THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

FROM: Planning Department

RE: Project: #22-07000002

MEETING DATE: April 21, 2022

Site Plan– Privilege North – 3315 Sunrise Boulevard
(2428-601-0252-000-6 and 2428-321-0001-000-3)

The applicant is proposing 216-unit multifamily development with associated site improvements.

Please e-mail comments to ***planning_dl@cityoffortpierce.com*** prior to Tuesday, April 19, 2022.

If you have any questions, please call the Planning department at 772-467-3737.

Thank You

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 3315 Sunrise Blvd.

Parcel ID #(s): 2428-601-0252-000-6 and 2428-321-0001-000-3

Project description: Applicant is proposing a 216 unit multifamily development with associated site improvements.

Application Type

☐Site Plan ☐Conditional Use w/New Construction ☐Conceptual Development Plan

☐Minor Amendment ☐Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.:_____ Site Acreage:_____

Residential: Proposed Units: 216 Proposed Sq. Ft.:_____ Site Acreage: 21.686 acres

Privilege Development, LLC	Brad Currie / Engineering Design & Const., Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
704 E. Hallandale Beach Blvd.	10250 SW Village Pkwy, Suite 201
Street Address	Street Address
Hallendale FL 33008	Port St. Lucie Fl 34987
City State Zip	City State Zip
772-462-2455	772-462-2455
Phone Number	Phone Number
simon-cohen@hotmail.fr	bradcurrie@edc-inc.com
Email Address	Email Address

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

Authorized Agent

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-



Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- [x] Complete application
- [x] Warranty Deed
- [x] SLC Property Record Card
- [x] Detailed project description
- [x] General location map (see Section 125-313)
- [x] Survey (see Section 125-313)
- [x] Site Plan (see Section 125-313)
- [x] Landscaping Plan (see Section 123-37)
- [x] Conceptual Drainage Plan (see Section 125-313)
- [x] Environmental Impact Report
- [ ] Beach/Dune System protection plan, if applicable (see Section 125-313)
- [ ] Lighting Plan (see Section 125-313)
- [x] Design Review submittals (see Design Review application)
- [x] Traffic Impact Report
- [x] Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 3315 Sunrise Blvd.

Parcel ID #(s) 2428-601-0252-000-6 and 2428-321-0001-000-3

Project description Applicant is proposing a 216 unit multifamily development with associated site improvements.

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simon-cohen@hotmail.fr	bradcurrie@edc-inc.com
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Design Review Application Checklist
(City Code of Ordinances 125-314)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

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Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	St. Lucie County Drainage Tract	ROW	ROW
South	Dade Road ROW (Vacant / Residential)	RU (SLC)	RS-2 (SLC)
East	NE / SE: Sunrise Rd ROW / Residential E: Residential	RU (SLC) RM (FP)	RM-9 (SLC) R-4 (FP)
West	NW: Preschool / Residential SW: Residential	RM (FP) RU (SLC)	R-4 (FP) AR-1 (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	12 du / ac	21.686	X
****Proposed**	RM	R-4	10 du / ac	21.686	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 260 units x 2.6 x 100 gpd = 67,600 gpd
**Proposed Zoning/FLU	Total gallons per day 216 units x 2.6 x 100 gpd = 56,160 gpd
**Change in Demand	Total gallons per day decreaase of 11,440 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 260 units x 2.6 x 100 gpd = 67,600 gpd
**Proposed Zoning/FLU	Total gallons per day 216 units x 2.16 x 100 gpd = 56,160 gpd
**Change in Demand	Total gallons per day decrease of 11,440 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			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people	61.07	60.91	decrease of 0.16

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

	K-8	High
School Name	Samuel Gaines Academy	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	4.4 Miles	1.5 miles
Current Zoning/FLU Enrollment Demand	37.67	16.15
****Proposed Zoning/FLU Enrollment Demand**	31.30	13.41
****Change in Demand**	decrease of 6.38	decrease of 2.73

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	33.80
****Proposed Zoning/FLU**	28.08
***Change in Demand**	decrease of 5.72

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

Impact	Stormwater for the development will be collected in a series of inlets that are connected via underground pipes. Stormwater will then be conveyed to the on site lakes for water quality treatment and attenuation. Discharges from the site will be routed off site to the NSLRWCD Canal No. 10.

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	1752	122 AM / 148 PM
****Proposed Zoning/FLU**	1463	102 AM / 124 PM
***Change in Demand**	Trips decrease of 289 trips	Trips decrease 20 AM / 24 PM
Impact to Capacity	decrease to demand	

IV. Project Description

PHASING			
Is this project (phase) part of a larger project? ☐ Yes ☑ No			
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units:	Single Family:	Multifamily: 216	
Non-residential (square footage):			
Mixed-use (describe use):			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family	1	216	21.686	January 2023	August 2024
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

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

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

C. Exemptions Requested:

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

Claren Architecture + Design, Inc.

6400 Congress Ave, Suite 2150 Boca Raton, Florida 33487 P: 561-961-4884

March 10, 2022

City of Fort Pierce
Planning Department
100 N. US Highway 1
Ft. Pierce, FL 34950

Re: Privilege Development North Narrative
Multifamily Residential
Dade Road & Sunrise Blvd
City of Fort Pierce, FL

The subject property sits on the North-West corner of Dade Road and Sunrise Blvd. The site is relatively flat with no wetlands, and it is heavily wooded with existing trees and dense vegetation. The North property line of the site is bordered by a drainage canal and single-family residences. To the West there are single-family residences and a preschool, separated from the site by dense vegetation. The South property line is bordered by Dade Rd. with single-family residences across the street. On the East side there are existing single-family residences and duplexes.

A prevalent architectural character does not exist in the surrounding area. The proposed two and three-story apartment buildings will be built in the City Limits, in a rural community surrounded by green spaces, surrounded by spread-out single-family residences, and duplexes with no cohesive architectural theme. Most of the residential properties are large lots with ranch type homes with garage doors facing the street, low pitched roofs covered with asphalt shingles and or flat gravel roofs. There is no prevalent architectural character in this rural area. Please refer to the photographs at the end of this narrative.

The apartment buildings architectural style takes their cues from traditional proportional masonry vernacular building systems. The design, including landscape features offer open wide green spaces and a lake compatible with the surrounding undeveloped areas. The design avoids undue monotony in structural features by offering a combination of one- and two-story buildings, scattered around a large retention pond and bookend with a one-story clubhouse which compliments the architectural style of the apartment buildings. There is a tennis court and swimming pool amenities to support the clubhouse and apartment living style. All buildings are connected with a walking-jogging trail along the pond.

The roofs are symmetrical hip with a slope of 6:12 and intersecting overlaid hip to break up the long expanse or monotony. The roofs deep overhangs are extended over the balconies, providing coverage while visually articulating the roof expanse. Detailed eave brackets are incorporated on the balconies at both ends of the buildings. The finished roofing material shall be factory painted aluminum standing seam roofing system.

The placement of the fenestration and windows are strategically located to meet the life safety means of egress requirements as well as balance the façade and avoid large expanse of blank wall space. The aluminum windows have well-defined frames. No reflective glass will be used, but minimal tinting to meet the energy code requirements. The bottom of the windows at grade level are not lower than 24 inches from the grade or sidewalk.

The design of the building elevations reflects traditional proportions and architectural vocabularies consistent with regional precedents and eliminates blank walls. Materials for facades shall be stucco, cement horizontal siding in clapboard style boards. Stucco banding, quoins, and score lines are used to break up the stucco and proportionally create interest.

Decorative, low-level intensity, non-concealed lighting which defines the vehicular-parking areas and pedestrian ways are proposed along with the minimum required general lighting used for security purposes and to accentuate the buildings facades. The above architectural building features are combined to offer an aesthetically pleasing, well lit, and well-balanced buildings which fit in harmoniously with the surrounding areas and vernacular of the region.



Sunrise Blvd looking west



Sunrise Blvd looking east



Dade Road looking north

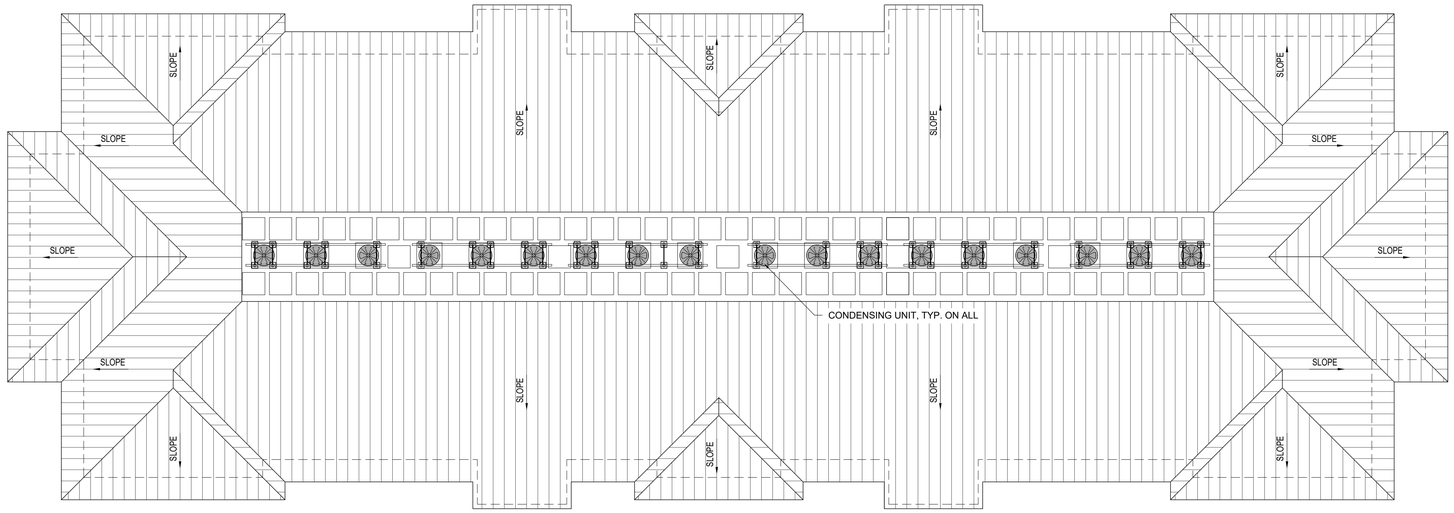


Dade Road looking south

Should you have any questions, please do not hesitate to contact me.

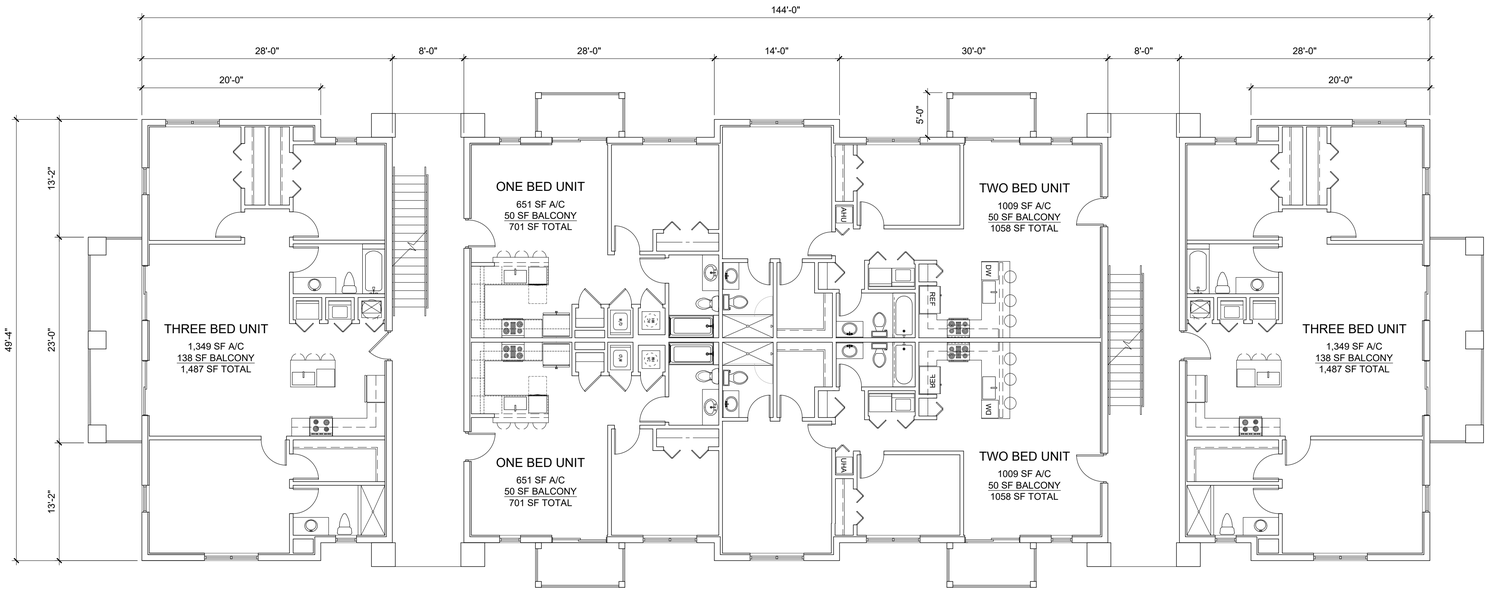
Respectfully,

Stephan Claren, AIA, NCARB
President



02 ROOF PLAN

SCALE: 1/8" = 1'-0"



01 TYP. FLOOR PLAN

SCALE: 1/8" = 1'-0"

3-STORY BUILDING:
(6) 1-BEDS, (6) 2-BEDS, (6) 3-BEDS
TOTAL: 18 APARTMENTS

PRELIMINARY-NOT FOR CONSTRUCTION

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City of Fort Pierce, Florida

STATE OF FLORIDA
STEPHAN D. CLAREN
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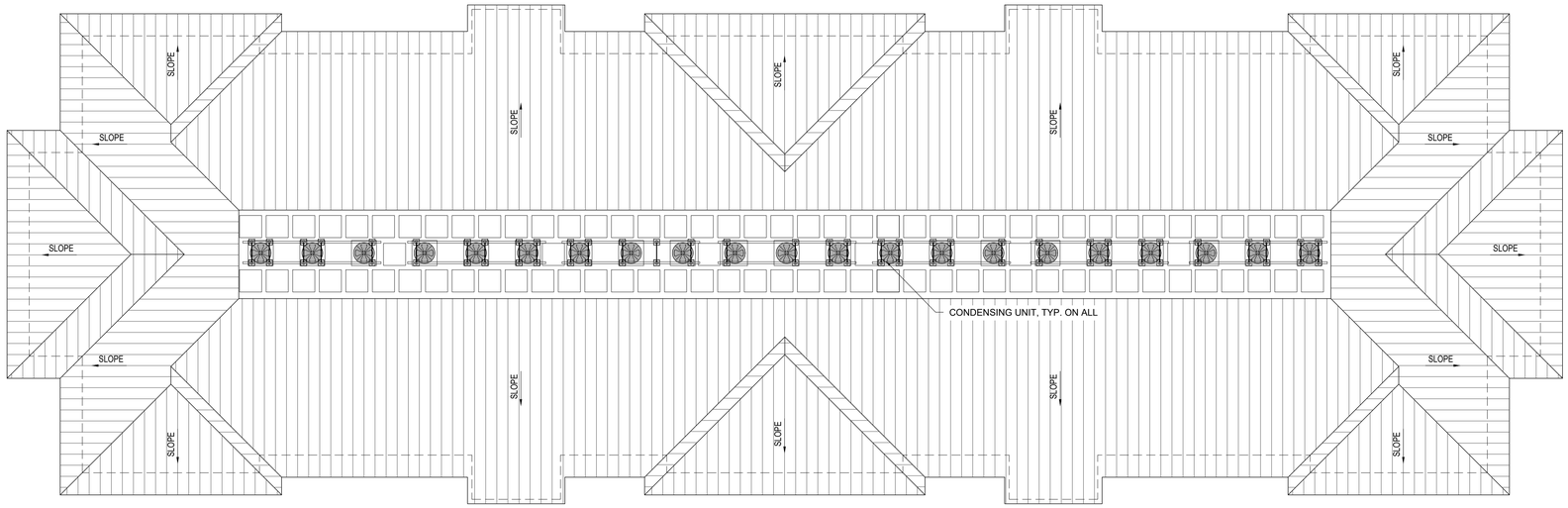
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	19-034
DATE	
	3-10-2022
REV #	DATE

SHEET #

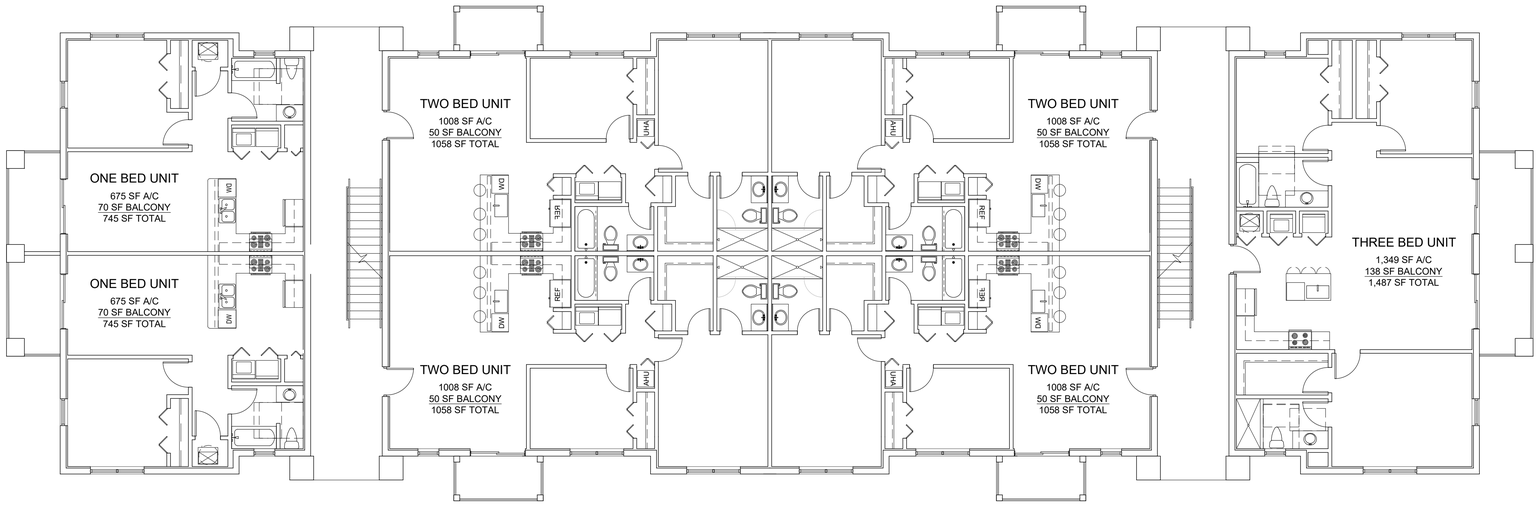
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02 ROOF PLAN

SCALE: 1/8" = 1'-0"



01 TYP. FLOOR PLAN

SCALE: 1/8" = 1'-0"

2-STORY BUILDING (TYPE 2A):
(4) 1-BEDS, (8) 2-BEDS, (2) 3-BEDS
TOTAL: 14 APARTMENTS

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Multifamily Residential for

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STATE OF FLORIDA
STEPHAN D. CLAREN
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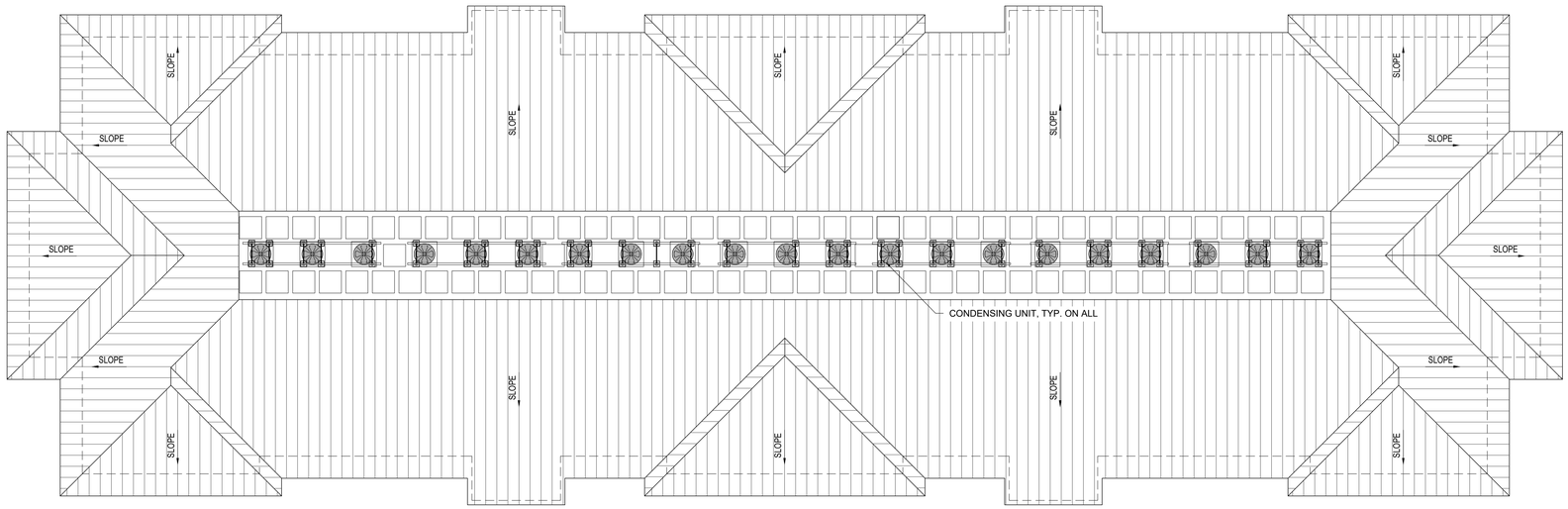
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DATE 3-10-2022

REV #	DATE

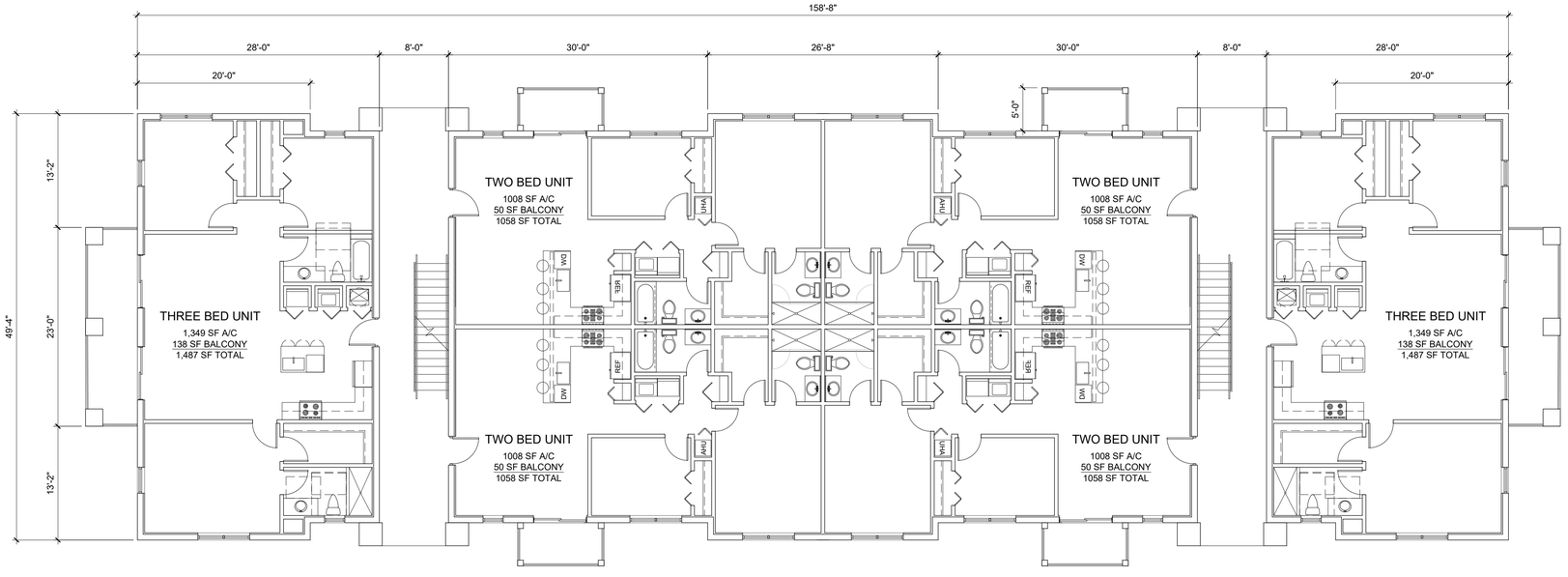
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02 ROOF PLAN

SCALE: 1/8" = 1'-0"



01 TYP. FLOOR PLAN

SCALE: 1/8" = 1'-0"

2-STORY BUILDING (TYPE 2B):
(0) 1-BEDS, (8) 2-BEDS, (4) 3-BEDS
TOTAL: 12 APARTMENTS

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Multifamily Residential for

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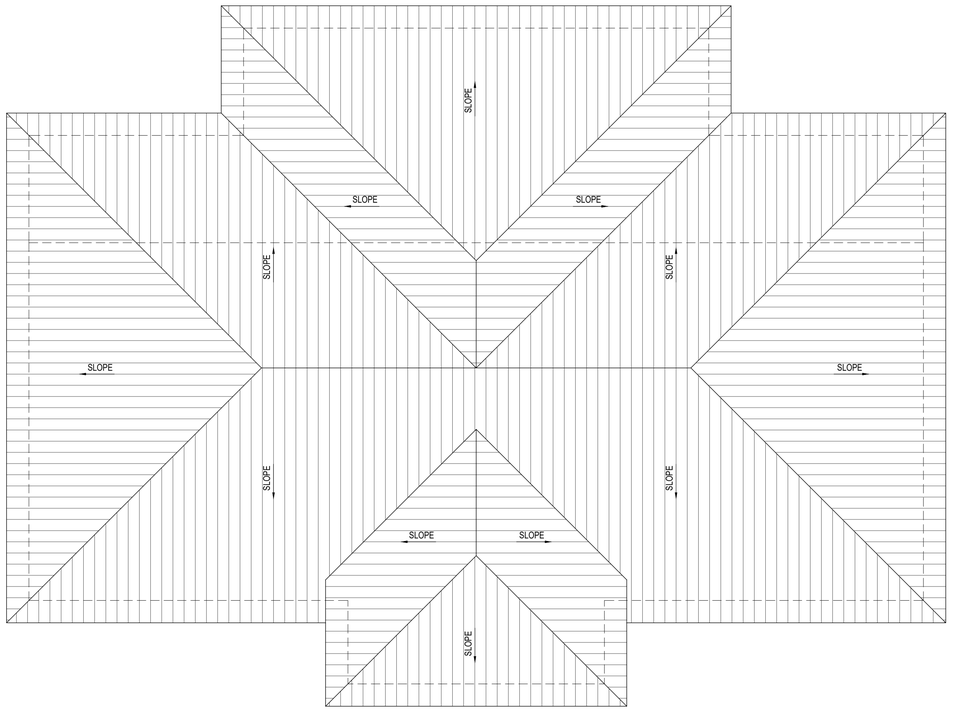
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SEAL

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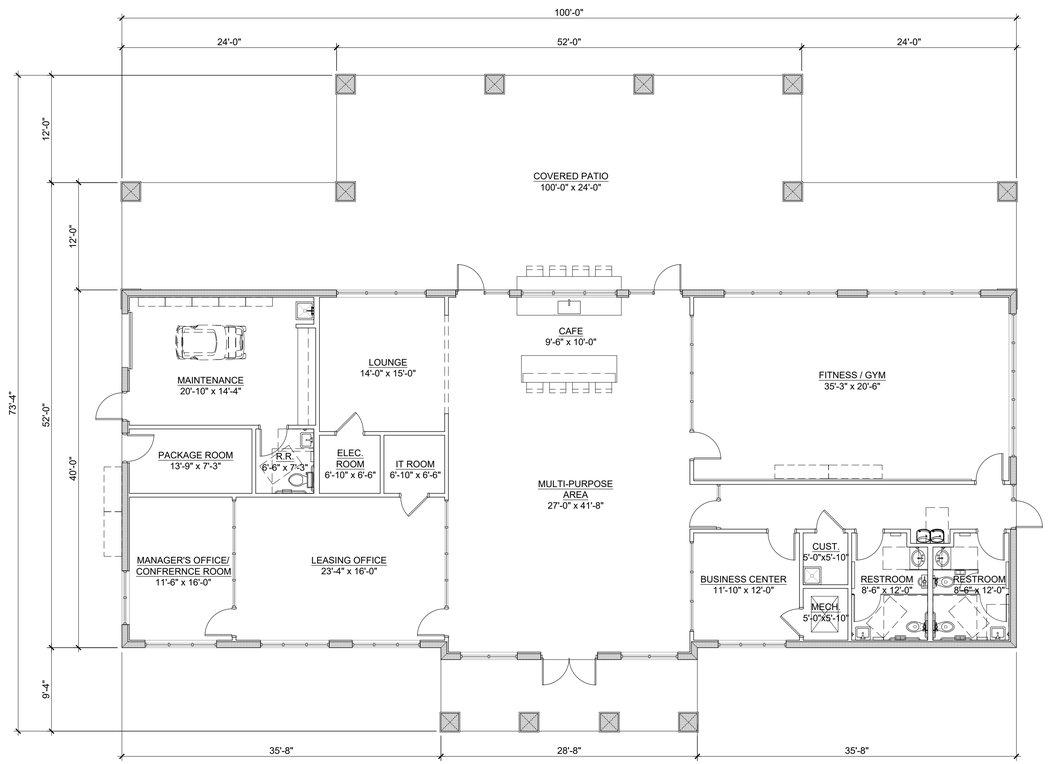
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02 ROOF PLAN

CLUBHOUSE SCALE: 1/8" = 1'-0"



01 FLOOR PLAN

CLUBHOUSE SCALE: 1/8" = 1'-0"

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03 TYP. SIDE ELEVATION

3 STORY SCALE: 1/8" = 1'-0"



02 REAR ELEVATION

3 STORY SCALE: 1/8" = 1'-0"



01 FRONT ELEVATION

3 STORY SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

1	STANDING SEAM METAL ROOF
2	SMOOTH STUCCO FINISH
3	HORIZONTAL LAP SIDING
4	ALUMINUM RAILINGS
5	IMPACT RATED WINDOWS
6	IMPACT RATED SLIDING GLASS DOOR
7	RAISED STUCCO BAND
8	RAISED STUCCO BASE
9	LIGHT FIXTURE
10	GARAGE DOOR
11	METAL DOOR
12	ALUMINUM STOREFRONT SYSTEM
13	DECORATIVE ALUMINUM BRACKET
14	RAISED STUCCO FINISH W/ REVEALS
15	ALUMINUM STOREFRONT DOOR

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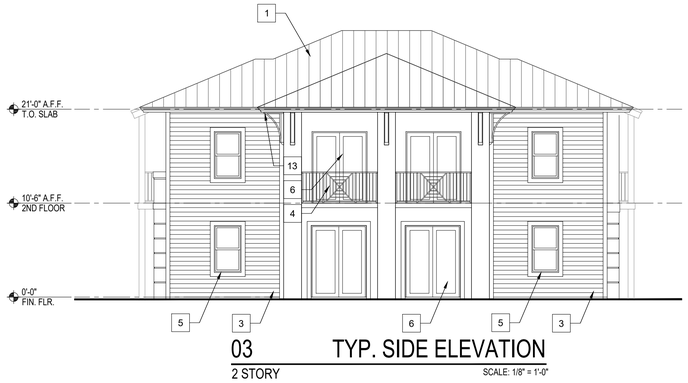
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DATE	3-10-2022
REV #	DATE

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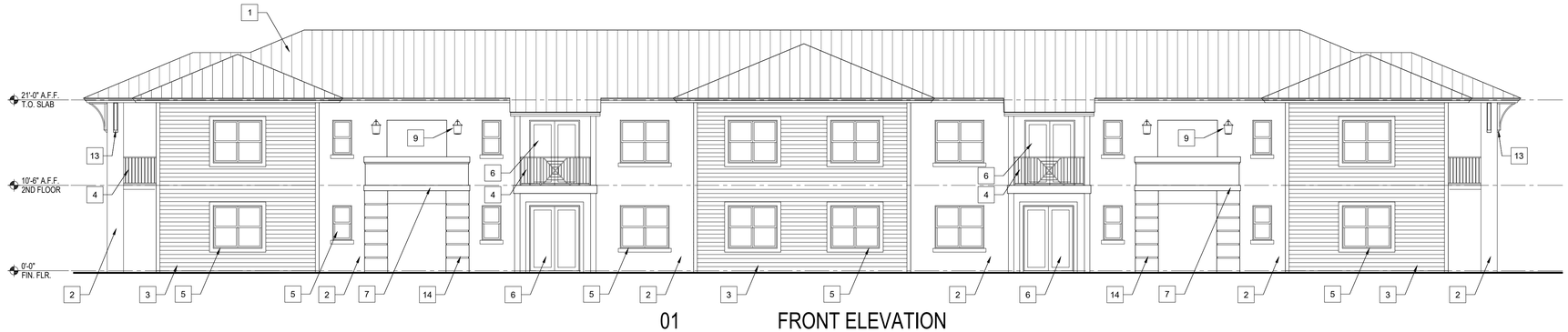
03 TYP. SIDE ELEVATION

2 STORY SCALE: 1/8" = 1'-0"



02 REAR ELEVATION

2 STORY SCALE: 1/8" = 1'-0"



01 FRONT ELEVATION

2 STORY SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

1	STANDING SEAM METAL ROOF
2	SMOOTH STUCCO FINISH
3	HORIZONTAL LAP SIDING
4	ALUMINUM RAILINGS
5	IMPACT RATED WINDOWS
6	IMPACT RATED SLIDING GLASS DOOR
7	RAISED STUCCO BAND
8	RAISED STUCCO BASE
9	LIGHT FIXTURE
10	GARAGE DOOR
11	METAL DOOR
12	ALUMINUM STOREFRONT SYSTEM
13	DECORATIVE ALUMINUM BRACKET
14	RAISED STUCCO FINISH W/ REVEALS
15	ALUMINUM STOREFRONT DOOR

Claren Architecture + Design, Inc.
AA26002865
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Multifamily Residential for

Privilege Development

Dade Road & Sunrise Blvd
City of Fort Pierce, Florida

PRELIMINARY-NOT FOR CONSTRUCTION

STATE OF FLORIDA
STEPHAN D. CLAREN
AR95258
REGISTERED ARCHITECT

SEAL

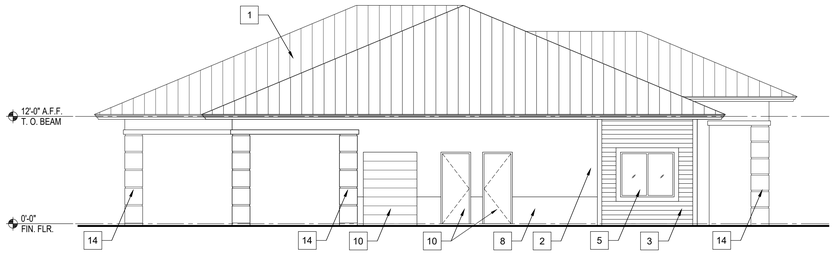
PROJECT #	19-034
DATE	3-10-2022

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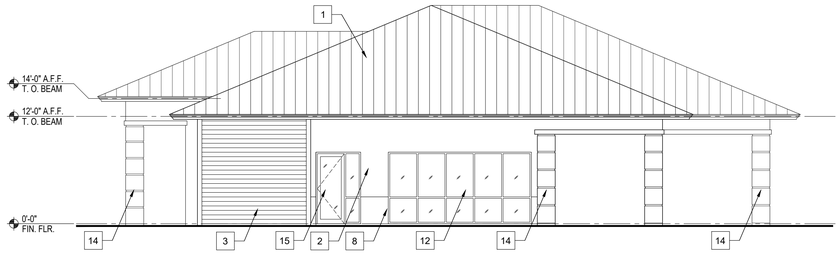
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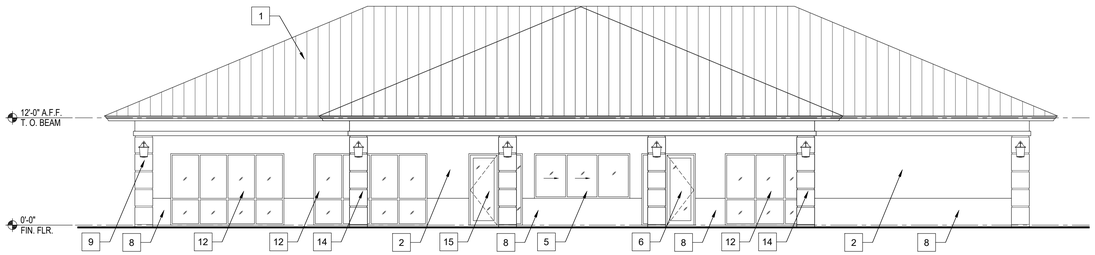
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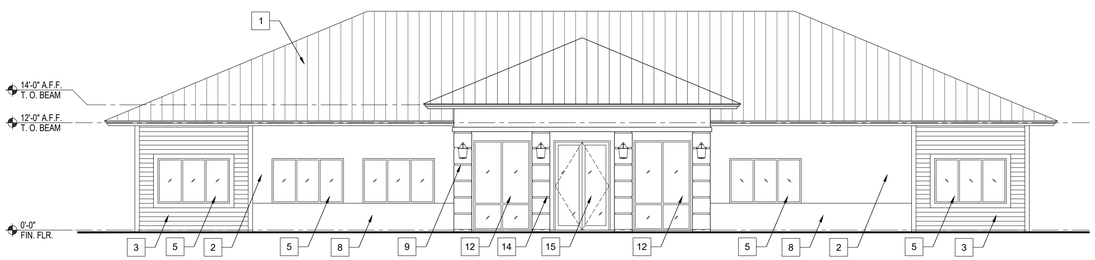
04 SIDE ELEVATION (LEFT)
CLUBHOUSE SCALE: 1/8" = 1'-0"



03 SIDE ELEVATION (RIGHT)
CLUBHOUSE SCALE: 1/8" = 1'-0"



02 REAR ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



01 FRONT ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

1	STANDING SEAM METAL ROOF
2	SMOOTH STUCCO FINISH
3	HORIZONTAL LAP SIDING
4	ALUMINUM RAILINGS
5	IMPACT RATED WINDOWS
6	IMPACT RATED SLIDING GLASS DOOR
7	RAISED STUCCO BAND
8	RAISED STUCCO BASE
9	LIGHT FIXTURE
10	GARAGE DOOR
11	METAL DOOR
12	ALUMINUM STOREFRONT SYSTEM
13	DECORATIVE ALUMINUM BRACKET
14	RAISED STUCCO FINISH W/ REVEALS
15	ALUMINUM STOREFRONT DOOR

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SEAL

PROJECT #	19-034
DATE	3-10-2022

REV #	DATE

SHEET #
A-2.3

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O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Dade & Sunrise – Parcels North

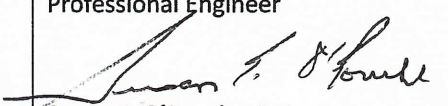
Prepared for:

Mrs. Patricia Sesta
EDC
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Prepared by

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

February 11, 2022
SR22012.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole St Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 2/11/2022 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

February 11, 2022

Mrs. Patricia Sesta
EDC
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Re: Dade & Sunrise – Parcels North

Dear Mrs. Patricia Sesta:

O'Rourke Engineering & Planning has completed the analysis of 216 multi-family units located west of Sunrise Boulevard and north of Dade Road in Fort Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

Traffic Report – Dade & Sunrise-Parcels North.02.11.22

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INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic impact study for submittal to the City of Fort Pierce for the proposed 216 multi-family units. The purpose of this report is to determine the project's impact on the surrounding roadway system.

In order to make that determination, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The subject property consists of 21.72 acres located west of Sunrise Boulevard and north of Dade Road in Ft. Pierce, St. Lucie County, Florida. The property has a zoning of Medium Density Residential (R-4), and a Future Land Use of Medium Density Residential (RM), which allows 10 multi-family units dwelling units per acre. Therefore, a maximum of 217 multi-family dwelling units is possible. The proposed project consists OF the construction of 216 multi-family units. The site is currently vacant.

The project location is shown in **Figure 1. Appendix A** shows the details of the site.


Edwards Road
4L
4LD
2L
N Park Drive
Dade Road
Madison Square Lane
Roselawn Boulevard
Digiorgio Road
Enterprise Road
Bell Ave
Farmers Market Road
S 25th Street
Tumblin Kling Road
W Weatherbee Road
Sunrise Boulevard
Oleander Avenue
Vliddway Road
2L (4LD)
2L/4LD
O'ROURKE ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
SR22012.0
Date: 02-18-22
Legend
= Project Location
= Signal
= Stop Sign
= Roundabout
#L = Existing Lanes
(XX) = Commited 5 Year Tip
Figure 1
Project Location/Roadway Network
Dade & Sunrise - North Parcels
igures_North.02.03.22

ROADWAY CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing/Proposed Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Edwards Road is a four-lane divided urban minor arterial with an east/west alignment.
- S 25th Street is a four-lane divided urban principal arterial with a north/south alignment.
- Bell Avenue is a two-lane urban major collector roadway with an east/west alignment.
- Oleander Avenue is a two-lane urban minor arterial with a north/ south alignment.
- Sunrise Boulevard is a two-lane urban major collector with a north/south alignment.
- Midway Road is a two-lane urban minor arterial with an east/west alignment. Midway Rd is currently under construction under the St Lucie TPO Transportation Improvement Program to widen from two lanes to four lanes.
- Dade Road is a two-lane local road with an east/west alignment.

The roadway network is shown in **Figure 1** with notations for Existing and Existing + Committed. Roadway details are included in **Appendix B**.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the St. Lucie County Traffic Counts and Level of Service Report, which is included in **Appendix C.**

PROJECT TRAFFIC

To estimate future traffic generated by the project, the ITE Trip Generation, 11th Edition trip rates were applied. Multifamily Housing-Low Rise (Land Use Code 220) was applied to estimate the trips generated by the 216 units. These calculations are shown in **Tables 1a, 1b, and 1c.**

As shown, the project will generate 1,460 new daily trips. There will be an increase of 90 new AM peak hour trips with an increase of 22 trips entering the project and 68 trips exiting the project. There will be 113 new PM peak hour trips with 71 trips entering the project and 42 trips exiting the project.

PROJECT DISTRIBUTION/ ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network. The project has two access, one is in the northeast side of the project via Sunrise Boulevard (Driveway 1), and the other access is via Dade Road, south side of the project site (Driveway 2). The project site is shown in **Appendix A.**

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity. Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown in **Tables 2a and 2b**, the project is significant on Dade Road and Sunrise Boulevard.

BACKGROUND TRAFFIC

Background traffic volumes represent the amount of traffic that will be on the area roadway network without the proposed development. This includes traffic growth that is associated with the general (historic) growth in the area and the growth due to the development of unbuilt portions of approved developments. The other projects include St. James Christian Academy and Springs Recovery Center.

Growth Rate

An average growth rate of 2.3% was calculated using the *Traffic Counts and Level of Service Report* historical data for S 25th Street and Sunrise Boulevard. Existing traffic volumes were grown to buildout year 2025. Details of the growth rate calculation are included in **Appendix D**.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	216	DU	T = 6.41(X) + 75.31	50%	50%	730	730	1,460
TOTALS							**730**	**730**	**1,460**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

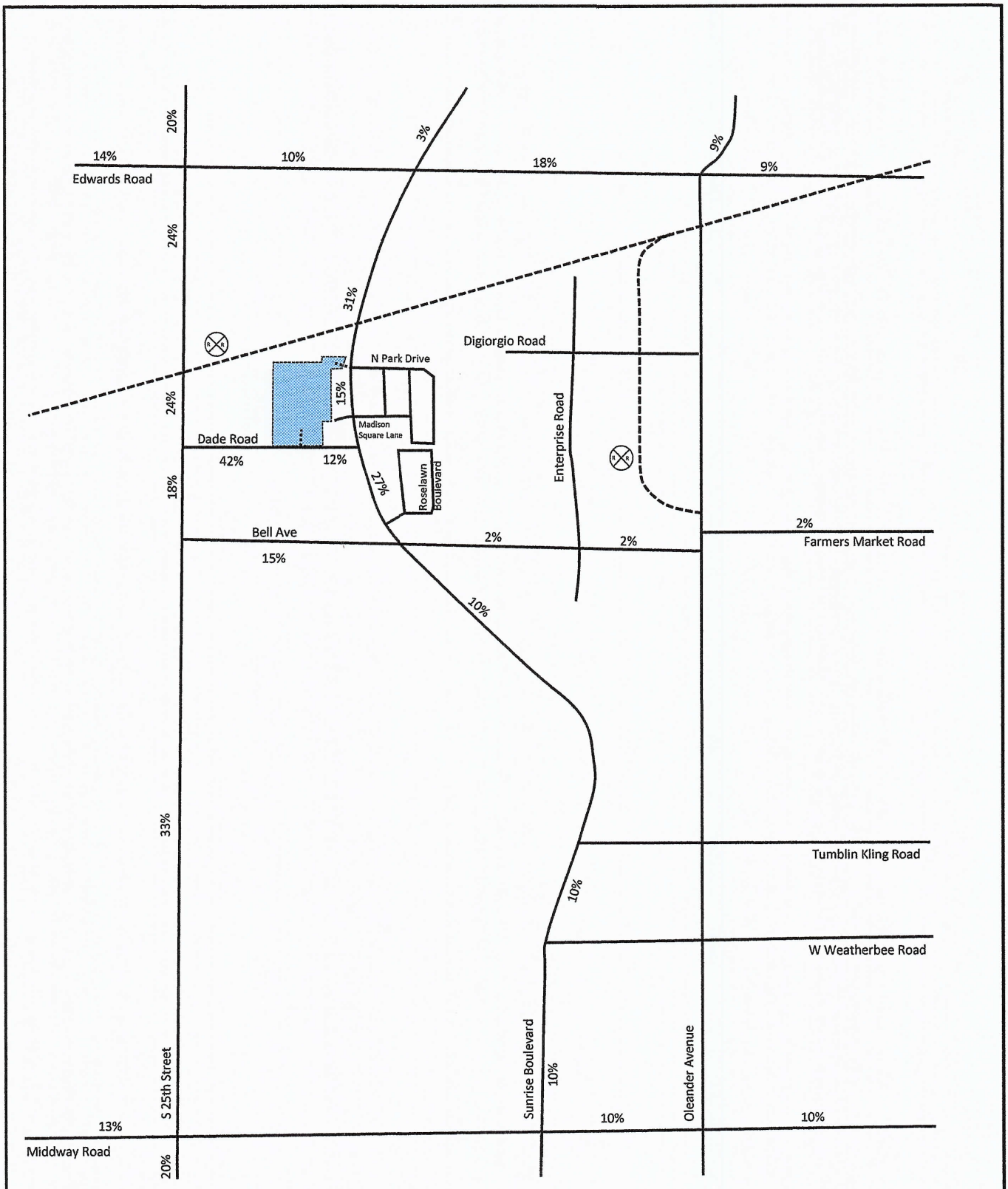
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	216	DU	T = 0.31(X) + 22.85	24%	76%	22	68	90
TOTALS							**22**	**68**	**90**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	216	DU	T = 0.43(X) + 20.55	63%	37%	71	42	113
TOTALS							**71**	**42**	**113**

Source: ITE 11th Edition Trip Generation Rates



NTS O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Job Number: SR22012.0 | Date: 02-18-22	Legend = Project Location	Figure 2 Percent Assignment Dade & Sunrise - North Parcels

TABLE 2a - 2025 Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Bell Avenue	25th St	Sunrise Blvd	EB	IN	NO	790	3	0.38%	15%
	25th St	Sunrise Blvd	WB	OUT	NO	790	10	1.27%	15%
	Sunrise Blvd	Oleander Ave	EB	OUT	NO	600	1	0.17%	2%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	600	0	0.00%	2%
Edwards Rd	Selvitz Rd	25th St	EB	IN	NO	880	3	0.34%	14%
	Selvitz Rd	25th St	WB	OUT	NO	880	10	1.14%	14%
	25th St	Sunrise Blvd	EB	IN	NO	1700	2	0.12%	10%
	25th St	Sunrise Blvd	WB	OUT	NO	1700	7	0.41%	10%
	Sunrise Blvd	Oleander Ave	EB	OUT	NO	1700	12	0.71%	18%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	1700	4	0.24%	18%
	Oleander Ave	US 1	EB	OUT	NO	1700	6	0.35%	9%
	Oleander Ave	US 1	WB	IN	NO	1700	2	0.12%	9%
Midway Rd	Christensen Rd	25th St	EB	IN	NO	840	3	0.36%	13%
	Christensen Rd	25th St	WB	OUT	NO	840	9	1.07%	13%
	Sunrise Blvd	Oleander Ave	EB	OUT	NO	840	7	0.83%	10%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	840	2	0.24%	10%
Dade Rd	*25th St	Project Driveway 2	EB	IN	YES	675	9	1.33%	42%
	*25th St	Project Driveway 2	WB	OUT	YES	675	29	4.30%	42%
	*Project Driveway 2	Sunrise Blvd	EB	OUT	YES	675	8	1.19%	12%
	*Project Driveway 2	Sunrise Blvd	WB	IN	NO	675	3	0.44%	12%
25th St	Midway Rd	Bell Ave	NB	IN	NO	2100	7	0.33%	33%
	Midway Rd	Bell Ave	SB	OUT	NO	2100	22	1.05%	33%
	Bell Ave	Dade Rd	NB	IN	NO	2100	4	0.19%	18%
	Bell Ave	Dade Rd	SB	OUT	NO	2100	12	0.57%	18%
	Dade Rd	Edwards Rd	NB	OUT	NO	2100	16	0.76%	24%
	Dade Rd	Edwards Rd	SB	IN	NO	2100	5	0.24%	24%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	2000	14	0.70%	20%
	Edwards Rd	Cortez Blvd	SB	IN	NO	2000	4	0.20%	20%
Sunrise Blvd	Midway Rd	Bell Ave	NB	IN	NO	540	2	0.37%	10%
	Midway Rd	Bell Ave	SB	OUT	NO	540	7	1.30%	10%
	*Bell Ave	Dade Rd	NB	IN	NO	750	6	0.80%	27%
	*Bell Ave	Dade Rd	SB	OUT	YES	750	18	2.40%	27%
	*Dade Rd	Project Driveway 1	NB	IN	NO	750	3	0.40%	15%
	*Dade Rd	Project Driveway 1	SB	OUT	YES	750	10	1.33%	15%
	*Project Driveway 1	Edwards Rd	NB	OUT	YES	750	21	2.80%	31%
	*Project Driveway 1	Edwards Rd	SB	IN	NO	750	7	0.93%	31%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	600	2	0.33%	3%
	Edwards Rd	Cortez Blvd	SB	IN	NO	600	1	0.17%	3%
Oleander Ave	Bell Ave	Farmers Market	NB	OUT	NO	580	1	0.17%	2%
	Bell Ave	Farmers Market	SB	IN	NO	580	0	0.00%	2%
	Edwards Rd	Wisteria Ave	NB	OUT	NO	800	6	0.75%	9%
	Edwards Rd	Wisteria Ave	SB	IN	NO	800	2	0.25%	9%

*Adjacent Links

Two-Way: 90
Net In: 22
Net Out: 68

TABLE 2b - 2025 Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Bell Avenue	25th St	Sunrise Blvd	EB	IN	NO	790	11	1.39%	15%
	25th St	Sunrise Blvd	WB	OUT	NO	790	6	0.76%	15%
	Sunrise Blvd	Oleander Ave	EB	OUT	NO	600	1	0.17%	2%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	600	1	0.17%	2%
Edwards Rd	Selvitz Rd	25th St	EB	IN	NO	880	10	1.14%	14%
	Selvitz Rd	25th St	WB	OUT	NO	880	6	0.68%	14%
	25th St	Sunrise Blvd	EB	IN	NO	1700	7	0.41%	10%
	25th St	Sunrise Blvd	WB	OUT	NO	1700	4	0.24%	10%
	Sunrise Blvd	Oleander Ave	EB	OUT	NO	1700	8	0.47%	18%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	1700	13	0.76%	18%
	Oleander Ave	US 1	EB	OUT	NO	1700	4	0.24%	9%
	Oleander Ave	US 1	WB	IN	NO	1700	6	0.35%	9%
Midway Rd	Christensen Rd	25th St	EB	IN	NO	840	9	1.07%	13%
	Christensen Rd	25th St	WB	OUT	NO	840	5	0.60%	13%
	Sunrise Blvd	Oleander Ave	EB	OUT	NO	840	4	0.48%	10%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	840	7	0.83%	10%
Dade Rd	*25th St	Project Driveway 2	EB	IN	YES	675	30	4.44%	42%
	*25th St	Project Driveway 2	WB	OUT	YES	675	18	2.67%	42%
	*Project Driveway 2	Sunrise Blvd	EB	OUT	NO	675	5	0.74%	12%
	*Project Driveway 2	Sunrise Blvd	WB	IN	YES	675	9	1.33%	12%
25th St	Midway Rd	Bell Ave	NB	IN	NO	2100	7	0.33%	33%
	Midway Rd	Bell Ave	SB	OUT	NO	2100	22	1.05%	33%
	Bell Ave	Dade Rd	NB	IN	NO	2100	4	0.19%	18%
	Bell Ave	Dade Rd	SB	OUT	NO	2100	12	0.57%	18%
	Dade Rd	Edwards Rd	NB	OUT	NO	2100	16	0.76%	24%
	Dade Rd	Edwards Rd	SB	IN	NO	2100	5	0.24%	24%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	2000	8	0.40%	20%
	Edwards Rd	Cortez Blvd	SB	IN	NO	2000	14	0.70%	20%
Sunrise Blvd	Midway Rd	Bell Ave	NB	IN	NO	540	7	1.30%	10%
	Midway Rd	Bell Ave	SB	OUT	NO	540	4	0.74%	10%
	*Bell Ave	Dade Rd	NB	IN	YES	750	19	2.53%	27%
	*Bell Ave	Dade Rd	SB	OUT	YES	750	11	1.47%	27%
	*Dade Rd	Project Driveway 1	NB	IN	YES	750	11	1.47%	15%
	*Dade Rd	Project Driveway 1	SB	OUT	NO	750	6	0.80%	15%
	*Project Driveway 1	Edwards Rd	NB	OUT	YES	750	13	1.73%	31%
	*Project Driveway 1	Edwards Rd	SB	IN	YES	750	22	2.93%	31%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	600	1	0.17%	3%
	Edwards Rd	Cortez Blvd	SB	IN	NO	600	2	0.33%	3%
Oleander Ave	Bell Ave	Farmers Market	NB	OUT	NO	580	1	0.17%	2%
	Bell Ave	Farmers Market	SB	IN	NO	580	1	0.17%	2%
	Edwards Rd	Wisteria Ave	NB	OUT	NO	800	4	0.50%	9%
	Edwards Rd	Wisteria Ave	SB	IN	NO	800	6	0.75%	9%

*Adjacent Links

Two-Way: 113
Net In: 71
Net Out: 42

LINK ANALYSIS

The links where the project traffic is significant were analyzed further to ensure they will meet concurrency. **Table 3a and 3b** summarizes the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout 2025.

INTERSECTION ANALYSIS

The intersections of Sunrise Boulevard at Dade Road and S 25th Street at Dade Road were counted for the AM and PM peak hours on Tuesday January 18, 2022, and Wednesday January 19, 2022, respectively. A growth rate of 2.3% was used. As seasonal counts, a seasonal factor of 1.00 was applied to the traffic counts (see **Appendix C**). Background traffic volumes were developed by adding the existing traffic volumes, traffic growth, and committed trips. The buildout 2025 traffic volumes were developed by adding the background traffic volume plus project traffic.

The intersection was analyzed using HCS for unsignalized intersections. As shown in **Table 4**, the S 25th Street at Dade Road intersection will operate at an acceptable LOS during the AM and PM peak hours with the existing lane configuration for Total Traffic 2025 conditions. The Sunrise Boulevard at Dade Road intersection will operate at LOS B or better for Total Traffic 2025 conditions.

Appendix E includes the intersection analysis and data.

Table 4 – LOS Results

INTERSECTION	2022-Existing				2025-Without Project				2025-With Project			
	AM		PM		AM		PM		AM		PM	
	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY
S 25th Street at Dade Road	D	26.8	B	14.6	D	30.4	C	15.4	D	33.7	C	16.3
Sunrise Blvd. at Dade Road	A	9.9	B	11.1	B	10.1	B	11.3	A	9.6	B	10.8
Sunrise Blvd. at Project Driveway 1	-	-	-	-	-	-	-	-	B	10.7	B	12.2
Dade Road at Project Driveway 2	-	-	-	-	-	-	-	-	A	8.6	A	8.6

DRIVEWAY ANALYSIS

There will be two project driveways, one located on Sunrise Boulevard to the east, and one located at Dade Road to the south. **Figure 3** illustrates the project traffic at the driveways. The need for a left turn is typically evaluated based on research in National Cooperative Highway Research Program (NCHRP) Report 279 Intersection Channelization Research Guide. The report provides guidelines for left-turn lanes based on approaching and opposing traffic volumes and percent left turns. The though traffic at the driveways

was developed from the turning movement counts. The westbound traffic at Driveway 1 was developed from trip generations of the existing development.

The PM peak hour has the highest peak hour volumes for the inbound traffic. At Driveway 1 (via Sunrise Boulevard), a south bound right-turn lane is not required for 22 right turns during the PM peak hour. For a right-turn lane, a threshold of 125 vehicles is applied based on FDOT standards. A northbound left-turn lane will be provided.

With approximately 57% eastbound left turns at Driveway 2 and Dade Road intersection, an approaching volume of 53 vehicles, and opposing volume of 20 vehicles in the PM peak hour, an eastbound left-turn lane is not warranted at Driveway 2. The project driveways were analyzed using HCS unsignalized intersection software. As shown on **Table 4**, the project driveways will operate at a LOS B or better in the AM and PM peak hours during the 2025.

Appendix F includes the driveway data and analysis.

CONCLUSION

With 90 net new AM peak hour trips and 113 net new PM peak hour trips, all links and intersections are projected to operate at acceptable levels of service with the existing roadway network. In addition, the project will provide a northbound left at Driveway 1 but no turn lanes at Driveway 2. The project meets the requirements for concurrency.

TABLE 3a - 2025 Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	D Factor [1]	Peak Hour Peak Direction Volume [2]	2022 Peak Hour Peak Direction Volume	2022 Peak Hour Volume [4]	Growth Rate [5]	2025 AM Peak Hour + Growth	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Dade Rd	25th St	Project Driveway 2	EB	IN	YES	-	-	-	12 [3]	2.29%	13	13	675	9	22	1.33%	YES	42%
	25th St	Project Driveway 2	WB	OUT	YES	-	-	-	11 [3]	2.29%	12	12	675	29	41	4.30%	YES	42%
	Project Driveway 2	Sunrise Blvd	EB	OUT	YES	-	-	-	12 [3]	2.29%	13	13	675	8	21	1.19%	YES	12%
Sunrise Blvd	Bell Ave	Dade Rd	SB	OUT	YES	0.513	251	290	290	2.46%	312	312	750	18	330	2.40%	YES	27%
	Dade Rd	Project Driveway 1	SB	OUT	YES	0.519	251	290	290	2.46%	289	289	750	10	299	1.33%	YES	15%
	Project Driveway 1	Edwards Rd	NB	OUT	YES	0.481	251	290	269	2.46%	289	289	750	21	310	2.80%	YES	31%

[1] D factor calculated from traffic counts

[2] St. Lucie County Traffic Counts and LOS Report 2021

[3] Peak Hour Direction Volume for Dade Rd from traffic counts.

[4] Calculated using TPO peak hour volumes and D Factors from traffic counts.

[5] Growth rateof 2.46% calculated from historical TPO volumes on Sunrise Blvd. Average growth rate on S 25th St and Sunrise Blvd 2.29%

Net In:	22
Net Out:	68
Years Grown:	3

TABLE 3b - 2025 Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	D Factor [1]	Peak Hour Peak Direction Volume [2]	2022 Peak Hour Peak Direction Volume	2022 Peak Hour Volume [4]	Growth Rate [5]	2025 AM Peak Hour + Growth	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Dade Rd	25th St	Project Driveway 2	EB	IN	YES	-	-	-	21 [3]	2.29%	22	22	675	30	52	4.44%	YES	42%
	25th St	Project Driveway 2	WB	OUT	YES	-	-	-	11 [3]	2.29%	12	12	675	18	30	2.67%	YES	42%
	Project Driveway 2	Sunrise Blvd	WB	IN	YES	-	-	-	21 [3]	2.29%	22	22	675	8	30	1.19%	YES	12%
Sunrise Blvd	Bell Ave	Dade Rd	NB	IN	YES	0.38	284	329	201	2.46%	216	216	750	19	235	2.53%	YES	27%
	Bell Ave	Dade Rd	SB	OUT	YES	0.62	284	329	329	2.46%	353	353	750	11	364	1.47%	YES	27%
	Dade Rd	Project Driveway 1	NB	IN	YES	0.37	284	329	196	2.46%	211	211	750	10	221	1.33%	YES	15%
	Project Driveway 1	Edwards Rd	NB	OUT	YES	0.37	284	329	196	2.46%	211	211	750	13	224	1.73%	YES	31%
	Project Driveway 1	Edwards Rd	SB	IN	YES	0.63	284	329	329	2.46%	353	353	750	22	375	2.93%	YES	31%

[1] D factor calculated from traffic counts

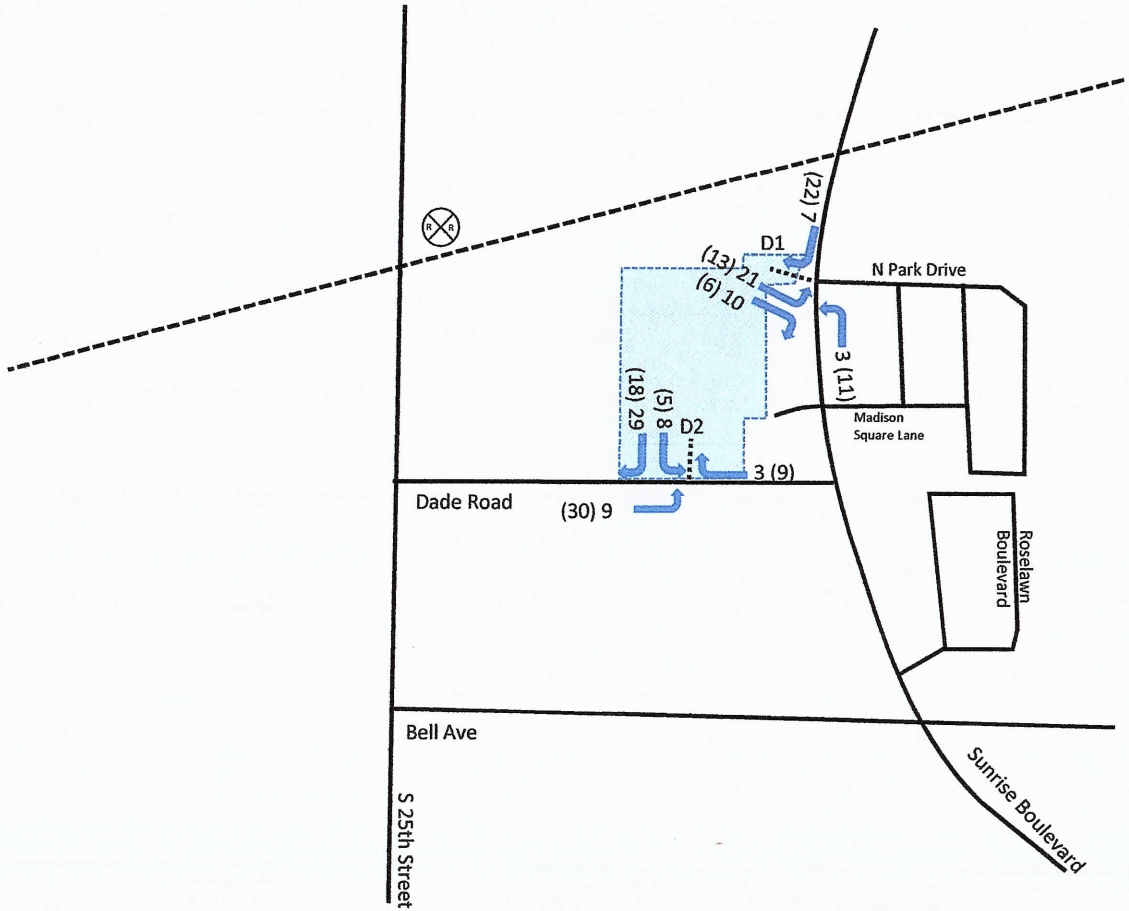
[2] St. Lucie County Traffic Counts and LOS Report 2021

[3] Peak Hour Direction Volume for Dade Rd from traffic counts.

[4] Calculated using TPO peak hour volumes and D Factors from traffic counts.

[5] Growth rateof 2.46% calculated from historical TPO volumes on Sunrise Blvd. Average growth rate on S 25th St and Sunrise Blvd 2.29%

Net In:	71
Net Out:	42
Years Grown:	3



	IN	OUT	TOTAL
AM	22	68	90
PM	71	42	113

NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR22012.0 | Date: 02-18-22

Legend

= Project Location

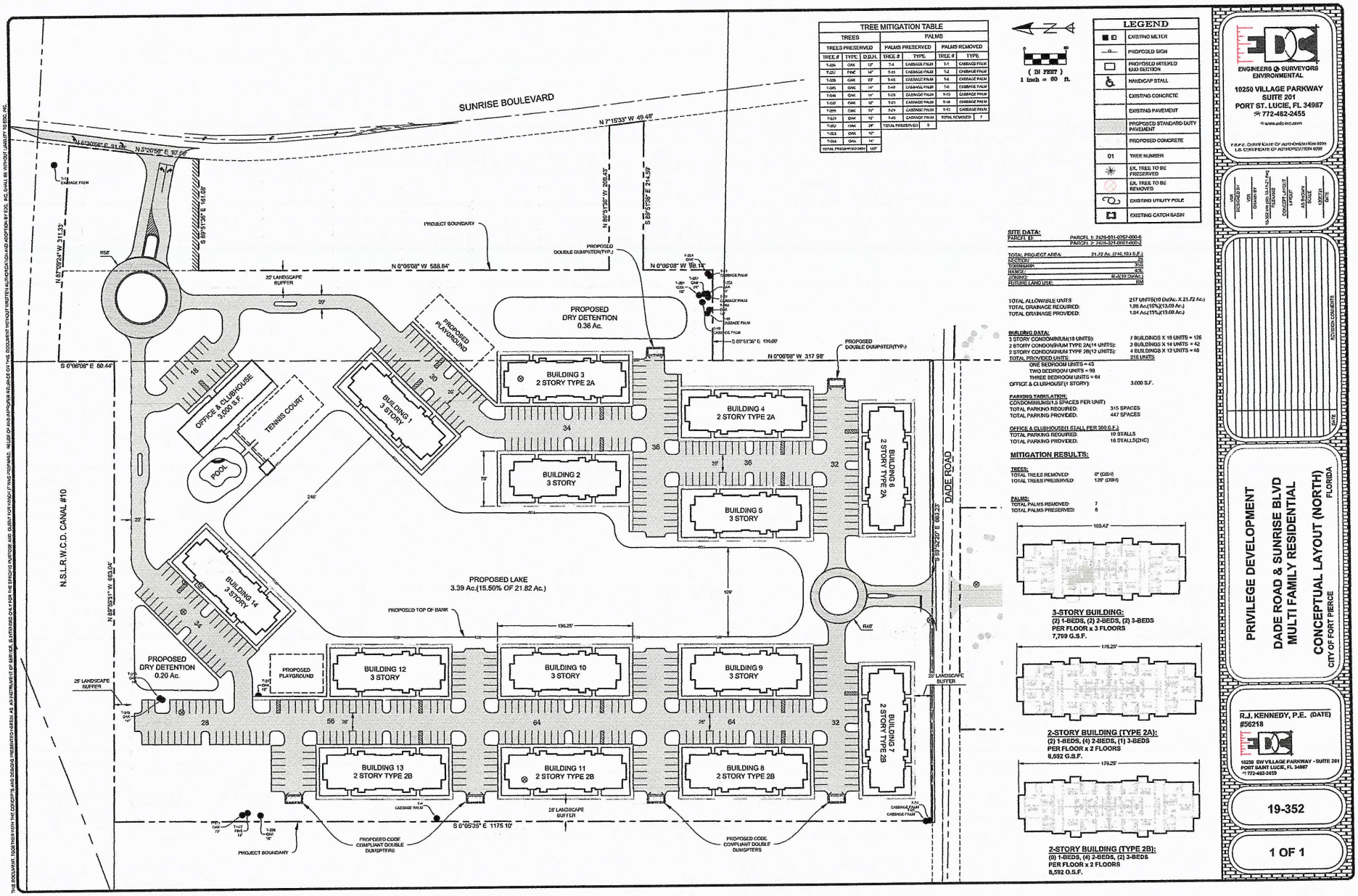
Figure 3

Driveway Volumes

Dade & Sunrise - North Parcels

APPENDIX A

SITE DATA



TREE MITIGATION TABLE							
TREES			PALMS				
TREES PRESERVED			PALMS PRESERVED		PALMS REMOVED		
TREE #	TYPE	D.B.H.	TREE #	TYPE	TREE #	TYPE	
T-329	OAK	12"	T-4	CABBAGE PALM	T-1	CABBAGE PALM	
T-327	PINE	14"	T-11	CABBAGE PALM	T-2	CABBAGE PALM	
T-328	OAK	22"	T-12	CABBAGE PALM	T-6	CABBAGE PALM	
T-345	OAK	14"	T-17	CABBAGE PALM	T-8	CABBAGE PALM	
T-346	OAK	14"	T-22	CABBAGE PALM	T-13	CABBAGE PALM	
T-347	OAK	12"	T-23	CABBAGE PALM	T-14	CABBAGE PALM	
T-295	OAK	13"	T-24	CABBAGE PALM	T-15	CABBAGE PALM	
T-331	OAK	12"	T-25	CABBAGE PALM	TOTAL REMOVED	7	
T-352	OAK	24"	TOTAL PRESERVED	8			
T-353	OAK	12"					
T-354	OAK	14"					
TOTAL PRESERVED DBH		137"					

(IN FEET)
1 inch = 60 ft.

LEGEND

- EXISTING METER
- PROPOSED SIGN
- PROPOSED MITERED END SECTION
- HANDICAP STALL
- EXISTING CONCRETE
- EXISTING PAVEMENT
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED CONCRETE
- 01 TREE NUMBER
- EX. TREE TO BE PRESERVED
- EX. TREE TO BE REMOVED
- EXISTING UTILITY POLE
- EXISTING CATCH BASIN

SITE DATA:
PARCEL ID: PARCEL 1: 2429-501-0252-000-6
PARCEL 2: 2429-321-0101-000-1

TOTAL PROJECT AREA: 21.72 Ac. (216,153 S.F.)
SECTION: 32
TOWNSHIP: 37S
RANGE: 40E
ZONING: RM-10 (MFRD)
FUTURE LAND USE: RM

TOTAL ALLOWABLE UNITS: 217 UNITS(10 DU/Ac. X 21.72 Ac.)
TOTAL DRAINAGE REQUIRED: 1.86 Ac.(15%)(13.08 Ac.)
TOTAL DRAINAGE PROVIDED: 1.84 Ac.±15%)(13.08 Ac.)

BUILDING DATA:
3 STORY CONDOMINIUM(18 UNITS): 7 BUILDINGS X 18 UNITS = 126
2 STORY CONDOMINIUM TYPE 2A(14 UNITS): 3 BUILDINGS X 14 UNITS = 42
2 STORY CONDOMINIUM TYPE 2B(12 UNITS): 4 BUILDINGS X 12 UNITS = 48
TOTAL PROVIDED UNITS: 216 UNITS
ONE BEDROOM UNITS = 43
TWO BEDROOM UNITS = 88
THREE BEDROOM UNITS = 84
OFFICE & CLUBHOUSE(1 STORY): 3,000 S.F.

PARKING TABULATION:
CONDOMINIUMS(1.5 SPACES PER UNIT)
TOTAL PARKING REQUIRED: 315 SPACES
TOTAL PARKING PROVIDED: 447 SPACES

OFFICE & CLUBHOUSE(1 STALL PER 300 S.F.)
TOTAL PARKING REQUIRED: 10 STALLS
TOTAL PARKING PROVIDED: 18 STALLS(2HC)

MITIGATION RESULTS:

TREES:
TOTAL TREES REMOVED: 0" (DBH)
TOTAL TREES PRESERVED: 137" (DBH)

PALMS:
TOTAL PALMS REMOVED: 7
TOTAL PALMS PRESERVED: 8

3-STORY BUILDING:
(2) 1-BEDS, (2) 2-BEDS, (2) 3-BEDS
PER FLOOR x 3 FLOORS
7,799 G.S.F.

2-STORY BUILDING (TYPE 2A):
(2) 1-BEDS, (4) 2-BEDS, (1) 3-BEDS
PER FLOOR x 2 FLOORS
8,592 G.S.F.

2-STORY BUILDING (TYPE 2B):
(0) 1-BEDS, (4) 2-BEDS, (2) 3-BEDS
PER FLOOR x 2 FLOORS
8,592 G.S.F.

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.adc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 6935
L.B. CERTIFICATE OF AUTHORIZATION 6935

PRIVILEGE DEVELOPMENT
DADE ROAD & SUNRISE BLVD
MULTI FAMILY RESIDENTIAL
CONCEPTUAL LAYOUT (NORTH)
CITY OF FORT PIERCE FLORIDA

R.J. KENNEDY, P.E. (DATE)
#56218

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

19-352

1 OF 1

A-1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTION BY ENG. INC. SHALL BE WITHOUT LIABILITY TO ENG. INC.

APPENDIX B

ROADWAY DETAILS



TRANSPORTATION IMPROVEMENT PROGRAM FY 2021/22 - FY 2025/26

Adopted on June 2, 2021

Vice Chairwoman Stephanie Morgan

TIP CONTACT INFORMATION

466 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34953

Yi Ding, Program Manager
www.stlucietpo.org

phone: (772) 462-1593
fax: (772) 462-2549

ENDORSEMENT: The Transportation Improvement Program of the St. Lucie Transportation Planning Organization has been developed consistent with Federal regulations 23 U.S.C. 134(j) and 23 CFR 450 and Florida Statute 339.175(8) in cooperation with the Florida Department of Transportation and public transit operators.

ACKNOWLEDGMENT: The preparation of this report has been funded in part through grants from the Federal Highway Administration and Federal Transit Administration, U.S. Department of Transportation (USDOT), under the Metropolitan Planning Program of the U.S. Code (Title 23, Section 104f). The contents of this report do not necessarily reflect the official views or policy of the USDOT.

TITLE VI STATEMENT: The St. Lucie TPO satisfies the requirements of various nondiscrimination laws and regulations including Title VI of the Civil Rights Act of 1964. Public participation is welcome without regard to race, color, national origin, age, sex, religion, disability, income, or family status. Persons wishing to express their concerns about nondiscrimination should contact Marcela Lathou, the Title VI/ADA Coordinator of the St. Lucie TPO, at 772-462-1593 or via email at lathoum@stlucieco.org.

KREYOL AYISYEN: Si ou ta renmen resevwa enfòmasyon sa a nan lang Kreyòl Aysiyen, tanpri rele nimewo 772-462-1593.

ESPAÑOL: Si usted desea recibir esta información en español, por favor llame al 772-462-1593.

B.8 ANNUAL LISTING OF OBLIGATED FEDERAL FUNDING/IMPLEMENTED PROJECTS

FHWA OBLIGATED FUNDING

PROJECT NUMBER	PROJECT NAME	DESCRIPTION	LENGTH	FUND TOTAL	FUND CODE	PROJECT TOTAL
2002566	SR-713/KINGS HWY FR 500 FEET S OF SR-70 TO NORTH OF PICOS ROAD	ADD LANES & RECONSTRUCT	2.200	9,690	GFSA	
				-34,401	SA	
				278,909	SU	
				35,203	TALT	
				340,001	SU	
				9,690	GFSA	
				-34,401	SA	
				278,909	SU	
				35,203	TALT	
				340,001	SU	1,258,804
2003384	SR-614/INDRIO ROAD FROM WEST OF SR-9/I-95 TO EAST OF SR-607/EMERSON AV	ADD LANES & RECONSTRUCT	2.709	100,259	NHPP	100,259
2314402	W. MIDWAY RD/CR-712 FROM S. 25TH STREET/SR-615 TO SR-5/US-1	ADD LANES & RECONSTRUCT	1.803	2,561,317	SA	
				81,305	SU	
				-37	SA	
				-16,107	SA	
				-9	SA	
				-770,800	SU	1,853,669

APPENDIX C

ST. LUCIE COUNTY 2021 LEVEL OF SERVICE REPORT
SEASONAL FACTOR

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2021

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

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

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
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

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
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* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

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2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	383	2017	540	33	C	0.061	36	C	0.067
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	391	2020	540	34	C	0.063	34	C	0.063
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	6,480	2020	790	396	D	0.501	395	D	0.5
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	6,480	2020	540	396	D	0.733	395	D	0.731
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	11,000	2021	920	647	C	0.703	617	C	0.671
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	20,500	2021	880	1,001	F	1.137	1,053	F	1.197
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	20,500	2021	790	1,001	F	1.267	1,053	F	1.333
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	8,400	2020	760	408	C	0.537	519	C	0.683
MIDWAY RD	SHINN RD to MCCARTY RD	940732	8,400	2020	630	408	C	0.648	519	C	0.824
MIDWAY RD	MCCARTY RD to I-95	940732	8,400	2020	700	408	C	0.583	519	C	0.741
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	19,400	2020	2,100	899	C	0.428	996	C	0.474
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	20,000	2021	2,100	1,056	C	0.503	1,087	C	0.518
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	20,500	2021	920	1,001	F	1.088	1,053	F	1.145
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	16,500	2021	920	793	C	0.862	756	C	0.822
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	16,500	2021	840	793	E	0.944	756	D	0.9
MIDWAY RD	25TH ST to SUNRISE BLVD	130	18,855	2016	840	1,029	F	1.225	945	F	1.125
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	18,855	2016	840	1,029	F	1.225	945	F	1.125
MIDWAY RD	OLEANDER AVE to US 1	242	15,197	2016	840	802	E	0.955	794	E	0.945
MIDWAY RD	US 1 to WALLACE ST	940023	3,600	2020	840	196	C	0.233	216	C	0.257
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,600	2020	920	196	C	0.213	216	C	0.235
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,600	2020	630	196	C	0.311	216	C	0.343
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,577	2017	920	155	C	0.168	148	C	0.161
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,910	2020	880	311	C	0.353	330	C	0.375
NEBRASKA AVE	25TH ST to 13TH ST	684	3,733	2017	1,710	232	C	0.136	196	C	0.115
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,623	2019	700	412	C	0.589	358	C	0.511

C-3

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
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St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
2021

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

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

2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

WEEK	DATES	SF	PSCF
* 1	01/01/2020 - 01/04/2020	0.96	1.03
* 2	01/05/2020 - 01/11/2020	0.92	0.99
* 3	01/12/2020 - 01/18/2020	0.88	0.95
* 4	01/19/2020 - 01/25/2020	0.88	0.95
* 5	01/26/2020 - 02/01/2020	0.87	0.94
* 6	02/02/2020 - 02/08/2020	0.87	0.94
* 7	02/09/2020 - 02/15/2020	0.86	0.92
* 8	02/16/2020 - 02/22/2020	0.89	0.96
* 9	02/23/2020 - 02/29/2020	0.92	0.99
*10	03/01/2020 - 03/07/2020	0.94	1.01
*11	03/08/2020 - 03/14/2020	0.97	1.04
*12	03/15/2020 - 03/21/2020	1.00	1.08
*13	03/22/2020 - 03/28/2020	1.08	1.16
14	03/29/2020 - 04/04/2020	1.16	1.25
15	04/05/2020 - 04/11/2020	1.24	1.33
16	04/12/2020 - 04/18/2020	1.32	1.42
17	04/19/2020 - 04/25/2020	1.26	1.35
18	04/26/2020 - 05/02/2020	1.20	1.29
19	05/03/2020 - 05/09/2020	1.13	1.22
20	05/10/2020 - 05/16/2020	1.07	1.15
21	05/17/2020 - 05/23/2020	1.06	1.14
22	05/24/2020 - 05/30/2020	1.04	1.12
23	05/31/2020 - 06/06/2020	1.03	1.11
24	06/07/2020 - 06/13/2020	1.01	1.09
25	06/14/2020 - 06/20/2020	1.00	1.08
26	06/21/2020 - 06/27/2020	1.01	1.09
27	06/28/2020 - 07/04/2020	1.02	1.10
28	07/05/2020 - 07/11/2020	1.03	1.11
29	07/12/2020 - 07/18/2020	1.04	1.12
30	07/19/2020 - 07/25/2020	1.04	1.12
31	07/26/2020 - 08/01/2020	1.04	1.12
32	08/02/2020 - 08/08/2020	1.03	1.11
33	08/09/2020 - 08/15/2020	1.03	1.11
34	08/16/2020 - 08/22/2020	1.03	1.11
35	08/23/2020 - 08/29/2020	1.02	1.10
36	08/30/2020 - 09/05/2020	1.02	1.10
37	09/06/2020 - 09/12/2020	1.01	1.09
38	09/13/2020 - 09/19/2020	1.01	1.09
39	09/20/2020 - 09/26/2020	1.00	1.08
40	09/27/2020 - 10/03/2020	1.00	1.08
41	10/04/2020 - 10/10/2020	0.99	1.06
42	10/11/2020 - 10/17/2020	0.98	1.05
43	10/18/2020 - 10/24/2020	0.98	1.05
44	10/25/2020 - 10/31/2020	0.99	1.06
45	11/01/2020 - 11/07/2020	0.99	1.06
46	11/08/2020 - 11/14/2020	1.00	1.08
47	11/15/2020 - 11/21/2020	1.00	1.08
48	11/22/2020 - 11/28/2020	0.99	1.06
49	11/29/2020 - 12/05/2020	0.98	1.05
50	12/06/2020 - 12/12/2020	0.97	1.04
51	12/13/2020 - 12/19/2020	0.96	1.03
52	12/20/2020 - 12/26/2020	0.92	0.99
53	12/27/2020 - 12/31/2020	0.88	0.95

* PEAK SEASON

27-FEB-2021 10:30:04 830UPD 4_9401_PKSEASON.TXT

APPENDIX D

OTHER PROJECT DATA
GROWTH RATE DATA

AM APPROVED PROJECTS			St James Christian Academy					Springs Recovery Center					SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Daily	Two Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
Oleander	Midway Rd	Weatherbee Rd	5%	19	8	3	4	0%	0	0	0	0	0	3	0	4	0	3	0	4
	Weatherbee Rd	Bell Ave	5%	19	8	3	4	0%	0	0	0	0	0	3	0	4	0	3	0	4
Midway Rd	Christensen Rd	25th St	21%	80	32	18	14	50%	91	8	2	6	0	19	0	20	0	19	0	20
	25th St	Sunrise Blvd	21%	80	32	18	14	50%	91	8	2	6	0	19	0	20	0	19	0	20
	Sunrise Blvd	Oleander Ave	21%	80	32	18	14	50%	91	8	2	6	0	19	0	20	0	19	0	20
				381	151	In	84		182	15	In	12								
						Out	67				Out	3								

PM APPROVED PROJECTS			St James Christian Academy					Springs Recovery Center					SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Daily	Two Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
Oleander	Midway Rd	Weatherbee Rd	5%	19	7	4	3	0%	0	0	0	0	0	4	0	3	0	4	0	3
	Weatherbee Rd	Bell Ave	5%	19	7	4	3	0%	0	0	0	0	0	4	0	3	0	4	0	3
Midway Rd	Christensen Rd	25th St	21%	80	29	13	16	50%	91	8	5	3	0	17	0	19	0	17	0	19
	25th St	Sunrise Blvd	21%	80	29	13	16	50%	91	8	5	3	0	17	0	19	0	17	0	19
	Sunrise Blvd	Oleander Ave	21%	80	29	13	16	50%	91	8	5	3	0	17	0	19	0	17	0	19
				381	137	In	61		182	15	In	6								
						Out	76				Out	9								

Historical Growth Rate Calculation

Segment	From	To	2015	2016	2019	2021	Historical Growth Rate
S 25th Street	Bell Ave	Edwards Rd	17,500		19,040		2.13%
Sunrise Blvd	Midway Rd	Bell Ave		3,100		3,500	2.46%
Average							**2.29%**

*Traffic Counts and Level of Service Report

APPENDIX E

INTERSECTION ANALYSIS

TURNING MOVEMENT VOLUME COUNTS

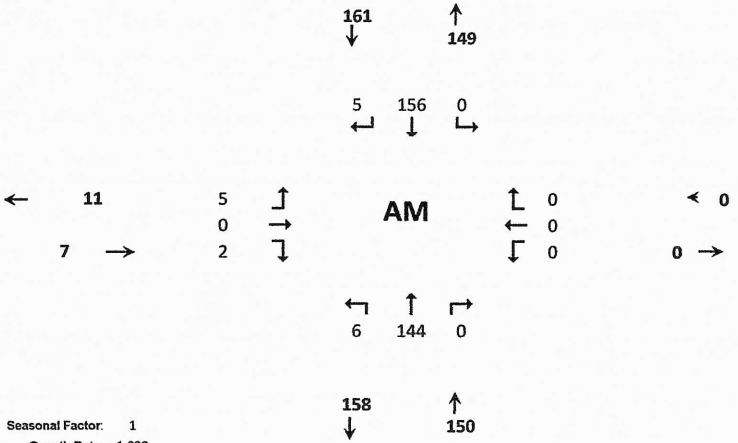
N/S STREET: Sunrise Boulevard **E/W STREET:** Dade Road **CONTROL:** Unsignalized (TWSC)

FILENAME: Dade & Sunrise - North Parcels

COUNT DATE: 1/18/2022 **DAY:** Tuesday **CITY:** St Lucie

REPORT DATE: 1/24/2022 **ANALYSIS YEAR:** 2022 Existing Conditions

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	1	23	0	0	28	3	1	0	2	0	0	0	58	313
7:15-7:30	1	32	0	0	52	3	1	0	2	0	0	0	91	318
7:30-7:45	2	47	0	0	40	1	2	0	0	0	0	0	92	299
7:45-8:00	1	33	0	0	36	1	1	0	0	0	0	0	72	266
8:00-8:15	2	32	0	0	28	0	1	0	0	0	0	0	63	270
8:15-8:30	2	37	0	0	30	1	0	0	2	0	0	0	72	
8:30-8:45	2	19	0	0	32	4	1	0	1	0	0	0	59	
8:45-9:00	1	28	0	0	38	3	2	0	4	0	0	0	76	
												PHF	0.86	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	6	144	0	0	156	5	5	0	2	0	0	0	318	
Season Factor	6	144	0	0	156	5	5	0	2	0	0	0	318	
Growth	6	144	0	0	156	5	5	0	2	0	0	0	318	
In/Out Percentage														
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Hunt
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	St. Lucie Commerce Center
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Whispering Oaks
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Bent Creek
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Wawa Kings
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Kings Highway Warehouse
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Kings Highway Commerce Park
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Walsh Crossroads
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Stone Mont
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	6	144	0	0	156	5	5	0	2	0	0	0	318	



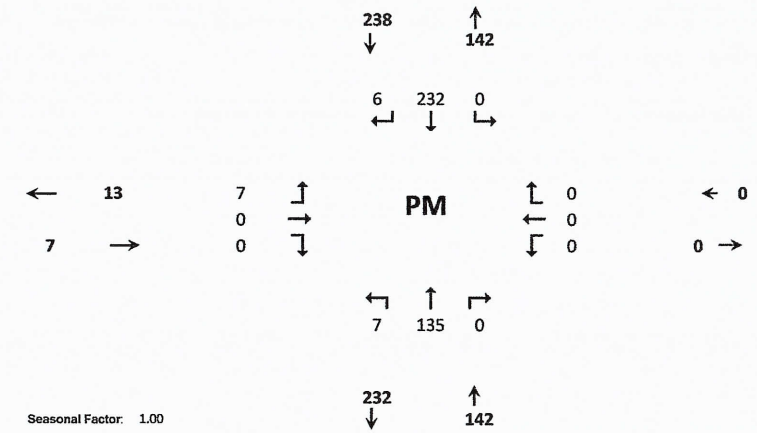
Seasonal Factor: 1
Growth Rate: 1.023
Years Grown: 0

	Trips In	Trips Out
Pineapple Grove	0	0

TURNING MOVEMENT VOLUME COUNTS

Sunrise Boulevard / Dade Road - PM Existing Conditions
Existing Conditions

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	2	43	0	0	39	2	0	0	5	0	0	0	91	335
4:15-4:30	3	40	0	0	53	2	3	0	2	0	0	0	103	339
4:30-4:45	2	24	0	0	33	3	1	0	1	0	0	0	64	349
4:45-5:00	2	32	0	0	39	0	2	0	2	0	0	0	77	379
5:00-5:15	3	38	0	0	52	1	1	0	0	0	0	0	95	387
5:15-5:30	2	36	0	0	70	1	4	0	0	0	0	0	113	
5:30-5:45	2	32	0	0	57	3	0	0	0	0	0	0	94	
5:45-6:00	0	29	0	0	53	1	2	0	0	0	0	0	85	
												PHF	0.86	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	7	135	0	0	232	6	7	0	0	0	0	0	387	
Season Factor	7	135	0	0	232	6	7	0	0	0	0	0	387	
Growth	7	135	0	0	232	6	7	0	0	0	0	0	387	
In/Out	0	0	0	0	0	0	0	0	0	0	0	0		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%		
In/Out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Hunt
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	St. Lucie Commerce Center
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Whispering Oaks
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Bent Creek
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Wawa Kings
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Kings Highway Warehouse
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Kings Highway Commerce Park
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Walsh Crossroads
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Stone Mont
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	7	135	0	0	232	6	7	0	0	0	0	0	387	



Seasonal Factor: 1.00
Growth Rate: 1.0229
Years Grown: 0

	Trips In	Trips Out
Pineapple Grove	0	0

E-2

HCS7 Two-Way Stop-Control Report

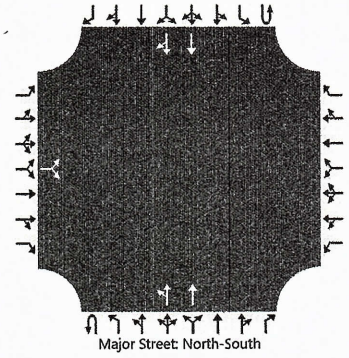
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2022
Time Analyzed	AM Peak Hour - Existing
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	Sunrise Blvd & Dade Rd
Jurisdiction	St. Lucie
East/West Street	Dade Road
North/South Street	Sunrise Blvd
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	2	0	0	0	2	0
Configuration			LR							LT	T				T	TR
Volume (veh/h)		5		2						6	144				156	5
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.86		6.96						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						3.53						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8							7						
Capacity, c (veh/h)			735							899						
v/c Ratio			0.01							0.01						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
Control Delay (s/veh)			9.9							9.0						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)		9.9								0.4						
Approach LOS		A														

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HCS7 Two-Way Stop-Control Report

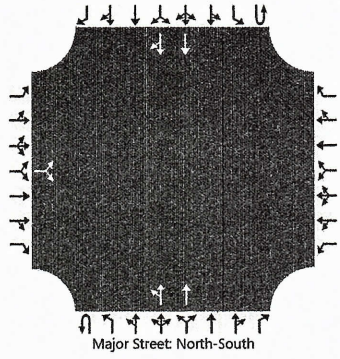
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2022
Time Analyzed	PM Peak Hour - Existing
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	Sunrise Blvd & Dade Rd
Jurisdiction	St. Lucie
East/West Street	Dade Road
North/South Street	Sunrise Blvd
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	2	0	0	0	2	0
Configuration			LR							LT	T				T	TR
Volume (veh/h)		7		0						7	135				232	6
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.86		6.96						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						3.53						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8							8						
Capacity, c (veh/h)			596							846						
v/c Ratio			0.01							0.01						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
Control Delay (s/veh)			11.1							9.3						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		11.1								0.5						
Approach LOS		B														

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TURNING MOVEMENT VOLUME COUNTS

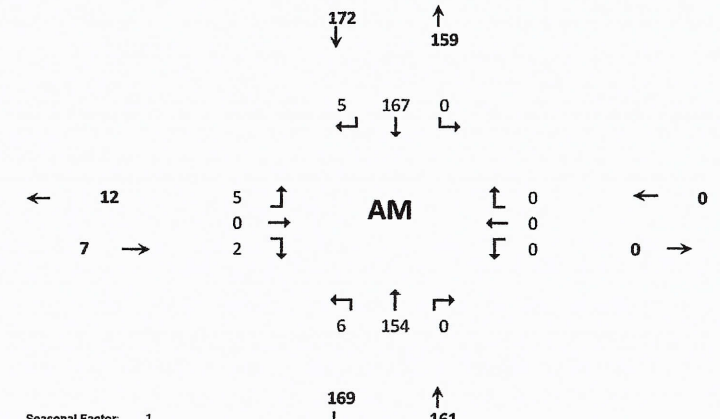
N/S STREET: Sunrise Boulevard **E/W STREET:** Dade Road **CONTROL:** Unsignalized (TWSC)

FILENAME: Dade & Sunrise - North Parcels

COUNT DATE: 1/18/2022 **DAY:** Tuesday **CITY:** St Lucie

REPORT DATE: 1/24/2022 **ANALYSIS YEAR:** 2025 Without Project

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	1	23	0	0	28	3	1	0	2	0	0	0	58	313
7:15-7:30	1	32	0	0	52	3	1	0	2	0	0	0	91	318
7:30-7:45	2	47	0	0	40	1	2	0	0	0	0	0	92	299
7:45-8:00	1	33	0	0	36	1	1	0	0	0	0	0	72	266
8:00-8:15	2	32	0	0	28	0	1	0	0	0	0	0	63	270
8:15-8:30	2	37	0	0	30	1	0	0	2	0	0	0	72	
8:30-8:45	2	19	0	0	32	4	1	0	1	0	0	0	59	
8:45-9:00	1	28	0	0	38	3	2	0	4	0	0	0	76	
AM PEAK HOUR IS FROM:	7:15AM TO 8:15AM													
Volumes	6	144	0	0	156	5	5	0	2	0	0	0	318	
Season Factor	6	144	0	0	156	5	5	0	2	0	0	0	318	
Growth	6	154	0	0	167	5	5	0	2	0	0	0	340	
In/Out Percentage														
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	6	154	0	0	167	5	5	0	2	0	0	0	340	



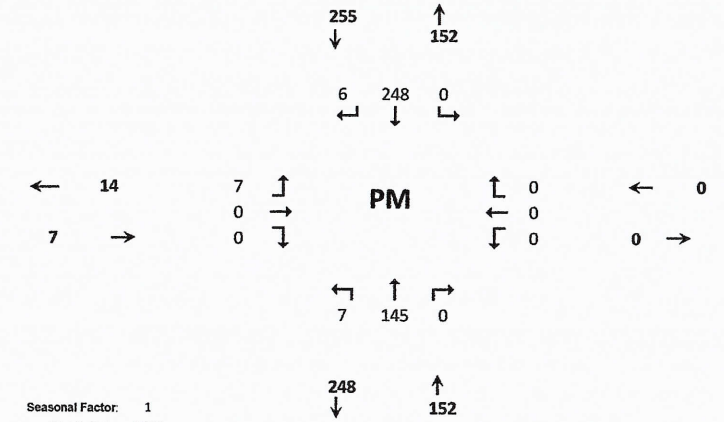
Seasonal Factor: 1
Growth Rate: 1.023
Years Grown: 3

	Trips In	Trips Out
Dade & Sunrise - North Parcels	0	0

TURNING MOVEMENT VOLUME COUNTS

Sunrise Boulevard / Dade Road - PM 2025
Without Project

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	2	43	0	0	39	2	0	0	5	0	0	0	91	335
4:15-4:30	3	40	0	0	53	2	3	0	2	0	0	0	103	339
4:30-4:45	2	24	0	0	33	3	1	0	1	0	0	0	64	349
4:45-5:00	2	32	0	0	39	0	2	0	2	0	0	0	77	379
5:00-5:15	3	38	0	0	52	1	1	0	0	0	0	0	95	387
5:15-5:30	2	36	0	0	70	1	4	0	0	0	0	0	113	
5:30-5:45	2	32	0	0	57	3	0	0	0	0	0	0	94	
5:45-6:00	0	29	0	0	53	1	2	0	0	0	0	0	85	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	7	135	0	0	232	6	7	0	0	0	0	0	387	
Season Factor	7	135	0	0	232	6	7	0	0	0	0	0	387	
Growth	7	145	0	0	248	6	7	0	0	0	0	0	414	
In/Out	0	0	0	0	0	0	0	0	0	0	0	0	0	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%		
In/Out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	7	145	0	0	248	6	7	0	0	0	0	0	414	



Seasonal Factor: 1
Growth Rate: 1.023
Years Grown: 3

	Trips In	Trips Out
Dade & Sunrise - North Parcels	0	0

HCS7 Two-Way Stop-Control Report

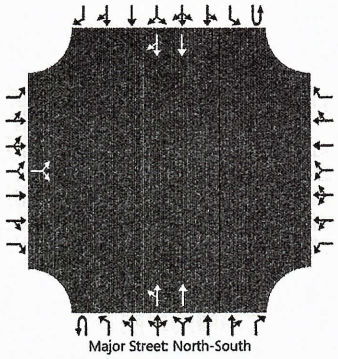
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2025
Time Analyzed	AM Peak Hour - wo Project
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	Sunrise Blvd & Dade Rd
Jurisdiction	St. Lucie
East/West Street	Dade Road
North/South Street	Sunrise Blvd
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	2	0	0	0	2	0
Configuration			LR							LT	T				T	TR
Volume (veh/h)		5		2						6	154				167	5
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.86		6.96						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						3.53						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8							7						
Capacity, c (veh/h)			719							891						
v/c Ratio			0.01							0.01						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
Control Delay (s/veh)			10.1							9.1						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		10.1								0.4						
Approach LOS		B														

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HCS7 Two-Way Stop-Control Report

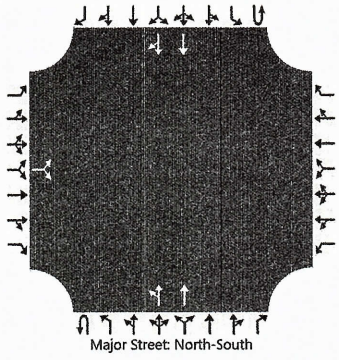
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2025
Time Analyzed	PM Peak Hour - wo Project
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	Sunrise Blvd & Dade Rd
Jurisdiction	St. Lucie
East/West Street	Dade Road
North/South Street	Sunrise Blvd
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	2	0	0	0	2	0
Configuration			LR							LT	T				T	TR
Volume (veh/h)		7		0						7	145				248	6
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.86		6.96						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						3.53						

Delay, Queue Length, and Level of Service

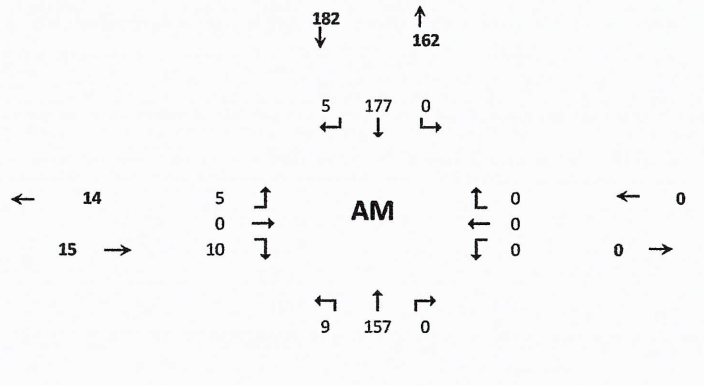
Flow Rate, v (veh/h)			8							8						
Capacity, c (veh/h)			575							835						
v/c Ratio			0.01							0.01						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
Control Delay (s/veh)			11.3							9.4						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		11.3								0.5						
Approach LOS		B														

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Sunrise Boulevard
E/W STREET: Dade Road
CONTROL: Unsignalized (TWSC)
FILENAME: Dade & Sunrise - North Parcels
COUNT DATE: 1/18/2022
DAY: Tuesday
CITY: St Lucie
REPORT DATE: 1/26/2022
ANALYSIS YEAR: 2025
With Project

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	1	23	0	0	28	3	1	0	2	0	0	0	58	313
7:15-7:30	1	32	0	0	52	3	1	0	2	0	0	0	91	318
7:30-7:45	2	47	0	0	40	1	2	0	0	0	0	0	92	299
7:45-8:00	1	33	0	0	36	1	1	0	0	0	0	0	72	266
8:00-8:15	2	32	0	0	28	0	1	0	0	0	0	0	63	270
8:15-8:30	2	37	0	0	30	1	0	0	2	0	0	0	72	
8:30-8:45	2	19	0	0	32	4	1	0	1	0	0	0	59	
8:45-9:00	1	28	0	0	38	3	2	0	4	0	0	0	76	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	6	144	0	0	156	5	5	0	2	0	0	0	318	
Season Factor	6	144	0	0	156	5	5	0	2	0	0	0	318	
Growth	6	154	0	0	167	5	5	0	2	0	0	0	340	
In/Out	IN	IN			OUT				OUT					
Percentage	12%	15%			15%				12%					
PROJECT	3	3	0	0	10	0	0	0	8	0	0	0	25	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	9	157	0	0	177	5	5	0	10	0	0	0	365	



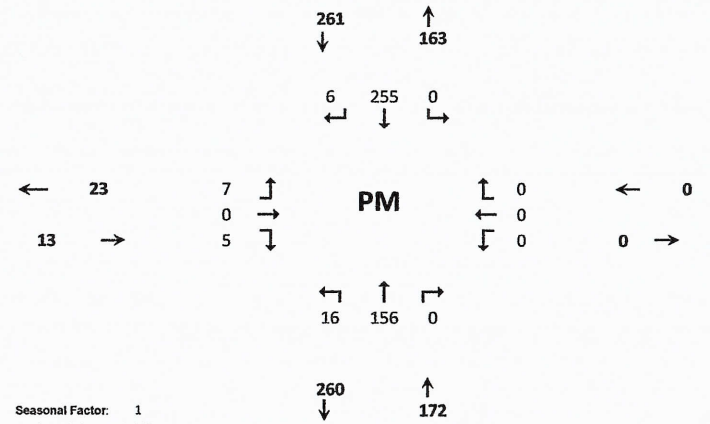
Seasonal Factor: 1
Growth Rate: 1.023
Years Grown: 3

	Trips In	Trips Out
Dade & Sunrise - North Parcels	22	68

TURNING MOVEMENT VOLUME COUNTS

Sunrise Boulevard / Dade Road - PM 2025
With Project

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	2	43	0	0	39	2	0	0	5	0	0	0	91	335
4:15-4:30	3	40	0	0	53	2	3	0	2	0	0	0	103	339
4:30-4:45	2	24	0	0	33	3	1	0	1	0	0	0	64	349
4:45-5:00	2	32	0	0	39	0	2	0	2	0	0	0	77	379
5:00-5:15	3	38	0	0	52	1	1	0	0	0	0	0	95	387
5:15-5:30	2	36	0	0	70	1	4	0	0	0	0	0	113	
5:30-5:45	2	32	0	0	57	3	0	0	0	0	0	0	94	
5:45-6:00	0	29	0	0	53	1	2	0	0	0	0	0	85	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	7	135	0	0	232	6	7	0	0	0	0	0	387	
Season Factor	7	135	0	0	232	6	7	0	0	0	0	0	387	
Growth	7	145	0	0	248	6	7	0	0	0	0	0	414	
In/Out	IN	IN	0	0	OUT	0	0	0	OUT	0	0	0	0	
Percentage	12%	15%	0%	0%	15%	0%	0%	0%	12%	0%	0%	0%	0%	
PROJECT	9	11	0	0	6	0	0	0	5	0	0	0	31	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%		
In/Out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	16	156	0	0	255	6	7	0	5	0	0	0	446	



Seasonal Factor: 1
Growth Rate: 1.023
Years Grown: 3

	Trips In	Trips Out
Dade & Sunrise - North Parcels	71	42

HCS7 Two-Way Stop-Control Report

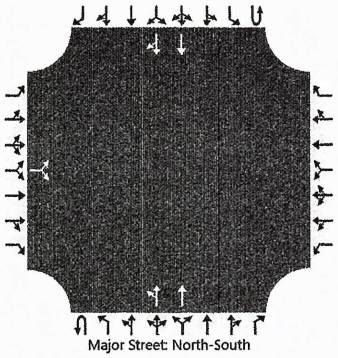
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2025
Time Analyzed	AM Peak Hour - w Project
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	Sunrise Blvd & Dade Rd
Jurisdiction	St. Lucie
East/West Street	Dade Road
North/South Street	Sunrise Blvd
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	2	0	0	0	2	0
Configuration			LR							LT	T				T	TR
Volume (veh/h)		5		10						9	157				177	5
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.86		6.96						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						3.53						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			17							10						
Capacity, c (veh/h)			803							884						
v/c Ratio			0.02							0.01						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			9.6							9.1						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)	9.6								0.5							
Approach LOS	A															

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HCS7 Two-Way Stop-Control Report

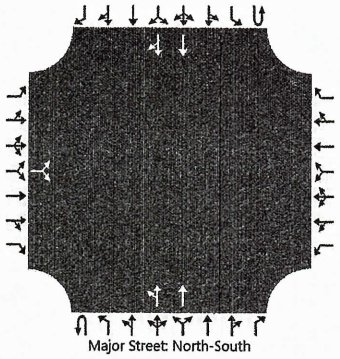
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2025
Time Analyzed	PM Peak Hour - w Project
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	Sunrise Blvd & Dade Rd
Jurisdiction	St. Lucie
East/West Street	Dade Road
North/South Street	Sunrise Blvd
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	2	0	0	0	2	0
Configuration			LR							LT	T				T	TR
Volume (veh/h)		7		5						16	156				255	6
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.86		6.96						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						3.53						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			14							19						
Capacity, c (veh/h)			639							830						
v/c Ratio			0.02							0.02						
95% Queue Length, Q_{95} (veh)			0.1							0.1						
Control Delay (s/veh)			10.8							9.4						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		10.8								1.0						
Approach LOS		B														

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TURNING MOVEMENT VOLUME COUNTS

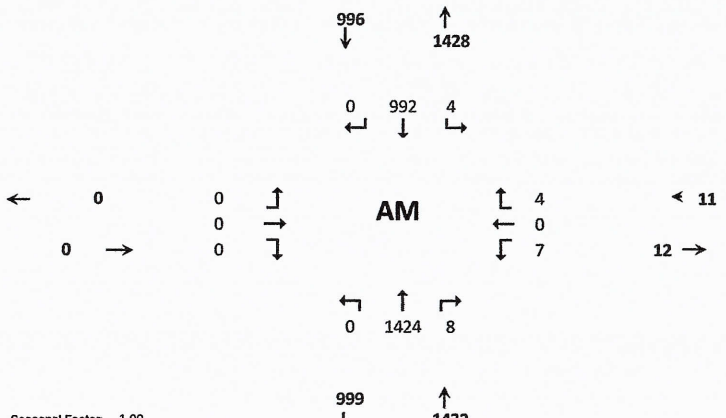
N/S STREET: S 25th Street **E/W STREET:** Dade Road **CONTROL:** Unsignalized (TWSC)

FILENAME: Dade & Sunrise - North Parcels

COUNT DATE: 1/19/2022 **DAY:** Wednesday **CITY:** St Lucie

REPORT DATE: 1/24/2022 **ANALYSIS YEAR:** 2022 Existing Conditions

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	217	0	2	236	0	0	0	0	0	0	0	455	2439
7:15-7:30	0	344	5	2	274	0	0	0	0	5	0	2	632	2370
7:30-7:45	0	403	1	0	244	0	0	0	0	2	0	0	650	2178
7:45-8:00	0	460	2	0	238	0	0	0	0	0	0	2	702	1907
8:00-8:15	0	220	2	2	161	0	0	0	0	1	0	0	386	1546
8:15-8:30	0	264	2	0	172	0	0	0	0	2	0	0	440	
8:30-8:45	0	219	4	1	153	0	0	0	0	1	0	1	379	
8:45-9:00	0	190	2	3	144	0	0	0	0	1	0	1	341	
												PHF	0.87	
AM PEAK HOUR IS FROM:			7:00AM TO 8:00AM											
Volumes	0	1424	8	4	992	0	0	0	0	7	0	4	2439	
Season Factor	0	1424	8	4	992	0	0	0	0	7	0	4	2439	
Growth	0	1424	8	4	992	0	0	0	0	7	0	4	2439	
In/Out Percentage														
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	1424	8	4	992	0	0	0	0	7	0	4	2439	



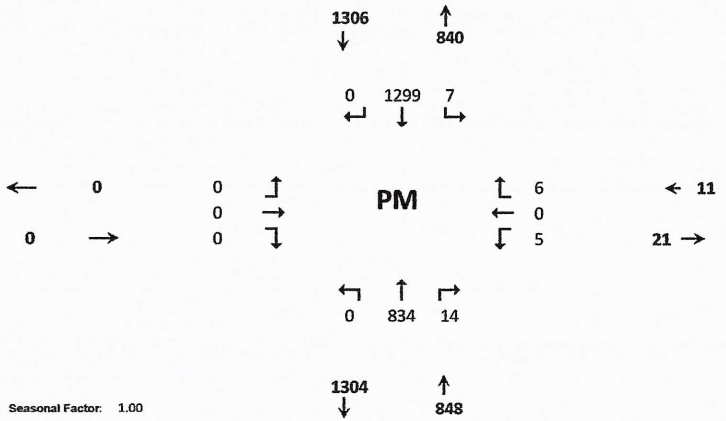
Seasonal Factor: 1.00
Growth Rate: 1.023
Years Grown: 0

	Trips In	Trips Out
Pineapple Grove	0	0
Hunt	0	0
St. Lucie Commerce Center	0	0
Whispering Oaks	0	0
Bent Creek	0	0
Wawa Kings	0	0
Kings Highway Warehouse	0	0
Kings Highway Commerce Park	0	0
Walsh Crossroads	0	0
Stone Mont	0	0
Celebration Pointe	0	0

TURNING MOVEMENT VOLUME COUNTS

S 25th Street / Dade Road - PM Existing Conditions
Existing Conditions

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	106	2	4	168	0	0	0	0	0	0	0	280	1784
4:15-4:30	0	205	5	3	267	0	0	0	0	3	0	3	486	2036
4:30-4:45	0	188	3	5	287	0	0	0	0	1	0	3	487	2146
4:45-5:00	0	222	8	3	296	0	0	0	0	1	0	1	531	2165
5:00-5:15	0	219	3	3	303	0	0	0	0	3	0	1	532	2106
5:15-5:30	0	202	2	1	387	0	0	0	0	0	0	4	596	
5:30-5:45	0	191	1	0	313	0	0	0	0	1	0	0	506	
5:45-6:00	0	178	1	3	285	0	0	0	0	2	0	3	472	
												PHF	0.91	



PM PEAK HOUR IS FROM: 4:45PM TO 5:45PM

Volumes	0	834	14	7	1299	0	0	0	0	5	0	6	2165
Season Factor	0	834	14	7	1299	0	0	0	0	5	0	6	2165
Growth	0	834	14	7	1299	0	0	0	0	5	0	6	2165
In/Out	0	0	0	0	0	0	0	0	0	0	0	0	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0
SUBPROJECTS													
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%	
In/Out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%	
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	834	14	7	1299	0	0	0	0	5	0	6	2165

Seasonal Factor: 1.00
Growth Rate: 1.023
Years Grown: 0

	Trips In	Trips Out
Pineapple Grove	0	0
Hunt	0	0
St. Lucie Commerce Center	0	0
Whispering Oaks	0	0
Bent Creek	0	0
Wawa Kings	0	0
Kings Highway Warehouse	0	0
Kings Highway Commerce Park	0	0
Walsh Crossroads	0	0
Stone Mont	0	0
Celebration Pointe	0	0

HCS7 Two-Way Stop-Control Report

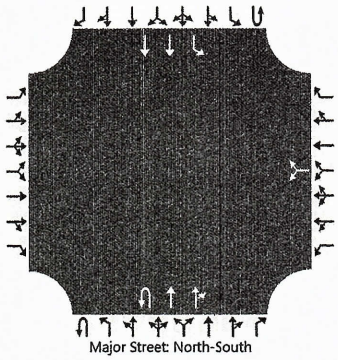
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2022
Time Analyzed	AM Peak Hour - Existing
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	S 25th St & Dade Rd
Jurisdiction	St Lucie
East/West Street	Dade Rd
North/South Street	S 25th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	1	0	2	0	0	1	2	0
Configuration							LR		U		T	TR		L	T	
Volume (veh/h)						7		4	0		1424	8	0	4	992	
Percent Heavy Vehicles (%)						3		3	3				3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Left Only								1		

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9	6.4					4.1		
Critical Headway (sec)						6.86		6.96	6.46					4.16		
Base Follow-Up Headway (sec)						3.5		3.3	2.5					2.2		
Follow-Up Headway (sec)						2.23		3.33	2.53					2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							13		0					5		
Capacity, c (veh/h)							178		267					384		
v/c Ratio							0.07		0.00					0.01		
95% Queue Length, Q_{95} (veh)							0.2		0.0					0.0		
Control Delay (s/veh)							26.8		18.5					14.5		
Level of Service (LOS)							D		C					B		
Approach Delay (s/veh)						26.8			0.0				0.1			
Approach LOS						D										

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HCS7 Two-Way Stop-Control Report

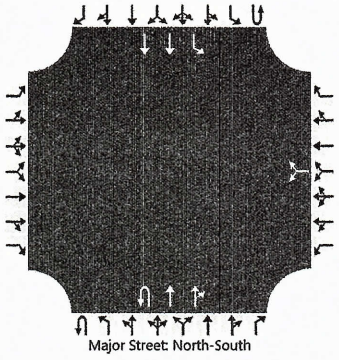
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2022
Time Analyzed	PM Peak Hour - Existing
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	S 25th St & Dade Rd
Jurisdiction	St Lucie
East/West Street	Dade Rd
North/South Street	S 25th St
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	1	0	2	0	0	1	2	0
Configuration							LR		U		T	TR		L	T	
Volume (veh/h)						5		6	0		834	14	0	7	1299	
Percent Heavy Vehicles (%)						3		3	3				3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9	6.4					4.1		
Critical Headway (sec)						6.86		6.96	6.46					4.16		
Base Follow-Up Headway (sec)						3.5		3.3	2.5					2.2		
Follow-Up Headway (sec)						2.23		3.33	2.53					2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							12		0					8		
Capacity, c (veh/h)							389		174					724		
v/c Ratio							0.03		0.00					0.01		
95% Queue Length, Q_{95} (veh)							0.1		0.0					0.0		
Control Delay (s/veh)							14.6		25.7					10.0		
Level of Service (LOS)							B		D					B		
Approach Delay (s/veh)					14.6				0.0				0.1			
Approach LOS					B											

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HCS7 Two-Way Stop-Control Report

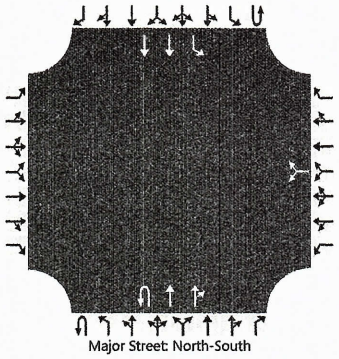
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2025
Time Analyzed	AM Peak Hour - wo project
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	S 25th St & Dade Rd
Jurisdiction	St Lucie
East/West Street	Dade Rd
North/South Street	S 25th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	1	0	2	0	0	1	2	0
Configuration							LR		U		T	TR		L	T	
Volume (veh/h)						7		4	0		1524	9	0	4	1062	
Percent Heavy Vehicles (%)						3		3	3				3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9	6.4					4.1		
Critical Headway (sec)						6.86		6.96	6.46					4.16		
Base Follow-Up Headway (sec)						3.5		3.3	2.5					2.2		
Follow-Up Headway (sec)						2.23		3.33	2.53					2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							13		0					5		
Capacity, c (veh/h)							154		237					346		
v/c Ratio							0.08		0.00					0.01		
95% Queue Length, Q_{95} (veh)							0.3		0.0					0.0		
Control Delay (s/veh)							30.4		20.2					15.5		
Level of Service (LOS)							D		C					C		
Approach Delay (s/veh)					30.4				0.0				0.1			
Approach LOS					D											

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HCS7 Two-Way Stop-Control Report

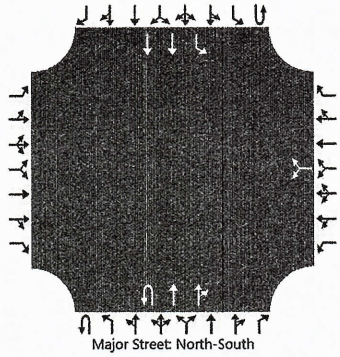
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2025
Time Analyzed	PM Peak Hour - wo Project
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	S 25th St & Dade Rd
Jurisdiction	St Lucie
East/West Street	Dade Rd
North/South Street	S 25th St
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	1	0	2	0	0	1	2	0
Configuration							LR		U		T	TR		L	T	
Volume (veh/h)						5		6	0		893	15	0	7	1390	
Percent Heavy Vehicles (%)						3		3	3				3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9	6.4					4.1		
Critical Headway (sec)						6.86		6.96	6.46					4.16		
Base Follow-Up Headway (sec)						3.5		3.3	2.5					2.2		
Follow-Up Headway (sec)						2.23		3.33	2.53					2.23		

Delay, Queue Length, and Level of Service

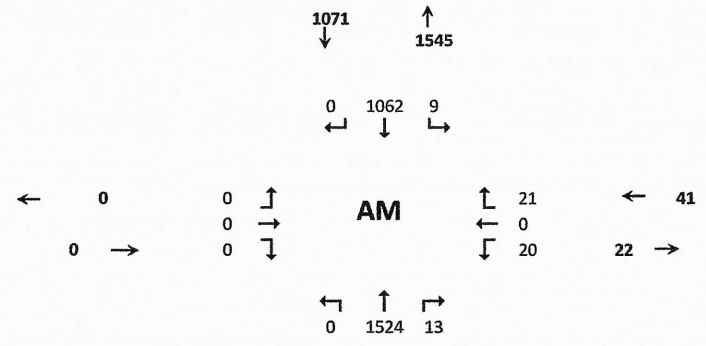
Flow Rate, v (veh/h)							12		0					8		
Capacity, c (veh/h)							359		150					683		
v/c Ratio							0.03		0.00					0.01		
95% Queue Length, Q_{95} (veh)							0.1		0.0					0.0		
Control Delay (s/veh)							15.4		29.0					10.3		
Level of Service (LOS)							C		D					B		
Approach Delay (s/veh)						15.4			0.0				0.1			
Approach LOS						C										

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: S 25th Street
E/W STREET: Dade Road
CONTROL: Unsignalized (TWSC)
FILENAME: Dade & Sunrise - North Parcels
COUNT DATE: 1/19/2022
DAY: Wednesday
CITY: St Lucie
REPORT DATE: 1/24/2022
ANALYSIS YEAR: 2025
With Project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	217	0	2	236	0	0	0	0	0	0	0	455	2439
7:15-7:30	0	344	5	2	274	0	0	0	0	5	0	2	632	2370
7:30-7:45	0	403	1	0	244	0	0	0	0	2	0	0	650	2178
7:45-8:00	0	460	2	0	238	0	0	0	0	0	0	2	702	1907
8:00-8:15	0	220	2	2	161	0	0	0	0	1	0	0	386	1546
8:15-8:30	0	264	2	0	172	0	0	0	0	2	0	0	440	
8:30-8:45	0	219	4	1	153	0	0	0	0	1	0	1	379	
8:45-9:00	0	190	2	3	144	0	0	0	0	1	0	1	341	



AM PEAK HOUR IS FROM:			7:00AM TO 8:00AM											
Volumes	0	1424	8	4	992	0	0	0	0	7	0	4	2439	
Season Factor	0	1424	8	4	992	0	0	0	0	7	0	4	2439	
Growth	0	1524	9	4	1062	0	0	0	0	7	0	4	2610	
In/Out			IN	IN						OUT		OUT		
Percentage			18%	24%						18%		24%		
PROJECT	0	0	4	5	0	0	0	0	0	13	0	16	38	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	1524	13	9	1062	0	0	0	0	20	0	21	2649	

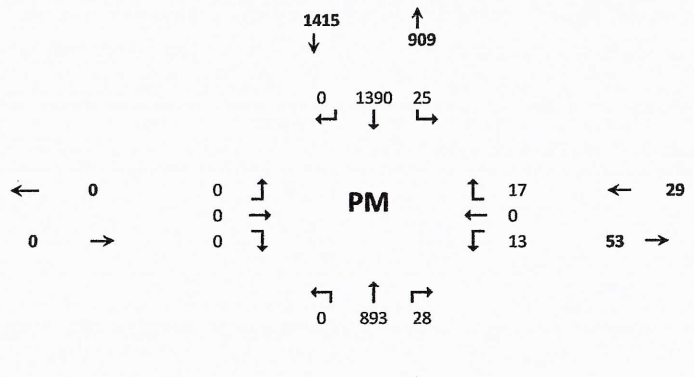
Seasonal Factor: 1
Growth Rate: 1.023
Years Grown: 3

	Trips In	Trips Out
Dade & Sunrise - North Parcels	22	68

TURNING MOVEMENT VOLUME COUNTS

S 25th Street / Dade Road - PM 2025
With Project

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	106	2	4	168	0	0	0	0	0	0	0	280	1784
4:15-4:30	0	205	5	3	267	0	0	0	0	3	0	3	486	2036
4:30-4:45	0	188	3	5	287	0	0	0	0	1	0	3	487	2146
4:45-5:00	0	222	8	3	296	0	0	0	0	1	0	1	531	2165
5:00-5:15	0	219	3	3	303	0	0	0	0	3	0	1	532	2106
5:15-5:30	0	202	2	1	387	0	0	0	0	0	0	4	596	
5:30-5:45	0	191	1	0	313	0	0	0	0	1	0	0	506	
5:45-6:00	0	178	1	3	285	0	0	0	0	2	0	3	472	
PM PEAK HOUR IS FROM:			4:45PM TO 5:45PM											
Volumes	0	834	14	7	1299	0	0	0	0	5	0	6	2165	
Season Factor	0	834	14	7	1299	0	0	0	0	5	0	6	2165	
Growth	0	893	15	7	1390	0	0	0	0	5	0	6	2317	
In/Out	0	0	IN	IN	0	0	0	0	0	OUT	0	OUT	0	
Percentage	0%	0%	18%	24%	0%	0%	0%	0%	0%	18%	0%	24%	0%	
PROJECT	0	0	13	17	0	0	0	0	0	8	0	10	48	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%		
In/Out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	893	28	25	1390	0	0	0	0	13	0	17	2365	



Seasonal Factor: 1
Growth Rate: 1.023
Years Grown: 3

	Trips In	Trips Out
Dade & Sunrise - North Parcels	71	42

HCS7 Two-Way Stop-Control Report

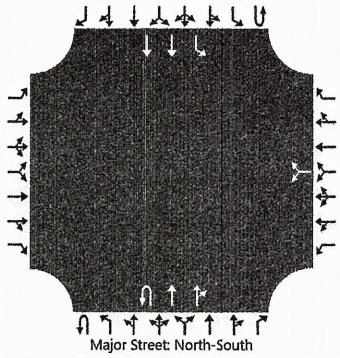
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2025
Time Analyzed	AM Peak Hour - w project
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	S 25th St & Dade Rd
Jurisdiction	St Lucie
East/West Street	Dade Rd
North/South Street	S 25th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	1	0	2	0	0	1	2	0
Configuration							LR		U		T	TR		L	T	
Volume (veh/h)						20		21	0		1524	13	0	9	1062	
Percent Heavy Vehicles (%)						3		3	3				3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9	6.4					4.1		
Critical Headway (sec)						6.86		6.96	6.46					4.16		
Base Follow-Up Headway (sec)						3.5		3.3	2.5					2.2		
Follow-Up Headway (sec)						2.23		3.33	2.53					2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							47		0					10		
Capacity, c (veh/h)							172		237					345		
v/c Ratio							0.27		0.00					0.03		
95% Queue Length, Q_{95} (veh)							1.1		0.0					0.1		
Control Delay (s/veh)							33.7		20.2					15.8		
Level of Service (LOS)							D		C					C		
Approach Delay (s/veh)					33.7				0.0				0.1			
Approach LOS					D											

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HCS7 Two-Way Stop-Control Report

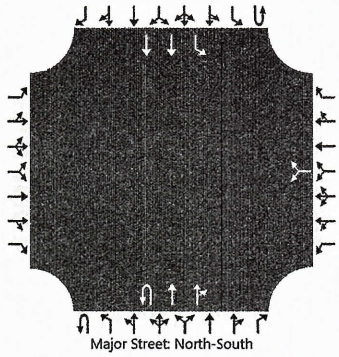
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2025
Time Analyzed	PM Peak Hour - w Project
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	S 25th St & Dade Rd
Jurisdiction	St Lucie
East/West Street	Dade Rd
North/South Street	S 25th St
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	1	0	2	0	0	1	2	0
Configuration							LR		U		T	TR		L	T	
Volume (veh/h)						13		17	0		893	28	0	25	1390	
Percent Heavy Vehicles (%)						3		3	3				3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9	6.4					4.1		
Critical Headway (sec)						6.86		6.96	6.46					4.16		
Base Follow-Up Headway (sec)						3.5		3.3	2.5					2.2		
Follow-Up Headway (sec)						2.23		3.33	2.53					2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							33		0					27		
Capacity, c (veh/h)							352		150					675		
v/c Ratio							0.09		0.00					0.04		
95% Queue Length, Q_{95} (veh)							0.3		0.0					0.1		
Control Delay (s/veh)							16.3		29.0					10.6		
Level of Service (LOS)							C		D					B		
Approach Delay (s/veh)						16.3			0.0				0.2			
Approach LOS						C										

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APPENDIX F

DRIVEWAY ANALYSIS

HCS7 Two-Way Stop-Control Report

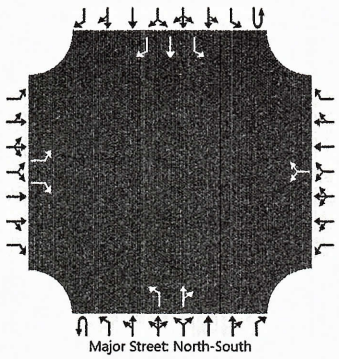
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2025
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	Sunrise Blvd & Driveway 1
Jurisdiction	St. Lucie
East/West Street	Driveway 1
North/South Street	Sunrise Blvd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	1	0	0	1	1	0	0	1	1	1
Configuration		L		R			LR			L		TR		L	T	R
Volume (veh/h)		21		10		37		34		3	147	12		12	135	7
Percent Heavy Vehicles (%)		3		3		3		3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No												No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2		7.1		6.2		4.1				4.1		
Critical Headway (sec)		7.13		6.23		7.13		6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5		3.3		3.5		3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53		3.33		2.23		3.33		3.53				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		22		11			75			3				13		
Capacity, c (veh/h)		571		903			885			924				1404		
v/c Ratio		0.04		0.01			0.08			0.00				0.01		
95% Queue Length, Q_{95} (veh)		0.1		0.0			0.3			0.0				0.0		
Control Delay (s/veh)		11.6		9.0			9.4			8.9				7.6		
Level of Service (LOS)		B		A			A			A				A		
Approach Delay (s/veh)		10.7				9.4				0.2				0.6		
Approach LOS		B				A										

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HCS7 Two-Way Stop-Control Report

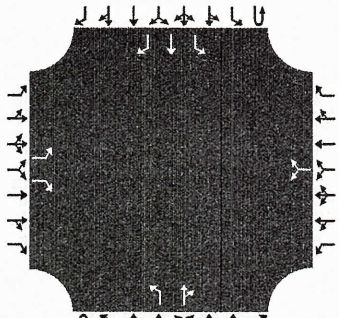
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2025
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	Sunrise Blvd & Driveway 1
Jurisdiction	St. Lucie
East/West Street	Driveway 1
North/South Street	Sunrise Blvd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	1	0	0	1	1	0	0	1	1	1
Configuration		L		R			LR			L		TR		L	T	R
Volume (veh/h)		13		6		27		16		11	124	28		46	228	22
Percent Heavy Vehicles (%)		3		3		3		3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No												No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2		7.1		6.2		4.1				4.1		
Critical Headway (sec)		7.13		6.23		7.13		6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5		3.3		3.5		3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53		3.33		2.23		3.33		3.53				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14		6			45			12				48		
Capacity, c (veh/h)		444		796			721			856				1413		
v/c Ratio		0.03		0.01			0.06			0.01				0.03		
95% Queue Length, Q_{95} (veh)		0.1		0.0			0.2			0.0				0.1		
Control Delay (s/veh)		13.4		9.6			10.3			9.3				7.6		
Level of Service (LOS)		B		A			B			A				A		
Approach Delay (s/veh)		12.2				10.3				0.6				1.2		
Approach LOS		B				B										

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HCS7 Two-Way Stop-Control Report

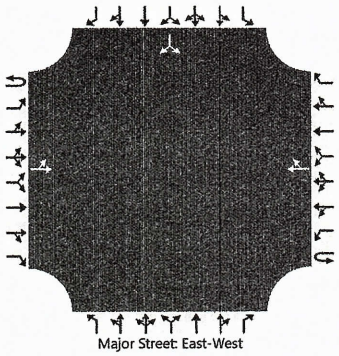
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2025
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	Driveway 2 & Dade Rd
Jurisdiction	St Lucie
East/West Street	Dade Rd
North/South Street	Driveway 2
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		9	13				12	3						8		29
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		9													39	
Capacity, c (veh/h)		1595													1037	
v/c Ratio		0.01													0.04	
95% Queue Length, Q_{95} (veh)		0.0													0.1	
Control Delay (s/veh)		7.3													8.6	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	3.0												8.6			
Approach LOS													A			

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HCS7 Two-Way Stop-Control Report

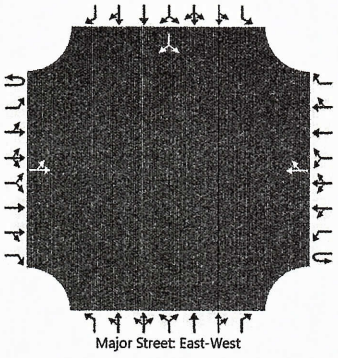
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2025
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	Driveway 2 & Dade Rd
Jurisdiction	St Lucie
East/West Street	Dade Rd
North/South Street	Driveway 2
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		30	23				11	9						5		18
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32													24	
Capacity, c (veh/h)		1588													1013	
v/c Ratio		0.02													0.02	
95% Queue Length, Q_{95} (veh)		0.1													0.1	
Control Delay (s/veh)		7.3													8.6	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	4.2												8.6			
Approach LOS													A			

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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 27, 2021

Tony Adams
Sr. Biologist |Certified Arborist | Environmental

ENGINEERS SURVEYORS ENVIRONMENTAL

In response to your request on July 27, 2021, the Florida Master Site File lists no cultural resources recorded for the designated area north of Dade Road, east of S 25th Street in St. Lucie County, Florida.

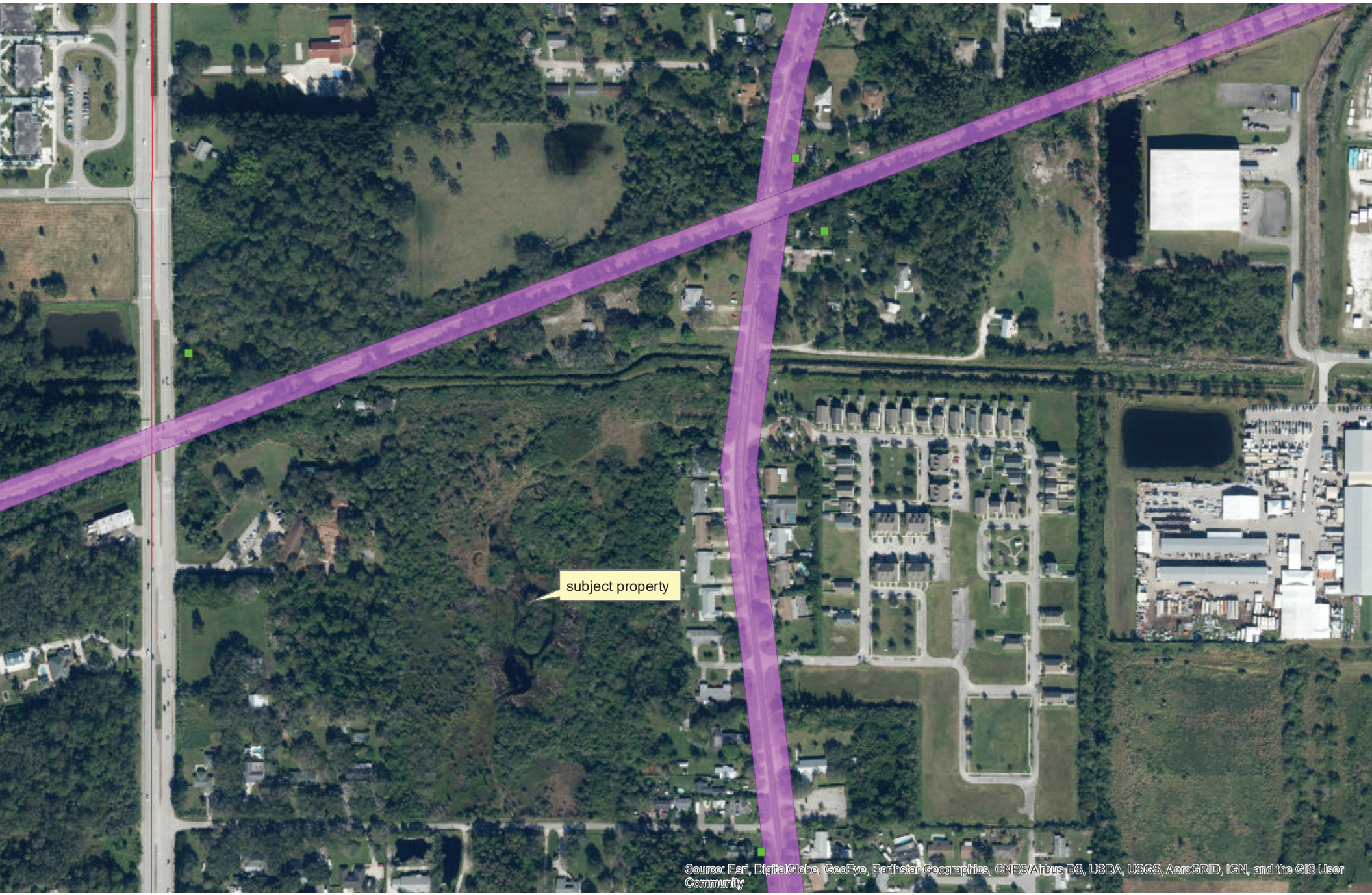
When interpreting the results of our search, please consider the following information:
#

- **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** CompliancePermits@dos.MyFlorida.com

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

Sincerely,

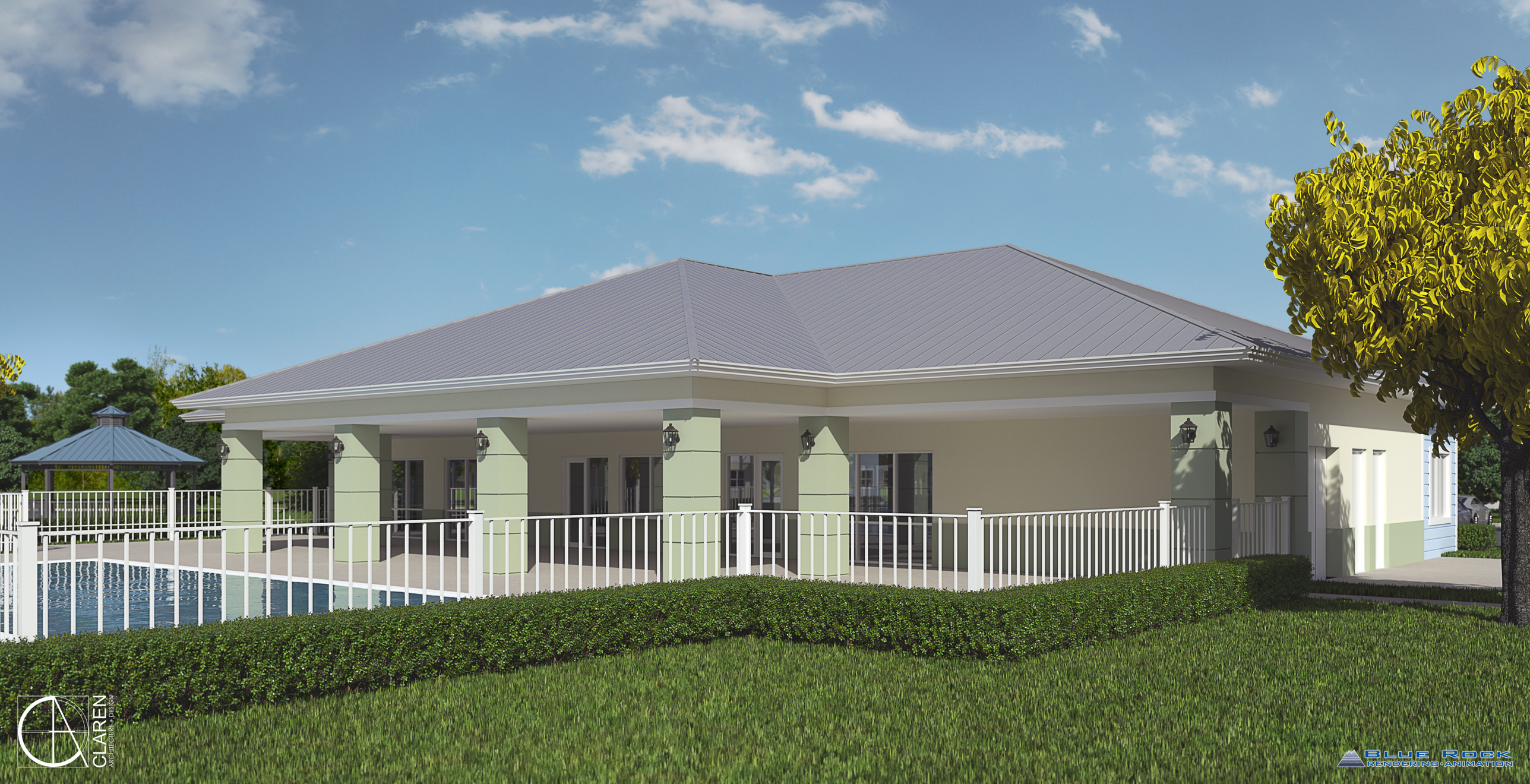
Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com


subject property
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community


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BLUE ROCK
RENDERING · ANIMATION


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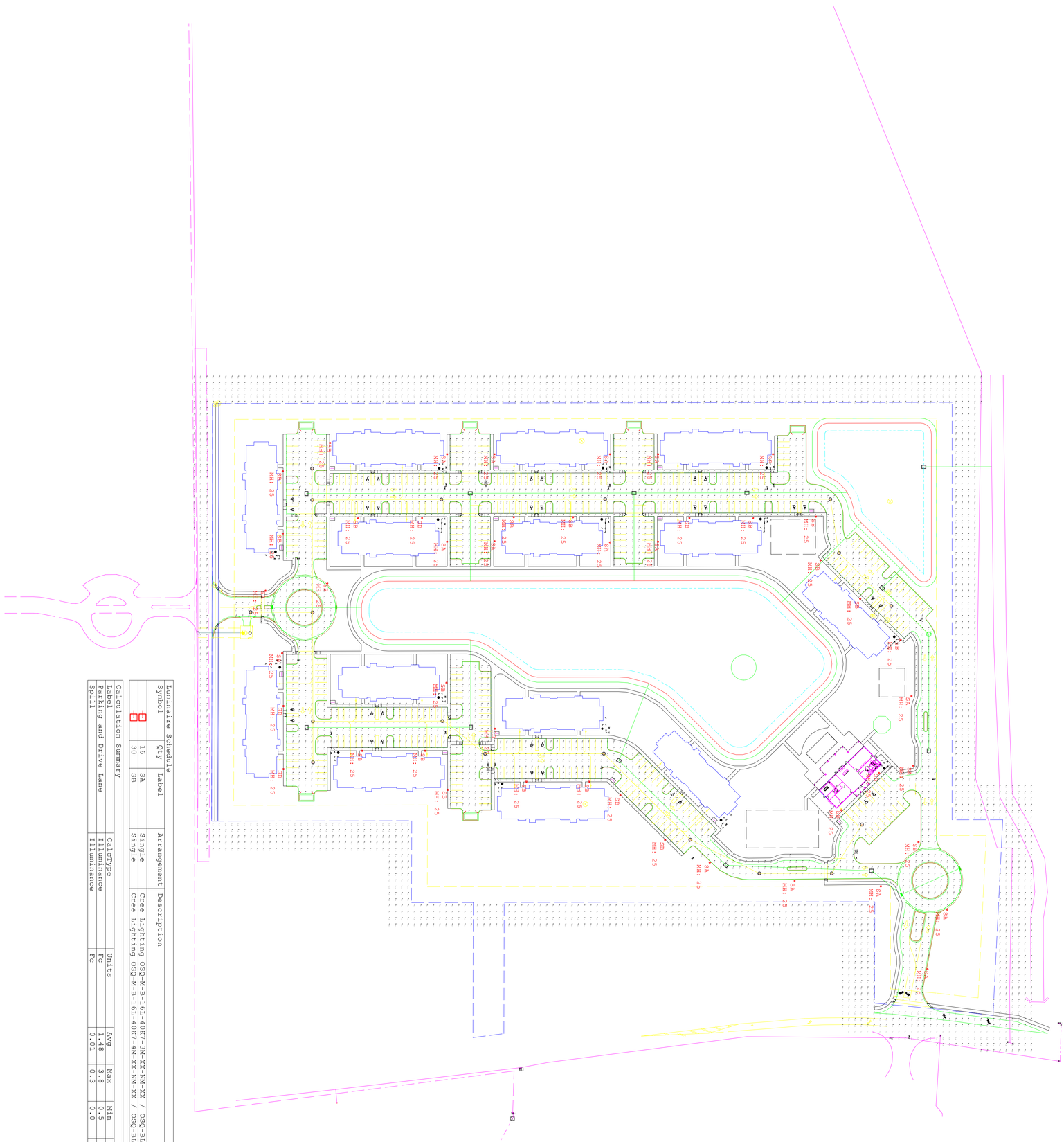

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Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	16	SA	Single	Cree Lighting OSQ-M-B-16L-400K7-3M-XX-NW-XX / OSQ-B1SWF	0.900	12350	104	1664
	30	SB	Single	Cree Lighting OSQ-M-B-16L-400K7-4M-XX-NW-XX / OSQ-B1SWF	0.900	12350	104	3120

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drive Lane	Illuminance	Fc	1.43	3.9	0.5	2.86	7.80
Spill	Illuminance	Fc	0.01	0.3	0.0	N.A.	N.A.

Privilege North - Site.AGI

Privilege North

Drawn By: J. Ernstam
Checked By:
Date:3/29/2022
Scale:

Revisions	#	Date	Comments

GENESIS LIGHTING
14101 NW 8th St Sunrise, FL 33325
954-306-9391

OSQ Series

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

Rev. Date: V5 09/14/2021

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 6L lumen package is a suitable upgrade for HID applications up to 250 Watt, and the 11L lumen package is a suitable upgrade for HID applications up to 400 Watt. The 22L lumen package is a suitable upgrade for HID applications up to 750 Watts, and the 30L lumen package is a suitable upgrade for HID applications up to 1000 Watts.

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

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

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

Initial Delivered Lumens: 4,000 - 30,000

Efficacy: Up to 173 LPW

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

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

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

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

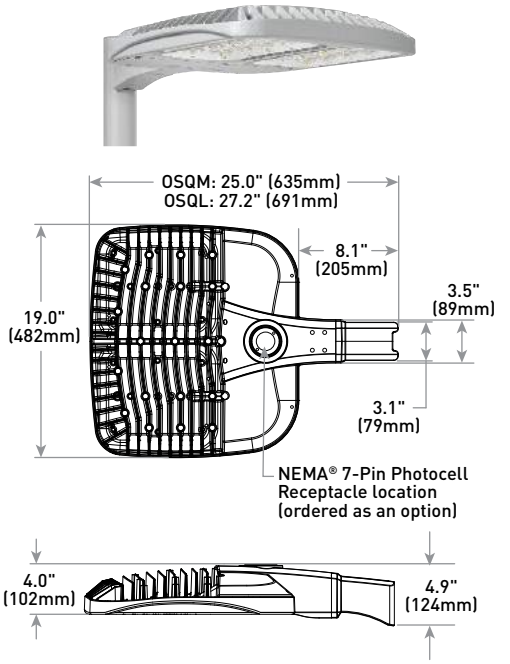
Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-B-AA-BK + **Luminaire:** OSQM-B-4L-30K7-2M-UL-NM-BK

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

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

OSQ-ML-B-DA Mount



Luminaire	Weight
OSQM	28.9 lbs. (13.1kg)
OSQL	32.4 lbs. (14.7kg)

Note: Refer to page 11 for fixture mounting drill pattern. For additional mounts, refer to drawings beginning on page 19

Luminaire (Mount must be ordered separately)

OSQ		B								
Family	**Size**	**Series**	**Lumen Package†**	**CCT/CRI**	**Optic**	**Voltage**	**Mount**	**Color Options**	**Controls****	**Options**
OSQ	**M** Medium **L** Large	B	**Medium** **4L** 4,000 Lumens **6L** 6,000 Lumens **9L** 9,000 Lumens **11L** 11,000 Lumens **16L** 16,000 Lumens **Large** **22L** 22,000 Lumens **30L** 30,000 Lumens	**30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**Asymmetric** **2M*** Type II Medium **3M*** Type III Medium **4M*** Type IV Medium **Symmetric** **5M** Type V Medium **5N** Type V Narrow **5Q** Type V Square **N3** Narrow Flood **33** NEMA® 3x3 **44** NEMA® 4x4 **55** NEMA® 5x5 **66** NEMA® 6x6 **75** NEMA® 7x5	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 4L or 6L lumen packages	**NM** No Mount - Must specify mount from table above - Mount ships separately	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**PML Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output** - Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 12-18 for power and lumen values - Not available with PML or PML2 options **X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output** - Must select add X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with 22L or 30L lumen packages - Not available with PML or PML2 options - Lumen output is permanently locked to the setting selected - Refer to pages 12-18 for power and lumen values	**20KV 20kV/10kA Surge Suppression** - Replaces standard 10kV surge protection **F Fuse** - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse **R NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Requires photocell or shorting cap by others **RL Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 19 for optic directionality - Not for use with symmetric optics **RR Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 19 for optic directionality - Not for use with symmetric optics

† Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values
* Available with Backlight Shield when ordered with field-installed accessory (see table above)
** Luminaire comes standard with 0-10V dimming

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

CREE LIGHTING®

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

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

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers. Refer to page 11 for fixture mounting drill pattern.
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon.
- Adjustable arm mount can be adjusted 180˚ in 2.5˚ increments.
- Transportation mount is constructed of 316 stainless steel and mounts to surface with (4) 3/8" fasteners by others
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180˚ in 15˚ degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Luminaires ordered with NM mount include 18" (340mm) 18/5 or 16/5 cord exiting the luminaire; when combined with R option, 18" (340mm) 18/7 or 16/7 cord is provided
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available

Weight

Mount	Housing	
	Medium	Large
OSQ-ML-B-AA	28.4 lbs. (12.9kg)	32.0 lbs. (14.5kg)
OSQ-ML-B-DA	28.9 lbs. (13.1kg)	32.4 lbs. (14.7kg)
OSQ-ML-B-TSP	42.0 lbs. (19.1kg)	44.0 lbs. (20.0kg)
OSQ-ML-B-TM	32.6 lbs. (14.8kg)	36.1 lbs. (16.4kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard; 20kV surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **Maximum 10V Source Current:** 1.0mA
- **Operating Temperature Range:** -40˚C - +40˚C (-40˚F - +104˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL Recognized in accordance with UL8750
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2018, 3G bridge and overpass vibration standards
- ANSI C136.2 10kV (standard) and 20kV (optional) surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct or transportation mounts only. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/ for most current information
- DLC Premium qualified versions available. Please refer to https://www.designlights.org/search/ for most current information
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

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

Synapse Wireless Control Accessories

Twist-Lock Lighting Controller
TL7-B2
- Suitable for 120-277V (UL) voltage only
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with PML or PML2 options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TL7-B2 spec sheet for details

Twist-Lock Lighting Controller
TL7-HVG
- Suitable for 120-480V (UL and UH) voltage
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with PML or PML2 options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TL7-HVG spec sheet for details

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

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

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

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

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

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

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

Electrical Data*

Lumen Package	Optic	System Watts 120-480V	Utility Label Wattage	Total Current (A)					
				120V	208V	240V	277V	347V	480V
4L**	All	29	30	0.25	0.14	0.12	0.11	N/A	N/A
6L**	Asymmetric	48	50	0.41	0.23	0.20	0.17	N/A	N/A
	Symmetric	39	40	0.33	0.19	0.17	0.14	N/A	N/A
9L	All	60	60	0.51	0.29	0.25	0.22	0.18	0.13
11L	All	72	70	0.62	0.36	0.31	0.27	0.21	0.16
16L	All	104	100	0.89	0.51	0.43	0.39	0.31	0.22
22L	All	132	130	1.12	0.63	0.55	0.47	0.39	0.28
30L	All	202	200	1.72	0.96	0.84	0.72	0.60	0.43

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

OSQ Series Ambient Adjusted Lumen Maintenance[1]

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

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

Accessories

Field-Installed

Backlight Shield (Front Facing Optics)
OSQ-BLSMF (Medium)
OSQ-BLSLF (Large)

Backlight Shield (Rotated Optics)
OSQ-BLSMR (Medium)
OSQ-BLSLR (Large)

Bird Spikes
OSQ-MED-BRDSPK
OSQ-LG-BRDSPK

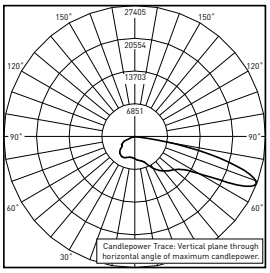
Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Shorting Cap
XA-XSLSHRT

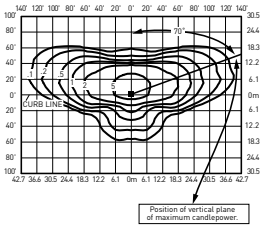
Photometry

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

2M



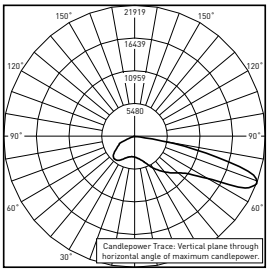
RESTL Test Report #: PL16334-001A
OSQL-B-30L-40K7-2M-UL
Initial Delivered Lumens: 32,795



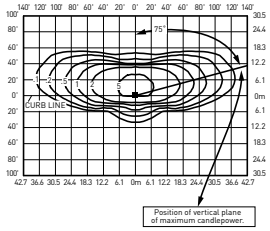
OSQL-B-30L-40K7-2M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 31,000
Initial FC at grade

Type II Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G2	6,900	B1 U0 G2	5,925	B1 U0 G1	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B2 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G2
16L	15,500	B3 U0 G3	16,100	B3 U0 G3	13,800	B2 U0 G2	16,100	B3 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G3	18,600	B3 U0 G3	22,100	B3 U0 G3
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G3	31,000	B3 U0 G4

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



RESTL Test Report #: PL16335-001A
OSQL-B-30L-40K7-2M-UL w/OSQ-BLSLF
Initial Delivered Lumens: 25,509



OSQL-B-30L-40K7-2M-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 23,800
Initial FC at grade

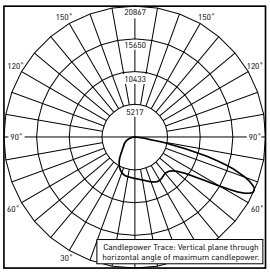
Type II Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	3,300	B1 U0 G1	3,410	B1 U0 G1	2,930	B1 U0 G1	3,410	B1 U0 G1
6L	5,100	B1 U0 G1	5,300	B1 U0 G1	4,550	B1 U0 G1	5,300	B1 U0 G1
9L	6,825	B1 U0 G2	7,075	B1 U0 G2	6,075	B1 U0 G1	7,075	B1 U0 G2
11L	8,300	B1 U0 G2	8,575	B1 U0 G2	7,375	B1 U0 G2	8,575	B1 U0 G2
16L	11,925	B2 U0 G2	12,350	B2 U0 G2	10,600	B1 U0 G2	12,350	B2 U0 G2
22L	15,900	B2 U0 G2	17,000	B2 U0 G3	14,250	B2 U0 G2	17,000	B2 U0 G3
30L	21,400	B2 U0 G3	23,800	B3 U0 G3	17,100	B2 U0 G3	23,800	B3 U0 G3

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

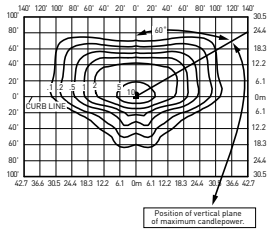
Photometry

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

3M



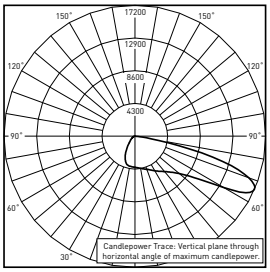
RESTL Test Report #: PL16051-001A
OSQL-B-30L-40K7-3M-UL
Initial Delivered Lumens: 30,908



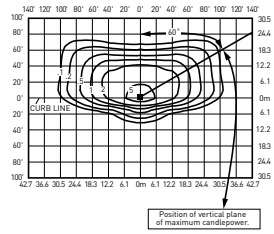
OSQL-B-30L-40K7-3M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 31,000
Initial FC at grade

Type III Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G2	6,900	B1 U0 G2	5,925	B1 U0 G2	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B2 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G2
16L	15,500	B3 U0 G3	16,100	B3 U0 G3	13,800	B2 U0 G2	16,100	B3 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G3	18,600	B3 U0 G3	22,100	B3 U0 G3
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G3	31,000	B3 U0 G4

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



RESTL Test Report #: PL16064-001A
OSQL-B-30L-40K7-3M-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,498



OSQL-B-30L-40K7-3M-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 24,500
Initial FC at grade

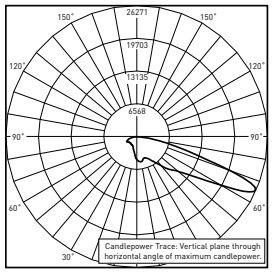
Type III Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	3,390	B1 U0 G1	3,510	B1 U0 G1	3,010	B1 U0 G1	3,510	B1 U0 G1
6L	5,250	B1 U0 G2	5,450	B1 U0 G2	4,680	B1 U0 G1	5,450	B1 U0 G2
9L	7,000	B1 U0 G2	7,275	B1 U0 G2	6,225	B1 U0 G2	7,275	B1 U0 G2
11L	8,525	B1 U0 G2	8,825	B1 U0 G2	7,575	B1 U0 G2	8,825	B1 U0 G2
16L	12,250	B2 U0 G2	12,700	B2 U0 G2	10,900	B2 U0 G2	12,700	B2 U0 G2
22L	16,300	B2 U0 G3	17,500	B2 U0 G3	14,650	B2 U0 G3	17,500	B2 U0 G3
30L	21,900	B3 U0 G4	24,500	B3 U0 G4	17,600	B2 U0 G3	24,500	B3 U0 G4

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

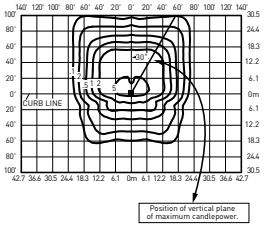
Photometry

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

4M



RESTL Test Report #: PL16065-001A
OSQL-B-30L-40K7-4M-UL
Initial Delivered Lumens: 30,752

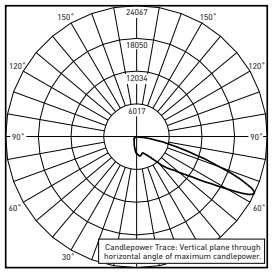


OSQL-B-30L-40K7-4M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 31,000
Initial FC at grade

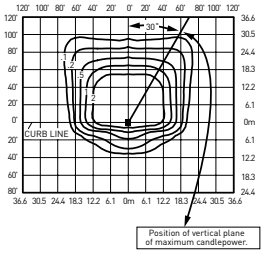
Type IV Mid Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G2	6,900	B1 U0 G2	5,925	B1 U0 G2	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B1 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G3
16L	15,500	B2 U0 G3	16,100	B2 U0 G3	13,800	B2 U0 G2	16,100	B2 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G4	18,600	B3 U0 G3	22,100	B3 U0 G4
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G4	31,000	B3 U0 G4

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



RESTL Test Report #: PL16066-001A
OSQL-B-30L-40K7-4M-UL w/OSQ-BLSLF
Initial Delivered Lumens: 23,654



OSQL-B-30L-40K7-4M-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 23,800
Initial FC at grade

Type IV Mid w/BLS Distribution

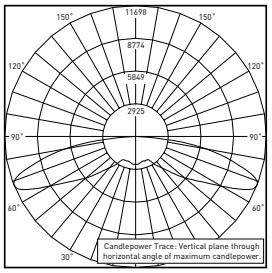
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	3,300	B0 U0 G1	3,410	B0 U0 G1	2,930	B0 U0 G1	3,410	B0 U0 G1
6L	5,100	B1 U0 G2	5,300	B1 U0 G2	4,550	B1 U0 G1	5,300	B1 U0 G2
9L	6,825	B1 U0 G2	7,075	B1 U0 G2	6,075	B1 U0 G2	7,075	B1 U0 G2
11L	8,300	B1 U0 G2	8,575	B1 U0 G2	7,375	B1 U0 G2	8,575	B1 U0 G2
16L	11,925	B1 U0 G2	12,350	B1 U0 G2	10,600	B1 U0 G2	12,350	B1 U0 G2
22L	15,900	B2 U0 G3	17,000	B2 U0 G3	14,250	B1 U0 G3	17,000	B2 U0 G3
30L	21,400	B2 U0 G4	23,800	B2 U0 G4	17,100	B2 U0 G3	23,800	B2 U0 G4

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

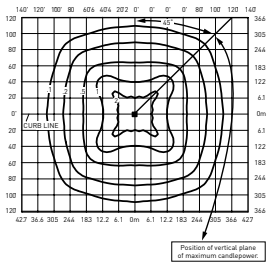
Photometry

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

5M



RESTL Test Report #: PL16050-001A
OSQL-B-30L-40K7-5M-UL
Initial Delivered Lumens: 26,918

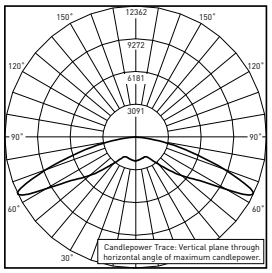


OSQL-B-30L-40K7-5M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 27,800
Initial FC at grade

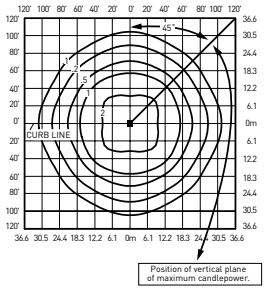
Type V Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,190	B3 U0 G2	4,370	B3 U0 G2	3,700	B2 U0 G2	4,370	B3 U0 G2
6L	5,900	B3 U0 G3	6,150	B3 U0 G3	5,200	B3 U0 G2	6,150	B3 U0 G3
9L	9,300	B3 U0 G3	9,700	B4 U0 G3	8,225	B3 U0 G3	9,700	B4 U0 G3
11L	10,850	B4 U0 G3	11,325	B4 U0 G3	9,575	B4 U0 G3	11,325	B4 U0 G3
16L	14,650	B4 U0 G4	15,300	B4 U0 G4	12,950	B4 U0 G4	15,300	B4 U0 G4
22L	20,200	B5 U0 G5	21,700	B5 U0 G5	19,800	B5 U0 G5	21,700	B5 U0 G5
30L	26,600	B5 U0 G5	27,800	B5 U0 G5	23,600	B5 U0 G5	27,800	B5 U0 G5

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

5N



RESTL Test Report #: PL16056-001A
OSQL-B-30L-40K7-5N-UL
Initial Delivered Lumens: 29,721



OSQL-B-30L-40K7-5N-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 29,700
Initial FC at grade

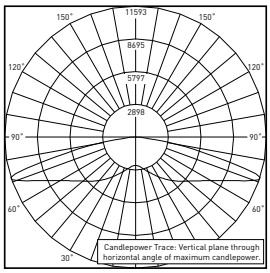
Type V Narrow Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,430	B3 U0 G1	4,620	B3 U0 G1	3,910	B3 U0 G1	4,620	B3 U0 G1
6L	6,225	B3 U0 G1	6,500	B3 U0 G2	5,500	B3 U0 G1	6,500	B3 U0 G2
9L	9,825	B4 U0 G2	10,250	B4 U0 G2	8,675	B3 U0 G2	10,250	B4 U0 G2
11L	11,450	B4 U0 G2	11,950	B4 U0 G2	10,125	B4 U0 G2	11,950	B4 U0 G2
16L	15,475	B4 U0 G3	16,125	B4 U0 G3	13,675	B4 U0 G2	16,125	B4 U0 G3
22L	21,300	B5 U0 G3	22,900	B5 U0 G3	20,900	B5 U0 G3	22,900	B5 U0 G3
30L	28,400	B5 U0 G4	29,700	B5 U0 G4	25,200	B5 U0 G3	29,700	B5 U0 G4

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

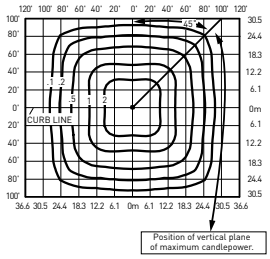
Photometry

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

5Q



RESTL Test Report #: PL16057-001A
OSQL-B-30L-40K7-5Q-UL
Initial Delivered Lumens: 29,519



OSQL-B-30L-40K7-5Q-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 29,700
Initial FC at grade

Type V Square Distribution

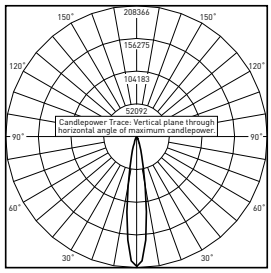
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,430	B2 U0 G1	4,620	B3 U0 G1	3,910	B2 U0 G1	4,620	B3 U0 G1
6L	6,225	B3 U0 G1	6,500	B3 U0 G1	5,500	B3 U0 G1	6,500	B3 U0 G1
9L	9,825	B3 U0 G2	10,250	B3 U0 G2	8,675	B3 U0 G2	10,250	B3 U0 G2
11L	11,450	B4 U0 G2	11,950	B4 U0 G2	10,125	B3 U0 G2	11,950	B4 U0 G2
16L	15,475	B4 U0 G2	16,125	B4 U0 G2	13,675	B4 U0 G2	16,125	B4 U0 G2
22L	21,300	B4 U0 G2	22,900	B5 U0 G3	20,900	B4 U0 G2	22,900	B5 U0 G3
30L	28,400	B5 U0 G3	29,700	B5 U0 G3	25,200	B5 U0 G3	29,700	B5 U0 G3

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

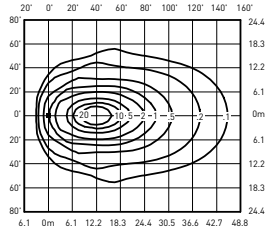
Photometry

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

N3



RESTL Test Report #: PL16058-001A
OSQL-B-30L-40K7-N3-UL
Initial Delivered Lumens: 30,311

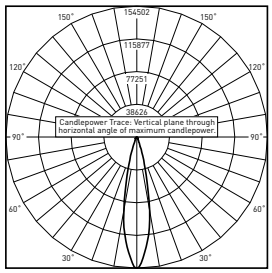


OSQL-B-30L-40K7-N3-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

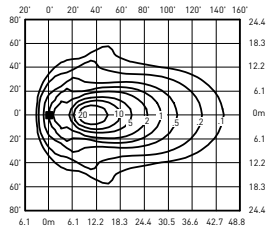
Narrow Flood Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

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

33



RESTL Test Report #: PL16059-001A
OSQL-B-30L-40K7-33-UL
Initial Delivered Lumens: 27,709

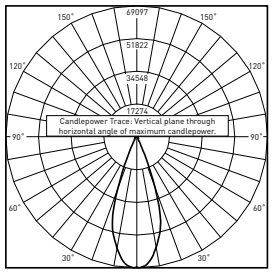


OSQL-B-30L-40K7-33-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

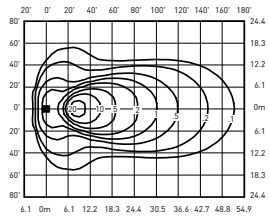
NEMA® 3x3 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

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

44



RESTL Test Report #: PL16060-001A
OSQL-B-30L-40K7-44-UL
Initial Delivered Lumens: 29,939



OSQL-B-30L-40K7-44-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

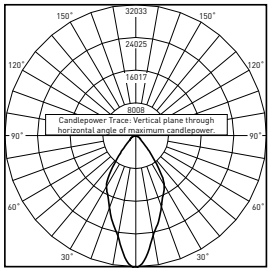
NEMA® 4x4 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

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

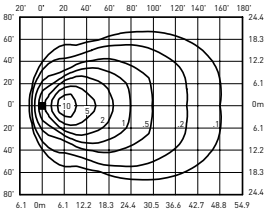
Photometry

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

55



RESTL Test Report #: PL16061-001A
OSQL-B-30L-40K7-55-UL
Initial Delivered Lumens: 29,479

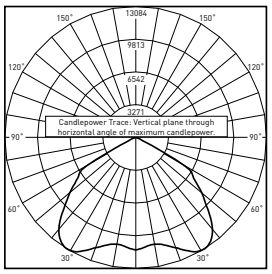


OSQL-B-30L-40K7-55-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

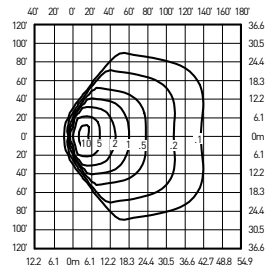
NEMA® 5x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

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

66



RESTL Test Report #: PL16062-001A
OSQL-B-30L-40K7-66-UL
Initial Delivered Lumens: 30,037

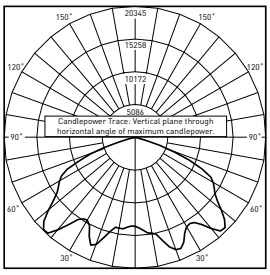


OSQL-B-30L-40K7-66-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

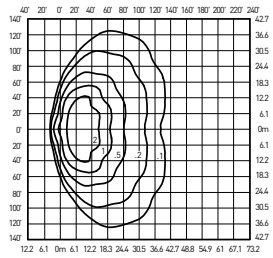
NEMA® 6x6 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

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

75



RESTL Test Report #: PL16063-001A
OSQL-B-30L-40K7-75-UL
Initial Delivered Lumens: 29,997



OSQL-B-30L-40K7-75-UL
Mounting Height: 25' (7.6m) A.F.G., 60° tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

NEMA® 7x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

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

Luminaire EPA

Adjustable Arm Mount – OSQ-ML-B-AA Weight: Medium - 28.4 lbs. (12.9kg); Large - 32.0 lbs. (14.5kg)								
Luminaire	Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	3 @ 180˚	4 @ 180˚	4 @ 90˚
	Tenon Configuration (0˚-80˚ Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
	 PB-1A*; PT-1; PW-1A3**	 PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	 PB-2A*; PD-2A4(90); PT-2(90)	 PB-3A*; PD-3A4(90); PT-3(90)	 PB-3A*; PT-3(120)	 PB-3A*; PB-3R2.375	 PB-4A*(180)	 PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
	0˚ Tilt							
OSQM	0.74	1.48	1.19	1.93	1.63	3.33	4.66	2.38
OSQL	0.80	1.61	1.26	2.06	1.68	3.33	4.66	2.52
	10˚ Tilt							
OSQM	0.75	1.48	1.49	2.23	2.15	4.22	5.84	2.98
OSQL	0.81	1.61	1.62	2.42	2.32	4.40	6.08	3.24
	20˚ Tilt							
OSQM	1.12	1.48	1.86	2.60	2.85	5.31	7.32	3.72
OSQL	1.24	1.61	2.04	2.84	3.13	5.68	7.80	4.08
	30˚ Tilt							
OSQM	1.46	1.48	2.20	2.94	3.56	6.34	8.68	4.40
OSQL	1.64	1.64	2.44	3.24	3.97	6.88	9.40	4.88
	45˚ Tilt							
OSQM	1.96	1.96	2.69	3.43	4.54	7.83	10.68	5.38
OSQL	2.20	2.20	3.00	3.80	5.07	8.55	11.64	6.00
	60˚ Tilt							
OSQM	2.33	2.33	3.07	3.81	5.11	8.94	12.16	6.14
OSQL	2.63	2.63	3.43	4.23	5.73	9.84	13.63	6.86
	70˚ Tilt							
OSQM	2.49	2.49	3.23	3.97	5.11	9.43	12.80	6.46
OSQL	2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
	80˚ Tilt							
OSQM	2.58	2.58	3.32	4.06	5.11	9.71	13.16	6.64
OSQL	2.93	2.93	3.73	4.53	5.73	10.74	14.56	7.46
	Tenon Configuration (90˚ Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
	PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
	90˚ Tilt							
OSQM	2.61	2.61	4.44	6.05	5.11	9.79	13.28	10.39
OSQL	2.95	2.95	4.84	6.52	5.73	10.81	14.64	11.19

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

Tenon EPA

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

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

Tenons and Brackets‡ (must specify color)

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

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

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

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

Wall Mount Brackets
- Mounts to wall or roof

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

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

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

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

PT-1 – Single (Vertical)
PT-2(90) – 90˚ Twin
PT-2(180) – 180˚ Twin
PT-3(90) – 90˚ Triple
PT-3(120) – 120˚ Triple
PT-4(90) – 90˚ Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

Ground Mount Post
- For ground-mounted flood luminaires

PGM-1 - for OSQ-ML-B-AA mount

‡ Refer to the Bracket and Tenons spec sheet for more details

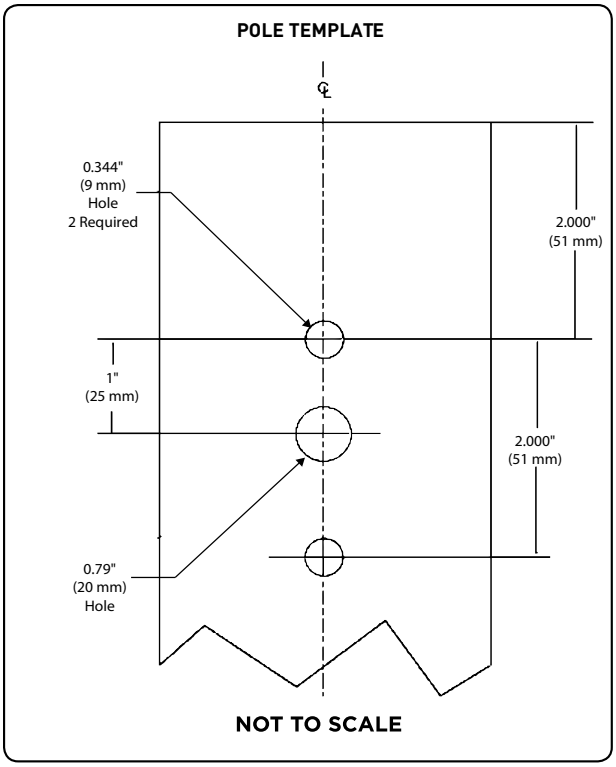
Luminaire EPA

Direct Arm Mount – OSQ-ML-B-DA Weight: Medium - 28.9 lbs. (13.1kg); Large - 32.4 lbs. (14.7kg)						
Luminaire	Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
OSQM	0.74	1.48	1.19	1.93	1.63	2.38
OSQL	0.80	1.61	1.26	2.06	1.68	2.52

Direct Mount Configurations

Compatibility with OSQ-ML-B-DA Direct Mount Bracket					
Size	2 @ 90˚	2 @ 180˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
3" Square					
Medium/Large	N/A	✓	N/A	N/A	N/A
3" Round					
Medium/Large	N/A	✓	N/A	N/A	N/A
4" Square					
Medium/Large	✓	✓	✓	N/A	✓
4" Round					
Medium/Large	✓	✓	✓	✓	✓
5" Square					
Medium/Large	✓	✓	✓	N/A	✓
5" Round					
Medium/Large	✓	✓	✓	✓	✓
6" + Square					
Medium/Large	✓	✓	✓	N/A	✓
6" + Round					
Medium/Large	✓	✓	✓	✓	✓

Fixture Mounting Drill Pattern for OSQ-ML-B-DA Mount



Luminaire EPA

Trunnion Mount – OSQ-ML-B-TM Weight: Medium - 32.6 lbs. (14.8kg); Large - 36.1 lbs. (16.4kg)	
Single	
Medium	**Large**
0˚ Tilt	
0.75	0.81
15˚ Tilt	
0.99	1.12
30˚ Tilt	
1.57	1.74
45˚ Tilt	
2.07	2.35
60˚ Tilt	
2.46	2.59
75˚ Tilt	
2.67	2.83
90˚ Tilt	
2.33	3.07

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q Option Power & Lumen Data – 4L Lumen Package

Q Option Setting	X Option Setting	CCT/CRI	System Watts 120-277V	Lumen Values						Optics Qualified on DLC QPL
				Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	N/A (Full Power)	30K (70 CRI)	29	4,290	4,190	4,430	3,300	3,390	3,300	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
		40K (70 CRI)		4,440	4,370	4,620	3,410	3,510	3,410	
		50K (90 CRI)		3,810	3,700	3,910	2,930	3,010	2,930	
		57K (70 CRI)		4,440	4,370	4,620	3,410	3,510	3,410	
Q8	X8	30K (70 CRI)	27	4,120	4,020	4,250	3,170	3,250	3,170	
		40K (70 CRI)		4,260	4,200	4,440	3,270	3,370	3,270	
		50K (90 CRI)		3,660	3,550	3,750	2,810	2,890	2,810	
		57K (70 CRI)		4,260	4,200	4,440	3,270	3,370	3,270	
Q7	X7	30K (70 CRI)	26	3,950	3,850	4,080	3,040	3,120	3,040	
		40K (70 CRI)		4,080	4,020	4,250	3,140	3,230	3,140	
		50K (90 CRI)		3,510	3,400	3,600	2,700	2,770	2,700	
		57K (70 CRI)		4,080	4,020	4,250	3,140	3,230	3,140	
Q6	X6	30K (70 CRI)	24	3,650	3,560	3,770	2,810	2,880	2,810	
		40K (70 CRI)		3,770	3,710	3,930	2,900	2,980	2,900	
		50K (90 CRI)		3,240	3,150	3,320	2,490	2,560	2,490	
		57K (70 CRI)		3,770	3,710	3,930	2,900	2,980	2,900	
Q5	X5	30K (70 CRI)	23	3,560	3,480	3,680	2,740	2,810	2,740	
		40K (70 CRI)		3,690	3,630	3,830	2,830	2,910	2,830	
		50K (90 CRI)		3,160	3,070	3,250	2,430	2,500	2,430	
		57K (70 CRI)		3,690	3,630	3,830	2,830	2,910	2,830	
Q4	X4	30K (70 CRI)	22	3,430	3,350	3,540	2,640	2,710	2,640	
		40K (70 CRI)		3,550	3,500	3,700	2,730	2,810	2,730	
		50K (90 CRI)		3,050	2,960	3,130	2,340	2,410	2,340	
		57K (70 CRI)		3,550	3,500	3,700	2,730	2,810	2,730	
Q3	X3	30K (70 CRI)	20	3,130	3,060	3,230	2,410	2,470	2,410	
		40K (70 CRI)		3,240	3,190	3,370	2,490	2,560	2,490	
		50K (90 CRI)		2,780	2,700	2,850	2,140	2,200	2,140	
		57K (70 CRI)		3,240	3,190	3,370	2,490	2,560	2,490	
Q2	X2	30K (70 CRI)	18	2,790	2,720	2,880	2,150	2,200	2,150	
		40K (70 CRI)		2,890	2,840	3,000	2,220	2,280	2,220	
		50K (90 CRI)		2,480	2,410	2,540	1,900	1,960	1,900	
		57K (70 CRI)		2,890	2,840	3,000	2,220	2,280	2,220	
Q1	X1	30K (70 CRI)	16	2,360	2,300	2,440	1,820	1,860	1,820	
		40K (70 CRI)		2,440	2,400	2,540	1,880	1,930	1,880	
		50K (90 CRI)		2,100	2,040	2,150	1,610	1,660	1,610	
		57K (70 CRI)		2,440	2,400	2,540	1,880	1,930	1,880	

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q Option Power & Lumen Data – 6L Lumen Package

Q Option Setting	X Option Setting	CCT/CRI	System Watts 120-277V		Lumen Values						Optics Qualified on DLC QPL
			Asymmetric	Symmetric	Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	N/A (Full Power)	30K (70 CRI)	48	39	6,650	5,900	6,225	5,100	5,250	5,100	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
		40K (70 CRI)			6,900	6,150	6,500	5,300	5,450	5,300	
		50K (90 CRI)			5,925	5,200	5,500	4,550	4,680	4,550	
		57K (70 CRI)			6,900	6,150	6,500	5,300	5,450	5,300	
Q8	X8	30K (70 CRI)	45	37	6,375	5,675	5,975	4,900	5,050	4,900	
		40K (70 CRI)			6,625	5,900	6,250	5,100	5,225	5,100	
		50K (90 CRI)			5,700	4,990	5,275	4,370	4,490	4,370	
		57K (70 CRI)			6,625	5,900	6,250	5,100	5,225	5,100	
Q7	X7	30K (70 CRI)	43	35	6,125	5,425	5,725	4,690	4,830	4,690	
		40K (70 CRI)			6,350	5,650	5,975	4,880	5,025	4,880	
		50K (90 CRI)			5,450	4,780	5,050	4,190	4,310	4,190	
		57K (70 CRI)			6,350	5,650	5,975	4,880	5,025	4,880	
Q6	X6	30K (70 CRI)	41	33	5,650	5,025	5,300	4,340	4,460	4,340	
		40K (70 CRI)			5,875	5,225	5,525	4,510	4,630	4,510	
		50K (90 CRI)			5,025	4,420	4,680	3,870	3,980	3,870	
		57K (70 CRI)			5,875	5,225	5,525	4,510	4,630	4,510	
Q5	X5	30K (70 CRI)	39	32	5,525	4,900	5,175	4,230	4,360	4,230	
		40K (70 CRI)			5,725	5,100	5,400	4,400	4,520	4,400	
		50K (90 CRI)			4,920	4,320	4,570	3,780	3,880	3,780	
		57K (70 CRI)			5,725	5,100	5,400	4,400	4,520	4,400	
Q4	X4	30K (70 CRI)	37	31	5,325	4,720	4,980	4,080	4,200	4,080	
		40K (70 CRI)			5,525	4,920	5,200	4,240	4,360	4,240	
		50K (90 CRI)			4,740	4,160	4,400	3,640	3,740	3,640	
		57K (70 CRI)			5,525	4,920	5,200	4,240	4,360	4,240	
Q3	X3	30K (70 CRI)	34	28	4,850	4,310	4,540	3,720	3,830	3,720	
		40K (70 CRI)			5,025	4,490	4,750	3,870	3,980	3,870	
		50K (90 CRI)			4,330	3,800	4,020	3,320	3,420	3,320	
		57K (70 CRI)			5,025	4,490	4,750	3,870	3,980	3,870	
Q2	X2	30K (70 CRI)	31	25	4,320	3,840	4,050	3,320	3,410	3,320	
		40K (70 CRI)			4,490	4,000	4,230	3,450	3,540	3,450	
		50K (90 CRI)			3,850	3,380	3,580	2,960	3,040	2,960	
		57K (70 CRI)			4,490	4,000	4,230	3,450	3,540	3,450	
Q1	X1	30K (70 CRI)	26	22	3,660	3,250	3,420	2,810	2,890	2,810	
		40K (70 CRI)			3,800	3,380	3,580	2,920	3,000	2,920	
		50K (90 CRI)			3,260	2,860	3,030	2,500	2,570	2,500	
		57K (70 CRI)			3,800	3,380	3,580	2,920	3,000	2,920	

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q Option Power & Lumen Data – 9L Lumen Package

Q Option Setting	X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values						Optics Qualified on DLC QPL
				Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	N/A (Full Power)	30K (70 CRI)	60	8,875	9,300	9,825	6,825	7,000	6,825	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
		40K (70 CRI)		9,200	9,700	10,250	7,075	7,275	7,075	
		50K (90 CRI)		7,900	8,225	8,675	6,075	6,225	6,075	
		57K (70 CRI)		9,200	9,700	10,250	7,075	7,275	7,075	
Q8	X8	30K (70 CRI)	56	8,525	8,925	9,425	6,550	6,725	6,550	
		40K (70 CRI)		8,825	9,300	9,850	6,800	6,975	6,800	
		50K (90 CRI)		7,575	7,900	8,325	5,825	5,975	5,825	
		57K (70 CRI)		8,825	9,300	9,850	6,800	6,975	6,800	
Q7	X7	30K (70 CRI)	53	8,175	8,550	9,050	6,275	6,450	6,275	
		40K (70 CRI)		8,475	8,925	9,425	6,500	6,700	6,500	
		50K (90 CRI)		7,275	7,575	7,975	5,600	5,725	5,600	
		57K (70 CRI)		8,475	8,925	9,425	6,500	6,700	6,500	
Q6	X6	30K (70 CRI)	50	7,550	7,900	8,350	5,800	5,950	5,800	
		40K (70 CRI)		7,825	8,250	8,725	6,025	6,175	6,025	
		50K (90 CRI)		6,725	7,000	7,375	5,175	5,300	5,175	
		57K (70 CRI)		7,825	8,250	8,725	6,025	6,175	6,025	
Q5	X5	30K (70 CRI)	47	7,375	7,725	8,150	5,675	5,800	5,675	
		40K (70 CRI)		7,625	8,050	8,500	5,875	6,050	5,875	
		50K (90 CRI)		6,550	6,825	7,200	5,050	5,175	5,050	
		57K (70 CRI)		7,625	8,050	8,500	5,875	6,050	5,875	
Q4	X4	30K (70 CRI)	45	7,100	7,450	7,850	5,450	5,600	5,450	
		40K (70 CRI)		7,350	7,750	8,200	5,650	5,825	5,650	
		50K (90 CRI)		6,325	6,575	6,950	4,860	4,980	4,860	
		57K (70 CRI)		7,350	7,750	8,200	5,650	5,825	5,650	
Q3	X3	30K (70 CRI)	41	6,475	6,800	7,175	4,980	5,100	4,980	
		40K (70 CRI)		6,725	7,075	7,475	5,175	5,300	5,175	
		50K (90 CRI)		5,775	6,000	6,325	4,430	4,540	4,430	
		57K (70 CRI)		6,725	7,075	7,475	5,175	5,300	5,175	
Q2	X2	30K (70 CRI)	37	5,775	6,050	6,375	4,440	4,550	4,440	
		40K (70 CRI)		5,975	6,300	6,675	4,600	4,730	4,600	
		50K (90 CRI)		5,125	5,350	5,650	3,950	4,050	3,950	
		57K (70 CRI)		5,975	6,300	6,675	4,600	4,730	4,600	
Q1	X1	30K (70 CRI)	31	4,880	5,125	5,400	3,750	3,850	3,750	
		40K (70 CRI)		5,050	5,325	5,650	3,890	4,000	3,890	
		50K (90 CRI)		4,350	4,520	4,770	3,340	3,420	3,340	
		57K (70 CRI)		5,050	5,325	5,650	3,890	4,000	3,890	

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q Option Power & Lumen Data – 11L Lumen Package

Q Option Setting	X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values						Optics Qualified on DLC QPL
				Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	N/A (Full Power)	30K (70 CRI)	72	10,800	10,850	11,450	8,300	8,525	8,300	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
		40K (70 CRI)		11,175	11,325	11,950	8,575	8,825	8,575	
		50K (90 CRI)		9,600	9,575	10,125	7,375	7,575	7,375	
		57K (70 CRI)		11,175	11,325	11,950	8,575	8,825	8,575	
Q8	X8	30K (70 CRI)	67	10,375	10,425	11,000	7,975	8,175	7,975	
		40K (70 CRI)		10,725	10,875	11,475	8,225	8,475	8,225	
		50K (90 CRI)		9,225	9,200	9,725	7,075	7,275	7,075	
		57K (70 CRI)		10,725	10,875	11,475	8,225	8,475	8,225	
Q7	X7	30K (70 CRI)	64	9,925	9,975	10,525	7,625	7,850	7,625	
		40K (70 CRI)		10,275	10,425	11,000	7,900	8,125	7,900	
		50K (90 CRI)		8,825	8,800	9,325	6,775	6,975	6,775	
		57K (70 CRI)		10,275	10,425	11,000	7,900	8,125	7,900	
Q6	X6	30K (70 CRI)	60	9,175	9,225	9,725	7,050	7,250	7,050	
		40K (70 CRI)		9,500	9,625	10,150	7,300	7,500	7,300	
		50K (90 CRI)		8,150	8,150	8,600	6,275	6,450	6,275	
		57K (70 CRI)		9,500	9,625	10,150	7,300	7,500	7,300	
Q5	X5	30K (70 CRI)	57	8,975	9,000	9,500	6,900	7,075	6,900	
		40K (70 CRI)		9,275	9,400	9,925	7,125	7,325	7,125	
		50K (90 CRI)		7,975	7,950	8,400	6,125	6,275	6,125	
		57K (70 CRI)		9,275	9,400	9,925	7,125	7,325	7,125	
Q4	X4	30K (70 CRI)	54	8,650	8,675	9,150	6,650	6,825	6,650	
		40K (70 CRI)		8,950	9,050	9,550	6,850	7,050	6,850	
		50K (90 CRI)		7,675	7,650	8,100	5,900	6,050	5,900	
		57K (70 CRI)		8,950	9,050	9,550	6,850	7,050	6,850	
Q3	X3	30K (70 CRI)	49	7,875	7,925	8,350	6,050	6,225	6,050	
		40K (70 CRI)		8,150	8,275	8,725	6,250	6,450	6,250	
		50K (90 CRI)		7,000	7,000	7,400	5,375	5,525	5,375	
		57K (70 CRI)		8,150	8,275	8,725	6,250	6,450	6,250	
Q2	X2	30K (70 CRI)	44	7,025	7,050	7,450	5,400	5,550	5,400	
		40K (70 CRI)		7,275	7,350	7,775	5,575	5,725	5,575	
		50K (90 CRI)		6,250	6,225	6,575	4,790	4,920	4,790	
		57K (70 CRI)		7,275	7,350	7,775	5,575	5,725	5,575	
Q1	X1	30K (70 CRI)	37	5,950	5,975	6,300	4,570	4,690	4,570	
		40K (70 CRI)		6,150	6,225	6,575	4,720	4,850	4,720	
		50K (90 CRI)		5,275	5,275	5,575	4,060	4,170	4,060	
		57K (70 CRI)		6,150	6,225	6,575	4,720	4,850	4,720	

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q Option Power & Lumen Data – 16L Lumen Package

Q Option Setting	X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values						Optics Qualified on DLC QPL
				Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	N/A (Full Power)	30K (70 CRI)	104	15,500	14,650	15,475	11,925	12,250	11,925	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
		40K (70 CRI)		16,100	15,300	16,125	12,350	12,700	12,350	
		50K (90 CRI)		13,800	12,950	13,675	10,600	10,900	10,600	
		57K (70 CRI)		16,100	15,300	16,125	12,350	12,700	12,350	
Q8	X8	30K (70 CRI)	100	14,875	14,075	14,850	11,450	11,750	11,450	
		40K (70 CRI)		15,500	14,700	15,500	11,850	12,200	11,850	
		50K (90 CRI)		13,250	12,425	13,125	10,175	10,475	10,175	
		57K (70 CRI)		15,500	14,700	15,500	11,850	12,200	11,850	
Q7	X7	30K (70 CRI)	96	14,250	13,475	14,225	10,975	11,275	10,975	
		40K (70 CRI)		14,800	14,075	14,825	11,350	11,675	11,350	
		50K (90 CRI)		12,700	11,925	12,575	9,750	10,025	9,750	
		57K (70 CRI)		14,800	14,075	14,825	11,350	11,675	11,350	
Q6	X6	30K (70 CRI)	88	13,175	12,450	13,150	10,125	10,425	10,125	
		40K (70 CRI)		13,675	13,000	13,700	10,500	10,800	10,500	
		50K (90 CRI)		11,725	11,000	11,625	9,000	9,275	9,000	
		57K (70 CRI)		13,675	13,000	13,700	10,500	10,800	10,500	
Q5	X5	30K (70 CRI)	85	12,875	12,150	12,850	9,900	10,175	9,900	
		40K (70 CRI)		13,375	12,700	13,375	10,250	10,550	10,250	
		50K (90 CRI)		11,450	10,750	11,350	8,800	9,050	8,800	
		57K (70 CRI)		13,375	12,700	13,375	10,250	10,550	10,250	
Q4	X4	30K (70 CRI)	81	12,400	11,725	12,375	9,550	9,800	9,550	
		40K (70 CRI)		12,875	12,250	12,900	9,875	10,150	9,875	
		50K (90 CRI)		11,050	10,350	10,950	8,475	8,725	8,475	
		57K (70 CRI)		12,875	12,250	12,900	9,875	10,150	9,875	
Q3	X3	30K (70 CRI)	73	11,325	10,700	11,300	8,700	8,950	8,700	
		40K (70 CRI)		11,750	11,175	11,775	9,025	9,275	9,025	
		50K (90 CRI)		10,075	9,450	9,975	7,750	7,950	7,750	
		57K (70 CRI)		11,750	11,175	11,775	9,025	9,275	9,025	
Q2	X2	30K (70 CRI)	65	10,075	9,525	10,050	7,750	7,975	7,750	
		40K (70 CRI)		10,475	9,950	10,475	8,025	8,250	8,025	
		50K (90 CRI)		8,975	8,425	8,900	6,900	7,075	6,900	
		57K (70 CRI)		10,475	9,950	10,475	8,025	8,250	8,025	
Q1	X1	30K (70 CRI)	54	8,525	8,050	8,500	6,550	6,750	6,550	
		40K (70 CRI)		8,850	8,425	8,875	6,800	6,975	6,800	
		50K (90 CRI)		7,600	7,125	7,525	5,825	6,000	5,825	
		57K (70 CRI)		8,850	8,425	8,875	6,800	6,975	6,800	

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data – 22L Lumen Package

Q Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values						Optics Qualified on DLC QPL
			Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	30K7	132	20,700	20,200	21,300	15,900	16,300	15,900	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
	40K7		22,100	21,700	22,900	17,000	17,500	17,000	
	50K9		18,600	19,800	20,900	14,250	14,650	14,250	
	57K7		22,100	21,700	22,900	22,300	17,500	22,300	
Q8	30K7	122	19,300	18,800	19,800	14,775	15,200	14,775	
	40K7		20,600	20,200	21,300	15,800	16,300	15,800	
	50K9		17,300	18,400	19,400	13,250	13,625	13,250	
	57K7		20,600	20,200	21,300	15,800	16,300	15,800	
Q7	30K7	117	18,600	18,200	19,200	14,300	14,675	14,300	
	40K7		19,900	19,500	20,600	15,300	15,800	15,300	
	50K9		16,700	17,800	18,800	12,825	13,175	12,825	
	57K7		19,900	19,500	20,600	15,300	15,800	15,300	
Q6	30K7	108	17,200	16,800	17,700	13,200	13,525	13,200	
	40K7		18,300	18,000	19,000	14,100	14,525	14,100	
	50K9		15,400	16,400	17,300	11,825	12,150	11,825	
	57K7		18,300	18,000	19,000	14,100	14,525	14,100	
Q5	30K7	104	16,800	16,400	17,300	12,875	13,200	12,875	
	40K7		17,900	17,600	18,500	13,775	14,175	13,775	
	50K9		15,100	16,000	16,900	11,550	11,875	11,550	
	57K7		17,900	17,600	18,500	13,775	14,175	13,775	
Q4	30K7	99	16,100	15,800	16,600	12,400	12,725	12,400	
	40K7		17,200	16,900	17,900	13,250	13,650	13,250	
	50K9		14,500	15,400	16,300	11,125	11,425	11,125	
	57K7		17,200	16,900	17,900	13,250	13,650	13,250	
Q3	30K7	89	14,700	14,350	15,100	11,300	11,575	11,300	
	40K7		15,700	15,400	16,300	12,075	12,425	12,075	
	50K9		13,200	14,050	14,850	10,125	10,400	10,125	
	57K7		15,700	15,400	16,300	12,075	12,425	12,075	
Q2	30K7	80	13,250	12,925	13,625	10,175	10,425	10,175	
	40K7		14,150	13,900	14,650	10,875	11,200	10,875	
	50K9		11,900	12,675	13,375	9,125	9,375	9,125	
	57K7		14,150	13,900	14,650	10,875	11,200	10,875	
Q1	30K7	66	10,975	10,700	11,300	8,425	8,650	8,425	
	40K7		11,725	11,500	12,125	9,000	9,275	9,000	
	50K9		9,850	10,500	11,075	7,550	7,775	7,550	
	57K7		11,725	11,500	12,125	9,000	9,275	9,000	

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

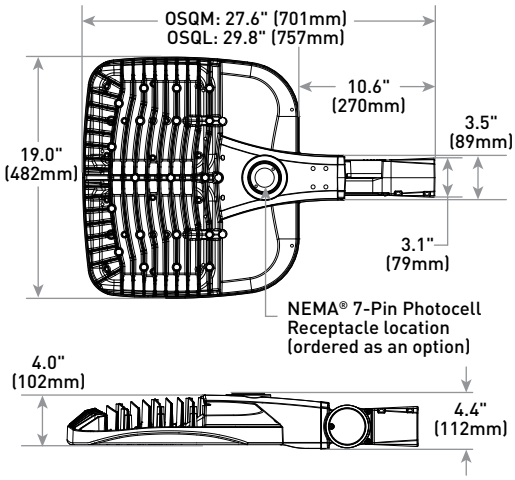
Q Option Power & Lumen Data – 30L Lumen Package

Q Option Setting	CCT/ CRI	System Watts 120-480V	Lumen Values						Optics Qualified on DLC QPL
			Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	30K7	202	27,800	26,600	28,400	21,400	21,900	21,400	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
	40K7		31,000	27,800	29,700	23,800	24,500	23,800	
	50K9		22,300	23,600	25,200	17,100	17,600	17,100	
	57K7		31,000	27,800	29,700	23,800	24,500	23,800	
Q8	30K7	191	27,000	25,800	27,500	20,800	21,200	20,800	
	40K7		30,100	27,000	28,800	23,100	23,800	23,100	
	50K9		21,600	22,900	24,400	16,600	17,100	16,600	
	57K7		30,100	27,000	28,800	23,100	23,800	23,100	
Q7	30K7	181	25,600	24,500	26,100	19,700	20,100	19,700	
	40K7		28,500	25,600	27,300	21,900	22,500	21,900	
	50K9		20,500	21,700	23,200	15,700	16,200	15,700	
	57K7		28,500	25,600	27,300	21,900	22,500	21,900	
Q6	30K7	173	24,700	23,700	25,300	19,000	19,500	19,000	
	40K7		27,600	24,700	26,400	21,200	21,800	21,200	
	50K9		19,800	21,000	22,400	15,200	15,700	15,200	
	57K7		27,600	24,700	26,400	21,200	21,800	21,200	
Q5	30K7	159	22,800	21,800	23,300	17,500	18,000	17,500	
	40K7		25,400	22,800	24,400	19,500	20,100	19,500	
	50K9		18,300	19,400	20,700	14,025	14,425	14,025	
	57K7		25,400	22,800	24,400	19,500	20,100	19,500	
Q4	30K7	143	21,100	20,200	21,600	16,300	16,600	16,300	
	40K7		23,600	21,100	22,600	18,100	18,600	18,100	
	50K9		16,900	17,900	19,200	13,000	13,375	13,000	
	57K7		23,600	21,100	22,600	18,100	18,600	18,100	
Q3	30K7	128	18,900	18,100	19,300	14,550	14,900	14,550	
	40K7		21,100	18,900	20,200	16,200	16,700	16,200	
	50K9		15,200	16,000	17,100	11,625	11,975	11,625	
	57K7		21,100	18,900	20,200	16,200	16,700	16,200	
Q2	30K7	114	17,000	16,200	17,300	13,050	13,350	13,050	
	40K7		18,900	17,000	18,100	14,525	14,950	14,525	
	50K9		13,600	14,400	15,400	10,425	10,725	10,425	
	57K7		18,900	17,000	18,100	14,525	14,950	14,525	
Q1	30K7	104	15,300	14,625	15,600	11,775	12,050	11,775	
	40K7		17,100	15,300	16,300	13,100	13,475	13,100	
	50K9		12,275	12,975	13,850	9,400	9,675	9,400	
	57K7		17,100	15,300	16,300	13,100	13,475	13,100	

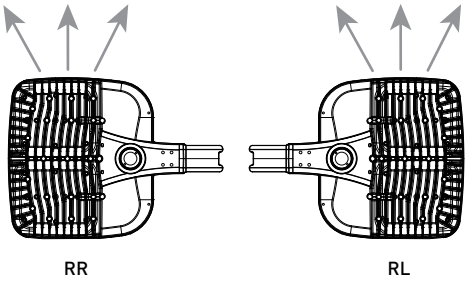
OSQ-ML-B-AA Mount



Luminaire	Weight
OSQM	28.4 lbs. (12.9kg)
OSQL	32.0 lbs. (14.5kg)



RR/RL Configuration

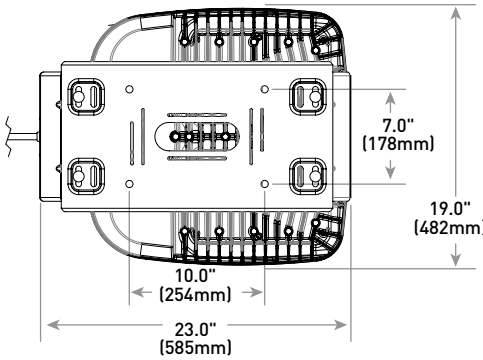


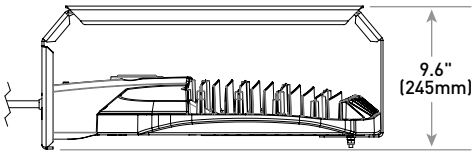
OSQ-ML-B-TSP Mount



Luminaire	Weight
OSQM	42.0 lbs. (19.1kg)
OSQL	44.0 lbs. (20.0kg)

OSQ Large luminaire shown.



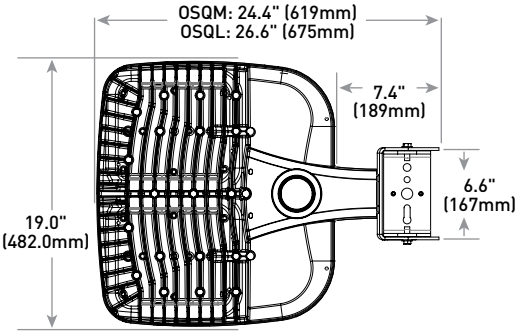


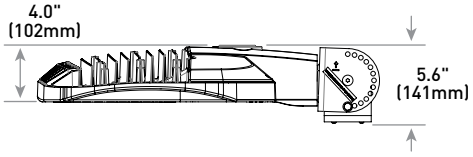
OSQ-ML-B-TM Mount



Luminaire	Weight
OSQM	32.6 lbs. (14.8kg)
OSQL	36.1 lbs. (16.4kg)

OSQ Large luminaire shown.





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CREE LIGHTING®

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

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2869378 OR BOOK 2575 PAGE 681, Recorded 05/30/2006 at 09:46 AM
Doc Tax: $28000.00

This Instrument Prepared By:
STACIE L. C. McELROY, ESQ.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

For Official Use Only
Tax Parcel Identification No.: **2428-321-0001-000/3**
2428-601-0252-000/6

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 22 day of May, 2006, by **MITCH GEVINSON and TERI GEVINSON, his wife, as to an undivided one-half (1/2) interest and JEFFREY PAPELL, as to an undivided one-half (1/2) interest**, whose address is 300 Meridian Avenue, Suite 6, Miami, Florida 33139 ("Grantor"), to **PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company, Document Number L05000084809**, whose address is 3615 NE 207th Street, Suite 3108, Aventura, Florida 33180 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "Land") situate in St. Lucie County, Florida and more particularly described as follows:

PARCEL 1:

The East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida, LESS AND EXCEPTING THEREFROM all rights-of-way for public roads and drainage canals.

PARCEL 2:

Lots 1 through 4; the West 130 feet of Lots 5 through 16; all of Lot 17; the West 130 feet of Lots 18 and 19, Block F, MARAVILLA HEIGHTS, according to the Plat thereof recorded in Plat Book 5, Page 1, of the Public Records of St. Lucie County, Florida.

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

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2005, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

THE LAND is unimproved property, and is not now, nor ever has been, the homestead of any of the Grantors, nor is it contiguous thereto.

IN WITNESS WHEREOF, the parties referred to above as Grantors have caused this instrument to be executed and delivered in their names and have intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature of 1st Witness

Printed Name of 1st Witness

Signature of 2nd Witness

Printed Name of 2nd Witness

(As to Gevinson)

MITCH GEVINSON

TERI GEVINSON

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT was acknowledged before me this 22 day of May, 2006, by Mitch Gevinson and Teri Gevinson. Said persons (check one) ☒ are personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: N/A.

NOTARY PUBLIC-STATE OF FLORIDA
Sheree Katzman {Notary Stamp}
Commission # DD250887
Expires: SEP. 17, 2007
Bonded Thru Atlantic Bonding Co., Inc.

Print Name: Sheree Katzman
Notary Public, State of Florida
Commission No.:
My Commission Expires:

ADDITIONAL GRANTOR'S SIGNATURE ON FOLLOWING PAGE

IN WITNESS WHEREOF, the parties referred to above as Grantors have caused this instrument to be executed and delivered in their names and have intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature of 1st Witness

Printed Name of 1st Witness

Signature of 2nd Witness

Printed Name of 2nd Witness

(As to Papell)

JEFFREY PAPELL

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT was acknowledged before me this 22 day of May, 2006, by Jeffrey Papell. Said person (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: N/A.

Print Name: Sheree Katzman
Notary Public, State of Florida
Commission No.:
My Commission Expires:

{Notary Stamp}
NOTARY PUBLIC-STATE OF FLORIDA
Sheree Katzman
Commission # DD250887
Expires: SEP 17, 2007
Bonded Thru Atlantic Bonding Co., Inc.

Privilege Development, LLC
704 E. Hallandale Beach Blvd.
Hallandale, FL 33008

AGENT CONSENT FORM

Project Name: Sunrise & Bell

Parcel ID: 2428-601-0252-000-6, 2428-321-0001-000-3, 2428-701-0004-000-0, 2428-701-0003-000-3, 2428-331-0001-030-3, 2428-331-0001-050-9, 2428-331-0002-000-1 and 2428-331-0004-010-8

BEFORE ME THIS DAY PERSONALLY APPEARED Simon Cohen, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

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

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 12th day of September 2019, by Simon Cohen (Name of Person Acknowledging) who is personally known to me or who has produced n/a (type of identification) as identification and who did (did not) take an oath.

Patricia Sesta
Notary Signature

Patricia Sesta
Printed Name of Notary

Patricia M. Sesta
NOTARY PUBLIC
STATE OF FLORIDA
(Notary Seal)
Comm# FF983414
Expires 8/11/2020

8/11/2020
My commission expires

Owner's Signature

Simon Sidney Cohen Privilege development
Owner's Name

Po Box 3945
Street Address

Hallandale, Florida 33008
City, State, Zip

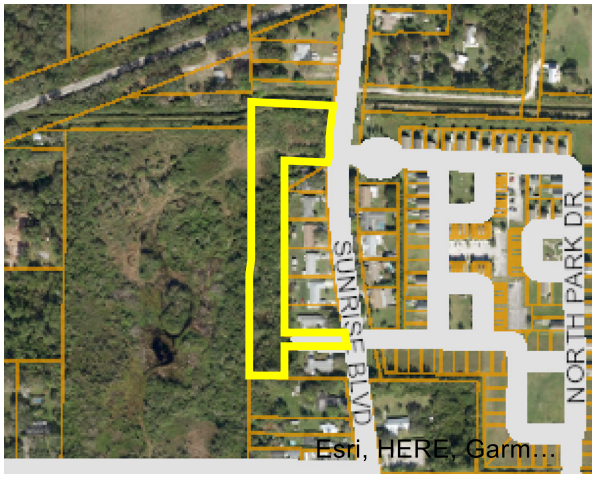
Desk: 772-462-2455
Mob:
Telephone / Email

simon-cohen@hotmail.fr

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, July 08, 2019

Parcel Report





Parcel

Parcel ID:	2428-601-0252-000-6
Property ID:	32368
Owner 1:	Privilege Development LLC
Site Address:	3315 SUNRISE BLVD

Owner

Owner 1:	Privilege Development LLC
Owner 2:	
Owner 3:	
Mailing Address:	PO Box 3945 Hallandale, FL 33008-3945

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0022 - Fort Pierce
Subdivision:	Maravilla Heights Subdivision
Just/Market Value:	$113,800
Finished Area:	
Acres:	3.84
Total Area:	167,270.4

Legal Description

Legal Description: MARAVILLA HTS BLK F ALL LOTS 1 TO 4 INCL AND W 130 FT OF LOTS 5 TO 16 INCL AND ALL LOT 17 AND W 130 FT OF LOTS 18 AND 19 (3.84 AC) (OR 2575-681)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2018	$113,800	$0	$113,800	$0	$65,098	$0	$65,098	$48,702	$0
2017	$84,900	$0	$84,900	$0	$59,180	$0	$59,180	$25,720	$0
2016	$53,800	$0	$53,800	$0	$53,800	$0	$53,800	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	3.84	$67.20
Fort Pierce Stormwater Charge	2004	6	$414.00

Improvements

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

Land Lines

Line Number	Units	Unit Type
1	3.84	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/22/2006	$4,000,000	XX02	WD	Gavinson Mitch	2575-681	Clerk of Courts
12/05/2002	$215,000	XX02	WD	Orend Sharon E	1624-2502	Clerk of Courts
05/01/2000	$100	XX03	WD	Hargrave Maxine R	1299-758	Clerk of Courts
02/08/1999	$100	XX01	DE	Doris M Radke	1202-2301	Clerk of Courts
10/25/1995	$100	XX04	WD	Sharon E Orend	982-665	Clerk of Courts
11/24/1992	$100	XX02	WD	Sharon E Orend	818-848	Clerk of Courts
11/22/1988	$100	XX02	WD		612-2050	Clerk of Courts

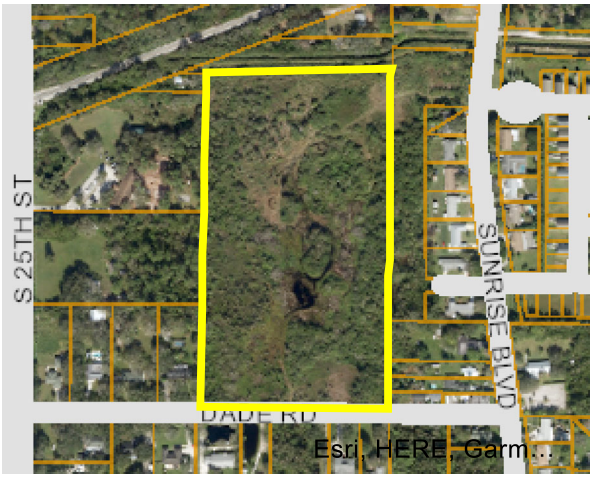
Photos



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, July 08, 2019

Parcel Report





Parcel

Parcel ID:	2428-321-0001-000-3
Property ID:	32173
Owner 1:	Privilege Development LLC
Site Address:	SUNRISE BLVD

Owner

Owner 1:	Privilege Development LLC
Owner 2:	
Owner 3:	
Mailing Address:	PO Box 3945 Hallandale, FL 33008-3945

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$357,900
Finished Area:	
Acres:	17.88
Total Area:	778,852.8

Legal Description

Legal Description: 28 35 40 E 1/2 OF NW 1/4 OF SW 1/4-LESS CANAL, ROAD, FEC RR R/W- (17.88 AC) (OR 2575-681)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2018	$357,900	$0	$357,900	$0	$278,850	$0	$278,850	$79,050	$0
2017	$253,500	$0	$253,500	$0	$253,500	$0	$253,500	$0	$0
2016	$250,300	$0	$250,300	$0	$250,300	$0	$250,300	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	17.88	$312.90
Fort Pierce Stormwater Charge	2004	29.4	$2,028.60

Improvements

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

Land Lines

Line Number	Units	Unit Type
1	17.88	Acre

Permits

Permit Number	Issue Date	Description
FE2006216	11/06/2006	Chainlink Fence
TT200618	10/27/2006	Unknown

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/22/2006	$4,000,000	XX02	WD	Gavinson Mitch	2575-681	Clerk of Courts
12/05/2002	$215,000	XX02	WD	Orend Sharon E	1624-2502	Clerk of Courts
05/01/2000	$100	XX03	WD	Hargrave Maxine R	1299-758	Clerk of Courts
02/08/1999	$100	XX01	DE	Doris M Radke	1202-2301	Clerk of Courts
10/25/1995	$100	XX04	WD	Sharon E Orend	982-665	Clerk of Courts
11/24/1992	$100	XX02	WD	Sharon E Orend	818-848	Clerk of Courts
11/22/1988	$100	XX02	WD		612-2050	Clerk of Courts

Photos



PROJECT NARRATIVE & COVER LETTER
Privilege Development North
Development, Design & Concurrency Review
March 8, 2022

REQUEST

On behalf of the petitioner, Engineering Design & Construction, Inc. is requesting approval of a multi-family development known as Privilege Development North located east of Sunrise Boulevard and north of Dade Road in the City of Fort Pierce, Florida. The subject parcels total approximately 21.686 acres.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located in the City of Fort Pierce. Below is a list of the parcels associated with this request:

Parcel ID	Jurisdiction	FLU	Zoning
2428-601-0252-000-6	Fort Pierce	RM	R-4
2428-321-0001-000-3	Fort Pierce	RM	R-4
TOTAL ACREAGE:	**21.686 Acres**		

The subject parcels are located in the City of Fort Pierce and have a Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Medium Density Residential (R-4). A pre-application meeting was held in September 2019 and May 5, 2021 as City staff asked that an additional pre-application meeting be held prior to submittal of the formal applications.

The applicant is proposing a multi-family development consisting of 216 multifamily units with proposed office and clubhouse and associated site improvements. The subject parcels total 21.686 acres. A right-of-way dedication will be required as part of the development approval. The total acreage of the proposed development after the right-of-way take totals 21.53 acres.

The subject properties have a Future Land Use designation of Medium Density Residential (RM) and have a Zoning designation of Medium Density Residential (R-4). This allows for 6.5 – 12 du per acre. The proposed density for this site plan is 10 du per acre.

North of the parcels lies a large right-of-way owned and maintained by St. Lucie County.

South of the eastern parcel lies developed and undeveloped residential parcels. These parcels are located in St. Lucie County and have a Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Residential, Multiple-Family – 9 (RM-9). South of the larger parcel lies the right of way of Dade Road

followed by developed and undeveloped residential parcels. These parcels are located in St. Lucie County and have a Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Agricultural, Residential-1 (AR-1) to the southwest and Residential, Single-Family – 2(RS-2) to the southeast.

East of the northern most point of the parcel lies the right-of-way of Sunrise Boulevard followed by residential homes. These parcels have a Future Land Use Designation of Low Density Residential (RL) and have an underlying Zoning designation of Planned Development. Directly east

Based on the above and attached information, the applicant respectfully requests general feedback in reference to obtaining approval of this development.

Z:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-03-08_Privilege_North_Justification_Site_Plan.docx



Privilege Development (North)

Aerial Map

Fort Pierce, FL

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPMENT

SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE	DIP	DUCTILE IRON PIPE	HWF	HOG WIRE FENCE	PK/D	PARKER-KALON NAIL & DISK
AL	ARC LENGTH	E	EAST/EASTING	HYD	HYDRANT	PCP	PERMANENT CONTROL POINT
ASPH	ASPHALT	EOW	EDGE OF WATER	IN	INCH	PRM	PERMANENT REFERENCE MONUMENT
BFP	BACK FLOW PREVENTER	EB	ELECTRIC BOX	INV	INVERT	P.B.	PLAT BOOK
	BENCHMARK (BM)	EHH (EHH)	ELECTRIC HAND HOLE	IP	IRON PIPE	(P)	PLAT DATA
	BIKE RACK	EM	ELECTRIC METER	IR	IRON ROD	P.O.B.	POINT OF BEGRIMING
CATV □	CABLE RISER	ELEC PANEL	ELECTRICAL PANEL	IR/C	IRON ROD AND CAP	P.O.C.	POINT OF COMMENCEMENT
(C)	CALCULATED	EL., ELEV.	ELEVATION		IRRIGATION CONTROL VALVE	P.C.C.	POINT OF COMPOUND CURVE
	CATCH BASIN	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	L	LENGTH	P.C.	POINT OF CURVATURE
℄	CENTERLINE	F.O.	FIBER OPTIC		LIGHT POST	P.T.	POINT OF TANGENCY
CCR	CERTIFIED CORNER RECORD	FOHH	FIBER OPTIC HAND HOLE	MAG/D	MAG NAIL MAG BRAND NAIL	P.O.T.	POINT OF TERMINUS
CLF	CHAIN LINK FENCE		FIBER OPTIC MARKER	(M)	MAILBOX	PVC	POLYVINYL CHLORIDE
CHD.	CHORD	FIBER RISER	FIBER OPTIC RISER	M.C.	MARTIN COUNTY	PSL	PORT SAINT LUCIE, FLORIDA
CO	CLEAN OUT	(M)	FIELD MEASURED	MHWL	MEAN HIGH WATER LINE	PLS	PROFESSIONAL LAND SURVEYOR
COMM RISER	COMMUNICATION RISER	F.F.E.	FINISHED FLOOR ELEVATION	MLWL	MEAN LOWER WATER LINE	R	RADIUS
CONC	CONCRETE	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		METAL LIGHT POST	RGE	RANGE
	CONCRETE LIGHT POST	FPL	FLORIDA POWER AND LIGHT	MP	METAL PIPE	RTK	REAL TIME KINEMATIC
CM	CONCRETE MONUMENT	FT	FOOT		MONITORING WELL	RWV	RECLAIMED WATER VALVE
CPP	CONCRETE POWER POLE (CPP)	FM	FORCE MAIN	MON	MONUMENT	RLS	REGISTERED LAND SURVEYOR
	CONCRETE POWER POLE W/STREET LIGHT	FND	FOUND	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	RCP	REINFORCED CONCRETE PIPE
	CONCRETE SIGNAL LIGHT POLE	(F)	FPL MANHOLE	N/D	NON DESCRIPT NAIL AND DISK	R/W	RIGHT-OF-WAY
CMP	CORRUGATED METAL PIPE	SQ FT.	SQUARE FEET	N.R.	NON RADIAL	R/C	ROD AND CAP
	CURB INLET	GAS	GAS VALVE	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	(S)	SANITARY MANHOLE
	DECORATIVE LIGHT POST	GIS	GEOGRAPHIC INFORMATION SYSTEMS	N	NORTH OR NORTHING	SV	SANITARY VALVE
(D)	DEED	GND	GROUND	No.	NUMBER	SEC	SECTION
D.B.	DEED BOOK		GROUND LIGHT	O.R.B.	OFFICIAL RECORDS BOOK	●	SET 5/8" IRC EDC LB 8098 UNLESS NOTED OTHERWISE
ø	DIAMETER (DIA.)		GUY WIRE ANCHOR	OHW	OVER HEAD WIRES		RIGHT-OF-WAY CONTROL
(D)	DRAINAGE MANHOLE		HANDICAP	PG	PAGE		SIGN
		HDPE	HIGH DENSITY POLYETHYLENE PIPE	PCN	PARCEL CONTROL NUMBER	S	SOUTH
				PK NAIL	PARKER-KALON NAIL		SPIGOT
							SPRINKLER VALVE
						S.L.C.	ST. LUCIE COUNTY
						STA	STATION
						(D)	STORMWATER DRAINAGE MANHOLE
							STREET SIGN
						TELE RISER	TELEPHONE RISER BOX
						TOE	TOE OF SLOPE
						TOB	TOP OF BANK/BERM
						T.O.N.	TOP OF NUT
						X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
						X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
						TWNSHP	TOWNSHIP
						(T)	TRAFFIC HANDHOLD
						TSCB	TRAFFIC SIGNAL CONTROL BOX
						TYP	TYPICAL
						UNK	UNKNOWN
						UNK HH	UNKNOWN HANDHOLD
						RISER BOX	UNKNOWN RISER BOX
						(U)	UNKNOWN TYPE MANHOLE
						VCP	VITRIFIED CLAY PIPE
						WM	WATER METER
						(W)	WATER SERVICE METER (WM)
						WV	WATER VALVE (WV)
						W	WEST
						WF	WOOD FENCE
							WOOD POLE STREET LIGHT
							WOOD POWER POLE

SHEETS:

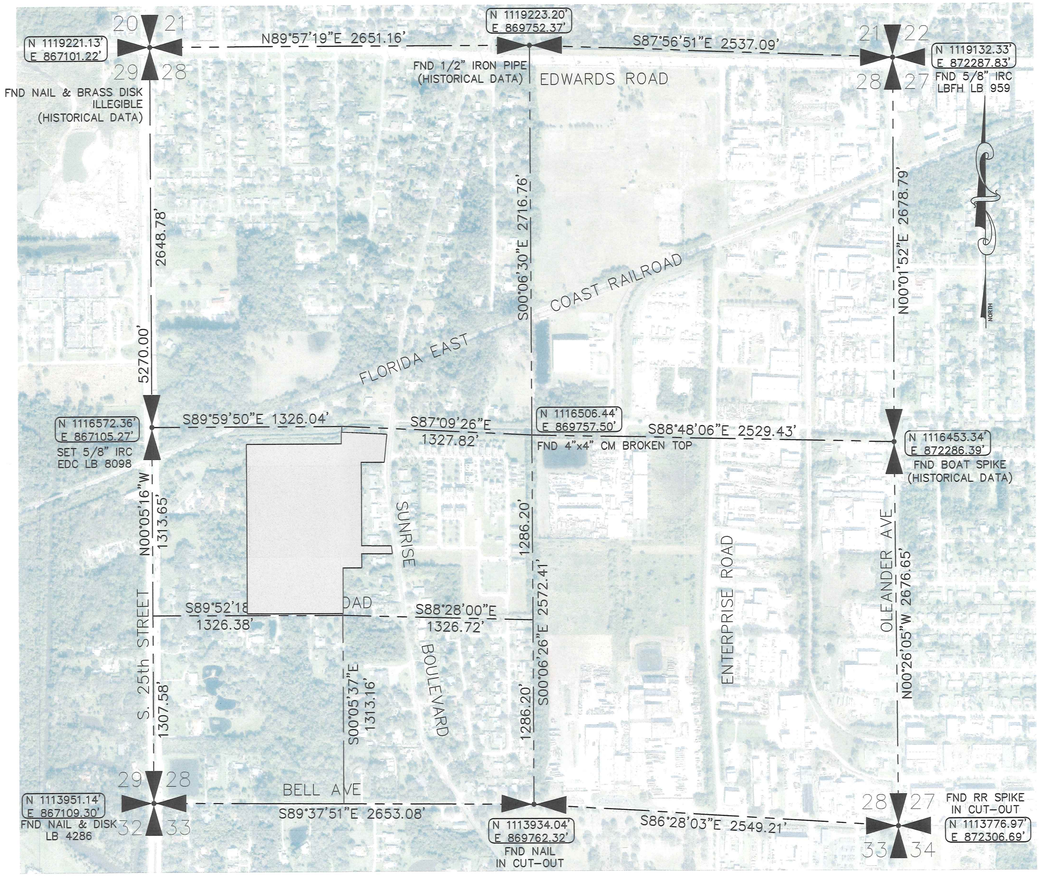
1. *COVER SHEET*
2. *BOUNDARY SKETCH*
3. *IMPROVEMENTS AND TREES*
4. *TREE DATA TABLE*

GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)

1 inch = 500 ft.



SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS JANUARY 23, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
5. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM–EAST ZONE, NAD 83 (1990).
6. SUB–SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. BEARINGS SHOWN HERON ARE BASED UPON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 28, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
9. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
10. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
11. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
12. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0188K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
13. IMPROVEMENTS SHOWN ARE DERIVED FROM AERIAL IMAGERY OBTAINED FROM F.D.O.T. DATED 2018.
14. AFTER REVIEW OF ADJOINING DESCRIPTIONS LYING WEST OF SUNRISE BOULEVARD, IT IS MY OPINION THAT THE NORTH AND SOUTH LINES AS DEFINED IN THE DESCRIPTIONS, DO NOT COINCIDE WITH THE LOT LINES OF THE PLAT OF MARAVILLA HEIGHTS.
15. THIS SURVEY IS BASED ON FOUND AND/OR CALCULATED SECTIONAL CONTROL FOR SECTION 28. THERE IS OCCUPATIONAL EVIDENCE THAT DISAGREES WITH THE TYPICAL BREAK–DOWN OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28–35S–40E.
16. IT IS THE OPINION OF THIS SURVEYOR THAT THE PROPERTY LINES WITHIN THE SOUTHWEST QUARTER SECTION 28–35S–40E ARE BASED ON VARIOUS RESOLUTIONS OF THE BREAKDOWN OF THE SECTION.
17. IT IS THE OPINION OF THIS SURVEYOR THAT THERE IS AN OVERLAP IN THE DEED CALLS FOR ADJACENT LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 3868, PAGE 148 AND OFFICIAL RECORD BOOK 3639, PAGE 2375.
18. ALL THE DEEDS FOR THE ADJACENT LOTS WEST OF SUNRISE WERE BUILT BY HOLDING THE SOUTH LINE OF LOT 19AND WORKING BACK TO THE NORTH.
19. THE SOUTH LINE OF LOT 19 IS BASED ON THE TYPICAL BREAKDOWN OF THE SECTION.
20. IT IS THE OPINION OF THIS SURVEYOR THAT THE RIGHT–OF–WAY FOR DADE ROAD IS BASED ON A SKEW IN THE SECTION.

LEGAL DESCRIPTION:

OWNERS POLICY

POLICY # OPM–2828063

EFFECTIVE DATE: MAY 30, 2006 AT 9:46 AM

PARCEL 1

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM ALL RIGHT–OF–WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2

LOTS 1 THROUGH 4; THE WEST 130 FEET OF LOTS 5 THROUGH 16; ALL OF LOT 17; THE WEST 130 FEET OF LOTS 18 AND 19, BLOCK F, MARAVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 21.686 ACRES, MORE OR LESS.

MICHAEL T. OWEN, PROFESSIONAL SURVEYOR AND MAPPER — SIGNATURE DATE
FLORIDA REGISTRATION #5556

MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA 2-2-2022

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
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FIELD CREW: SV
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AS SHOWN
SCALE
February 2, 2022
DATE

DATE	REVISION COMMENTS
01/26/22	ADD RIGHT OF WAY WIDTH AND SOURCE
02/02/22	ADDED OCCUPATIONAL LINES AND ACREAGE

BOUNDARY AND TREE SURVEY
FOR: PRIVILEGE DEVELOPEMENT
RECORD INFORMATION
SEC. 28, TWNSHP. 35 SOUTH, RGE. 40 EAST
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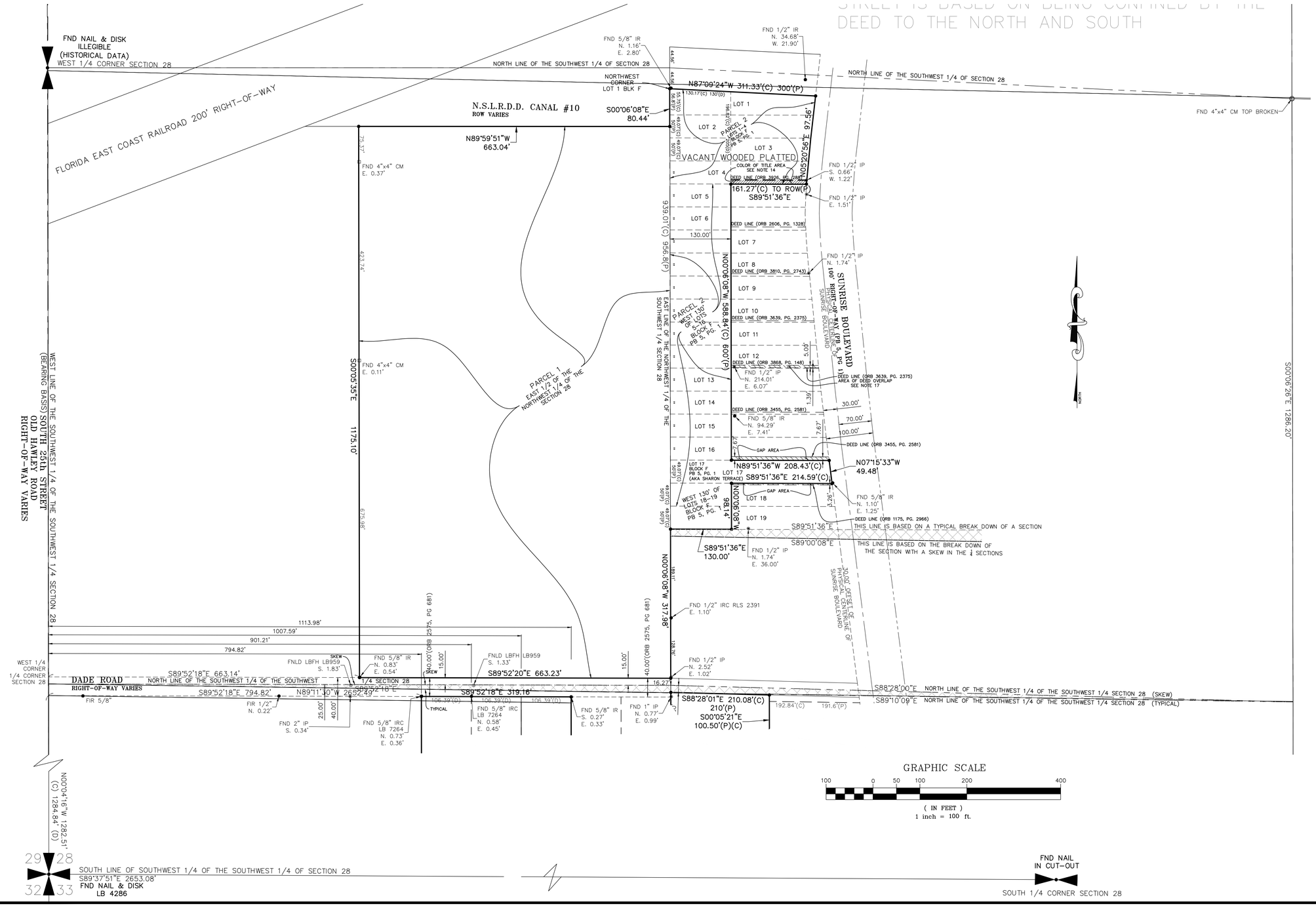
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1 OF 4

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BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPMENT



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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AS SHOWN
SCALE
February 9, 2022
DATE

DATE	REMARKS
01/28/22	ADD RIGHT OF WAY WIDTH AND SOURCE
02/22/2021	ADDED OCCUPATIONAL LINES AND ACREAGE

BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPEMENT

RECORD INFORMATION
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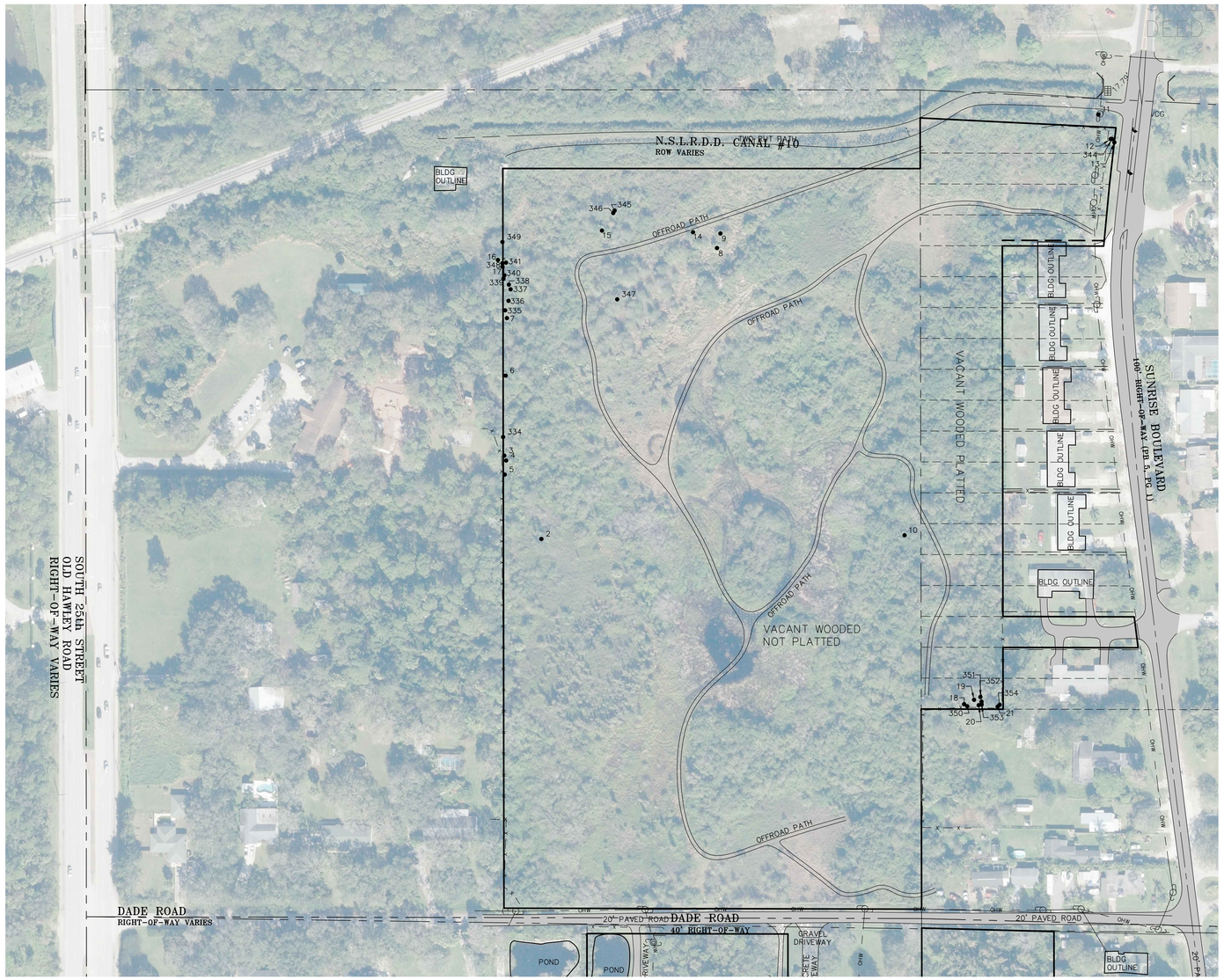
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BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPMENT



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

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DATE	February 2, 2022

DATE	REVISION COMMENTS
01/28/22	ADD RIGHT OF WAY WIDTH AND SOURCE
02/2/2022	ADDED OCCUPATIONAL LINES AND ACREAGE

BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPEMENT

RECORD INFORMATION
SEC. 28, TWNSHP. 35 SOUTH, RGE. 40 EAST
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BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPMENT

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

TAG NUMBER	NORTHING	EASTING	DBH	TYPE
1	1115275	868059		CABBAGE PALM
2	1115859	867830		CABBAGE PALM
3	1115991	867771		CABBAGE PALM
4	1115983	867774		CABBAGE PALM
5	1115961	867772		CABBAGE PALM
6	1116118	867773		CABBAGE PALM
7	1116210	867775		CABBAGE PALM
8	1116321	868109		CABBAGE PALM
9	1116344	868114		CABBAGE PALM
10	1115865	868407		CABBAGE PALM
11	1116533	868714		CABBAGE PALM
12	1116494	868734		CABBAGE PALM
13	1116489	868740		CABBAGE PALM
14	1116346	868071		CABBAGE PALM

TAG NUMBER	NORTHING	EASTING	DBH	TYPE
15	1116349	867926		CABBAGE PALM
16	1116302	867761		CABBAGE PALM
17	1116291	867768		CABBAGE PALM
18	1115596	868501		CABBAGE PALM
19	1115603	868517		CABBAGE PALM
20	1115595	868524		CABBAGE PALM
21	1115592	868554		CABBAGE PALM
22	1115273	868001		CABBAGE PALM
23	1115269	867991		CABBAGE PALM
24	1115276	867771		CABBAGE PALM
25	1115282	867770		CABBAGE PALM
334	1116021	867769	16	PINE
335	1116222	867772	16	PINE
336	1116237	867778	18	OAK

TAG NUMBER	NORTHING	EASTING	DBH	TYPE
337	1116255	867781	14	PINE
338	1116263	867778	23	OAK
339	1116272	867770	15	PINE
340	1116278	867771	14	OAK
341	1116298	867774	14	PINE
344	1116494	868736	16	PINE
345	1116381	867946	14	OAK
346	1116377	867944	14	OAK
347	1116240	867950	18	OAK
348	1116297	867768	14	OAK
349	1116331	867768	16	OAK
350	1115593	868506	14	OAK
351	1115608	868527	16	OAK
352	1115600	868529	24	OAK
353	1115596	868529	16	OAK
354	1115595	868558	14	OAK

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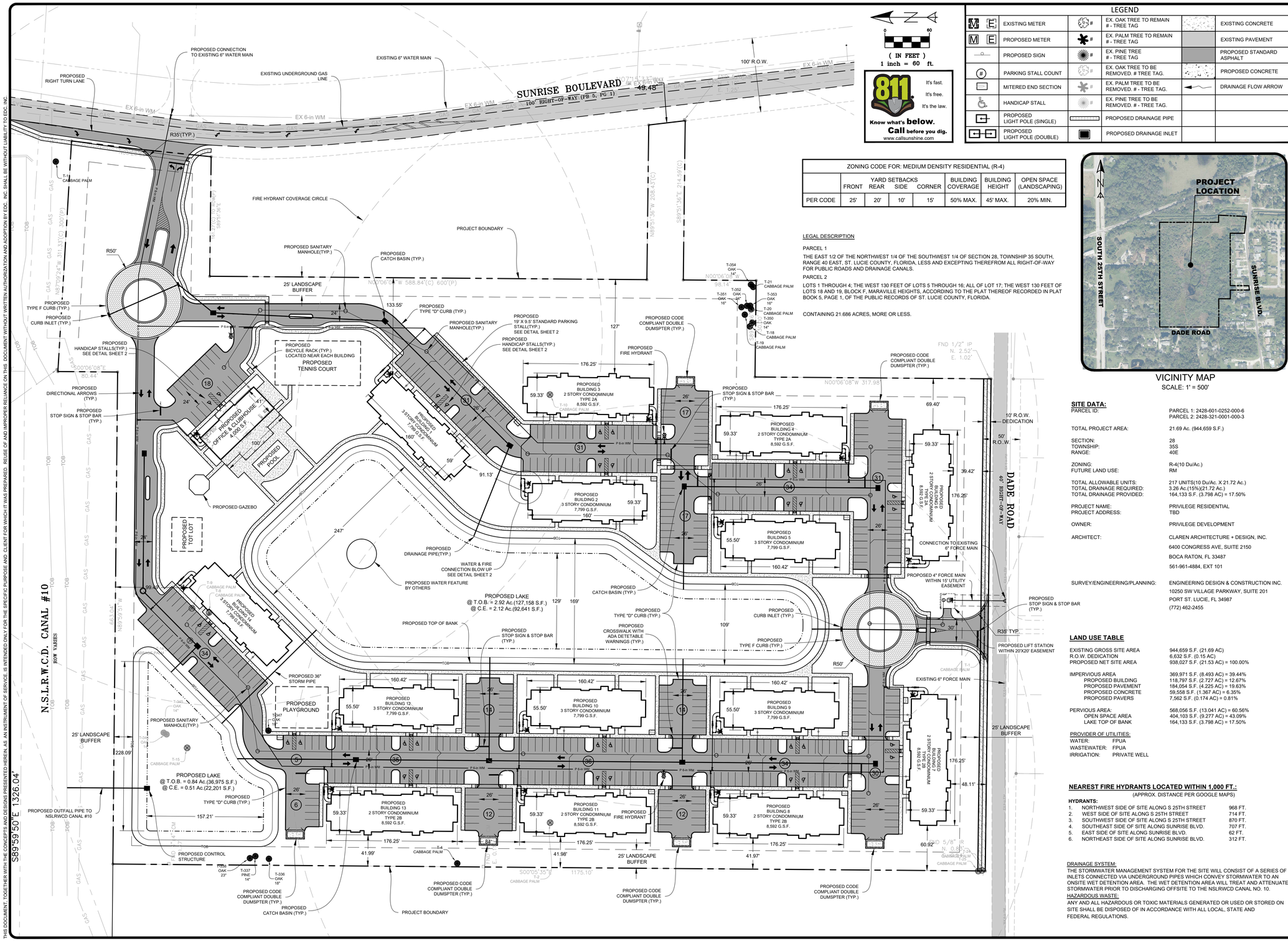
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4 OF 4

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(IN FEET)
1 inch = 60 ft.

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LEGEND

M E	EXISTING METER	#	EX. OAK TREE TO REMAIN # - TREE TAG		EXISTING CONCRETE
M E	PROPOSED METER	#	EX. PALM TREE TO REMAIN # - TREE TAG		EXISTING PAVEMENT
	PROPOSED SIGN	#	EX. PINE TREE # - TREE TAG		PROPOSED STANDARD ASPHALT
#	PARKING STALL COUNT	#	EX. OAK TREE TO BE REMOVED. # TREE TAG.		PROPOSED CONCRETE
	MITERED END SECTION	#	EX. PALM TREE TO BE REMOVED. # - TREE TAG.		DRAINAGE FLOW ARROW
	HANDICAP STALL	#	EX. PINE TREE TO BE REMOVED. # - TREE TAG.		
	PROPOSED LIGHT POLE (SINGLE)		PROPOSED DRAINAGE PIPE		
	PROPOSED LIGHT POLE (DOUBLE)		PROPOSED DRAINAGE INLET		

ZONING CODE FOR: MEDIUM DENSITY RESIDENTIAL (R-4)							
	YARD SETBACKS				BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)
	FRONT	REAR	SIDE	CORNER			
PER CODE	25'	20'	10'	15'	50% MAX.	45' MAX.	20% MIN.

LEGAL DESCRIPTION

PARCEL 1

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM ALL RIGHT-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2

LOTS 1 THROUGH 4; THE WEST 130 FEET OF LOTS 5 THROUGH 16; ALL OF LOT 17; THE WEST 130 FEET OF LOTS 18 AND 19, BLOCK F, MARAVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 21.686 ACRES, MORE OR LESS.

VICINITY MAP
SCALE: 1" = 500'

SITE DATA:

PARCEL ID:	PARCEL 1: 2428-601-0252-000-6 PARCEL 2: 2428-321-0001-000-3
TOTAL PROJECT AREA:	21.69 Ac. (944,659 S.F.)
SECTION:	28
TOWNSHIP:	35S
RANGE:	40E
ZONING:	R-4(10 Du/Ac.)
FUTURE LAND USE:	RM
TOTAL ALLOWABLE UNITS:	217 UNITS(10 Du/Ac. X 21.72 Ac.)
TOTAL DRAINAGE REQUIRED:	3.26 Ac.(15%)(21.72 Ac.)
TOTAL DRAINAGE PROVIDED:	164,133 S.F. (3.798 AC) = 17.50%
PROJECT NAME:	PRIVILEGE RESIDENTIAL
PROJECT ADDRESS:	TBD
OWNER:	PRIVILEGE DEVELOPMENT
ARCHITECT:	CLAREN ARCHITECTURE + DESIGN, INC. 6400 CONGRESS AVE, SUITE 2150 BOCA RATON, FL 33487 561-961-4884, EXT 101
SURVEY/ENGINEERING/PLANNING:	ENGINEERING DESIGN & CONSTRUCTION INC. 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455

LAND USE TABLE

EXISTING GROSS SITE AREA	944,659 S.F. (21.69 AC)
R.O.W. DEDICATION	6,632 S.F. (0.15 AC)
PROPOSED NET SITE AREA	938,027 S.F. (21.53 AC) = 100.00%
IMPERVIOUS AREA	369,971 S.F. (8.493 AC) = 39.44%
PROPOSED BUILDING	118,797 S.F. (2.727 AC) = 12.67%
PROPOSED PAVEMENT	184,054 S.F. (4.225 AC) = 19.63%
PROPOSED CONCRETE	59,558 S.F. (1.367 AC) = 6.35%
PROPOSED PAVERS	7,562 S.F. (0.174 AC) = 0.81%
PERVIOUS AREA:	568,056 S.F. (13.041 AC) = 60.56%
OPEN SPACE AREA	404,103 S.F. (9.277 AC) = 43.09%
LAKE TOP OF BANK	164,133 S.F. (3.798 AC) = 17.50%

PROVIDER OF UTILITIES:

WATER:	FPUA
WASTEWATER:	FPUA
IRRIGATION:	PRIVATE WELL

NEAREST FIRE HYDRANTS LOCATED WITHIN 1,000 FT.:
(APPROX. DISTANCE PER GOOGLE MAPS)

HYDRANTS:

1.	NORTHWEST SIDE OF SITE ALONG S 25TH STREET	968 FT.
2.	WEST SIDE OF SITE ALONG S 25TH STREET	714 FT.
3.	SOUTHWEST SIDE OF SITE ALONG S 25TH STREET	870 FT.
4.	SOUTHEAST SIDE OF SITE ALONG SUNRISE BLVD.	707 FT.
5.	EAST SIDE OF SITE ALONG SUNRISE BLVD.	62 FT.
6.	NORTHEAST SIDE OF SITE ALONG SUNRISE BLVD.	312 FT.

DRAINAGE SYSTEM:
THE STORMWATER MANAGEMENT SYSTEM FOR THE SITE WILL CONSIST OF A SERIES OF INLETS CONNECTED VIA UNDERGROUND PIPES WHICH CONVEY STORMWATER TO AN ONSITE WET DETENTION AREA. THE WET DETENTION AREA WILL TREAT AND ATTENUATE STORMWATER PRIOR TO DISCHARGING OFFSITE TO THE NSLRWCD CANAL NO. 10.

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

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FILENAME	19-352 site plan 3-7-22.dwg
LAYOUT	SITE PLAN
SCALE	AS SHOWN
DATE	10/FEB/22

REVISION COMMENTS | DATE

PRIVILEGE DEVELOPMENT
DADE ROAD & SUNRISE BLVD MULTI FAMILY RESIDENTIAL
SITE PLAN
CITY OF FORT PIERCE FLORIDA

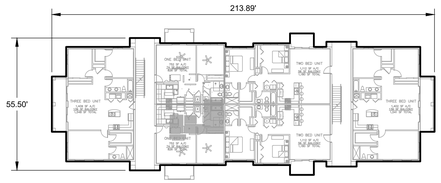
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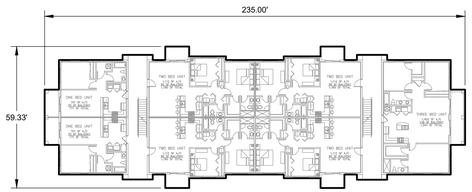
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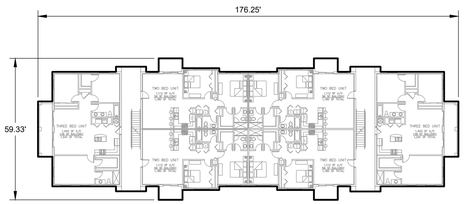
Z:\EDC 2019\19-352 - Privilege Dev - Dade Road (North Property)\ENGINEERING\AutoCAD\DWGs\19-352 Site Plan 3-7-22.dwg 3/10/2022 2:18:13 PM



3-STORY BUILDING:
(2) 1-BEDS, (2) 2-BEDS, (2) 3-BEDS
PER FLOOR x 3 FLOORS
7,799 G.S.F.



2-STORY BUILDING (TYPE 2A):
(2) 1-BEDS, (4) 2-BEDS, (1) 3-BEDS
PER FLOOR x 2 FLOORS
8,592 G.S.F.



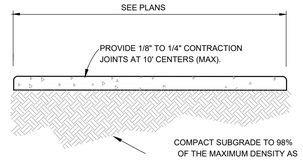
2-STORY BUILDING (TYPE 2B):
(0) 1-BEDS, (4) 2-BEDS, (2) 3-BEDS
PER FLOOR x 2 FLOORS
8,592 G.S.F.

BUILDING DATA:

3 STORY CONDOMINIUM(18 UNITS):	7 BUILDINGS X 18 UNITS = 126
2 STORY CONDOMINIUM TYPE 2A(14 UNITS):	3 BUILDINGS X 14 UNITS = 42
2 STORY CONDOMINIUM TYPE 2B(12 UNITS):	4 BUILDINGS X 12 UNITS = 48
TOTAL PROVIDED UNITS:	216 UNITS
ONE BEDROOM UNITS = 43	
TWO BEDROOM UNITS = 98	
THREE BEDROOM UNITS = 64	
OFFICE & CLUBHOUSE(1 STORY):	3,000 S.F.

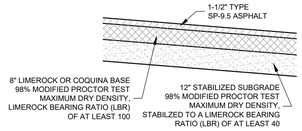
PARKING TABULATION:

CONDOMINIUMS(1.5 SPACES PER UNIT)	
TOTAL PARKING REQUIRED:	315 SPACES
TOTAL PARKING PROVIDED:	393 SPACES
OFFICE & CLUBHOUSE(1 STALL PER 300 S.F.)	
TOTAL PARKING REQUIRED:	10 STALLS
TOTAL PARKING PROVIDED:	18 STALLS(2HC)

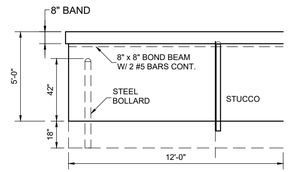


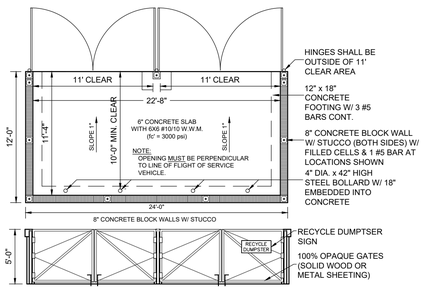
NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

4" THICK SIDEWALK DETAIL

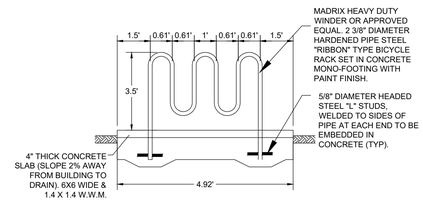


TYPICAL PAVEMENT SECTION
N.T.S.

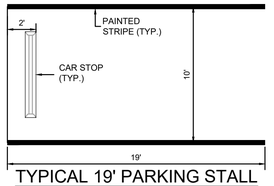




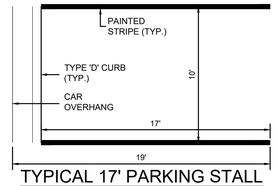
24'X12' DUMPSTER DETAIL



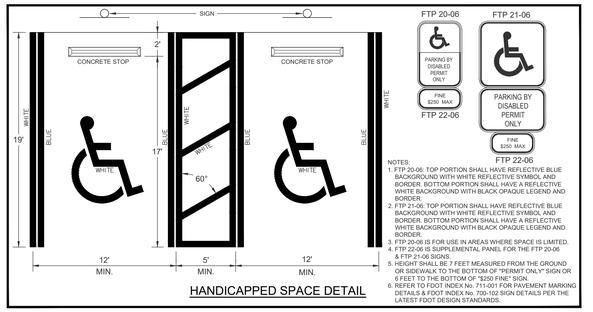
TYPICAL BIKE RACK DETAIL
N.T.S.



TYPICAL 19' PARKING STALL
N.T.S.

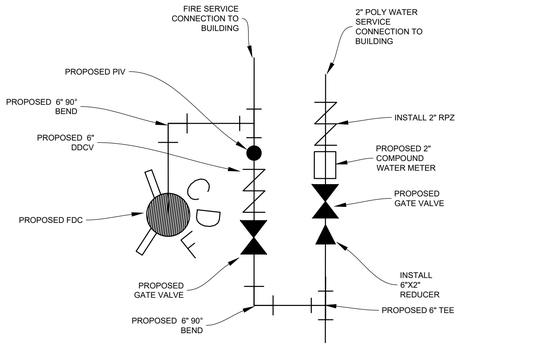


TYPICAL 17' PARKING STALL
N.T.S.

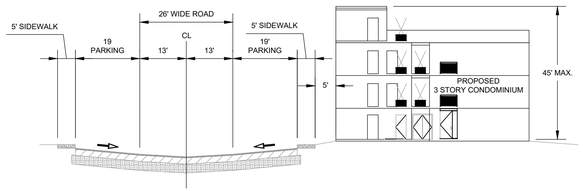


HANDICAPPED SPACE DETAIL

NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 22-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.



WATER SERVICE CONNECTION BLOW UP
SCALE: 1" = 5'



TYPICAL CONDOMINIUM SECTION
SCALE: 1"=10'

ENGINEERS ◔ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

VER
DESIGNED BY
VER
DRAWN BY
19-352 site plan 3-7-22.dwg
FILENAME
DETAILS
LAYOUT
AS SHOWN
SCALE
1/2/FEB/2
DATE

REVISION COMMENTS
DATE

PRIVILEGE DEVELOPMENT
DADE ROAD & SUNRISE BLVD
MULTI FAMILY RESIDENTIAL
SITE PLAN DETAILS
CITY OF FORT PIERCE FLORIDA

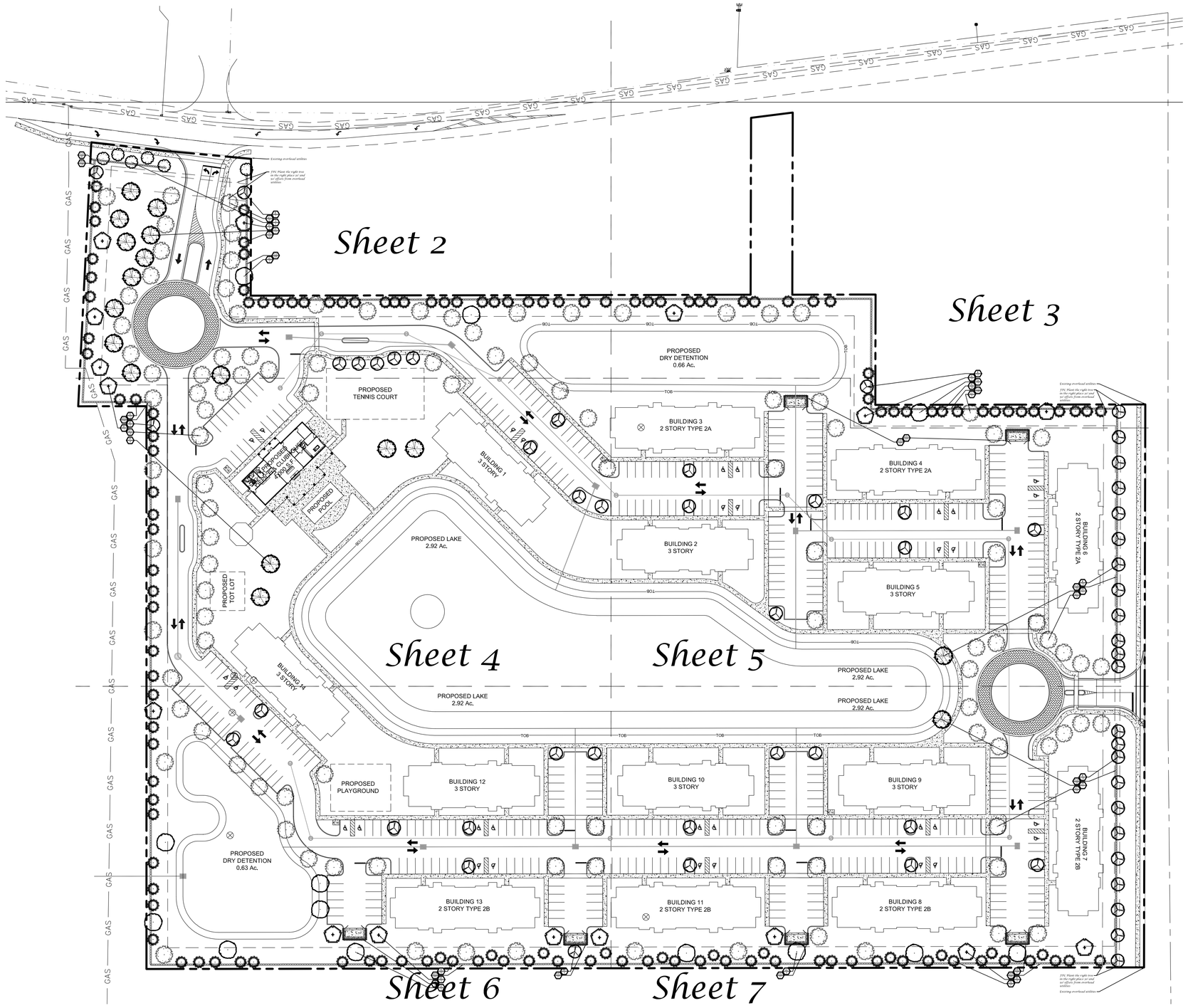
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

19-352

2 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\ENGINEERING\AutoCAD\DWGs\19-352 Site Plan 3-7-22.dwg, 3/10/2022 2:18:24 PM



Sheet Legend

Sheet L-1	Key Sheet
Sheet L-2	Landscape Plan - North East Section
Sheet L-3	Landscape Plan - South East Section
Sheet L-4	Landscape Plan - North Center Section
Sheet L-5	Landscape Plan - South Center Section
Sheet L-6	Landscape Plan - North West Section
Sheet L-7	Landscape Plan - South West Section
Sheet L-8	Landscape Data, Plant List, Details & Specifications

Landscape Plan

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

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

Privilege Development

Dade Road & Sunrise Boulevard

City of Fort Pierce, Florida

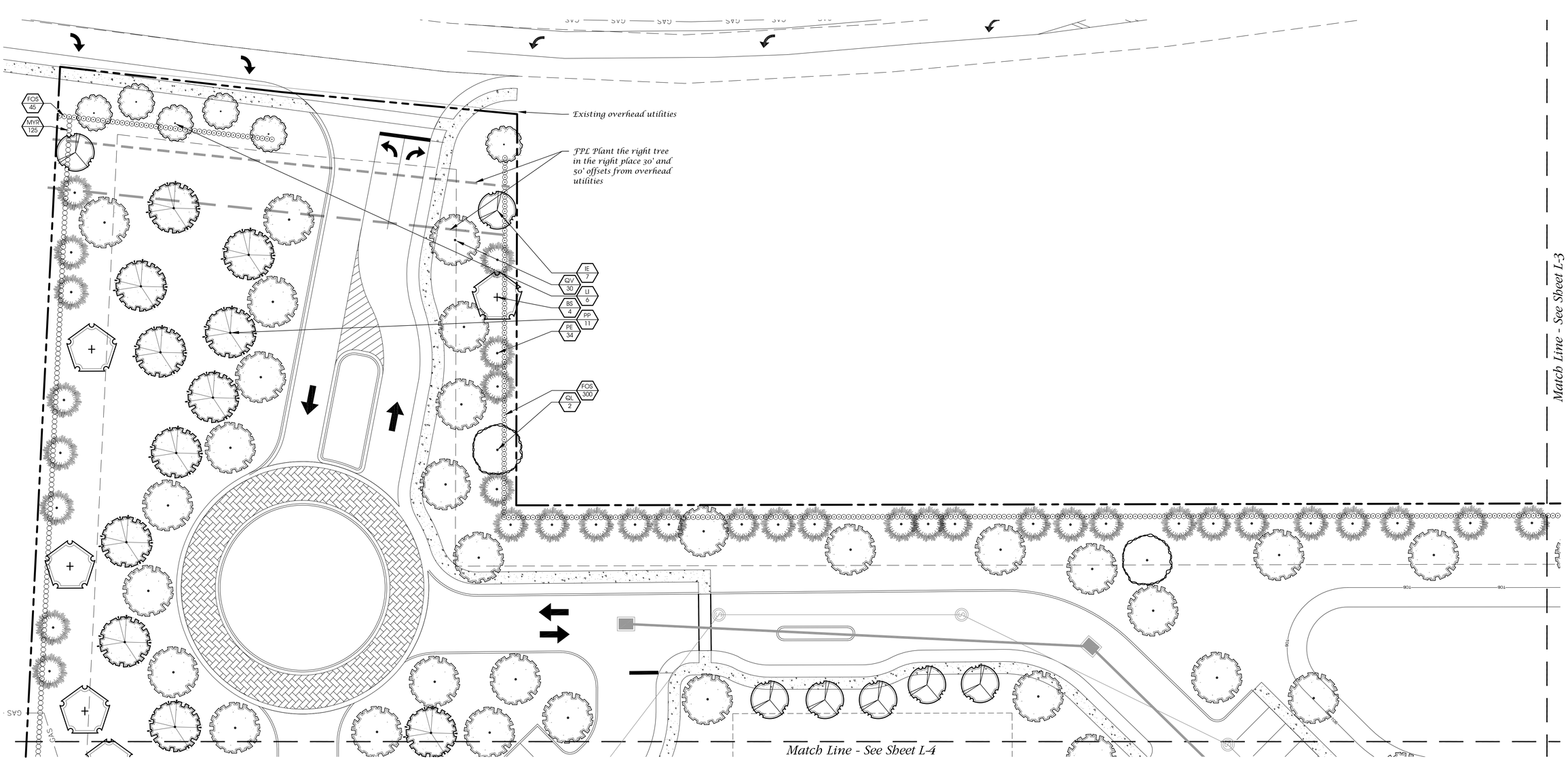
City Project Number:

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

Job No.	22-0301
Drawn By	JWS
Submittal Dates	3-7-2022
Revision Dates	

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Sheet L-1 of 8



Landscape Plan

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

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Dade Road & Sunrise Boulevard

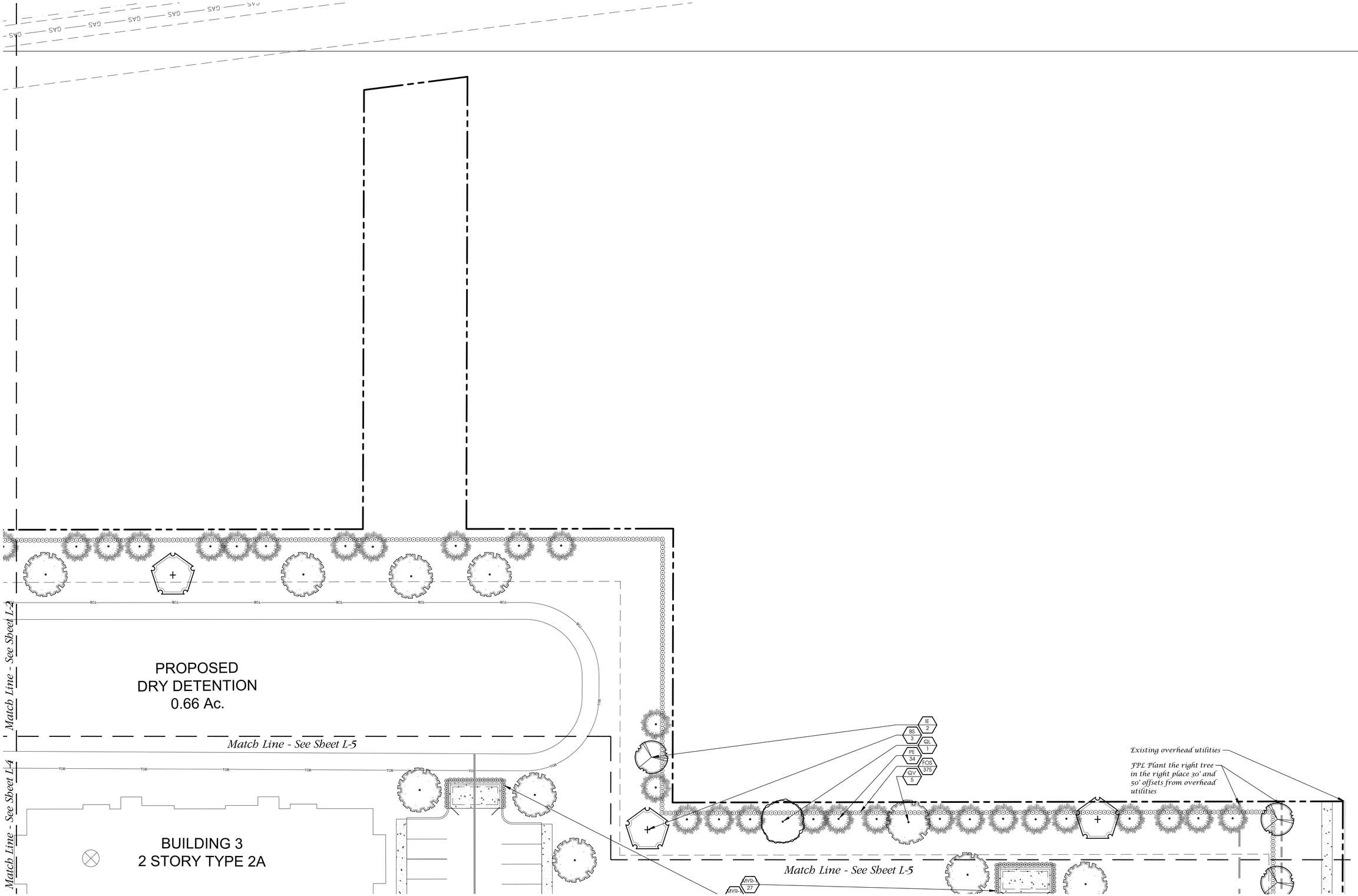
City of Fort Pierce, Florida

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0 10' 20' 40'

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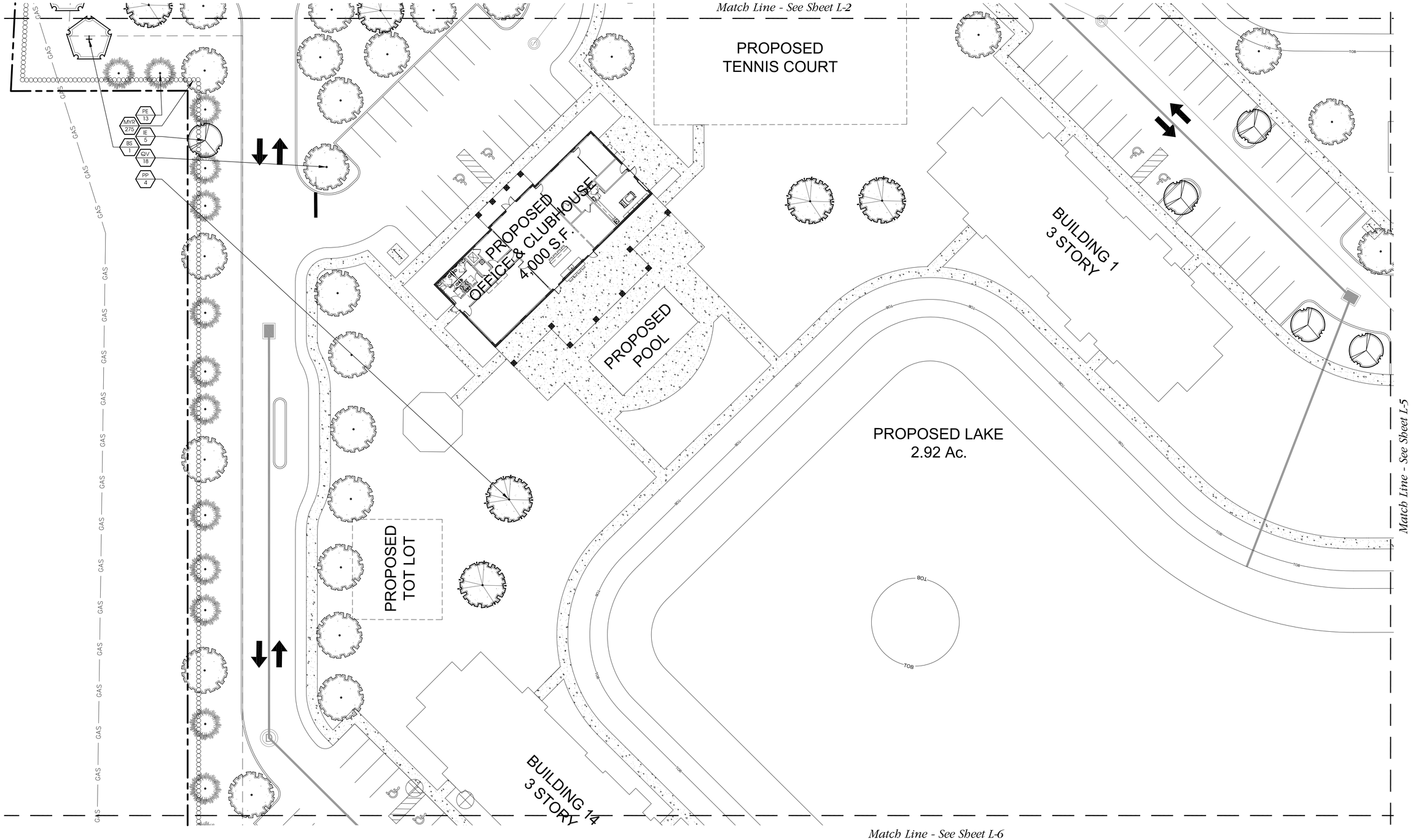
Dade Road & Sunrise Boulevard
City of Fort Pierce, Florida

City Project Number:

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Landscape Plan

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0 10' 20' 40'

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Dade Road & Sunrise Boulevard

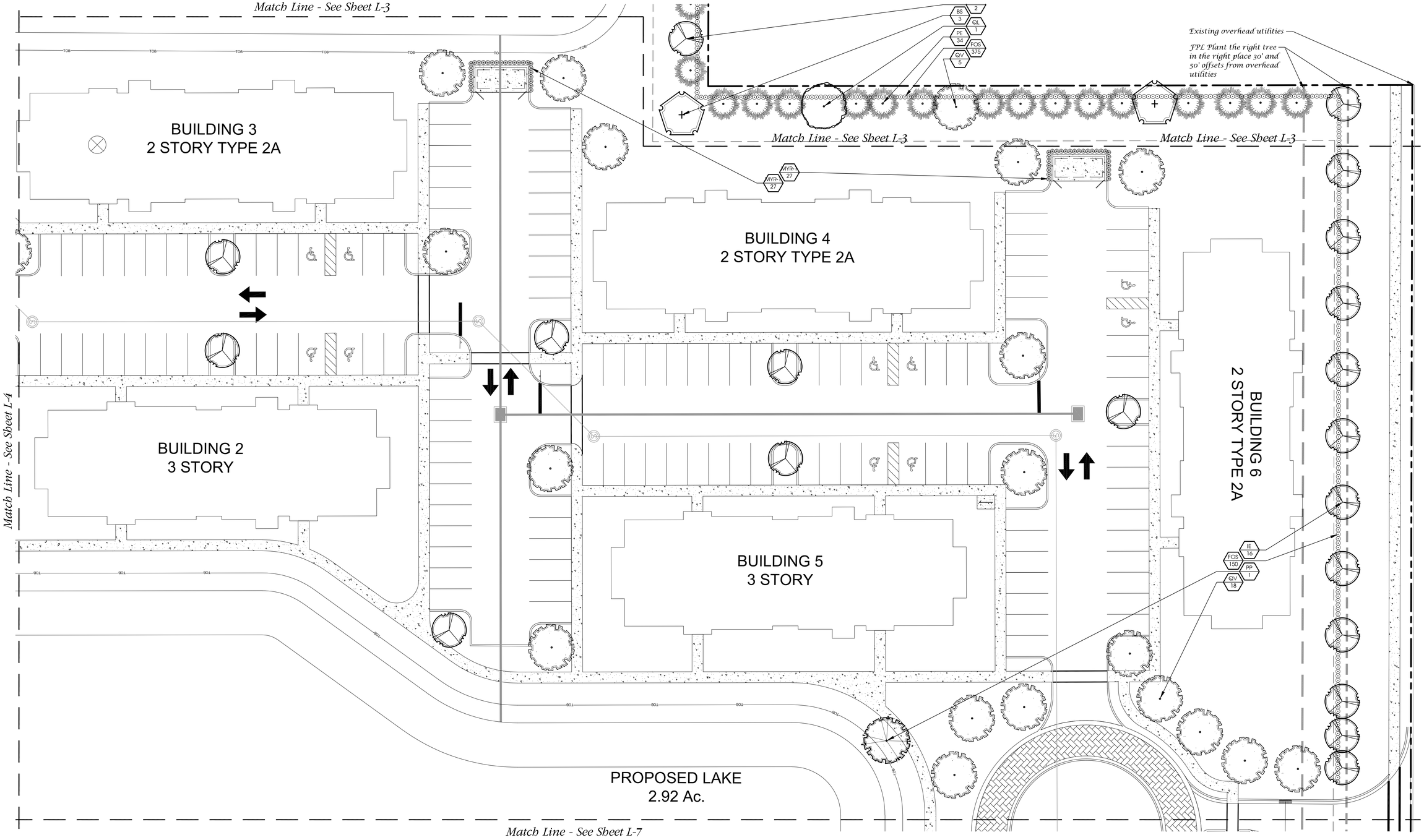
City of Fort Pierce, Florida

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0 10' 20' 40'

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Privilege Development

Dade Road & Sunrise Boulevard
City of Fort Pierce, Florida

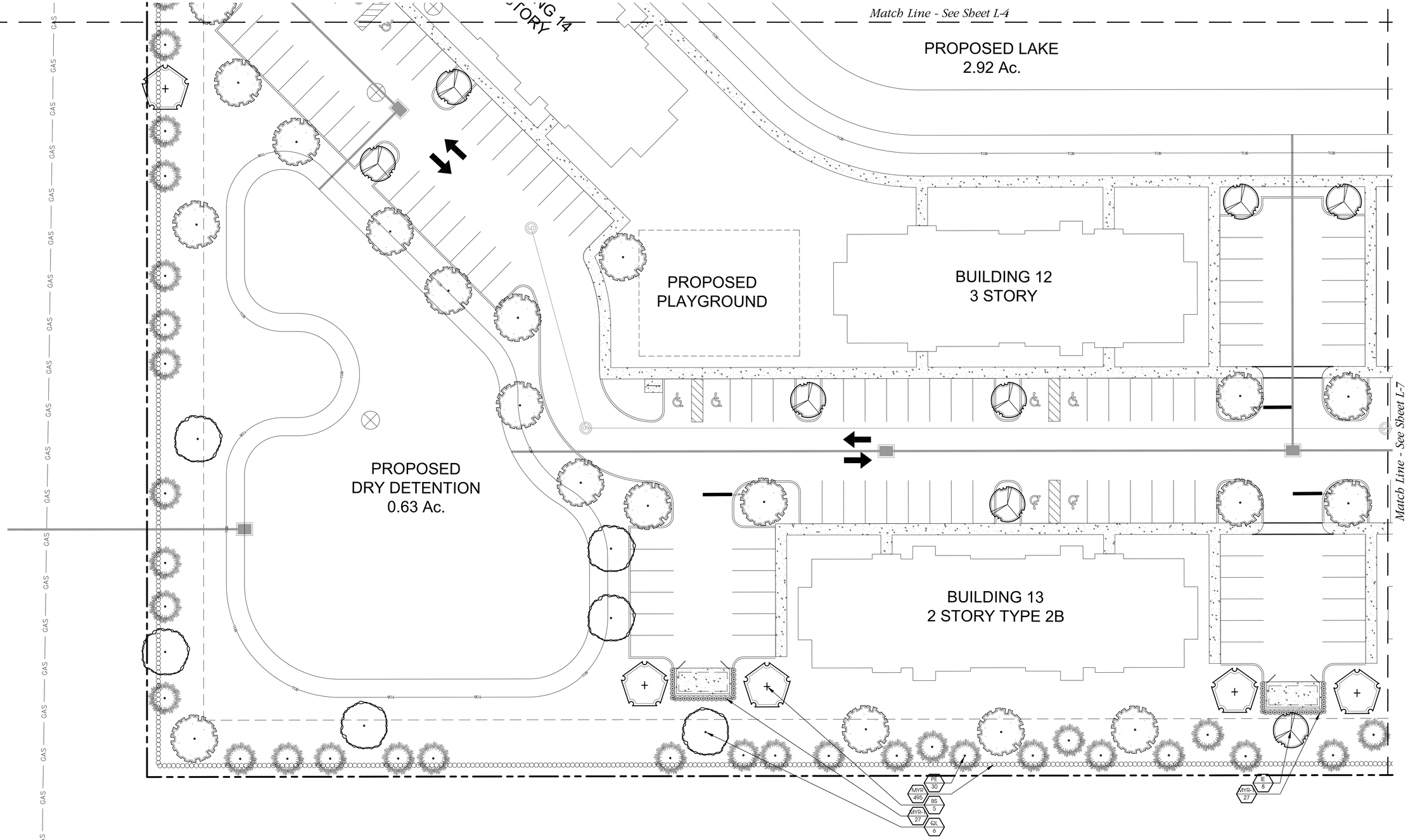
City Project Number:

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Job No. 22-0301
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Submittal Dates 3-7-2022

Revision Dates

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Landscape Plan

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

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Privilege Development

Dade Road & Sunrise Boulevard

City of Fort Pierce, Florida

City Project Number:

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Florida Registration Number:
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Job No. 22-0301
Drawn By JWS
Submittal Dates 3-7-2022

Revision Dates

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Sheet L-6 of 8

PROPOSED LAKE
2.92 Ac.

Match Line - See Sheet L-5

PROPOSED LAKE
2.92 Ac.

TOB

BUILDING 10
3 STORY

BUILDING 9
3 STORY

BUILDING 7
2 STORY TYPE 2B

IE 18
FOS 150
PP 1
QV 19

Match Line - See Sheet L-6

BUILDING 11
2 STORY TYPE 2B

BUILDING 8
2 STORY TYPE 2B

SIL 4
MYR 27

MYR 27
MYR 300
BS 3
PE 27

FPL Plant the right tree in the right place 30' and 50' offsets from overhead utilities

Existing overhead utilities

Landscape Plan

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

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
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(772) 344-2340
LC: 26000198

Privilege Village Development

Dade Road & Sunrise Boulevard

City of Fort Pierce, Florida

City Project Number:

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

Job No.	22-0301
Drawn By	JWS
Submittal Dates	3-7-2022
Revision Dates	

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Landscape Specifications

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

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

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

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

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

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

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
16	BS*	BURSERA SIMARUBA	GUMBO LIMBO	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
56	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
6	LI	LAGERSTROEMIA INDICA 'TUSKEGEE'	CREPE MYRTLE 'RED'	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
138	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
17	PP	PELTOPHORUM DUBIUM	YELLOW POINCIANA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
13	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
90	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
162	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
1,195	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
1,085	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS

* = Florida Native

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

Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (East Portion & South Buffer) 852.46'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
852.46 l.f. x 10' = 8,524.6 s.f. / 300 = 29 Trees
Provided = 29 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
852.46 l.f. / 2' o.c. = 427 Shrubs
Provided = 427 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 3,575'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
3,575 l.f. x 10' = 35,750 s.f. / 200 = 179 Trees
Provided = 179

Shrubs Required = Continuous Hedge @ 2' o.c.
3,575 l.f. / 2' o.c. = 1,788 Shrubs
Provided = 1,788 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 (192,920 s.f./15 = 12,862 s.f.)
Landscape Area Provided = 12,862 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
192,920 s.f./15 = 12,862 s.f. / 100 = 129 Trees
Trees Provided = 129

Maximum Use of Palm Trees
Sec. 123-37(1)(a)(3)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 337 Trees
Maximum Palms Allowed = 168 (337 / 2 = 168)
Total Palms Provided = 0 (0%)

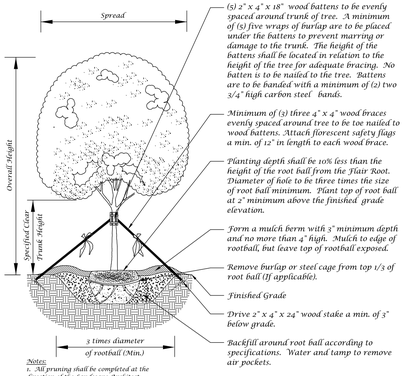
Total Trees Required = 337 Trees
Total Trees Provided = 337 Trees
337 Trees * 0 Palms @ 3:1 = 0 Trees = 337 Trees

Total Trees Required = 337 Trees
Total Native Trees Provided = 314 (93%)

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

Total Shrubs Required = 2,377
Total Native Shrubs Provided = 2,377 (100%)

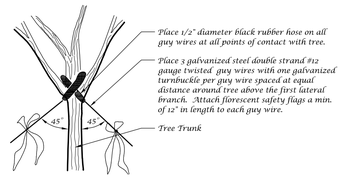
Landscape Details



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

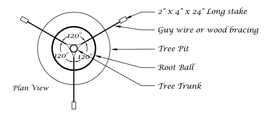
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



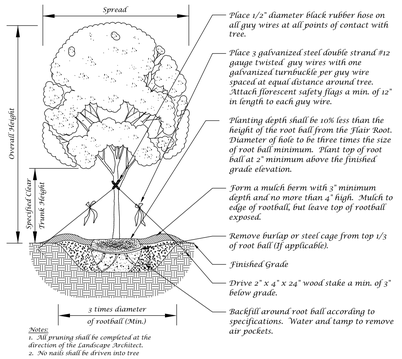
Guy Wire Attachment Detail

Not to Scale



Staking Detail

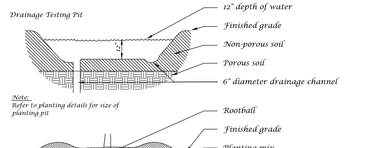
Not to Scale



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

Tree Planting Detail

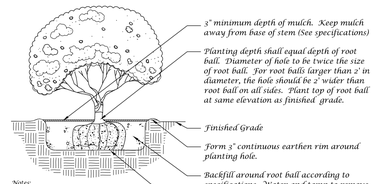
Not to Scale



Note:
Refer to planting details for size of planting pit

Drainage Testing Detail

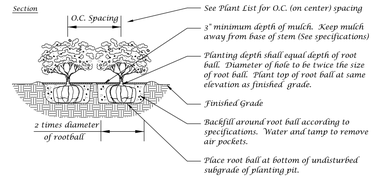
Not to Scale



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

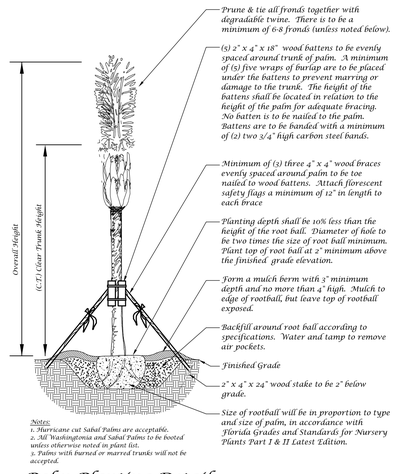
Shrub Detail

Not to Scale



Ground Cover Detail

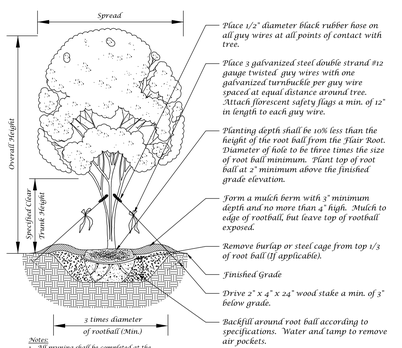
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Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

Not to Scale



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

Multi-Trunk Tree Planting Detail

Not to Scale

Landscape Plan

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

Privileged Development
Dade Road & Sunrise Boulevard
City of Fort Pierce, Florida

City Project Number:

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

Job No. 22-0301
Drawn By JWS
Submittal Dates 3-7-2022

Revision Dates

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

ENGINEERS SURVEYORS ENVIRONMENTAL

October 1, 2019

Privilege Development, LLC
PO Box 3945 Hallandale, FL 33008

Reference: **Environmental Assessment- North Parcels**
3315 Sunrise Blvd, Ft. Pierce, St Lucie County, Florida
Parcel ID # 2428-601-0252-000-6, 2428-321-0001-000-3

Dear Privilege Development,

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

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to St Lucie County regulations.

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

Respectfully submitted,
EDC, Inc.



Drew Gatewood, Ms, PWS
Project Manager/ Sr. Biologist

10250 SW Village Parkway
Port St Lucie, FL 34987
772.223.5200
772.223.5103 fax
www.edc-inc.com

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

3315 Sunrise Blvd
Ft Pierce, St Lucie County, Florida

Date: October 1, 2019
Project # 19-352

Prepared For:
Privilege Development

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 a 22.12 acre site, located at 3315 Sunrise Blvd in Ft Pierce, St Lucie County, Florida. The parcel is currently undeveloped.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on October 1, 2019 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 habitat located on site. This site consisted of the following vegetation; native vegetation – laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii var. densa*), cabbage palm (*Sabal palmetto*), saw palmetto (*Serenoa repens*), primrose willow (*Ludwigia*, sp) duck potato (*Sagittaria lancifolia*), pickerelweed (*Pontedaria cordata*); and exotic vegetation – Caesar's weed (*Urena lobata*), Melaleuca (*Melaleuca sp*), Bahia grass (*Paspalum notatum*), old world climbing fern (*Lygodium microphyllum*), and Brazilian pepper (*Schinus terebinthifolius*).

WETLAND DELINEATION:
According to aerial photographs and site visit, it appears that there are wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. All of these components were found during the field reconnaissance on the property. A wetland determination has been previously done by the State (56-02552-P) and the USACOE (SAJ-2006-3727) and mitigation credits have been purchased by Bluefield Mitigation Bank to offset 5.3 credits of impacts (See attached Letter)

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 were found on the site nor, were any other state or federally listed species during the site visit.

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

Oldsmar sand depressional – This is a nearly level, poorly drained soil found in broad open areas of the flatwoods. The natural vegetation associated with this soil type is slash pine and an understory of saw palmetto, gallberry, fetterbush, running oak, and dwarf huckleberry. Grasses are pineland threeawn, bluestem and panicum. Typically, the surface layer is dark gray sand with a light gray and grayish brown subsurface layer. Under natural conditions, this soil is not suited to cultivate crops or for pasture because of ponding. However, if intensive management, soil improving measures and a good water control system are implemented, the soil is suitable for vegetable crops and pasture.

Ankona and Farmton sand – is poorly drained soil is found in broad areas of flatwoods. Typically the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer extends to a depth of 35 inches and is fine sand. The seasonal high water table in Immokalee soil is at a depth of 6 to 8 inches from June through September. During the remainder of the year it is typically at a depth of 18 to 40 inches. Natural vegetation consists of slash pine and scattered oak with an understory of saw palmetto, gallberry, fetterbush, pineland threeawn, chalky bluestem, and Indian grass. This soil is poorly suited for crops and citrus. Water control measures are needed to overcome excessive wetness.

Pepper and Eau Gallie sands – This soil is a nearly level, poorly drained soil in low poorly defined drainage ways in the flatwoods. The water table is typically at a depth of less than 10 inches for cumulative periods of 2 to 6 months during wet seasons, and recedes to a depth of 40 inches or more during extended dry periods.

St Lucie County Regulations

According to the St Lucie County Property Appraiser's Report, the subject property has a land use code of 0000 Vacant Residential. A tree survey may be required prior to any land clearing activities.

SUMMARY:

It is the professional opinion of EDC that there are wetlands/surface waters within the property boundaries, however previous mitigation is in place to offset their impacts. In addition, no gopher tortoises or any other state or federally listed species were found on the site.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

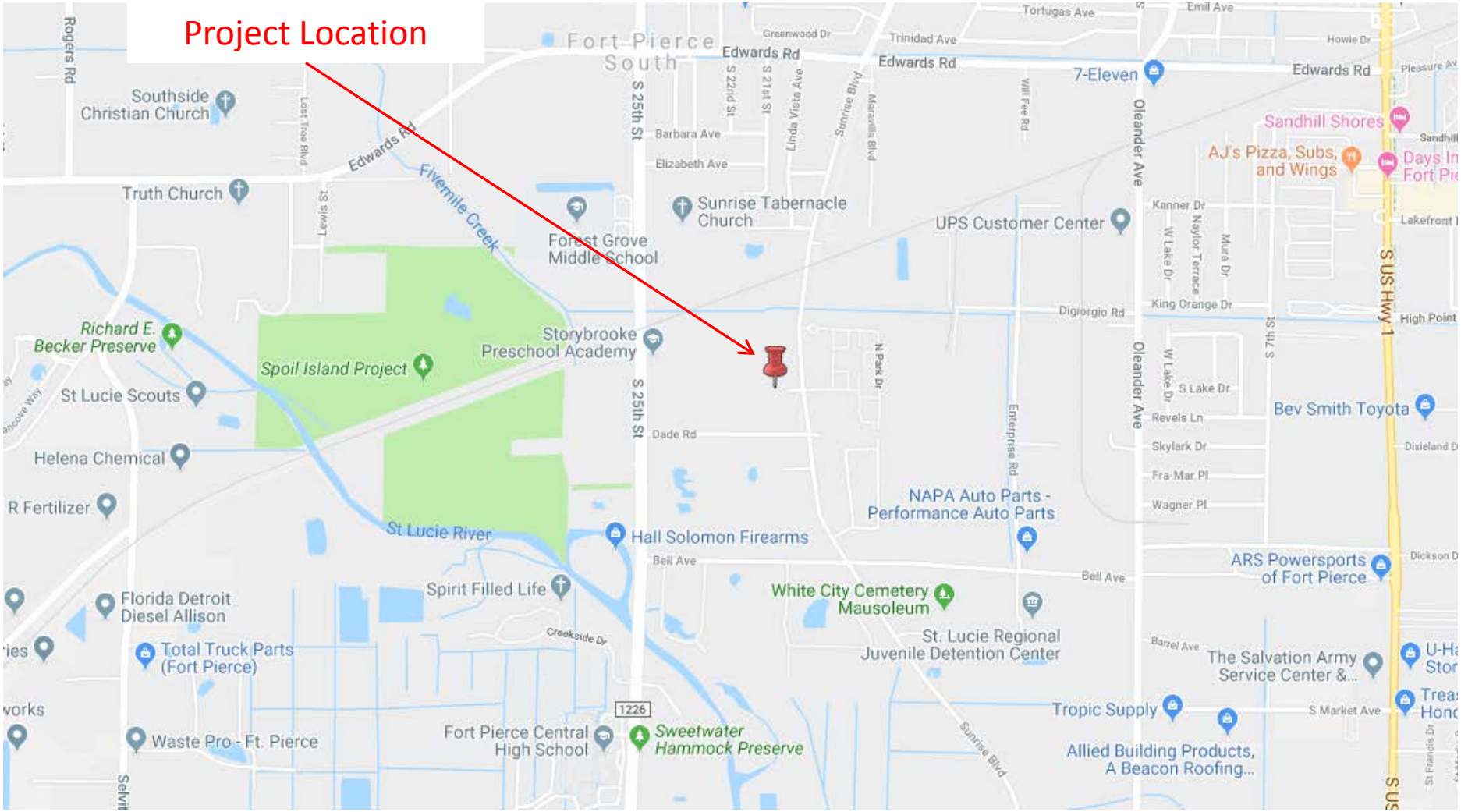
Environmental Site Assessment

Sunrise Blvd

Fort Pierce, St. Lucie County, FL

Location Map

Project: 19-352	North Parcels	9/20/2019



ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

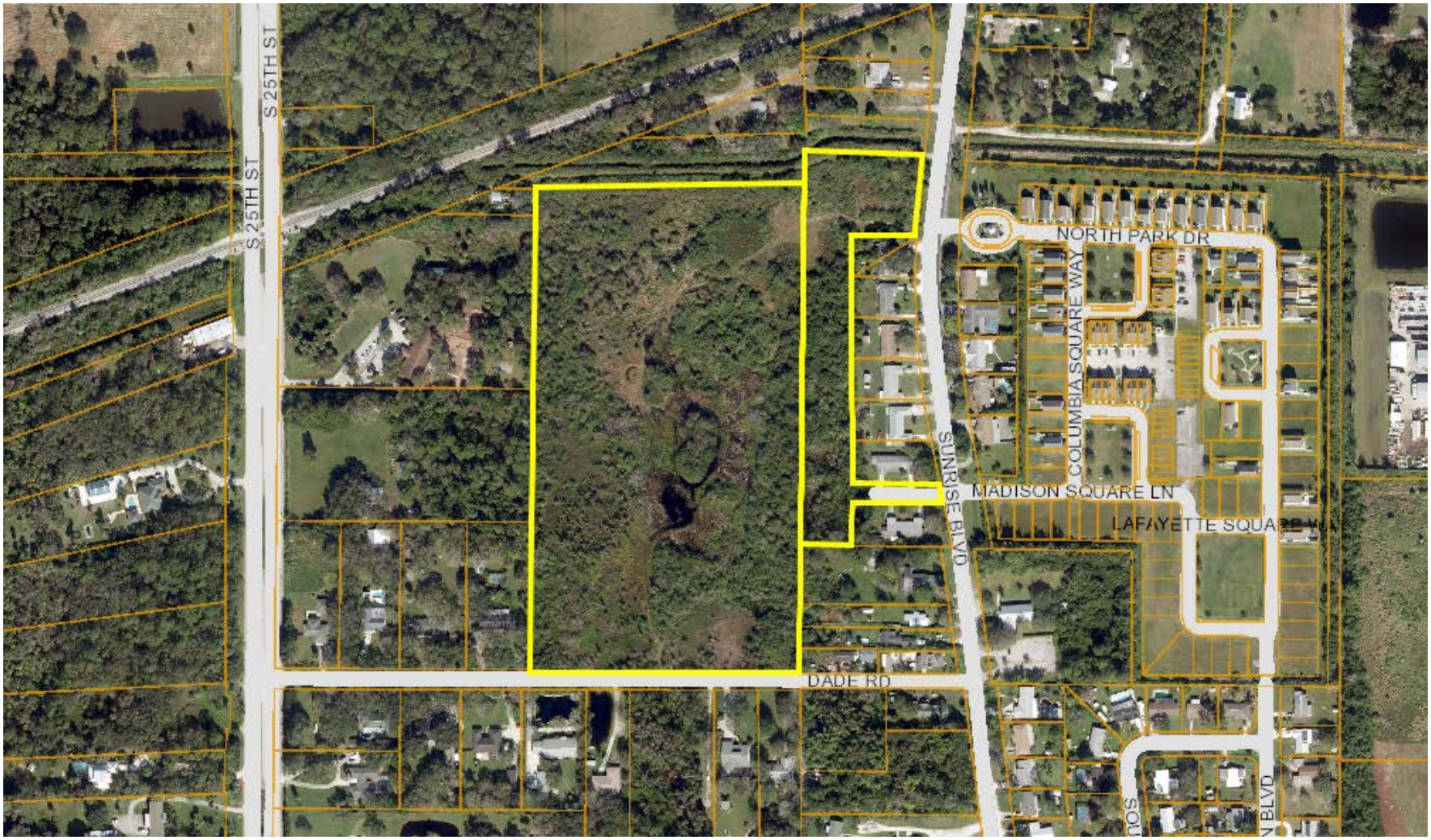
Environmental Site Assessment

Sunrise Blvd

Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 19-352	North Parcels	9/20/2019



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Sunrise Blvd

Fort Pierce, St. Lucie County, FL

Soil Map

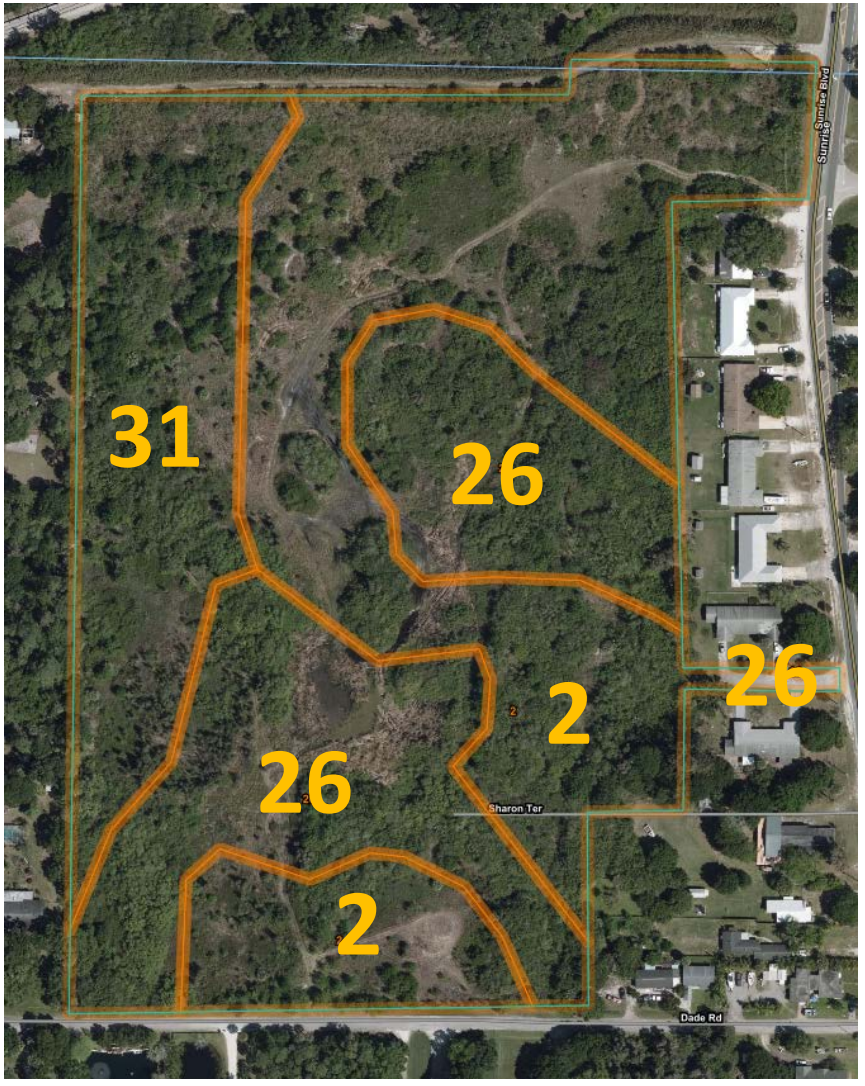
Project: 19-352	North Parcels	9/20/2019

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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	11.1	49.5%
26	Oldsmar sand, depressional	6.9	30.5%
31	Pepper and EauGallie sands	4.5	20.0%
Totals for Area of Interest		**22.5**	**100.0%**



ENGINEERS SURVEYORS ENVIRONMENTAL

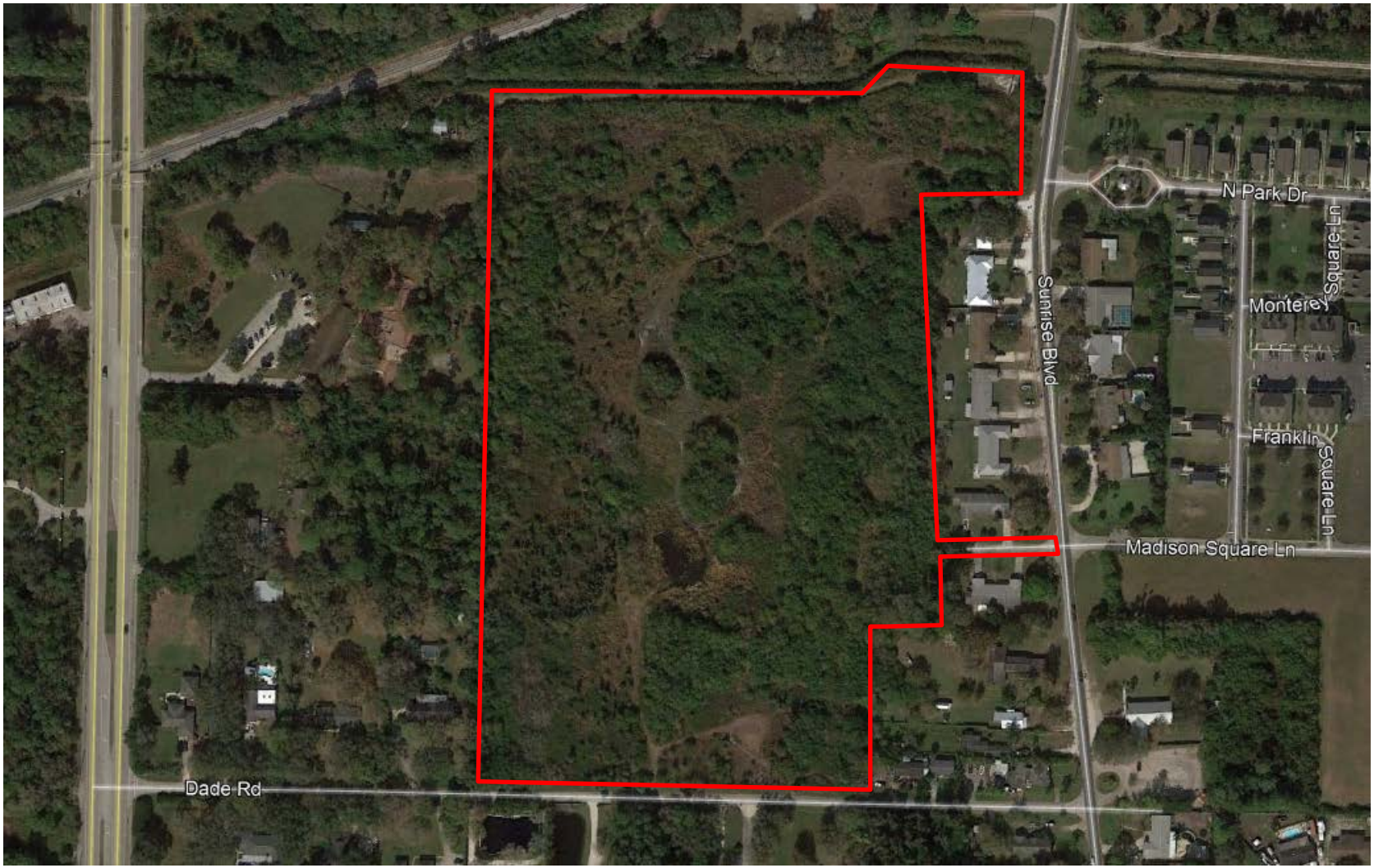
Environmental Site Assessment

Sunrise Blvd

Fort Pierce, St. Lucie County, FL

Wetland Map

Project: 19-352	North Parcels	9/20/2019



Mar 05 07 12:49p Avi Baba 3058322228 p.1

Client

Bluefield Ranch Mitigation Bank

David McIntosh, Trustee
901 North Olive Avenue
West Palm Beach, FL 33401
Phone (561) 355-3900; Fax (561) 659-9811
C (561) 346-4072
DaveMcI@bellsouth.net

Memorandum by fax

To: South Florida Water Management District
Environmental Resource Permitting (561-682-6896)

From: Dave McIntosh

Subject: Privilege Development, LLC: Sunrise Lakes
SFWMD Permit # 56-02552-P:
Mitigation at Bluefield Ranch Mitigation Bank

Date: January 24, 2007

Ladies and Gentlemen:

I hereby advise you that Privilege Development, LLC, has completed all its obligations under its contract with Bluefield Ranch Mitigation Bank for the purchase of five and three-tenths (5.3) herbaceous wetland mitigation credits. By completing its obligations, Privilege Development, LLC, has fully satisfied Special Condition 14 of the above-referenced SFWMD Permit.

As you are aware, Bluefield Ranch Mitigation Bank is permitted by SFWMD for the sale of such credits by virtue of Permit #56-00002-M.

Bluefield now requests your permanent withdrawal of those five and three-tenths (5.3) herbaceous credits from Bluefield's credit ledger and the permanent association of those credits with the Permit of Privilege Development, LLC, for its Sunrise Lakes project.

If you have any questions, please contact me directly.

Thank you.

David McIntosh

✓ Cc: Mr. Simon Cohen ~~(305-832-2228)~~
VIA HAND DELIVERY to Avi on 1-25-07.

TOTAL PAGES TRANSMITTED – 1