

CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, February 14, 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 January 10, 2022 meeting

6. **NEW BUSINESS**

- a. Conditional Use and Site Plan - Flagship Self Storage - 3900 S. US Highway 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: 02/14/2022

Information

REQUESTED ACTION

Minutes from the January 10, 2022 meeting

LOCATION

N/A

RESPONSIBLE STAFF

Planning Staff

RECOMMENDATION

N/A

Attachments

Planning Board Minutes 1/10/22

Form Review

Form Started By: Alicia Rosenthal

Started On: 01/11/2022 03:07 PM

Final Approval Date: 01/13/2022

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **JANUARY 10, 2022**, 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: Harold Albury; Nichelle Clemons; Michael Broderick; Marcia Baker; Gloria Johnson-Scott; Bob Burdge; 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 December 13, 2021 meeting

Motion was made by Bob Burdge, and seconded by Marcia Baker to approve the minutes from the December 13, 2021 meeting.

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

Passed

6. NEW BUSINESS

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

Mr. Gilmore gave an overview of the annexation. He explained 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 two parcels.

Motion was made by Michael Broderick, and seconded by Bob Burdge to forward a recommendation of approval of the annexation to the City Commission.

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

Passed

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

Mr. Gilmore gave an overview of the application. Mr. Gilmore stated the applicant is proposing a 32,330 square foot warehouse addition with associated site improvements. He answered questions from the Board on the egress issue with St. Lucie County, lighting requirements, parking spaces and bicycle parking.

Chairman Creyaufmiller discussed possible changes to the code regarding the overkill of bicycle parking at warehouse property versus retail property.

Rebecca Grohall, Applicant Representative, MBV Engineering, stated they are working on a resolution for the driveway egress issues with St. Lucie County and if they cannot come to a resolution then a minor modification will be necessary.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission 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.

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

Passed

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

Mr. Gilmore gave an overview of the application and answered questions from the Board on the exact location, main entryway, sharing curb cuts with Wawa, distance to schools, access to future development and the number of trips per day. The applicant is proposing to construct a 24,190 square foot master commercial development with an overall area of 12 acres with retail and a restaurant on Parcel 1, an Aldi grocery store on Parcel 2 and future commercial development on Parcel 3.

Ms. Hofmeister- Drew stated the traffic level of service was reviewed by the county.

Rebecca Grohall, Applicant Representative, MBV Engineering, stated there are two access points to the site and access can also be addressed with the new site plan which will be required for Parcel 3.

Motion was made by Michael Broderick, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission 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

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

Passed

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

Ms. Hofmeister-Drew gave an overview of the application and answered questions from the Board on property access, signage, visibility from US Highway 1, and the zoning of the northern adjoining properties. The applicant is proposing 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.

Ms. Hofmeister- Drew noted that St. Lucie County will be abandoning Sandridge Road and with the widening of North Bridge, there will be changes to Juanita Avenue. Ms. Hofmeister-Drew stated a separate building application will be coming in for the Master sign plan.

Rebecca Grohall, Applicant Representative, MBV Engineering, provided additional information on the ingress and egress rights, and the master signage plan. She stated that there possibly could be a new driveway connection with the St. Lucie County roadway improvements. Ms. Grohall answered questions from the Board on properties in the master plan and improvements made to the access road. Ms. Grohall said striping and signage will be added to the access road. Ms. Grohall highlighted that in discussion with FDOT regarding the US Highway 1 and North Bridge expansion, there will be a traffic signal at Juanita Avenue and the timing of the signal will be adjusted at US Highway 1 and North Bridge.

Motion was made by Nichelle Clemons, and seconded by Gloria Johnson-Scott to forward a recommendation of approval to the City Commission 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

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

Passed

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**

Ms. Hofmeister- Drew gave an overview of the application and answered question from the Board regarding the functional ability of 18 wheelers in a multi-tenet building. The applicant is proposing to develop a 207,458 square foot office/warehouse building with associated site improvements on five (5) parcels. She said there will be a substantial perimeter buffer and heavily landscaped dry retention area with visual appeal from I-95. Ms. Hofmeister-Drew stated the applicant meets the minimum requirements of the site plan.

Brad Currie, EDC- Engineering, Design and Construction, Applicant Representative, stated the back fo the building is designed for 18 wheelers, and it is not going to change regardless of the tenants. They are looking at about nine (9) tenants and only the internal build out will be different depending on the tenants. Mr. Currie noted the developer, Michael Rem, was in the audience, if the Board had any questions for him.

Motion was made by Marcia Baker, and seconded by Michael Broderick to approve 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.

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

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

There was no director's report.

9. BOARD COMMENTS

Chairman Creyaufmiller thanked the Board for continuing to do good work.

10. ADJOURNMENT

Information

REQUESTED ACTION

Conditional Use and Site Plan - Flagship Self Storage - 3900 S. US Highway 1

LOCATION

3900 S. US Highway 1

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

The proposed Conditional Use - Site Plan (Development Review 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 certified letter of completion 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. 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.

Attachments

Staff Report & Supporting Documents

Application & Supporting Documents

Form Review

Form Started By: Vennis Gilmore

Started On: 02/07/2022 01:17 PM

Final Approval Date: 02/08/2022



TO: Members of the City of Fort Pierce Planning Board

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

FROM: Vennis Gilmore, Senior Planner

RE: **Conditional Use & Site Plan (Development Review and Design Review)**
Flagship Self Storage
3900 S US Highway 1
21-07000022

BOARD DATE: February 14, 2022

STAFF REPORT

Owner: Fraternia Corporation
3400 Hanson Court
La Crosse, WI 54603

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 Conditional Use and Site Plan (Development Review and Design Review) to construct a three (3)-story storage building totaling 95,082 square feet and four (4), one (1)-story storage buildings totaling 10,051 square feet with associated site improvements

Location(s): 3900 S. US Highway 1

Parcel ID: 2434-501-0019-000-3

Future Land Use: General Commercial (GC)

Current Zoning: General Commercial Zone (C-3)

Surrounding FLU:

North	East	South	West
GC	RU (SLC)	COM (SLC)	GC

Surrounding Zoning:

North	East	South	West
C-3	RS-4 (SLC)	CG (SLC)	C-3

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 a Conditional Use - Site Plan (Development Review and Design Review) to construct a three (3)-story, 95,082 square foot storage building, with 1,050 square feet of office space and four (4), one (1)-story storage buildings totaling 10,051 square feet with associated site improvements. The facility will be secured by an automated gate and fencing, with an office on-site. The subject parcels total approximately 2.64 acres. The site is surrounded by General Commercial (C-3) businesses to the west, vacant land to the north and south, and single-family homes to the east.

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 and Design Review

The site plan proposed will consist of the following structures that will contain 701 regular self-storage units:

- One three (3)-story, 95,082 square foot storage building, with 1,050 square feet of office space, and
- Four (4), one (1)-story storage buildings totaling 10,051 square feet.



Flagship Storage Site Plan

The facility will be secured by an automated gate and fencing, with an office on-site for two (2) employees. Office hours are from 9:30 am to 6:00 pm Monday – Friday, 9:00 am – 5:30 pm Saturday, and Closed on Sundays. Customers that have access codes can access their storage units from 6:00 am – 10:00 pm Monday – Sunday. Additionally, the proposed site plan includes a dry detention area that services the commercial development.

The design for the buildings integrates various architectural elements to sub-divide the massing and scale of the self-storage use. The main entrance at the corner is emphasized with height and glass to portray a clear landmark for patrons and display the colorful doors within. The awning projection wraps around the corner and provides cover. Beyond the corner entry, the length of wall includes split face block at the first level with textured panels above and EIFS (stucco look) finish at the parapet level. The split face block relates to a human scale and texture at the first floor.



Flagship Storage Rendering

The textured panels are a vertical orientation that span the two (2) upper levels. The EIFS finish at the top continues as a horizontal banding. The pilasters project out from the face and rise above the main parapet level, providing depth, shadow and breaking up the length of the façade. The light fixtures located on these pilasters further highlight the rhythm. Overall, there are four colors (light gray, winter eve, overcast, and curio gray) being utilized, all within a related earth-tone neutral scheme. All the corners are highlighted with the darker tone to anchor the design. Glass and Metal awnings are additional materials that signify featured elements and function. The building height is varied as well.

Landscaping

The plant schedule the applicant is proposing consists of a total of 95 trees. The applicant is also proposing to remove, replace, and mitigate trees, plant shrubs, and install irrigation. The plans will involve the following:

- Trees: 14 Eagleston Holly, 29 Crepe Myrtle “White”, 4 Slash Pine, 2 Gumbo Limbo, 8 Live Oak, and 14 Bald Cypress.
- Shrubs: 265 Dwarf Yaupon Holly and 703 Simpson Stopper.
- Ground Covers: Bahia Sod.
- New Irrigation will be installed.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use - 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 Conditional Use - Site Plan (Development Review 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 certified letter of completion 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. 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.



Flagship Self Storage
3900 S US Highway 1
FLU & Zoning Map



January 20, 2022

Project # 21-07000022

Subject: Flagship Storage – S US HWY 1 & St. James Blvd – 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. 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.
3. Per Cit Code Section 123-37. – General Landscaping Requirements:
(10) *Screening of refuse collection areas.* Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996.
4. Provide a color overlay Site Plan prior to Planning Board.

Fort Pierce Engineering Department

Please see the attached document from the Engineering Department

Fort Pierce Utility Authority

Please see the attached document from FPUA

Fort Pierce Building Department

Please see the attached document from the Building Department

Fort Pierce Arborist (Paul Bertram)

Contact Information:

772-467-3821

pbertram@cityoffortpierce.com

St. Lucie County Planning Department

The applicant is encouraged to provide foundational plantings along the façade expanse.

St. Lucie County PW/Engineering

The following comments are offered by SLC Public Works Department:

1. Provide the inverts for the culverts in the swale further east to the ultimate discharge to the canal. The applicant may be required to clear the swale from the discharge point to the ultimate receiving water body to ensure positive discharge.
2. A Site Development Permit will be required for the driveway connection to St. James Blvd. The application can be found on the County's website under the Public Works Department page.
3. For discussion regarding these comments, please contact me at 772-462-2741, chambersg@stlucieco.org.

City Clerk Office

No Comments

Code Enforcement

No Comments

Fort Pierce Police Department

No Comments

St. Lucie County Fire District

No Comments Received

Florida Department of Transportation

No Comments Received

St. Lucie County Transit Agency

No Comments Received

St. Lucie County School Board

No Comments

St. Lucie TPO (Transportation Planning Organization)

No Comments Received



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : Vennis Gilmore, Planner

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

**RE : Site Plan & Design Review – Flagship Storage – US Hwy 1
TRC No. 21-07000022**

DATE : January 12, 2022

This is to advise you that we have completed the review of the following documents as received by this office on January 11, 2022:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan Application | <input type="checkbox"/> Building Construction Plans |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

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

- See attached for advisory comments

ADVISORY COMMENTS:

1. The conceptual drainage indicates that the drainage outfall for the site will be to the unimproved "Unnamed R/W" on the south side of the project. This R/W is owned by St. Lucie County and therefore the applicant will be required to provide a County permit authorizing the discharge prior to DPCR approval.
2. A minimum setback of 15' is required between the St. Francis R/W and the detention area.
3. The drainage plan was reviewed conceptually and will be reviewed in depth at time DPCR application.
4. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that wetlands are present on the site.

JRA/TST/tt

TS



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 1.20.22

Property Address: Site Plan & Design Review – Conditional Use – Flagship Storage (St. James & S US Hwy. 1)

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: _____

1/18/22



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

Technical Review Committee Meeting

January 20, 2022

TECHNICAL REVIEW PROJECT # 21-07000022

Flagship Self Storage

Comments

FPUA W/WW Engineering: Concept approved.

Water and wastewater (via forcemain) services are available to serve the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed plan review and commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page on the FPUA website for important steps to guide through the entire process including utility details and permit applications ([see link](#)). Details and Specifications can be found at [W/WW Engineering Page](#). For any additional questions please contact Shane Ostrander sostrander@fpu.com.

FPUA Electric & Gas Engineering: [Approved](#).

Electric service is available from St. James Blvd. Please provide electric load information for the new service and AutoCAD drawing. Customer will be responsible for the transformer pad, 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@fpu.com
Office: (772)466-1600 Ext. 6957



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpu.com



Gas service is available from the west side of US 1. Please provide a copy of the gas riser diagram with the anticipated load (if owner is interested in natural gas service). For more information and incentive available, please contact Billy Dupre.

Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpu.com
Office: (772)-466-1600 Ext.4705

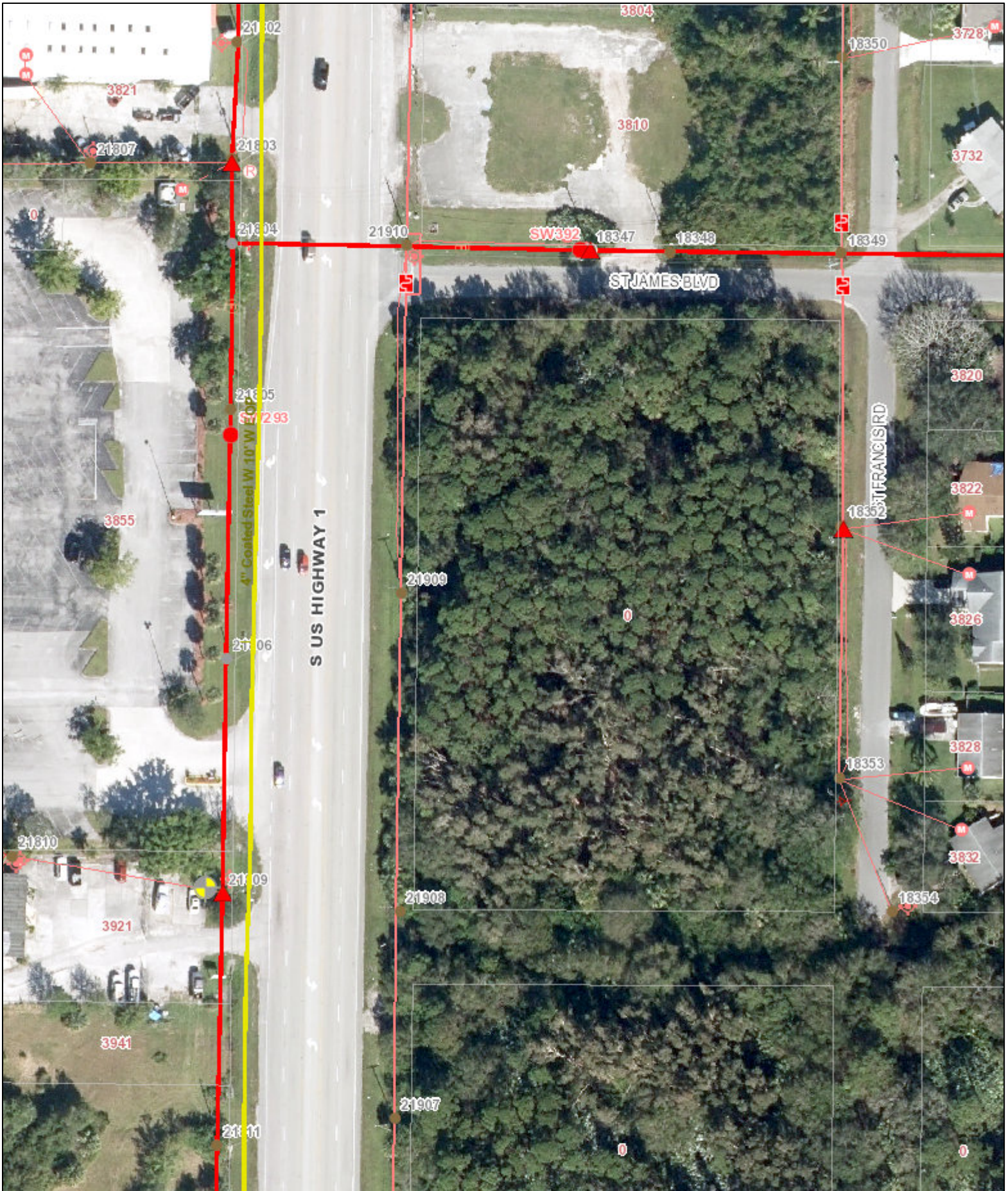
FPUA will require a utility easement for all propose FPUA facilities.

Please find attached a copy of the FPUA GIS map (Electric and Gas).



052521 - FPUA GIS
Map - Elec. a...

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



Legend

Electric Primary Wire	Pole	Valves
Transmission Wire	Fuse	Gas
Gas Main	Water	Fire Hydrant
Fiber Optic Cable	Raw Water	Well
Potable Water Main	Waste Water	Lift Station
Raw Water Main	Overhead	
Wastewater Force Main	Pad Mount	
WW Gravity Main		

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: 5/25/2021

Create d By:
 Name

FPUA Web Map

1 inch = 94 feet

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



DEVELOPMENT REVIEW

Property address or Location US 1 - TBD
 Parcel ID #(s) 2434-501-0019-000-3
 Project description Construction of one (1) three story and four (4) single story self storage buildings with associated site improvements.

Fraternia Corporation
 Property Owner(s)
3400 Hanson Court
 Street Address
La Crosse WI 34987
 City State Zip
608-397-5787
 Phone Number
wlalaw2000@yahoo.com
 Email Address

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

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

(Auth. Agent)

Property Owner(s) signature(s)

STATE OF FLORIDA -- COUNTY 9th
 The foregoing instrument was acknowledged before me this 21 day of August, 2021, by
Bradley J. Currie who is personally known to me or has produced
Patricia M. Sesta as identification.

Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS.

TO BE COMPLETED BY STAFF

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

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

Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Intake Date Stamp

DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

105,133 sf

Non-Residential: Proposed Sq. Ft.: _____

Residential: Proposed Units: _____

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

North	South	East	West
Undeveloped	Undeveloped	ROW / Residential	ROW / Commercial

Application Outlook



Site Plan submittal requirements:

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

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



Design Review

Property address or Location US 1 - TBD
Parcel ID #(s) 2434-501-0019-000-3
Project Description _____

Fraternia Corporation
Property Owner(s)
3400 Hanson Court
Street Address
La Crosse WI 54603
City State Zip
608-397-5787
Phone Number
wlalaw2000@yahoo.com
Email Address

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

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

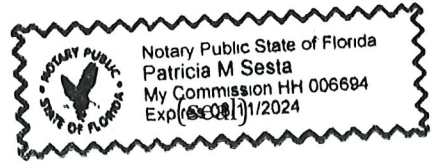
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 9th day of August, 2021, by

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

as identification.

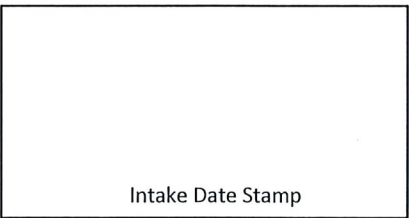
Patricia M. Sesta
Signature of Notary



TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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



Design Review Application Checklist

(City Code of Ordinances 22-59)

Submittal for Administrative Approval

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

Submittal for Board Approval

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



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW followed by Vacant Land	(FP) - GC	(FP) - C-3
South	Undeveloped ROW followed by Vacant Land	(SLC) - COM	(SL) - CG
East	ROW followed by Single Family Residential	(SLC) - RU	(SLC) - RS-4
West	ROW followed by Commercial	(FP) - GC	(FP) - C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	(SLC) - COM	(SLC) - CG	50% lot coverage	2.64	X
**Proposed	(FP) - GC	(FP) - C-3	FAR - 1.0	2.64	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 7,187.40 gpd
**Proposed Zoning/FLU	Total gallons per day 13,141.63 gpd
**Change in Demand	Total gallons per day increase of 5,954.23

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 7,187.40 gpd
**Proposed Zoning/FLU	Total gallons per day 13,141.63 gpd
**Change in Demand	Total gallons per day increase of 5,954.23 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	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	Maximum Buildout: 57,499.20 x 0.05 = 2,874.96 cy
**Proposed Zoning/FLU	Maximum Buildout: 105,133 x 0.05 = 5,256.65 cy
*Change in Demand	increase of 2,381.69 cy

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 the project will collect site runoff in a series of inlets 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	27,080	2,931 AM / 2,953 PM
**Proposed Zoning/FLU	159	21 AM / 21 PM
*Change in Demand	Trips 26,921.00 (decrease)	Trips 2,910 AM / 2,932 PM (decrease)
Impact to Capacity	decrease in impacts	

IV. Project Description

PHASING		
Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.		
Total Project: Residential Units:	Single Family:	Multifamily:
Non-residential (square footage): 105,133 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)					

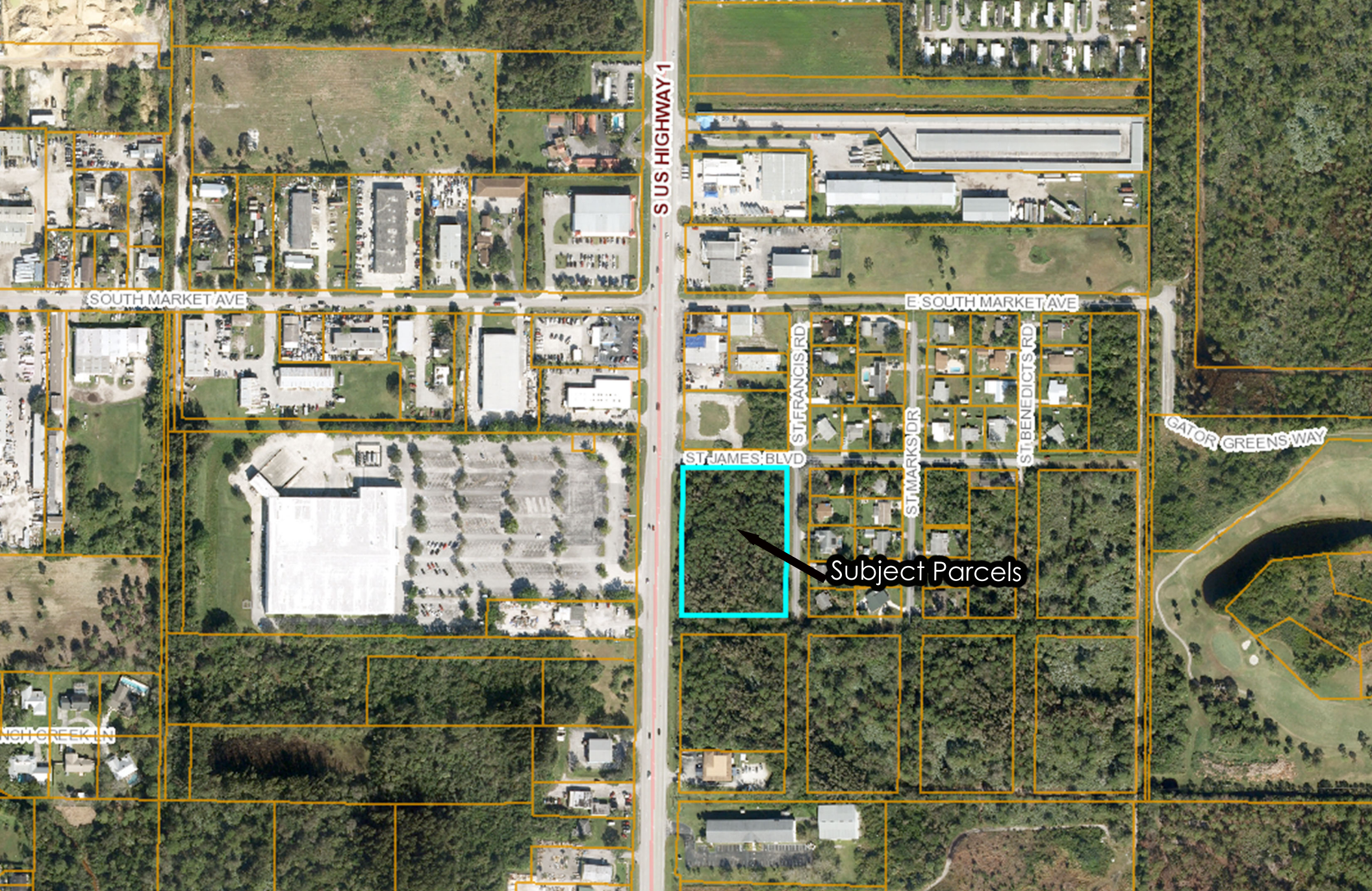
NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
Self Storage	1	105,133 sf	2.64	2022	2023

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



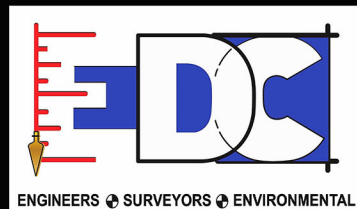
Flagship - US 1 & St. James

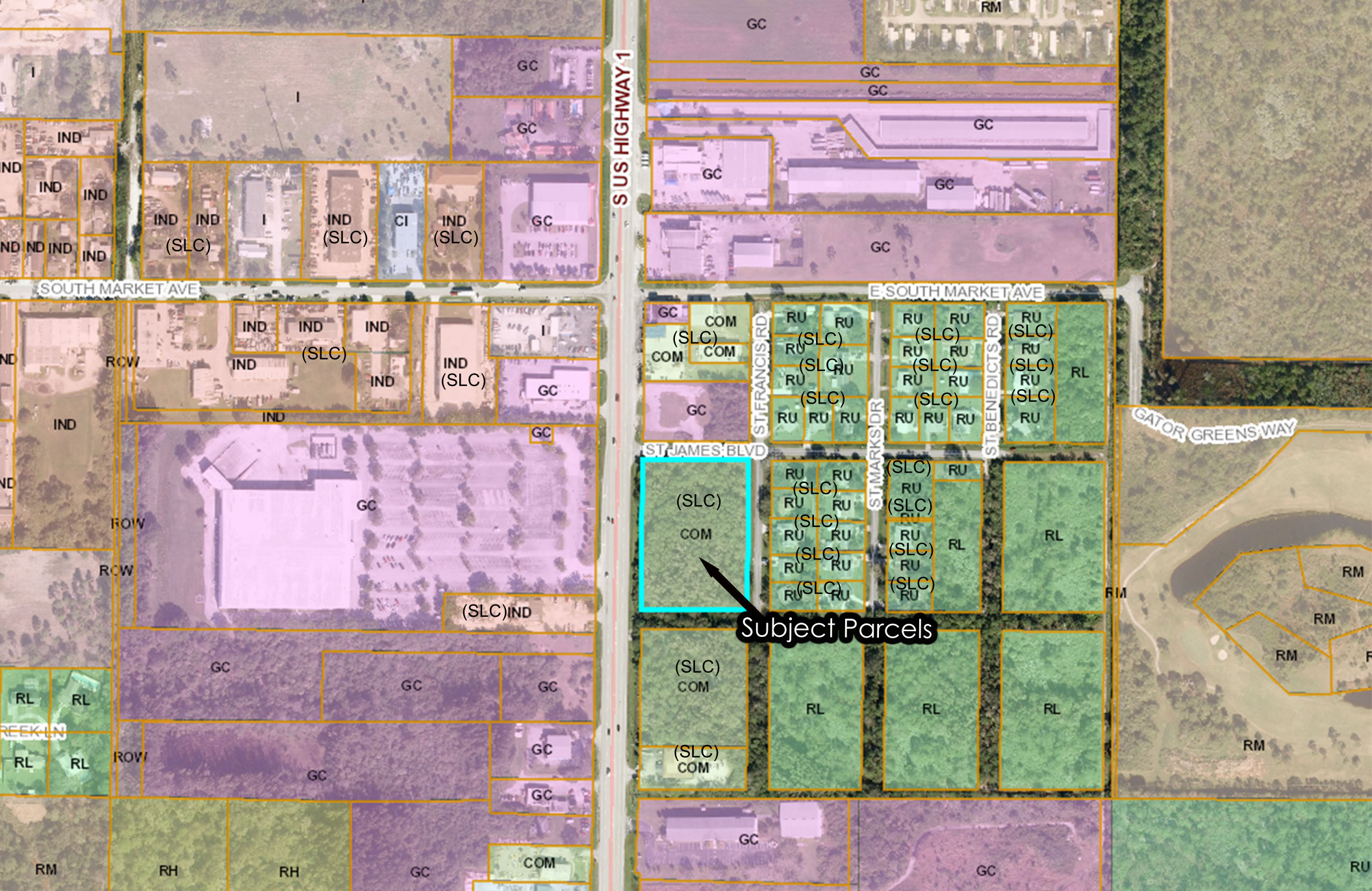
Location Map

St. Lucie County, FL



NORTH





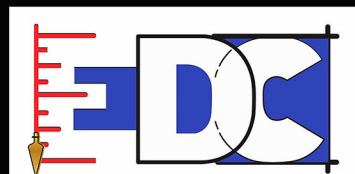
Flagship - US 1 & St. James

Future Land Use Map

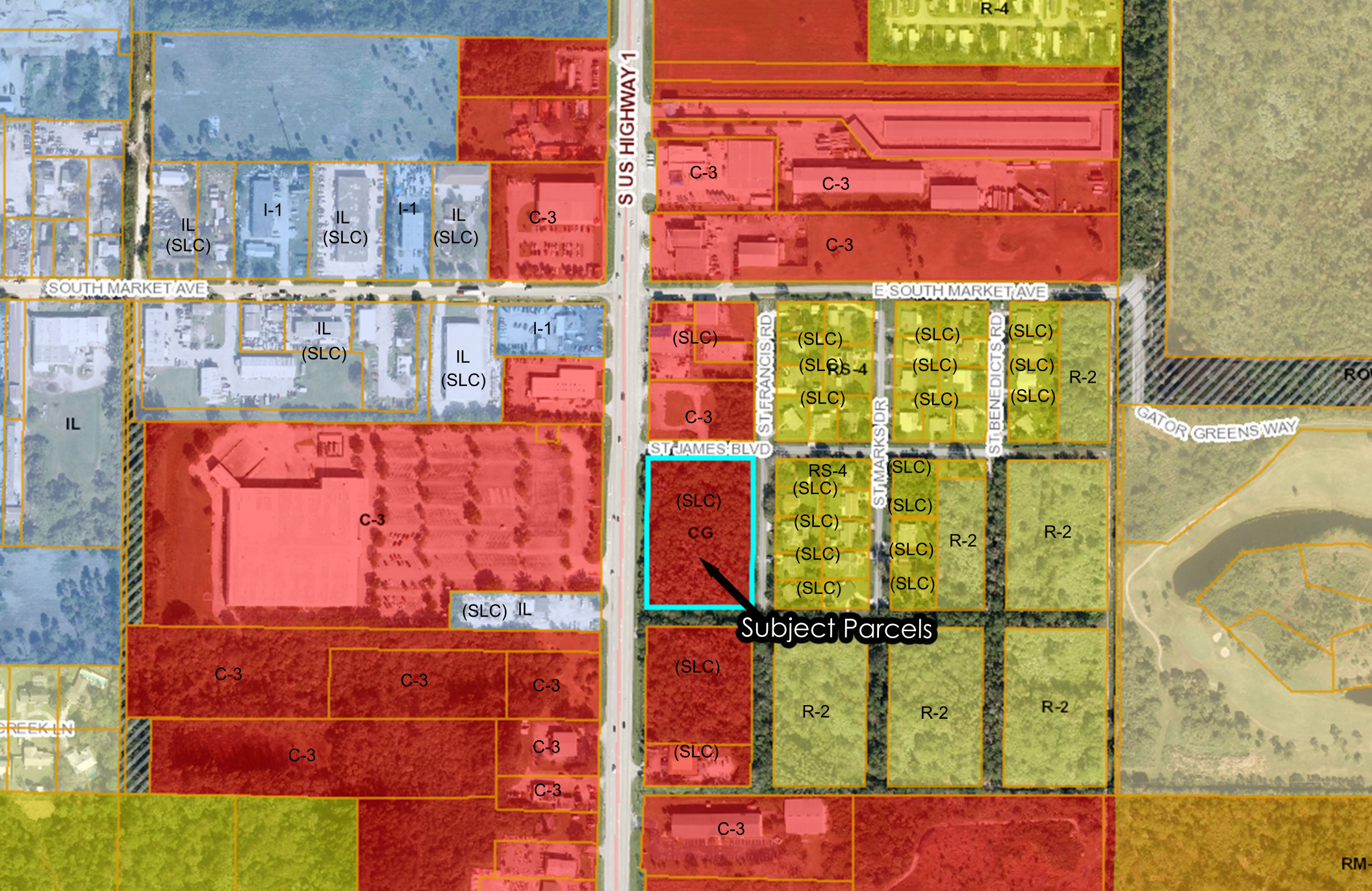
St. Lucie County, FL



NORTH



ENGINEERS • SURVEYORS • ENVIRONMENTAL



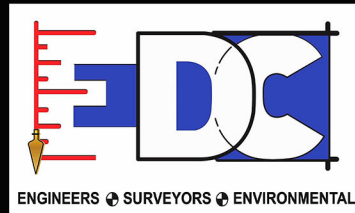
Flagship - US 1 & St. James

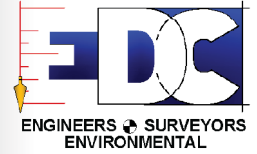
Zoning Map

St. Lucie County, FL



NORTH





PROJECT NARRATIVE & COVER LETTER
Flagship – St. James & US 1
Development Review, Condition Use & Concurrency
August 5, 2021

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval for Development, Design, Conditional Use and Concurrency review for a 2.64 +/- acre parcel currently located in St. Lucie County, Florida for a proposed self-storage development with associated site improvements. The subject parcel is noted below and east of S. US Highway 1 and south of St. James Boulevard in St. Lucie County, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located east of S. US Highway 1 and south of St. James Boulevard in St. Lucie County, Florida. The parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:
2434-501-0019-000-3	US Highway 1 (TBD)	2.64

This parcel is currently in the jurisdiction of St. Lucie County and has an existing Future Land Use designation of Commercial (COM) and an underlying Zoning designation of Commercial, General (CG). The applicant has an application under review for the annexation of this project into the City of Fort Pierce which would then assign a City of Fort Pierce Future Land Use designation of Commercial (COM) and Zoning designation of General Commercial Zone (C-3).

To the north of the subject parcel lies the right-of-way of St. James Boulevard, a St. Lucie County owned and maintained right-of-way. Following the right of way is an undeveloped commercial parcel that is located in the City of Fort Pierce. This parcel has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial (C-3).

South of the subject parcel is an undeveloped commercial parcel. This parcel has a Future Land Use designation of Commercial (COM) and an underlying zoning designation of Commercial, General (CG).

East of the subject property lies the right-of-way of St. Francis Road, a St. Lucie County owned and maintained right-of-way. East of the right-of-way are developed residential homes. These parcels have a Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Residential, Single-Family-4 (RS-4).

West of the subject property lies the right-of-way of S. US Highway 1, an FDOT owned and maintained right-of-way. Following the right-of-way, lies a developed commercial building owned by St. Lucie County. This parcel is located in the City of Fort Pierce and has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial (C-3).

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 June 23, 2021. This submittal includes the all-applicable documents required for a major 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.

Section 125-187 of the City of Fort Pierce Land Development Code outlines the allowed uses within the General Commercial (C-3) zoning designation. Self-Service Storage facilities are allowed as a conditional use. Section 125-236 of the City of Fort Pierce Land Development Code outlines the procedures for approval of a conditional use application. The development review application includes the request for approval of a conditional use application to allow for Self-Service Storage on the subject parcel.

Based on the above justification and attached information, the Petitioner respectfully requests approval of these applications.

Z:\EDC-2021\21-287 - Flagship - US 1 & St. James\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-08-05_City_FP_Flagship_US_1_St_James_Dev_CU_Concurrency_Review_Justification_21-287.docx

August 23, 2021

Re: Flagship Self Storage – St. James Blvd. Ft. Pierce



Design Narrative

The design for building integrates various architectural elements to sub-divide the massing and scale of the self-storage use.

The main entrance at the corner is emphasized with height and glass to portray a clear landmark for patrons and display the colorful doors within. The awning projection wraps around the corner and provides cover.

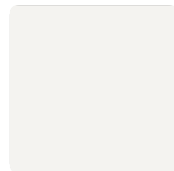
Beyond the corner entry, the length of wall includes split face block at the first level with textured panels above and EIFS (stucco look) finish at the parapet level. The split face block relates to a human scale and texture at the first floor. The textured panels are a vertical orientation that span the two upper levels. The EIFS finish at the top continues as a horizontal banding.

The pilasters project out from the face and rise above the main parapet level, providing depth, shadow and breaking up the length of the façade. The light fixtures located on these pilasters further highlight the rhythm.

Overall there are four colors being utilized, but all within a related earth-tone neutral scheme. All the corners are highlighted with the darker tone to anchor the design. Glass and Metal awnings are additional materials that signify featured elements and function. The building height is varied as well.

Adjacent Architectural Context

The neighboring uses around the site are similar to this proposed self-storage building. The following images show examples of architecture within close proximity;

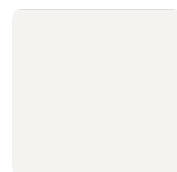




Fort Pierce, Florida



Street View

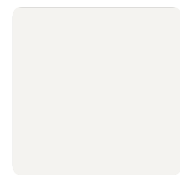




Fort Pierce, Florida



Street View





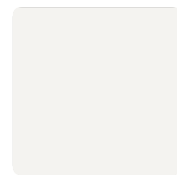
Google

Image capture: Mar 2015 © 2021 Google

Fort Pierce, Florida



Street View

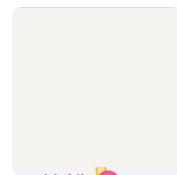




Fort Pierce, Florida



Street View





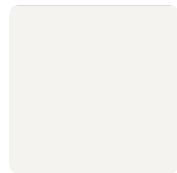
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Image capture: Mar 2021 © 2021 Google

Fort Pierce, Florida



Street View

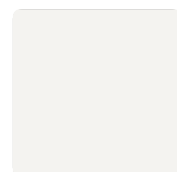




Fort Pierce, Florida



Street View



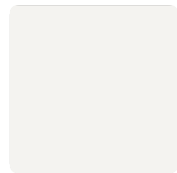


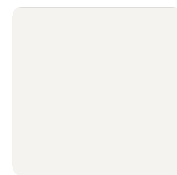
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Fort Pierce, Florida



Street View







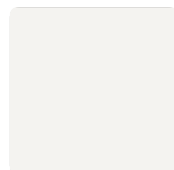
Google

Image capture: May 2019 © 2021 Google

Fort Pierce, Florida

Google

Street View





Saint Lucie County Property Appraiser
 -Michelle Franklin CFA

Report generated: Friday, June 11, 2021

Parcel Report



Parcel

PARCELNO: 2434-501-0019-000-3
Property ID: 33360
Owner1: Fraternia Corp
SiteAddress: US HIGHWAY 1

Owner

Owner1: Fraternia Corp
Owner2:
Owner3:
MailingAddress: 3400 Hanson Ct La Crosse,
 WI 54603-1094

Overview

PrimaryLandUse: 1000 - Vac Comm
DistrictGroup: 0002 - Saint Lucie County
Subdivision: St James Park
Just/Market Value: \$401,800
FinishedArea:
Acres: 2.635
TotalArea: 114,800

Legal Description

LegalDescription: ST JAMES PARK BLK 2
 LOTS 1 TO 8 INCL-LESS W
 45 FT- AND ALL LOTS 9 TO
 16 INCL (OR 1723-949)

Value History

Year	Just/Market Value	Building Value	Land Value	SFY1 Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credi
2020	\$401,800	\$0	\$401,800	\$0	\$401,800	\$0	\$401,800	\$0	\$0
2019	\$401,800	\$0	\$401,800	\$0	\$401,800	\$0	\$401,800	\$0	\$0
2018	\$401,800	\$0	\$401,800	\$0	\$401,800	\$0	\$401,800	\$0	\$0

Tax Links

- [SLC Tax Collector's Office taxes for this parcel](#)
- [Download TRIM notice for this parcel!](#)

Improvements

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

Land Lines

Line Number	Units	Unit Type
1	114,800	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/06/2003	\$200,500	XX00	WD	Nelson Edwin J	1723-949	Clerk of Courts
02/10/1993	\$1,000	XX02	CT	ST JAMES ASSOC LTD	829-1068	Clerk of Courts
04/08/1989	\$100	XX02	WD	VESTRON PROP INC	635-2188	Clerk of Courts
05/01/1987	\$650,000	XX02	CV		545-2276	Clerk of Courts

Photos



LEGAL DESCRIPTION

FLAGSHIP – US 1 & ST. JAMES

Parcel # 2434-501-0019-000-3

LOTS 1 TO 8, INCLUSIVE, LESS THE WEST 45 FEET AND LOTS 9 TO 16, INCLUSIVE, BLOCK 2, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.64 ACRES, MORE OR LESS.

Flagship

COMPANIES GROUP

AGENT CONSENT FORM

Project Name: St. James & US 1 - 3870 S US Highway 1, Ft. Pierce, FL 34981- 2.64 +/- acres

Parcel ID: 2434-501-0019-000-3

BEFORE ME THIS DAY PERSONALLY APPEARED Phillip C. Hollis, Flagship Companies Group, LLC as Property's Owner's Agent, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

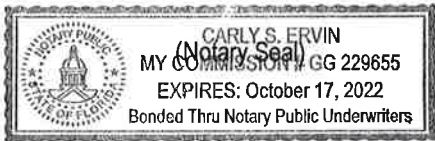
I hereby give CONSENT to **Brad Currie, Engineering Design & Construction, Inc.** to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me in my absence at all meetings and public hearings pertaining all City, County, State and Federal permits for completion of the project indicated above. Furthermore, upon consultation with me, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this Agent application for the proposed use of a 100,000 +/- sf self-storage / commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 30th day of June, 2021 by Phillip C. Hollis (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Carly S. Ervin
Notary Signature

Carly S. Ervin
Printed Name of Notary



October 17, 2022
My commission expires

Phillip C. Hollis

Owner's Agent Signature

**Phillip C. Hollis,
Flagship Companies Group, LLC
as Property's Owner's Agent**

Owner's Agent Name

1190 Business Center Drive #2000

Street Address

Lake Mary, FL 32746

City, State, Zip

phillip@pmjs.com; 407-832-6444

Telephone / Email

Flagship **BOMAX**
COMPANIES GROUP

Porte Noire

Flagship
GENERAL CONTRACTOR



THE LAND

SHARKS

Flagship
LAND GROUP

January 28, 2022

via: Email & Federal Express

City of Fort Pierce
Attn: Vennis Gilmore
100 N. US Highway 1
Fort Pierce, FL 34954

**Re: Flagship Storage – Development Review
Parcel # 2434-501-0019-000-3
Response to Comments – Technical Review Project # 21-07000022**

Dear Vennis:

On behalf of our client, please find the attached response to comments received via email on January 20, 2022 for a project known as Flagship Storage – US 1 & St. James. Each comment is identified below followed by a response in ***bold italics***.

Fort Pierce Planning

- 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.

RESPONSE: Acknowledged.

- 2) 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.

RESPONSE: Acknowledged.

- 3) Per City Code Section 123-37. – General Landscaping Requirements: (10) *Screening of refuse collection areas*. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view this subsection shall apply to dumpster servicing structures built on or after June 1, 1996.

RESPONSE: Per our discussion with Jennifer Hofmeister the Landscape Plans as previously submitted are acceptable. A copy has been included with this submittal.

- 4) Provide a color overlay Site Plan prior to Planning Board.

RESPONSE: Acknowledged.

Fort Pierce Engineering

- 1) The conceptual drainage indicates that the drainage outfall for the site will be to the unimproved "Unnamed R/W" on the south side of the project. This R/W is owned by St. Lucie County and therefore the applicant will be required to provide a County permit authorizing the discharge prior to DPCR approval.

RESPONSE: Acknowledged.

- 2) A minimum setback of 15' is required between the St. Francis R/W and the detention area.

RESPONSE: Acknowledged.

- 3) The drainage plan was reviewed conceptually and will be reviewed in depth at time DPCR application

RESPONSE: Acknowledged.

- 4) The project shall have all State and Federal permit in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that wetland are present on the site.

RESPONSE: Acknowledged.

Fort Pierce Utility Authority

- 1) Water and wastewater (via forcemain) services are available to the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below).

RESPONSE: Acknowledged. This will be submitted as part of the building permit review for civil site work.

- 2) Electric service is available from St. James Blvd. FPUA have no issues with the placement of the pad mount transformer, at the NW corner of the parcel. Please provide electric load information for the new service and AutoCAD drawing. Customer will be responsible for the transformer pad, 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@fpu.com
Office: (772)466-1600 Ext. 6957

RESPONSE: Acknowledged.

- 3) Gas service is available from the west side of US 1. Please provide a copy of the gas riser diagram with the anticipated load (if owner is interested in natural gas service). For more information and incentive available, please contact Billy Dupre.

Billy Dupre
Business Development Representative
Gas Operations
1701 S 37TH Street
Fort Pierce, FL 34947
772.466.1600 Ext. 4705
772.467.3115 Fax
Bdupre@fpu.com

RESPONSE: *The applicant is not proposing to connect to gas service.*

St. Lucie County Planning Department

1) The applicant is encouraged to provide foundational plantings along the façade expanse.
RESPONSE: *Acknowledged.*

St. Lucie County PW/Engineering

1) Provide the inverts for the culverts in the swale further east to the ultimate discharge to the canal. The applicant may be required to clear the swale from the discharge point to the ultimate receiving water body to ensure positive discharge.

RESPONSE: *Per our discussion with Grant Chambers this information will be provided to the County during drainage connection permitting.*

2) A Site Development Permit will be required for the driveway connection to the St James Blvd. The application can be found on the County's website under Public Works Department page.

RESPONSE: *The site was previously revised to eliminate the St. James Blvd driveway connection.*

3) For discussion regarding these comments, please contact me at 772-462-2741, chambersg@stlucieco.org..

RESPONSE: *Acknowledged.*

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

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.



Patricia Sesta
Planner

cc: Phillip Hollis – Flagship Storage

Z:\EDC-2021\21-287 - Flagship - US 1 & St. James\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2022-01-XX_V_Gilmore_City_FP_Flagship_US1_St_James_Dev_Review_Rsp2Cmts_Ltr_21-287.docx



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

November 8, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – November 8, 2022
THIS LETTER IS NOT A PERMIT APPROVAL

Marci Chandler
EDC, Inc
10250 SW Village Parkway - Suite 201
Port Saint Lucie, Florida 34987

Dear Marci Chandler:

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **November 8, 2021**
St. Lucie County - Ft Pierce; SR 5; Sec. # 94010000; MP: 9.40; Access Class - 5;
Posted Speed - 45; SIS - No; Ref. Project: FM 435245.1-Alexander Estrada-ATMS - ARTERIAL TRAFFIC MGMT

Request: Full access driveway on the east side of SR 5, approximately 220 feet south of St James Blvd.

SITE SPECIFIC INFORMATION

Project Name & Address: **Flagship Storage – SEC of SR 5 and St James Blvd., Fort Pierce**
Property Owner: **Fraternia Corp/Wayne AsFoor**; Parcel Size: **2.64 Acres**
Development Size: **701 Units Storage, 1,000 SF Office**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- **A minimum driveway length of 40 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **If a gate is proposed, a minimum driveway length of 80 feet and a turnaround area before the gate are required.**
- **Any driveway on St James Boulevard shall be located at least 50 feet from FDOT's ultimate right-of-way line.**

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

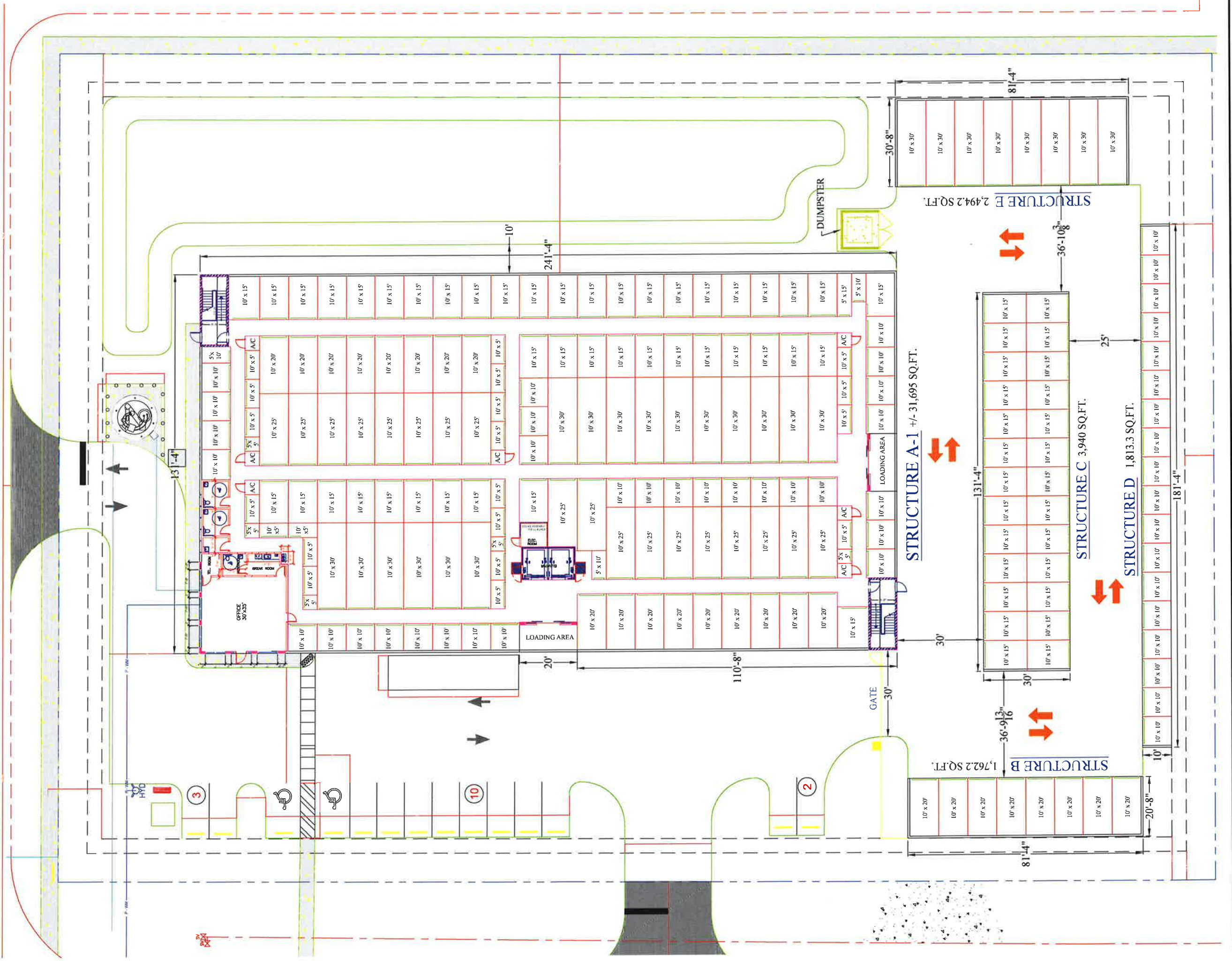
Sincerely,

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Nesa Y. Harden

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2021-11-08\2. 94010000 MP 9.4 SR 5_Flagship Storage\94010 MP 9.4 SR 5_Flagship Storage.docx

ST. JAMES BLVD.





RENDERED SITE PLAN

N.T.S.

ST JAMES STORAGE
FLAGSHIP DEVELOPMENT
FT PIERCE, FL
A-000 RENDERED SITE PLAN

ELEVEN

18

ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE



PERSPECTIVE: SOUTH

N.T.S.

ST JAMES STORAGE
FLAGSHIP DEVELOPMENT
FT PIERCE, FL
A-001 PERSPECTIVE VIEW 01-26-2022

ELEVEN

18

ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE

41'-6"
39'-0"



SOUTH ELEVATION

1/16" = 1'-0"

ST. JAMES STORAGE
FLAGSHIP DEVELOPMENT
FT. PIERCE, FL
A-002 SOUTH ELEVATION 01-26-2022

ELEVEN

18

ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE



NORTH ELEVATION

1/16" = 1'-0"

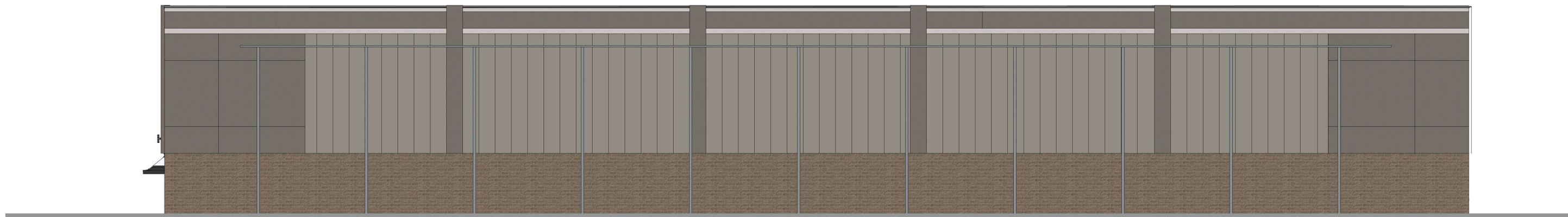
ST. JAMES STORAGE
FLAGSHIP DEVELOPMENT
FT. PIERCE, FL
A-003 NORTH ELEVATION 01-026-2022

ELEVEN

18

ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE



EAST ELEVATION

1/16" = 1'-0"

**ST. JAMES STORAGE
FLAGSHIP DEVELOPMENT**
FT. PIERCE, FL
A-004 EAST ELEVATION 01-26-2022

ELEVEN

18

ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE

41'-6"
39'-0"



WEST ELEVATION

1/16" = 1'-0"

ST. JAMES STORAGE
FLAGSHIP DEVELOPMENT
FT. PIERCE, FL
A-005 WEST ELEVATION 01-26-2022

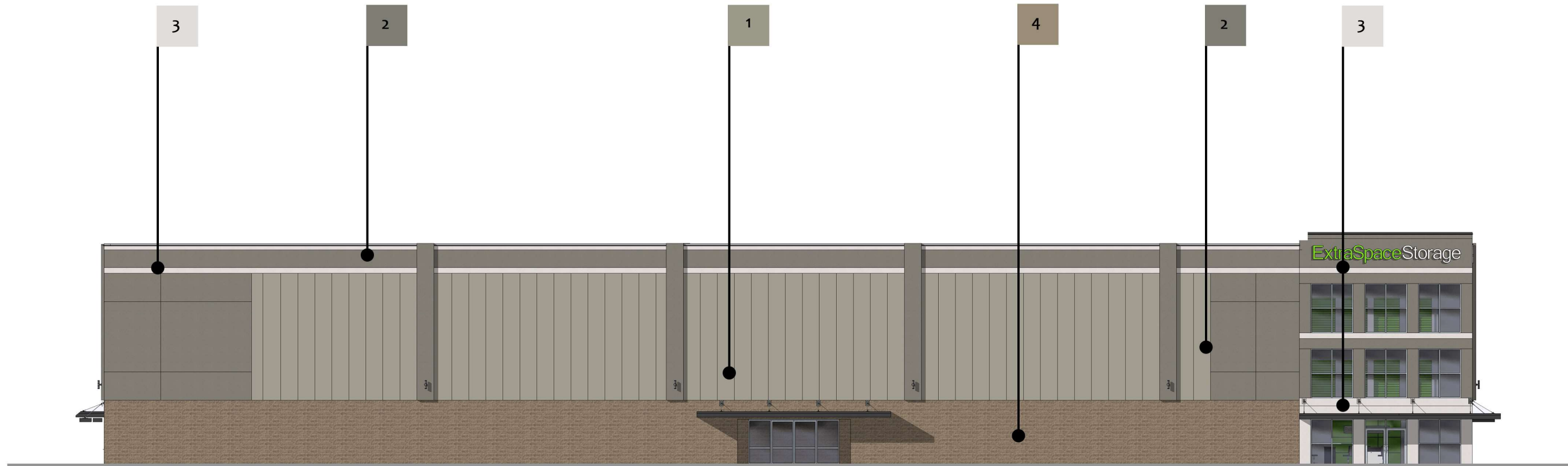
ELEVEN

18

ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE

1. INSULATED PANEL
 - PANEL: CF ARCHITECTURAL
 - FINISH: LIGHT GRAY
2. EIFS
 - MANUFACTURER: DRYVIT
 - COLOR: 617 WINTER EVE
3. EIFS
 - MANUFACTURER: DRYVIT
 - COLOR: 613 OVERCAST
4. SPLIT FACE BLOCK
 - PAINT: CURIO GRAY- SW 0024
5. AWNINGS
 - FINISH: CHARCOAL POWDER COAT



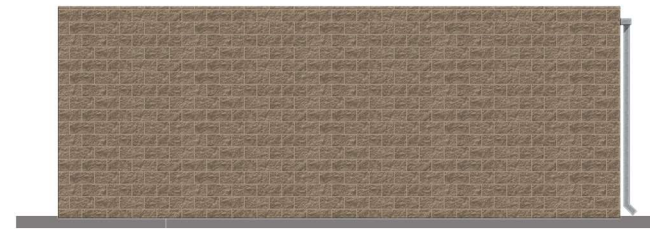
MATERIAL OUTLINE

1/16" = 1'-0"

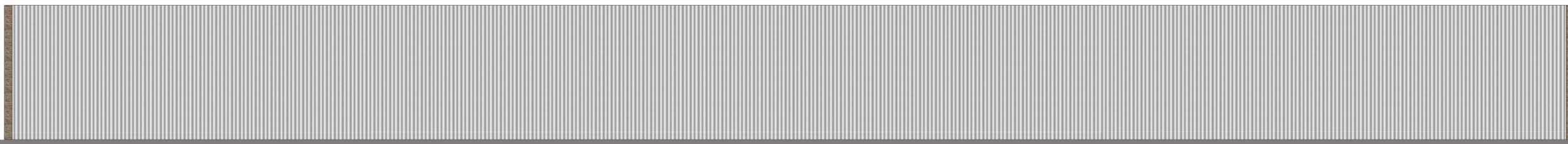
ST. JAMES STORAGE
 FLAGSHIP DEVELOPMENT
 FT PIERCE, FL
 A-006 MATERIAL OUTLINE 01-26-2022



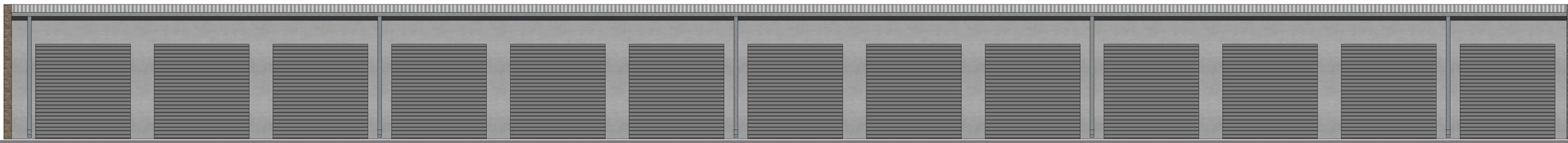
WEST ELEVATION
NTS



EAST ELEVATION
NTS

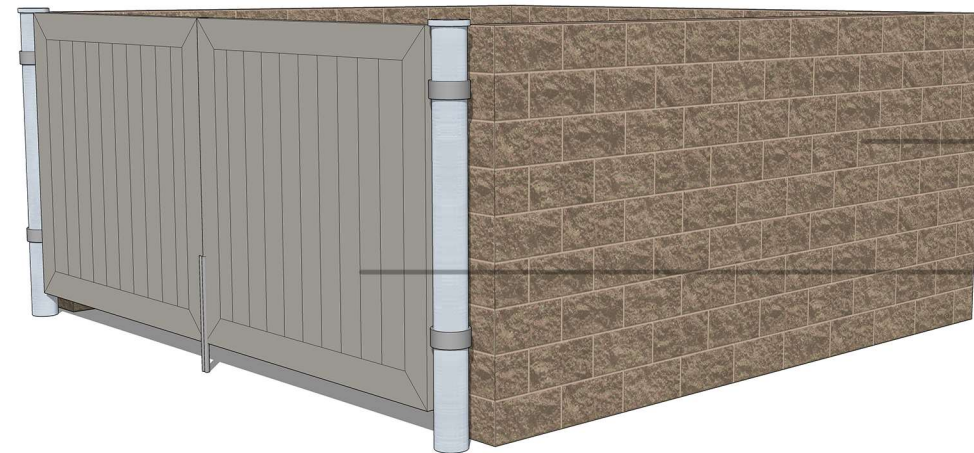


REAR ELEVATION
NTS



FRONT ELEVATION
NTS

**ST. JAMES STORAGE
FLAGSHIP DEVELOPMENT
FT. PIERCE, FL
A-007 EXTERIOR STORAGE 01-26-2022**



TOP OF BLOCK 6'

SPLIT FACE BLOCK,
COLOR TO MATCH
BUILDING

NVP SWING GATES
(OR EQUAL) SLATE
GRAY. VINYL MOUNT-
ED OVER GALVANIZED
FRAME

DUMPSTER ENCLOSURE
N.T.S.

ST. JAMES STORAGE
FLAGSHIP DEVELOPMENT
FT PIERCE, FL
A-008 EXTERIOR STORAGE 01-26-2022

Landscape Specifications

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

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

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

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

- All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
- Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
- Prune trees and shrubs to remove damaged branches as directed by the Landscape Architect.
- Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Florlamm (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
- Maintain positive drainage, no planting is to block drainage.
- Drainage Testing: Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
 - Dig each planting pit to the minimum specified size.
 - Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (1") 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 (1") four inches within the (4) four hour period then a drainage channel is required.
 - When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
 - Discard all material removed from the drainage channel.

- When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

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

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
2	BS*	BURSERA SIMARUBA	GUMBO LIMBO	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
14	IE*	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
29	LI	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE 'WHITE'	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
4	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
8	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
14	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
265	ILV*	ILEX VOMITORIA	DWARF YAUPON HOLLY	#3, 1' x 1'	2' O.C.	FULL & THICK
685	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
18	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
SOD-1 PASPALUM NOTATUM						
* = Florida Native						
NOTE: D.B.H. IS MEASURED 4.5" ABOVE GRADE						

Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (West Buffer) 1,363'

Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
1,363 l.f. x 10' = 13,630 s.f. / 300 = 45 Trees
Provided = 45 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,363 l.f. / 2' o.c. = 682 Shrubs
Provided = 682 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 (32,777 s.f./15 = 2,185.13 s.f.)

Landscape Area Provided = 2,206 s.f.

Trees Required = 1 Tree/100 s.f. of interior landscape area

32,777 s.f./100 = 2,185.13 s.f. / 100 = 22 Trees

Trees Provided = 22 (Note: some tree relocated to dry retention area to enhance water quality)

Total Trees Required = 67 Trees

Total Trees Provided = 67 Trees

Total Trees Required = 67 Trees

Total Native Trees Provided = 38 (57%)

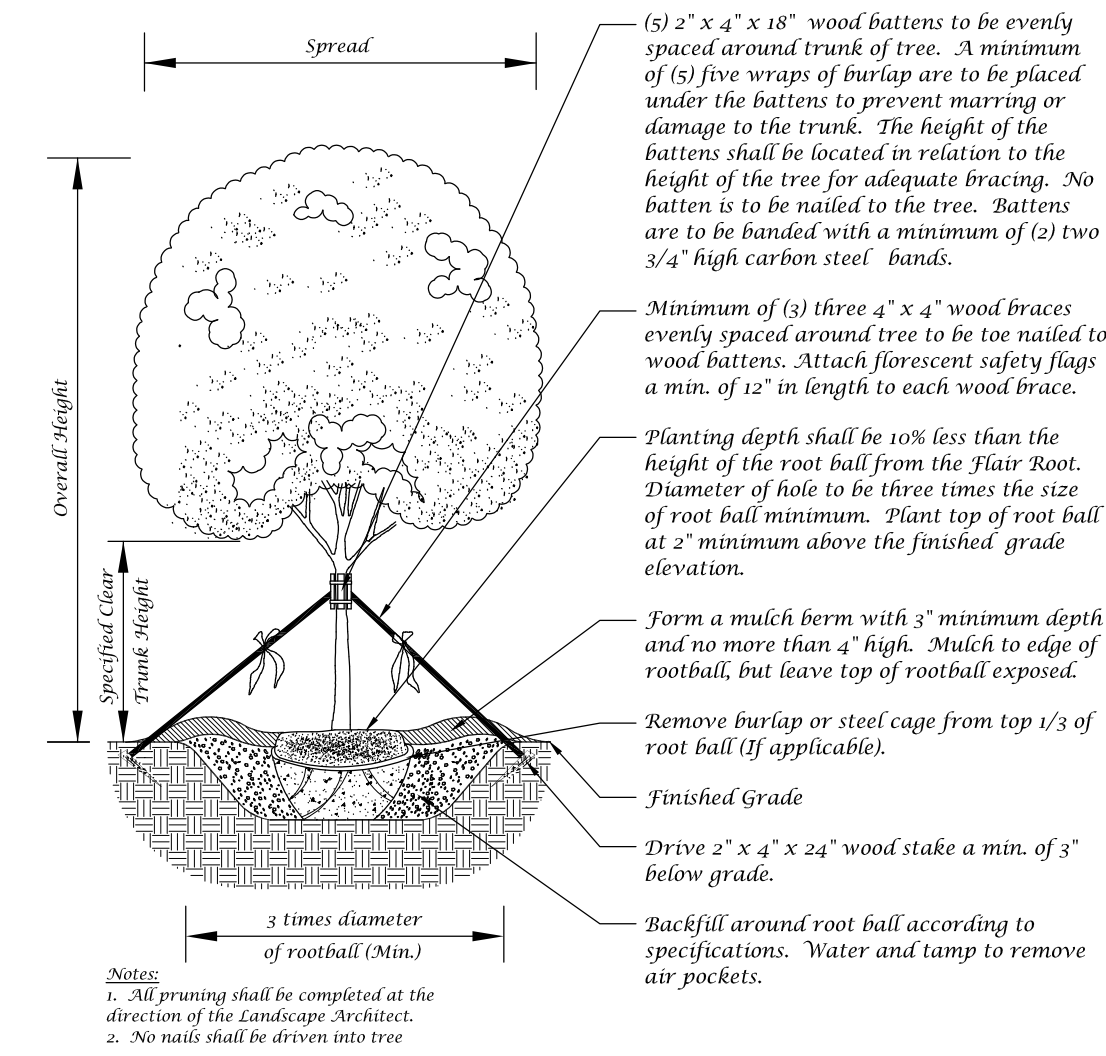
Total Palms Required = 0

Total Native Palms Provided = 0

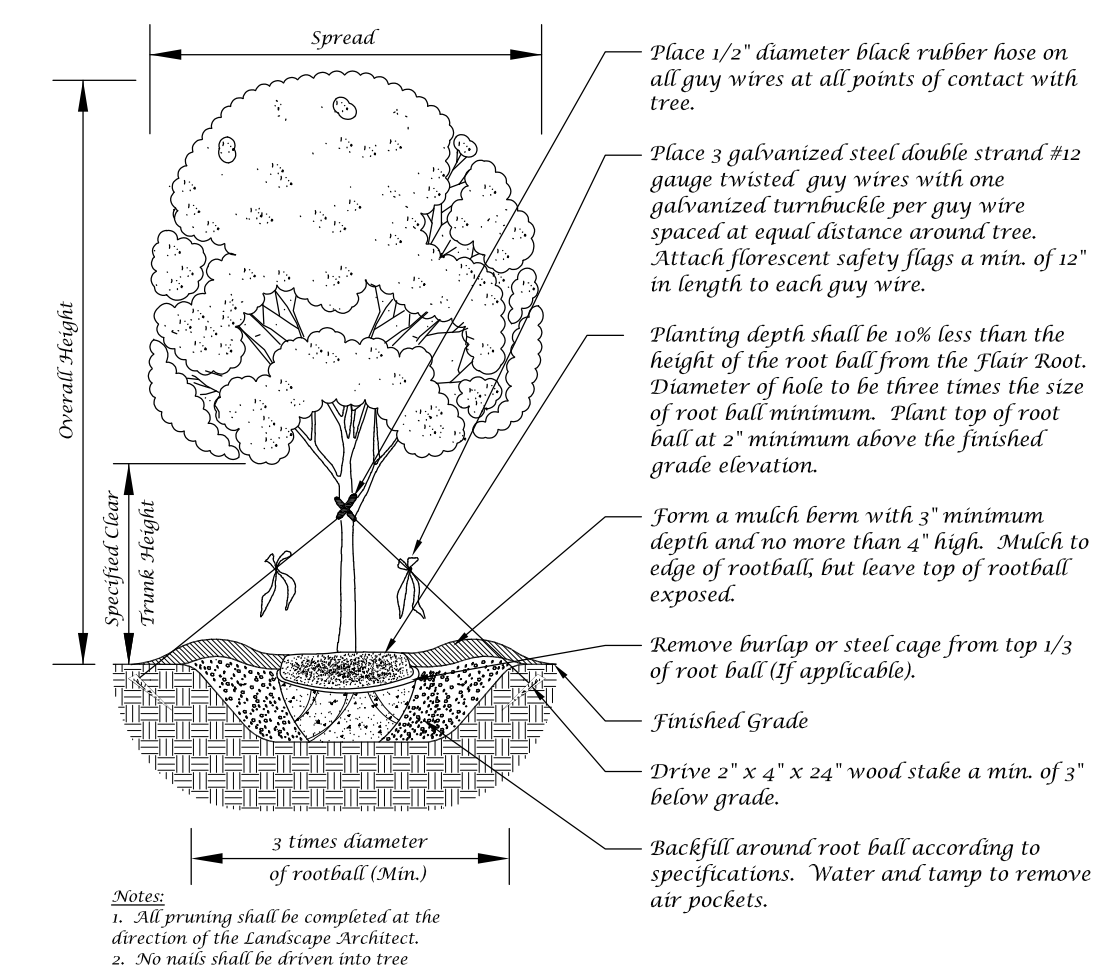
Total Shrubs Required = 700

Total Native Shrubs Provided = 700 (100%)

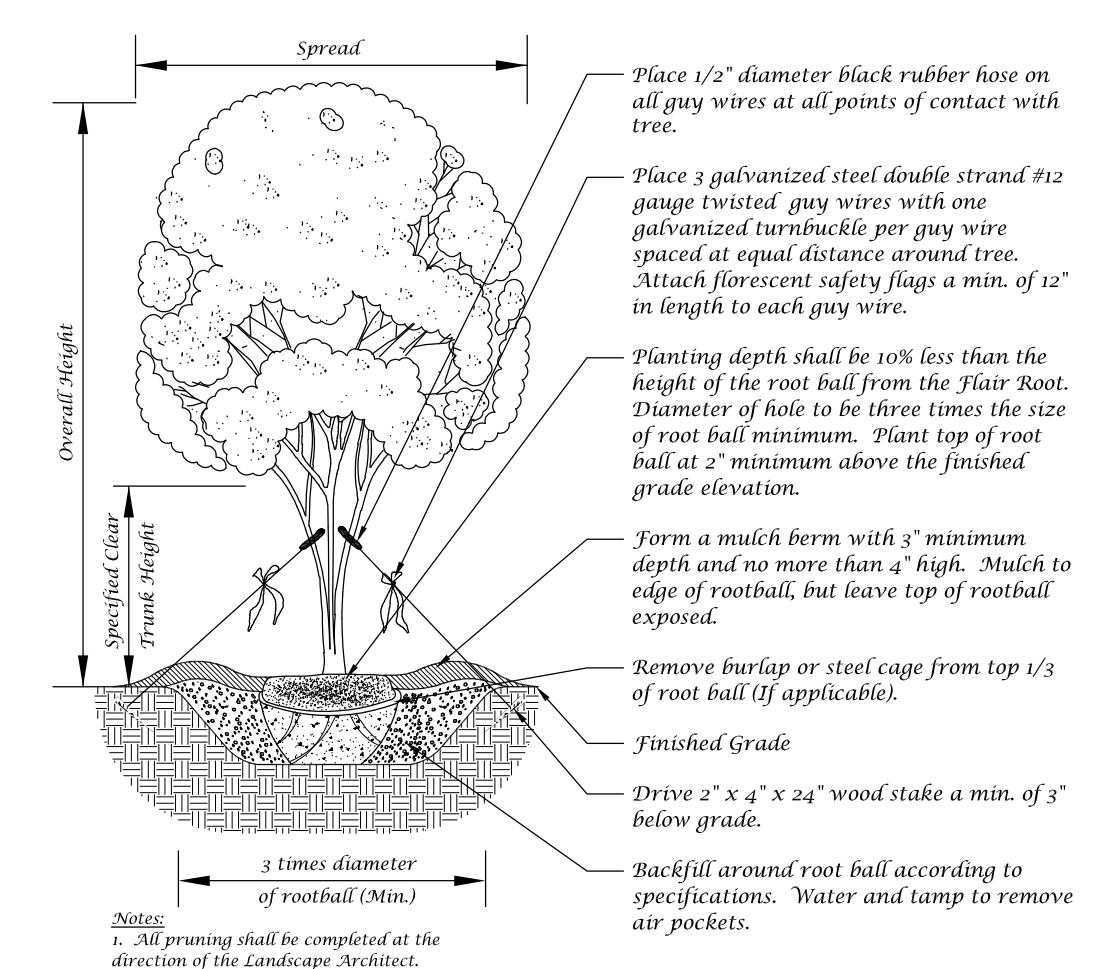
Landscape Details



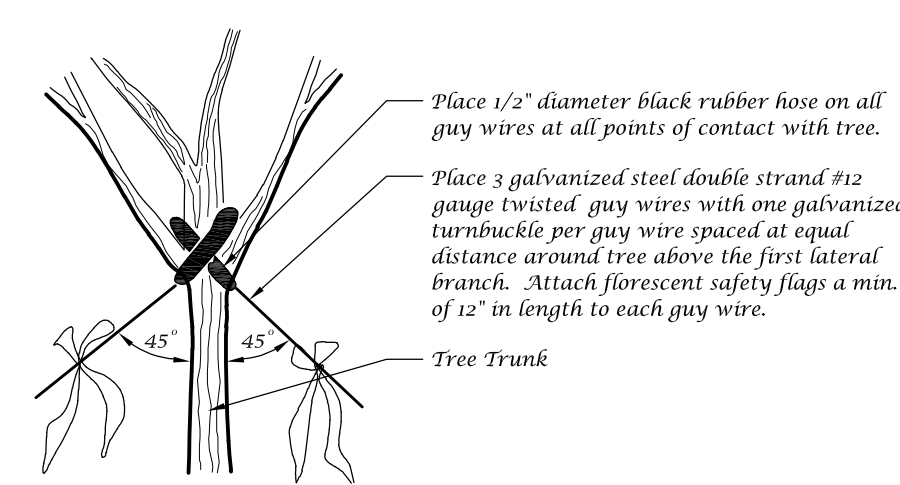
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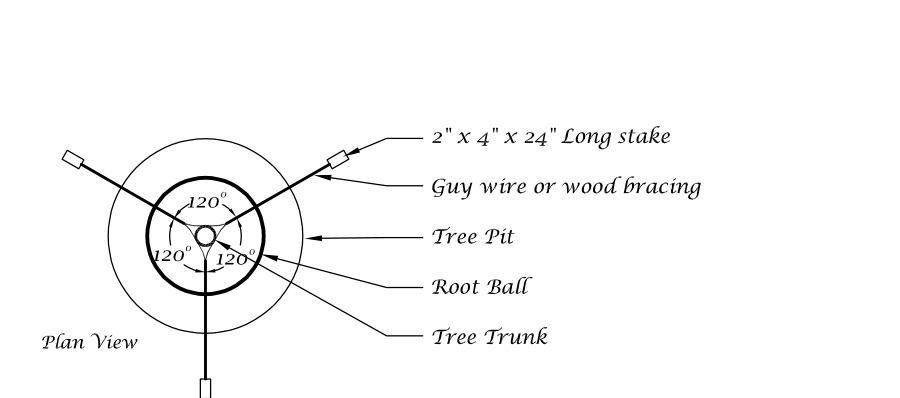
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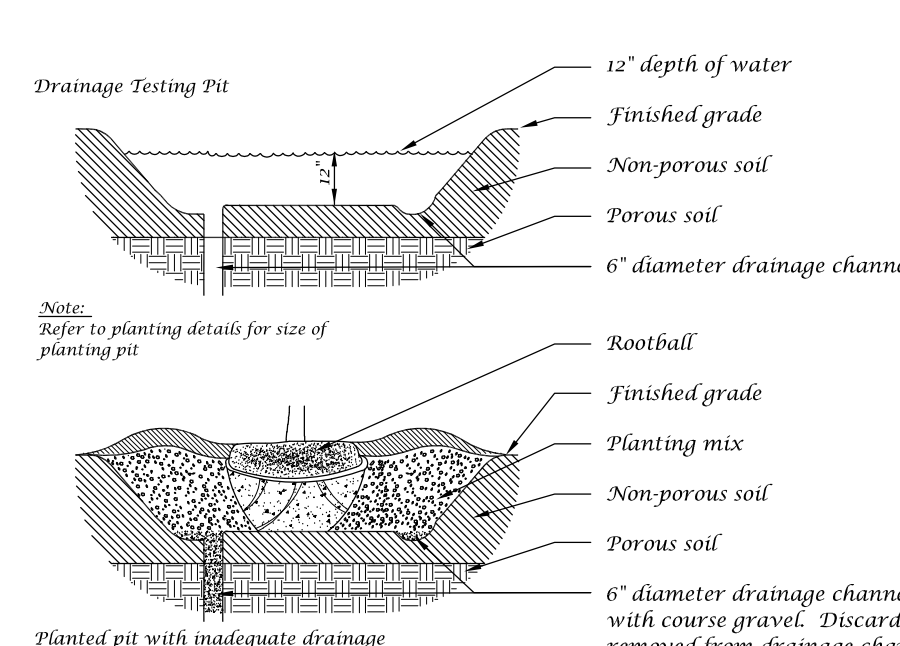
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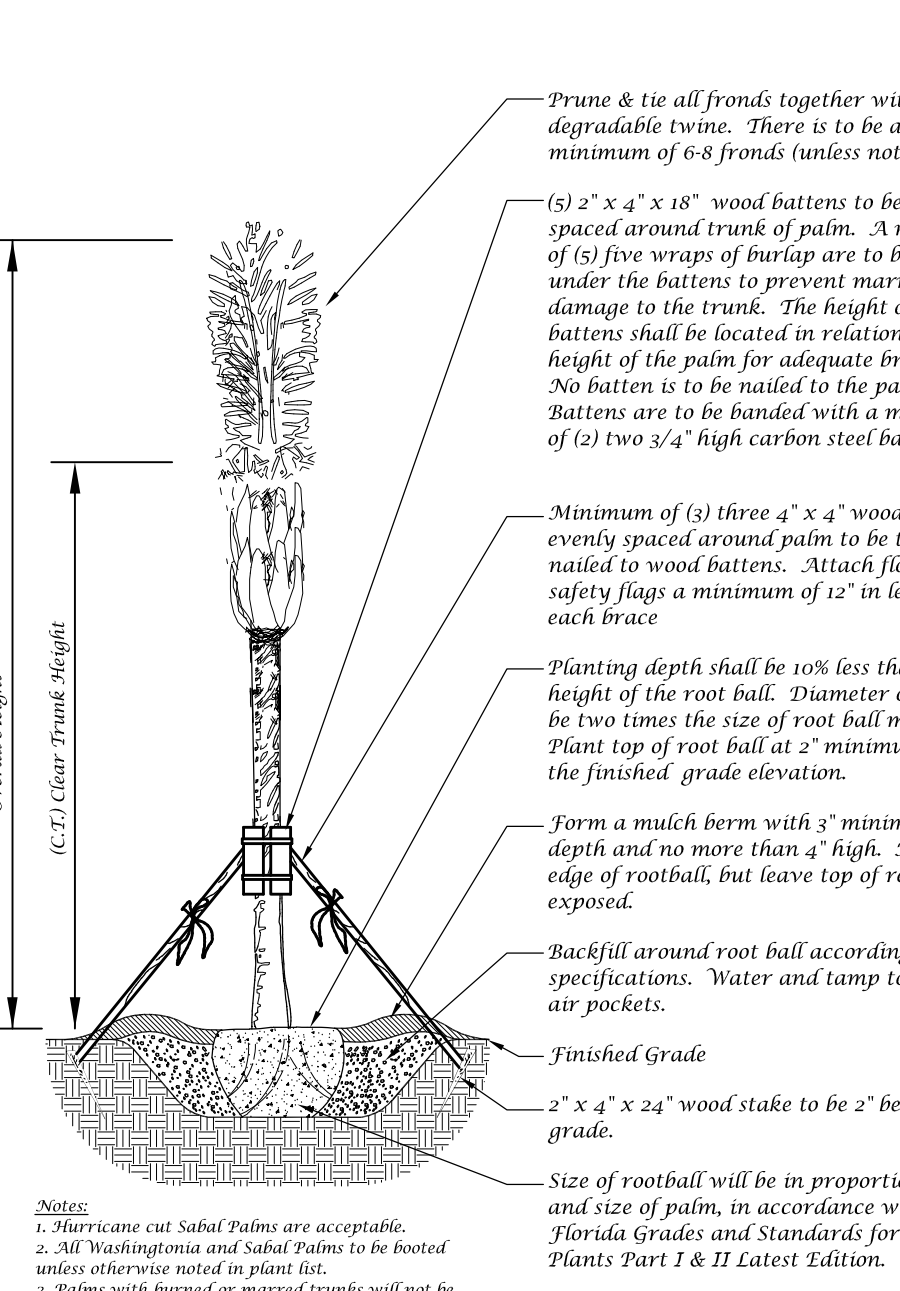
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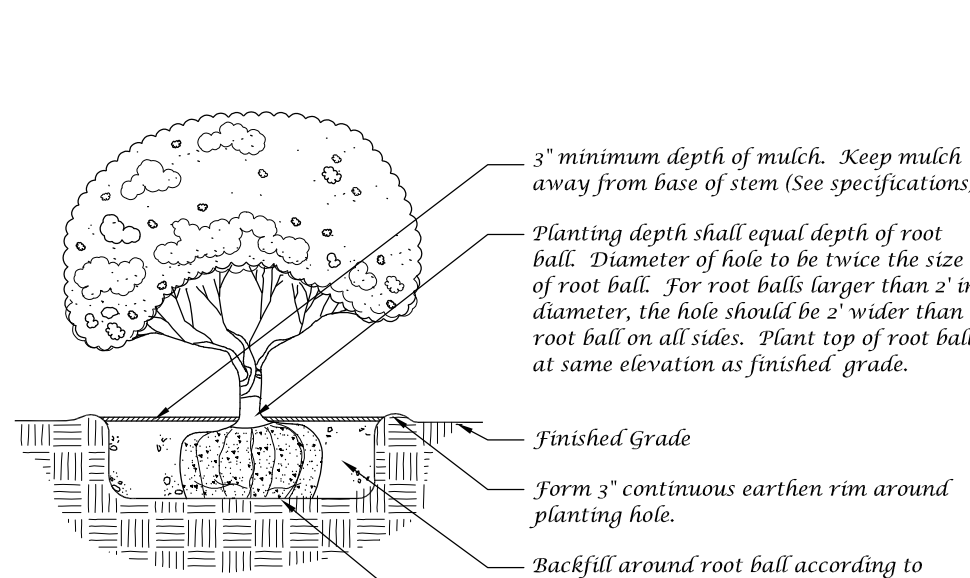
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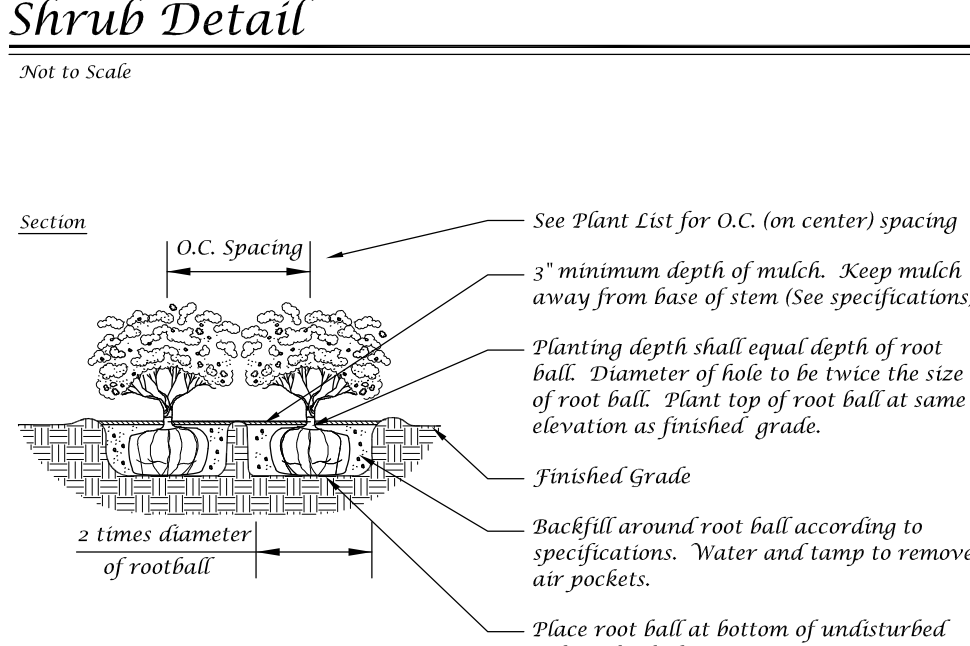
Not to Scale



Not to Scale



Not to Scale



Not to Scale

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 1300
Stuart, Florida 34994
(772) 344-2340
LC: 28000198

Flagship Storage
St. James & US1
City of Fort Pierce, Florida
City Project Number:

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

Job No.	21-0403
Drawn By	JWS
Submission Dates	8-26-2021 9-15-2021 12-1-2021
Revision Dates	New Base 9-15-2021 New Base 12-1-2021

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

L-2 2
Sheet of

Landscape Plan

TRAFFIC IMPACT ANALYSIS

For

Flagship Storage – US1 at St James Blvd

Prepared By: Marci Chandler, PE

Engineering Design & Construction, Inc.

10250 SW Village Parkway, Suite 201

Port St. Lucie, FL 34987

Board of Professional Engineers Certificate of Authorization Number 9935

December 2021

Marci Diana Chandler, State of Florida, Professional Engineer, License No. 63034

This item has been digitally signed and sealed by Marci Diana Chandler on December 7, 2021.

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

Marci D Chandler , P.E.

Date

#63034

10250 SW Village Parkway, Suite 201

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Introduction:

Engineering Design & Construction has completed a traffic statement and impact analysis for a proposed commercial development, located North of Midway Rd on US 1 in Fort Pierce, FL. See the attached Location Map (Exhibit 1).

The purpose of this study is to determine the proposed project's impact on the surrounding traffic and roadway level of service. This analysis follows the guidelines set forth in the Sec. 105-5(f)(2)(b) of the Fort Pierce Land Development Code, along with the St Lucie TPO Traffic Impact Methodology and Procedures.

Project Description:

The project is located on parcel 2434-501-0019-000-3, and approximately 2,100' south of the signalized intersection of US 1 and Farmers Market Road and 3,600' north of the signalized intersection of US 1 and Weatherbee Road with a total site area of 2.63 AC. The proposed project consists of 5 self-storage buildings, the gross square footage is 105,133 S.F. Please see Exhibit 2 for the proposed site plan.

Existing Condition:

The existing lot is undeveloped and is located on the corner of US 1 and St James Blvd. US 1 is a four-lane state road with center right/left turn lane, running North with a speed limit of 45 mph. St James is a two-lane local road running East with a speed limit of 25 mph. The proposed project site is connecting to an existing access with a center right/left turn lane on US 1 and an existing access on St James Blvd. All existing traffic was collected by St. Lucie County TPO Traffic Counts and Level of Service Report (Fall/Winter 2019/2020)

Trip Generation:

To properly estimate the trip generation the Institute of Traffic Engineers' (ITE) Report, Trip Generation (10th edition) was used to produce Daily Average, A.M Peak, and P.M. Peak Hour Trips. The proposed development is a self-storage location with an overall ±104,083 S.F. of storage space (151 ITE Code) and ±1,050 S.F. of Office Space (712 ITE Code)

FLAGSHIP STORAGE									
Institute of Transportation Engineers: Trip Generation, 10th Edition									
WEEKDAY: DAILY AVERAGE									
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					IN	OUT	IN	OUT	TOTAL
Mini -Warehouse	151	104,083	S.F.	$T=1.51(X/1000)$	50%	50%	79	79	157
Small Office	712	1,050	S.F.	$T=16.19(X/1000)$	50%	50%	8	8	17
Total							87	87	174
WEEKDAY: A.M. PEAK HOUR TRIPS									
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					IN	OUT	IN	OUT	TOTAL
Mini -Warehouse	151	104083	S.F.	$T=0.20(X/1000)$	50%	50%	10	10	21
Small Office	712	1,050	S.F.	$T=3.26(X/1000)$	60%	40%	2	1	3
Total							12	12	24
WEEKDAY: P.M. PEAK HOUR TRIPS									
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					IN	OUT	IN	OUT	TOTAL
Mini -Warehouse	151	104083	S.F.	$T=0.20(X/1000)$	51%	49%	11	10	21
Small Office	712	1,050	S.F.	$T=3.73(X/1000)$	46%	54%	2	2	4
Total							12	12	25

Internal Capture:

This project contains no internal capture

Pass-by Trip Capture:

This project contains no internal capture

Traffic Distribution:

Traffic Distribution and assignment was determined using engineering judgement, trip lengths, surrounding uses and review of the roadway network. Per section 105-5(f)(2), Table A of the City of Fort Pierce Land Development Code, a 2 mile radius of impact is used. The general distribution can be seen below. Detailed distribution map is attached.

North = 50%

South = 50%

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

Level of Service & Build-out Analysis

The effected roads are analyzed at the predicted build out year (2023) using the St. Lucie TPO growth rate, with the peak hour capacity. The proposed project trips are compared to predicted build out road capacity and compared to the Road’s Level of Service(LOS) capacity to confirm no negative impacts are created by development. Please find the attached LOS Analysis in Exhibit 4. If a growth rate for a particular road segment was not available, a 2.5% growth rate was assumed.

Intersection/Driveway Analysis

Find the attached driveway analysis with detailed right and left turns in Exhibit 5.

Conclusion:

In conclusion the proposed self-storage development with a total area of ±105,000 S.F. and has a net change in traffic of 174 daily trips with 24 AM Peak Hour Trips, and 25 PM Peak Hour Trips. Analysis of the distribution of trips along the major roads were presented with no LOS exceeded with the exception of road segments where LOS is already currently exceeded. EDC recommends these segments be evaluated for possible LOS improvements. All roads analyzed were projected to the proposed build out date with the roads growth rate provided by St. Lucie TPO or assumed at 2.5% if not available. Because of this, it is EDC’s belief that this development will have no adverse effects on the surrounding roads.

Exhibit 1: Location Map

Exhibit 2: Site Plan

Exhibit 3: Distribution Map

Exhibit 4: LOS Analysis

Trip Distribution LOS Analysis

ROW Segment	From	To	LOS	Peak Hr Service Capacity	Exist Peak Hr Peak Direction	Annual Growth Rate*	Build Out Year 2023 Projected Traffic	Adopted LOS Exceeded at Build Out?	Peak Hr Project Volume	% project of LOS Capacity	Total Peak Hr Volume	Adopted LOS to be Exceeded
Edwards Road	S 25th St	Sunrise Blvd	D	1700	778	2.81%	822	NO	2	0%	824	NO
	Sunrise Blvd	Oleander Ave	D	1700	764	-1.07%	748	NO	4	0%	752	NO
	Oleander Ave	US 1	C	1700	529	0.36%	533	NO	5	0%	538	NO
Farmers Market Rd	Oleander Ave	US 1	C	750	128	0.35%	129	NO	6	1%	135	NO
Bell Ave	S 25th St	Sunrise Blvd	C	790	333	6.36%	375	NO	1	0%	376	NO
	Sunrise Blvd	Oleander Ave	C	600	225	5.61%	250	NO	5	1%	255	NO
E Midway Rd	* S Indian River Dr	US 1	C	920	325	2.50%	341	NO	2	0%	343	NO
W Midway Rd	S 25th St	Sunrise Blvd	F****	840	1029	2.50%	1080	YES	4	0%	1084	YES
	* Sunrise Blvd	Oleander Ave	F****	840	1029	2.50%	1080	YES	5	1%	1085	YES
	Oleander Ave	US 1	E	840	802	-0.74%	790	NO	4	0%	794	NO
S 25th St	Elizabeth Ave	Edwards Rd	C	2100	1026	0.77%	1042	NO	1	0%	1043	NO
	Elizabeth Ave	Bell Ave	C	2100	1026	1.73%	1061	NO	1	0%	1062	NO
	Bell Ave	Midway Rd	C	2100	1097	1.60%	1132	NO	2	0%	1134	NO
St James Dr	Scepter Dr	Midway Rd	C	2100	1424	-0.25%	1417	NO	1	0%	1418	NO
Sunrise Blvd	Jacobs Rd	Edwards Rd	C	750	284	0.63%	288	NO	1	0%	289	NO
	* Jacobs Rd	Bell Ave	C	750	284	2.50%	298	NO	4	1%	302	NO
Oleander Ave	Edwards Rd	Farmers Market Rd	D	800	555	1.17%	568	NO	1	0%	569	NO
	*Farmers Market Rd	S Market Ave	D	580	555	1.17%	568	NO	1	0%	569	NO
	Midway Rd	Weatherbee Rd	D	750	418	-2.10%	400	NO	4	1%	404	NO
US 1	Edwards Rd	St James Blvd	C	2000	1889	-1.22%	1843	NO	12	1%	1855	NO
	Ulrich Rd	St James Blvd	C	2000	1889	-1.61%	1828	NO	13	1%	1841	NO
S Indian River Dr	(From north)	Midway Rd	C	854 **	536 **	0.91%	546	NO	1	0%	547	NO
	(From south)	Midway Rd	C	854	536	2.50%	563	NO	1	0%	564	NO
St James Blvd	US1	St Francis Dr	C	854	40 ***	2.50%	42	NO	1	0%	43	NO

*Annual Growth Rate collected from St. Lucie TPO Traffic Counts Interactive Map

** Per FDOT generalized service volume

*** 35 houses on St James per aerial count

****See St Lucie TPO TIP for future road construction. No future road work approved. Suggest these roads be evaluated by county for LOS improvements.

Exhibit 5: Driveway Map

Supporting Documents

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
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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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
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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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
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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Traffic Counts and Level of Service Report 2021

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						Volume	LOS	V/C	Volume	LOS	V/C
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 LYGATE 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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						Volume	LOS	V/C	Volume	LOS	V/C
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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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
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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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

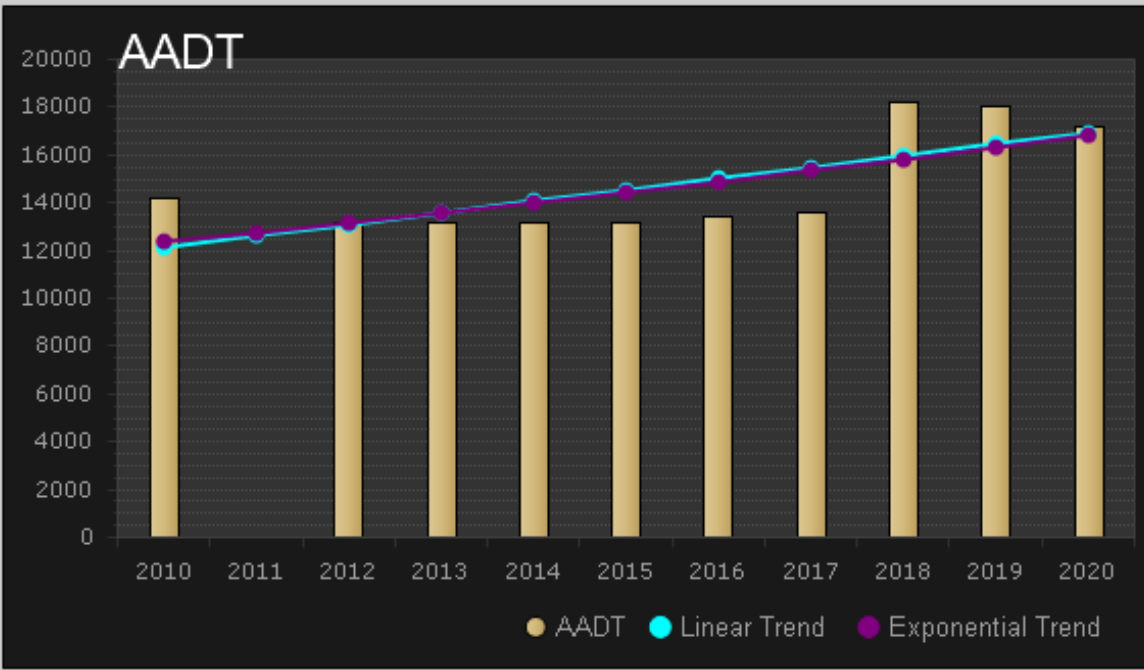
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Traffic Counts and Level of Service Report 2021

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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Print



Station 947007
ON EDWARDS RD - W.
OF SUNRISE BLVD
(COUNTY 108)

Upload Count

Trend	Growth Rate
<input checked="" type="checkbox"/> Linear	2.81%
<input checked="" type="checkbox"/> Exp	3.02%

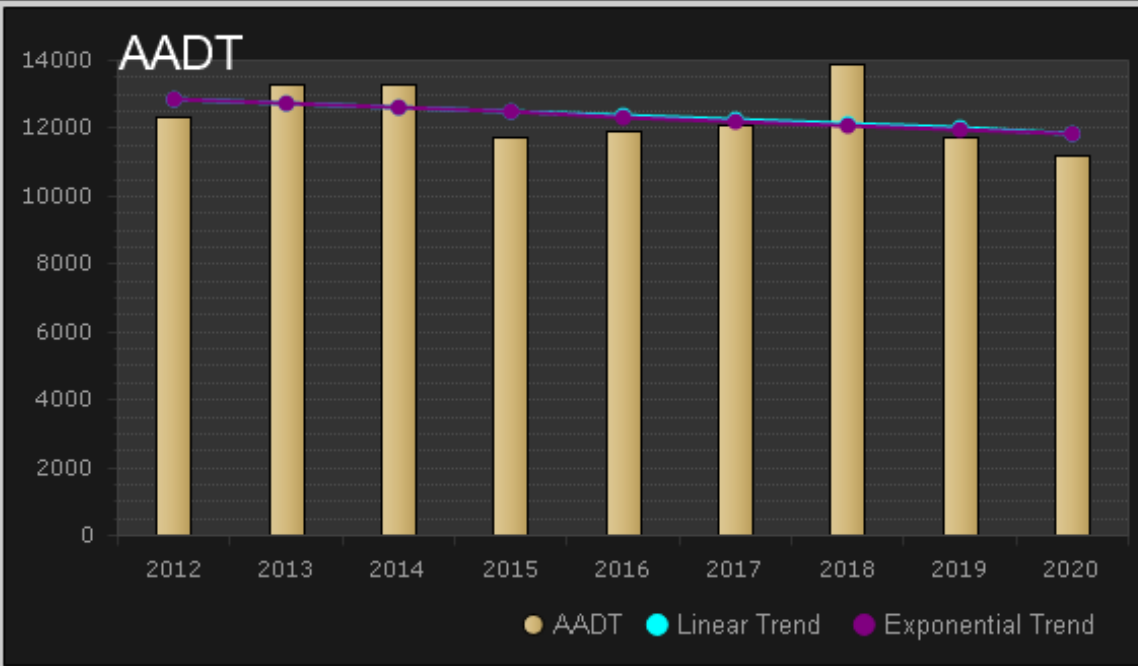
Graphs

- AADT
- AM Peak Hour
- PM Peak Hour

Refresh AADT

<input checked="" type="checkbox"/>	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 947007-ON EDWARDS RD - W. OF SUNRISE BLVD (COUNTY 108)								
<input checked="" type="checkbox"/>	View Details	2020	947007	17200	0.51	-1		
<input checked="" type="checkbox"/>	View Details	2019	947007	18000	51			
<input checked="" type="checkbox"/>	View Details	2018	947007	18200	51.3			
<input checked="" type="checkbox"/>	View Details	2017	947007	13600	50.9			
<input checked="" type="checkbox"/>	View Details	2016	947007	13400	50.9			
<input checked="" type="checkbox"/>	View Details	2015	947007	13200	51			

Print



Station 948543
 EDWARDS RD/CR 611B
 FROM S 25 ST TO
 OLEANDER AVE (

[Upload Count](#)

Trend	Growth Rate
<input checked="" type="checkbox"/> Linear	-1.07%
<input checked="" type="checkbox"/> Exp	-1.07%

- Graphs**
- AADT
 - AM Peak Hour
 - PM Peak Hour

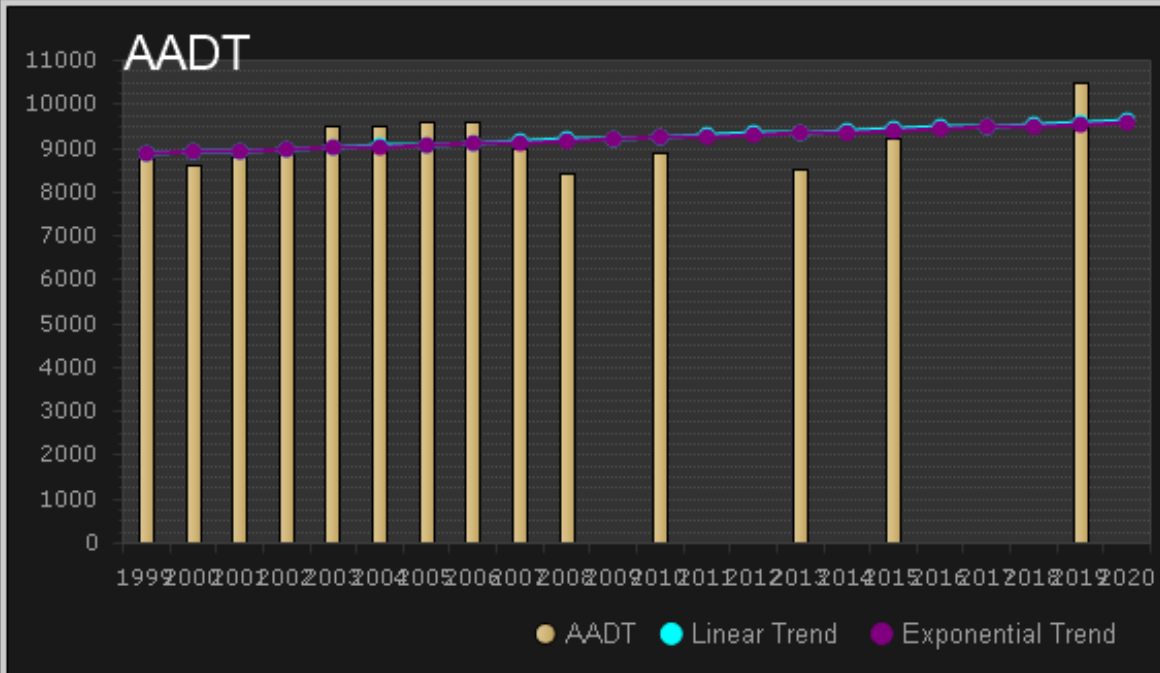
[Refresh AADT](#)

<input checked="" type="checkbox"/>	Year	Station	AAADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
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Location: Station 948543-EDWARDS RD/CR 611B FROM S 25 ST TO OLEANDER AVE (

<input checked="" type="checkbox"/>	View Details	2020	948543	11200	0.51	-1		
<input checked="" type="checkbox"/>	View Details	2019	948543	11700	51			
<input checked="" type="checkbox"/>	View Details	2018	948543	13900	51.3			
<input checked="" type="checkbox"/>	View Details	2017	948543	12100	50.9			
<input checked="" type="checkbox"/>	View Details	2016	948543	11900	50.9			
<input checked="" type="checkbox"/>	View Details	2015	948543	11700	51	5.08		

Print



Station 173
 EDWARDS RD 245 FEET WEST OF US-1

[Upload Count](#)

Trend	Growth Rate
<input checked="" type="checkbox"/> Linear	0.36%
<input checked="" type="checkbox"/> Exp	0.37%

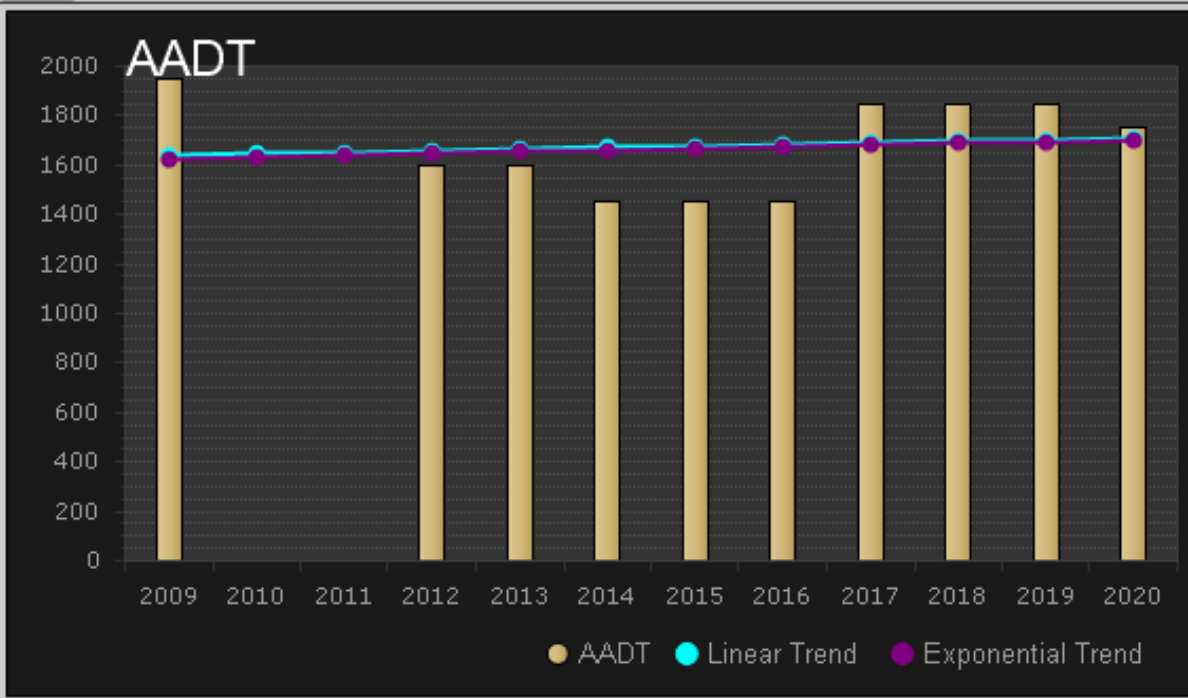
Graphs

- AADT
- AM Peak Hour
- PM Peak Hour

[Refresh AADT](#)

<input checked="" type="checkbox"/>	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol	
∨	Location: Station 173-EDWARDS RD 245 FEET WEST OF US-1								
<input checked="" type="checkbox"/> View Details	2019	173	10500	0.095	0.506	0	783	906	
<input checked="" type="checkbox"/> View Details	2015	173	9200	0.093	0.519	0	768	789	
<input checked="" type="checkbox"/> View Details	2013	173	8500			0	713	756	
<input checked="" type="checkbox"/> View Details	2010	173	8900	0.098	0.531	0	755	797	
<input checked="" type="checkbox"/> View Details	2008	173	8400	0.099	0.525		741	776	
<input checked="" type="checkbox"/> View Details	2007	173	9000	0.103	0.519		799	860	

Print



Station 947010
 ON FARMER'S MARKET
 RD - W. OF US 1 SOUTH
 (COUNTY 112)

Upload Count

Trend	Growth Rate
<input checked="" type="checkbox"/> Linear	0.35%
<input checked="" type="checkbox"/> Exp	0.41%

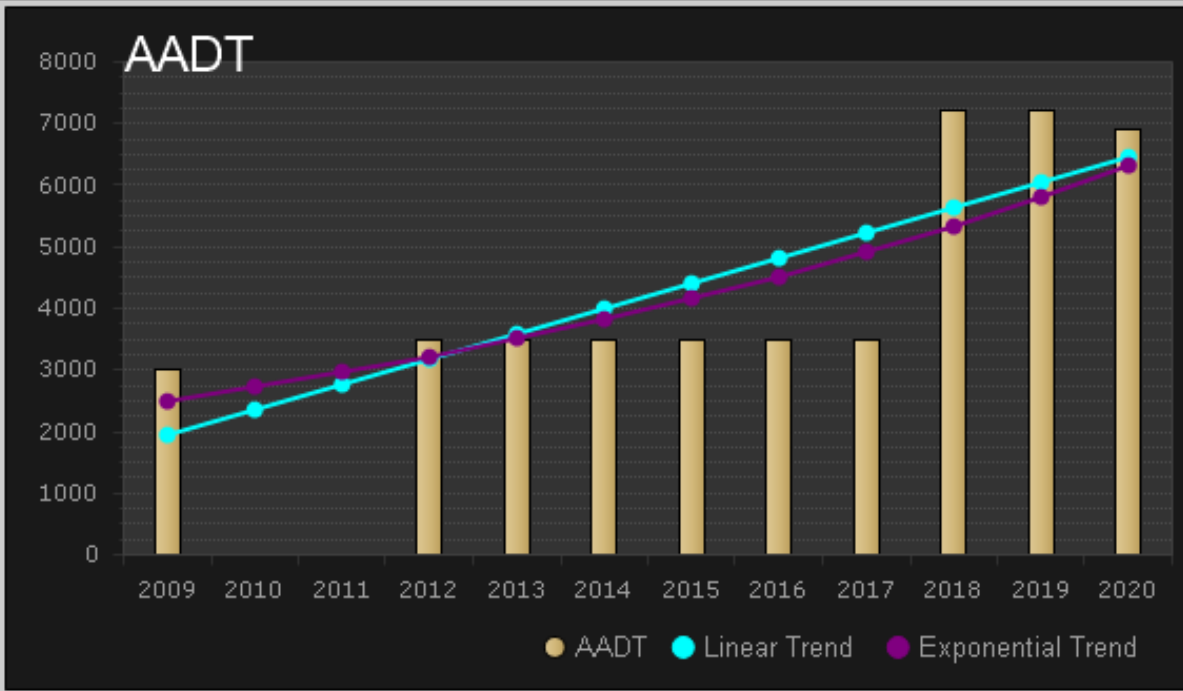
Graphs

- AADT
- AM Peak Hour
- PM Peak Hour

Refresh AADT

<input checked="" type="checkbox"/>	Year	Station	AAADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 947010-ON FARMER'S MARKET RD - W. OF US 1 SOUTH (COUNTY 112)								
<input checked="" type="checkbox"/>	View Details	2020	947010	1750	0.51	-1		
<input checked="" type="checkbox"/>	View Details	2019	947010	1850	51			
<input checked="" type="checkbox"/>	View Details	2018	947010	1850	51.3			
<input checked="" type="checkbox"/>	View Details	2017	947010	1850	50.9			
<input checked="" type="checkbox"/>	View Details	2016	947010	1450	50.9			
<input checked="" type="checkbox"/>	View Details	2015	947010	1450	51			

Print



Station 947003
ON BELL AVE - W. OF
SUNRISE BLVD (COUNTY
104)

Upload Count

Trend	Growth Rate
<input checked="" type="checkbox"/> Linear	6.36%
<input checked="" type="checkbox"/> Exp	8.09%

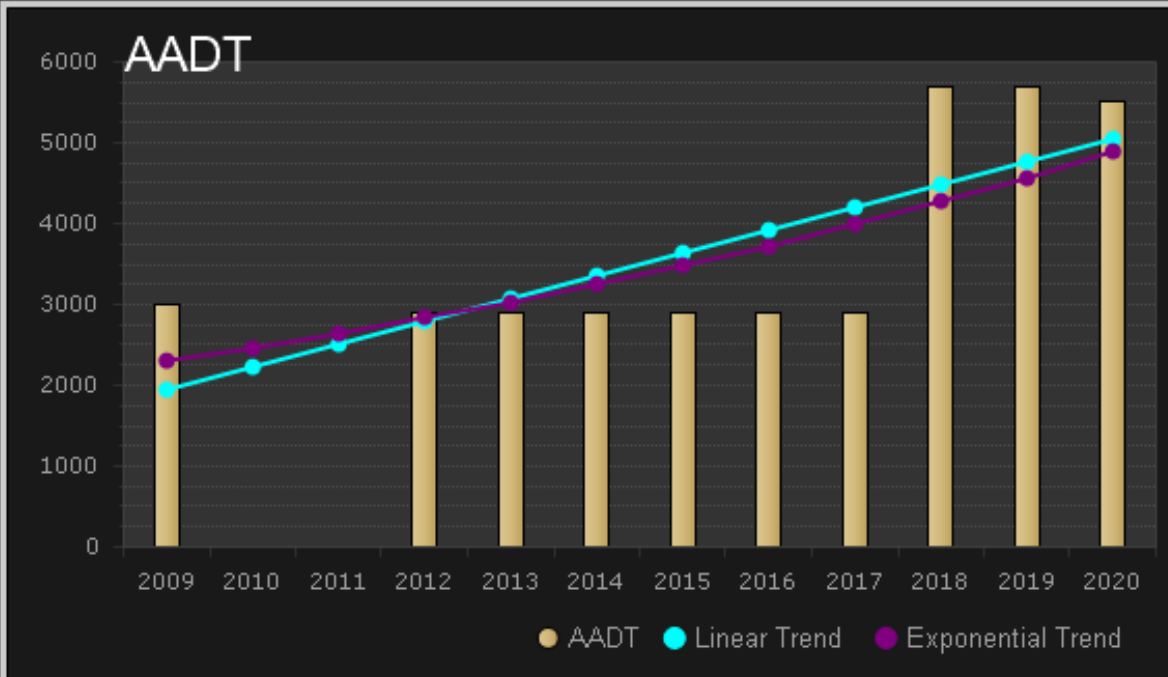
Graphs

- AADT
- AM Peak Hour
- PM Peak Hour

Refresh AADT

<input checked="" type="checkbox"/>	Year	Station	AAADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 947003-ON BELL AVE - W. OF SUNRISE BLVD (COUNTY 104)								
<input checked="" type="checkbox"/>	View Details	2020	947003	6900	0.51	-1		
<input checked="" type="checkbox"/>	View Details	2019	947003	7200	51			
<input checked="" type="checkbox"/>	View Details	2018	947003	7200	51.3			
<input checked="" type="checkbox"/>	View Details	2017	947003	3500	50.9			
<input checked="" type="checkbox"/>	View Details	2016	947003	3500	50.9			
<input checked="" type="checkbox"/>	View Details	2015	947003	3500	51			

Print



Station 947002
ON BELL AVE - E. OF
SUNRISE BLVD (COUNTY
102)

Upload Count

Trend	Growth Rate
<input checked="" type="checkbox"/> Linear	5.61%
<input checked="" type="checkbox"/> Exp	6.60%

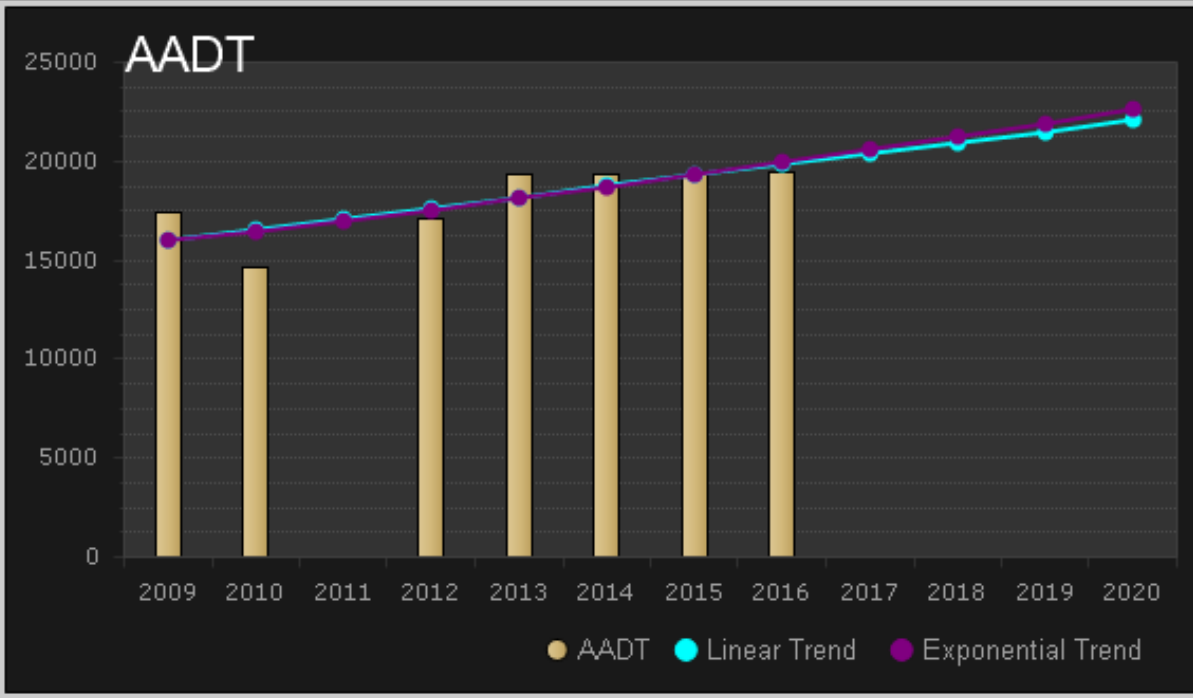
Graphs

- AADT
- AM Peak Hour
- PM Peak Hour

Refresh AADT

<input checked="" type="checkbox"/>	Year	Station	AAADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 947002-ON BELL AVE - E. OF SUNRISE BLVD (COUNTY 102)								
<input checked="" type="checkbox"/>	View Details	2020	947002	5500	0.51	-1		
<input checked="" type="checkbox"/>	View Details	2019	947002	5700	51			
<input checked="" type="checkbox"/>	View Details	2018	947002	5700	51.3			
<input checked="" type="checkbox"/>	View Details	2017	947002	2900	50.9			
<input checked="" type="checkbox"/>	View Details	2016	947002	2900	50.9			
<input checked="" type="checkbox"/>	View Details	2015	947002	2900	51			

Print



Station 947025
 ON MIDWAY RD WEST -
 W. OF SUNRISE BLVD
 (COUNTY 130)

Upload Count

Trend	Growth Rate
<input checked="" type="checkbox"/> Linear	2.50%
<input checked="" type="checkbox"/> Exp	3.11%

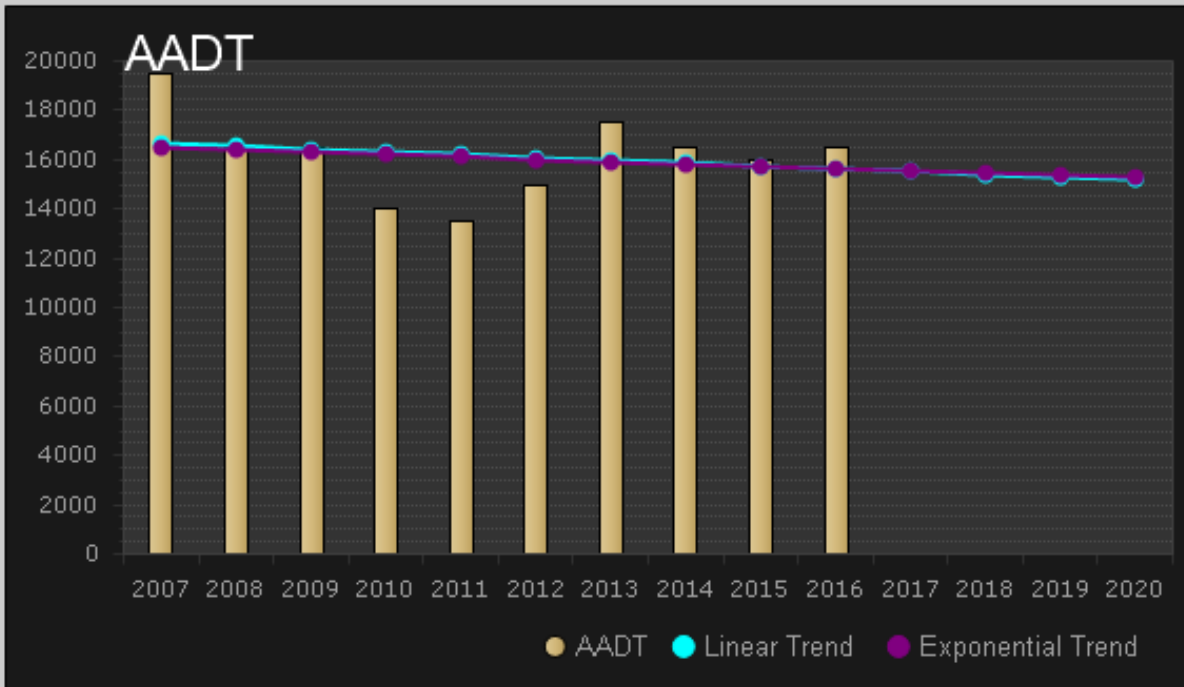
Graphs

- AADT
- AM Peak Hour
- PM Peak Hour

Refresh AADT

<input checked="" type="checkbox"/>	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 947025-ON MIDWAY RD WEST - W. OF SUNRISE BLVD (COUNTY 130)								
<input checked="" type="checkbox"/>	View Details	2016	947025	19400	50.9			
<input checked="" type="checkbox"/>	View Details	2015	947025	19300	51			
<input checked="" type="checkbox"/>	View Details	2014	947025	19300	50.8			
<input checked="" type="checkbox"/>	View Details	2013	947025	19300	50.8			
<input checked="" type="checkbox"/>	View Details	2012	947025	17100	56.8	5.87		
<input checked="" type="checkbox"/>	View Details	2010	947025	14600			1291	1402

Print



Station 242

MIDWAY RD 365 FEET WEST OF US-1

Upload Count

Trend	Growth Rate
<input checked="" type="checkbox"/> Linear	-0.74%
<input checked="" type="checkbox"/> Exp	-0.57%

Graphs

- AADT
- AM Peak Hour
- PM Peak Hour

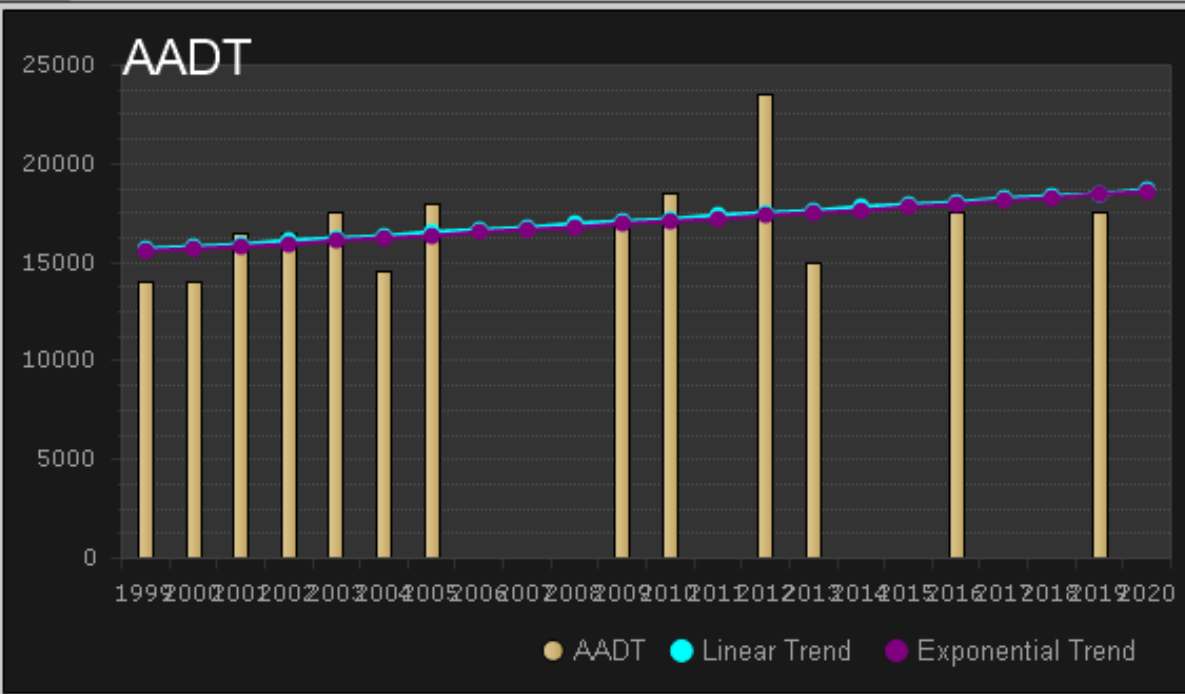
Refresh AADT

<input checked="" type="checkbox"/>	Year	Station	AAADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol	
∨	Location: Station 242-MIDWAY RD 365 FEET WEST OF US-1								
<input checked="" type="checkbox"/>	View Details	2016	242	16500	0.101	0.5175	0	1235	1516
<input checked="" type="checkbox"/>	View Details	2015	242	16000	0.098	0.5595	0	1217	1455
<input checked="" type="checkbox"/>	View Details	2014	242	16500	0.1	0.523	0	1268	1541
<input checked="" type="checkbox"/>	View Details	2013	242	17500			0	1442	1585
<input checked="" type="checkbox"/>	View Details	2012	242	15000	0.092	0.5155	8.2	1088	1249
<input checked="" type="checkbox"/>	View Details	2011	242	13500	0.094	0.516	7.81	1004	1186

Count Station Summary

Count Data Detail

Print



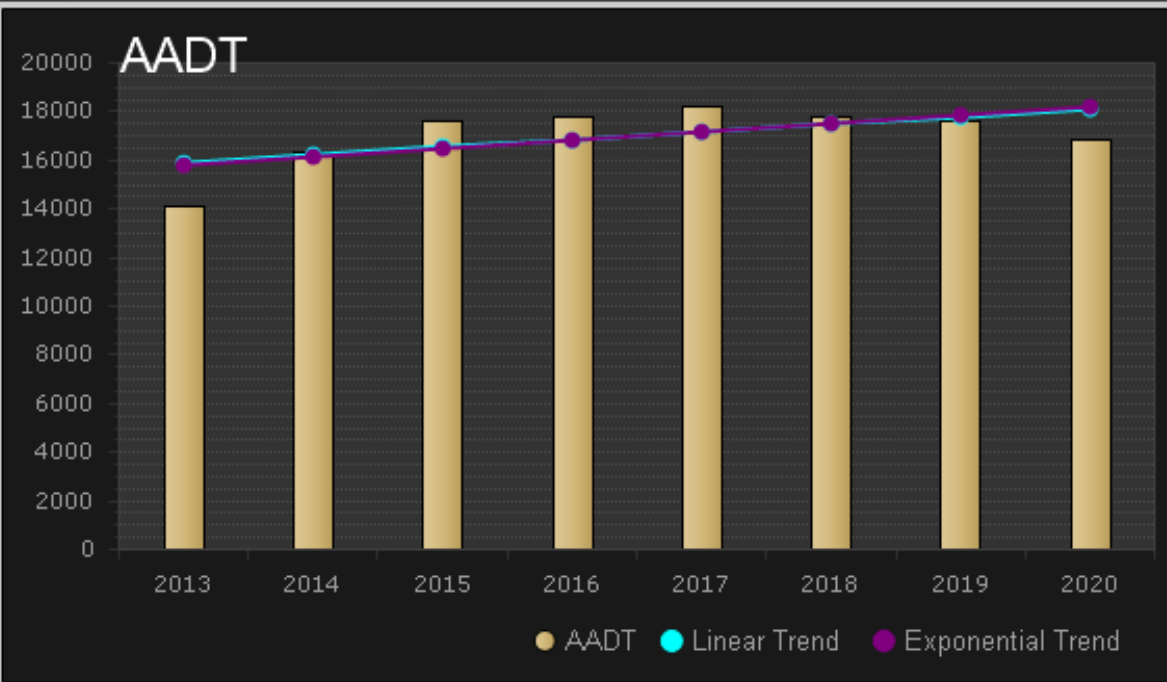
Station 159
 25TH ST 315 FEET
 SOUTH OF EDWARDS
 RD

Trend	Growth Rate
<input checked="" type="checkbox"/> Linear	0.77%
<input checked="" type="checkbox"/> Exp	0.84%

- Graphs**
- AADT
 - AM Peak Hour
 - PM Peak Hour

<input checked="" type="checkbox"/>	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol	
▼	Location: Station 159-25TH ST 315 FEET SOUTH OF EDWARDS RD								
<input checked="" type="checkbox"/>	View Details	2021	159	17500	0.097	0.6035	0		
<input checked="" type="checkbox"/>	View Details	2019	159	17500	0.097	0.5705	10.87	1553	
<input checked="" type="checkbox"/>	View Details	2016	159	17500	0.097	0.58	6.85	1578	
<input checked="" type="checkbox"/>	View Details	2013	159	15000		8.05	1371	1269	
<input checked="" type="checkbox"/>	View Details	2012	159	23500	0.107	0.538	0	2227	
<input checked="" type="checkbox"/>	View Details	2010	159	18500	0.103	0.581	0	1737	

Print



Station 948549
S 25TH ST (CR 615) - N OF DADE RD (HPMS)

Upload Count

Trend	Growth Rate
<input checked="" type="checkbox"/> Linear	1.73%
<input checked="" type="checkbox"/> Exp	1.96%

Graphs

- AADT
- AM Peak Hour
- PM Peak Hour

Refresh AADT

<input checked="" type="checkbox"/>	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
-------------------------------------	------	---------	------	------	-------------	-----------------	-------------	-------------

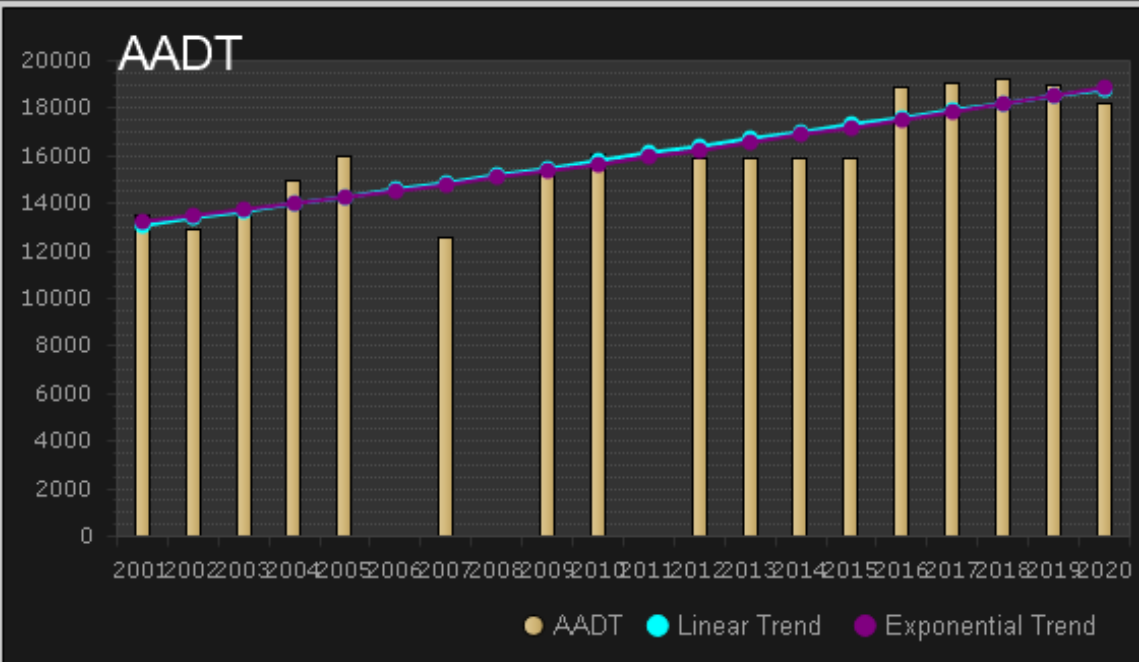
Location: Station 948549-S 25TH ST (CR 615) - N OF DADE RD (HPMS)

<input checked="" type="checkbox"/>	View Details	2020	948549	16800		0.51		-1
<input checked="" type="checkbox"/>	View Details	2019	948549	17600		51		
<input checked="" type="checkbox"/>	View Details	2018	948549	17800		51.3		
<input checked="" type="checkbox"/>	View Details	2017	948549	18200		50.9		
<input checked="" type="checkbox"/>	View Details	2016	948549	17800		50.9		
<input checked="" type="checkbox"/>	View Details	2015	948549	17600		51		5.1

Count Station Summary

Count Data Detail

Print



Station 940016

CR 615 / 25 ST S - N OF CR 712/MIDWAY RD (COUNTY 171 AND 16)

Upload Count

Trend	Growth Rate
<input checked="" type="checkbox"/> Linear	1.60%
<input checked="" type="checkbox"/> Exp	1.86%

Graphs

- AADT
- AM Peak Hour
- PM Peak Hour

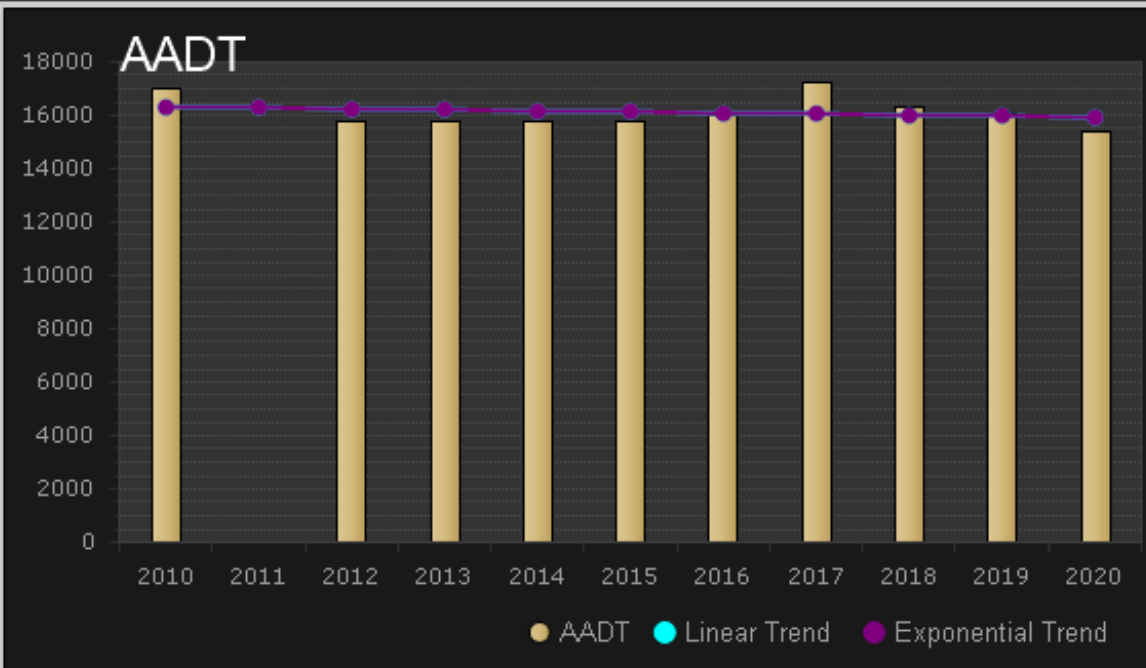
Refresh AADT

<input checked="" type="checkbox"/>	Year	Station	AAADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
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Location: Station 940016-CR 615 / 25 ST S - N OF CR 712/MIDWAY RD (COUNTY 171 AND 16)

<input checked="" type="checkbox"/>	View Details	2020	940016	18200		0.51	-1	
<input checked="" type="checkbox"/>	View Details	2019	940016	19000		51		
<input checked="" type="checkbox"/>	View Details	2018	940016	19200		51.3		
<input checked="" type="checkbox"/>	View Details	2017	940016	19100		50.9		
<input checked="" type="checkbox"/>	View Details	2016	940016	18900		50.9		
<input checked="" type="checkbox"/>	View Details	2015	940016	15900		51		

Print



Station 947055
 ON 25TH STREET SOUTH/
 SOUTH/ST. JAMES DR -
 S. OF MIDWAY RD WEST
 (COUNTY 172)

Upload Count

Trend	Growth Rate
<input checked="" type="checkbox"/> Linear	-0.25%
<input checked="" type="checkbox"/> Exp	-0.24%

Graphs

- AADT
- AM Peak Hour
- PM Peak Hour

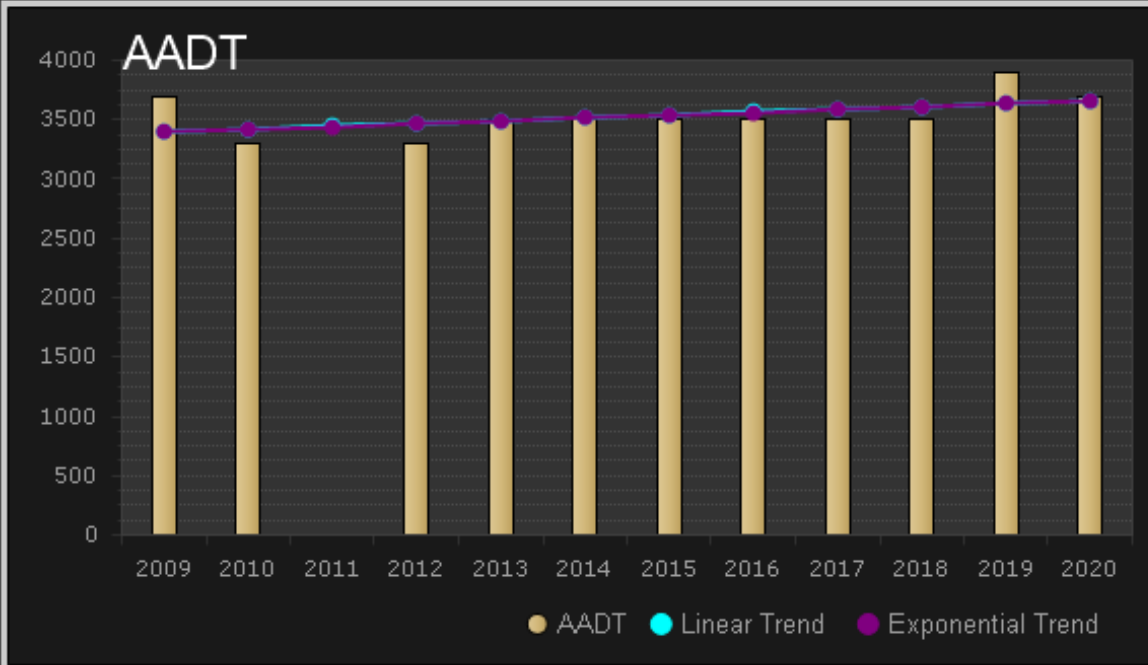
Refresh AADT

<input checked="" type="checkbox"/>	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
-------------------------------------	------	---------	------	------	-------------	-----------------	-------------	-------------

Location: Station 947055-ON 25TH STREET SOUTH/ST. JAMES DR - S. OF MIDWAY RD WEST (COUNTY 172)

<input checked="" type="checkbox"/>	View Details	2020	947055	15400		0.51	-1	
<input checked="" type="checkbox"/>	View Details	2019	947055	16100		51		
<input checked="" type="checkbox"/>	View Details	2018	947055	16300		51.3		
<input checked="" type="checkbox"/>	View Details	2017	947055	17200		50.9		
<input checked="" type="checkbox"/>	View Details	2016	947055	16000		50.9		
<input checked="" type="checkbox"/>	View Details	2015	947055	15800		51		

Print



Station 947041
 ON SUNRISE BLVD - S.
 OF EDWARDS RD
 (COUNTY 153)
 Upload Count

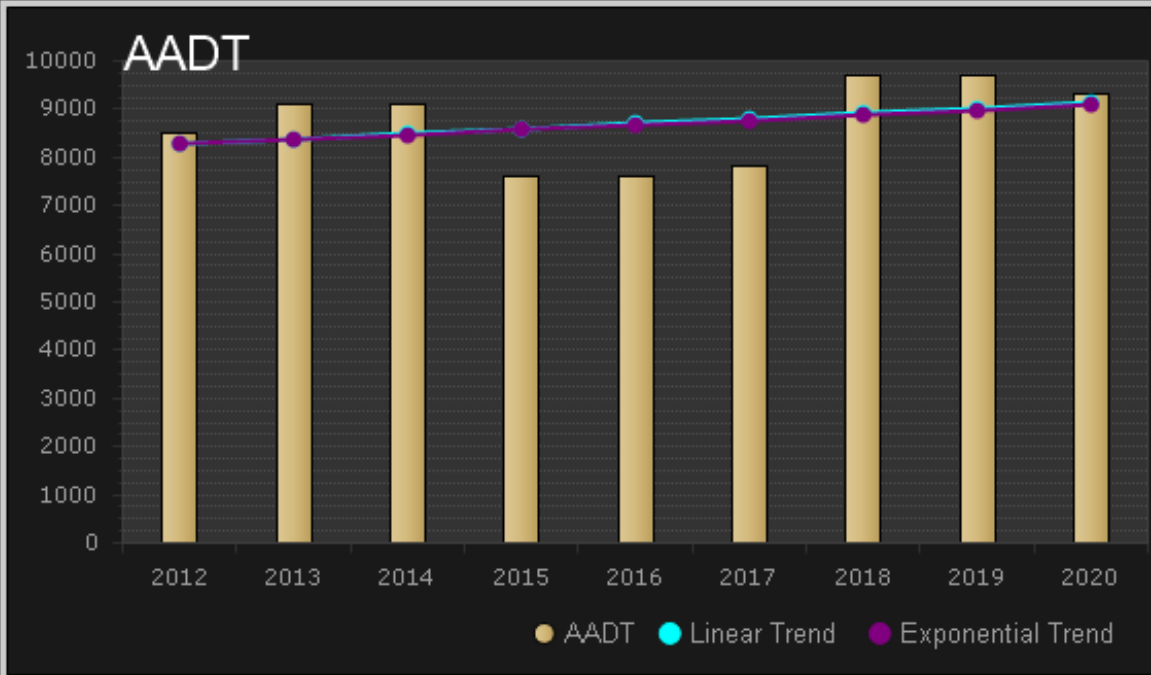
Trend	Growth Rate
<input checked="" type="checkbox"/> Linear	0.63%
<input checked="" type="checkbox"/> Exp	0.66%

- Graphs**
- AADT
 - AM Peak Hour
 - PM Peak Hour

Refresh AADT

<input checked="" type="checkbox"/>	Year	Station	AAADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 947041-ON SUNRISE BLVD - S. OF EDWARDS RD (COUNTY 153)								
<input checked="" type="checkbox"/>	View Details	2020	947041	3700		0.51	-1	
<input checked="" type="checkbox"/>	View Details	2019	947041	3900		51		
<input checked="" type="checkbox"/>	View Details	2018	947041	3500		51.3		
<input checked="" type="checkbox"/>	View Details	2017	947041	3500		50.9		
<input checked="" type="checkbox"/>	View Details	2016	947041	3500		50.9		
<input checked="" type="checkbox"/>	View Details	2015	947041	3500		51		

Print



Station 948541

OLEANDER AVE FROM FARMER MARKET RD TO KANNER DR (H

[Upload Count](#)

Trend	Growth Rate
<input checked="" type="checkbox"/> Linear	1.17%
<input checked="" type="checkbox"/> Exp	1.18%

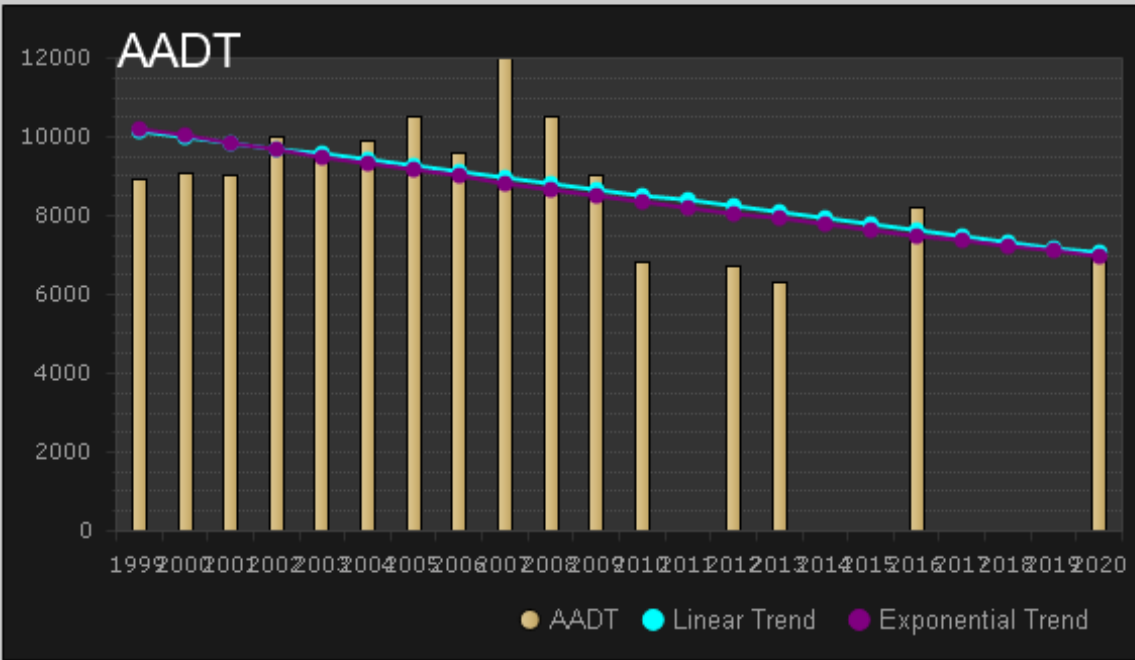
Graphs

- AADT
- AM Peak Hour
- PM Peak Hour

[Refresh AADT](#)

<input checked="" type="checkbox"/>	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 948541-OLEANDER AVE FROM FARMER MARKET RD TO KANNER DR (H								
<input checked="" type="checkbox"/>	View Details	2020	948541	9300		0.51	-1	
<input checked="" type="checkbox"/>	View Details	2019	948541	9700		51		
<input checked="" type="checkbox"/>	View Details	2018	948541	9700		51.3		
<input checked="" type="checkbox"/>	View Details	2017	948541	7800		50.9		
<input checked="" type="checkbox"/>	View Details	2016	948541	7600		50.9		
<input checked="" type="checkbox"/>	View Details	2015	948541	7600		51	2.97	

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Station 139
OLEANDER AVE 510 FEET NORTH OF MIDWAY RD
[Upload Count](#)

Trend	Growth Rate
<input checked="" type="checkbox"/> Linear	-2.10%
<input checked="" type="checkbox"/> Exp	-1.82%

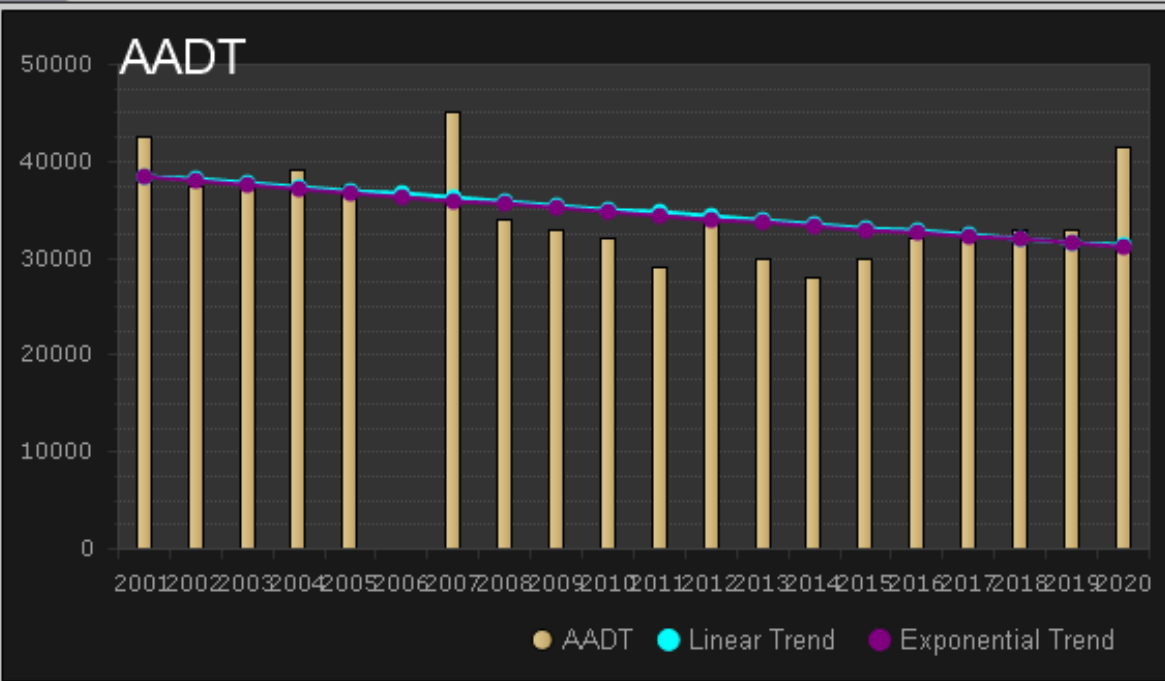
Graphs

- AADT
- AM Peak Hour
- PM Peak Hour

[Refresh AADT](#)

<input checked="" type="checkbox"/>	Year	Station	AAADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol	
Location: Station 139-OLEANDER AVE 510 FEET NORTH OF MIDWAY RD									
<input checked="" type="checkbox"/>	View Details	2020	139	7100	0.107	0.5545	0	581	656
<input checked="" type="checkbox"/>	View Details	2016	139	8200	0.106	0.532	0	715	795
<input checked="" type="checkbox"/>	View Details	2013	139	6300			0	545	639
<input checked="" type="checkbox"/>	View Details	2012	139	6700	0.113	0.594	4.45	581	687
<input checked="" type="checkbox"/>	View Details	2010	139	6800	0.111	0.632	9.26	589	689
<input checked="" type="checkbox"/>	View Details	2009	139	9000	0.104	0.537		790	857

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Station 940012
 SR 5/US 1 - S OF CR
 611/EDWARDS RD
 (COUNTY 12)
[Upload Count](#)

Trend	Growth Rate
<input checked="" type="checkbox"/> Linear	-1.22%
<input checked="" type="checkbox"/> Exp	-1.08%

Graphs

- AADT
- AM Peak Hour
- PM Peak Hour

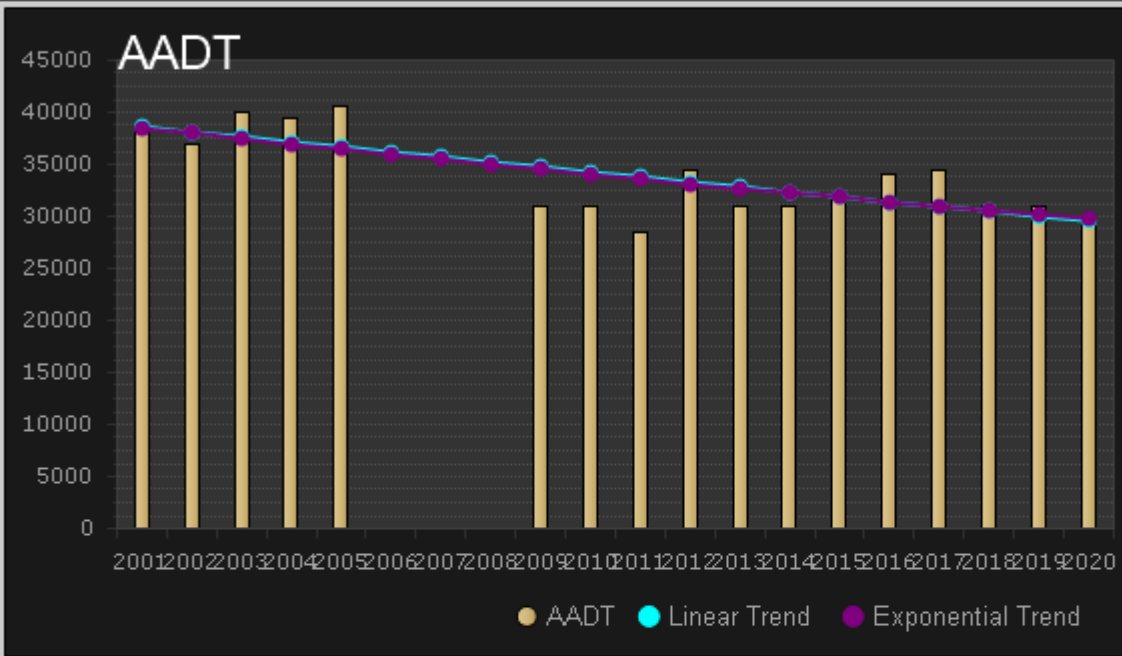
[Refresh AADT](#)

<input checked="" type="checkbox"/>	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
-------------------------------------	------	---------	------	------	-------------	-----------------	-------------	-------------

Location: Station 940012-SR 5/US 1 - S OF CR 611/EDWARDS RD (COUNTY 12)

<input checked="" type="checkbox"/>	View Details	2020	940012	41500		0.525		-1
<input checked="" type="checkbox"/>	View Details	2019	940012	33000		52.5		
<input checked="" type="checkbox"/>	View Details	2018	940012	33000		52.4		
<input checked="" type="checkbox"/>	View Details	2017	940012	33000		52		
<input checked="" type="checkbox"/>	View Details	2016	940012	32000		52.3		
<input checked="" type="checkbox"/>	View Details	2015	940012	30000		52.7		0.34

Print



Station 945156
 SR 5/US 1 - S OF CR
 712/MIDWAY RD, FT
 PIERCE (COUNTY 5156)

Trend	Growth Rate
<input checked="" type="checkbox"/> Linear	-1.61%
<input checked="" type="checkbox"/> Exp	-1.37%

Graphs

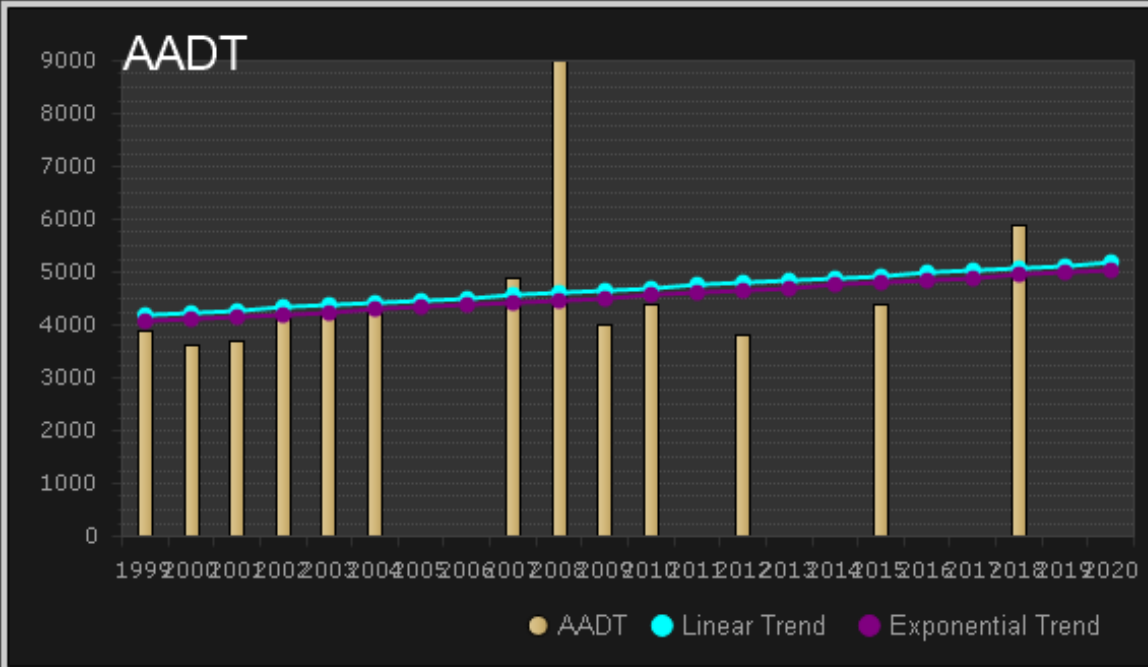
- AADT
- AM Peak Hour
- PM Peak Hour

<input checked="" type="checkbox"/>	Year	Station	AAADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 945156-SR 5/US 1 - S OF CR 712/MIDWAY RD, FT PIERCE (COUNTY 5156)								
<input checked="" type="checkbox"/>	View Details	2020	945156	29500	0.525	-1		
<input checked="" type="checkbox"/>	View Details	2019	945156	31000	52.5			
<input checked="" type="checkbox"/>	View Details	2018	945156	31000	52.4			
<input checked="" type="checkbox"/>	View Details	2017	945156	34500	52			
<input checked="" type="checkbox"/>	View Details	2016	945156	34000	52.3			
<input checked="" type="checkbox"/>	View Details	2015	945156	31500	52.7	1.78		

Count Station Summary

Count Data Detail

Print



Station 123
 INDIAN RIVER DR 350
 FEET NORTH OF
 MIDWAY RD

Upload Count

Trend	Growth Rate
<input checked="" type="checkbox"/> Linear	0.91%
<input checked="" type="checkbox"/> Exp	1.03%

Graphs

- AADT
- AM Peak Hour
- PM Peak Hour

Refresh AADT

<input checked="" type="checkbox"/>	Year	Station	AAADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol	
▼	Location: Station 123-INDIAN RIVER DR 350 FEET NORTH OF MIDWAY RD								
<input checked="" type="checkbox"/>	2021	123	4200	0.124	0.6215	0			
<input checked="" type="checkbox"/>	2018	123	5900	0.129	0.589	2.57	602	772	
<input checked="" type="checkbox"/>	2015	123	4400	0.125	0.6375	3.43	462	535	
<input checked="" type="checkbox"/>	2012	123	3800	0.137	0.659	2.67	416	513	
<input checked="" type="checkbox"/>	2010	123	4400	0.139	0.68	2.4	479	598	
<input checked="" type="checkbox"/>	2009	123	4000	0.14	0.679		468	554	

TABLE 6

Generalized **Peak Hour Two-Way** Volumes for Florida's
Rural Undeveloped Areas and
Developed Areas Less Than 5,000 Population¹

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	1,220	1,350	**	4	3,650	5,040	5,950	6,640	
4	Divided	*	2,790	2,890	**	6	5,130	7,250	8,670	9,950	
6	Divided	*	4,300	4,350	**	8	6,600	9,490	11,380	13,270	
<div style="border: 1px solid red; padding: 5px;"> <p>Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.) Non-State Signalized Roadways - 10%</p> </div>						<p>Freeway Adjustments Auxiliary Lanes Present in Both Directions + 1,800</p>					
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Rural Undeveloped					
2	Divided	Yes	No	+5%		Lanes	Median	B	C	D	E
2	Undivided	No	No	-20%		2	Undivided	440	820	1,330	2,710
Multi	Undivided	Yes	No	-5%		4	Divided	2,960	4,270	5,290	5,960
Multi	Undivided	No	No	-25%		6	Divided	4,450	6,420	7,930	8,950
-	-	-	Yes	+5%		Developed Areas					
<p>One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6</p>						Lanes	Median	B	C	D	E
						2	Undivided	980	1,490	2,020	2,710
						4	Divided	2,780	4,020	5,130	5,850
						6	Divided	4,180	6,040	7,710	8,780
						Passing Lane Adjustments					
						Alter LOS B-D volumes in proportion to the passing lane length to the highway segment length					
BICYCLE MODE²						Uninterrupted Flow Highway Adjustments					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						Lanes	Median	Exclusive left lanes	Adjustment factors		
Rural Undeveloped						2	Divided	Yes	+5%		
Paved Shoulder/Bicycle Lane Coverage						Multi	Undivided	Yes	-5%		
	B	C	D	E		Multi	Undivided	No	-25%		
0-49%	*	120	190	300							
50-84%	100	200	310	1,010							
85-100%	250	370	1,760	>1,760							
Developed Areas											
Paved Shoulder/Bicycle Lane Coverage											
	B	C	D	E							
0-49%	*	220	460	1,480							
50-84%	170	430	1,270	>1,760							
85-100%	560	1,760	>1,760	**							
PEDESTRIAN MODE²											
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage											
	B	C	D	E							
0-49%	*	*	220	840							
50-84%	*	120	780	1,390							
85-100%	320	940	1,560	>1,820							
						<p>¹Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.</p> <p>²Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.</p> <p>* Cannot be achieved using table input value defaults.</p> <p>** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.</p> <p>Source: Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/</p>					

48 Hour Traffic Volume Summary

St. Lucie TPO

Count Station: 123

Location: INDIAN RIVER DR 350 FEET NORTH OF MIDWAY RD

Summary Begin Date: March 23, 2021

Hour Ending	Day 1		Day 2	
	North	South	North	South
01:00	13	2	9	10
02:00	2	6	2	3
03:00	2	4	1	5
04:00	1	2	12	3
05:00	23	6	28	6
06:00	70	25	69	27
07:00	130	87	141	96
08:00	251	124	235	122
09:00	158	111	140	108
10:00	115	114	140	105
11:00	135	127	168	147
12:00	140	125	161	153
13:00	165	125	161	202
14:00	156	156	189	194
15:00	182	221	176	203
16:00	152	294	189	283
17:00	203	305	201	362
18:00	170	222	173	219
19:00	111	148	108	134
20:00	74	106	61	108
21:00	46	63	46	70
22:00	33	42	36	36
23:00	20	24	23	32
24:00	13	10	7	8
Totals:	2,365	2,449	2,476	2,636

Average			Hour Ending
North	South	Total	
11	6	17	01:00
2	4	6	02:00
1	4	5	03:00
6	2	8	04:00
25	6	31	05:00
69	26	95	06:00
136	92	228	07:00
243	123	366	08:00
149	110	259	09:00
128	110	238	10:00
152	137	289	11:00
151	139	290	12:00
163	164	327	13:00
173	175	348	14:00
179	212	391	15:00
171	289	460	16:00
202	334	536	17:00
172	221	393	18:00
110	141	251	19:00
67	107	174	20:00
46	66	112	21:00
34	39	73	22:00
21	28	49	23:00
10	9	19	24:00
2,421	2,544	4,965	

Day 1: Tuesday, March 23, 2021

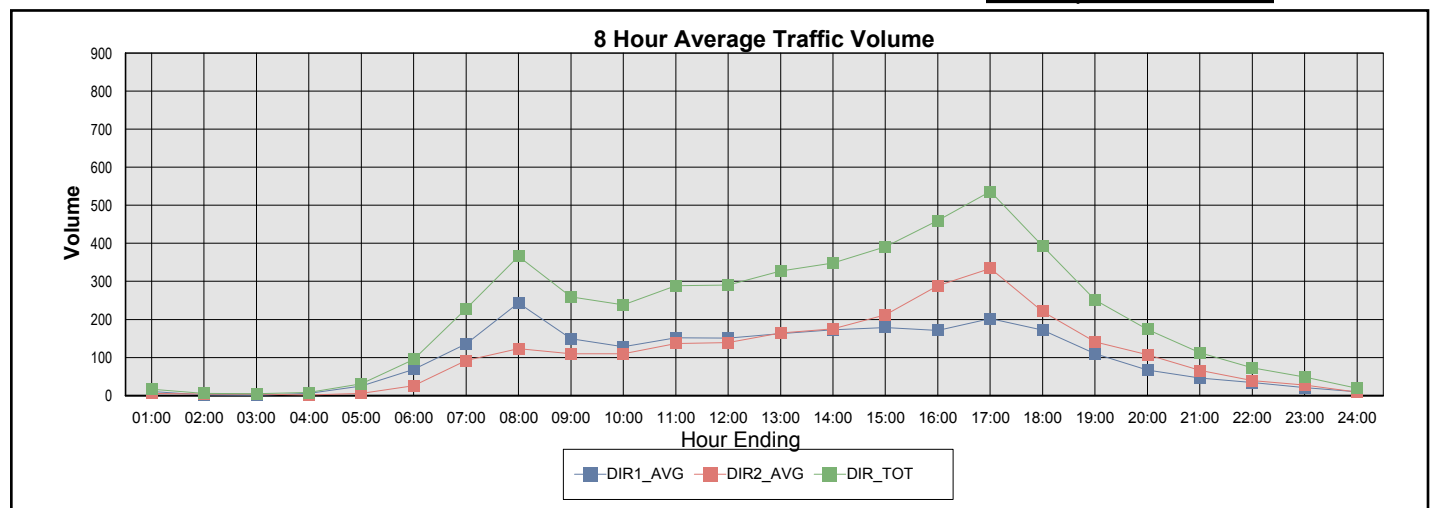
Day 2: Wednesday, March 24, 2021

03/23/21 - 03/24/21	Tuesday	Wednesday	Average
AM P:D:	0.080	0.070	0.075
AM DFac:	0.65	0.53	0.59
AM Pk Hr Begins:	0645	1145	n/a
PM P:D:	0.110	0.110	0.108
PM DFac:	0.60	0.64	0.62
PM Pk Hr Begins:	1600	1600	n/a

AM Peak Hr Peak Season Vol	
PM Peak Hr Peak Season Vol	

P:D	MOCF	K100
0.108		

ADT	SF	AADT
4,965	0.85	4,200



NFPA Fire Flow Requirements for Buildings - 18.4

Building A

Type II (000) Construction
Area 95,082 sq. ft. Total floor area of all floor levels. NFPA 18.4.4.1

Meets **Does not meet** Reduction in required fire flow of 75% permitted when building is protected by approved automatic sprinkler system. NFPA 18.4.5.1.2

Table 18.4.5.2.1
Minimum required flow = 6,500 gpm for 4 hours

75% reduction per NFPA 18.4.5.1.2 = 1625 gpm* for 4 hours

Building A Fire Flow Requirement = 1625 gpm for 4 hours

Building B

Type II (000) Construction
Area 2,617

Meets **Does not meet** Reduction in required fire flow of 75% permitted when building is protected by approved automatic sprinkler system. NFPA 18.4.5.1.2

Table 18.4.5.2.1
Minimum required flow = 1,500 gpm for 2 hours

Building B Fire Flow Requirement = 1,500 gpm for 2 hours

Building C

Type II (000) Construction
Area 1,813

Meets **Does not meet** Reduction in required fire flow of 75% permitted when building is protected by approved automatic sprinkler system. NFPA 18.4.5.1.2

Table 18.4.5.2.1
Minimum required flow = 1,500 gpm for 2 hours

Building C Fire Flow Requirement = 1,500 gpm for 2 hours

*Reduction shall not reduce the required fire flow to less than 500 gpm.

Building D

Type II (000) Construction
Area 1,681

Meets **Does not meet** Reduction in required fire flow of 75% permitted when building is protected by approved automatic sprinkler system. NFPA 18.4.5.1.2

Table 18.4.5.2.1
Minimum required flow = 1,500 gpm for 2 hours

Building D Fire Flow Requirement = 1,500 gpm for 2 hours

*Reduction shall not reduce the required fire flow to less than 500 gpm.

Building E

Type II (000) Construction
Area 3,940

Meets **Does not meet** Reduction in required fire flow of 75% permitted when building is protected by approved automatic sprinkler system. NFPA 18.4.5.1.2

Table 18.4.5.2.1
Minimum required flow = 1,500 gpm for 2 hours

Building E Fire Flow Requirement = 1,500 gpm for 2 hours

*Reduction shall not reduce the required fire flow to less than 500 gpm.

Free Access to: 2021 edition of NFPA+1 195 of 747

Table 18.4.5.2.1 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area (ft ² x 0.0929 for m ²)						Fire Flow gpm† (x 3.785 for L/min)	Flow Duration (hours)
I(445), I(532), II(222)*	II(111), III(211)*	IV(211), V(111)*	II(000), III(200)*	V(000)*			
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1500	2	
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1750		
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2000		
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2250		
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2500		
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2750		
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3000		
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3250		
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3500		
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3750		
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4000		
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4250		
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,500	4500		
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,501-32,600	4750		
203,701-225,300	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5000		
225,301-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5250		
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5500		
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5750		
Greater than 295,900	Greater than 166,500	106,501-115,800	77,001-83,700	47,401-51,500	6000		
		115,801-125,500	83,701-90,600	51,501-55,700	6250		
		125,501-135,500	90,601-97,900	55,701-60,200	6500		
		135,501-143,800	97,901-106,800	60,201-64,800	6750		
		143,801-156,700	106,801-115,200	64,801-69,600	7000		
		156,701-167,500	115,201-121,300	69,601-74,600	7250		
		167,501-179,400	121,301-129,600	74,601-79,800	7500		
		179,401-191,400	129,601-138,300	79,801-85,100	7750		
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000		

*Types of construction are based on NFPA 220.
†Measured at 20 psi (139.9 kPa).

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June 23, 2021

Flagship Companies Group, LLC
Attn: Phillip C. Hollis, MS/PE
1190 Business Center Drive, Ste. 2000
Lake Mary, FL 32746

VIA Email: phillip@pmjs.com

Reference: **Environmental Assessment**
US-1/St. James
Fort Pierce, St. Lucie County, FL 34982
Parcel ID(s)# 2434-501-0019-000-3

Dear Mr. Hollis,

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 to 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: 2434-501-0019-000-3
US-1/St. James Boulevard
Fort Pierce, FL 34981

Date: June 23, 2021
Project # 21-287

Prepared For:
Phillip C. Hollis, MS/PE
1190 Business Center Drive, Ste. 2000
Lake Mary, FL 32746
phillip@pmjs.com

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

The subject property evaluated as part of this Environmental Assessment consists of one (1) tax parcels (Parcel ID #2434-501-0019-000-3) totaling 2.64 acres. The property is classified by the St. Lucie County Property Appraiser with a current Land Use Designation of 1000 – Vacant Commercial. The parcel is located just east of US-1, south of St. James Blvd., in St. Lucie County, Florida. The subject property is further located within Section 34, Township 35 South, and Range 40 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 June 23, 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 native upland habitat located on site. 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) code; 411 – Pine Flatwoods and 424 - Melaleuca. (See attached FLUCCS map for estimated acreages.) It is important to note that while there is non-native vegetation present, the native vegetation has significant associations greater than 50% and is therefore considered to be native habitat.

Common Name	Species Name
Slash Pine	<i>Pinus elliottii</i>
Laurel Oak	<i>Quercus laurifolia</i>
Saw Palmetto	<i>Serenoa repens</i>
Cabbage Palm	<i>Sabal palmetto</i>
Dahoon Holly	<i>Ilex cassine</i>
Grapevine*	<i>Vitus rotundifolia</i>
Brazilian Pepper**	<i>Schinus terebithifolia</i>
Earleaf Acacia**	<i>Acacia auriculiformis</i>
Guava**	<i>Psidium guajava</i>
Shoebuttan Ardisia**	<i>Ardisia elliptica</i>
Snake Plant**	<i>Sansevieria spp.</i>

*Nuisance Vegetation
 **Exotic/Invasive Vegetation

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

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are State 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 in conjunction during the field reconnaissance on the property. Please see attached FLUCCS map for estimated acreage.

Common Name	Species Name
Swamp Fern	<i>Blechnum serrulatum</i>
Giant Swordfern	<i>Nephrolepis biserrata</i>
Melaleuca**	<i>Melaleuca quinquinervia</i>

Table 2: This table lists a representative sample of wetland vegetative species observed during the site visit.

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.

Due to anthropogenic disturbances onsite such as, cattle grazing or agricultural practices, or homeless encampments, 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 found on site.

SOIL COMPOSITION:

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

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

Pomona sands – The Pomona series consists of very deep, poorly and very poorly drained soils that formed in sandy and loamy marine sediments. Pomona soils are on flats and flatwoods on marine terraces. Slopes range from 0 to 2 percent. Under natural conditions Pomona soils are used for water quality and wildlife habitat. Cultivated areas are used for truck crops and tame pasture. Potential native vegetation consists of slash pine, longleaf pine, and south Florida slash pine with an understory of sawpalmetto, waxmyrtle, gallberry, creeping bluestem, chalky bluestem, indiagrass, and pineland threeawn.

Tantile – The Tantile series consists of very deep, poorly drained, slowly or very slowly permeable soils on broad areas in the flatwoods of Peninsular Florida. They formed in sandy and loamy marine sediments. Slopes range from 0 to 2 percent. Soil reaction ranges from very strongly acid to moderately acid throughout. Most areas of Tantile soils are used for rangeland with lesser acreage planted to citrus, improved pasture grasses, and vegetables. Some areas are used for

community development. The principal vegetation is longleaf pine and slash pine with an understory of saw palmetto, running oak, pineland threeawn, and Florida threeawn. Inkberry and fetterbush are in some places.

SITE HISTORY:

After reviewing available aerial images on Google Earth, and the St. Lucie County Property Appraiser, this site has remained undeveloped. Due to its proximity to US-1, it has been disturbed by the local homeless population, as well as landscape debris.

Available aerials do not show any development efforts on the property. According to the St. Lucie County Property Appraiser, the most recent sale was May 6, 2003.

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.

From the City of Fort Pierce Comprehensive Plan:

4.8 Objective:

Wetlands and natural functions of wetlands shall be preserved and protected pursuant to FDEP. Uses shall be directed away from wetlands and development shall be designed to preserve and protect wetlands and the natural functions of wetlands. Mitigation may be considered as one means to compensate for loss of wetland functions.

The City of Fort Pierce does not have any additional regulations regarding site development in and around wetlands. State F.A.C. 62-340 will determine limits of development.

From the City of Fort Pierce Code of Ordinances:

Sec. 123-64. Permit required.

- (a) *Tree removal permit.* No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit.

The City of Fort Pierce will need a Tree Survey showing trees that will be impacted, as well as a mitigation plan for the impacts.

Sec. 123-65. Conditions for issuing permits.

(2) *Land-clearing permit.* No land-clearing permit shall be issued unless the department finds that each of the following criteria is satisfied:

- a. The land clearing or grubbing is necessary to make those certain site improvements authorized by an improved site plan, subdivision approval or land development permit. In the event the area to be cleared is the minimum necessary for such work or in the event the aforementioned approvals are not required by law for the intended use of the property, that the proposed clearing is the minimum necessary for the proposed use or improvement;
- b. The applicant provides a written erosion control plan describing methods to control erosion which may be expected to occur as a result of the proposed clearing or grubbing;

- c. The applicant is complying with all other provisions of this article and specific codes such as [section 18-1](#), open burning of trash, garbage, etc., or as appropriate;
- d. A land clearing permit does not authorize the damage, removal, relocation or destruction of protected trees.

The first step will be obtaining approval via an approved site plan, subdivision approval, or land development permit. A Land Clearing Permit will be a requirement for this project, and it will require an erosion control plan as part of the application.

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.

This section of the City of Fort Pierce Land Development Ordinances sets forth mitigation methods and requirements in addition to the option of paying pursuant to the City of Fort Pierce Fee Schedule.

SUMMARY:

It is the professional opinion of EDC that there is native upland habitat located on site. The upland habitat on-site is identified as FLUCCS Code 411 – Pine Flatwoods. The site consists of 2.64 acres designated with a Land Use Code of 1000 – Vacant Commercial.

It is our professional opinion that there are wetlands located on the subject parcel, identified as FLUCCS Code 424 - Melaleuca.

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.



Environmental Assessment

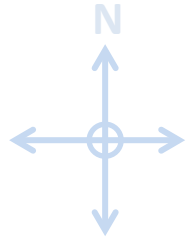
US-1 & St. James
Fort Pierce, St. Lucie County, FL

Location Map

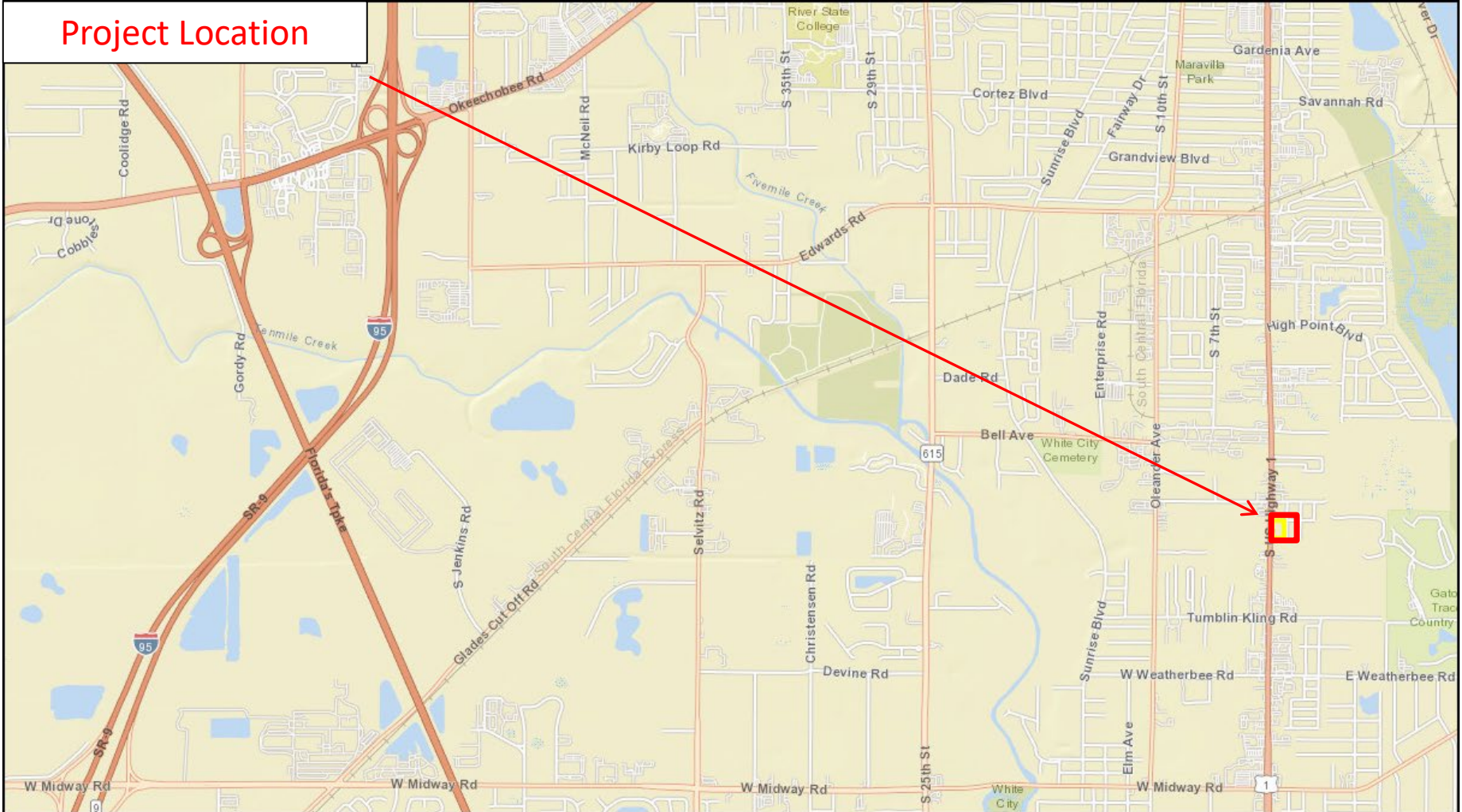
Project: 21-287

Flagship Companies

06/23/2021



Project Location





Environmental Assessment

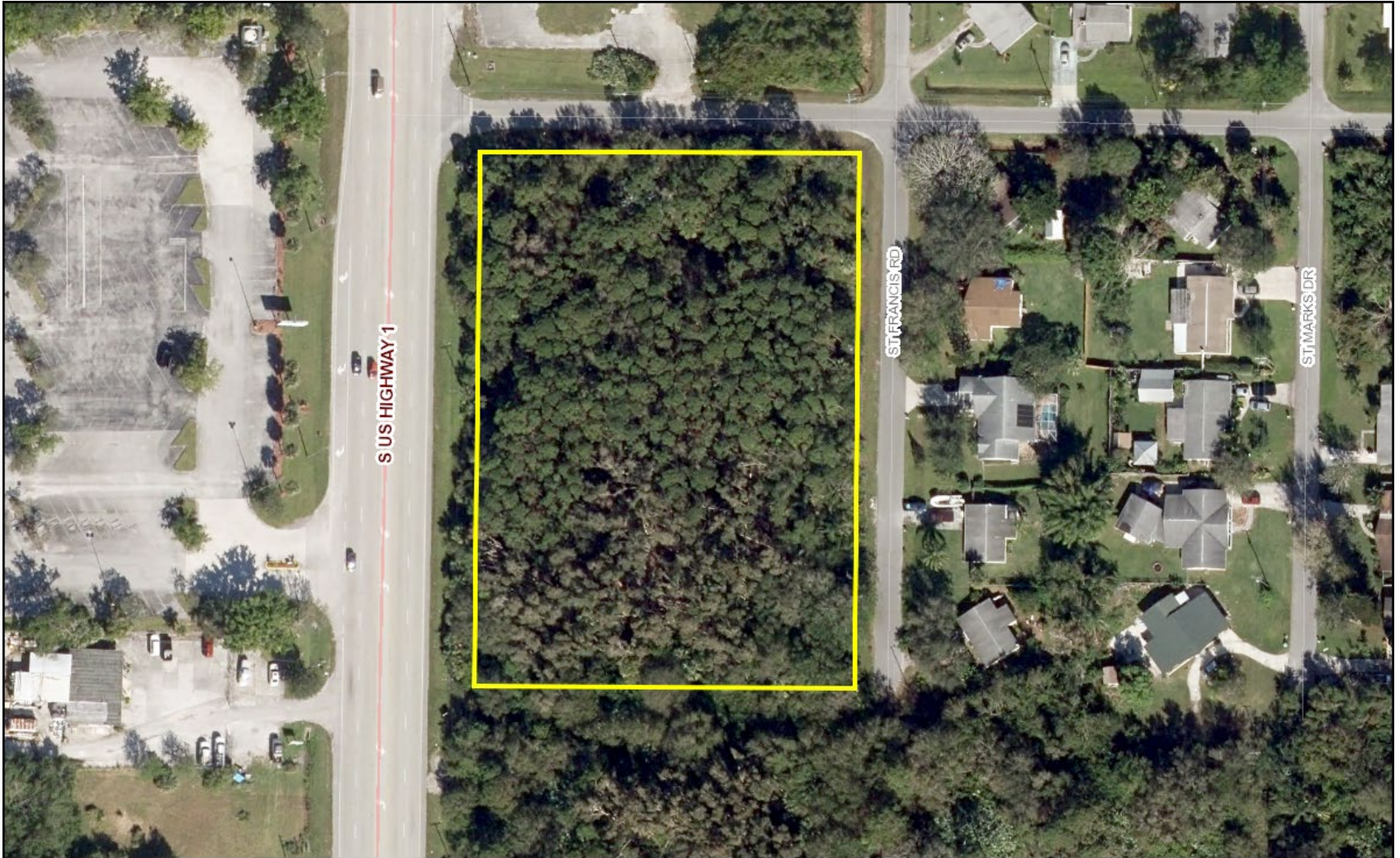
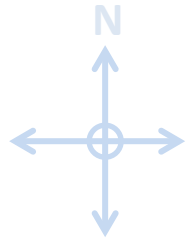
US-1 & St. James
Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 21-287

Flagship Storage

06/23/2021

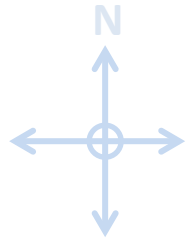




Environmental Assessment

US-1 & St. James
Fort Pierce, St. Lucie County, FL

Soil Map



Project: 21-287

Flagship Storage

06/23/2021

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	3.0	98.1%
44	Tantile and Pomona sands	0.1	1.9%
Totals for Area of Interest		3.0	100.0%





Environmental Assessment

US-1 & St. James

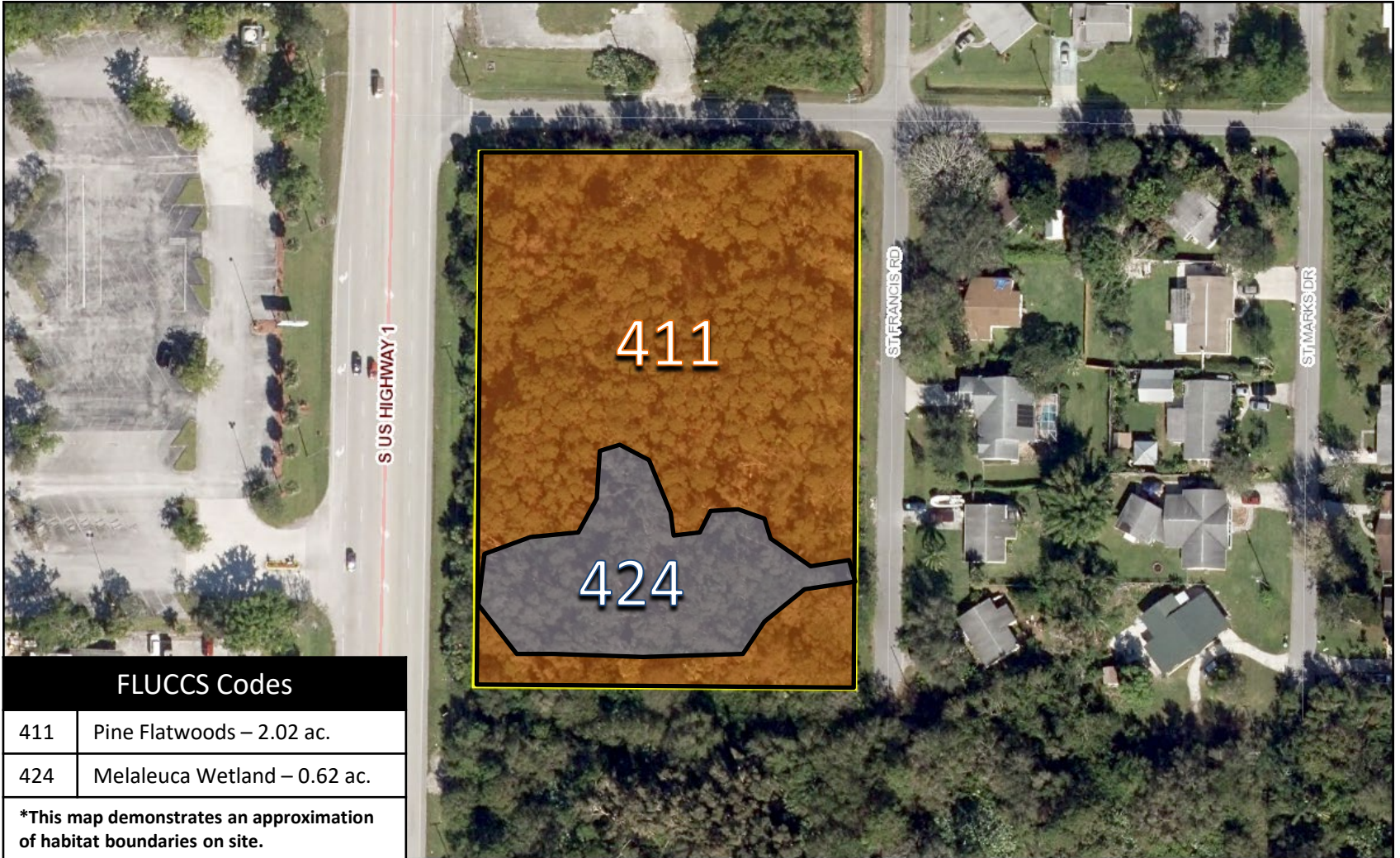
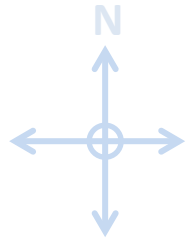
Fort Pierce, St. Lucie County, FL

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

Project: 21-287

Flagship Storage

06/23/2021



FLUCCS Codes

411 Pine Flatwoods – 2.02 ac.

424 Melaleuca Wetland – 0.62 ac.

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



1. Facing west down St. James.



2. Facing south down St. Francis Rd.



3. Facing north into Pine Flatwoods.



4. Facing south into Melaleuca wetland.



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

July 29, 2021

Tony Adams
Sr. Biologist | Certified Arborist | Environmental



In response to your request on July 29, 2021, the Florida Master Site File lists no cultural resources recorded at US-1 & St. James, Fort Pierce, St. Lucie County, FL.

When interpreting the results of this search, please consider the following information:

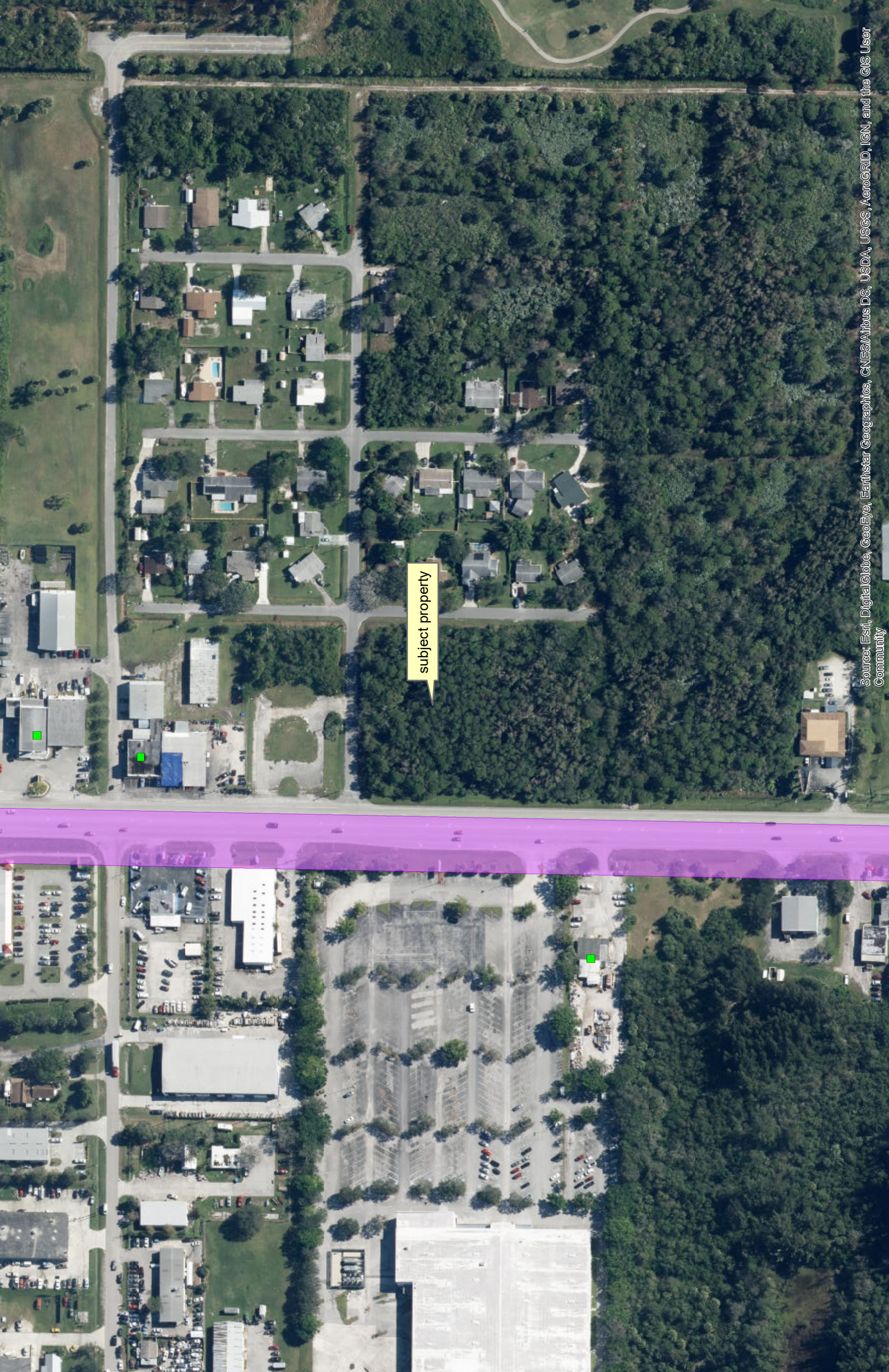
- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

#

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Kind Regards,

Eman M. Vovsi, Ph.D.
Sr. Data Base Analyst
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com



subject property