pine, Slash	*Pinus elliottii*	50	18	14	35	962	65	1			Deadwood	Remove if within Construction Area
234	Pine, Slash	*Pinus elliottii*	55	9	7	15	177	60	1				Remove if within Construction Area
235	Pine, Slash	*Pinus elliottii*	60	16	13	30	707	65	1				Remove if within Construction Area
236	Pine, Slash	*Pinus elliottii*	55	14	11	25	491	65	1				Remove if within Construction Area
237	Pine, Slash	*Pinus elliottii*	55	14	11	20	314	60	1	Leaning trunk		Lean south	Remove if within Construction Area
238	Pine, Slash	*Pinus elliottii*	55	17	14	30	707	65	1			Deadwood	Remove if within Construction Area
239	Pine, Slash	*Pinus elliottii*	55	15	12	20	314	65	1				Remove if within Construction Area
240	Pine, Slash	*Pinus elliottii*	30	6	5	15	177	60	1				Remove if within Construction Area
241	Pine, Slash	*Pinus elliottii*	60	14	11	25	491	70	1				Remove if within Construction Area
242	Pine, Slash	*Pinus elliottii*	60	12	10	15	177	60	1				Remove if within Construction Area
243	Pine, Slash	*Pinus elliottii*	60	14	11	20	314	70	1				Remove if within Construction Area
244	Pine, Slash	*Pinus elliottii*	20	6	5	5	20	45	1	Dieback or decline overall			Remove if within Construction Area
245	Pine, Slash	*Pinus elliottii*	60	15	12	20	314	70	1				Remove if within Construction Area
246	Pine, Slash	*Pinus elliottii*	55	14	11	25	491	70	1				Remove if within Construction Area
247	Pine, Slash	*Pinus elliottii*	60	12	10	20	314	65	1				Remove if within Construction Area
248	Pine, Slash	*Pinus elliottii*	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

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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
249	Pine, Slash	*Pinus elliottii*	55	9	7	15	177	50	1	Dieback or decline overall			Remove if within Construction Area
250	Pine, Slash	*Pinus elliottii*	55	19	15	25	491	65	1				Remove if within Construction Area
251	Pine, Slash	*Pinus elliottii*	35	7	6	10	79	55	1				Remove if within Construction Area
252	Pine, Slash	*Pinus elliottii*	45	12	10	15	177	55	1				Remove if within Construction Area
253	Pine, Slash	*Pinus elliottii*	55	13	10	20	314	65	1				Remove if within Construction Area
254	Pine, Slash	*Pinus elliottii*	60	11	9	15	177	60	1				Remove if within Construction Area
255	Pine, Slash	*Pinus elliottii*	60	18	14	30	707	70	1			Deadwood	Remove if within Construction Area
256	Pine, Slash	*Pinus elliottii*	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	*Pinus elliottii*	55	13	10	15	177	60	1			Canopy lean west	Remove if within Construction Area
258	Pine, Slash	*Pinus elliottii*	55	9	7	15	177	60	1			Canopy lean west	Remove if within Construction Area
259	Pine, Slash	*Pinus elliottii*	25	5	4	10	79	50	1			Canopy lean south	Remove if within Construction Area
260	Pine, Slash	*Pinus elliottii*	45	7	6	10	79	65	1				Remove if within Construction Area
261	Pine, Slash	*Pinus elliottii*	50	8	6	10	79	65	1				Remove if within Construction Area
262	Pine, Slash	*Pinus elliottii*	35	6	5	25	491	0	1			Dead	Danger/Hazard Removal
263	Pine, Slash	*Pinus elliottii*	55	13	10	25	491	65	1				Remove if within Construction Area
264	Pine, Slash	*Pinus elliottii*	50	10	8	15	177	60	1			Deadwood	Remove if within Construction Area
265	Pine, Slash	*Pinus elliottii*	55	14	11	25	491	70	1				Remove if within Construction Area
266	Pine, Slash	*Pinus elliottii*	45	8	6	15	177	60	1				Remove if within Construction Area
267	Oak mixed species	*Quercus* species	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	*Pinus elliottii*	50	13	10	20	314	60	1	Dieback or decline overall			Remove if within Construction Area
270	Pine, Slash	*Pinus elliottii*	55	14	11	15	177	60	1			Canopy lean west	Remove if within Construction Area
271	Pine, Slash	*Pinus elliottii*	60	14	11	30	707	70	1				Remove if within Construction Area
272	Pine, Slash	*Pinus elliottii*	55	11	9	20	314	65	1				Remove if within Construction Area
273	Pine, Slash	*Pinus elliottii*	60	13	10	20	314	60	1	Dieback or decline overall			Remove if within Construction Area
274	Pine, Slash	*Pinus elliottii*	55	11	9	15	177	60	1				Remove if within Construction Area
275	Pine, Slash	*Pinus elliottii*	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	*Pinus elliottii*	55	8	6	15	177	65	1				Remove if within Construction Area
277	Pine, Slash	*Pinus elliottii*	55	9	7	15	177	65	1				Remove if within Construction Area
278	Pine, Slash	*Pinus elliottii*	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 Wdth in Ft	Cnpy Area & TPZ in Sq Ft	Health Cnd %	Trunks/ Qty	Observations	Recommended Maintenance	Comments	Disposition
279	Pine, Slash	*Pinus elliottii*	60	9	7	15	177	65	1				Remove if within Construction Area
280	Pine, Slash	*Pinus elliottii*	55	11	9	15	177	65	1				Remove if within Construction Area
281	Pine, Slash	*Pinus elliottii*	55	11	9	15	177	65	1				Remove if within Construction Area
282	Pine, Slash	*Pinus elliottii*	55	12	10	15	177	65	1				Remove if within Construction Area
283	Pine, Slash	*Pinus elliottii*	25	5	4	5	20	45	1			Deformed trunk	Remove if within Construction Area
284	Pine, Slash	*Pinus elliottii*	55	15	12	20	314		1			Deadwood	Remove if within Construction Area
285	Pine, Slash	*Pinus elliottii*	55	9	7	15	177	60	1	Trunk damage- Wound or cut >4" area			Remove if within Construction Area
286	Pine, Slash	*Pinus elliottii*	50	13	10	25	491	65	1				Remove if within Construction Area
288	Pine, Slash	*Pinus elliottii*	45	18	14	30	707	55	1	Disease in plant, damaged, Leaning trunk			Remove if within Construction Area
289	Pine, Slash	*Pinus elliottii*	50	17	14	30	707	65	1				Remove if within Construction Area
290	Pine, Slash	*Pinus elliottii*	50	20	16	30	707	65	1			Deadwood	Remove if within Construction Area
291	Pine, Slash	*Pinus elliottii*	50	15	12	25	491	70	1				Remove if within Construction Area
292	Pine, Slash	*Pinus elliottii*	50	15	12	25	491	65	1				Remove if within Construction Area
293	Pine, Slash	*Pinus elliottii*	40	13	10	15	177	60	1				Remove if within Construction Area
294	Pine, Slash	*Pinus elliottii*	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	*Sabal palmetto*	25		0	15	177	70	1				Remove if within Construction Area
297	Pine, Slash	*Pinus elliottii*	55	16	13	20	314	60	1			Canopy lean south	Remove if within Construction Area
298	Pine, Slash	*Pinus elliottii*	55	14	11	20	314	70	1				Remove if within Construction Area
299	Pine, Slash	*Pinus elliottii*	50	11	9	15	177	60	1			Canopy lean south	Remove if within Construction Area
300	Pine, Slash	*Pinus elliottii*	60	12	10	15	177	70	1				Remove if within Construction Area
301	Pine, Slash	*Pinus elliottii*	60	14	11	25	491	70	1				Remove if within Construction Area
302	Pine, Slash	*Pinus elliottii*	55	14	11	25	491	65	1				Remove if within Construction Area
303	Pine, Slash	*Pinus elliottii*	55	11	9	15	177	60	1				Remove if within Construction Area
304	Pine, Slash	*Pinus elliottii*	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	*Pinus elliottii*	45	7	6	15	177	60	1				Remove if within Construction Area
306	Pine, Slash	*Pinus elliottii*	55	13	10	20	314	65	1				Remove if within Construction Area
307	Pine, Slash	*Pinus elliottii*	50	14	11	20	314	65	1				Remove if within Construction Area
308	Pine, Slash	*Pinus elliottii*	55	14	11	20	314	65	1			Deadwood	Remove if within Construction Area
309	Pine, Slash	*Pinus elliottii*	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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310	Pine, Slash	*Pinus elliottii*	55	16	13	20	314	65	1				Remove if within Construction Area
311	Sable Palm	*Sabal palmetto*	20		0	20	314	70	1				Remove if within Construction Area
312	Pine, Slash	*Pinus elliottii*	50	14	11	20	314	60	1			Deadwood	Remove if within Construction Area
313	Pine, Slash	*Pinus elliottii*	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	*Pinus elliottii*	50	12	10	20	314	55	1	Leaning trunk		Lean south	Remove if within Construction Area
315	Pine, Slash	*Pinus elliottii*	45	9	7	20	314	60	1	Dieback or decline overall			Remove if within Construction Area
316	Pine, Slash	*Pinus elliottii*	40	14	11	20	314	65	1				Remove if within Construction Area
317	Pine, Slash	*Pinus elliottii*	30	18	14	25	491	55	1	Dieback or decline overall			Remove if within Construction Area
320	Sable Palm	*Sabal palmetto*	20		0	15	177	70	1				Remove if within Construction Area
321	Pine, Slash	*Pinus elliottii*	55	21	17	35	962	65	1	Stub cut branches- few		Deadwood	Remove if within Construction Area
322	Pine, Slash	*Pinus elliottii*	45	16	13	30	707	60	1	Leaning trunk		Lean west	Remove if within Construction Area
323	Pine, Slash	*Pinus elliottii*	45	7	6	15	177	60	1				Remove if within Construction Area
324	Pine, Slash	*Pinus elliottii*	50	13	10	15	177	65	1			Canopy lean west	Remove if within Construction Area
325	Pine, Slash	*Pinus elliottii*	55	12	10	15	177	65	1				Remove if within Construction Area
326	Pine, Slash	*Pinus elliottii*	60	11	9	15	177	65	1				Remove if within Construction Area
327	Pine, Slash	*Pinus elliottii*	55	12	10	15	177	60	1			Canopy lean west	Remove if within Construction Area
328	Pine, Slash	*Pinus elliottii*	55	13	10	20	314	65	1				Remove if within Construction Area
329	Pine, Slash	*Pinus elliottii*	60	21	17	25	491	65	1				Remove if within Construction Area
330	Pine, Slash	*Pinus elliottii*	40	7	6	15	177	60	1	Leaning trunk		Lean west	Remove if within Construction Area
331	Pine, Slash	*Pinus elliottii*	60	11	9	15	177	65	1				Remove if within Construction Area
332	Pine, Slash	*Pinus elliottii*	50	8	6	15	177	60	1				Remove if within Construction Area
333	Pine, Slash	*Pinus elliottii*	60	14	11	20	314	70	1				Remove if within Construction Area
334	Pine, Slash	*Pinus elliottii*	50	16	13	25	491	65	1				Remove if within Construction Area
335	Pine, Slash	*Pinus elliottii*	55	13	10	25	491	70	1				Remove if within Construction Area
336	Pine, Slash	*Pinus elliottii*	45	14	11	30	707	65	1			Conflict with sabal	Remove if within Construction Area
337	Sable Palm	*Sabal palmetto*	20		0	15	177	70	1				Remove if within Construction Area
338	Sable Palm	*Sabal palmetto*	15		0	15	177	70	1				Remove if within Construction Area
339	Pine, Slash	*Pinus elliottii*	50	18	14	30	707	70	1				Remove if within Construction Area
340	Pine, Slash	*Pinus elliottii*	60	16	13	30	707	70	1			Deadwood	Remove if within Construction Area
341	Pine, Slash	*Pinus elliottii*	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

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

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
342	Pine, Slash	*Pinus elliottii*	60	17	14	25	491	65	1			Deadwood	Remove if within Construction Area
343	Sable Palm	*Sabal palmetto*	25		0	15	177	70	1				Remove if within Construction Area
344	Pine, Slash	*Pinus elliottii*	60	30	24	40	1257	65	1			Deadwood	Remove if within Construction Area
345	Pine, Slash	*Pinus elliottii*	25	13	10	20	314	45	1			Damaged crown	Remove if within Construction Area
346	Sable Palm	*Sabal palmetto*	25		0	15	177	70	1				Remove if within Construction Area
347	Pine, Slash	*Pinus elliottii*	60	15	12	25	491	70	1				Remove if within Construction Area
348	Pine, Slash	*Pinus elliottii*	60	14	11	25	491	70	1				Remove if within Construction Area
349	Pine, Slash	*Pinus elliottii*	55	15	12	25	491	65	1				Remove if within Construction Area
350	Pine, Slash	*Pinus elliottii*	40	7	6	15	177	55	1				Remove if within Construction Area
351	Pine, Slash	*Pinus elliottii*	50	17	14	30	707	55	1			Damage upper trunk	Remove if within Construction Area
352	Pine, Slash	*Pinus elliottii*	50	21	17	30	707	65	1			Deadwood	Remove if within Construction Area
353	Pine, Slash	*Pinus elliottii*	45	26	21	35	962	65	1			Deadwood	Remove if within Construction Area
354	Sable Palm	*Sabal palmetto*	30		0	20	314	70	1				Remove if within Construction Area
355	Sable Palm	*Sabal palmetto*	30		0	20	314	70	1				Remove if within Construction Area
356	Oak mixed species	*Quercus* species	40	20	16	45	1590	70	1	Included bark in branch junctures		Co dominate structure	Remove if within Construction Area
357	Pine, Slash	*Pinus elliottii*	45	19	15	40	1257	70	1				Remove if within Construction Area
358	Oak mixed species	*Quercus* species	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	*Quercus* species	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	*Sabal palmetto*	20		0	15	177	70	1				Remove if within Construction Area
361	Sable Palm	*Sabal palmetto*	20		0	15	177	70	1				Remove if within Construction Area
362	Sable Palm	*Sabal palmetto*	15		0	15	177	70	1	Leaning trunk			Remove if within Construction Area
363	Pine, Slash	*Pinus elliottii*	45	18	14	35	962	65	1			Crossing limbs	Remove if within Construction Area
364	Oak mixed species	*Quercus* species	40	22	18	45	1590	65	1	Included bark in branch junctures, Leaning trunk			Remove if within Construction Area
365	Sable Palm	*Sabal palmetto*	20		0	15	177	70	1				Remove if within Construction Area
366	Sable Palm	*Sabal palmetto*	20		0	15	177	70	1				Remove if within Construction Area
367	Sable Palm	*Sabal palmetto*	20		0	15	177	70	1				Remove if within Construction Area
368	Sable Palm	*Sabal palmetto*	20		0	15	177	70	1				Remove if within Construction Area
369	Sable Palm	*Sabal palmetto*	15		0	15	177	70	1				Remove if within Construction Area
370	Pine, Slash	*Pinus elliottii*	55	16	13	30	707	65	1				Remove if within Construction Area
371	Pine, Slash	*Pinus elliottii*	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

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

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
372	Sable Palm	*Sabal palmetto*	25		0	15	177	70	1				Remove if within Construction Area
373	Pine, Slash	*Pinus elliottii*	35	7	6	15	177	65	1				Remove if within Construction Area
374	Pine, Slash	*Pinus elliottii*	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	*Quercus* species	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	*Quercus* species	45	19	15	50	1963	65	1	Included bark in branch junctures, Leaning trunk			Remove if within Construction Area
378	Sable Palm	*Sabal palmetto*	15		0	15	177	60	1				Remove if within Construction Area
379	Oak mixed species	*Quercus* species	45	24	19	50	1963	60	1	Included bark in branch junctures			Remove if within Construction Area
380	Pine, Slash	*Pinus elliottii*	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	*Sabal palmetto*	20		0		0	70	1				Remove if within Construction Area
383	Pine, Slash	*Pinus elliottii*	45	20	16	35	962	65	1				Remove if within Construction Area
384	Sable Palm	*Sabal palmetto*	15		0	15	177	60	1				Remove if within Construction Area
385	Oak mixed species	*Quercus* species	40	21	17	35	962	60	1	Included bark in branch junctures, Leaning trunk			Remove if within Construction Area
386	Oak mixed species	*Quercus* species	40	25	20	55	2376	60	1	Included bark in branch junctures		Cavity at, poor structure	Remove if within Construction Area
387	Sable Palm	*Sabal palmetto*	25		0	15	177	65	1				Remove if within Construction Area
388	Sable Palm	*Sabal palmetto*	20		0	15	177	65	1				Remove if within Construction Area
389	Sable Palm	*Sabal palmetto*	20		0	15	177	65	1				Remove if within Construction Area
390	Pine, Slash	*Pinus elliottii*	55	14	11	25	491	65	1				Remove if within Construction Area
391	Pine, Slash	*Pinus elliottii*	45	9	7	20	314	65	1				Remove if within Construction Area
392	Sable Palm	*Sabal palmetto*	20		0	15	177	65	1				Remove if within Construction Area
								TOTAL	**397**				

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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

IV. Project Description

PHASING			
Is this project (phase) part of a larger project? ☐ Yes ☑ No			
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units:		Single Family:	Multifamily:
	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

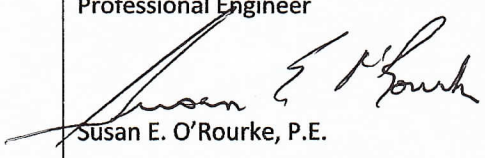
Prepared for:

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

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 11/17/2021 License #: 42684

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

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

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APPENDICES

APPENDIX A: Site Plan
APPENDIX B: St. Lucie County Levels of Service Reports
APPENDIX C: Growth Rate
APPENDIX D: Intersection Data and Analysis

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.

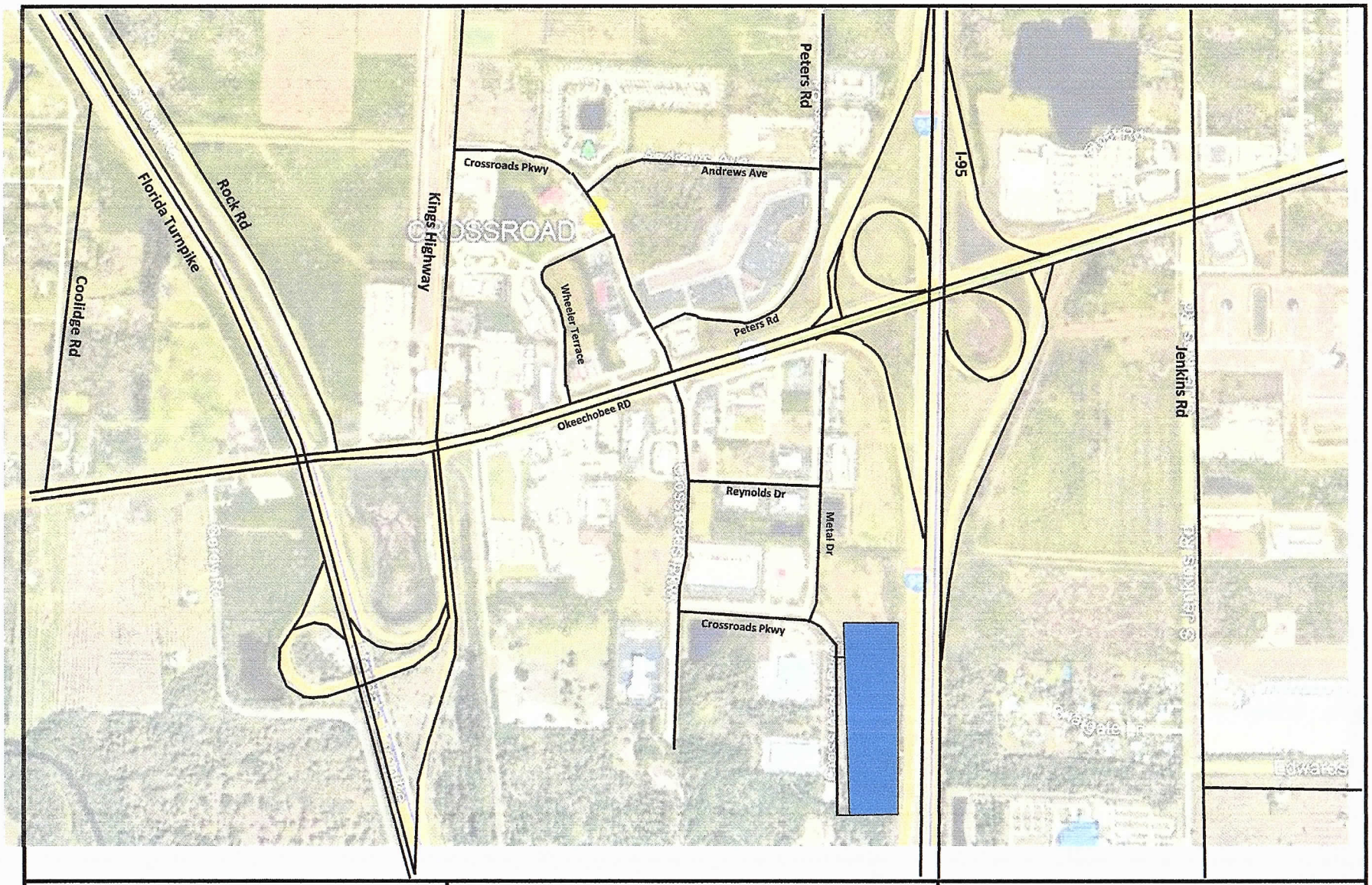
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- 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**.



NTS Job Number: SR20103.0	O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Date: 10-28-20	Legend = Project Location

Figure 1

Project Location

Interstate Commerce Center

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

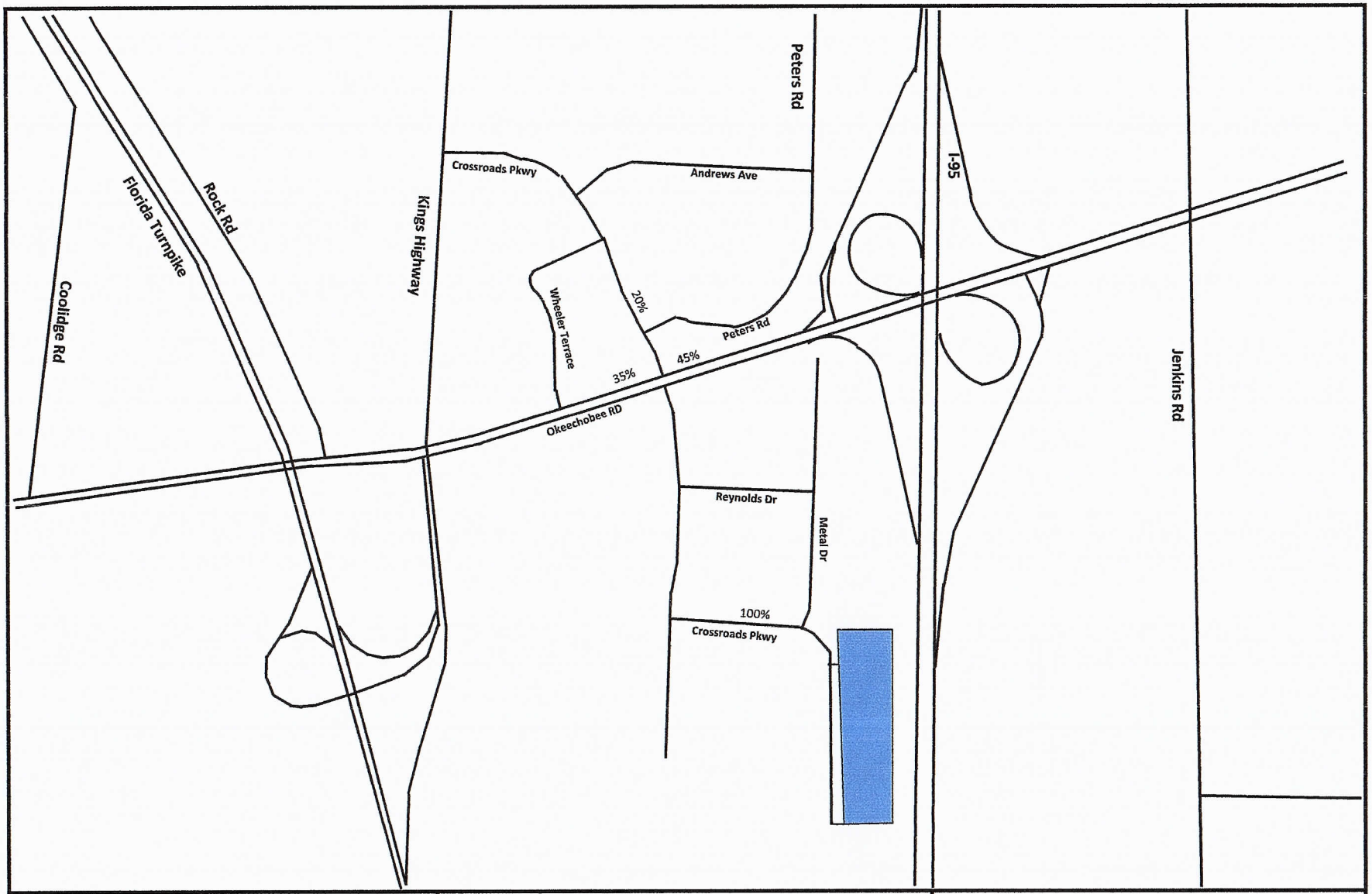

Florida Turnpike
Rock Rd
Coolidge Rd
Kings Highway
Crossroads Pkwy
Andrews Ave
Peters Rd
I-95
Jenkins Rd
Wheeler Terrace
20%
Peters Rd
45%
35%
Okeechobee RD
Reynolds Dr
Metal Dr
100%
Crossroads Pkwy
N
NTS
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR20103.0
Date: 10-28-20
Legend
= Project Location
Figure 2
Percent Assignment
Interstate Commerce Center

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	[3]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 (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Crossroads Pkwy	Okeechobee Rd	South of Okeechobee	NB	OUT	NO	125	5.97%	188	188	790	8	196	1.01%	YES	100%
Crossroads Pkwy	Okeechobee Rd	South of Okeechobee	SB	IN	YES	110	5.97%	165	165	790	27	192	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	[3]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 (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Crossroads Pkwy	Okeechobee Rd	South of Okeechobee	NB	OUT	YES	135	5.97%	203	203	790	28	231	3.54%	YES	100%
Crossroads Pkwy	Okeechobee Rd	South of Okeechobee	SB	IN	NO	195	5.97%	293	293	790	11	304	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

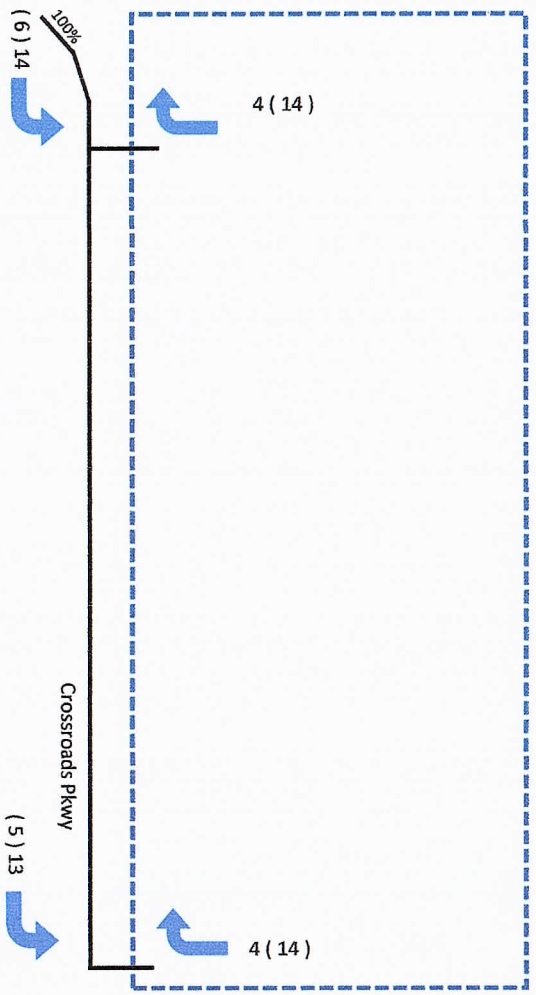
Two-Way:	39
Net In:	11
Net Out:	28
Years Grown:	7

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.



	IN	OUT
AM	27	8
PM	11	28

NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR20103.0 | Date: 10-11-2021

Legend

XX (XX) = AM (PM)

= Project Location

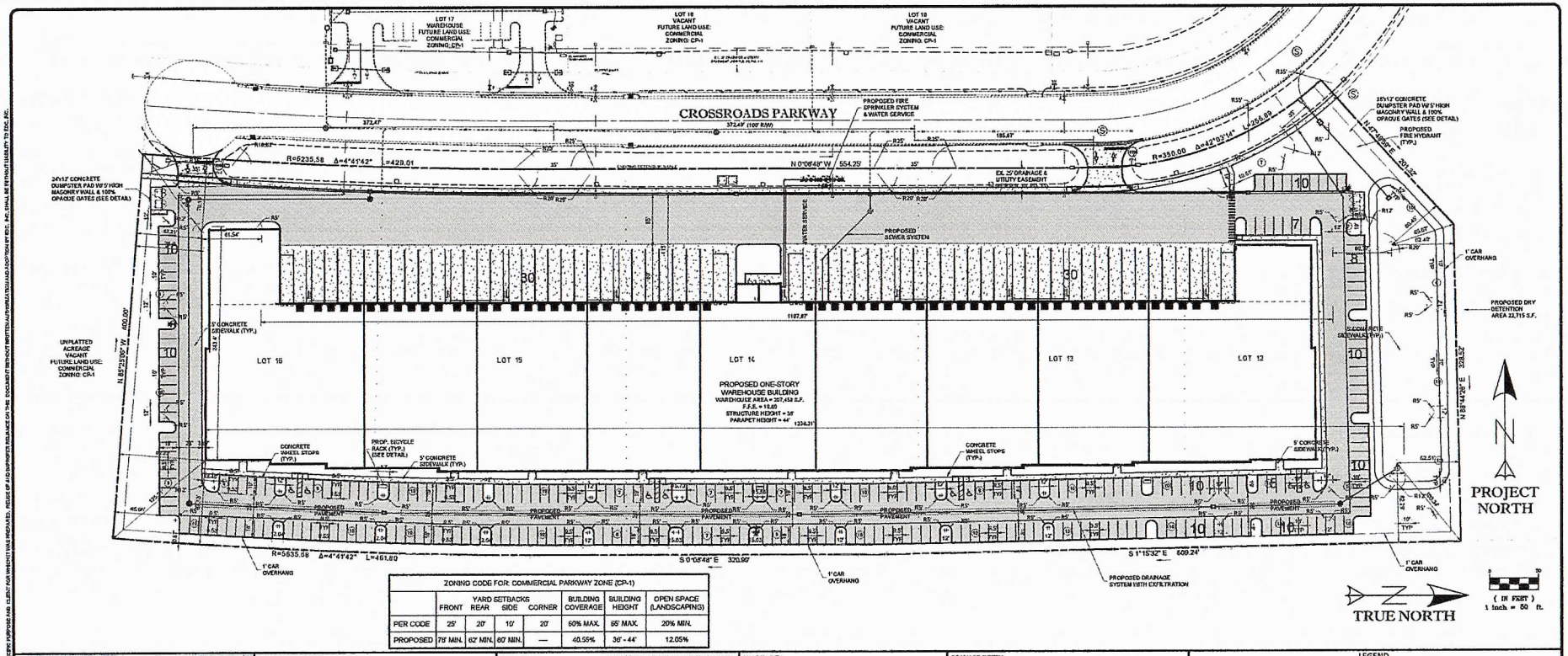
Figure 3

Driveway Volumes

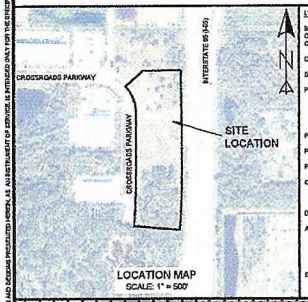
Interstate Commerce Center

APPENDIX A

SITE PLAN



ZONING CODE FOR: COMMERCIAL PARKWAY ZONE (CP-1)							
	YARD SETBACKS				BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)
	FRONT	REAR	SIDE	CORNER			
PER CODE	25'	20'	10'	20'	60% MAX.	65' MAX.	20% MIN.
PROPOSED	78' MIN.	62' MIN.	80' MIN.	—	40.55%	36' - 44'	12.05%



LEGAL DESCRIPTION

BEING ALL OF LOTS 12 THROUGH 18, 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 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST

PARCEL ID#:	2324-710-0018-000-0 2324-710-0019-000-7 2324-710-0020-000-3 2324-710-0021-000-0 2324-710-0022-000-1
PROJECT NAME:	3800 CROSSROADS PARKWAY
PROJECT ADDRESS:	3800 CROSSROADS PARKWAY
PROPOSED USE:	WAREHOUSE
OWNER:	JBL FORT PIERCE INDUSTRIAL LLC 2029 HARRISON ST STE 202 HOLLYWOOD, FL 33020
DEVELOPER:	
ARCHITECT:	BAKER BARRIOS 169 E ORANGE AVENUE SUITE 1700 ORLANDO, FL 32801 (407) 930-3000
SURVEYING:	CULPEPPER & TERPENNING, INC. 2580 SOUTH 25TH STREET FORT PIERCE, FLORIDA 34981

ENGINEERING:	ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: DAVID G. BARNETT, 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	553,735 S.F. (12.712 AC) =	100.00%
IMPERVIOUS AREA	442,705 S.F. (10.163 AC) =	79.95%
PROPOSED BUILDING	207,456 S.F. (4.763 AC) =	37.47%
PROPOSED PAVEMENT	155,973 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. (0.521 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)	
FRONT BUILDING SETBACK	(25')
SIDE BUILDING SETBACK	(10')
SIDE CORNER BUILDING SETBACK	(20')
REAR BUILDING SETBACK	(20')

BUILDING DATA:

GROSS FLOOR AREA = 207,456 S.F.

BUILDING HEIGHT:
PROPOSED BUILDING HEIGHT = 38' (65' MAX.)
PARAPET HEIGHT = 44'

PARKING CALCULATIONS:

PARKING REQUIRED:

207,456 S.F. WAREHOUSE AREA
1 SPACE / 600 S.F. WAREHOUSE AREA
207,456 / 600 = 346 SPACES (9 HC)

PARKING REQUIRED = 346 SPACES (9 HC)
PARKING PROVIDED = 347 SPACES (9 HC)
CAR PARKING = 287 SPACES
TRUCK PARKING = 60 SPACES

DRAINAGE SYSTEM:

THE STORMWATER MANAGEMENT SYSTEM FOR THE SITE WILL CONSIST OF A SERIES OF INLETS CONNECTED VIA UNDERGROUND PIPES AND EXFILTRATION TRENCHES WHICH CONVEY STORMWATER TO AN ONSITE DRY DETENTION AREA, ONE HALF-INCH OF DRY PRETREATMENT WILL BE PROVIDED IN THE EXFILTRATION TRENCHES AND THE DRY DETENTION AREA PRIOR TO DISCHARGING OFFSITE TO THE WEST INTO THE EXISTING MASTER STORMWATER MANAGEMENT SYSTEM. THE EXISTING MASTER STORMWATER MANAGEMENT SYSTEM WILL PROVIDE WATER QUALITY TREATMENT AND ATTENUATION FOR THE PROPOSED PROJECT. CONCEPTUAL ERP# 56-0101-S

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.

TRAFFIC STATEMENT:

INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10th EDITION

WAREHOUSE (150)
(AVERAGE RATES UTILIZED)

	AVERAGE RATE	PROJECT S.F.	TRIPS
WEEKDAY DAILY TRIPS:			
WAREHOUSE (150)	1.74/1,000 S.F.	224,553 S.F.	= 391
A.M. PEAK HOUR TRIPS:			
WAREHOUSE (150)	0.22/1,000 S.F.	224,553 S.F.	= 49
P.M. PEAK HOUR TRIPS:			
WAREHOUSE (150)	0.24/1,000 S.F.	224,553 S.F.	= 54

LEGEND

M E	EXISTING METER		EX. OAK TREE TO REMAIN # = TREE TAG		EXISTING CONCRETE
M E	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		
ST MH: 17	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 = 15.86 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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www.edc-inc.com
PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
ph 772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 29315
L.B. CERTIFICATE OF AUTHORIZATION 6982

DATE	REVISION COMMENTS

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

3800 CROSSROADS PARKWAY

SITE PLAN

ST. LUCIE COUNTY FLORIDA

(DATE)

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

21-352

1 OF 4

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

APPENDIX B

ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT FALL/WINTER 2019/2020,
ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT 2016

St. Lucie Transportation Planning Organization

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

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	8,300	2019	1,710	535	C	0.695	489	C	0.635
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	16,233	2016	3,170	1,008	C	0.326	865	C	0.280
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	24,500	2020	3,170	1,290	C	0.417	1,244	C	0.403
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	25,000	2020	3,170	1,299	C	0.420	1,395	C	0.451
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	26,500	2019	3,170	1,256	C	0.406	1,307	C	0.423
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	30,500	2019	3,170	1,502	C	0.486	1,556	C	0.504
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	25,000	2020	3,170	1,320	C	0.427	1,384	C	0.448
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	5,400	2016	3,170	348	C	0.113	297	C	0.096
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	6,400	2016	3,170	344	C	0.111	360	C	0.117
CROSSTOWN PKWY	FLORESTA DR to US 1	66	25,500	2019	3,170	1,967	C	0.637	1,723	C	0.558
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,142	2017	790	108	C	0.277	107	C	0.274
DARWIN BLVD	BECKER RD to PAAR DR	235	7,298	2018	630	728	F	1.156	642	F	1.019
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,298	2018	920	728	C	0.837	642	C	0.738
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	13,500	2019	920	673	C	0.774	708	C	0.814
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	8,100	2019	920	633	C	0.728	570	C	0.655
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	8,400	2019	880	512	C	0.617	508	C	0.612
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	0.663	411	D	0.548
DELAWARE AVE	10TH ST to 7TH ST	664	7,402	2017	600	497	D	0.828	411	D	0.685
DELAWARE AVE	7TH ST to US 1	665	7,200	2020	750	390	D	0.520	402	D	0.536
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	11,500	2020	830	716	C	0.918	653	C	0.837

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

St. Lucie Transportation Planning Organization

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

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	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.**

St. Lucie Transportation Planning Organization

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

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	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.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall 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
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	6,086	2014	830	419	C	0.537	350	C	0.449
EAST 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

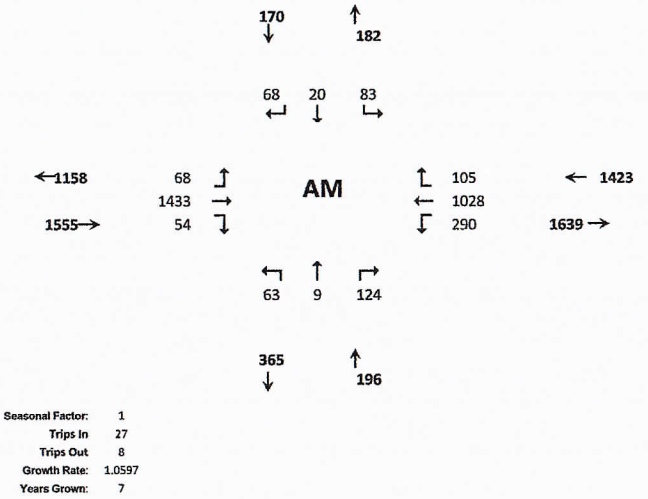
APPENDIX D

INTERSECTION DATA AND ANALYSIS

TURNING MOVEMENT VOLUME COUNTS

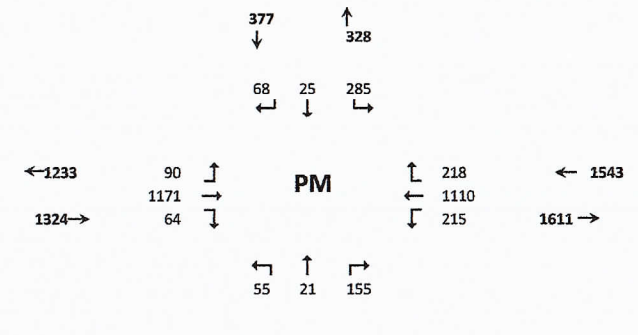
N/S STREET: Crossroads Parkway **E/W STREET:** Okeechobee Rd **CONTROL:**
FILENAME:
COUNT DATE: 2017 **DAY:** **CITY:** Fort Pierce **INTERSECTION:**
REPORT DATE: 8/6/2021 **ANALYSIS YEAR:** 2024

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15													0	0
7:15-7:30													0	0
7:30-7:45													0	0
7:45-8:00													0	0
8:00-8:15													0	0
8:15-8:30													0	
8:30-8:45													0	
8:45-9:00													0	
AM PEAK HOUR IS FROM:	7:00AM TO 8:00AM													
Volumes	40	5	80	55	10	45	45	955	30	185	685	70	0	
Season Factor	40	5	80	55	10	45	45	955	30	185	685	70	2205	
Growth	60	8	120	83	15	68	68	1433	45	278	1028	105	3309	
In/Out	OUT	OUT	OUT	-	IN	-	-	-	IN	IN	-	-	-	
Percentage	35%	20%	45%	0%	20%	0%	0%	0%	35%	45%	0%	0%	0%	
PROJECT	3	2	4	0	5	0	0	0	9	12	0	0	0	
Total	63	9	124	83	20	68	68	1433	54	290	1028	105	3344	



Seasonal Factor: 1
Trips In 27
Trips Out 8
Growth Rate: 1.0597
Years Grown: 7

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15													0	0
4:15-4:30													0	0
4:30-4:45													0	0
4:45-5:00													0	0
5:00-5:15													0	0
5:15-5:30													0	
5:30-5:45													0	
5:45-6:00													0	
PM PEAK HOUR IS FROM:	4:00PM TO 5:00PM													
Volumes	30	10	95	190	15	45	60	780	40	140	740	145	0	
Season Factor	30	10	95	190	15	45	60	780	40	140	740	145	2290	
Growth	45	15	143	285	23	68	90	1171	60	210	1110	218	3436	
In/Out	OUT	OUT	OUT	-	IN	-	-	-	IN	IN	-	-	-	
Percentage	35%	20%	45%	0%	20%	0%	0%	0%	35%	45%	0%	0%	0%	
Project	10	6	13	0	2	0	0	0	4	5	0	0	0	
Total	55	21	155	285	25	68	90	1171	64	215	1110	218	3475	

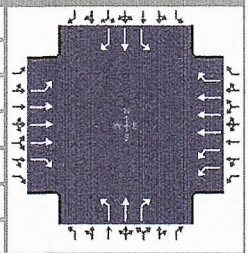


Seasonal Factor: 1
Growth Rate: 1.0597
Trips In: 11
Trips Out: 28
Years Grown: 7

D-1

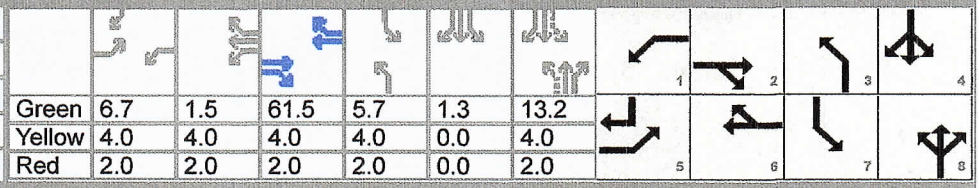
HCS7 Signalized Intersection Results Summary

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		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
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
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.7	1.5	61.5	5.7	1.3	13.2
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		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	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

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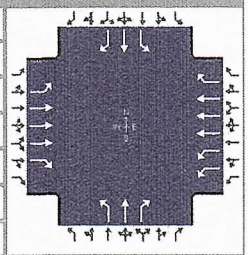
HCS7 Signalized Intersection Results Summary

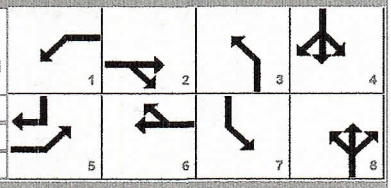
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	SOR	Analysis Date	Aug 5, 2021	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Crossroads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



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

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
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		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	95	1233	67	226	1168	229	58	22	163	300	26	72
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1598	1523	1422	1551	1523	1422	1598	1678	1422	1598	1678	1422
Queue Service Time (g_s), s	8.2	19.4	3.5	10.0	17.7	13.3	4.4	1.6	15.8	19.0	1.8	5.3
Cycle Queue Clearance Time (g_c), s	8.2	19.4	3.5	10.0	17.7	13.3	4.4	1.6	15.8	19.0	1.8	5.3
Green Ratio (*g/C*)	0.07	0.50	0.50	0.09	0.51	0.51	0.17	0.13	0.13	0.28	0.21	0.28
Capacity (*c*), veh/h	114	2300	715	275	2313	719	278	217	184	415	352	400
Volume-to-Capacity Ratio (*X*)	0.828	0.536	0.094	0.822	0.505	0.319	0.209	0.102	0.886	0.723	0.075	0.179
Back of Queue (*Q*), ft/ln (95 th percentile)	176.4	270.8	60.3	203.3	249.8	228.6	88.6	34.9	308.1	92.5	37.4	94.6
Back of Queue (*Q*), veh/ln (95 th percentile)	6.3	9.7	2.2	7.3	8.9	8.2	3.2	1.2	11.0	3.3	1.3	3.4
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	64.1	14.6	18.1	62.7	14.1	20.4	50.0	53.8	59.9	45.5	44.4	38.0
Incremental Delay (d_2), s/veh	5.6	0.9	0.3	2.3	0.8	1.2	0.1	0.1	21.1	5.3	0.0	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	69.8	15.5	18.4	65.0	14.9	21.5	50.1	53.8	81.1	50.9	44.4	38.1
Level of Service (LOS)	E	B	B	E	B	C	D	D	F	D	D	D
Approach Delay, s/veh / LOS	19.4	B		22.8	C		71.2	E		48.1	D	
Intersection Delay, s/veh / LOS	27.5						C					

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

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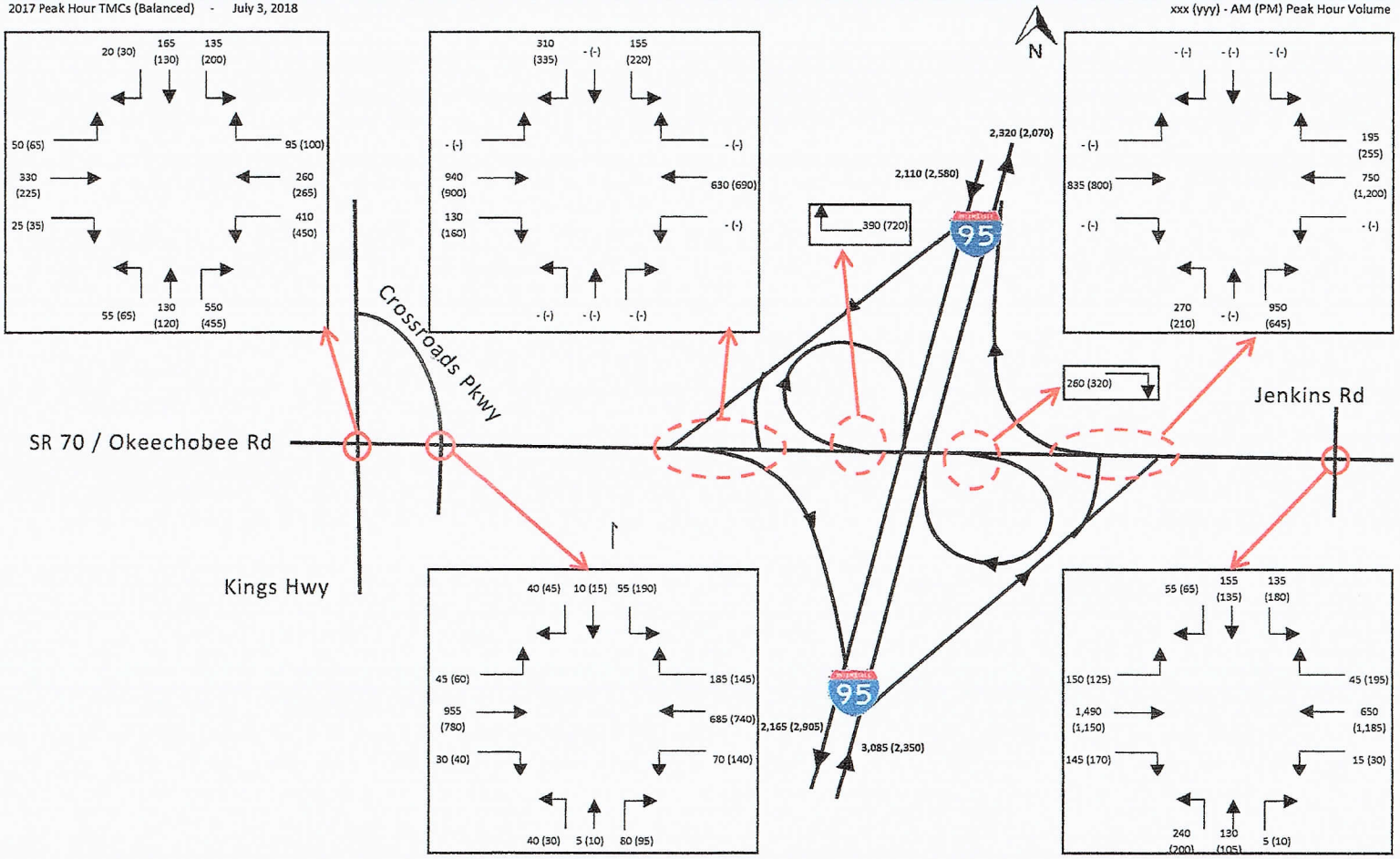
SR 70/Okeechobee Road Interchange

2017 Peak Hour TMCs (Balanced) - July 3, 2018

xxx (yyy) - AM (PM) Peak Hour Volume



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	SITE TYPE	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 OFROGERS RD	E	2100E	W	2100E	4200	S	9.0	51.3F	31.5F
0106		SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (INCLUDE EB	E	13500	W	13000	26500	C	9.0	54.3F	9.7A
0107		SR 5/US 1 - ST LUCIE/IRC LINE (COUNTY 107)	N	13000E	S	11000E	24000	F	9.0	52.6F	6.2P
0114		SR A1A / N - E END OF ICWW BR,ST LUCIE CO	E	3900	W	3900	7800	C	9.0	52.6F	7.0A
0115		SR A1A/S - E END OF S BRIDGE	E	7600	W	7400	15000	C	9.0	52.6F	11.6A
0116		SR A1A/S - S OF BLUE HERON BLVD,FT PIERCE (COUNT	N	1800E	S	1700E	3500	F	9.0	52.6F	9.4P
0118		SR 5/US 1 - S OF SR 68/ORANGE AVE	N	15000	S	15000	30000	C	9.0	52.6F	5.6A
0123		SR 5/US 1 - S END OF TAYLOR CREEK BRIDGE (COUNTY	N	14500E	S	14500E	29000	F	9.0	52.6F	6.5P
0128		SR 614/INDRIO RD-W OF SR 9/I-95	E	400	W	450	850	C	9.5	54.3F	57.8A
0144	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

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

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/OKEECHOBEE RD (C	N	4400E	S	4400E	8800 F	9.0	51.3F	31.5F
0274		CR 611-B/JENKINS RD. - S. OF SR 68/ORANGE AVE	N	2900E	S	2800E	5700 F	9.0	51.3F	31.5F
0279		CR 709/GLADES CUTOFF RD - S OF CR 712/MIDWAY RD.	N	1800	S	1600	3400 C	9.0	51.3F	31.5A
0281		SR 614 / INDRIO RD - W OF SR 713/KINGS HWY (COUN	E	4400	W	4200	8600 C	9.0	51.3F	11.3A
0703		SR A1A/N - S OF REGAL RD (COUNTY 703)	N	2300E	S	3100E	5400 F	9.0	52.6F	4.4P
0705		SR A1A/N - N OF N BRIDGE CAUSWAY (COUNTY 705)	N	2900E	S	3100E	6000 F	9.0	52.6F	15.7P
0709		SR A1A / N - E OF SR 5/US 1 (COUNTY 709)	E	5000E	W	5400E	10400 F	9.0	52.6F	16.0P
0711		SR A1A/S - E OF SR 5/US 1 (COUNTY 711)	E	5900E	W	5800E	11700 F	9.0	52.6F	9.0P

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

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	*Sabal palmetto*
Slash Pine	*Pinus elliotti var. densa*
Live Oak	*Quercus virginiana*
Laurel Oak	*Quercus laurifolia*

***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 Farmton sands- The Ankona and Farmton 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 Farmton soils are found in broad flats and depressional areas. Typical vegetation consists of longleaf pine, slash pine, saw palmetto, wax myrtle, gallberry, fetterbush, creeping bluestem, chalky bluestem, lopsided Indian grass, low panicums and pineland threeawn. Depressional areas are dominated by marsh vegetation consisting of maidencane, cutgrass, sand cordgrass, and St. John's wort.

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

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

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

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

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

"*Sec. 123-65. - Conditions for issuing permits.*
The following permits shall be available upon proper application at the building department in compliance with this section: tree removal permit and land clearing permit. Criteria governing issuance:

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

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

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

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

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

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

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

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

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

SUMMARY:

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

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

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

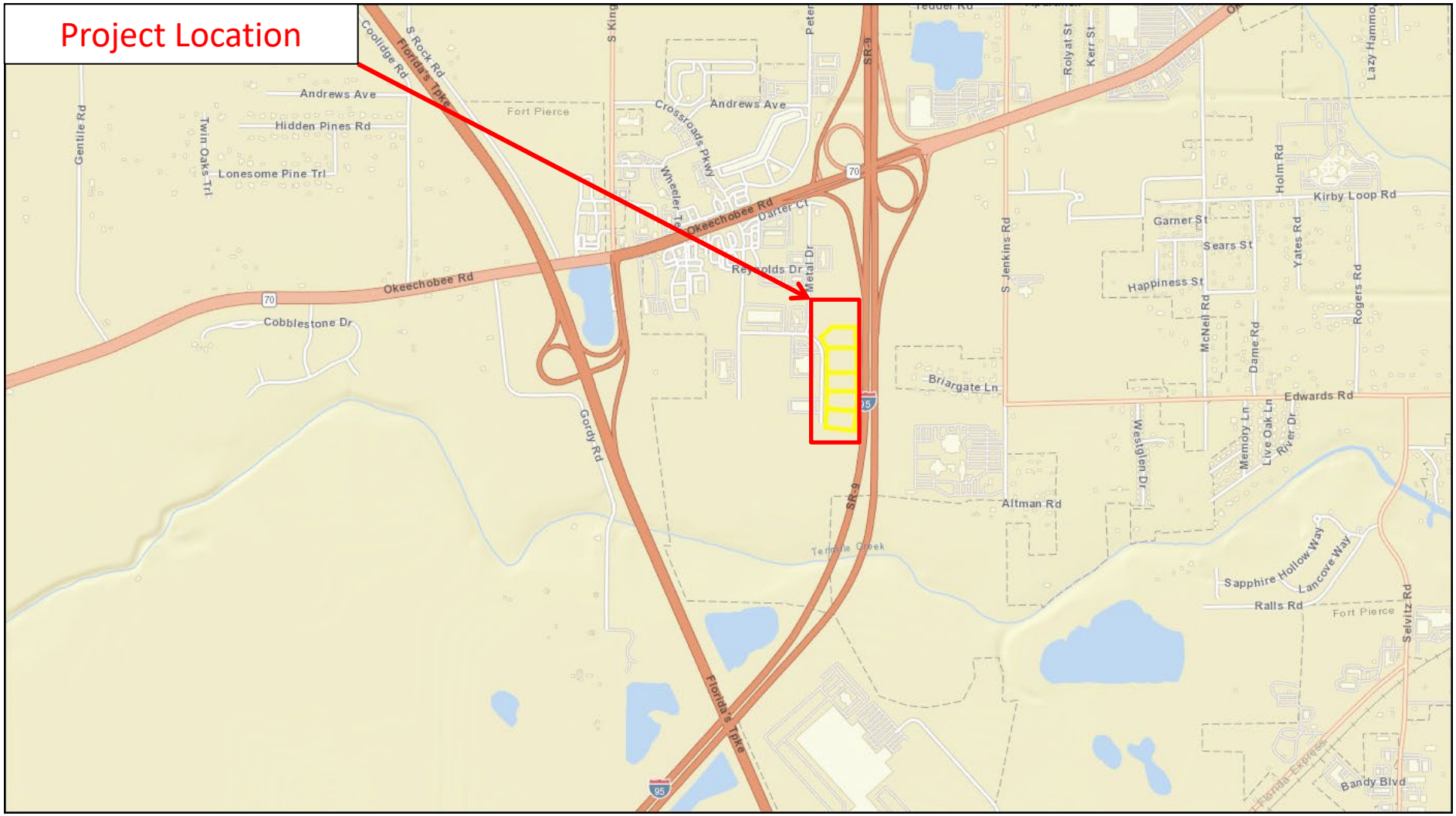
Environmental Site Assessment

Crossroads Parkway

City of Fort Pierce, St. Lucie County, FL

Location Map

Project: 21-352	JBL Fort Pierce Industrial, LLC	08/16/2021



ENGINEERS SURVEYORS ENVIRONMENTAL

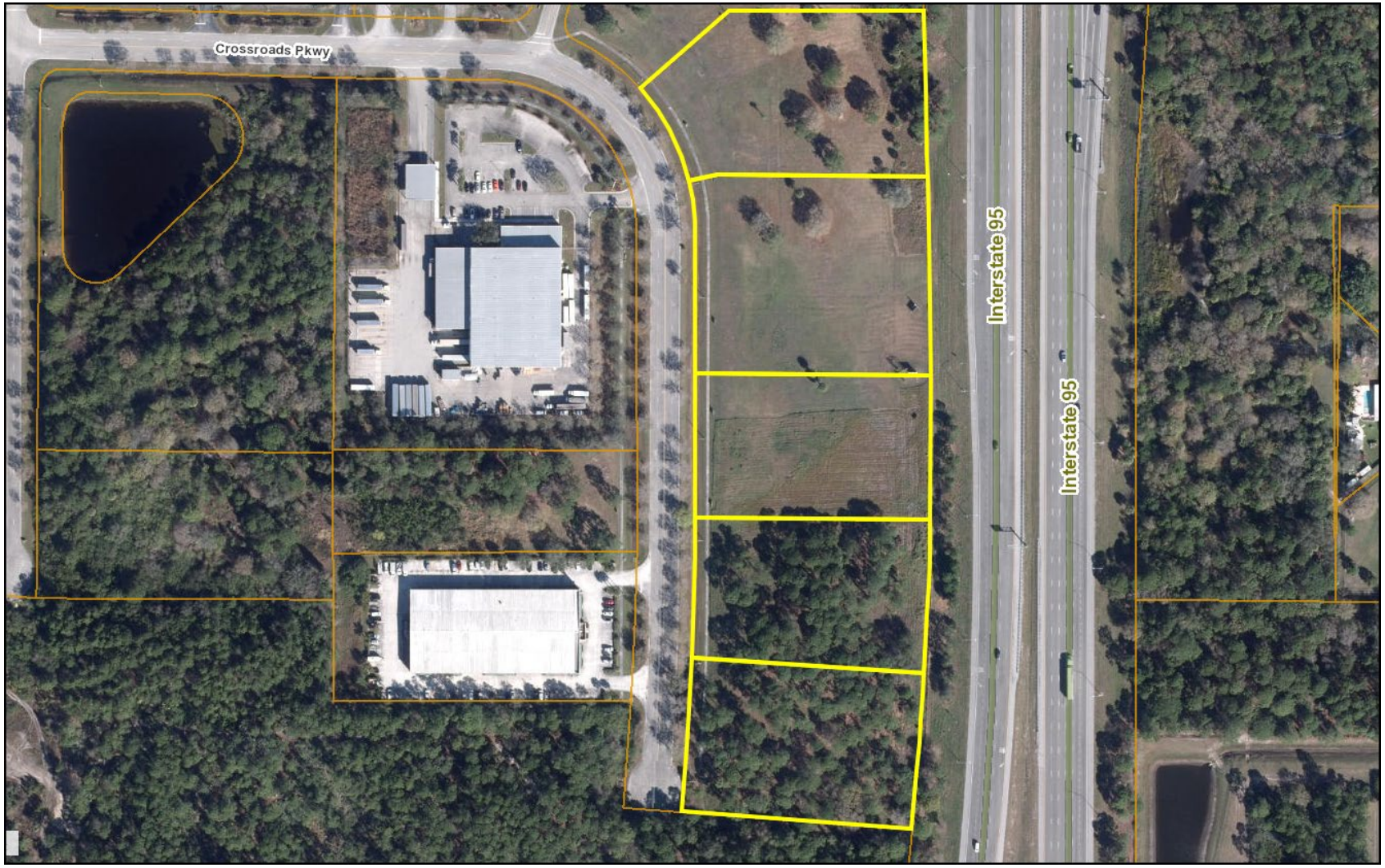
Environmental Site Assessment

Crossroads Parkway

City of Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 21-352	JBL Fort Pierce Industrial, LLC	08/16/2021



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Crossroads Parkway

City of Fort Pierce, St. Lucie County, FL

Soil Map

Project: 21-352	JBL Fort Pierce Industrial, LLC	08/16/2021

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	12.5	94.3%
26	Oldsmar sand, depressional	0.8	5.7%
Totals for Area of Interest		**13.2**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

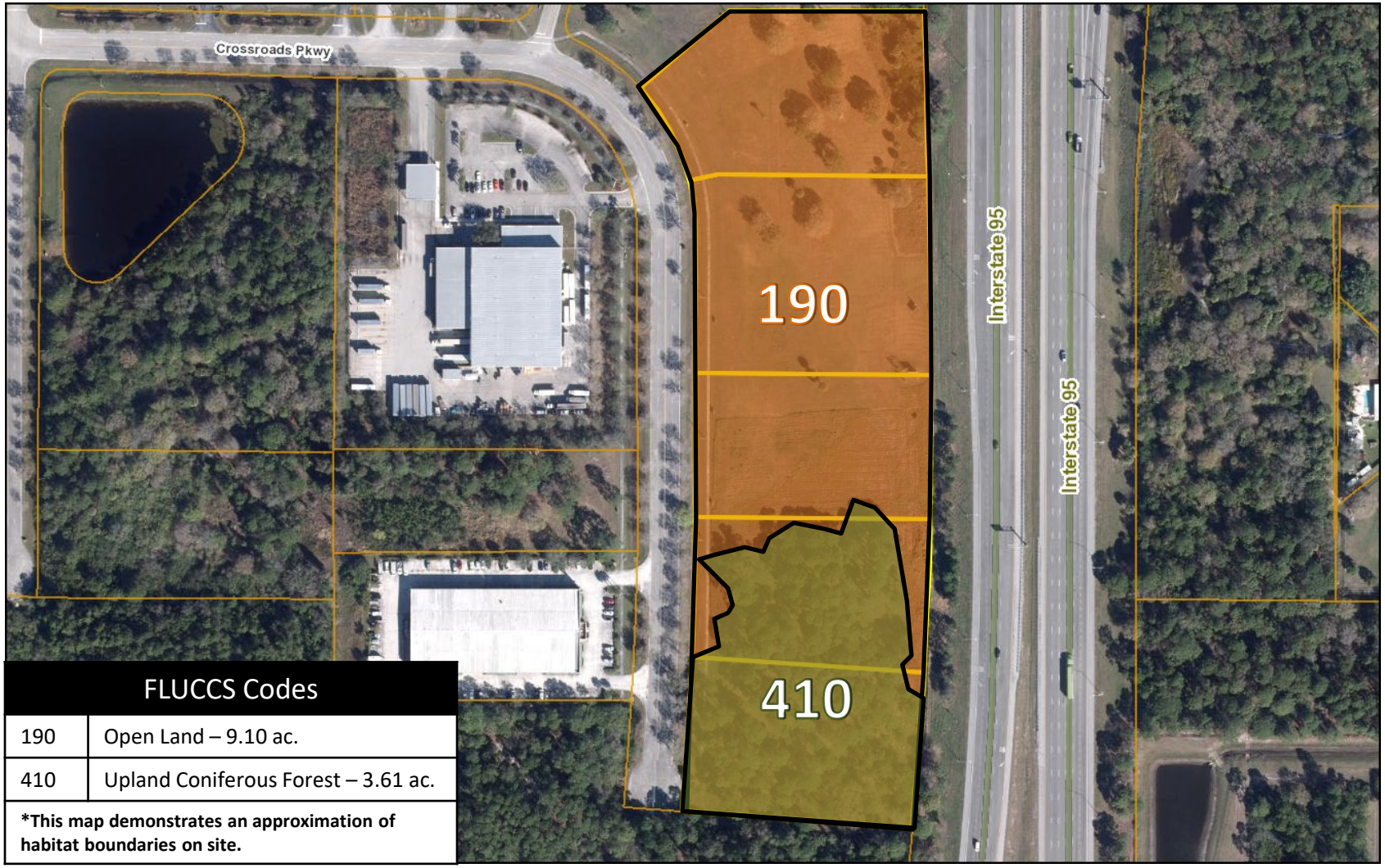
Environmental Site Assessment

Crossroads Parkway

City of Fort Pierce, St. Lucie County, FL

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

Project: 21-352	JBL Fort Pierce Industrial, LLC	08/16/2021



FLUCCS Codes	
190	Open Land – 9.10 ac.
410	Upland Coniferous Forest – 3.61 ac.

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