CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, October 20, 2022 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

   a. Annexation – 7 Brew Drive Thru – 2605 Kerr Street

   b. Rezoning - 805 Office Plaza - 805 Virginia Avenue

   c. Conditional Use - Brighter Care Adult Daycare - 415 Avenue A

   d. Conditional Use with New Construction – Longman Garage – 1506 Thumb Point Drive

   e. Site Plan, Design Review, Conditional Use – Farrell Communities – 2323-501-0002-000-0

   f. Minor Amendment to Site Plan - Women's Care Center - 2410-709-0017-0003

   g. Minor Amendment to Site Plan – Fort Pierce Industrial Campus – 1450 Bell Avenue

   h. Variance - Central Florida Treatment Center - 1302 N. Lawnwood Circle

Technical Review Committee **1. a.**

Meeting Date: 10/20/2022

REQUESTED ACTION

Annexation – 7 Brew Drive Thru – 2605 Kerr Street

LOCATION

2605 Kerr Street

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 10/07/2022 09:26 AM

Final Approval Date: 10/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Assistant Planning Director
RE	:	Technical Review Project: #22-02000002
BOARD DATE	:	October 20, 2022

Annexation – 7 Brew Drive Thru – 2605 Kerr Street

Attached is an Application for an Annexation for the subject property located at 2605 Kerr Street.

Parcel ID: 2313-332-0000-010-0

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, planning@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,

Vennis Gilmore
Assistant Planning Director

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: 2605 Kerr Street, Fort Pierce, FL 34947
2. Legal description of real property for which annexation is being requested:
   SEMINOLE PARK S/D BLK 2 LOT 5-LESS E 5 FT- (MAP 24/19N) (0.23 AC)

   Property Tax ID: 2419-601-0016-000-2
3. Size of described property: 0.23 acres
4. Project description: Development of new 7 Brew Drive-Thru Coffee, proposes to encompass 2610 Rolyat St. 2607 Kerr St, Unaddressed parcel (ID 136030) and 2605 Kerr St parcels. Parcel 2605 Kerr St is in St. Lucie County's jurisdiction, while the other 3 parcels are City of Fort Pierce. Request to annex 2605 Kerr St into City.
5. Current St. Lucie County Future Land Use Designation: COM (Commercial)
6. Current St. Lucie County Zoning: CO (Commercial Office)
7. Is this a Historic property? No
8. Appraised value: $84,200
9. Name of Owner(s): St Joseph FTP LLC

   Signature of Owner(s): David R. Taylor
   Mailing Address: 402 Ipswich St.
   City Altamonte Springs State FL Zip 32701
   Phone 407-331-0400 Fax

10. Name of Representative: Chris Ossa, P.E. - Kimley-Horn & Associates, Inc.

Signature of representative: 

Mailing Address: 7341 Office Park Place, Suite 102

City) Melbourne State Florida Zip 32940

Phone 321-222-6925 Fax

E-mail: chris.ossa@kimley-horn.com

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

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

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

Property Identification

Site Address: 2605 KERR ST
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-601-0016-000-2
Jurisdiction: Saint Lucie County

Use Type: 0100
Account #: 27488
Map ID: 24/19N
Zoning: Comm Offic

Ownership

St Joseph FTP LLC

966 Wildflower WAY
Longwood, FL 32750

Legal Description

SEMINOLE PARK S/D BLK 2 LOT 5-LESS E 5 FT- (MAP 24/19N) (0.23 AC)



Current Values

Just/Market Value:	$84,200
Assessed Value:	$84,200
Exemptions:	$0
Taxable Value:	$84,200

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	784
Gross Sketched Area (SF):	832
Land Size (acres):	0.23
Land Size (SF):	10,018.8

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 11, 2021	4610 / 2003	0001	WD	Blount (TR) Chris Q	$130,000
Mar 19, 1993	0832 / 2746	XX01	QC	Charles V Blount	$100
Oct 1, 1975	0245 / 0624	XX00	CV		$7,000

Building Information (1 of 1)

Finished Area: 784 SF

Gross Sketched Area: 832 SF

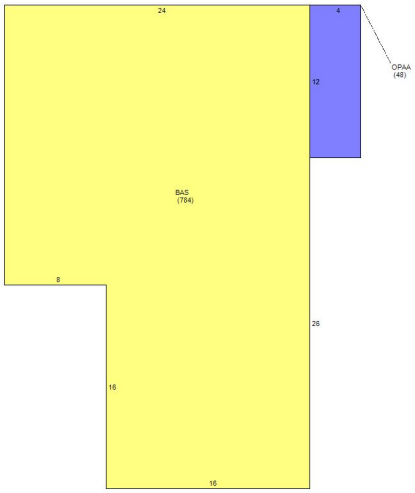
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Gable
Building Type: HC-	Year Built: 1954	Frame:
Grade: C-	Effective Year: 1954	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: Carpet
A/C %: 0%	Heated %: 0%	Sprinkled %: N/A%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	784	784	124
OPAA	Open Porch Attached Average	48	0	32

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY AVG	1	96	1999

Current Year Values

Current Values Breakdown

Building:	$43,000
Land:	$41,200
Just/Market:	$84,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$84,200
Exemption(s):	$0
Taxable:	$84,200

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	$279.96

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.23	North St. Lucie Water Management District	$25.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	$84,200	$84,200	$0	$84,200
2021	$47,300	$22,546	$0	$22,546
2020	$35,300	$20,497	$0	$20,497
2019	$39,400	$18,634	$0	$18,634

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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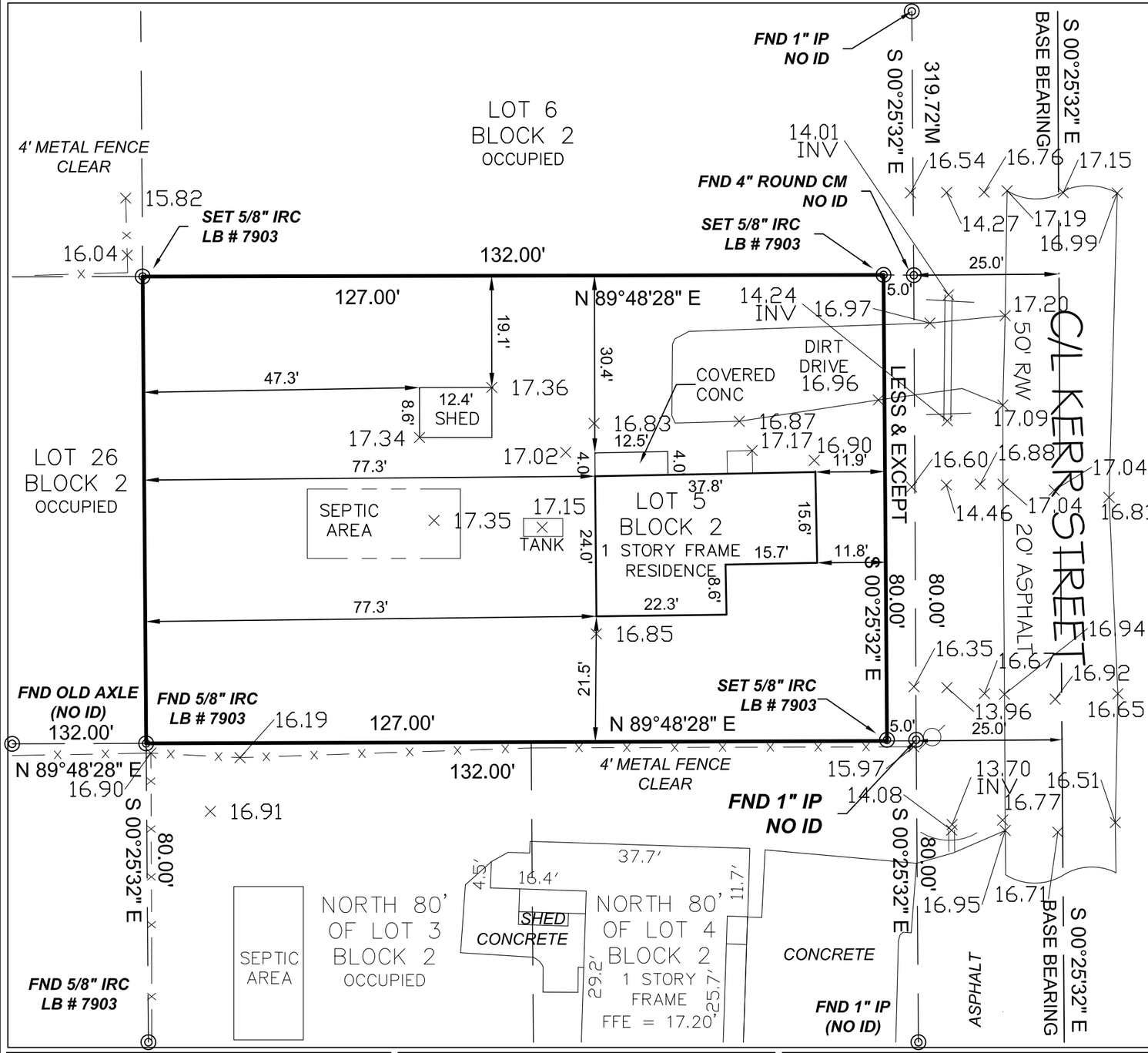
Boundary & Topographic Survey For:
David Taylor & Bob Isola

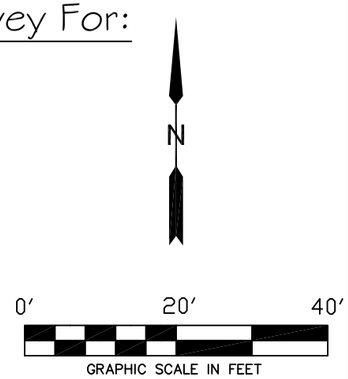
STREET ADDRESS:

2605 KERR STREET, FORT PIERCE, FL 34947

LEGAL DESCRIPTION:

LOTS 5, LESS EAST 5 FEET THEREOF, BLOCK 2, SEMINOLE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.





LEGEND & ABBREVIATIONS:

A	ARC LENGTH	OHP	OVERHEAD UTILITIES
A/C	AIR CONDITIONER	ORB	OFFICIAL RECORDS BOOK
BSL	BUILDING SETBACK LINE	P	PLAT DATA
C	CALCULATED FROM FIELD MEASUREMENTS	PB	PLAT BOOK
CBS	CONCRETE BLOCK STRUCTURE	PCP	PERMANENT CONTROL POINT
CONC	CONCRETE	PG(S)	PAGE(S)
CM	CONCRETE MONUMENT	POB	POINT OF BEGINNING
C/L	CENTERLINE	POC	POINT OF COMMENCEMENT
D&UE	DRAINAGE & UTILITY EASEMENT	PSM	PROFESSIONAL SURVEYOR & MAPPER
ELEV	ELEVATION	R	RADIUS
FFE	FINISH FLOOR ELEVATION	R/W	RIGHT OF WAY
FND	FOUND	TOB	TOP OF BANK
ID	IDENTIFICATION NUMBER	TOS	TOE OF SLOPE
IP	IRON PIPE	UE	UTILITY EASEMENT
IR	IRON ROD		ELEVATION (TYPICAL)
IRC	IRON ROD & CAP	WM	WATER METER
LB	LICENSED BUSINESS	(S)	SEWER MANHOLE
LS	LICENSED SURVEYOR		UTILITY POLE
M	MEASURED DATA		DELTA
NAD	NORTH AMERICAN DATUM	(E)	ELECTRIC SERVICE BOX
NAVD	NORTH AMERICAN VERTICAL DATUM	(T)	TELEPHONE SERVICE BOX

GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF KERR STREET, AS RECORDED IN PLAT BOOK 10, PAGE 11, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA, HAVING A BEARING OF S00°25'32"E. (ASSUMED DATUM)

2. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C 0167 J, EFFECTIVE DATE FEBRUARY 16, 2012.

3. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.

4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LANDS OF OTHERS.

5. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY, EXCEPT AS SHOWN.

6. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS OR MURPHY ACT DEEDS.

7. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

9. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARD, IN FEET AND DECIMALS THEREOF AND BASED ON DEED AND FIELD MEASURED DATA.

10. THE LAST DATE OF FIELD WORK WAS MARCH 04, 2021.

11. ELEVATIONS SHOWN HEREON ARE IN ACCORDANCES WITH UNITED STATES STANDARD, IN FEET AND DECIMALS THEREOF BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988. BASE BENCHMARK, ST. LUCIE COUNTY, "W8".

12. THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

CERTIFICATIONS

ST. JOSEPH FTP, LLC;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
AMERICAN LAND TITLE ASSOCIATION; 1022659

CHARLES ARNOLD — DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

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JOB NO. 21-802
DATE: 03/14/2021
SCALE: 1"=20'
DRAWN BY: CA
REVIEWED BY: CA

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
(772) 708-1819 SURVEY@ASI-SURVEY.COM

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4863664 OR BOOK 4610 PAGE 2003, Recorded 05/14/2021 10:46:00 AM Doc Tax: $910.00

PREPARED BY & RETURN TO:

Jeffrey A. Icardi, Esq.
ICARDI & ICARDI, P.A.
557 Wymore Road North, Suite 101
Maitland, FL 32751

Parcel Identification No. 2419-601-0016-000-2

[Space Above This Line for Recording Data]

Warranty Deed

THIS WARRANTY DEED made this 14 day of May, 2021, between **CHRIS Q. BLOUNT, as Trustee for C.V. BLOUNT and JEANETTE H. BLOUNT, and CHRIS Q. BLOUNT,** party of the first part, whose post office address is 778 Bent Creek Dr., Fort Pierce, FL 34947, and **ST. JOSEPH FTP, LLC, a Florida limited liability company,** party of the second part, whose post office address is 966 Wildflower Way, Longwood, FL 32750.

Witnesseth:

That the said party of the first part, for and in consideration of the sum of $10.00 and other valuable consideration, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land, to wit:

Lot 5, less East 5 feet thereof, Block 2, Seminole Park Subdivision, according to the plat thereof, as recorded in Plat Book 10, Page 11, Public Records of St. Lucie County, Florida

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

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year. THIS PROPERTY IS NOT NOW THE HOMESTEAD REAL PROPERTY OF GRANTOR AND NEITHER GRANTOR NOR ANY MEMBERS OF GRANTOR'S HOUSEHOLD RESIDE THEREON.

And the said party of the first part hereby covenants with said party of the second part that the party of the first part is lawfully seized of said land in fee simple; that the party of the first part has good right and lawful authority to sell and convey said land; that the party of the first part hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

SIGNED, SEALED AND DELIVERED in the presence of:

WITNESSES:

Sign: Wayland Ashburn
Witness Print Name: Wayland Ashburn

Sign: Michael V King
Witness Print Name: Michael V King

C.V. BLOUNT and JEANETTE H. BLOUNT, and CHRIS Q. BLOUNT TRUST

By: Chris Q. Blount Trustee
Chris Q. Blount, Trustee

STATE OF FLORIDA
COUNTY OF St Lucie

The foregoing instrument was acknowledged before me on May 11, 2021, by means of [X] physical presence or [ ] online notarization by CHRIS Q. BLOUNT, as Trustee of the C.V. Blount and Jeanette H. Blount, and Chris Q. Blount Trust, who is [ ] personally known to me or who [X] has produced FL DL as identification.

[Notary Seal]

MICHAEL V KING
Notary Public - State of Florida
Commission # GG 205106
My Comm. Expires Apr 9, 2022
Bonded through National Notary Assn.

Name Printed: Michael V King
NOTARY PUBLIC, State of Florida
My commission expires: Apr. 9, 2022

Technical Review Committee **1. b.**

Meeting Date: 10/20/2022

REQUESTED ACTION

Rezoning - 805 Office Plaza - 805 Virginia Avenue

LOCATION

805 Virginia Avenue - 2422-602-0001-000-7

RESPONSIBLE STAFF

Ryan Altizer, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 10/06/2022 12:37 PM

Final Approval Date: 10/06/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Planner
RE:	**Rezoning- 22-06000005** **805 Virginia Ave**
BOARD DATE:	October 20, 2022

Rezoning at 805 Virginia Ave

The above referenced project is being submitted for your review and comments. The applicant is requesting a Rezoning for 805 Virginia Ave.

Please send all comments to raltizer@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, October 18, 2022. If you have any questions, please contact the Planning Department at 772-467-3737.

Thank you

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- [X] Warranty Deed & Legal Description
- [X] St. Lucie County Property Record Card
- [ ] Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- [X] Current Survey
- [ ] Environmental Study
- [ ] Traffic Impact Report
- [X] *** Capacity Analysis-Separate Form
- [ ] Drainage Analysis
- [ ] Historical Report
- [ ] 1 CD of all documents submitted in PDF
- [X] Other USB Thumb Drive

1. Property Address/Location: 805 Virginia Ave, Ft Pierce, FL 34982
2. Property Tax ID(s): 2422-602-0001-000-7
3. Total Acreage: 2.55
4. Existing Future Land Use Designation: RH - Residential High Density
5. Existing Zoning Classification: R-5
6. Proposed Zoning Classification: C-3
7. Other applications being submitted concurrent with this application, if any: none

8. Describe the existing uses, improvements and structures on the amendment lands: No improvements are being proposed for the site or structures. Existing use is office and commercial space.

9. Are there any identified or possible historical structures on the amendment lands? No historical onsite.

10. The reason for making this request: The existing Zoning of R-5 does not generally correspond with the current or intended future use of the plaza or spaces therein, as the residential portion of the community remains south of.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	COMMERCIAL & MULTI FAMILY RES	GC	C-3 & R-4
South	RESIDENTIAL	OP	R-2
East	COMMERCIAL	GC	C-3
West	COMMERICAL AND RESIDENTIAL	RH, RM, RL & OP	R-4, R-2, C-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RH	R-5	12-18 du/ac	2.55	X
Proposed	No Change	C-3	9,000 sf	2.55	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 R-5 w/ 18du/ac Max Demand = 4,680 gpd
Current Zoning	Total gallons per day R-5 = 18du/ac x 2.6= 46.8 x 100gpd = 4,680 gpd
Proposed Zoning	Total gallons per day C-3 = 1,125 gpd
Change in Demand	**Total gallons per day** Less 3,555 gpd with Change in Zoning to C-3

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 w/ Current Zoning R-5 = 468 Max Demand @ 18du/ac
Current Zoning	Total gallons per day 468 gpd (18du/ac x 2.6 = 4.68 persons x 100 gpd = 468 gpd)
Proposed Zoning	Total gallons per day 900 gpd (9000sf x 0.1 gpd = 900 gpd)
Change in Demand	**Total gallons per day** 900 gpd (C-3) - 468 gpd (R-5) = 432 gpd Increase

C. Parks and Recreation (Residential Classifications Only): 18du/ac x 2.6 = 46.8 + 44,277 = 44,273.8/LOS =
(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	2,213.69	N/A	2,213.69
Urban District	5 acres per 1,000 people	8,854.76	N/A	8,854.76
Community	2.5 acres per 1,000 people	17,709.52	N/A	17,709.52
Neighborhood	1.36 acres per 1,000 people	32,554.27	N/A	32,554.27

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	St Lucie Elementary (K-5) & Dan McCarty Middle	Dale Cassens High School
City	Ft Pierce	Ft Pierce
Distance	0.6 Miles & 0.8 Miles	0.6 Miles
Current Zoning Enrollment Demand	St Lucie County School District	St Lucie County School District
Proposed Zoning Enrollment Demand	N/A	N/A
Change in Demand	No Further Demand	No Further Demand

E. Solid Waste: 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	2.55ac x 18du/ac = 45 = 6 Yards
Proposed Zoning	.007 lbs/sf/day (Non-Res) x 27,000sf = 189 lb ref. City of Stuart Comp Plan Policy A6.3
Change in Demand	Contemplates a reduction in solid waste.

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	No change to current Storm water management on-site or off-site. No construction proposed or scheduled to parking, roadways, or existing structures. All outfall will remain as prior.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	R-5	
Proposed Zoning	C-3	ITE Land Use 814 (Variety Store)
Change in Demand	Trips	Trips 122/200
Impact to Capacity	No impact to trip generation rates anticipated.	

12. Name of Owner(s): 805 Office Plaza, LLC (Fred Bilowit)
Mailing Address: 5801 Congress Avenue
City West Palm Beach State FL Zip 33487
Phone # 561-860-9402
E-mail: stevena@wbsproperties.com

13. Name of Applicant: Fred Bilowit
Mailing Address: 5801 Congress Avenue
City West Palm Beach State FL Zip 33487
Phone # 561-860-9402 Fax #
E-mail: Stevena@wbsproperties.com

14. Name of Representative: Bradley J. Currie, AICP (Authorized Agent Representing Applicant)
Mailing Address: 10250 SW Village Parkway Suite 201
City Port St Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: Bradcurrie@edc-inc.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature 04/21/2022 Date

10250 Village Parkway Suite 201	Port St Lucie	Florida	34987
Address		State	Zip

772-462-2455	772-408-4208	bradcurrie@edc-inc.com
Phone	Fax	E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Bradley J Currie, AICP	Authorized Agent Acting on behalf of Owner	772-462-2455
Property Owner's Name (Please Print)		Phone

10250 Village Parkway Suite 201- Port St Lucie	Florida	34987
Address	State	Zip

Property Owner's Signature — 09/21/2022 Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged ~~before me~~ this 21st day of Sept., 2022, by Bradley J. Currie who is personally known to me or has produced _____ as ident

Signature of Notary (seal)

ANA MARIA JOHNSON
Notary Public - State of Florida
Commission # HH 132480
My Comm. Expires Sep 16, 2025
Bonded through National Notary Assn.

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

WBS Properties
5801 Congress Avenue
West Palm Beach, FL 33487

AGENT CONSENT FORM

Project Name: 805 Virginia Avenue – Ft Pierce, FL

Parcel ID: 2422-602-0001-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED Fred Bilowit, 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 20th day of September, 2022, by Fred Bilowit (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Notary Signature

Phillip J. Cannon
Printed Name of Notary

PHILLIP J. CANNON
MY COMMISSION EXPIRES
MAY 18, 2024
(Notary Seal)
#GG 949312
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

May 18, 2024
My commission expires

Owner's Signature

Fred Bilowit
Owner's Name

5801 Congress Ave
Street Address

Boca Raton, FL 33487
City, State, Zip

561-860-9402
Telephone / Email

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2161640 OR BOOK 1662 PAGE 1558
Recorded:02/21/03 10:02

* Doc Assump	: $	0.00
* Doc Tax	: $	14,000.00
* Int Tax	: $	0.00

Prepared By and return to:
David N. Sowerby, Esquire
MELVILLE & SOWERBY, P.L.
2940 South 25th Street
Fort Pierce, Florida 34981-5605
Courthouse Box #63

PARCEL I.D. NO. **2422-602-0001-000/7**

[Space Above This Line For Recording Data]

WARRANTY DEED

This Indenture made and executed this 19th day of February, 2003, is by and between **JAMES F. GRIMES, a married man,** (hereinafter "Grantor"), and **805 OFFICE PLAZA, L.L.C., a Delaware limited liability company,** whose post office address is 5801 N. Congress Avenue, Boca Raton, FL 33487 (hereinafter "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

Lot 1, MARAVILLA GARDENS UNIT ONE, according to the plat thereof, recorded in Plat Book 6, Page 55 of the Public Records of St. Lucie County, Florida, LESS the West 10 feet thereof; FURTEHR LESS the North 20 feet as in Official Records Book 584, Page 1198, and Road Right-of-Way in Official Records Book 933, Page 846, of the Public Records of St. Lucie County, Florida.

Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 2002.

NOTE: The herein described property is not the homestead of the Grantor, nor contiguous thereto. The Grantor's homestead is: 3202 N. Indian River Drive, Ft. Pierce, Florida 34946.

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

[Space Above This Line For Recording Data]

In Witness Whereof, the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

David N. Sowerby

Nancy J. Endrulas

JAMES F. GRIMES
3203 N. Indian River Drive, Ft. Pierce, FL 34946

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me, this 19th day of February, 2003, by JAMES F. GRIMES, [✓] who is personally known to me, or [ ] who produced his driver's license as identification.

Nancy J. Endrulas
Notary Public, State of Florida
My Commission Expires: 07/17/04
Commission #: CC955169

NANCY J. ENDRULAS NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires July 17, 2004 No. CC955169

PROJECT NARRATIVE & COVER LETTER
805 Virginia Avenue
Rezoning Map Amendment Application
September 21, 2022

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request approval to Rezone a property located at 805 Virginia Avenue in Fort Pierce, FL. The property is situated west of US Highway One, is north facing, on the south side of Virginia Avenue, consisting of three pre-existing structures, each building is approximately 9,000-sf, with a total area of approximately 2.55-ac.

The property is currently zoned Residential (R-5) with a Future Land Use designation of High Density Residential (RH). At this time, we are proposing a Rezone to Commercial (C-3). No site improvements or construction are proposed. The current Zoning of R-5 does not generally correspond with the current or intended Future Land Use of the plaza or spaces therein, as the existing and residential community is dedicated to land south and around the area proposed for rezone and is hitherto zoned accordingly.

SITE CHARACTERISTICS & PROJECT HISTORY

Subject parcel & acreage is identified in the table below:

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2422-602-0001-000-7	805 Virginia Ave	2.55	RH	R-5
	TOTAL ACRES:	**2.55**		

To the north of the subject parcel lies Virginia Avenue, which is within the jurisdiction the City of Fort Pierce. This roadway is a main thoroughfare for travel and creates easy access for those utilizing the services offered by the above referenced parcel proposed for rezone. To the south of the parcel lies Plymouth Avenue, S. 8th Street, and Garden Avenue, home to multiple residential parcels, currently zoned Residential (R-2) with an underlying Future Land Use of Low Density Residential (RL).

To the west of the subject parcel lies Oleander Blvd, and two contiguous parcels. One parcel is zoned Residential (R-2) with a Future Land Use of Low Density Residential (RL). One parcel is Zoned Residential (R-5) with a Future Land Use of High Density Residential (RH).

To the east of the subject parcel is a large developed plaza with a Zoning of Commercial (C-3) and a Future Land Use of General Commercial (GC). Separating the Large commercial parcel and the residential to the west is a retention canal running north and south.

Included in this submittal, please find the required Rezoning Map Amendment Application and supplemental requirements along with additional supporting material. Any other supplemental items for support can and will be provided upon request.

As per an attached email here, received by the Senior Planner, Vennis Gilmore, dated 7/18/2022, the Application is void of the following items as they were deemed unnecessary given the pre-existing nature of the site and the pre-existing occupancy therein:

- Environmental Study (Zoning change proposes reduction to waste creation)
- Traffic Impact Report (ITE Trip Generator has been provided however)
- Drainage Analysis (No change to parking lot or drainage)
- Historical Report (No construction)
- NO CD – No longer required (USB will be provided)
- NO FLUMA is taking place

Based on the above and attached information, the applicant respectfully requests approval of this application.

Z:\EDC-2022\22-251 - WBS Properties - 805 Virginia Avenue\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-09-21_805_Virginia_RZ_Just_Stmt_22-251.docx

805 VIRGINIA AVENUE
FT PIERCE, FL 34982

LEGAL DESCRIPTION

PCN 2422-602-0001-000-7

MARAVILLA GARDENS S/D-UNIT 1- LOT 1-LESS N 20 FT AS IN OR 584-1198- (OR 1662-1558)

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Wednesday, April 13, 2022

Parcel Report





Parcel

PARCELNO:	2422-602-0001-000-7
Property ID:	30067
Owner1:	805 Office Plaza LLC
SiteAddress:	805 VIRGINIA AVE

Owner

Owner1:	805 Office Plaza LLC
Owner2:	
Owner3:	
MailingAddress:	5801 N Congress Ave Boca Raton, FL 33487-3603

Overview

PrimaryLandUse:	1700 - OFCE BLDG
DistrictGroup:	0022 - Fort Pierce
Subdivision:	Maravilla Gardens Subdivision Unit 1
Just/Market Value:	$1,968,100
FinishedArea:	27,000
Acres:	2.547
TotalArea:	110,963

Legal Description

LegalDescription:	MARAVILLA GARDENS S/D-UNIT 1- LOT 1-LESS N 20 FT AS IN OR 584-1198- (OR 1662-1558)

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 Credi
2021	$1,968,100	$1,403,400	$499,300	$65,400	$1,429,450	$0	$1,429,450	$538,650	$0
2020	$1,299,500	$733,800	$499,300	$66,400	$1,299,500	$0	$1,299,500	$0	$0
2019	$1,208,600	$642,000	$499,300	$67,300	$1,208,600	$0	$1,208,600	$0	$0
2018	$1,318,095	$746,495	$499,300	$72,300	$1,318,095	$0	$1,318,095	$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
Fort Pierce Stormwater Charge	1999	50.1	$3,456.90

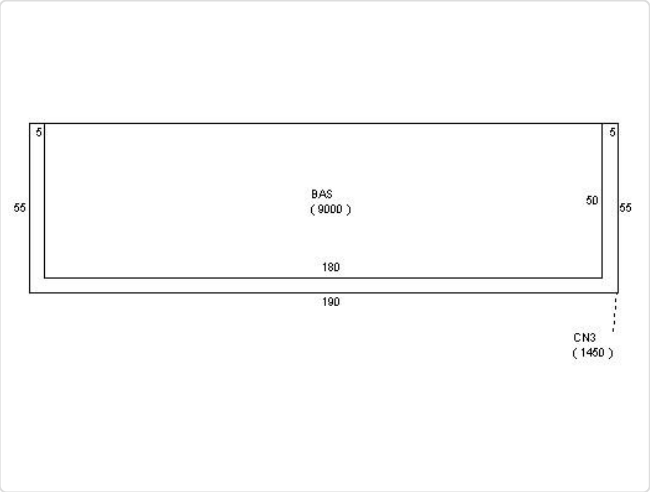
Improvements

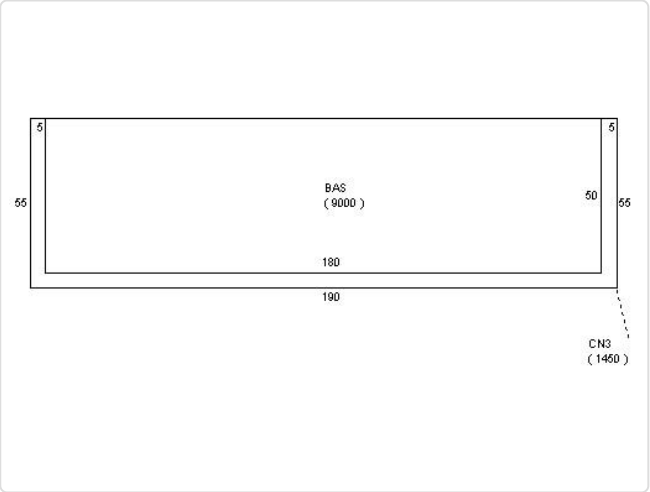
Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	LROF - LOW RISE OFFICE-1 STORY
Story Height:	1 Story
No of Living Units:	
Total Finished Area:	9,000
Gross Sketched Area:	10,450
Year Built:	1985
Effective Year:	1985
Primary Roof Cover:	Dim Shingle
Primary Roof Structure:	Wood Truss
Primary Wall:	Wood no Sh
A/C %:	100

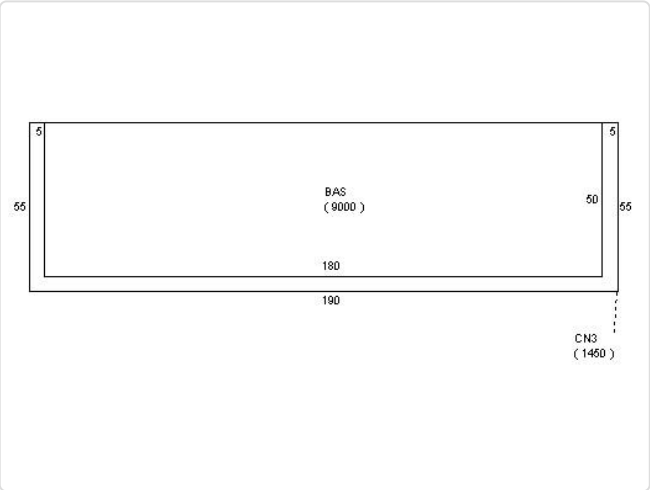
Building Sequence:	2
Bedrooms:	0
Bathrooms:	0
Building Type:	LROF - LOW RISE OFFICE-1 STORY
Story Height:	1 Story
No of Living Units:	
Total Finished Area:	9,000
Gross Sketched Area:	10,450
Year Built:	1985
Effective Year:	1985
Primary Roof Cover:	Dim Shingle
Primary Roof Structure:	Wood Truss
Primary Wall:	Wood no Sh
A/C %:	100

Building Sequence:	3
Bedrooms:	0
Bathrooms:	0
Building Type:	LROF - LOW RISE OFFICE-1 STORY
Story Height:	1 Story
No of Living Units:	
Total Finished Area:	9,000
Gross Sketched Area:	10,450
Year Built:	1985
Effective Year:	1985
Primary Roof Cover:	Dim Shingle
Primary Roof Structure:	Wood Truss
Primary Wall:	Wood no Sh
A/C %:	100

Building Sketches







Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	CN3	CANOPY	0	1,450
1	BAS	BASE AREA	9,000	9,000
2	CN3	CANOPY	0	1,450
2	BAS	BASE AREA	9,000	9,000
3	CN3	CANOPY	0	1,450
3	BAS	BASE AREA	9,000	9,000

SFYI

Description	Units	Year Built
CEMENT CURB	610	1985
CONCRETE LOW	43,500	1975
COMMERCIAL LIGHT- SINGLE	3	1975

Land Lines

Line Number	Units	Unit Type
1	110,963	SqFt

Permits

Permit Number	Issue Date	Description
BP21-3108	05/25/2021	Air Conditioning Only
BP20-2163	07/16/2020	Air Conditioning Only
BP20-2164	07/16/2020	Air Conditioning Only
BP20-1966	07/06/2020	Air Conditioning Only
BP20-1952	07/06/2020	Air Conditioning Only
BP19-3708	12/10/2019	Plumbing
BP17-3739	01/16/2019	Roof
BP17-3739	12/27/2017	Roof
BP17-0924	04/03/2017	Electric
BP15-3305	12/04/2016	
BP16-2101	10/31/2016	Re Roof Permit
BP15-3305	01/06/2016	Alterations/Remodeling
BP12-0569	03/26/2012	Air Conditioning Only
BP11-1043	06/03/2011	Electric
0800001725	11/06/2008	Roof
0800001724	11/06/2008	Roof
0800001726	11/06/2008	Roof
CR2006146	01/03/2007	Alterations/Remodeling
TENT200625	11/14/2006	Unknown
CR200477	10/19/2004	Alterations/Remodeling
MC2004209	07/15/2004	Air Conditioning Only
MC200457	02/26/2004	Air Conditioning Only
MC2003314	08/25/2003	Air Conditioning Only
RF2003252	08/13/2003	Roof
MC2003297	08/06/2003	Air Conditioning Only
MC2003277	07/23/2003	Air Conditioning Only
RF2003253	07/23/2003	Roof
MC2003265	07/21/2003	Air Conditioning Only
RF2003-254	06/26/2003	Roof
F99-000281	03/15/1999	Roof
F97-000392	04/25/1997	Roof
F94-000964	08/10/1994	Alterations/Remodeling
F92-000476	04/30/1992	Alterations/Remodeling
F91000894A	08/09/1991	Alterations/Remodeling
F91000894	07/12/1991	Alterations/Remodeling
F89000887D	08/01/1989	Additions to existing construction

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/18/2003	$2,000,000	XX00	WD	Grimes James F	1662-1558	Clerk of Courts
12/09/1991	$100	XX01	QC	James F Grimes	767-1782	Clerk of Courts
06/01/1988	$2,075,000	XX00	CV		589-269	Clerk of Courts
08/01/1984	$335,000	XX00	CV		440-647	Clerk of Courts
08/01/1977	$0	XX01	CV		274-463	Clerk of Courts

Photos


ACCOUNTING
& INCOME TAX


Direct
AUTO & LIFE
INSURANCE
COMMERCIAL
INSURANCE


JERGER INSURANCE
AUTO HOME BUSINESS LIFE
PROGRESSIVE

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: 805 VIRGINIA AVE



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SYMBOL & ABBREVIATION LEGEND:

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

LEGAL DESCRIPTION:

LOT 1, MARAVILLA GARDENS UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 55 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE WEST 10 FEET THEREOF; FURTHER LESS THE NORTH 20 FEET AS IN OFFICIAL RECORDS BOOK 584, PAGE 1198, AND ROAD RIGHT-OF-WAY IN OFFICIAL RECORDS BOOK 933, PAGE 846, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.570 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY & TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON SEPTEMBER 15, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. 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.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS SEPTEMBER 14, 2022.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCELS CONTAIN A TOTAL OF 2.570 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON FDOT BENCHMARK "BM3". SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. 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.
13. 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.
14. 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.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0187K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020, FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. THE ANGLES ON RECORDED PLAT BOOK 6, PAGE 55 ARE NOT LEGIBLE FOR LOT 1. ONLY CALCULATED ANGLES ARE SHOWN ON THIS SURVEY.

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON SEPTEMBER 12, 2022 UTILIZING A DJI MATRICE 300 UAV.
2. DATA POST PROCESSING WAS PERFORMED UTILIZING DRONE DEPLOY ENTERPRISE, VERSION 2.178.0, ON SEPTEMBER 12, 2022.
3. SENSOR(S) USED: ZENMUSE P1 45MP
4. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4064815.
5. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83-EF UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 2236. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (NGS) MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.29 IN/PIXEL
   - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X: 0.017 IN - Y: 0.018 IN - Z: 0.013 IN
   - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 5 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.015 IN
   - CAMERA CALIBRATION/OPTIMIZATION: 0.12% VARIATION FROM REFERENCE DATA.
9. DENSIFICATION:
   - TOTAL POINTS COLLECTED: 279 MILLION
   - EXTRACTED TOPOGRAPHY SHOWN BASED ON A POINT CLOUD DENSITY OF: 351.24 POINTS/FT²
10. THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

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

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

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UNIT 201
PORT ST. LUCIE, FL 34987
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L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	RJB
CHECKED BY	MTO
FIELD CREW	GH
FILENAME	22-251 BT.dwg
SCALE	AS SHOWN
DATE	September 16, 2022

REVISION COMMENTS — DATE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: 805 VIRGINIA AVE

LAND LYING IN
SEC. 22, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
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1 OF 3

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BOUNDARY & TOPOGRAPHIC SURVEY

FOR: 805 VIRGINIA AVE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH

VIRGINIA AVE (S.R. 70)
120' WIDE PUBLIC R/W
FDOT R/W MAP SECTION 94030-2531

NW CORNER
SEC. 22, TWP. 35S, RGE. 40E
FND 1/2" IRC
"RLS 2391"
CCR#093999

16 15
21 22

NW CORNER LOT 1
P.B. 6, PG. 55

FND 1/2" IR
0.15'N

LESS & EXCEPT
O.R.B. 933, PG. 846

93°11'15" (C)

ADA SURFACE

RIM=14.48'

FLUME

METAL HANDRAIL

6' CONC. WALK

EOP - "F" CURB

EOP - "D" CURB
CONC. MEDIAN
EOP - "D" CURB

ASPHALT ROADWAY
(EASTBOUND)

GRASS MEDIAN

EOP - "F" CURB

SOUTH R/W LINE OF VIRGINIA AVE

RIM=13.99'
INVERTS RECESSED
UNOBTAINABLE

SOUTH LINE OF SEC. 15, TWP. 35S, RGE. 40E
NORTH LINE OF SEC. 22, TWP. 35S, RGE. 40E

S89°59'16"W 2655.06'
(BEARING BASIS)

CITY OF FT. PIERCE CANAL
O.R.B. 584, PG 1198
PARCEL ID 2422-602-0001-010-0

NORTH LINE OF LOT 1 (P.B. 6, PG. 55)

S89°59'16"W 915.90' (C)

947.34 (P)
948.69 (C)

LESS NORTH 20' OF LOT 1
O.R.B. 584, PG. 1198
O.R.B. 767, PG. 1782

GRASS

CONCRETE PARKING OUTSIDE
OF BOUNDARY BY 1.53'

X-WALK SIGNAL
CONTROL BOX

TRAFFIC
SIGNAL POLE

FIBER
PULL BOX

S44°17'37"W
34.84' (C)

SET IR/C
"LB 8098"

SET IR/C
"LB 8098"

130.62 (P)
130.88 (C)

RIM=17.10'
E.INV.=13.12' (18"CMP)
BOTTOM=13.05'

CONCRETE
PARKING LOT

2.570 ACRES
805 VIRGINIA AVE
PARCEL ID 2422-602-0001-000-7

6' COVERED WALK
180.07'

1 STORY C.B.S.
F.F.E.= 18.51'

RIM=17.11'
E.INV.=13.56' (18"CMP)
W.INV.=13.27' (18"CMP)
BOTTOM=13.21'

MATCHLINE TO SHEET 3

OLEANDER BLVD
VARYING WIDTH PUBLIC R/W
FDOT R/W MAP SECTION 9456-151
(60' WIDE EQUIV. R/W)
P.B. 6, PG. 55
P.B. 9, PG. 8

S03°00'30"W 86.06' (C)

L WEST LINE OF LOT 1 (P.B. 6, PG. 55)

LESS WEST 10' OF LOT 1
O.R.B. 1662, PG. 1558

BOLLARD (TYP.)

CONTROL BOX
VAULT
RIM=17.54'

88°11'18" (C)

BM
ELEV.=16.70'
SET MAG/D
"LB 8098 EDC-INC"

LIFT STATION
RIM=17.33'

SOUTH LINE OF LOT 1 (P.B. 6, PG. 55)
R/W LINE

CONC. WALK

S88°58'11"E 939.70' (C)

949.49 (P)
949.71 (C)

RIM=17.04'

RIM=15.90'

RIM=17.06'

PLYMOUTH AVE
60' WIDE PUBLIC R/W
(PLATTED PARK BOULEVARD)
P.B. 6, PG. 55
P.B. 9, PG. 8

RIM=16.48'

RIM=16.06'

RIM=16.69'

ASPHALT ROADWAY

FND MAG/D

FND 4X4 CM

FND 5/8" IR/C

CONC.
DRIVE

EOP - "F" CURB

EOP - NO CURB

PLATTED R/W

R/W LINE

GRASS

OHW

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CHECKED BY	MTO
FIELD CREW	GH
FILENAME	22-251 BT.dwg
SCALE	AS SHOWN
DATE	September 16, 2022

REVISION COMMENTS | DATE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: 805 VIRGINIA AVE

LAND LYING IN
SEC. 22, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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2 OF 3

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: 805 VIRGINIA AVE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH

VIRGINIA AVE (S.R. 70)
120' WIDE PUBLIC R/W
FDOT R/W MAP SECTION 94030-2531

BM
ELEV.=16.86'
SET MAG/D
"LB 8098 EDC-INC"

N CORNER
SEC. 22, TWP. 35S, RGE. 40E
FND MAG/D IN CUTOUT
"LB 6557"
CCR#094000

EOP - "F" CURB
GRASS MEDIAN
ASPHALT ROADWAY (EASTBOUND)
70.00'
6' CONC. WALK
SOUTH R/W LINE OF VIRGINIA AVE
NORTH LINE OF LOT 1 (P.B. 6, PG. 55)
S89°59'16"W 915.90' (C)
S.INV.=13.73' (18" CMP)
RIM=14.62'
ADA SURFACE
RIM=14.82'
INVERTS RECESSED
UNOBTAINABLE
947.34 (P)
948.69 (C)
S89°59'16"W 2655.06"
(BEARING BASIS)
CITY OF FT. PIERCE CANAL
O.R.B. 584, PG 1198
PARCEL ID 2422-602-0001-010-0
LESS NORTH 20' OF LOT 1
O.R.B. 584, PG. 1198
O.R.B. 767, PG. 1782
20.00'
SOUTH LINE OF SEC. 15, TWP. 35S, RGE. 40E
NORTH LINE OF SEC. 22, TWP. 35S, RGE. 40E
FND FDOT BM3
FDOT ALUMINUM DISK
ELEV.=16.17'
"BM SR70-94-19-BM3"
RIM=15.61'
CONCRETE HEADWALL
SET IR/C=17.4'
"LB 8098"
N0°21'26"E 128.08' (C)
EAST LINE OF LOT 1 (P.B. 6, PG. 55)
RIM=15.84'
RIM=15.63'
FND PK NAIL
0.67'N
SET IR/C
"LB 8098"
CANAL
60' WIDE R/W
(PLATTED SOUTH 7TH ST)
P.B. 6, PG. 55
P.B. 9, PG. 8
MATCHLINE TO SHEET 2
2.570 ACRES
805 VIRGINIA AVE
PARCEL ID 2422-602-0001-000-7
6' COVERED WALK
180.20'
180.32'
81.97'
85.54'
1 STORY C.B.S.
F.F.E.= 18.60'
CONCRETE PARKING LOT
4" CONC. WALK
949.49 (P)
949.71 (C)
S88°58'11"E 939.70' (C)
R/W LINE
SOUTH LINE OF LOT 1 (P.B. 6, PG. 55)
BOLLARD (TYP.)
SIGN
EOP - NO CURB
RIM=17.08'
N.INV.=13.38' (18"CMP)
E.INV.=13.39' (18"CMP)
W.INV.=13.32' (18"CMP)
BOTTOM=12.78'
RIM=17.17'
S.INV.=13.55' (18"CMP)
W.INV.=13.50' (18"CMP)
BOTTOM=13.31'
RIM=17.22'
W.INV.=13.36' (18"CMP)
BOTTOM=13.17'
RIM=15.78'
RIM=16.22'
RIM=15.91'
PLYMOUTH AVE
60' WIDE PUBLIC R/W
(PLATTED PARK BOULEVARD)
P.B. 6, PG. 55
P.B. 9, PG. 8
60.00'
ASPHALT ROADWAY
EOP - "F" CURB
GRASS
CONC. DRIVE
CONC. PAD
FND 5/8" IR/C
0.11'N
FND 5/8" IR/C
0.12'E
AT&T TRANSFORMER
CONC. PAD
A/C PAD
METAL GUARDRAIL
CONC. FLUME
BM
ELEV.=15.83'
SET MAG/D
"LB 8098 EDC-INC"
FND PK NAIL
FND PK NAIL
0.67'N

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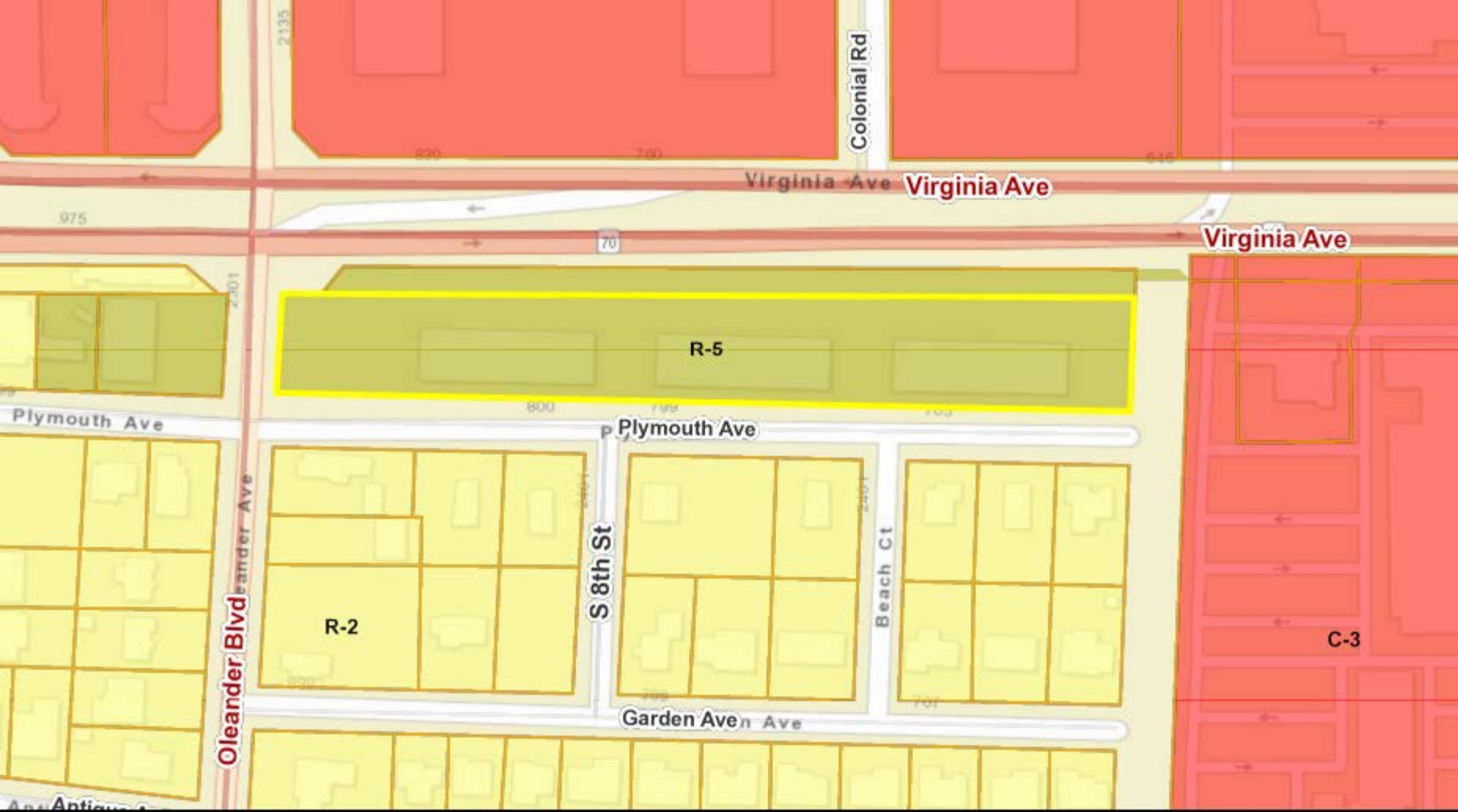
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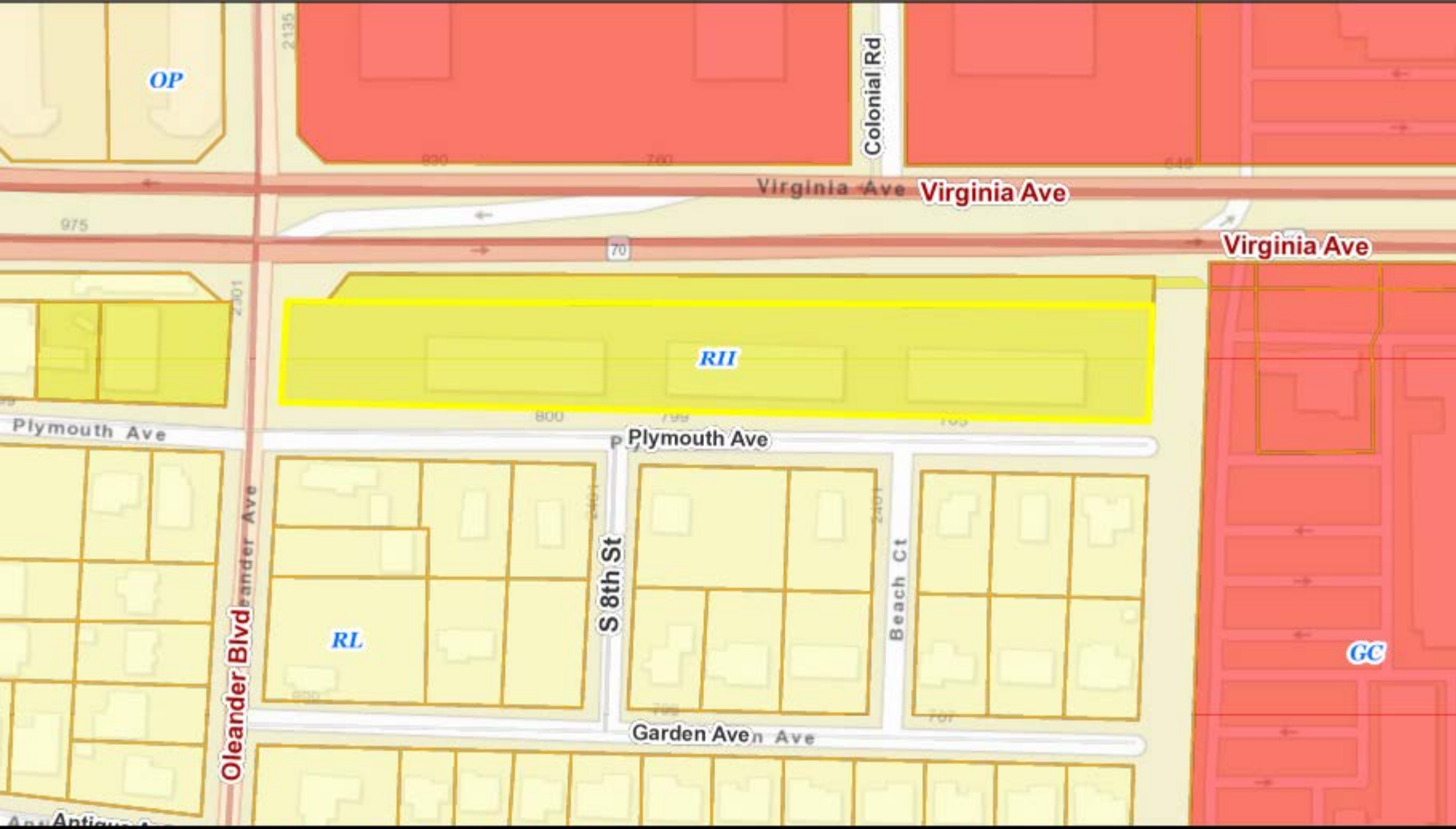
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PCN 2422-602-0001-000-7 CITY OF FT PIERCE

805 VIRGINIA AVENUE ZONING MAP (R-5)

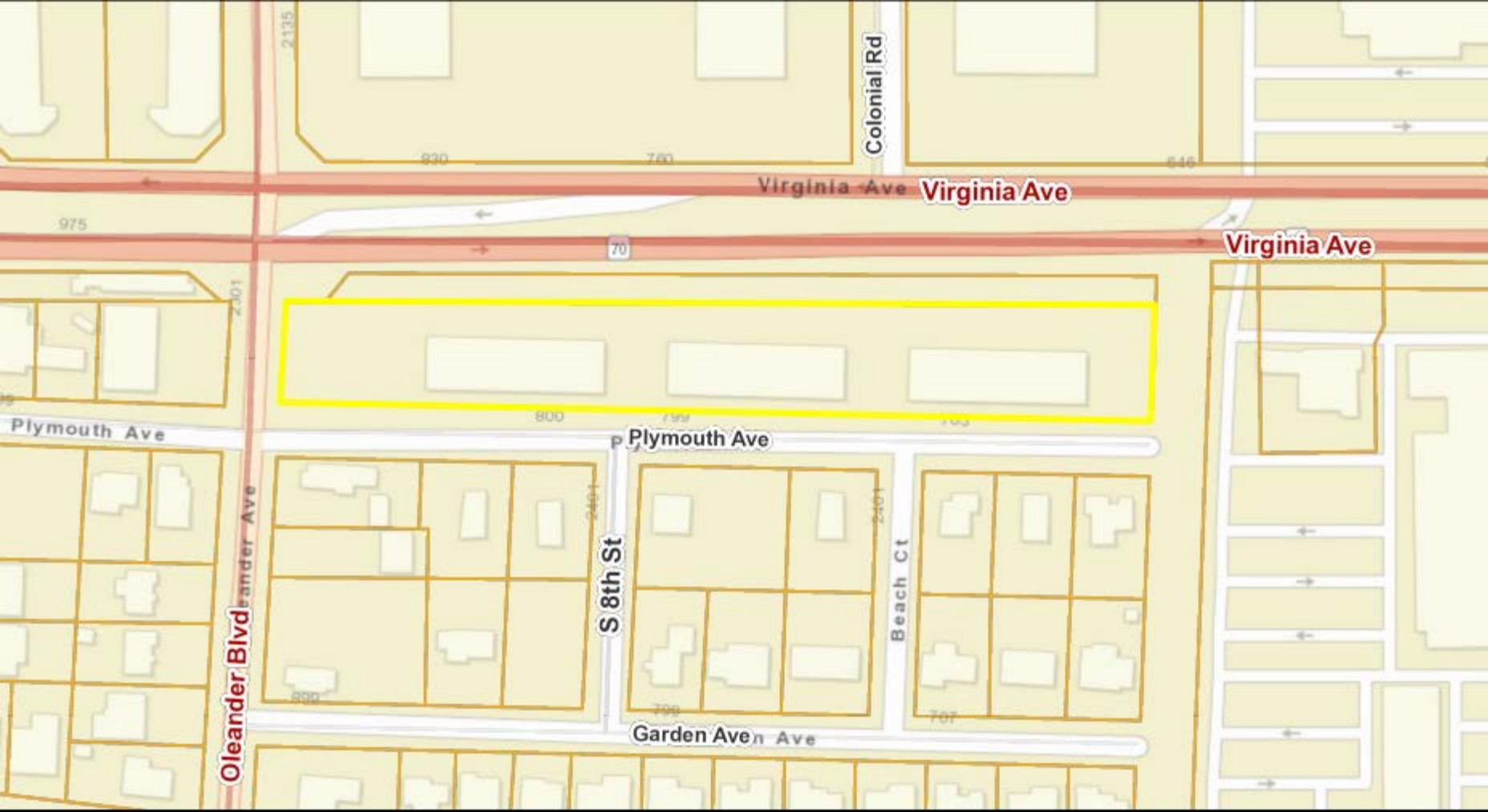
N



PCN 2422-602-0001-000-7 CITY OF FT PIERCE

805 VIRGINIA AVENUE FUTURE LAND USE (RH)

N



PCN 2422-602-0001-000-7 CITY OF FT PIERCE

805 VIRGINIA AVENUE ST LUCIE COUNTY PROPERTY APPRAISER MAP

N

Variety Store
(814)

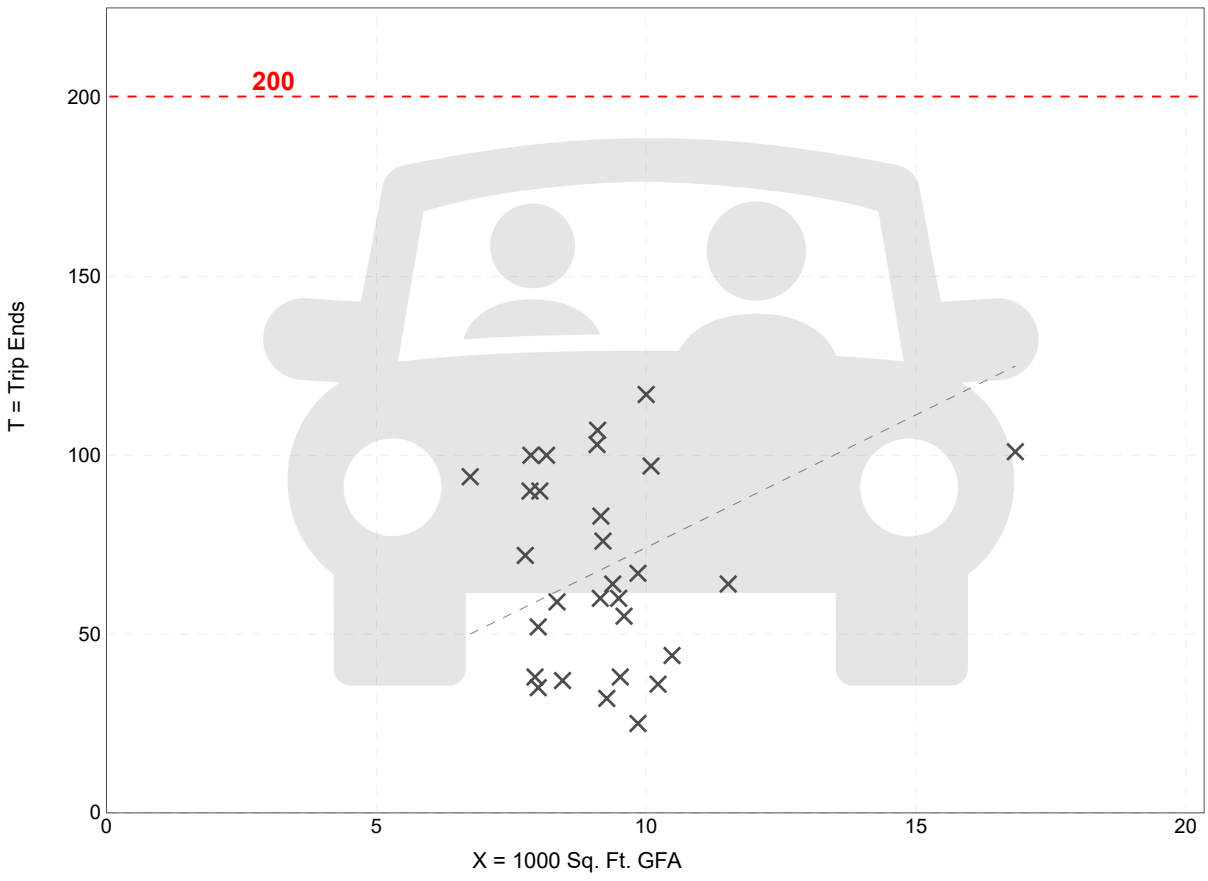
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 29
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.42	2.54 - 13.95	3.19

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ****

Ana Johnson

From: Vennis Gilmore <vgilmore@cityoffortpierce.com>
Sent: Monday, July 18, 2022 10:44 AM
To: Ana Johnson; Planning Department
Subject: RE: 805 Virginia Ave - Application Question.

Req'd: Survey w/ legal descr.

Good Morning

We would require the survey for the proper legal description to be added to the Ordinance. All other documents are not needed. Please omit the requirement for a CD (this is outdated and needs to be changed).

Please see our new In-Take/Application Submittal Process below:

An intake meeting is required for all application submittals and the meeting must be scheduled at least one week in advance. To schedule the intake meeting please submit an e-mail with the application and supporting documents as a PDF attachment or a link. Send e-mail to planning_dl@cityoffortpierce.com.

At the intake meeting, it will be determined if the submitted materials meet all the requirements necessary for the department to accept. If the application is missing items, an explanation will be given regarding what is missing and how to correct it. All applications must pass sufficiency review by 5:00 PM on the last Friday of each month to advance to the next month's Technical Review Committee meeting. The deadline to submit all application fees and hard copies for the project is two business days after the sufficiency deadline. Applications cannot move forward to the Technical Review Committee until all fees are paid and hard copies are given.

Please do not prepare any checks or fees until the department has created and produced an invoice. To view fees, click on the public notice fees and fee schedule links below. All hard copies can be mailed to 100 N. US Highway 1, Ft. Pierce, FL 34950, Attention: Planning Department, or schedule an appointment with your assigned planner to drop off at City Hall. Lastly, fees can either be paid electronically or by check. If you would like to pay electronically provide the name exactly as it appears on your credit card and an email address to send the invoice link to. Checks can either be mailed or dropped off with the hard copies of the submittal.

The application submittal must include PDF documents on a CD or USB Drive.

Applications following the Technical Review Committee meeting must be found in complete compliance three (3) weeks prior to the Planning Board meeting for any development project not requiring an Ordinance (Site Plan and Conditional Uses). For those that do require City Attorney review, the application must be complete five (5) weeks prior to Planning Board review.

Please contact us at 772-467-3737 or email planning_dl@cityoffortpierce.com if you have any questions or need assistance.

All of the above can be found at: https://www.cityoffortpierce.com/971/In-TakeApplication-Submittal-for-Technic

Vennis Gilmore | Senior Planner | City of Fort Pierce

Technical Review Committee **1. c.**

Meeting Date: 10/20/2022

REQUESTED ACTION

Conditional Use - Brighter Care Adult Daycare - 415 Avenue A

LOCATION

415 Avenue A - 2410-506-0005-000-3

RESPONSIBLE STAFF

Ryan Altizer, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 10/06/2022 12:45 PM

Final Approval Date: 10/06/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Planner
RE:	**Conditional Use- 22-04000005** **415 Avenue A**
BOARD DATE:	October 20, 2022

Conditional Use at 415 Avenue A

The above referenced project is being submitted for your review and comments. The applicant is requesting a Conditional Use for 415 Avenue A.

Please send all comments to raltizer@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, October 18, 2022. If you have any questions, please contact the Planning Department at 772-467-3737.

Thank you

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

CONDITIONAL USE – NO NEW CONSTRUCTION

Property Information

Property address or Location
415 Avenue A Suite 100 Ft. Pierce FL 34950

Parcel ID #(s)
2410-506-0005-000-3

Project description
Adult daycare Social model

Site Information

Building Size: 14,228 Parking Spaces: 21

Kraaz & Kraaz Finance
Property Owner(s)

201 S 2nd St., Suite 206
Street Address

Ft Pierce FL 34952
City State Zip

772 370 4777
Phone Number

bstone@boatloan.com
Email Address

Brighter Care Adult Daycare Center LLC
Applicant/Representative, Title, Company

415 Ave A
Street Address

Fort Pierce FL 34950
City State Zip

772-828-3045
Phone Number

Brighter Care5@gmail.com
Email Address

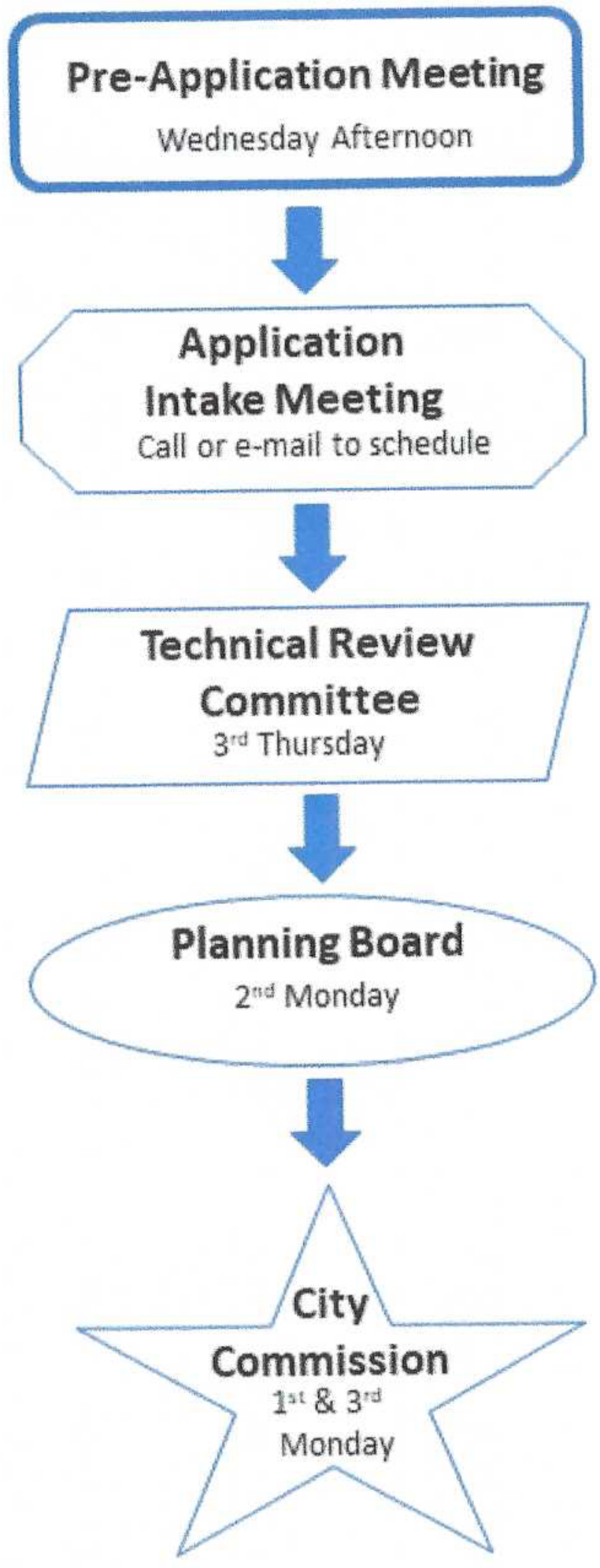
Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

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.
- Conditional Use approval is valid for one (1) year following City Commission approval.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-



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.

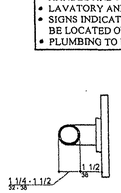
- ☑ As-built Survey
- ☑ Floor Plan of Existing Buildings
- ☑ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage
- ☑ Lighting Plan
- ☑ Complete Application

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 125-236, shall be reviewed as a unit in accordance with the requirements of section 125-313 except that:

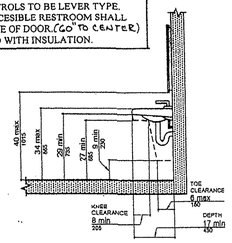
1. The City Commission shall hold a public hearing in accordance with the provisions of section 125-38 prior to acting on the application for conditional use.

2. In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

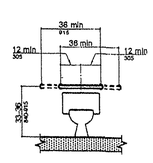
- RESTROOM DOORS TO BE EQUIPPED WITH LEVER HANDLE AND PRIVACY LOCK.
- LAVATORY AND SINK CONTROLS TO BE LEVER TYPE.
- SIGNS INDICATING ADA ACCESIBLE RESTROOM SHALL BE LOCATED ON LATCH SIDE OF DOOR.(60" TO CENTER.)
- PLUMBING TO BE WRAPPED WITH INSULATION.



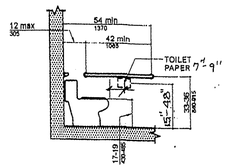
Grab Bar



LAVATORY CLEARANCES



(a)
BACK WALL



(b)
SIDE WALL

GRAB BARS AT WATER CLOSETS

ACCESSIBLE RESTROOM DETAILS

NTS

BUILDING INFORMATION:
2020 FLORIDA BUILDING CODE

BUILDING AREA (FIRST FLOOR):

OFFICE	748S.F
SERVING	132 S.F.
COMMON AREA	1,676 S.F.
ACTIVITIES ROOM	2,336 S.F.
TOTAL AREA	**4,892 S.F.**

GROUP: B BUSINESS / E EDUCATIONAL

OCCUPANT LOAD PER TABLE 1004.5
BUSINESS 748 / 150 = 4.98
ACTIVITIES 2336 / 20 = 116.8
TOTAL OCCUPANT LOAD FOR FIRST FLOOR 122

CONSTRUCTION TYPE: TYPE VB

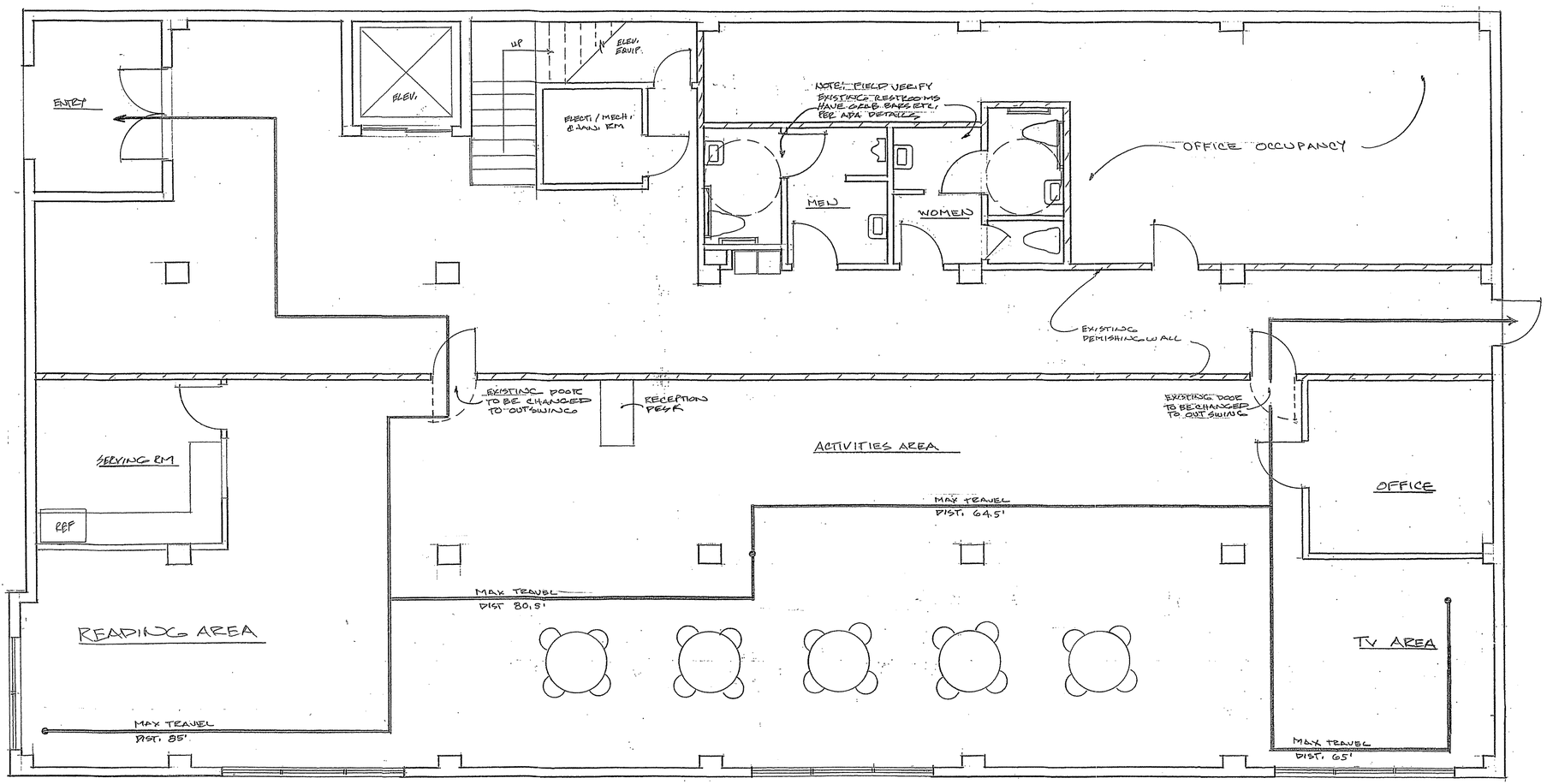
ALLOWABLE AREA PER TABLE 506.2
GROUP B 36,000 S.F. GROUP E EDUCATIONAL 38,000 S.F.

BUILDING IS SPRINKLERED

TENANT SEPARATION BETWEEN TENANTS IS 1 HOUR

REQUIREMENTS FOR AREA OF IMPROVEMENTS

REQUIRED NUMBER OF FIXTURES	PROVIDED NUMBER OF FIXTURES
2 WATER CLOSETS	2 WATER CLOSETS
2 LAVATORIES	2 LAVATORIES
1 SERVICE SINK	1 SERVICE SINK
1 DRINKING FOUNTAIN	1 DRINKING FOUNTAIN
REQUIRED EXIT WIDTH	72"
PROVIDED EXIT WIDTH PROVIDED	108"
REQUIRED NUMBER OF EXITS	2
PROVIDED NUMBER OF EXITS	2
REQUIRED ADA CORRIDOR WIDTH	42"
PROVIDED ADA CORRIDOR WIDTH	54"
TRAVEL DISTANCE ALLOWED	250'
TRAVEL DISTANCE PROVIDED	85'



FLOOR PLAN

1/4"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751

WWW.ARCHITECTONICINC.COM

COPYRIGHT 2022

PROJECT

BRIGHTER CARE
ADULT DAYCARE
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-1 OF 1

PROJECT NUMBER C22048

DATE

Fort Pierce Engineering, Inc.

Dependable Mechanical, Electrical & Plumbing Design
CA# 28173

September 7, 2022

To: Chief Building Official, City of Fort Pierce, Florida

RE: 415 Avenue A, Fort Pierce, Florida, Report on Exterior Lighting

Sir:

This letter is to certify that at the subject building address the lighting of the means of egress from the north front door to the public way exceeds 5 fc and thus complies with FBC 1008.2.3.

This is also to certify that the private parking spaces at the subject address are illuminated by Fort Pierce Utilities Authority rental lights and this lighting system does not comply with the City of Fort Pierce Municipal Code Chapter 22, Article IV, Section 22-60. Measured values were between 0.5 and 0.8 fc.

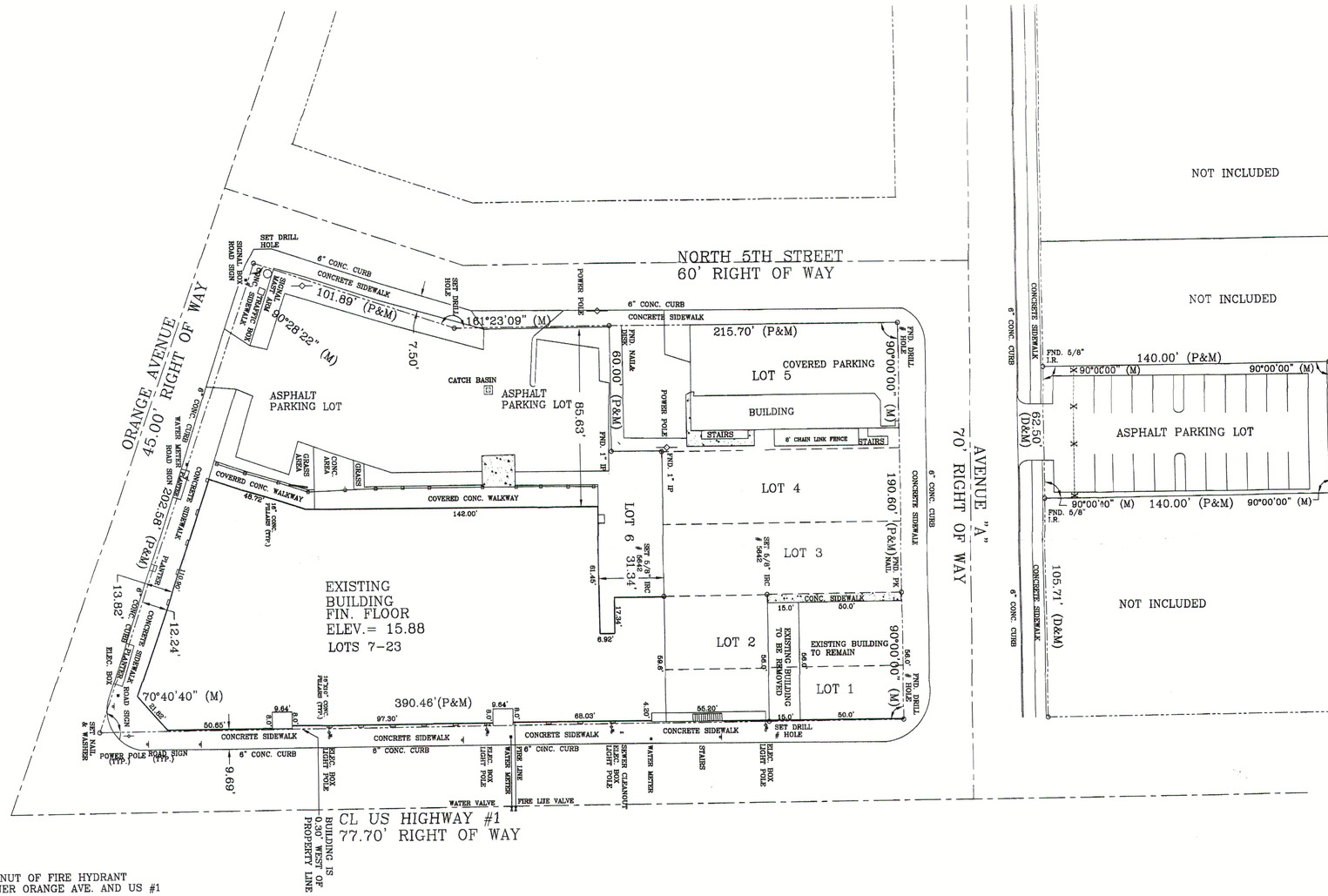
Recommendation: That FPUA research and procure an LED upgrade for its decorative acorn fixtures with sufficient lumens and distribution to comply with Section 22-60. FPUA may need to add poles and fixtures to achieve compliance. It is also recommended that tree branches creating shadows on the parking lot surface be trimmed back.

Sincerely,

9/7/22

Timothy C. Trewyn, PE FL 61580
Electrical Engineer

BOUNDARY SURVEY
BRACKETT FAMILY LIMITED PARTNERSHIP



LEGEND

(C)	CALCULATED
CL	CENTERLINE
CONC	CONCRETE
(D)	DEED
ESMT	EASEMENT
E/P	EDGE OF PAVEMENT
FND	FOUND
ID	IDENTIFICATION
IP	IRON PIPE
(F)	FIELD
FF	FINISH FLOOR
(M)	MEASURED
(R)	RECORD
PLS/RLS	SURVEYOR'S NUMBER
OR	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PG	PAGE
50.00	SPOT ELEVATION

BENCHMARK
TOP S.E. FLANG2 NUT OF FIRE HYDRANT
AT THE S.W. CORNER ORANGE AVE. AND US #1
ELEV. = 18.76

SURVEYOR'S NOTES

1. *ANGULAR MEASUREMENT WAS USED ON THIS SURVEY.*
2. *DATE OF FIELD SURVEY FEBURARY 22, 2000.*
3. *THERE ARE NO VISIBLE ENCOACHMENTS UNLESS CLEARLY SHOWN. ALSO, THERE MAY BE UNDERGROUND IMPROVEMENTS ON THIS PROPERTY THAT WERE NOT LOCATED.*
4. *THIS SURVEY IS NOT VALID WITHOUT AN EMBOSSED SURVEYOR'S SEAL*
5. *THE SURVEYED REAL PROPERTY EXISTS IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLANE) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 179, MAP NUMBER 12111C0179G, EFFECTIVE DATE NOVEMBER 4, 1992.*
6. *THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, OR LIMITIONS, EITHER RECORDED OR IMPLIED. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR.*
7. *LEGAL DESCRIPTION WAS PROVIDED BY CLIENT.*

LEGAL DESCRIPTION

THE SOUTH ONE FOOT OF LOT 6 AND ALL LOTS 7 TO 23, INCLUSIVE, BLOCK 1 OF THE RESUBDIVISION OF LOTS 1 TO 6, INCLUSIVE, OF RECEIVER'S SUBDIVISION, OF BLOCK L, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 50' OF LOTS 1 AND 2 AND THE NORTH 24' OF LOT 6 OF THE RESUBDIVISION OF LOTS 1 TO 6, INCLUSIVE, OF RECEIVER'S SUBDIVISION, OF BLOCK L, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE NORTH 65.00' OF LOTS 1 AND 2 OF THE RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE, OF RECEIVER'S SUBDIVISION, OF BLOCK L, AS PER PLAT THEREOF. ASRECORDED IN PLAT BOOK 4, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 1;

LOT 5, BLOCK 1, OF THE SUBDIVISION OF PART OF BLOCK 1, CITY OF FT. PIERCE (SOMETIMES KNOWN AS RECEIVER'S SUBDIVISION), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

(PARKING LOT)

BEGINNING AT A POINT ON THE NORTH LINE OF PALMETTO AVENUE (NOW AVENUE A) 115 FEET WEST OF THE SOUTHEAST CORNER OF BLOCK M OF AARON LEE'S MAP OF FT. PIERCE, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RUN NORTHERLY AT RIGHT ANGLES TO THE NORTH LINE OF PALMETTO AVENUE, 140 FEET TO A POINT, THENCE TURN AND RUN WESTERLY PARALLEL WITH THE NORTH LINE OF PALMETTO AVENUE FOR A DISTANCE OF 62.5 FEET TO A POINT; THENCE TURN AT RIGHT ANGLES AND RUN SOUTHERLY 140 FEET TO A POINT ON THE NORTH LINE OF PALMETTO AVENUE; THENCE TURN AND RUN EASTERLY ALONG THE NORTH LINE OF PALMETTO AVENUE FOR A DISTANCE OF 62.5 FEET TO THE POINT OF BEGINNING.

PARCEL II

LOTS 3 AND 4, BLOCK 1 OF THE RESUBDIVISION OF PART OF BLOCK "L", OF RECEVERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

CERTIFIED TO:

BRACKETT FAMILY LIMITED PARTNERSHIP
CITRUS BANK, N.A. it's successors and/or assigns
TREASURE COAST ABSTRACT & TITLE INSURANCE CO.

IN WITNESS WHEREOF I HAVE HEREUNTO EXECUTED THIS SURVEY THIS 12 DAY OF March 2002.

DANIEL W. TALBOTT
PROFESSIONAL SURVEYOR AND MAPPER
2066 14TH AVENUE SUITE 102B
TELE. (561) 569-8884
VERO BEACH, FL 32960
FAX (561) 564-2071

DANIEL W. TALBOTT II
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5642

SHEET 1 OF 1			
SCALE	1"=30'	FILENAME	ARCADES
DRWN BY	DWT	DATE	3/4/02
CHKD BY	DWT	DATE	3/6/02

BOUNDARY SURVEY
BRACKETT FAMILY LIMITED PARTNERSHIP

REV. NO.	DATE	DESCRIPTION

Technical Review Committee **1. d.**

Meeting Date: 10/20/2022

REQUESTED ACTION

Conditional Use with New Construction – Longman Garage – 1506 Thumb Point Drive

LOCATION

1506 Thumb Point Drive

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 10/07/2022 09:50 AM

Final Approval Date: 10/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Assistant Planning Director
RE	:	Technical Review Project: #22-04000007
BOARD DATE	:	October 20, 2022

Conditional Use with New Construction – Longman Garage – 1506 Thumb Point Drive

Attached is an Application for a Conditional Use with New Construction. The applicant is proposing to construct a two-story garage and guest house with a height of 33.7 feet. Per City Code Section 125-191(b)(4): *Building heights.* No building shall exceed a height of 28 feet above grade, except that conditional uses with buildings that have a maximum height of 35 feet above grade may be approved.

Please review and provide comments on this Conditional Use application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, planning@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,

Vennis Gilmore
Assistant Planning Director

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 1506 Thumb Point Drive

Parcel ID #(s) 2401-605-0019-000-0

Project description 2 Story Garage

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: 1 Proposed Sq. Ft.: 3920 Site Acreage: 37,748

Daniel B Longman
Property Owner(s)

1506 Thumb Point Drive
Street Address

Fort Pierce FL 34949
City State Zip

616 862 3430
Phone Number

dan@aamcmarine.com
Email Address

JOHN BROCKHAUSEN LBJ ARCHITECTURE
Applicant/Representative, Title, Company

517 SW HALIFAX AVE
Street Address

PORT SAINT LUCIE FL 34953
City State Zip

772-800-5700
Phone Number

jb@lbjarchitecture.com
Email Address

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

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

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

Property Identification

Site Address: 1506 THUMB POINT DR
Sec/Town/Range: 01/35S/40E
Parcel ID: 2401-605-0019-000-0
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 15202
Map ID: 24/01S
Zoning: SF Low Den

Ownership

Daniel B Longman
Valentina M Longman
1506 Thumb Point DR
Fort Pierce, FL 34949



Legal Description

THUMB POINT BLK 1 SWLY 1/2 OF LOT 18 AND ALL LOT 19

Current Values

Just/Market Value:	$887,100
Assessed Value:	$887,100
Exemptions:	$0
Taxable Value:	$887,100

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	2,897
Gross Sketched Area (SF):	6,112
Land Size (acres):	0.56
Land Size (SF):	24,360

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 22, 2020	4529 / 0912	0001	WD	Shultz (TR) Jeffrey D	$950,000
Dec 10, 2019	4359 / 2538	0111	TR	Shultz (TR) Jeffrey D	$0
Dec 10, 2019	4359 / 2534	0111	TR	Shultz (TR) (EST) Mary L	$0
Jun 29, 2015	3762 / 0892	0130	WD	Shultz Mary L	$100
Jan 1, 1900					$0

Building Information (1 of 1)

Finished Area: 2,897 SF

Gross Sketched Area: 6,112 SF

Exterior Data

View:
Building Type: HC+
Grade: C+

Roof Cover: Cone Shingle
Year Built: 1968
Effective Year: 1970

Roof Structure: Hip
Frame:
Primary Wall: CB Stucco

Story Height: 1 Story

No. Units: 1

Secondary Wall:

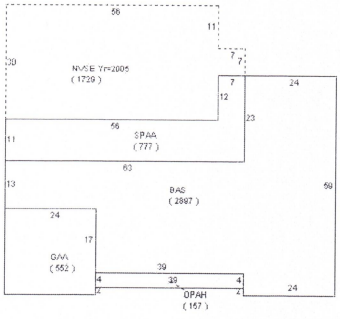
Interior Data

Bedrooms: 4
Full Baths: 2
Half Baths: 1
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2897	2897	292
GAA	Garage Attached Average	552	0	94
NVSE	Screen Enclosure for Sketch Only (Valued in SFYI)	1729	0	186
OPAH	Open Porch Attached High	157	0	86
SPAA	Screen Porch Attached Average	777	0	172

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	720	1968
POOL HEATER	1	1	1977
POOL DK-AVG	1	1279	1979
RES POOL AVG	1	450	1979
POOL ENC-AVG	1	1729	2005
SEAWALL RIPR	1	174	2005
WOOD DOCK	1	268	2021

Current Year Values

Current Values Breakdown

Building:	$183,200
Land:	$703,900
Just/Market:	$887,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$887,100
Exemption(s):	$0

Current Year Exemption Value Breakdown

Taxable: $887,100

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	$69.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$887,100	$887,100	$0	$887,100
2020	$892,800	$892,800	$0	$892,800
2019	$896,200	$391,495	$75,500	$315,995
2018	$777,200	$384,196	$75,500	$308,696

Permits

Number	Issue Date	Description	Amount	Fee
F01-1228	Sep 6, 2001	Roof	$22,500	$350
CP200423	Dec 17, 2004	Concrete	$2,000	$100
SE20056	Mar 1, 2005	Enclosure	$2,400	$100
DK200516	Mar 29, 2005	Dock	$4,500	$195
SHTR2006126	Jul 26, 2006	Storm Shutters	$18,562	$261
BK20063	Aug 1, 2006	Additions to existing construction	$17,300	$248
BP15-2106	Aug 13, 2015	Air Conditioning Only	$5,360	$162
BP21-3428	Sep 23, 2021	Dock	$17,500	$0
BP22-3427	Sep 29, 2021		$12,500	$0

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Prepared by:
Melissa Harnage
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 20532

General Warranty Deed

Made this December 22, 2020 A.D. By

Jeffery D. Shultz, Individually and as Trustee of the Jeffery D. Shultz Exempt Trust UTD November 21, 2013 and William E. Shultz, Individually and as Trustee of the William E. Shultz Exempt Trust UTD November 21, 2013, hereinafter called the grantor,

to **Daniel B. Longman and Valentina M. Longman, husband and wife**, whose post office address is: 1506 Thumb Point Drive, Fort Pierce, FL 34949, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

LOT 19 AND THE SOUTHWESTERLY ONE-HALF OF LOT 18, BLOCK 1, THUMB POINT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, AT PAGE 79, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID SOUTHWESTERLY ONE-HALF OF LOT 18 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 18, RUN NORTH EASTERLY ALONG THE LOT LINE 75.3 FEET, THENCE RUN SOUTHEASTERLY TO A POINT ON THE EASTERLY LINE OF SAID LOT 18, SAID POINT BEING 45 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 18 AS MEASURED ALONG THE EASTERLY LOT LINE, THENCE RUN SOUTHWESTERLY ALONG SAID LOT LINE 45 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 18, THENCE RUN NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 18, 227.66 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: **2401-605-0019-000/0**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon..

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Melissa Harnage

Witness Printed Name Judy Seabora

The Jeffery D. Shultz Exempt Trust UTD November 21, 2013

_____(Seal)
Jeffery D. Shultz, Individually and as Trustee
Address: 1741 Mallard Ct., Fort Pierce, Florida 34982

The William E. Shultz Exempt Trust UTD November 21, 2013

_____(Seal)
William E. Shultz, Individually and as Trustee
Address: 1690 Old River Road, Fort Pierce, FL 34982

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 22 day of December, 2020, by Jeffery D. Shultz, Individually and as Trustee of the Jeffery D. Shultz Exempt Trust UTD November 21, 2013 and William E. Shultz, Individually and as Trustee of the William E. Shultz Exempt Trust UTD November 21,2013, who is/are personally known to me or who has produced Drivers License as identification.

MELISSA HARNAGE
Commission # GG 927430
Expires December 2, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Notary Public
Print Name: _____

My Commission Expires: _____

LBJ Architecture

AA26003774

October 5, 2022

To: City of Fort Pierce

Re: 1506 Thumb Point Drive

To whom it may concern,

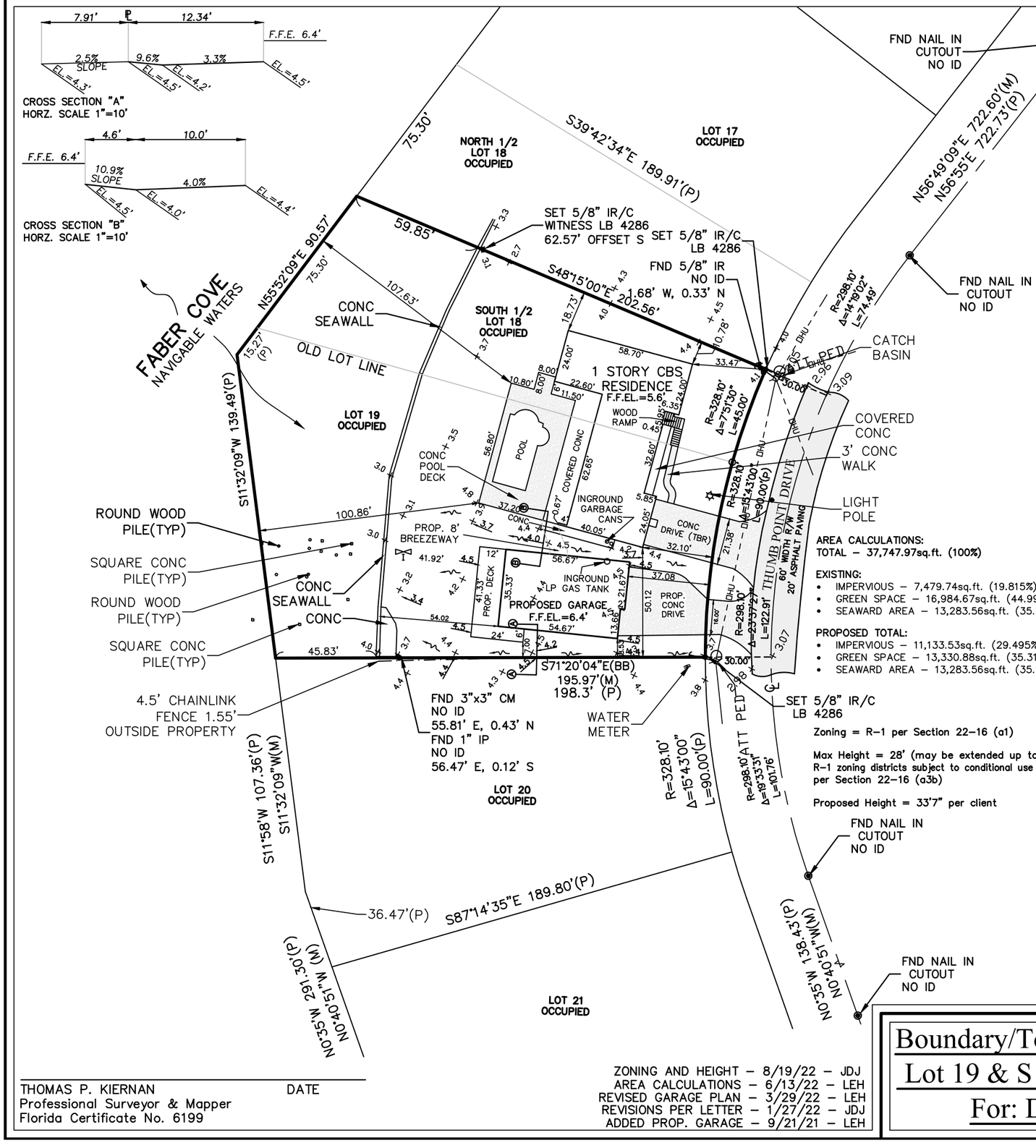
Please note that, as the design professional of record for the above captioned improvement we are requesting am exception for the allowable height for this property. The owner would like to store his boat inside the garage area on the first floor and needs the additional height to accommodate the boat as well as a future motor home that he plans on purchasing. We feel that this height that we are requesting is reasonable and in line with the heights of some of the other homes on the street.

Thank you for your consideration in this matter.

Mark McCree Architect, NCARB,



517 SW Halkell Ave Port Saint Lucie Florida 34953
772.800.5700 jb@lbjarchitecture.com



AREA CALCULATIONS:
TOTAL – 37,747.97sq.ft. (100%)

EXISTING:
- IMPERVIOUS – 7,479.74sq.ft. (19.815%)
- GREEN SPACE – 16,984.67sq.ft. (44.995%)
- SEAWARD AREA – 13,283.56sq.ft. (35.190%)

PROPOSED TOTAL:
- IMPERVIOUS – 11,133.53sq.ft. (29.495%)
- GREEN SPACE – 13,330.88sq.ft. (35.315%)
- SEAWARD AREA – 13,283.56sq.ft. (35.190%)

Zoning = R-1 per Section 22-16 (a1)

Max Height = 28' (may be extended up to 35' in R-1 zoning districts subject to conditional use approval) per Section 22-16 (a3b)

Proposed Height = 33'7" per client

THOMAS P. KIERNAN DATE
Professional Surveyor & Mapper
Florida Certificate No. 6199

ZONING AND HEIGHT – 8/19/22 – JDJ
AREA CALCULATIONS – 6/13/22 – LEH
REVISED GARAGE PLAN – 3/29/22 – LEH
REVISIONS PER LETTER – 1/27/22 – JDJ
ADDED PROP. GARAGE – 9/21/21 – LEH

LEGAL DESCRIPTION

BEING ALL OF LOT 19 AND SOUTH 1/2 OF LOT 18, ACCORDING TO THE PLAT OF THUMB POINT, AS RECORDED IN PLAT BOOK 10, PAGE 79 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINS 0.867 ACRES (37,748 SQ.FT.), MORE OR LESS.

PROPERTY ADDRESS

1506 THUMB POINT DRIVE, ST. LUCIE COUNTY, FLORIDA.

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

LEGEND & ABBREVIATIONS

BM	DENOTES BENCHMARK
BB	DENOTES BEARING BASE
C.M.	DENOTES CONCRETE MONUMENT
CONC	DENOTES CONCRETE
C.B.	DENOTES CATCH BASIN
CBS	DENOTES CONCRETE BLOCK STRUCTURE
CD	DENOTES CHORD DISTANCE
CB	DENOTES CHORD BEARING
C/O	DENOTES CLEAN OUTS
℄	DENOTES CENTER LINE
D.E.	DENOTES DRAINAGE EASEMENT
F.F.E.	DENOTES FINISH FLOOR ELEVATION
FND	DENOTES FOUND
I.Q.	DENOTES IRRIGATION QUALITY WATER
IR/C	DENOTES IRON ROD AND CAP
L.B.	DENOTES LICENSED BUSINESS
L	DENOTES ARC LENGTH
LE	DENOTES LANDSCAPE EASEMENT
(M)	DENOTES MEASURED DATA
M.H.	DENOTES MANHOLE
N/D	DENOTES NAIL AND DISK
(NR)	DENOTES NON RADIAL LINE
O.S.T.	DENOTES OPEN SPACE TRACT
O.H.U.	DENOTES OVERHEAD UTILITIES
D.A.E.	DENOTES DRAINAGE ACCESS EASEMENT
T.B.R.	DENOTED TO BE REMOVED
O.R.	DENOTES OFFICIAL RECORDS BOOK
P.B.	DENOTES PLAT BOOK
PG.	DENOTES PAGE
P.U.E.	DENOTES PRIVATE UTILITY EASEMENT
P.D.E.	DENOTES PRIVATE DRAINAGE EASEMENT
P.S.M.	DENOTES PROFESSIONAL SURVEYOR & MAPPER
P.L.S.	DENOTES PROFESSIONAL LAND SURVEYOR
P.C.C.	DENOTES POINT OF COMPOUND CURVATURE
P.C.	DENOTES POINT OF CURVATURE
P.T.	DENOTES POINT OF TANGENCY
P.I.	DENOTES POINT OF INTERSECTION
(P)	DENOTES PLAT DATA
P.C.P.	DENOTES PERMANENT CONTROL POINT
R	DENOTES RADIUS
R/W	DENOTES RIGHT OF WAY
SAN.	DENOTES SANITARY
U.E.	DENOTES UTILITY EASEMENT
W.M.T.	DENOTES WATER MANAGEMENT TRACT
MAG/D	DENOTES SET MAG NAIL AND DISK
Δ	DENOTES INCLUDED ANGLE
	DENOTES SET 5/8" IRON ROD & CAP LB 4286
	DENOTES LIGHT POLE
	DENOTES DRAINAGE FLOW
26.5	DENOTES PROPOSED ELEVATION
	DENOTES GUY ANCHOR
X5.0	DENOTES NATURAL GRADE

GENERAL NOTES

1. The last date of field work was 09-20-2021.
2. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties
3. Reproductions of this map are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
4. Lands shown hereon were not abstracted by this office for rights-of-way, easements of record, ownership, abandonment's, deed restrictions, or Murphy Act Deeds. This information should be obtained through appropriate title verification.
5. All above ground fixed improvements, if any, have been located and shown hereon.
6. Underground foundations and improvements were not located as part of this survey.
7. Flood Note: By graphic plotting only, this property is in Zone "AE"(EL 5), according to the Flood Insurance Rate Map, Community Panel No. 12111C0183 K, effective date February 19, 2020. The exact designation can only be determined by an elevation certificate. No additional search of the public records has been preformed. There may be additional map Amendments affecting this property.
8. No easements are shown hereon other than those depicted on the plat. No search of The public records has been performed to find additional easements that may exist.
9. The bearings shown hereon are based on grid North, and are referenced to the Florida state plane coordinate system, East Zone, North American Datum of 1983 (adjustment). The basis of bearing for this survey is the South line of Lot 19 having a bearing of S71°20'04"E.
10. The features shown hereon were acquired using RTK GPS AND Trigonometric methods and were verified through a redundancy of measurements for accuracy.

Boundary/Topo/Site Plan Survey
Lot 19 & S 1/2 Lot 18, Block 1
For: Dan Longman

FILE: 20-249 lot 18 & 19
DATE: 1-08-2021
FB: 20-08/01-02
SCALE 1"=50'
DRAWN BY: GLM
FIELD: SG

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

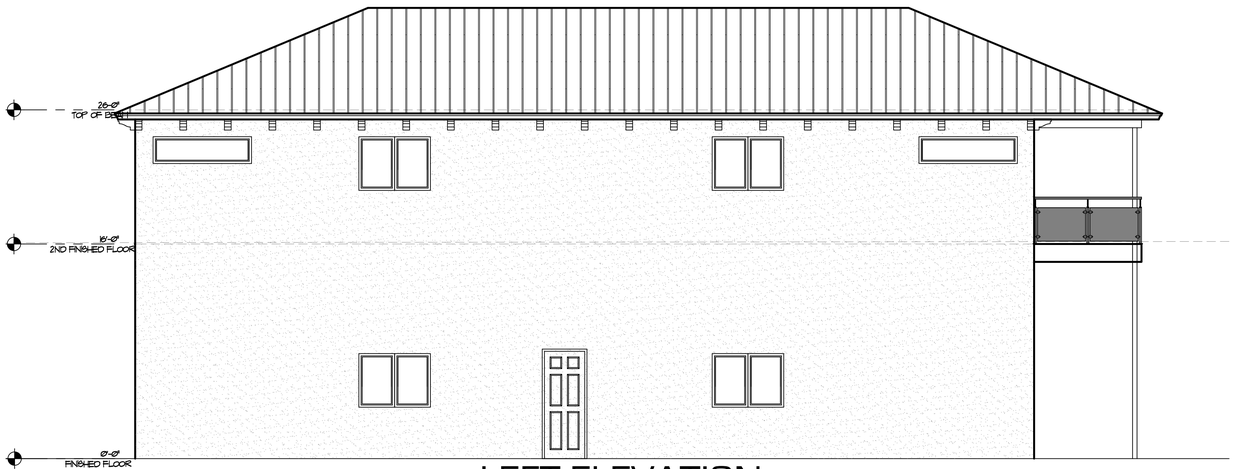


FRONT ELEVATION

SCALE: 3/16" = 1'-0"

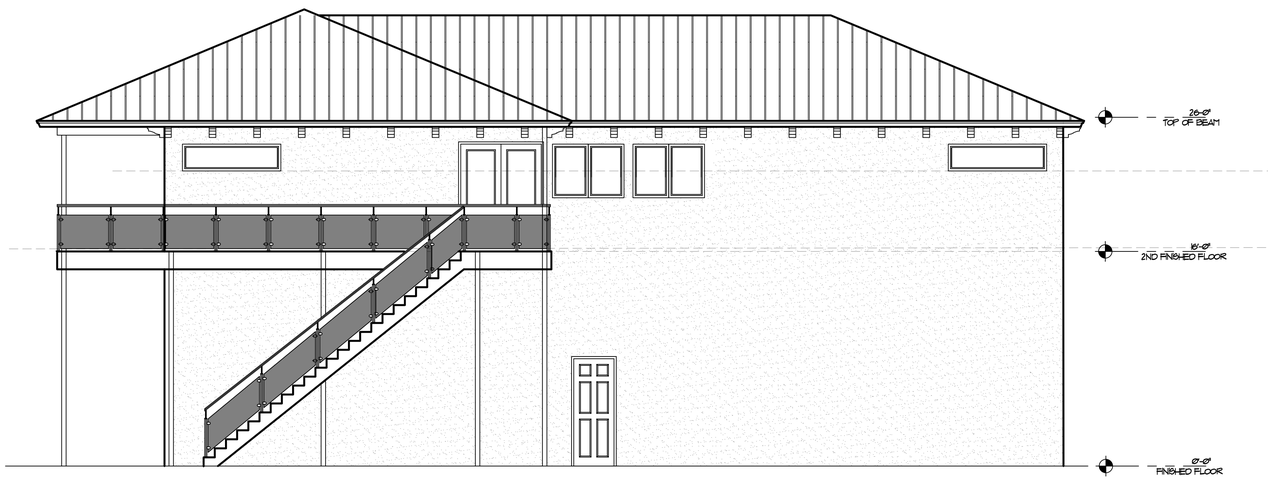
REAR ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

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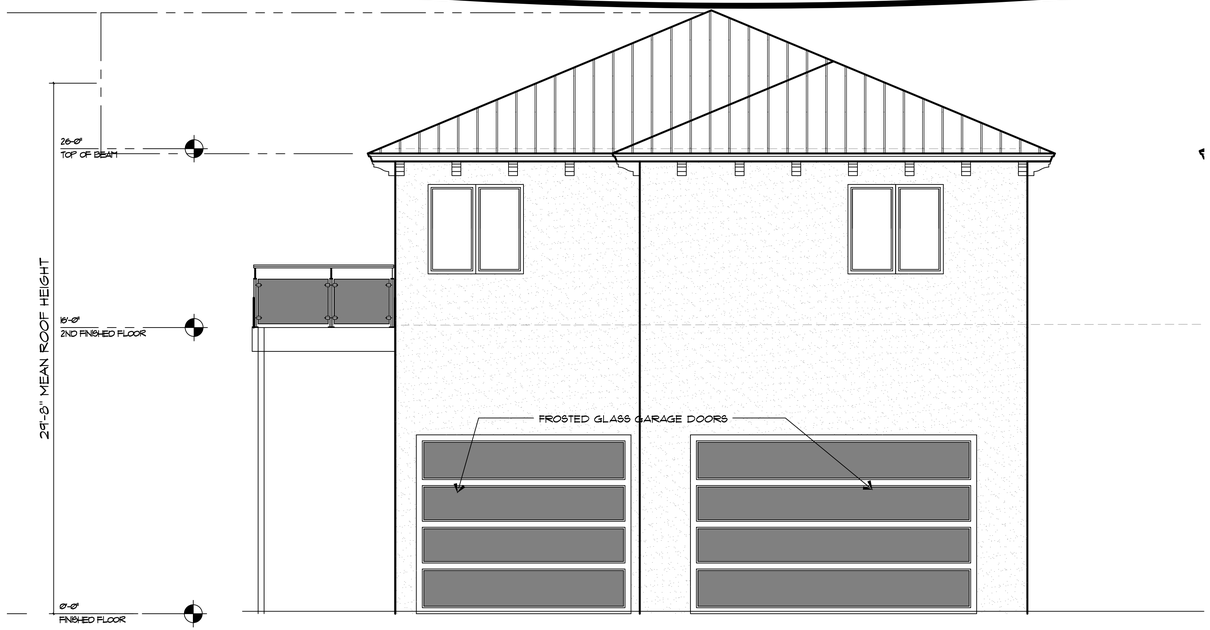
REVISIONS:

ITEM	YOUR RECORDS WRIGHT	DATE

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4

LONGMAN GARAGE



ELECTRICAL LEGEND

- $ = SINGLE SWITCH
- $3 = MULTIPLE SWITCH
- = WALL OUTLET
- GFI = GROUND FAULT CIRCUIT INTERRUPTER WALL OUTLET
- = SINGLE WALL OUTLET
- = 220 CIRCUIT
- = SURFACE MOUNT LIGHT FIXTURE
- = WALL MOUNT LIGHT FIXTURE
- = RECESSED LIGHT FIXTURE
- V.P. = VAPOR PROOF RECESSED LIGHT FIXTURE
- = MINI RECESSED LIGHT FIXTURE
- = SMALL FLUORESCENT LIGHT FIXTURE
- = LARGE FLUORESCENT LIGHT FIXTURE
- = EXHAUST FAN
- E.F. = EXHAUST FAN & LIGHT COMBO
- SD = SMOKE DETECTOR
- CM = CARBON MONOXIDE DETECTOR
- = GARAGE DOOR PUSH BUTTON
- = CEILING FAN
- = CEILING FAN WITH LIGHT KIT
- = CHANDELIER

GENERAL NOTES

1. CONSTRUCT ALL WORK IN ACCORDANCE W/ ALL APPLICABLE BUILDING CODES & ASTM STANDARDS.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY OBSERVED DISCREPANCIES PRIOR TO CONSTRUCTION.
3. DO NOT SCALE DRAWINGS.
4. THE DRAWINGS AND DETAILS INCLUDED IN THIS SET ARE REPRESENTATIVE OF THE DESIGN INTENT FOR ANTICIPATED FIELD CONDITIONS AND DO NOT IN ALL CASES REFLECT SPECIFIC MANUFACTURER'S DETAILS AND SPECIFICATIONS REQUIREMENTS. EACH SHEET IS PART OF A COMPLETE SET OF DOCUMENTS COMPLETED FOR THIS PROJECT AND IS TO BE USED ONLY IN CONJUNCTION WITH THE COMPLETE SET OF CONSTRUCTION DOCUMENTS.
5. CONTRACTOR SHALL REVIEW CONTRACT DOCUMENTS FOR THE PROJECT AND NOTIFY THE ARCHITECT OF ANY OBSERVED DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
6. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES IN ACCORDANCE WITH THE SPECIFICATIONS AND MAKE ADJUSTMENTS IN LAYOUT AS REQUIRED, WITH ARCHITECT/ENGINEER APPROVAL ONLY, TO AVOID CONFLICT BETWEEN TRADES FOR PROPER EXECUTION OF THE WORK.
7. THE CONTRACTOR SHALL PROVIDE PROTECTION EQUIPMENT FOR SURROUNDING MATERIAL AND SITE DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL, AT HIS OR HER EXPENSE, RESTORE TO "LIKE NEW" CONDITION ANY DAMAGE TO SURROUNDING MATERIALS DURING CONSTRUCTION.
9. CUTTING OF STEEL, WOOD, OR OTHER MAIN STRUCTURAL MEMBERS IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT/ENGINEER PRIOR TO CUTTING.
10. MAINTAIN PREMISES AND PUBLIC AREAS FREE FROM ACCUMULATED WASTE AND RUBBISH CAUSED BY NORMAL CONSTRUCTION ON A DAILY BASIS. UPON COMPLETION OF WORK, REMOVE WASTE MATERIALS, RUBBISH, TOOLS, AND EQUIPMENT, AND LEAVE PROJECT AREA CLEAN AND READY FOR OCCUPANCY.
11. PROVIDE REQUIRED COORDINATION AND SUPERVISION WHERE WORK CONNECTS TO OR IS AFFECTED BY OTHER WORK.
12. WHERE WORK OF ONE TRADE WILL BE INSTALLED IN CLOSE PROXIMITY TO WORK OF OTHER TRADES OR WHERE ONE TRADE WILL INTERFERE WITH WORK OF OTHER TRADES, CONTRACTOR SHALL ASSIST IN WORKING OUT CONDITIONS TO COORDINATE INSTALLATION AND PROVIDE COORDINATION DRAWINGS IN 1/8" = 1'-0" SCALE (MINIMUM).
13. WHERE TWO OR MORE DETAILS, MATERIALS, OR CONDITIONS OCCUR IN APPARENT CONFLICT, THE CONTRACTOR SHALL USE THE MOST EXPENSIVE SOLUTION IN HIS BID. NOTIFY THE ARCHITECT OF ANY APPARENT DISCREPANCIES PRIOR TO COMMENCING WITH THE WORK.
14. PERMITS: THE GENERAL BUILDING PERMIT FOR THE PROJECT SHALL BE OBTAINED PRIOR TO CONSTRUCTION BY THE CONTRACTOR. HE SHALL SECURE THE PERMITS REQUIRED FROM THE APPROPRIATE AUTHORITIES HAVING JURISDICTION.
15. CONSTRUCTION COMPLETION PROCEDURES: OBTAIN CERTIFICATES OF OCCUPANCY OR USE, FROM ALL PERMITTING AGENCIES REQUIRED FOR THIS PROJECT, PRIOR TO SUBSTANTIAL COMPLETION. PRESENT ALL CERTIFICATES OF OCCUPANCY OR USE TO THE OWNER AS A CONDITION OF SUBSTANTIAL COMPLETION.

ABBREVATIONS

A.F.F.	-ABOVE FINISHED FLOOR	ELEV.	-ELEVATION	MB.	-MACHINE BOLT	REQ'D	-REQUIRED
ACOUST.	-ACOUSTICAL	EQ.	-EQUAL	MANF.	-MANUFACTURED	RM.	-ROOM
ADJ.	-ABRICANS WITH DISABILITIES ACT	EQUIP.	-EQUIPMENT	MAS.	-MASONRY	R/W	-"ROUGH WALL"
		EX.	-EXISTING	MFR.	-MANUFACTURER		
A.B.	-ANCHOR BOLT	EXT.	-EXTERIOR	MIN.	-MINIMUM	SCH.	-SCHEDULE
APPROX.	-APPROXIMATELY			MO.	-MASONRY OPENING	SEC.	-SECTION
APP.	-APPROVED	FT.	-FEET OR FOOT	MAX.	-MAXIMUM	SHT.	-SHEET
@	-AT	FG.	-FIBERGLASS	MECH.	-MECHANICAL	SL.	-SIDE LIGHT (TMP. GLS.)
		FIN.	-FINISH	MTL.	-METAL	SOTC	-SPRAYED ON TEXTURED
B.O.F.	-BELOW FINISH FLOOR	F.F.	-FINISHED FLOOR	MIN.	-MINIMUM		CEILING
BM.	-BEAM	FL.	-FLOOR	MIR.	-MIRROR	SPEC.	-SPECIFICATION
BRG.	-BEARING	F.D.	-FLOOR DRAIN	MISC.	-MISCELLANEOUS	SQ.	-SQUARE
BTWN.	-BETWEEN	FTG.	-FOOTING	MULL.	-MULLION	STD.	-STANDARD
BLK.	-BLOCKING	FND.	-FOUNDATION			STL.	-STEEL
BD.	-BOARD			N.I.C.	-NOT IN CONTRACT	S/A	-SUPPLY AIR
BTM.	-BOTTOM	GALV.	-GALVANIZED	N.T.S.	-NOT TO SCALE	SUSP.	-SUSPENDED
BLDG.	-BUILDING	G.C.	-GENERAL CONTRACTOR	# OR NO.	-NUMBER	SYS.	-SYSTEM
		GLS.	-GLASS				
CAB.	-CABINET	GYP. BD.	-GYPSUM WALLBOARD	O.C.	-ON CENTER	T/	-TOP OF
C.ING.	-CEILING			OPNG.	-OPENING	T.O.B.	-TOP OF BEAM
℄	-CENTERLINE	HDWR.	-HARDWARE	OPT.	-OPTIONAL	T.O.W.	-TOP OF WALL
C.O.	-CLEAN OUT	HTR.	-HEATER	OH.	-OVERHANG	T.B.R.	-TO BE REMOVED
C/F.	-COLD WATER	HGT.	-HEIGHT	O.H.	-OVERHEAD	TMP.	-TEMPERED GLASS
COL.	-COLUMN	H.V.A.C.	-HEATING, VENTILATION & AIR CONDITIONING			TEMP.	-TEMPORARY
CONC.	-CONCRETE			PR.	-PAIR	TYP.	-TYPICAL
C.M.U.	-CONCRETE MASONARY UNIT	H.C.	-HOLLOW CORE	P.T.H.	-PAPER TOWEL HOLDER		
		H.M.	-HOLLOW METAL	PART.	-PARTITION	VAN.	-VANITY
CONT.	-CONTINUOUS	HORZ.	-HORIZONTAL	PL.	-PLATE	V.B.	-VAPOUR BARRIER
C.J.	-CONTROL JOINT	H.B.	-HOSE BIBB	PLBG.	-PLUMBING	V.T.R.	-VENT THRU ROOF
CRS.	-COURSES	H/W	-HOT WATER	PVC.	-POLYVINYL CHLORIDE	VERT.	-VERTICAL
CFM	-CUBIC FEET/MINUTE			LB.	-POUND	V.C.T.	-VINYL COMPOSITION TILE
		IN.	-INCH	PSF	-POUND/SQUARE FOOT		
DTL.	-DETAIL	INST.	-INSTALL	PSI	-POUND/SQUARE INCH	W.C.	-WATER CLOSET
DIA.\ ~	-DIAMETER	INSUL.	-INSULATION	PROJ.	-PROJECTION	W.P.	-WATERPROOFING
DIM.	-DIMENSION	INT.	-INTERIOR	PT.	-PAINT	WT.	-WEIGHT
DR.	-DOOR					W.	-WIDTH OR WIDE
DN.	-DOWN	KSI.	-KIPS/SQUARE INCH	RAD.	-RADIES	WIN.	-WINDOW
D.S.	-DOWNSPOUT			REFL.	-REFLECTIVE/REFLECTED	\ w/	-WITH
DRY.	-DRYWALL	LAM.	-LAMINATE	R/A	-RETURN AIR	W/O	-WITHOUT
DWG.	-DRAWING	LAV.	-LAVATORY	R.D.	-ROOF DRAIN	WD.	-WOOD
		L.L.	-LIVE LOAD	R.T.C.	-ROOF TOP UNIT	WD.SC	-WOOD SOLID CORE, PREFINISHED

AREA CALCULATIONS

GARAGE:	1974 S.F.
2ND FLOOR LIVING	1974 S.F.
BALCONY	270 S.F.
TOTAL:	4218 S.F.

DESIGN CRITERIA

1) PER FBC - 2020 7TH EDITION
2) USE & OCCUPANCY R-3
3) CONSTRUCTION TYPE V
4) RISK CATEGORY II
   ULTIMATE DESIGN WIND SPEED 170
5) EXPOSURE C
   SURFACE ROUGHNESS
6) COMPONENTS & CLADDING (WORSE CASE)
   ROOF +33.6 -40.5
   WALLS +34.4 -42.1
   (GAR DOOR) +43.016
   PER R301.2(3) X 1.21 FACTOR

DRAWING INDEX

No.	Description
T-1	GENERAL NOTES/ CODE REQUIREMENTS
A-1	FOUNDATION PLAN/FLOOR PLANS
A-2	DIMENSION PLAN AND FLOOR FRAMING PLAN
A-3	ROOF PLAN AND DETAILS
A-4	ELEVATIONS
A-5	DETAILS
E-1	ELECTRICAL

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STATE OF FLORIDA
MARK S. MCGEE
14248
REGISTERED ARCHITECT

PROJECT:
A GARAGE FOR
DAN LONGMAN
1506 THUMB POINT DRIVE
FORT PIERCE FLORIDA

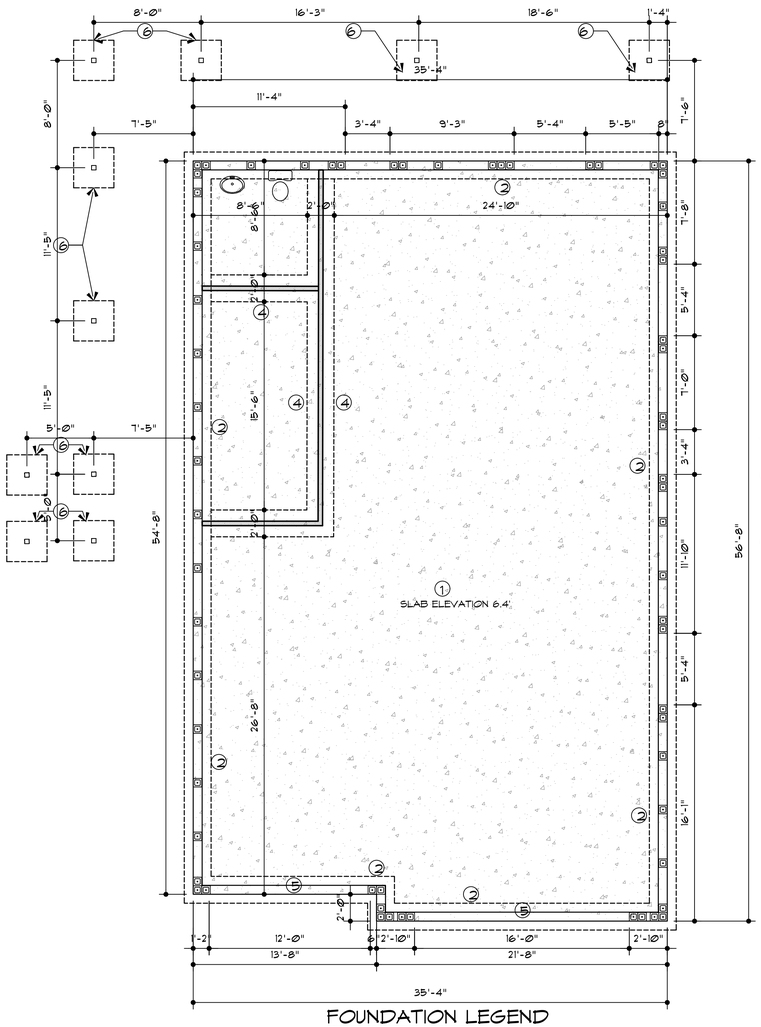
DOCUMENT DATE:
05.02.2022

REVISIONS:

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SHEET TITLE:
COVER SHEET

SHEET NUMBER:
T-1



FOUNDATION LEGEND

① 4" CONC. SLAB (3000 PSI) W/ 6" x 6" x 10/10 W.W.M. DOT SPEC GRADE OR FIBRE MESH O/ 6 MIL POLYETHYLENE VAPOR BARRIER ON CLEAN, TREATED, COMPACTED (TO 2500 P.S.F. OR 95% DENSITY) FILL.

② 24"D x 24"W STEM WALL FOOTING W/ #5 REINFORCING BARS 6" O.C. EA WAY

③ #5 VERTICAL REINFORCING BAR IN FILLED CELL, 4'-0" O.C. TYPICAL

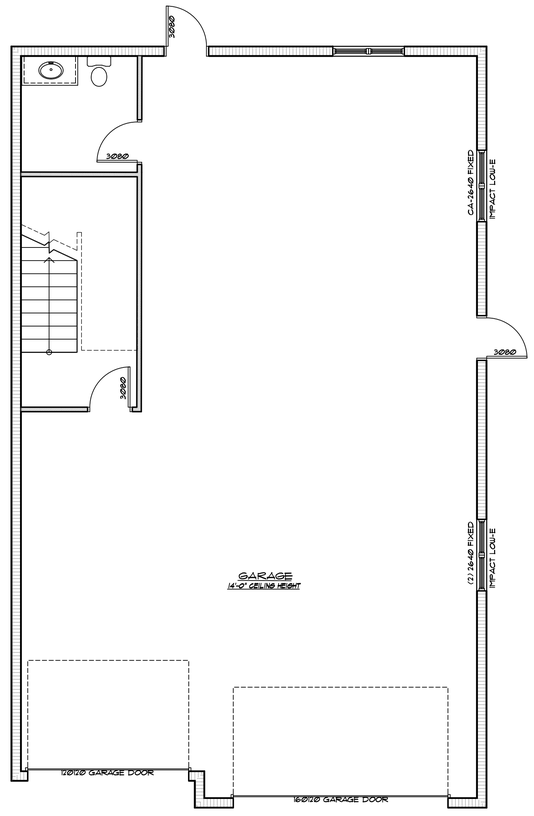
④ 24"D x 24" W BEARING WALL FOOTING W/ (3) #5 RBR CONT.

⑤ 1-1/2 " x 12" GARAGE DOOR RECESS

⑥ 12" D x 36" W x 36" W FDN W/ (3) #5 RB EA

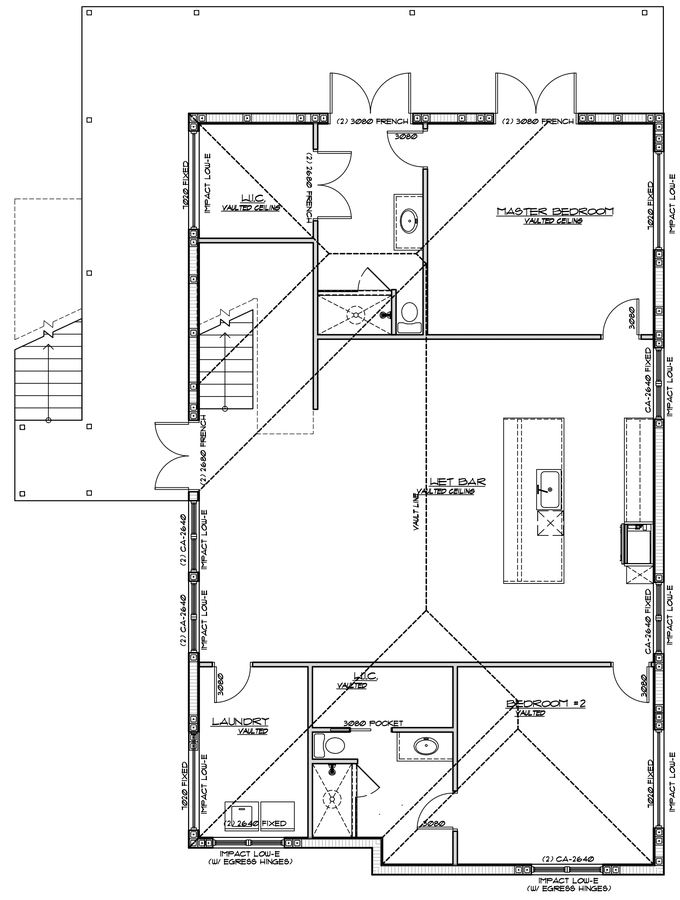
FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

STRUCTURAL NOTES:

- SOIL BEARING CAPACITY MIN. 2500 PSF
- ALL STRUCTURAL CONCRETE SHALL DEVELOP A MIN. COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
- ALL REINFORCING STEEL SHALL BE GRADE 60 MEETING ASTM SPECS A-615
- MIN. CONC. PROTECTION FOR RE-BARS: FTGS: 3" BEAMS: 1\" SLABS: 1"
- LAP REINFORCING BARS 30 INCHES MINIMUM

Product Approval Submittal Affidavit

Permit # Building Address: Contractor:

Opening Schedule: Swing Doors, Overhead Doors, Sliding Doors, Fixed Glass, Windows & Skylights

FL # or Miami-Dade	Product	Model #	Manufacturer	Glass Description	Attachment Method Type, Size, Spacing & Embedment	Building Design Pressure	Product Design Pressure
FL 17548.1	CASEMENT WINDOW	002AWVIEW	VIWINCO	IMPACT RATED	3/16" TAPCON THROUGH WOOD BUCK MIN 1.25" EMBED	+31.86/-38.74	+/- 50
FL17532.1	FIXED WINDOW	002AWVIEW	VIWINCO	IMPACT RATED	3/16" TAPCON THROUGH WOOD BUCK MIN 1.25" EMBED	+31.86/-38.74	+/- 50
FL 14850.1	FRENCH DOOR	8700 SERIES	CWS	IMPACT	3/16" TAPCON THROUGH WOOD BUCK MIN 1-3/8" EMBED	+36.28/-47.58	+/- 100
			PGT	IMPACT	3/16" TAPCON THROUGH WOOD BUCK MIN 1-3/8" EMBED	+31.86/-38.74	+/- 90

Product	Model #	Manufacturer	Attachment Method Type, Size, Spacing, Embedment & Stiffener etc.	Building Design Pressure	Product Design Pressure
Mullions					
Roof FL-17022.1	METAL	EXTREME METAL	1DN/ASTRIP .032 ALUM. W/HS&UNT	+33.6/-40.5	+/- 100
Roof Underlayment FL11842.3 R4	ULTRA HD	SOPREMA	SELF ADHERED ROOFING UNDERLAYMENT APPLIED TO PLYWOOD DECK	+33.6/-40.5	+/- 45
Siding	STUCCO	RINKER	(3) LAYERS APPLIED TO MASONRY WALL		
Soffit	STUCCO	RINKER	(3) LAYERS APPLIED TO HIGH RIBBED METAL LATHE NAILED TO TRUSS PER RBC R703.6.1		

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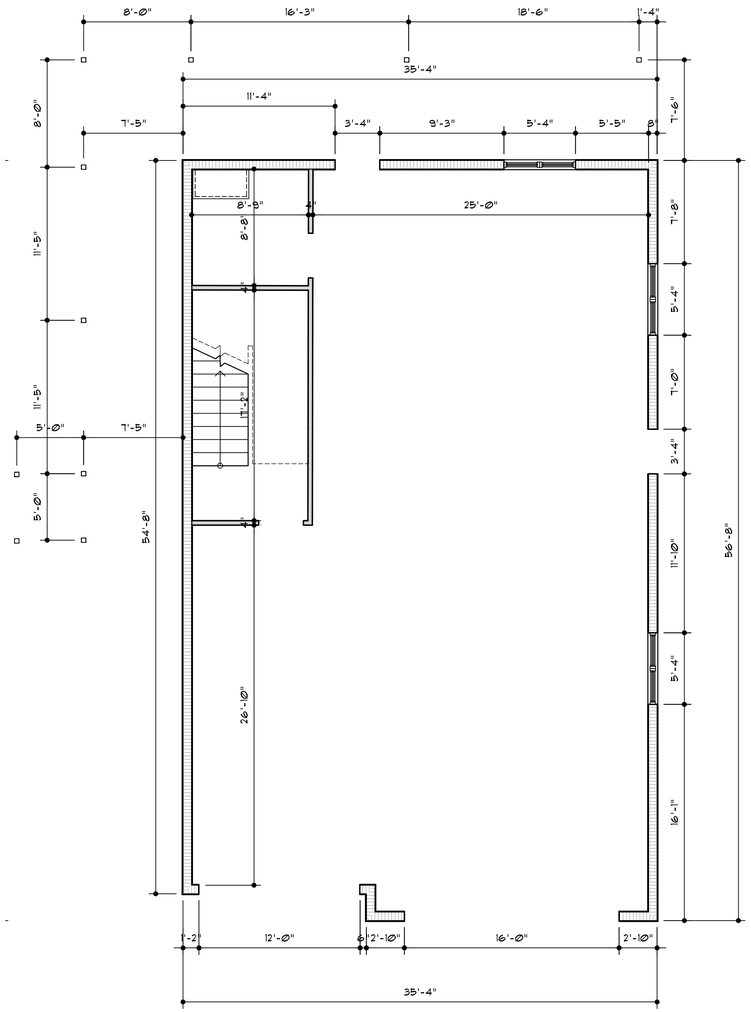
DOCUMENT DATE:
05.02.2022

REVISIONS:

NO.	YOUR REVISION ABOUT	DATE

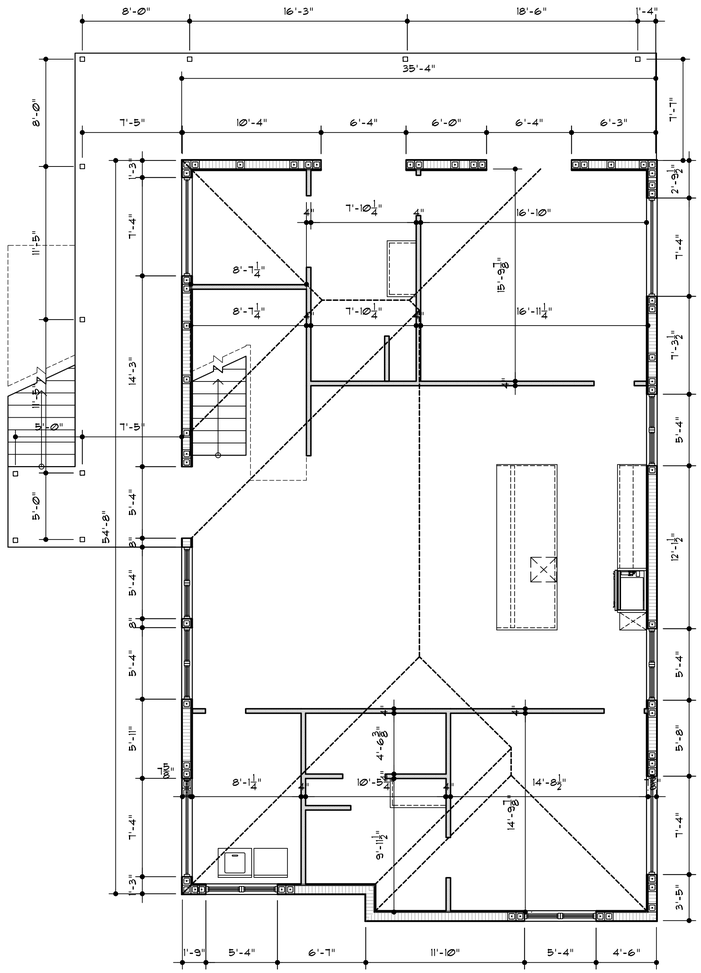
SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
A-1



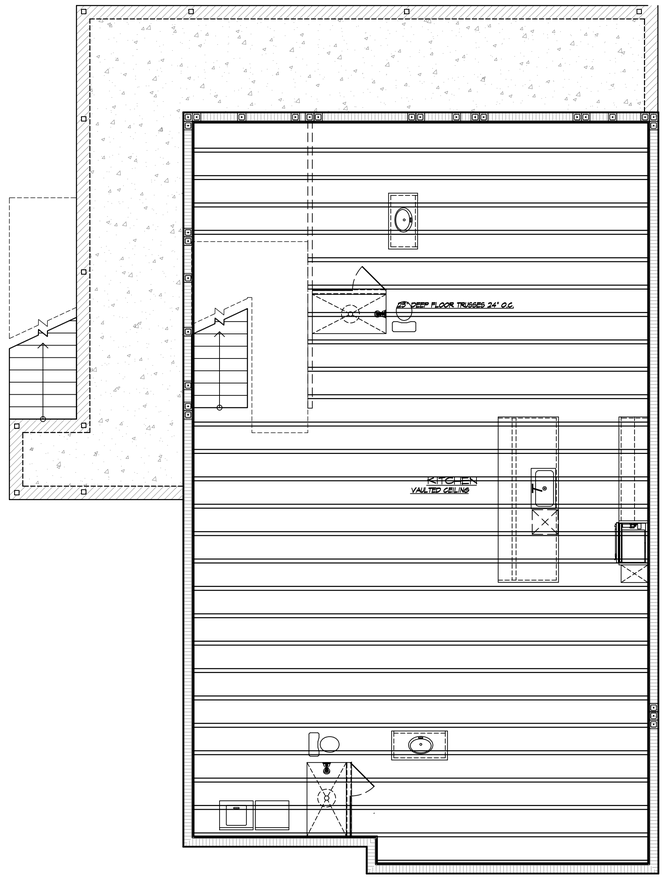
FIRST FLOOR DIM PLAN

SCALE: 3/16" = 1'-Ø"



SECOND FLOOR DIM PLAN

SCALE: 3/16" = 1'-Ø"



FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-Ø"

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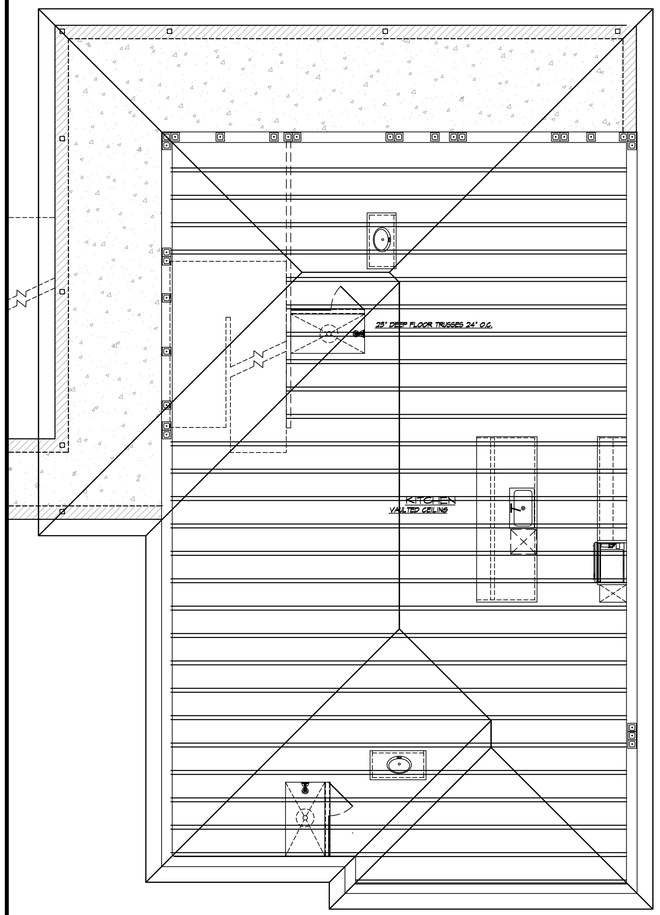
DOCUMENT DATE:
05.02.2022

REVISIONS:

NO.	YOUR PROMPT SUBMIT	DATE

SHEET TITLE:
DIMENSION AND FRAMING PLAN

SHEET NUMBER:
A-2



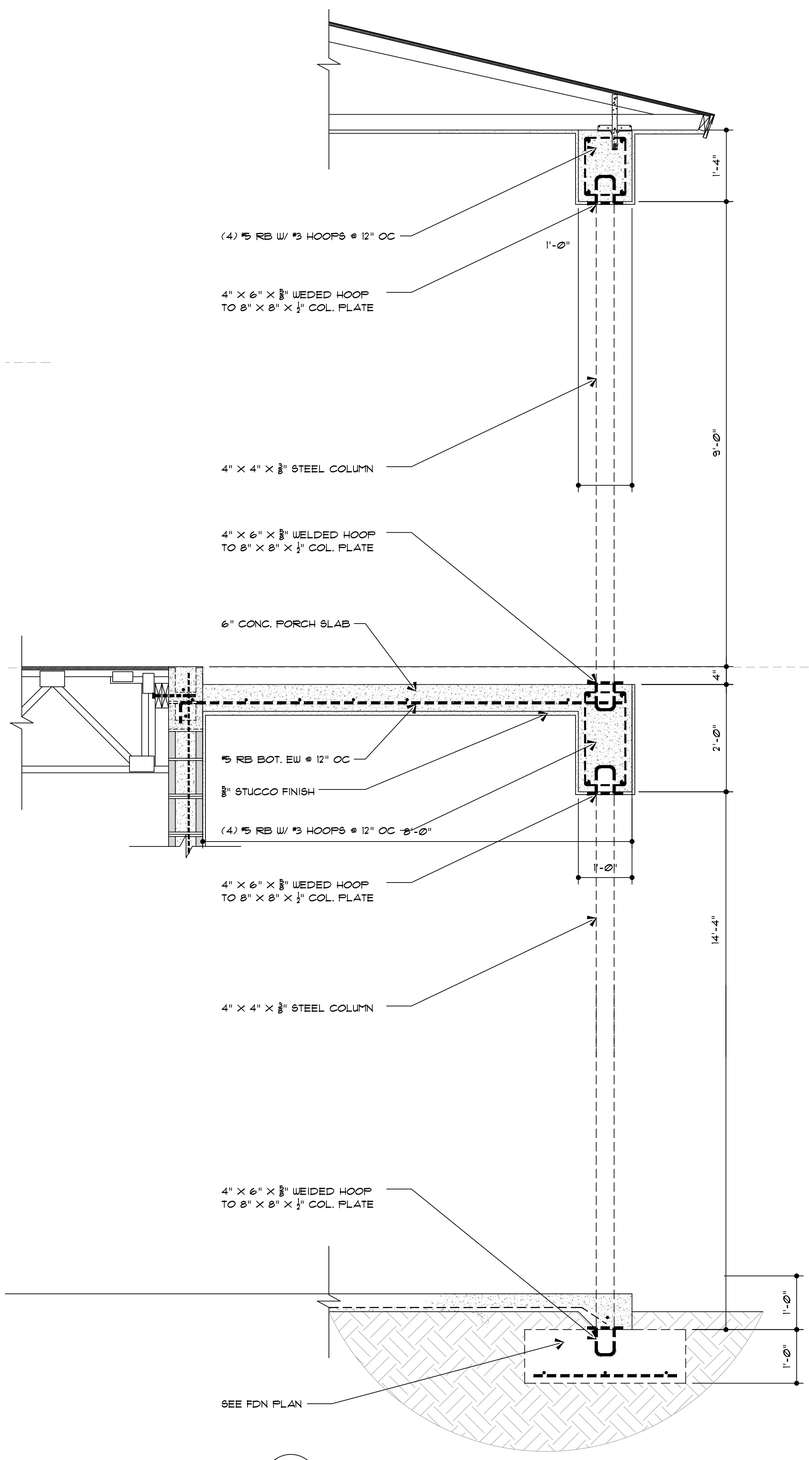
ROOF PLAN

SCALE: 3/16" = 1'-0"

ALL ROOF SHEATHING TO BE NAILED AS FOLLOWS:

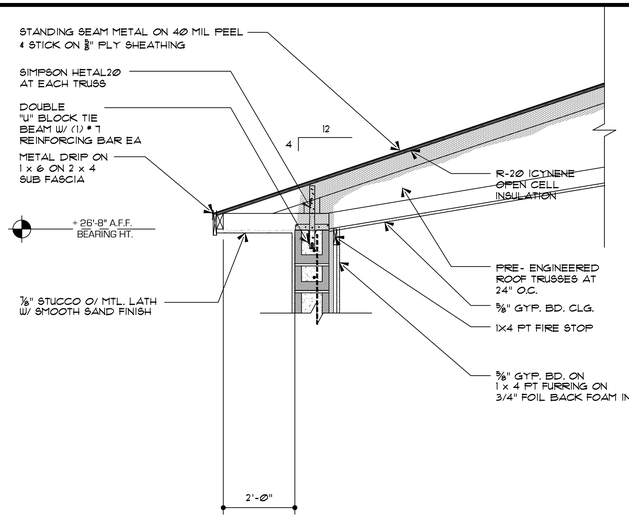
4" OC W/ 8d RING SHANK NAILS AT ALL EDGES

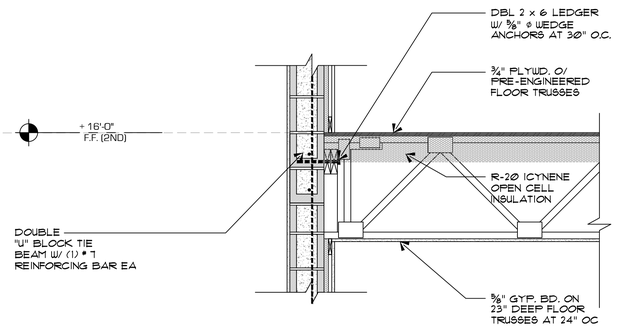
6" OC W/ 8d RING SHANK NAILS AT ALL INTERIOR PANEL BEARING POINTS

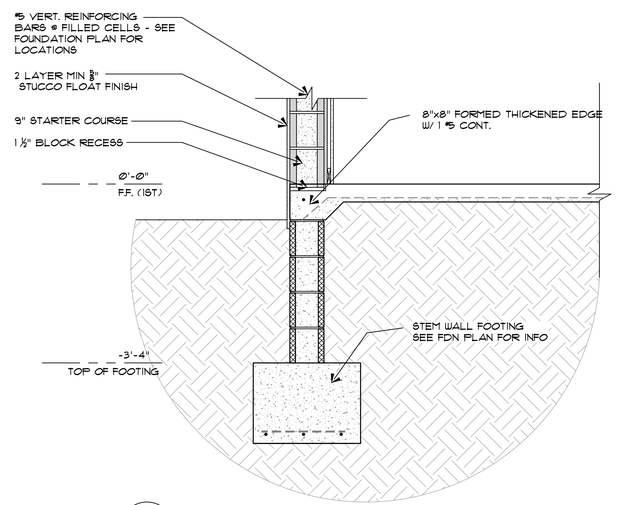


3 CONC. DECK DETAIL

SCALE: 3/4" = 1'-0"







2 WALL SECTION TYPICAL

LBJ Architecture
AA26003774
517 SW MALKELL AVENUE
PORT SAINT LUCIE FL 34953
772-800-5700
www.lbjarchitecture.com

STATE OF FLORIDA
MARK S. MCGEE
14248
REGISTERED ARCHITECT

A GARAGE FOR
DAN LONGMAN
1506 THUMB POINT DRIVE
FORT PIERCE FLORIDA

PROJECT

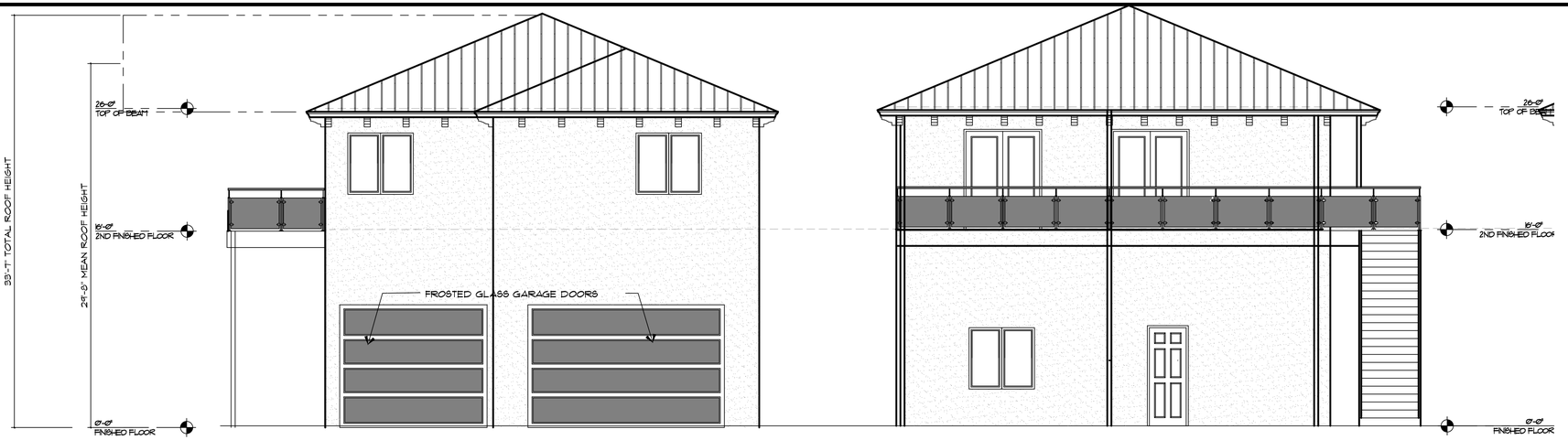
DOCUMENT DATE:
05.02.2022

REVISIONS:

NO.	YOUR PROMPT SUBMIT	DATE

SHEET TITLE:
ROOF PLAN AND DETAILS

SHEET NUMBER:
A-3

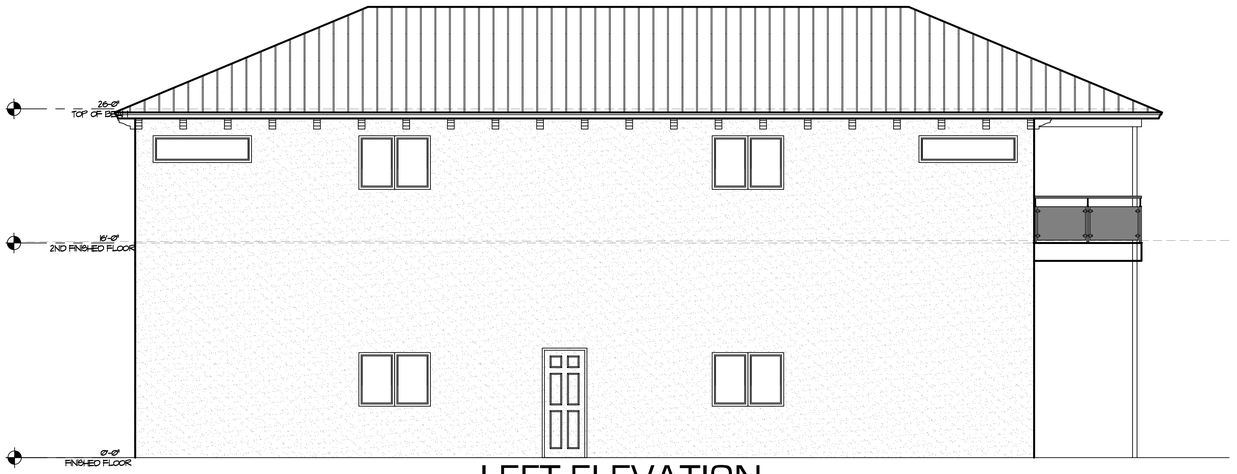


FRONT ELEVATION

SCALE: 3/16" = 1'-0"

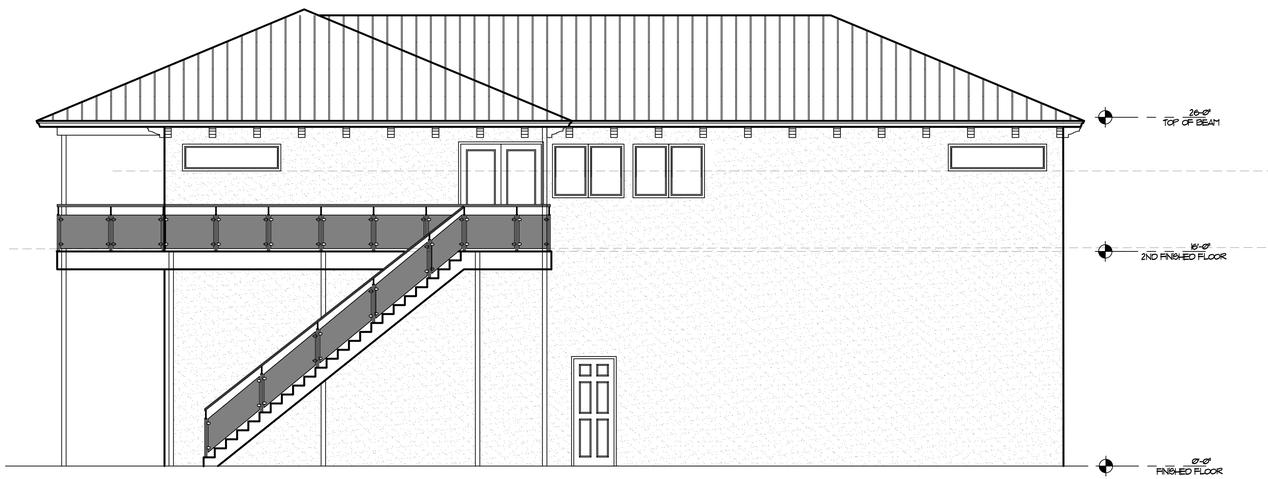
REAR ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

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STATE OF FLORIDA
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A GARAGE FOR
DAN LONGMAN
1506 THUMB POINT DRIVE
FORT PIERCE FLORIDA

PROJECT

DOCUMENT DATE:
05.02.2022

REVISIONS:

ITEM	YOUR RECORDS ABOUT	DATE
—	—	—
—	—	—
—	—	—
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—	—	—
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4



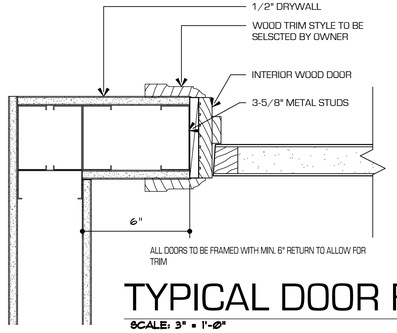
LAVN INDUSTRIES GLASS GRIPS FOR 3" GLASS AND 3" RADIUS PIPE IN SATIN STAINLESS FROM sales@lavnindustries.com PART # MB3R3SSSB



LAVN INDUSTRIES PIPE FLANGE FOR 2" DIA(O.D.) IN SATIN STAINLESS FROM sales@lavnindustries.com PART #MB2S3TWS WITH (3) 2" X 2" STAINLESS STEEL SET SCREWS. TO BE WELDED TO PIPE ON THE BACK SIDE.

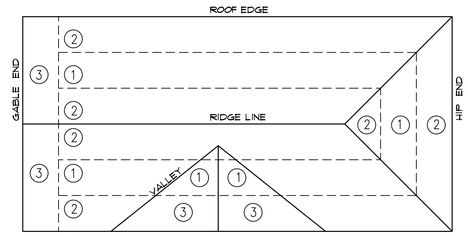
GLASS SPECIFICATION:
ALL GLASS TO BE 3 CLEAR TEMPERED WITH POLISHED EDGES

PIPE RAIL SPECIFICATION:
2" DIA. O.D. STAINLESS WITH 1/8" WALL AND SATIN FINISH



TYPICAL DOOR FRAMING

SCALE: 3" = 1'-0"



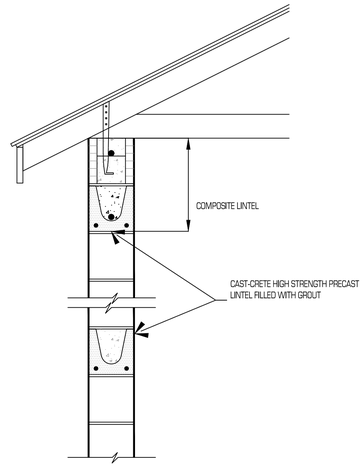
TYPICAL:
23/32" CDX PLYWOOD DECKING NAILED TO TRUSSES w/8d NAILS, AS PER ZONES.

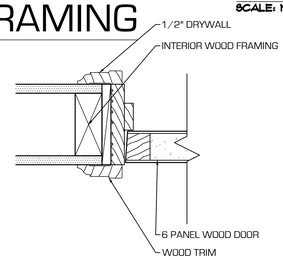
ZONES (1) & (2): 8d NAILS @ 6"o.c. THROUGHOUT.

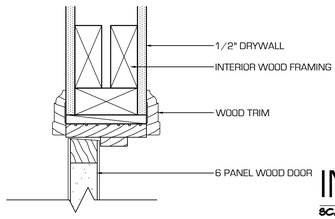
ZONE (3): 8d NAILS @ 4"o.c. AT EDGES.
: 8d NAILS @ 6"o.c. AT INTERMEDIATES.

ROOF WIND ZONE

SCALE: N.T.S.

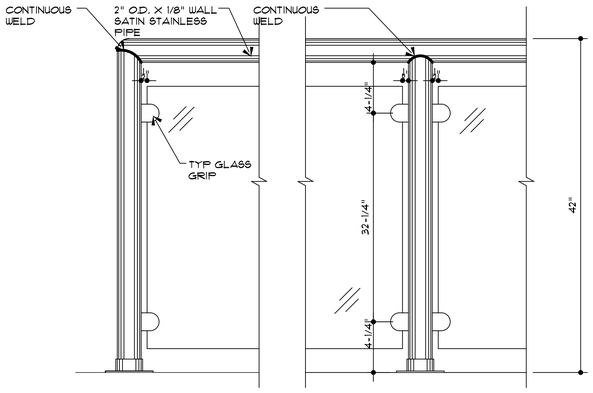






INTERMEDIATE BEAM AT TRANSOM

SCALE: 1" = 1'-0"



8" PRECAST & PRESTRESSED U-LINTELS

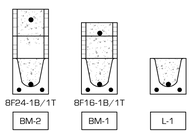
CAST-CRETE		UPLIFT						LATERAL	
LENGTH	TYPE	8F8-1T 8F8-2T	8F12-1T 8F12-2T	8F16-1T 8F16-2T	8F20-1T 8F20-2T	8F24-1T 8F24-2T	8F28-1T 8F28-2T	8U8	8F8
2'-10" (34")	PRECAST	2727	2878	4101	5332	6569	7811	2021	2021
3'-6" (42")	PRECAST	2727 2165	2784 2289	3981 3260	5190 4237	6407 5219	7630 6204	1257	1257
6'-6" (78")	PRECAST	2165 1141*	2215 1200	3165 1733	4125 2250	5091 2769	6061 3290	707	887
17'-4" (208")	PRESTRES	1141 188	1192 236	1694 361	2192 464	2703 567	3216 670	N.R.	255
		188	276	448	649	874	1121	1389	

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE		GRAVITY						
LENGTH	TYPE	BU8	8F8-0B 8F8-1B	8F12-0B 8F12-1B	8F16-0B 8F16-1B	8F20-0B 8F20-1B	8F24-0B 8F24-1B	8F28-0B 8F28-1B	8F32-0B 8F32-1B
2'-10" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
3'-6" (42")	PRECAST	2302	3138 3166	3377 4473	4689 6039	6001 7526	7315 9004	8630 10472	9947 11936
6'-6" (78")	PRECAST	937	3166 1255	4473 2101	6039 3263	7526 2746	9004 3358	10472 3971	11936 4585
17'-4" (208")	PRESTRES	N.R.	1255 N.R.	2101 N.R.	3396 N.R.	5260 N.R.	7134 N.R.	8995 N.R.	6890 N.R.
			310	530	950	1400	1800	2200	2600

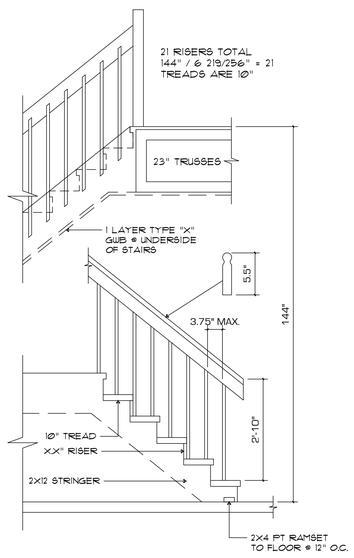
CAST-CRETE FLORIDA PRODUCT APPROVAL #FL158-R5 (CURRENT)



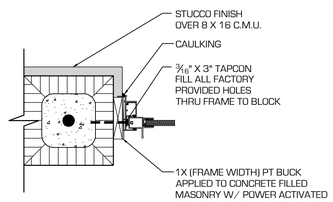
BEAM PROFILES
BY CAST-CRETE

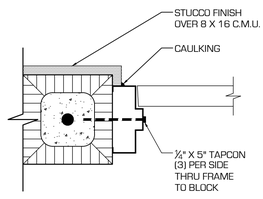
ALL LINTELS TO BE "CAST-CRETE"

ALL LINTELS CONC. FILLED W/1-#5 RB STEEL UNLESS OTHERWISE NOTED
ALL LINTELS 8" X 8" "CAST CRETE" BRAND W/ 8" MIN BRNG BOTH SIDES



STAIR DETAIL





TRUSS TO TRUSS CONNECTIONS BY TRUSS MFR.

PROVIDE (1) SIMPSON META20 (MAX UPLIFT = 1,450) AT EACH TRUSS & GIRDER TO MASONRY (UNLESS NOTED OTHERWISE) FILL ALL HOLES W/ 10d NAILS

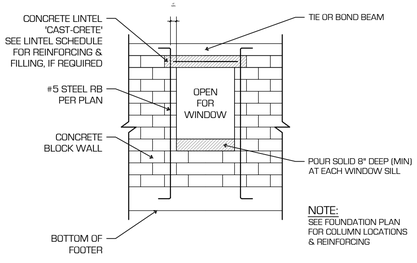
PROVIDE (1) SIMPSON MTS20 (MAX UPLIFT = 1,000) AT EACH TRUSS & GIRDER TO WOOD BEARING (UNLESS NOTED OTHERWISE) FILL ALL HOLES W/ 10d NAILS

TRUSS TO TRUSS CONNECTIONS BY TRUSS MFR.

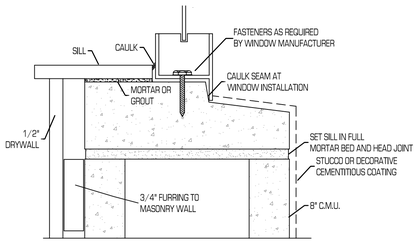
PROVIDE (1) SIMPSON META16 (MAX UPLIFT = 1,450) AT EACH TRUSS & GIRDER TO MASONRY (UNLESS NOTED OTHERWISE) FILL ALL HOLES W/ 10d NAILS

PROVIDE (1) SIMPSON MTS16 (MAX UPLIFT = 1,000) AT EACH TRUSS & GIRDER TO WOOD BEARING (UNLESS NOTED OTHERWISE) FILL ALL HOLES W/ 10d NAILS

NOTE:
THE INSTALLATION OF GLAZING PROTECTION DEVICES HAS BEEN CONSIDERED IN THE DESIGN OF THE SUPPORT STRUCTURE

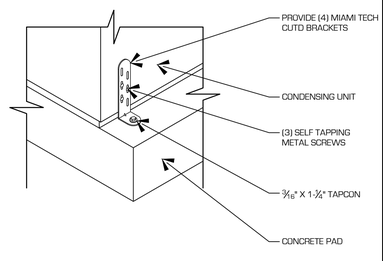


TYPICAL WINDOW OPENING IN BLOCK WALL DETAIL



TYPICAL WINDOW SILL DETAIL

SCALE: 1" = 1'-0"



A/C TIE-DOWN DETAIL

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www.lbjarchitecture.com

STATE OF FLORIDA
MARK S. MCGEE
14248
REGISTERED ARCHITECT

A GARAGE ENCLOSURE FOR
DAN LONGMAN
1506 THUMB POINT DRIVE
FORT PIERCE FLORIDA

PROJECT

DOCUMENT DATE:
05.02.2022

REVISIONS:

NO.	YOUR PROMPT SUPPLIED	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET TITLE:
DETAILS

SHEET NUMBER:
A-5

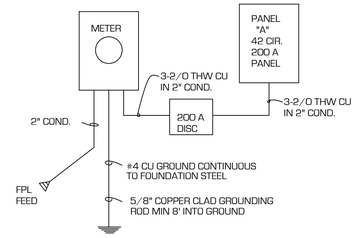
ELECTRICAL NOTES:

* ALL RECEPTACLES INSTALLED OUTDOORS, IN GARAGE, OR IN BATHROOMS MUST HAVE GROUND FAULT CIRCUIT INTERRUPTER.
* SMOKE DETECTORS SHALL BE 120 VOLT TYPE W/ "POWER ON INDICATOR", A TEST BUTTON AND A BATTERY BACK-UP.
* SMOKE DETECTORS SHALL BE LOCATED IMMEDIATELY OUTSIDE EACH SLEEPING AREA.
* SMOKE DETECTORS SHALL BE HARDWIRED TO A NONSWITCHABLE BEDROOM LIGHTING CIRCUIT AND SHALL NOT BE WIRED TO THE LOAD SIDE OF ANY G.F.I. OUTLET CIRCUIT AND ARE TO BE A.F.C.I. CODED PER NEC 210.12
* ALL BEDROOMS TO BE A.F.C.I. CODED.
* ALL 15 & 20 amp OUTLETS TO BE A.F.C.I. CODED.
* ALL 15 & 20 amp OUTLETS TO BE TAMPER RESISTANT.

FLUSH MOUNT — ELECTRICAL PANEL A — 200 AMP MAIN DISC 120/240 VOLTAGE

CT	POLE / TRIP	DESCRIPTION	LOAD	WIRE	CND	CT	POLE / TRIP	DESCRIPTION	LOAD	WIRE	CND
1	2 / 50	A/C COMP	5.0	#8	3/4"	2	2 / 50	AHU/HEAT STRIP	10.0	#6	ROMEX
3						4					
5	2 / 30	WATER HEATER	4.5	#10	ROMEX	6	2 / 30	WELL EQUIP (OPT)	1.5	#10	3/4"
7						8					
9	2 / 30	DRYER	5.0	#10	ROMEX	10	1 / 30	APPLIANCE	1.5	#12	ROMEX
11						12	1 / 30	APPLIANCE	1.5	#12	ROMEX
13	1 / 20	DISHWASHER	1.0	#12	ROMEX	14					
15	1 / 20	DISPOSAL	1.0	#12	ROMEX	16	1 / 15	GEN LTG	1.3	#12	ROMEX
17	1 / 20	REFRIGERATOR	1.0	#12	ROMEX	18	1 / 15	GEN LTG			
19	1 / 20	WASHER	1.5	#10	ROMEX	20	1 / 15	GEN LTG			
21	1 / 15	PATIO FANS	0.3	#12	ROMEX	22	1 / 15	GEN LTG			
23	1 / 15	FLOOD LIGHTS (OPT)	1.0	#12	1/2"	24	1 / 15	GEN LTG			
25	1 / 20	DINING	1.2	#12	ROMEX	26	1 / 15	GEN LTG			
27	1 / 20	MICROWAVE	0.7	#12	ROMEX	28	1 / 15	GEN LTG			
29	1 / 20	GAR DOOR OPNR	0.7	#12	ROMEX	30		SPARE			
31	1 / 20	SPRINKLER PUMP (OPT)	1.2	#12	1/2"	32					
33	1 / 20	GARAGE GFI	1.5	#12	ROMEX	34					
35	1 / 15	SITE LTG	0.7	#10	1/2"	36					
37		SPARE				38					
39		SPARE				40	2 / 50	RANGE/OVEN	6.0	#6	ROMEX
41		SPARE				42					
		TOTAL:	26.3					TOTAL:	33.5		

TOTAL CONNECTED LOAD: 59.8



200 AMP SERVICE RISER DIAGRAM
N.T.S.

300 AMP SERVICE RISER DIAGRAM
N.T.S.

PER 2011 NEC REQUIREMENTS

GROUNDING ELECTRODES TO BE EXPOSED FOR FUTURE BONDING FOR OTHER SYSTEMS PER NEC 250.94

TOTAL CONNECTED LOAD ALL PANELS = 115.3

LOAD CALCULATIONS

A/C COMPRESSOR @ 100%	15.0 KW
FIRST 10KW @ 100%	10.0 KW
REMAINDER @ 40%	
TOTAL:(44.8 X .4) =	17.9 KW
	42.9 KW

$\frac{42.9 \times 1000}{240}$ = 178 AMPS

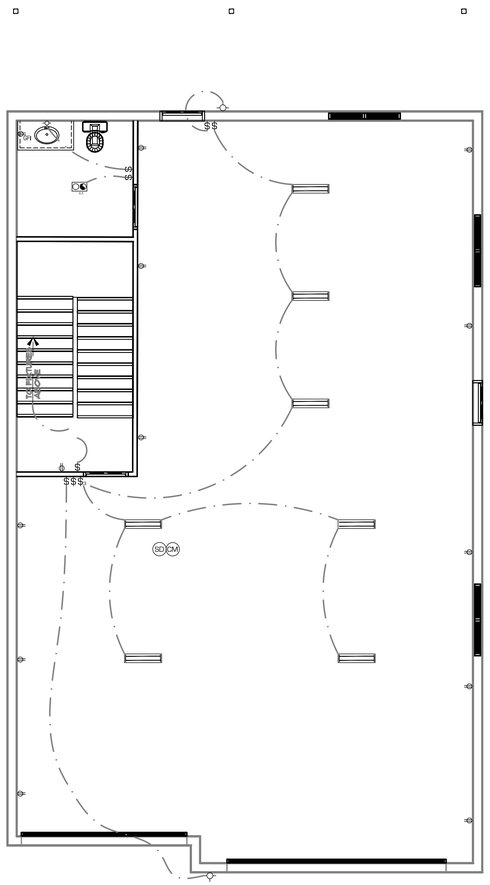
PROVIDE 200 AMP SERVICE

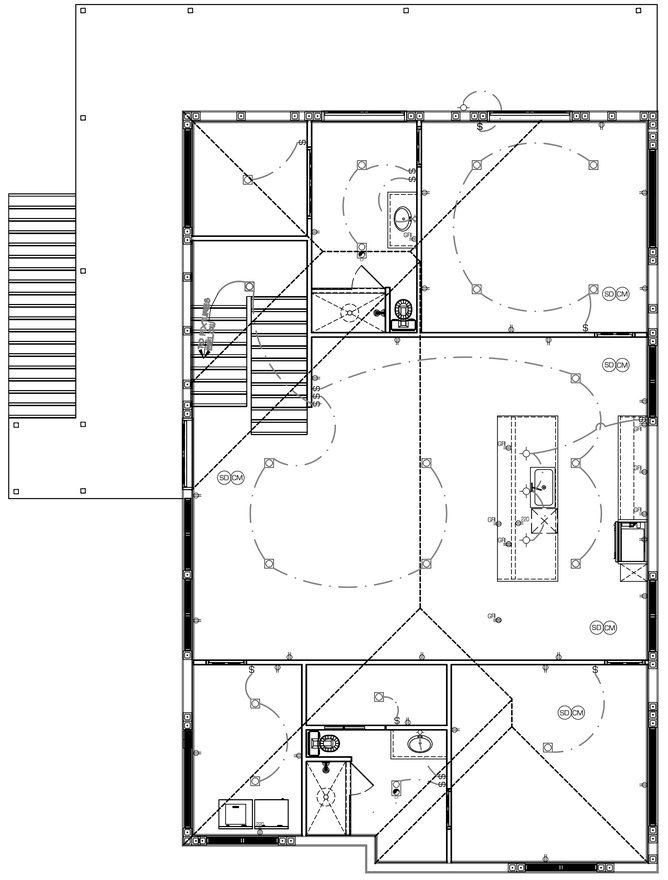
GENERAL LIGHTING CALCULATIONS

$\frac{3 \text{ WATTS} \times 4638}{1000}$ = 13 KW

ALL CLOSET, BATH, EXTERIOR RECESSED LIGHTING TO BE LED SEALED UNIT FIXTURES, HIGH EFFICIENCY

ALL TV OUTLETS TO BE 60" A.F.F. AND WILL RECEIVE (2) CAT 6 CABLE DROPS AS WELL AS 2 RG-6 COAX LINES TERMINATED WITH WALL PLATES





ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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517 SW MALKELL AVENUE
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STATE OF FLORIDA — MARK S. MCGEE — 14248 — REGISTERED ARCHITECT

A GARAGE FOR
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PROJECT

DOCUMENT DATE:
05.02.2022

REVISIONS:

NO.	YOUR PROMPT ABOVE	DATE

SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER:
E-1

Technical Review Committee **1. e.**

Meeting Date: 10/20/2022

REQUESTED ACTION

Site Plan, Design Review, Conditional Use – Farrell Communities – 2323-501-0002-000-0

LOCATION

At or near the southwest corner of Pruitt Research Road and S Kings Highway

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 10/07/2022 08:42 AM

Final Approval Date: 10/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Assistant Planning Director
RE	:	Technical Review Project: #22-07000019
BOARD DATE	:	October 20, 2022

Site Plan, Design Review, Cond. Use – Farrell Communities – Parcel ID: 2323-501-0002-000-0

Attached is an Application for Site Plan, Design Review, Conditional Use. The applicant is proposing to develop 488 unit multi-family units on the subject site with associated site improvements.

Please review and provide comments on this Site Plan application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, planning@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,

Vennis Gilmore
Assistant Planning Director

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: West side of Kings Highway approximately 0.6 miles north of Okeechobee Road

Parcel ID #(s): 2323-501-0002-000-0

Project description: Multifamily residential project (488 units)

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: 488 units Proposed Sq. Ft.: _____ Site Acreage: 40.77 Acres

Farrell Communities Fort Pierce Owner LLC	Michael Sanchez
Property Owner(s)	~~Applicant~~/Representative, ~~Title, Company~~
P.O. Box 14	3710 Buckeye Street, Suite 100
Street Address	Street Address
Bridgehampton, NY 11932	Palm Beach Gardens, Florida 33410
City State Zip	City State Zip
(631) 537-1068	(561) 568-8045
Phone Number	Phone Number
j.degrenier@farrellbuilding.com	michael@mylandentitlements.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DESIGN REVIEW

Property Information

Property address or Location: West side of Kings Highway approximately 0.6 miles north of Okeechobee Road

Parcel ID #(s): 2323-501-0002-000-0

Project description: Multifamily residential project (488 units)

Farrell Communities Fort Pierce Owner LLC	Michael Sanchez
Property Owner(s)	~~Applicant~~/Representative, ~~Title, Company~~
P.O. Box 14	3710 Buckeye Street, Suite 100
Street Address	Street Address
Bridgehampton, NY 11932	Palm Beach Gardens, Florida 33410
City State Zip	City State Zip
(631) 537-1068	(561) 568-8045
Phone Number	Phone Number
	michael@mylandentitlements.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.*

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Treasure Coast Research Park/ Vacant	SD - Special District (County)/ RM - Residential Medium	PNRD - Planned Nonresidential Development (County)/R-4 - Medium Density Residential
South	Vacant	GC - General Commercial	C-3 - General Commercial
East	Vacant	GC - General Commercial	C-3 - General Commercial
West	Vacant/Large lot singe-family	RU - Residential Urban (County)	AR-1 - Agricultural Residential (County)

	Future Land Use	Zoning Classification	Maximum Intensity **Residential: Dwelling Units per Acre** **Other: Square Footage**	Total Acreage	Flood Zone
Current	RM - Residential Medium	R-4 -Medium Density Residential	12 units/acre for innovative residential developments - 11.96 DU/AC proposed	40.77	X
****Proposed**	Same	Same	Same	Same	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 126,880 gpd
**Proposed Zoning/FLU	Total gallons per day 126,880 gpd
**Change in Demand	Total gallons per day 0

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 126,880 gpd
**Proposed Zoning/FLU	Total gallons per day 126,880 gpd
**Change in Demand	Total gallons per day 0

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	909.92 acres	909.92 acres	0
Urban District	5 acres per 1,000 people	227.48 acres	227.48 acres	0
Community	2.5 acres per 1,000 people	113.74 acres	113.74 acres	0
Neighborhood	1.36 acres per 1,000 people	61.87 acres	61.87 acres	0

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	Fairlawn Elementary/Forest Grove Middle	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	4.2 miles/5.3 miles	6 miles
Current Zoning/FLU Enrollment Demand	144	336
****Proposed Zoning/FLU Enrollment Demand**	144	336
****Change in Demand**	0	0

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	8.13 yards
****Proposed Zoning/FLU**	8.13 yards
***Change in Demand**	0

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	No proposed change in land use or zoning, so no additional impact. Please see drainage statement on site plan. All stormwater criteria will be satisfied with the new project

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	2,655 TPD	181 pht (AM)/190 pht (PM)
****Proposed Zoning/FLU**	Same	Same
***Change in Demand**	0 Trips	0 Trips
Impact to Capacity	No rezoning or land use change requested. See traffic analysis for details.	

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: 488
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		488	40.77	07/23	02/25
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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

GENERAL ADDRESS REQUEST

Residential $25.00 per address
Commercial - $50.00 per address
E-mail Address request form to planning_dl@cityoffortpierce.com

☐ Assigned ☐ Corrected ☐ Changed

Residential subdivisions or **apartment complexes** of three or more units require a site plan showing each unit's address and a spreadsheet with the address and corresponding parcel ID #.

Property Owner(s): Farrell Communities Fort Pierce Owner LLC

Parcel Identification(s): 2323-501-0002-000-0

Legal Description: See attached legal description.

Current Address: No address assigned.

Use of Property: Proposed Use: 488 multifamily apartments

Applicants Signature: _____ **Date:** 9/13/2022

Printed Name: Joseph G. Farrell, Authorized Signatory

☐ I am not the owner of the described property; however, the owner(s) authorizes me to act as agent for the owner(s) of record. (Provide copy of authorization).

Contact Information: Phone: (561) 568-8045 Email: michael@mylandentitlements.com

Office Use Only

PROPOSED NEW ADDRESS: _____

Signature of City Representative: _____

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA. SAME BEING OTHERWISE DESCRIBED AS; LOTS 2, 7, 10, AND 15 OF BLOCK 1, MODEL LAND COMPANY'S SUBDIVISION, IN SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 10D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:
LOTS 1, 8 AND 9 OF BLOCK 1, MODEL LAND COMPANY'S SUBDIVISION IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 10D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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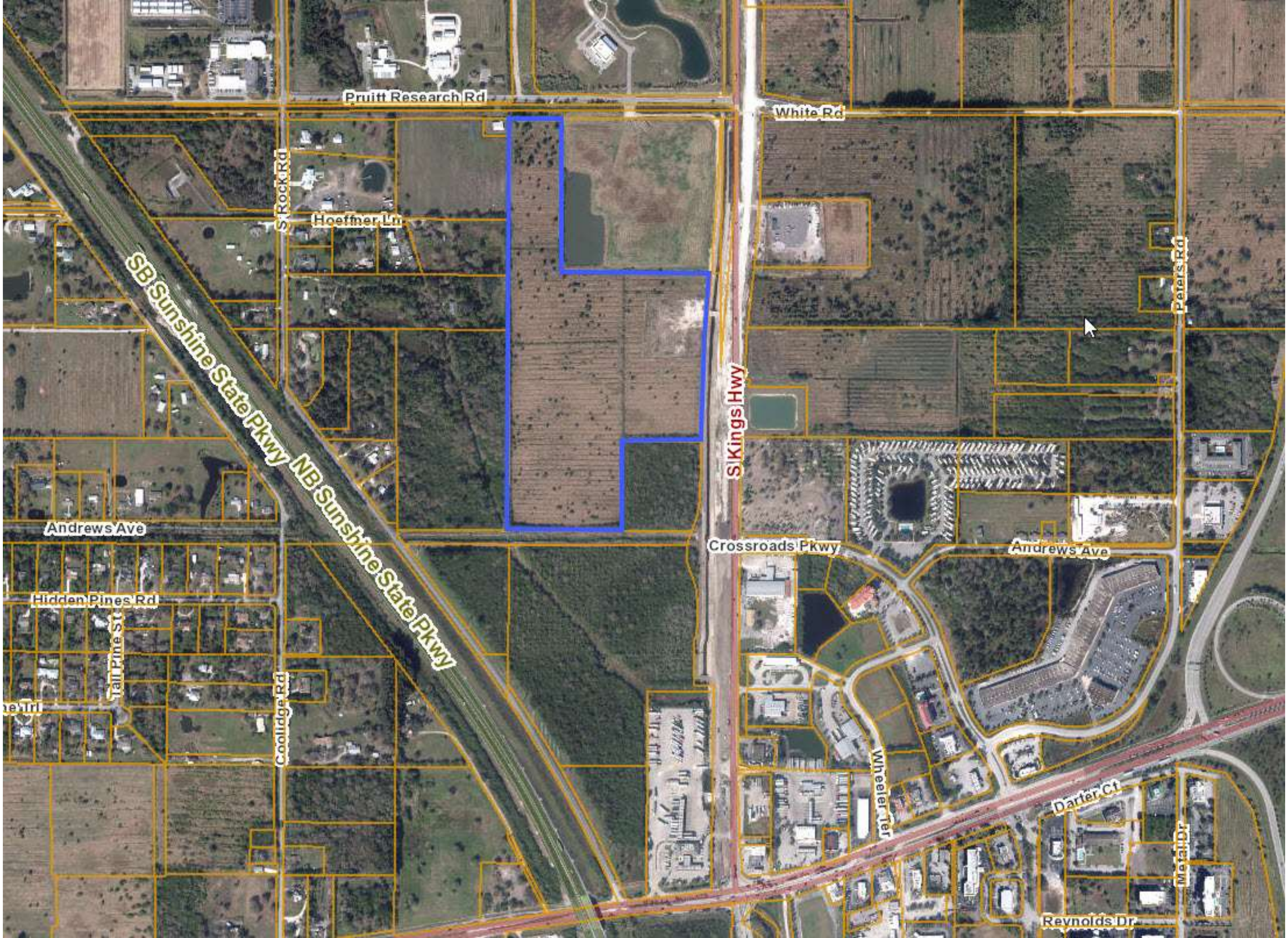
COMMENCING AT A RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF SAID SECTION 23, THENCE S.89°46'47" W., ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 113.00 FEET TO THE WEST RIGHT-OF WAY LINE OF N.S.L.R.W.M.D. CANAL NO. 40; THENCE S.00°07'31" E., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°07'31"E., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 922.18 FEET; THENCE S.89°46'47"W., A DISTANCE OF 944.72 FEET; THENCE N.00°07'31"W., A DISTANCE OF 922.18 FEET TO THE SOUTHERLY LINE OF N.S.L.R.D.D. CANAL NO. 48; THENCE N.89°46'47"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 944.72 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.S.L.R.W.M.D. CANAL NO. 40 AND THE POINT OF BEGINNING.

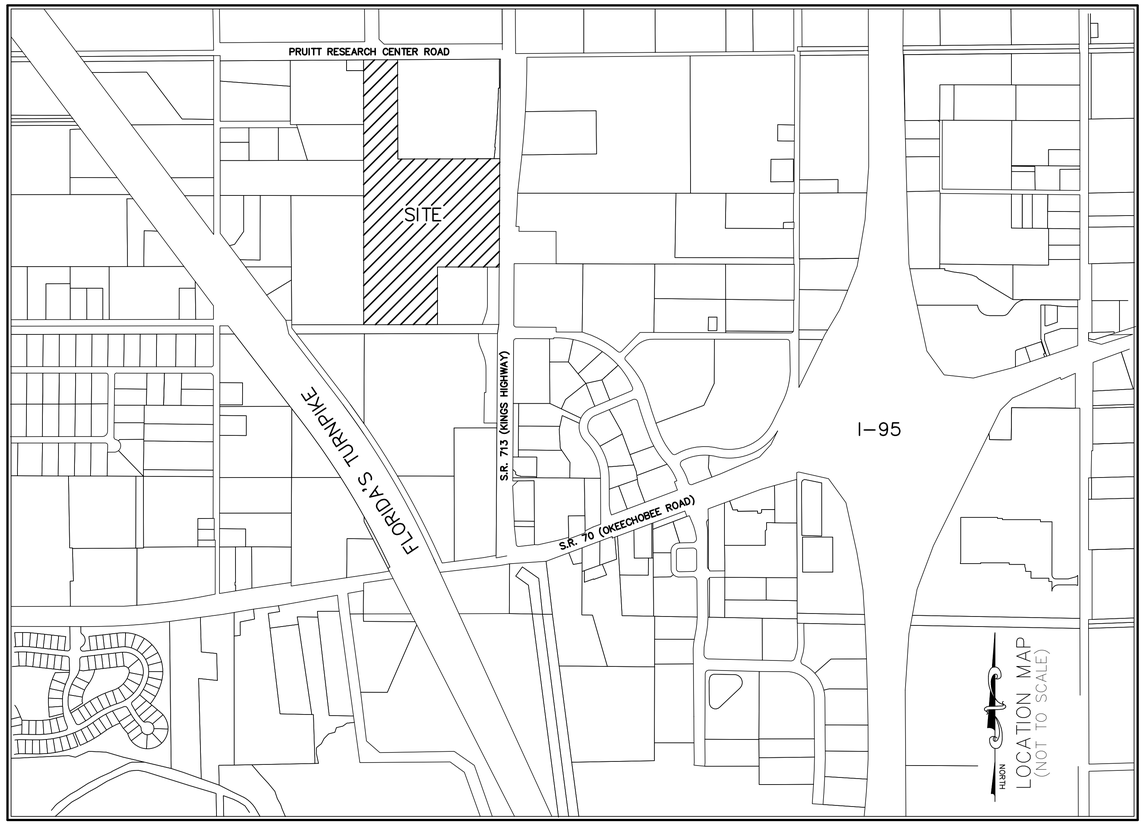
LESS AND EXCEPT: PARCEL NO. 109 STATE ROAD 713 ST. LUCIE COUNTY DESCRIPTION

PORTIONS OF LOTS 8, AND 9, BLOCK 1, MODEL LAND CO.,, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN THE NORTHEAST ONE-QUARTER (N/E ¼) OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 2302566, SECTION 94003-2510 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 00°07'03" WEST ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 23 AND THE BASELINE OF SURVEY OF STATE ROAD NO. 713 (KINGS HIGHWAY), A DISTANCE OF 647.53 FEET; THENCE SOUTH 89°52'57"WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 113.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXISTING RIGHT OF WAY LINE OF NORTH ST. LUCIE RIVER CONTROL DISTRICT CANAL NO. 40 AND SOUTH LINE OF SAID LOT 9, SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING; THENCE SOUTH 89°31'59"WEST ALONG SAID SOUTH LINE, A DISTANCE OF 105.00 FEET; THENCE NORTH 00°07'03" WEST, A DISTANCE OF 39.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED TO EASTERLY, HAVING A CHORD BEARING OF NORTH 3° 01' 05" EAST; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,557.00 FEET, THROUGH A CENTRAL ANGLE OF 6° 16' 14", AN ARC DISTANCE OF 936.50 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°47'18" EAST, A DISTANCE OF 53.80 FEET TO A POINT ON SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 00°07'03" EAST ALONG THE WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 973.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.777 ACRES, MORE OR LESS.


Pruitt Research Rd
White Rd
S Rock Rd
Hoeffner Ln
SB Sunshine State Pkwy
NB Sunshine State Pkwy
S Kings Hwy
Peters Rd
Andrews Ave
Crossroads Pkwy
Andrews Ave
Hidden Pines Rd
Tall Pine St
Coolidge Rd
Wheeler Ter
Darter Ct
Reynolds Dr



THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B–II OF THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING COMMITMENT NUMBER:1241388 A1, WITH A COMMITMENT DATE OF MARCH 18, 2022 @ 11:00 P.M..

SCHEDULE "B–II" EXCEPTIONS

5. Revised: All matters contained on the Plat as recorded in Plat Book 2, Page 10D, Public Records of St. Lucie County, Florida.
AFFECTS PLOTTED

6. Easement contained in instrument recorded June 2, 1988, under O.R. Book 589, Page 1086, Public Records of St. Lucie County, Florida.
DOES NOT AFFECT

7. Easement to State of Florida Department of Transportation recorded in O.R. Book 4412, Page 2118, Public Records of St. Lucie County, Florida.
AFFECTS PLOTTED

CERTIFIED TO;

FARRELL COMMUNITIES FORT PIERCE OWNER LLC A DELAWARE LIMITED LIABILITY COMPANY
OLD REPUBLIC TITLE INSURANCE COMPANY
NASON YEAGER GERSON HARRIS & FUMERO, P.A

LEGAL DESCRIPTION:

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CONTAINING 40.777 ACRES, MORE OR LESS.

NOTES

1. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF SECTION 23–35–39 A BEARING OF N00°07'03"W AS SHOWN ON THE FDOT RIGHT–OF–WAY MAP OF S.R. 713 KINGS HIGHWAY SECTION NO. 94003–2510 ITEM/SEGMENT NO. 230256–6..
4. ALL PLOTTABLE ITEMS CONTAINED IN SCHEDULE B–II OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING COMMITMENT NUMBER:1241388 A1, WITH A COMMITMENT DATE OF MARCH 18, 2022 @ 11:00 P.M..
5. THE DESCRIPTION OF THE LAND CONTAINED IN THIS SURVEY IS PER EXHIBIT "A" OF THE TITLE COMMITMENT REFERENCED ABOVE.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. SUBJECT PROPERTY FALLS WITHIN ZONE "X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY NO. 120286 PANEL NO. 0167 MAP NO. 12111C0167J; DATED FEBRUARY 16, 2012.
8. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
9. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY FDOT'S PROJECT NETWORK CONTROL POINT "A26" HAVING A PUBLISHED ELEVATION OF 18.67' (NAVD88) AND CLOSED TO PROJECT NETWORK CONTROL POINT "A64" HAVING A PUBLISHED ELEVATION OF 18.04' (NAVD88) . ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING
10. ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING LIDAR WITH REAL TIME KINEMATIC (RTK) GPS 0.1'. HARD SHOTS ON ROADWAYS AND WALKS OBTAINED BY FIELD CREW BY CONVENTIONAL SURVEY METHODS.
11. TREES DEPICTED ON THIS SURVEY ARE NATIVE SPECIES 4"DIAMETER AT BREAST HEIGHT AND TAGGED WITH CORRESPONDING TAG NUMBER AS SHOWN IN THE TREE TABLE. TREE WERE LOCATED BY SURVEY FIELD CREW NOT TRAINED IN SPECIES DESIGNATION, DESIGNATION SHOULD BE VERIFIED BY A TRAINED BOTANIST.

CERTIFICATE;

I HEREBY CERTIFY THAT THE ATTACHED ALTA/NSPS LAND TITLE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON FEBRUARY 18, 2022. I FURTHER CERTIFY THAT THIS ALTA/NSPS LAND TITLE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J–17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

LAST DATE OF FIELD WORK FOR TREE SURVEY AUGUST 1, 2022

RONNIE L. FURNISS, PSM
PROFESSIONAL SURVEYOR & MAPPER #6272
STATE OF FLORIDA – LB #3591

REVISIONS	DATE	BY
ADDED TREE SURVEY	08/03/2022	RLF
REVISE BOUNDARY PER–CLIENT	04/25/2022	RLF

FILE NAME 9874–TOPO SURVEY.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

DATE 02/22/2022
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 9874
SHT.NO. 1
OF 4 SHEETS

NORTH

GRAPHIC SCALE

100 0 50 100

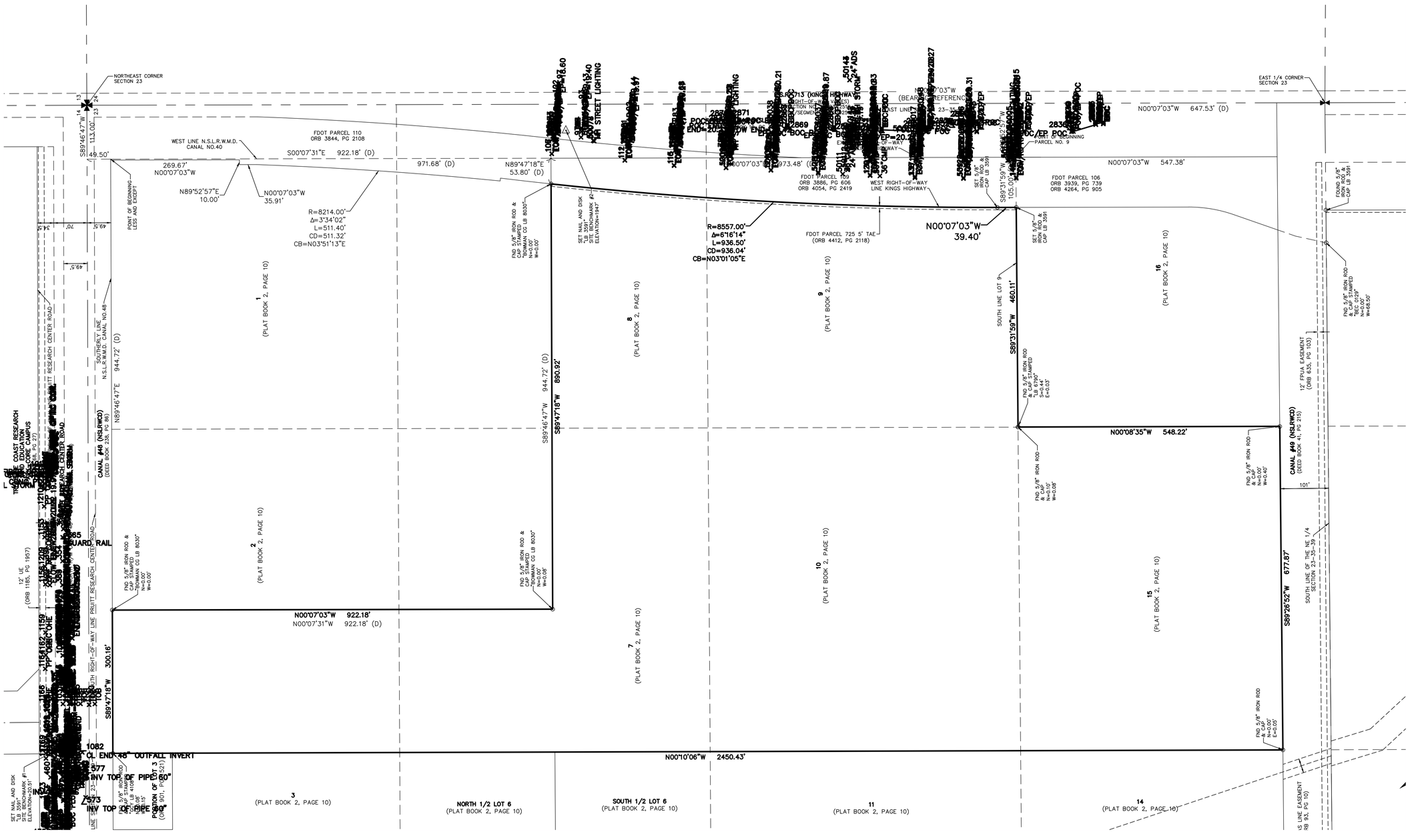
(IN FEET)
1 INCH = 100 FT.

LEGEND/ABBREVIATIONS

Δ – DELTA (CENTRAL ANGLE)
AC – ACRES
C – CALCULATED
CB – CHORD BEARING
CCM – CIRCUIT COURT MINUTE BOOK
CD – CHORD DISTANCE
D – DEED BOOK
DE – DRAINAGE EASEMENT
L – ARC LENGTH
LB – LICENSED BUSINESS
FDOT. – FLORIDA DEPARTMENT OF TRANSPORTATION
FGTC. – FLORIDA GAS TRANSMISSION COMPANY
F.P.L. – FLORIDA POWER AND LIGHT COMPANY
M – MEASURED
NGS – NATIONAL GEODETIC SURVEY
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
PG. – PAGE
P.O.C. – POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
Q.C.D. – QUIT CLAIM DEED
R/W – RIGHT-OF-WAY
N.S.L.R.W.M.D. – NORTH ST. LUCIE RIVER WATER CONRTOL DISTRICT

UE – UTILITY EASEMENT
TAE – TEMPORARY ACCESS EASEMENT
□ – DENOTES CONCRETE MONUMENT
○ – DENOTES IRON ROD
● – DENOTES NAIL & DISC OR RAIL ROAD SPIKE
△ – DENOTES VERTICAL CONTROL POINT
– INDICATES SECTION CORNER
– INDICATES 1/4 SECTION CORNER
– FOUND GEODETIC CONTROL POINT

– GUARDRAIL
– X – BARBED WIRE FENCE
– FIRE HYDRANT
– WOOD POWER POLE (UNLESS NOTED)
– ANCHOR/GUY
OHW – ELECTRICAL WIRES OVERHEAD
GAS – GAS LINE MARKED ON GROUND
– LIGHT ON CONCRETE BASE
– DRAINAGE MANHOLE
– ELECTRIC HAND HOLE
– LIGHT POLE
– WELL
– CATCH BASIN
– MITERED END SECTION



NORTH

GRAPHIC SCALE

100 0 50 100

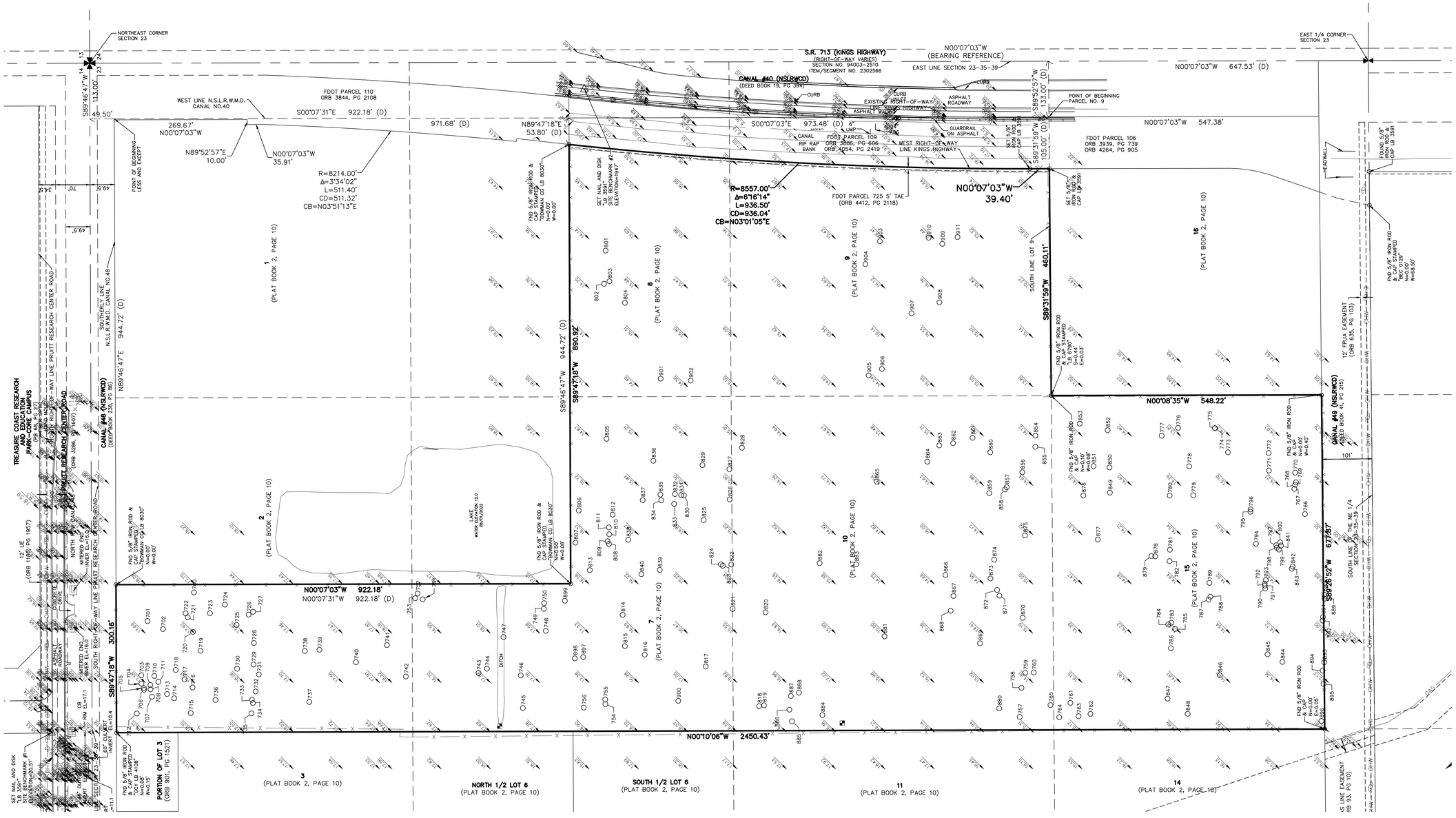
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GAS – GAS LINE MARKED ON GROUND
– LIGHT ON CONCRETE BASE
– DRAINAGE MANHOLE
– ELECTRIC HAND HOLE
– LIGHT POLE
– WELL
– CATCH BASIN
– MITERED END SECTION
100 – DENOTES TREE LOCATION AND TAG NUMBER



		BY
		DATE
REVISIONS		
FILE NAME 9874-TOPO-SURVEY		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

DATE	04/22/22
DRAWN BY	RLF
F.B./ PG.	ELECT
SCALE	AS SHOWN

JOB #	9874
SHT.NO.	3
OF	4 SHEETS

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
700	16	CABBAGE
701	14	CABBAGE
702	14	CABBAGE
703	16	CABBAGE
704	16	CABBAGE
705	16	CABBAGE
706	16	CABBAGE
707	16	CABBAGE
708	16	CABBAGE
709	16	CABBAGE
710	16	CABBAGE
711	16	CABBAGE
712	16	CABBAGE
713	24	CABBAGE
714	24	CABBAGE
715	24	CABBAGE
716	24	CABBAGE
717	20	CABBAGE
718	20	CABBAGE
719	20	CABBAGE
720	20	X5 CABBAGE
721	18	CABBAGE
722	18	CABBAGE
723	14	OAK
724	24	CABBAGE
725	24	CABBAGE
726	20	OAK
727	26	CABBAGE
728	24	CABBAGE
729	24	CABBAGE
730	16	OAK

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
731	20	CABBAGE
732	20	CABBAGE
733	20	CABBAGE
734	20	CABBAGE
735	20	CABBAGE
736	24	CABBAGE
737	16	CABBAGE
738	20	CABBAGE
739	20	CABBAGE
740	24	CABBAGE
741	20	CABBAGE
742	24	CABBAGE
743	8	OAK
744	24	CABBAGE
745	20	X2 CABBAGE
746	20	CABBAGE
747	18	X3 CABBAGE
748	18	X2 CABBAGE
749	20	CABBAGE
750	16	CABBAGE
751	20	CABBAGE
752	20	CABBAGE
753	20	CABBAGE
754	24	CABBAGE
755	24	CABBAGE
756	18	CABBAGE
757	18	CABBAGE
758	15	CABBAGE
759	18	CABBAGE
760	24	CABBAGE
761	10	OAK

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
762	15	CABBAGE
763	15	CABBAGE
764	20	CABBAGE
765	18	CABBAGE
766	24	CABBAGE
767	24	CABBAGE
768	20	CABBAGE
769	20	CABBAGE
770	18	CABBAGE
771	18	CABBAGE
772	20	CABBAGE
773	18	CABBAGE
774	18	CABBAGE
775	18	CABBAGE
776	18	CABBAGE
777	20	OAK
778	10	OAK
779	20	CABBAGE
780	7	X3 OAK
781	8	X3 OAK
782	24	CABBAGE
783	16	OAK
784	12	OAK
785	26	CABBAGE
786	24	CABBAGE
787	24	CABBAGE
788	20	CABBAGE
789	24	CABBAGE
790	18	CABBAGE
791	18	CABBAGE
792	15	CABBAGE

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
824	20	PALM
825	30	5 PALMS
826	16	4 PALMS
827	20	PALM
828	20	PALM
829	20	PALM
830	20	PALM
831	20	PALM
832	20	PALM
833	20	PALM
834	24	PALM
835	28	PALM
836	28	PALM
837	20	PALM
838	4	4 PALMS
839	20	PALM
840	20	PALM
841	15	CABBAGE
842	15	CABBAGE
843	15	CABBAGE
844	12	CABBAGE
845	15	CABBAGE
846	20	CABBAGE
847	20	CABBAGE
848	18	CABBAGE
849	6	X3 OAK
850	22	CABBAGE
851	18	CABBAGE
852	20	CABBAGE
853	20	CABBAGE
854	24	CABBAGE

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
793	18	CABBAGE
794	15	CABBAGE
795	15	CABBAGE
796	15	CABBAGE
797	15	CABBAGE
798	15	CABBAGE
799	18	CABBAGE
800	15	CABBAGE
801	14	PALM
802	20	PALM
803	20	PALM
804	20	PALM
805	20	PALM
806	24	PALM
807	24	PALM
808	24	PALM
809	24	PALM
810	24	PALM
811	24	PALM
812	20	PALM
813	20	PALM
814	20	PALM
815	24	PALM
816	20	PALM
817	20	PALM
818	20	PALM
819	20	PALM
820	20	PALM
821	20	PALM
822	20	PALM
823	20	PALM

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
855	20	CABBAGE
856	5	X2 OAK
857	18	CABBAGE
858	15	CABBAGE
859	20	CABBAGE
860	18	CABBAGE
861	20	CABBAGE
862	18	CABBAGE
863	18	CABBAGE
864	20	CABBAGE
865	20	CABBAGE
866	22	CABBAGE
867	20	CABBAGE
868	18	CABBAGE
869	18	CABBAGE
870	18	CABBAGE
871	15	CABBAGE
872	15	CABBAGE
873	18	CABBAGE
874	15	CABBAGE
875	15	OAK
876	6	X7 OAK
877		X2 OAK 10
878	18	CABBAGE
879	14	CABBAGE
880	20	CABBAGE
881	15	CABBAGE
882	15	PALM
883	22	CABBAGE
884	20	CABBAGE
885	18	CABBAGE

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
886	10	OAK
887	15	CABBAGE
888	20	CABBAGE
889	16	CABBAGE
890	16	CABBAGE
891	16	CABBAGE
892	20	CABBAGE
893	15	CABBAGE
894	12	CABBAGE
895	12	CABBAGE
896	15	CABBAGE
897	15	CABBAGE
898	20	CABBAGE
899	15	X3 CABBAGE
900	20	CABBAGE
901	18	CABBAGE
902	14	OAK
903	22	CABBAGE
904	15	CABBAGE
905	15	CABBAGE
906	20	OAK
907	22	CABBAGE
908	22	CABBAGE
909	18	CABBAGE
910	15	CABBAGE
911	15	CABBAGE

N89°17'58"E
105.00'

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5086803 OR BOOK 4876 PAGE 2199, Recorded 08/22/2022 10:23:32 AM Doc Tax: $38500.00

PREPARED BY AND RETURN TO:

John F. Flanigan, Esq.
Nason Yeager Gerson Harris & Fumero, P.A.
3001 PGA Boulevard, Suite 305
Palm Beach Gardens, Fl., 33410

PCN: 2323-501-002-000-0

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 18th day of August, 2022, by **Kings Highway Development, LLC**, a Florida limited liability company ("**Grantor**"), with an address at P.O. Box 540669, Lake Worth, FL 33467, in favor of Farrell Communities Fort Pierce Owner LLC, a Delaware limited liability company, ("**Grantee**"), with an address at P.O. Box 14 Bridgehampton, N.Y. 11932.

GRANTOR, for and in consideration of the sum of $10.00 to Grantee, receipt of which is acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm to Grantee, all rights and interest in the real property situate, lying and being in the County of St. Lucie, State of Florida, more particularly described on the attached **Exhibit A** ("**Property**").

TOGETHER WITH all right, title and interest of Grantor in (i) any and all structures and improvements on the Property; (ii) any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

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

SUBJECT TO the matters reflected below ("**Permitted Exceptions**"):

General and special taxes or assessments for the year 2022 and subsequent years.

Conditions, easements, restrictions, limitations, reservations and declarations of record, if any, but this reference shall not operate to reimpose same.

Applicable zoning ordinances, codes, rules and regulations as the same affect the Property.

AND Grantor hereby covenants with Grantee that it has authority to sell and convey the Property, that it hereby specially warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor, but not otherwise, except Grantor shall not be obligated to defend claims arising from the Permitted Exceptions.

[THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY]

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered in the presence of:

KINGS HIGHWAY DEVELOPMENT, LLC, a Florida limited liability company

Print Name: Kyle Depray

By: _____
Name: Gary Smigiel
Title: Manager

Print Name: Adrianna Smigiel

By: _____
Name: Chris Heine
Title: Manager

THE STATE OF Florida §

COUNTY OF Palm Beach §

The foregoing instrument was acknowledged before me this 15th day of August, 2022, by means of [X] physical presence or [ ] online notarization by Gary Smigiel and Chris Heine, Managers of Kings Highway Development, LLC, a Florida limited liability company, on behalf of said entity. They are personally known to me or presented FL DL as identification.

Notary Stamp/Seal:

MIRANDA MORALES SEUSS
Notary Public - State of Florida
Commission # HH 100577
My Comm. Expires May 30, 2025
Bonded through National Notary Assn.

Notary Signature: Miranda Morales Seuss
Notary Print: Miranda Morales Seuss
Notary Public, State of Florida
Commission No.: HH 100577
My Commission Expires: May 30, 2025

EXHIBIT "A"

LEGAL DESCRIPTION

The West 1/2 of the Northeast 1/4 of the Northeast 1/4 and the West 1/2 of the Southeast 1/4 of the Northeast 1/4, Section 23, Township 35 South, Range 39 East, St. Lucie County, Florida. Same being otherwise described as; Lots 2, 7, 10, and 15 of Block 1, Model Land Company's Subdivision, in Section 23, Township 35 South, Range 39 East, according to the plat thereof, recorded in Plat Book 2, Page 10D, of the Public Records of St. Lucie County, Florida.

Together with:

Lots 1, 8, and 9 of Block 1, Model Land Company's Subdivision in Section 3, Township 35 South, Range 39 East, according to the plat thereof, as recorded in Plat Book 2, Page 10D, of the Public Records of St. Lucie County, Florida.

Less and Except:

Being all of Lot 1 and portions of Lots 2, 7, and 8, according to the Plat of Model Land Company, as recorded in Plat Book 2, Page 10D, of the Public Records of St. Lucie County, Florida, all lying in the Northeast 1/4 of Section 23, Township 35 South, Range 39 East, St. Lucie County, Florida, Less Road and Canal Rights-of-Way, and being more particularly described as follows:

Commencing at a Railroad Spike marking the Northeast corner of said Section 23, thence S.89°46'47" W, along the North line of said Section 23, a distance of 113.00 feet to the west Right-of-way line of N.S.L.R.W.M.D. Canal No. 40; thence S.00°07'31" E., along said West Right-of-way line, a distance of 49.50 feet to the POINT OF BEGINNING; thence continue S.00°07'31"E., along said west Right-of-way line, a distance of 922.18 feet; thence S.89°46'47"W., a distance of 944.72 feet; thence N.00°07'31"W., a distance of 922.18 feet to the Southerly line of N.S.L.R.D.D. Canal No. 48; thence N.89°46'47"E., along said Southerly Right-of-way line, a distance of 944.72 feet to the West Right-of-way line of N.S.L.R.W.M.D. Canal No. 40 and the POINT OF BEGINNING.

LESS AND EXCEPT Parcel No. 109 as depicted in Order of Taking recorded in O.R. Book 3886, Page 606, Public Records of St. Lucie County, Florida described as follows:

Parcel No. 109 State Road 713 St. Lucie County Description

A portion of Lots 8 and 9, Block 1, MODEL LAND CO., according to the plat thereof, as recorded in Plat Book 2, Page 10D, of the Public Records of St. Lucie County, Florida, lying in the Northeast One-Quarter (NE 1/4) of Section 23, Township 35 South, Range 39 East, St. Lucie County, Florida, as shown on the Florida Department of Transportation Right of Way Map for Item/Segment No. 2302566, Section 94003-2510 and being more particularly described as follows:

Commence at a railroad spike, found marking the East One-Quarter corner of said Section 23; thence North 00°07'03" West along the East line of said Northeast One-Quarter (NE 1/4) of Section 23 and the Baseline of Survey of State Road No. 713 (Kings Highway), a distance of 647.53 feet; thence South 89°52'57" West along a line at a right angle to the last described course, a distance of 113.00 feet to a point of intersection with the Westerly Existing Right of Way line of North St. Lucie River Water Control District Canal No. 40 and the South line of said Lot 9, said point of intersection being the POINT OF

BEGINNING; thence South 89°31'59" West along said South line, a distance of 105.00 feet; thence North 00°07'03" West, a distance of 39.40 feet to the beginning of a non-tangent curve concave Easterly, having a chord bearing of North 03'01'05" East; thence along the arc of said curve, having a radius of 8,557.00 feet, through a central angle of 06°16'14", an arc distance of 936.50 feet to the end of said curve; thence North 89°47'18" East, a distance of 53.80 feet to a point on said Westerly Existing Right of Way line; thence South 00°07'03" East along said Westerly Existing Right of Way line, a distance of 973.48 feet to the POINT OF BEGINNING.

Permitted Exceptions

1. General and special taxes or assessments for the year 2022 and subsequent years, which are not due and payable.
2. Conditions, easements, restrictions, limitations, reservations and declarations of record, if any, but this reference shall not operate to reimpose same.
3. Applicable zoning ordinances, codes, rules and regulations as the same affect the Property.
4. All matter contained on the Plat as recorded in Plat Book 2, Page 10, Public Records of St. Lucie County, Florida.
5. Easement contained in instrument recorded June 2, 1988, under O.R. Book 589, Page 1086, Public Records of St. Lucie County, Florida.
6. Easement to State of Florida DOT recorded in O.R. Book 4412, Page 2118, Public Records of St. Lucie County, Florida.
7. Month to month "Oral Cattle Lease" which commenced on June 12, 2012 and can be terminated upon thirty (30) days prior written notice.

ENVIRONMENTAL IMPACT REPORT
KINGS HIGHWAY PARCEL
ST. LUCIE COUNTY, FLORIDA

August 5, 2022

Prepared by:

ECOLOGICAL CONSULTING OF FLORIDA
850 NW FEDERAL HIGHWAY, SUITE 109
STUART, FL 34994
772-220-7817
sopotnick@ecf-llc.com

David C. Sopotnick, President

2240.00

1.0 INTRODUCTION

This assessment is in support of the local approval for the subject ±41.01-acre site in the City of Fort Pierce.

2.0 SITE LOCATION

The project is located within Sections 23, Township 35 South, Range 39 East within the City of Fort Pierce, St. Lucie County, Florida (Figure 1). Specifically, the project is located 0.5 mile north of the intersection of Kings Highway and Okeechobee Road, on the west side of Kings Highway.

The parcel is vacant agricultural lands. Bordering land uses include undeveloped lands to the west and south, vacant open lands and industrial to the north, and Kings Highway and vacant lands to the east.

3.0 METHODOLOGY

The assessment methodology consisted of the review of topographic information, soils maps, and recent aerial photographs.

A field reconnaissance of the subject parcel was then conducted which included pedestrian transects through the parcel to map and identify specific habitat and land uses and vegetative cover types. A perimeter transect was conducted to confirm features that extend off site. Field notes were taken and an aerial photograph was marked with land use and cover types and any environmental findings.

4.0 TOPOGRAPHY/HYDROLOGY

According to the U.S.G.S. topographic quadrangle (Fort Pierce, NW), the site is relatively flat at an average elevation of 20 feet NGVD. (Figure 1). The site is depicted as a citrus grove. No wetlands, depressions, surface waters or structures are noted on the topographic map.

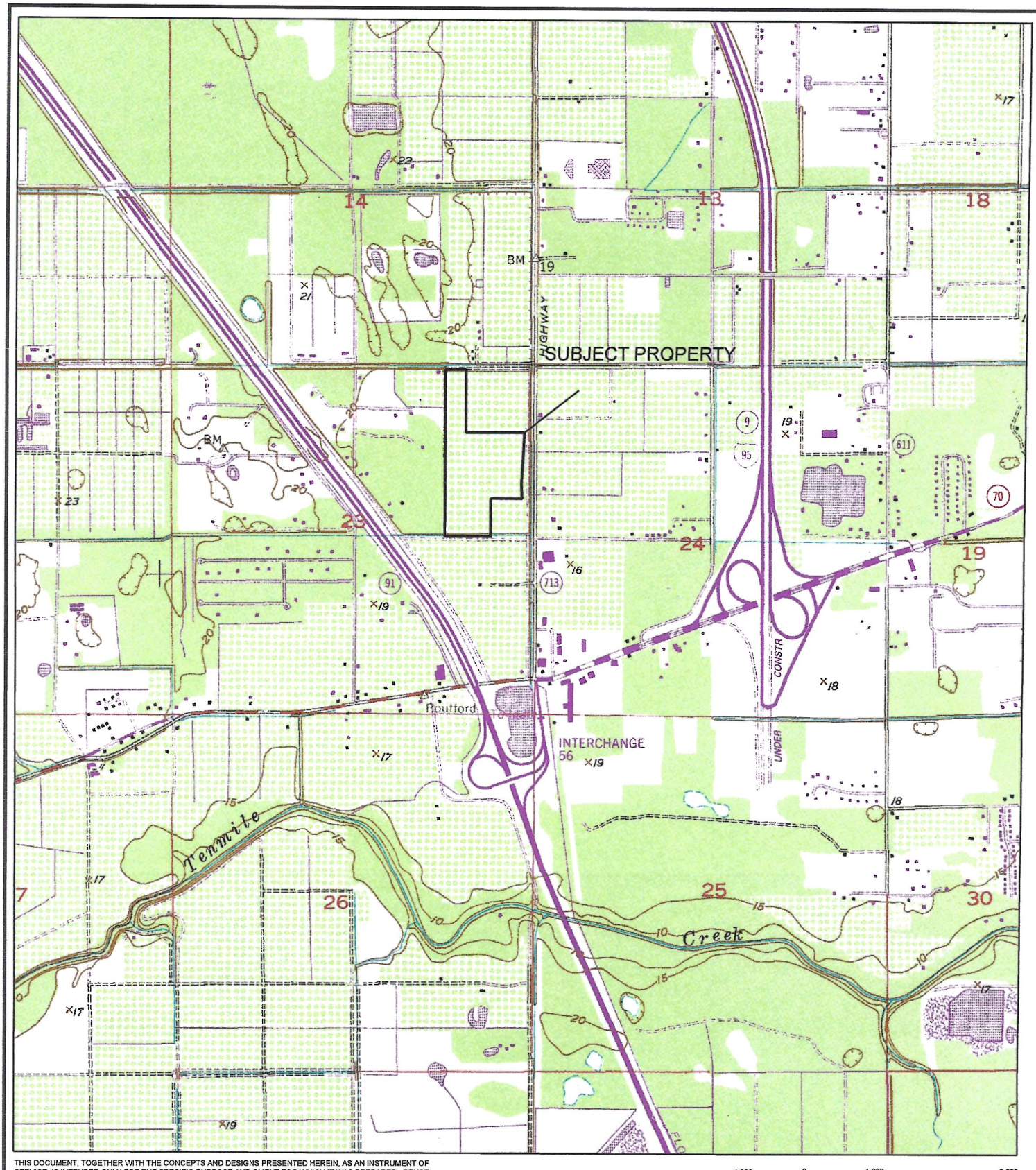
5.0 SOILS

According to the *Web Soil Survey of St. Lucie County, FL* (NRCS – Web Soil Survey), the following soil is found on site (Figure 2).

Hilolo loamy sand, 0-2% slopes (16)

Wabasso sand, 0-2% slopes (48)

Winder loamy sand (55)



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

1,000 0 1,000 3,000

1 inch = 2,000 ft.

ECF
NATURAL RESOURCE CONSULTING

USGS TOPOGRAPHIC MAP
KINGS HIGHWAY PARCEL

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: USGS QUADRANGLE,
FORT PIERCE NW
SEC 23, TWN 34 S, RNG 39 E

FIGURE 1

DATE: 8-4-22

PROJECT No. 2240.00

The soils have been altered by years of agricultural management. There are beds and furrows from past citrus along with a few ditches to drain the site. The Hilolo soil is considered hydric.

6.0 SITE CONDITIONS

An assessment of the extent, distribution, and composition of vegetative communities for the site was conducted by Chris Sopotnick of Ecological Consulting of Florida (ECF), on May 10, 2022.

Pedestrian and vehicle transects were conducted throughout the site with vegetative communities mapped on a recent aerial photograph.

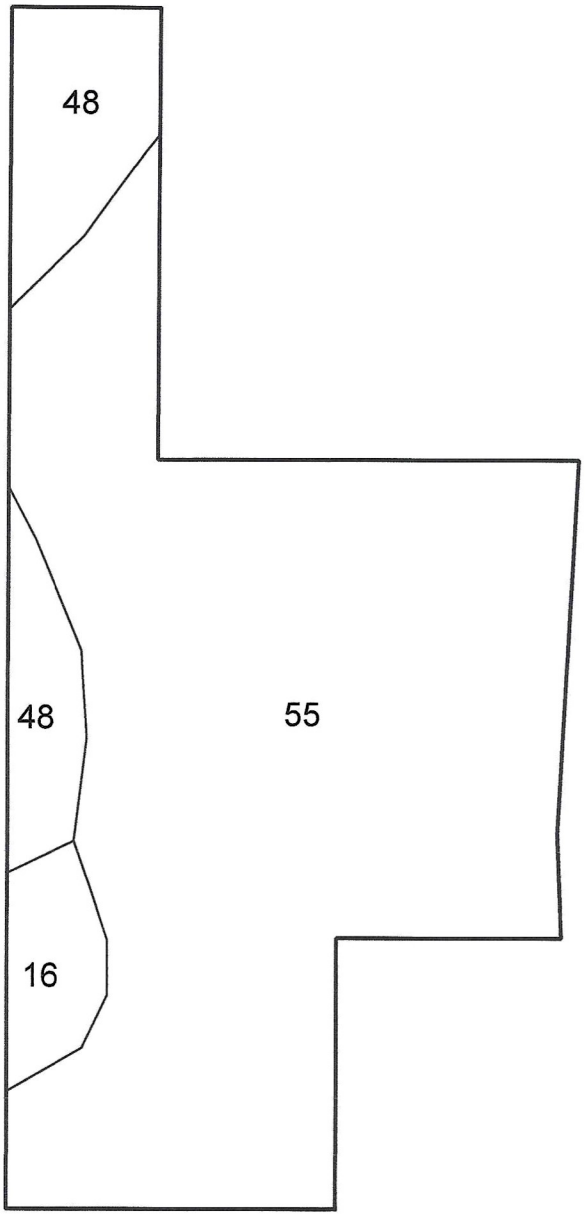
A description of each community type is provided in the Habitat/Land Use section of this report.

7.0 HABITAT/LAND USE

Onsite habitats and adjacent land uses have been characterized using the *Florida Land Cover and Classifications System* (FWC 2009) (FLCCS), and are described below and depicted on the Land Use and Cover Map (Figure 3).

- 17313 – Improved Pasture: This cover type was previously citrus grove as evident by the remnant beds and furrows. The citrus was previously cleared and now pasture grasses are present. The area is being used to graze cattle. Vegetation includes bahia grass (*Paspalum notatum*), Bermuda grass (*Cynodon dactylon*), milkweed (*Asclepias syriaca*), thistle (*Cirsium spp*), dog fennel (*Eupatorium capillifolium*), smut grass (*Sporobolus indicus*). Occasional, Brazilian Pepper (*Shinus terebinthifolius*), laurel oak (*Quercus laurifolia*) and cabbage palm (*Sabal palmetto*) are also present.

- 4220 – Ditch/Artificial Intermittent Stream: These features are upland cut ditches used for agricultural drainage of the site. The ditches include smartweed (*Polygonum hydropiperoides*), soft rush (*Juncus effusus*) and primrose willow (*Ludwigia peruviana).*



SOILS:
16) HILOLO LOAMY SAND, 0-2% SLOPES
48) WABASSO SAND, 0-2% SLOPES
55) WINDER LOAMY SAND

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200 0 200 600

1 inch = 400 ft.

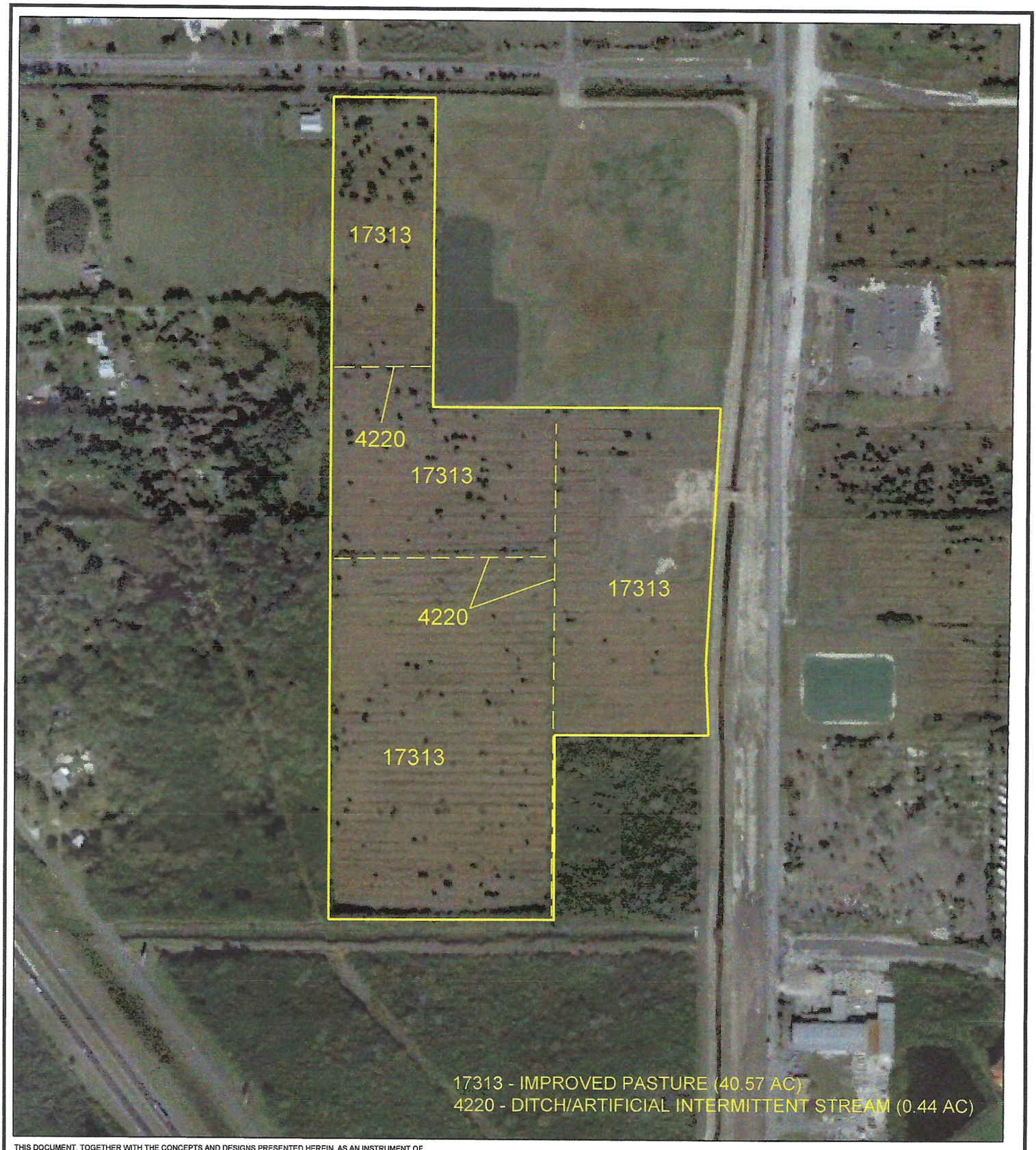
ECF
NATURAL RESOURCE CONSULTING

SOILS MAP
KINGS HIGHWAY PARCEL
ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: WEB SOILS SURVEY
SEC 23, TWN 34 S, RNG 39 E

FIGURE 2
DATE: 8-4-22
PROJECT No. 2240.00



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

200 0 200 600

1 inch = 400 ft.

ECF
NATURAL RESOURCE CONSULTING

LAND USE AND COVER MAP
KINGS HIGHWAY PARCEL

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: GOOGLE EARTH
SEC 23, TWN 34 S, RNG 39 E

FIGURE 3

DATE: 8-4-22

PROJECT No. 2240.00

8.0 WETLANDS AND SURFACE WATERS

The soils map, topographic map and soils map were reviewed to identify potential wetland areas. Subsequent field reconnaissance was performed to confirm limits of wetlands within the project site.

The site is completely disturbed from past agricultural uses and no wetlands are present. The ditches are classified as other surface waters. The surface waters are regulated by the South Florida Water Management District (SFWMD) and would require permitting if impacted. No mitigation should be required for the surface water impacts

9.0 CRITICAL HABITAT/ LISTED SPECIES OBSERVATION

The site was reviewed for the presence of habitat conducive to federal and state listed flora and fauna. An initial review documented vegetative communities and noted areas listed as potential habitat.

This survey included a specific purpose gopher tortoise burrow survey of 15-percent of the tortoise habitat.

No evidence of listed species was identified during any of the survey events. Non-listed wildlife or signs of species observed include cattle, cottontail rabbit, fish crow, turkey buzzard, cardinal, blue jay, feral hog (tracks/scat and rooting), and raccoon (tracks/scat). All species of wildlife observed are typical representatives of the habitats on site. None are unusual for the St. Lucie County Area.

A database search of FWC records for documented bald eagle nests was conducted and none were noted for the property or within 0.5 mile of the site.

Although no Crested Caracara were observed, the site does contain habitat for this species (improved pasture) and is within the US Fish and Wildlife Service (USFWS) consultation area. A survey during the nesting season (January – May) will need to occur to confirm that this species is not utilizing the site.

The Florida Natural Areas Inventory (FNAI) provides a matrix by County of rare and endangered species in Florida. Based on the known distribution and preferred habitats of certain species, the following listed wildlife has the potential to occur on site:

TABLE 1 – FNAI LISTED SPECIES

COMMON NAME	SCIENTIFIC NAME	EVIDENCE/SIGHTING	STATUS	
			FWC	USFWS
Eastern Indigo snake	*Drymarchon corias couperi*	Not observed	T	T
Gopher tortoise	*Gopherus polyphemus*	Not observed	T	
Gopher frog	*Rana capito*	Not observed	SSC	
Florida pine snake	*Pituophis melanoleucus mugitus*	Not observed	SSC	
Florida Panther	*Puma concolor coryi*	Not observed	E	E
Burrowing owl	*Speotyto cunicularia*	Not observed	SSC	
Woodstork	*Mycteria Americana*	Not observed	E	E
American Alligator	*Alligator mississippiensis*	Not observed	T	T
Crested caracara	*Caracara cheriway*	Not observed	T	T
Florida scrub-jay	*Aphelocoma coeruluscens*	Not observed	T	T
Piping Plover	*Charadrius melodus*	Not observed	T	T
Red-cockaded woodpecker	*Picoides villosus*	Not observed	E	E
Southeastern American kestrel	*Falco sparverius paulus*	Not observed	T	
Florida sandhill crane	*Grus Canadensis pratensis*	Not observed	SSC	
Osprey	*Pandion haliaetus*	Not observed	SSC	
Snail kite	*Rostrhamus sociabilis plumbeous*	Not observed	E	E
Least tern	*Sterna antillarum*	Not observed	T	
Sherman's fox squirrel	*Sciurus niger shermani*	Not observed	SSC	
Manatee	*Trichechus manatus*	Not observed	E	E

Abbreviations:

SSC = Species of Special Concern, T = Threatened
USFWS = United States Fish and Wildlife Service, FWC = Florida Fish and Wildlife Conservation Commission,

SIMMONS & WHITE
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TRAFFIC IMPACT STATEMENT

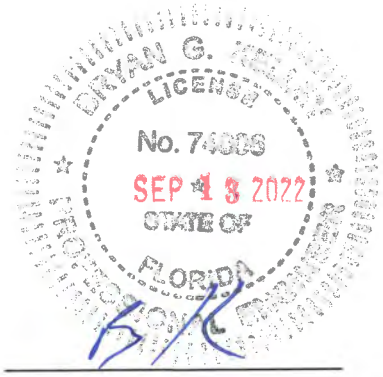
FARRELL COMMUNITIES – FT. PIERCE
FORT PIERCE, FLORIDA

Prepared for:

Farrell Building Company
2317 Montauk Highway
PO Box 14
Bridgehampton, New York 11932

Job No. 22-158

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Bryan G. Kelley, P.E.
FL Reg. No. 74006

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1.0 SITE DATA

The subject parcel is located on the west side of Kings Highway and south of Pruitt Research Center Road in the City of Fort Pierce, Florida and contains approximately 40.77 acres. The proposed plan of development on the currently unimproved parcel is to consist of 488 multifamily residential dwelling units with an estimated build out year of 2025. The purpose of this traffic impact statement is to address the traffic impacts of the proposed development plan. Access to the site is proposed via a directional driveway connection to Kings Highway and a full access driveway connection to Pruitt Research Center Road. For more information concerning site layout and geometry, please refer to the Site Plan prepared by Litterick Landscape Architecture.

2.0 TRAFFIC GENERATION

The traffic to be generated by the proposed development is calculated in accordance with the rates provided in the ITE Trip Generation Manual, 11th Edition as shown on Table 1, Table 2, and Table 3 attached with this report. Table 1 shows the daily traffic generation associated with the vested use. Tables 2 and 3 show the A.M. and P.M. peak hour traffic generation, respectively. The traffic generation associated with the proposed 488 multifamily dwelling units may be summarized as follows:

Proposed Development

Daily Traffic Generation	=	2655 tpd
A.M. Peak Hour Traffic Generation	=	181 pht (42 In/139 Out)
P.M. Peak Hour Traffic Generation	=	190 pht (116 In/74 Out)

3.0 TRAFFIC ANALYSIS

Roadway Link Analysis

Figure 1 attached to the report depicts the estimated trip distribution for the proposed development. Based on City Code Section 105-5 and the trip generation of 190 peak hour trips, the radius of development shall be 2 miles.

The trip distribution was based on the engineering judgment that approximately 70% of trips would travel south to Okeechobee Road which has convenient access to both the Florida Turnpike and I-95. Existing turning movement counts and AADT's were reviewed but the trip distribution was ultimately determined by engineering judgement given the proposed use and location.

A growth rate of 2.5% was used for the analysis to be consistent with the Crossroads Industrial traffic study prepared by Simmons and White dated February 11, 2021. The 2.5% growth rate for the Crossroads Industrial traffic study was chosen after discussions with the St. Lucie TPO and based on the annual population growth rate of St. Lucie County.

Tables 4 and 5 calculate the project's significance for each of the roadway segments within the radius of influence for the A.M. and P.M. peak hours, respectively. The project was considered to have an insignificant impact if the project trips represented less than 1.0% of the LOS D volume threshold for each roadway segment. All roadway links for which the project had a significant impact, were further analyzed.

Tables 6 and 7 provide the link segment analysis for all significant roadway segments for the A.M. and P.M. peak hour, respectively. The existing counts were taken from the St. Lucie TPO Traffic Counts and Level of Service Report (2022). As shown in Tables 6 and 7, all roadway links will meet applicable Level of Service requirements.

In addition to the roadway link analysis, analysis of five intersections were also included in the study. Due to the existing roadway construction on Kings Highway, no new traffic counts were collected on Kings Highway. The five study intersections include the following:

1. Okeechobee Road at Kings Highway/Florida Turnpike
2. Okeechobee Road at Crossroads Parkway
3. Okeechobee Road at I-95 (west intersection)
4. Okeechobee Road at I-95 (east intersection)
5. Okeechobee Road at Jenkins Road

Traffic counts were collected at the study intersections on Thursday, December 10, 2020 from 7:00-9:00 A.M. and from 4:00-6:00 P.M as part of the Crossroads Industrial traffic study. A peak season correction factor (PSCF) taken from the FDOT Traffic Information website was applied to the existing counts. Additionally, the turning movement counts were compared to recent roadway link counts from the St. Lucie TPO to determine if adjustments should be made due to pandemic. The comparison showed the new collected counts were higher than the historical volumes. Therefore, no adjustment other than the PSCF was used. The existing traffic counts and FDOT PSCF are included in Appendix "B". Due to the high truck volume in the area and to be conservative, a heavy vehicle factor of 10% was used for the intersections on Okeechobee Road between the Florida Turnpike and I-95 and 5% for the intersections east of I-95. The truck factor calculations are provided in Appendix "I".

Existing Conditions Analysis

The study intersections were analyzed using Synchro software with HCM 6th Edition methodologies. The existing signal timing was also used and provided by St. Lucie County. The signal timing sheets are included in Appendix "C". The results of the existing conditions analysis are provided below in Table 8 and included in Appendix "D".

Table 8
Existing Conditions Operational Analysis

Intersection	Peak Hour	Average Delay (sec/veh)	LOS
Okeechobee Rd at FL Turnpike/Kings Hwy	AM	38.5	D
	PM	41.3	D
Okeechobee Rd at Crossroads Pkwy	AM	14.9	B
	PM	18.8	B
Okeechobee Rd at I-95 West	AM	15.6	B
	PM	20.7	C
Okeechobee Rd at I-95 East	AM	49.3	D
	PM	38.5	D
Okeechobee Rd at Jenkins Rd	AM	27.7	C
	PM	30.3	C

As shown above, all study intersections currently operate at LOS D or better for both peak hours.

3.0 TRAFFIC ANALYSIS (CONTINUED)

Background Conditions

The 2025 background traffic volumes were determined by utilizing the calculated historical growth rate of 2.5% plus trips associated with approved but unbuilt projects. The following four projects were included in the background analysis:

- Home2 Suites
- Ft. Pierce Independence
- 53 Acre KOA Campground
- Crossroads Industrial

Relevant pages from Crossroads Industrial traffic study which includes the traffic volumes for the other projects are included in Appendix "E" and the intersection traffic development sheets are included in Appendix "F". For the background conditions operational analysis, the signal timing was optimized as applicable for each of the study signalized intersections. However, the cycle length was not modified from the existing signal timing. The results of the background conditions analysis are provided below in Table 9 and included in Appendix "G".

Table 9
Background Conditions Operational Analysis

Intersection	Peak Hour	Average Delay (sec/veh)	LOS
Okeechobee Rd at FL Turnpike/Kings Hwy	AM	39.9	D
	PM	42.6	D
Okeechobee Rd at Crossroads Pkwy	AM	19.5	B
	PM	32.5	C
Okeechobee Rd at I-95 West	AM	15.2	B
	PM	20.0	C
Okeechobee Rd at I-95 East	AM	30.8	C
	PM	26.8	C
Okeechobee Rd at Jenkins Rd	AM	47.7	D
	PM	32.9	C

As shown above, all study intersections will continue to operate at LOS D or better for both peak hours.

3.0 TRAFFIC ANALYSIS (CONTINUED)

Total Traffic Conditions

The project trips were added to the background conditions based on the trip distribution/assignment to determine the projected 2025 total traffic conditions. The intersection development sheets are included in Appendix "F". Similar to the background conditions analysis, the signal timing was optimized as applicable for each of the study signalized intersections. Note the lane geometry for the Kings Highway at Okeechobee Road intersection is based on the current plans that are under construction. Pages from the Kings Highway widening plans are included in Appendix "J". The results of the total traffic conditions analysis are provided below in Table 10 and included in Appendix "H".

Table 10
Total Traffic Conditions Operational Analysis

Intersection	Peak Hour	Average Delay (sec/veh)	LOS
Okeechobee Rd at FL Turnpike/Kings Hwy	AM	39.9	D
	PM	43.7	D
Okeechobee Rd at Crossroads Pkwy	AM	19.7	B
	PM	34.2	C
Okeechobee Rd at I-95 West	AM	14.8	B
	PM	19.7	B
Okeechobee Rd at I-95 East	AM	30.6	C
	PM	26.5	C
Okeechobee Rd at Jenkins Rd	AM	48.8	D
	PM	33.0	C

As shown above, all study intersections will continue to operate at LOS D or better for both peak hours.

4.0 SITE RELATED IMPROVEMENTS

The AM and PM peak hour volumes at the project entrances for the overall development are shown in Tables 2 and 3 and may be summarized as follows:

DIRECTIONAL DISTRIBUTION (TRIPS IN/OUT)

AM = 42 / 139
PM = 116 / 74

Figure 2 presents the AM and PM peak turning movement volume assignments at the project driveway based on the directional distributions. As previously mentioned, site access is proposed via a directional driveway connection to Kings Highway and a full access driveway connection to Pruitt Research Center Road. Based on the projected driveway volumes, a northbound left turn lane on Kings Highway is recommended at the project entrance. Note the current Kings Highway roadway project includes a northbound U-turn lane at this proposed driveway location. The U-turn striping will need to be modified to left turn striping during the construction of the development.

5.0 CONCLUSION

The proposed plan of development will result in an increase of 2,655 trips per day, 181 AM peak hour trips, and 190 PM peak hour trips at project build out in 2025. A review of the traffic data revealed that the surrounding roadway network will continue to function at an acceptable Level of Service and meet the requirements outlined in City Code Section 105-5 (Management and monitoring program).

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09/13/2022

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	488	Dwelling Units	5.44			2,655		0	2,655	0%	0	2,655
		Grand Totals:					**2,655**	**0.0%**	**0**	**2,655**	**0%**	**0**	**2,655**

TABLE 2 - AM Peak Hour Traffic Generation

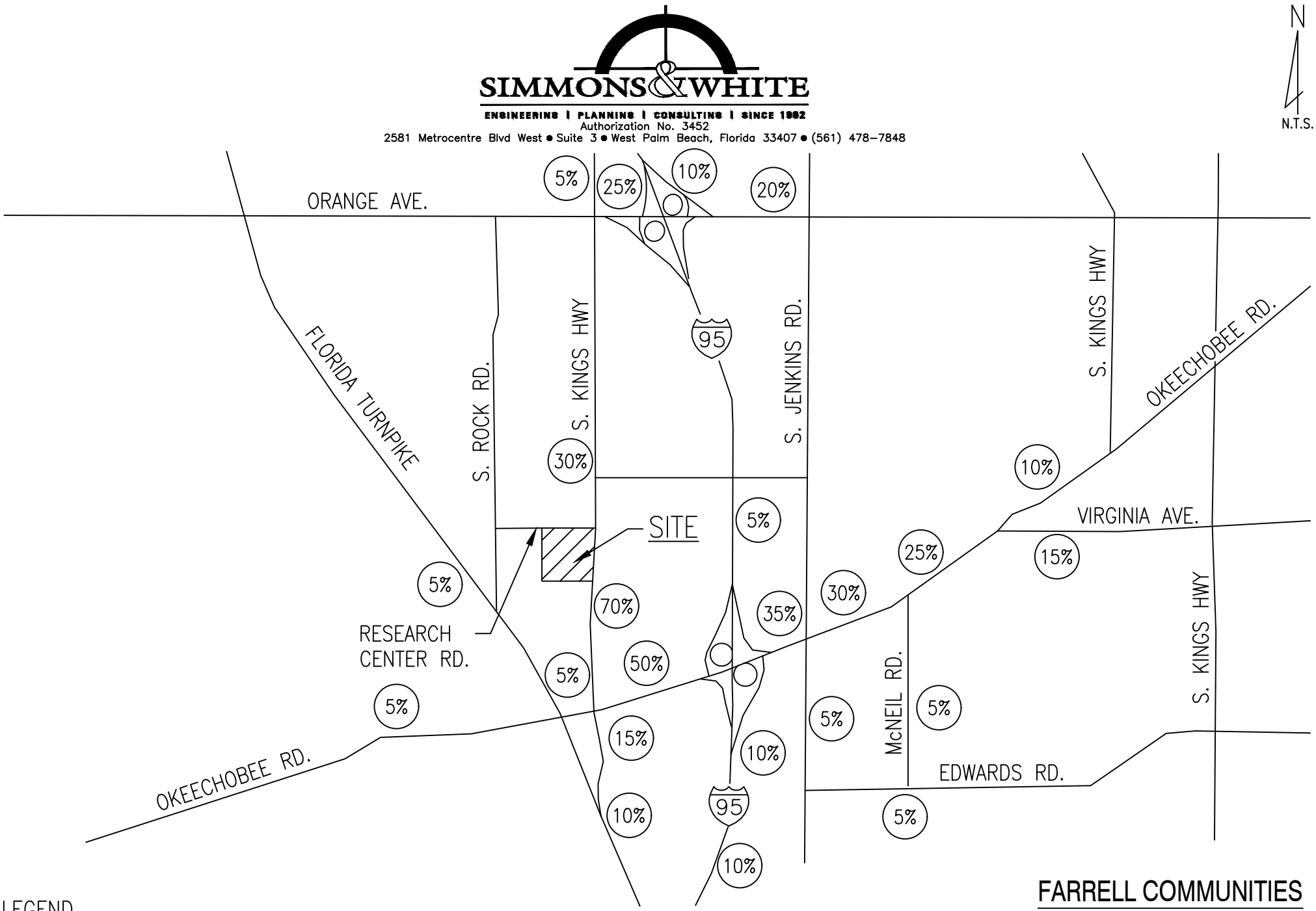
Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	488	Dwelling Units	0.37	0.23	0.77	42	139	181	0.0%	0	0	0	42	139	181	0%	0	42	139	181
		Grand Totals:					**42**	**139**	**181**	**0.0%**	**0**	**0**	**0**	**42**	**139**	**181**	**0%**	**0**	**42**	**139**	**181**

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	488	Dwelling Units	0.39	0.61	0.39	116	74	190	0.0%	0	0	0	116	74	190	0%	0	116	74	190
		Grand Totals:					**116**	**74**	**190**	**0.0%**	**0**	**0**	**0**	**116**	**74**	**190**	**0%**	**0**	**116**	**74**	**190**

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LEGEND

15% PROJECT DISTRIBUTION

FIGURE 1
PROJECT DISTRIBUTION

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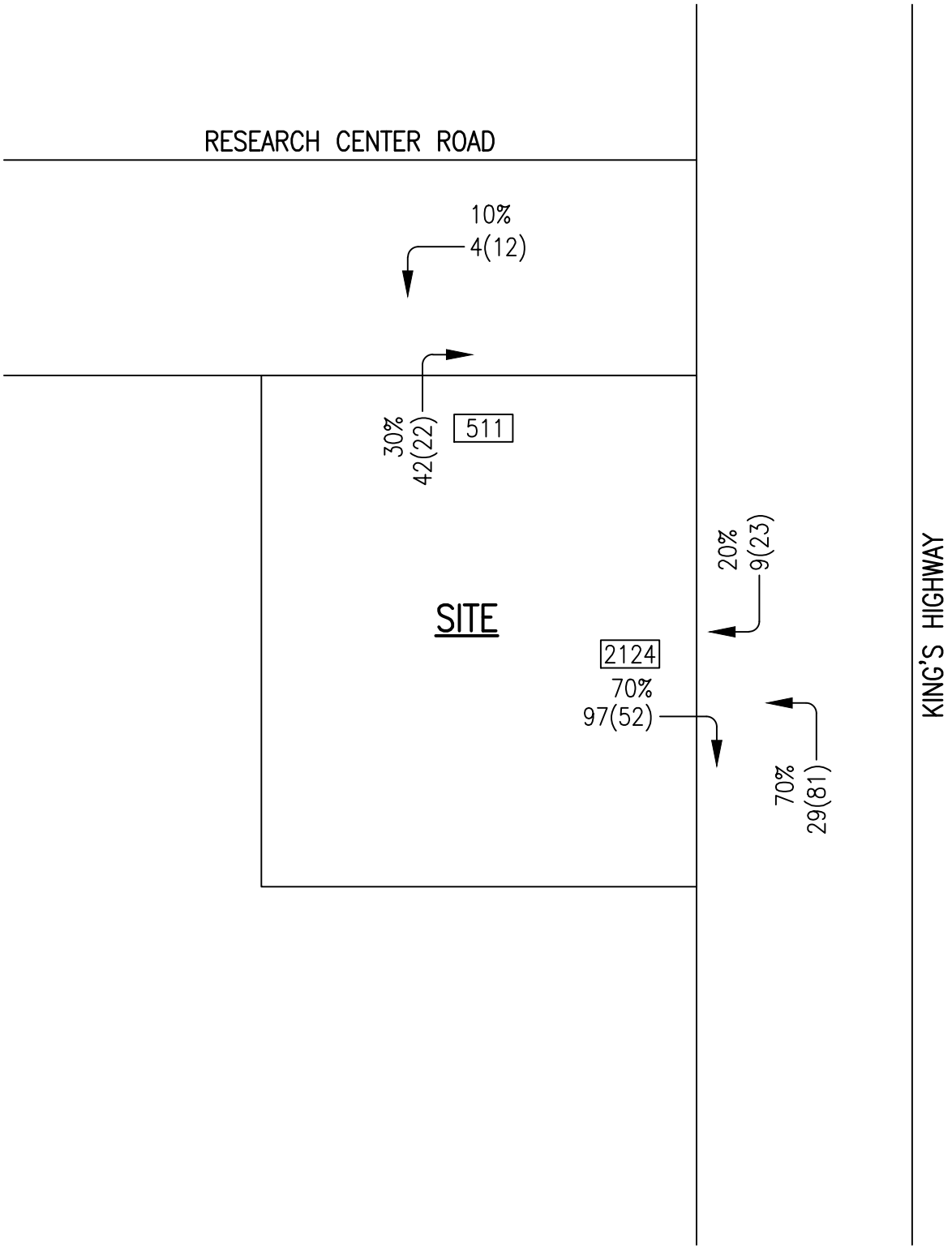


FIGURE 2
DRIVEWAY VOLUMES

LEGEND

42 A.M. PEAK HOUR TURNING MOVEMENT
(22) P.M. PEAK HOUR TURNING MOVEMENT
511 A.A.D.T.

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22-158 BK 9/13/22

TABLE 4

PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

2025 BUILD OUT
2 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 42
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 139

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	AM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
940025	OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	5%	7	4D	3240	0.22%	NO
940025	OKEECHOBEE ROAD	FLORIDA TURNPIKE	KINGS HIGHWAY	5%	7	4D	2100	0.33%	NO
940748	OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	50%	70	6D	4240	1.65%	YES
940106	OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	50%	70	6D	4240	1.65%	YES
940029	OKEECHOBEE ROAD	I-95	MCNEIL ROAD	35%	49	6D	4040	1.21%	YES
940742	OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	25%	35	4D	3170	1.10%	YES
688	OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	10%	14	4D	1630	0.86%	NO
940030	VIRGINIA AVENUE	OKEECHOBEE ROAD	25TH STREET	15%	21	6D	3020	0.70%	NO
940757	KINGS HIGHWAY	OKEECHOBEE ROAD	SITE	70%	97	2	880	11.02%	YES
940076	KINGS HIGHWAY	SITE	ORANGE AVENUE	30%	42	2	700	6.00%	YES
940077	KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	5%	7	2	920	0.76%	NO
133	JENKINS ROAD	OKEECHOBEE ROAD	EDWARDS ROAD	5%	7	2	880	0.80%	NO
174	EDWARDS ROAD	JENKINS ROAD	SELVITZ ROAD	5%	7	2	700	1.00%	YES
682	MCNEIL ROAD	OKEECHOBEE ROAD	EDWARDS ROAD	5%	7	2	790	0.89%	NO
	ORANGE AVENUE	KINGS HIGHWAY	I-95	25%	35	4D	2100	1.67%	YES
940035	ORANGE AVENUE	I-95	JENKINS ROAD	20%	28	4D	2100	1.33%	YES
941902	I-95	MIDWAY ROAD	OKEECHOBEE ROAD	10%	14	6X	4580	0.31%	NO
941903	I-95	OKEECHOBEE ROAD	ORANGE AVENUE	5%	7	8X	7320	0.10%	NO
941905	I-95	ORANGE AVENUE	INDRIO ROAD	10%	14	8X	7320	0.19%	NO
N/A	FLORIDA TURNPIKE	NORTH COUNTY LINE	OKEECHOBEE ROAD	5%	7	4X	3020	0.23%	NO
N/A	FLORIDA TURNPIKE	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	10%	14	4X	3020	0.46%	NO

TABLE 5

PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

2025 BUILD OUT
2 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 116
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 74

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	PM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
940025	OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	5%	6	4D	3240	0.19%	NO
940025	OKEECHOBEE ROAD	FLORIDA TURNPIKE	KINGS HIGHWAY	5%	6	4D	2100	0.29%	NO
940748	OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	50%	58	6D	4240	1.37%	YES
940106	OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	50%	58	6D	4240	1.37%	YES
940029	OKEECHOBEE ROAD	I-95	MCNEIL ROAD	35%	41	6D	4040	1.01%	YES
940742	OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	25%	29	4D	3170	0.91%	NO
688	OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	10%	12	4D	1630	0.74%	NO
940030	VIRGINIA AVENUE	OKEECHOBEE ROAD	25TH STREET	15%	17	6D	3020	0.56%	NO
940757	KINGS HIGHWAY	OKEECHOBEE ROAD	SITE	70%	81	2	880	9.20%	YES
940076	KINGS HIGHWAY	SITE	ORANGE AVENUE	30%	35	2	700	5.00%	YES
940077	KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	5%	6	2	920	0.65%	NO
133	JENKINS ROAD	OKEECHOBEE ROAD	EDWARDS ROAD	5%	6	2	880	0.68%	NO
174	EDWARDS ROAD	JENKINS ROAD	SELVITZ ROAD	5%	4	2	700	0.57%	NO
682	MCNEIL ROAD	OKEECHOBEE ROAD	EDWARDS ROAD	5%	6	2	790	0.76%	NO
	ORANGE AVENUE	KINGS HIGHWAY	I-95	25%	29	4D	2100	1.38%	YES
940035	ORANGE AVENUE	I-95	JENKINS ROAD	20%	23	4D	2100	1.10%	YES
941902	I-95	MIDWAY ROAD	OKEECHOBEE ROAD	10%	12	6X	4580	0.26%	NO
941903	I-95	OKEECHOBEE ROAD	ORANGE AVENUE	5%	6	8X	7320	0.08%	NO
941905	I-95	ORANGE AVENUE	INDRIO ROAD	10%	12	8X	7320	0.16%	NO
N/A	FLORIDA TURNPIKE	NORTH COUNTY LINE	OKEECHOBEE ROAD	5%	6	4X	3020	0.20%	NO
N/A	FLORIDA TURNPIKE	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	10%	12	4X	3020	0.40%	NO

TABLE 6

AM PEAK HOUR - LINK ANALYSIS

2025 BUILD OUT
2 MILE RADIUS OF DEVELOPMENT INFLUENCE
AREA WIDE GROWTH RATE = 2.50%
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 42
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 139

ROADWAY	FROM	TO	Traffic Count Year	AM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	AM PEAK HOUR PROJECT TRIPS	AREA WIDE GROWTH	COMMITTED PROJECTS	TOTAL BACKGROUNI TRAFFIC USED	2025 TRAFFIC WITHOUT PROJECT	2025 TOTAL TRAFFIC	ASSURED LANES	LOS D	MEETS LOS STD.
OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	2020	1058	50%	70	139	140	279	1337	1407	6D	4240	YES
OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	2020	1282	50%	70	168	144	312	1594	1664	6D	4240	YES
OKEECHOBEE ROAD	I-95	MCNEIL ROAD	2020	2082	35%	49	274	111	385	2467	2516	6D	4040	YES
OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	2020	1550	25%	35	204	237	441	1991	2026	4D	3170	YES
KINGS HIGHWAY	OKEECHOBEE ROAD	SITE	2020	436	70%	97	57	39	96	532	629	4D	2100	YES
KINGS HIGHWAY	SITE	ORANGE AVENUE	2020	395	30%	42	52	39	91	486	528	4D	2100	YES
ORANGE AVENUE	KINGS HWY	I-95	2020	902	20%	28	119	0	119	1021	1049	4D	2100	YES
ORANGE AVENUE	I-95	JENKINS ROAD	2020	827	15%	21	109	0	109	936	957	4D	2100	YES

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TABLE 7

PM PEAK HOUR - LINK ANALYSIS

2025 BUILD OUT
3 MILE RADIUS OF DEVELOPMENT INFLUENCE
AREA WIDE GROWTH RATE = 2.50%
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 116
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 74

ROADWAY	FROM	TO	Traffic Count Year	PM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	PM PEAK HOUR PROJECT TRIPS	AREA WIDE GROWTH	COMMITTED PROJECTS	TOTAL BACKGROUNI TRAFFIC USED	2025 TRAFFIC WITHOUT PROJECT	2025 TOTAL TRAFFIC	ASSURED LANES	LOS D	MEETS LOS STD.
OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	2020	116	50%	58	25	117	142	258	316	6D	4240	YES
OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	2020	1310	50%	58	286	135	421	1731	1789	6D	4240	YES
OKEECHOBEE ROAD	I-95	MCNEIL ROAD	2020	1713	35%	41	374	112	486	2199	2240	6D	4040	YES
KINGS HIGHWAY	OKEECHOBEE ROAD	SITE	2020	446	70%	81	97	26	123	569	650	4D	2000	YES
KINGS HIGHWAY	SITE	ORANGE AVENUE	2020	379	30%	35	83	26	109	488	523	4D	2000	YES
ORANGE AVENUE	KINGS HWY	I-95	2020	909	20%	15	199	0	199	1108	1123	4D	2100	YES
ORANGE AVENUE	I-95	JENKINS ROAD	2020	778	15%	11	170	0	170	948	959	4D	2100	YES

APPENDIX A

ST. LUCIE TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORTS

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
2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	8,819	2019	1,070	500	C	0.467	501	C	0.468
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	8,819	2019	1,070	500	C	0.467	501	C	0.468
JUANITA AVE	53RD ST to 25TH ST	122	2,900	2022	750	187	C	0.249	171	C	0.228
JUANITA AVE	25TH ST to US 1	120	4,800	2022	750	268	C	0.357	263	C	0.351
KEEN RD	ANGLE RD to JUANITA AVE	129	3,008	2018	630	181	C	0.287	212	C	0.337
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,008	2018	630	181	C	0.287	212	C	0.337
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,000	2020	880	436	C	0.495	446	C	0.507
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,000	2020	700	436	C	0.623	446	C	0.637
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,762	2020	700	395	C	0.564	379	C	0.541
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,762	2020	880	395	C	0.449	379	C	0.431
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,024	2020	920	794	C	0.863	799	C	0.868
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,387	2020	880	607	C	0.69	611	C	0.694
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,805	2020	880	822	C	0.934	772	C	0.877
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,686	2020	630	156	C	0.248	144	C	0.229
KITTERMAN RD	OLEANDER AVE to US 1	124	3,641	2018	750	239	C	0.319	217	C	0.289
KITTERMAN RD	US 1 to LENNARD EXT	678	2,100	2022	750	120	C	0.16	121	C	0.161
LENNARD RD	US 1 to MARIPOSA AVE	325	18,000	2022	1,710	927	D	0.542	957	D	0.56
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,000	2022	1,710	927	D	0.542	957	D	0.56
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,000	2022	1,630	927	D	0.569	957	D	0.587
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,000	2022	1,710	927	D	0.542	957	D	0.56
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,000	2022	1,710	927	D	0.542	957	D	0.56
LENNARD RD	TIFFANY AVE to WALTON RD	323	9,000	2022	1,710	470	C	0.275	477	C	0.279
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	3,761	2020	790	260	C	0.329	247	C	0.313
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	10,911	2019	920	683	C	0.742	726	C	0.789
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	10,911	2019	920	683	C	0.742	726	C	0.789

* **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)
* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.
* **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
2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,950	2019	700	432	C	0.617	376	C	0.537
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	3,600	2022	540	213	C	0.394	208	C	0.385
OHIO AVE	COLONIAL RD to US 1	686	3,600	2022	750	213	C	0.284	208	C	0.277
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,342	2020	1,580	592	B	0.375	637	B	0.403
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,342	2020	2,000	592	B	0.296	637	B	0.319
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	7,535	2020	2,450	370	B	0.151	362	B	0.148
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	7,535	2020	3,110	370	B	0.119	362	B	0.116
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,920	2020	3,240	376	B	0.116	376	B	0.116
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,360	2020	3,240	401	B	0.124	416	B	0.128
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,360	2020	2,100	401	C	0.191	416	C	0.198
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,934	2020	4,240	1,058	C	0.25	1,116	C	0.263
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,526	2020	4,240	1,282	C	0.302	1,310	C	0.309
OKEECHOBEE RD	I-95 to JENKINS RD	940029	31,865	2020	4,240	2,082	C	0.491	1,801	C	0.425
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	31,865	2020	4,040	2,082	C	0.515	1,801	C	0.446
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,519	2020	3,170	1,550	C	0.489	1,618	C	0.51
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,094	2019	2,100	665	C	0.317	704	C	0.335
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,094	2019	1,630	665	C	0.408	704	C	0.432
OKEECHOBEE RD	35TH ST to 33RD ST	689	16,610	2019	1,630	901	D	0.553	881	D	0.54
OKEECHOBEE RD	33RD ST to 25TH ST	689	16,610	2019	1,630	901	D	0.553	881	D	0.54
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,247	2019	1,630	762	D	0.467	724	C	0.444
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,247	2019	1,710	762	C	0.446	724	C	0.423
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	150	2022	790	11	C	0.014	10	C	0.013

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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
2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,452	2020	750	68	C	0.091	68	C	0.091
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,200	2022	790	162	C	0.205	126	C	0.159
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,323	2020	870	62	C	0.071	62	C	0.071
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,943	2020	540	170	C	0.315	193	C	0.357
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,151	2021	750	384	D	0.512	404	D	0.539
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,759	2019	750	370	C	0.493	401	D	0.535
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,759	2019	540	370	D	0.685	401	D	0.743
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	12,543	2020	540	605	F	1.12	574	E	1.063
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	12,543	2020	750	605	D	0.807	574	D	0.765
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,891	2020	750	600	D	0.8	499	D	0.665
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,891	2020	540	600	F	1.111	499	D	0.924
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,891	2020	790	600	D	0.759	499	D	0.632
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,537	2018	600	258	C	0.43	268	C	0.447
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	5,052	2020	670	295	C	0.44	281	C	0.419
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	5,052	2020	670	295	C	0.44	281	C	0.419
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,851	2020	1,070	156	B	0.146	156	B	0.146
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,851	2020	1,070	156	B	0.146	156	B	0.146
ORANGE AVE	KINGS HWY to I-95	940041	18,954	2020	2,100	902	C	0.43	909	C	0.433
ORANGE AVE	I-95 to JENKINS RD	940035	14,453	2020	2,100	827	C	0.394	778	C	0.37
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	15,435	2020	2,100	797	C	0.38	741	C	0.353
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	15,435	2020	2,100	797	C	0.38	741	C	0.353
ORANGE AVE	ANGLE RD to 25TH ST	940151	9,848	2013	1,710	505	C	0.295	587	C	0.343
ORANGE AVE	25TH ST to 17TH ST	945040	12,894	2020	1,630	622	C	0.382	682	C	0.418
ORANGE AVE	17TH ST to 13TH ST	945040	12,894	2020	1,710	622	C	0.364	682	C	0.399
ORANGE AVE	13TH ST to 10TH ST	945040	12,894	2020	750	622	D	0.829	682	D	0.909

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APPENDIX B

TRAFFIC COUNTS & FDOT PSCF

KMF Traffic Group, LLC
www.kmftraffic.net
772-221-7971

Manual Traffic Count - All Traffic
Okeechobee Rd and Kings Hwy/TPK Entrance
Fort Pierce, FL

File Name : KOAMPM
Site Code : SW2018
Start Date : 12/9/2020
Page No : 1

Groups Printed- ALL TRAFFIC

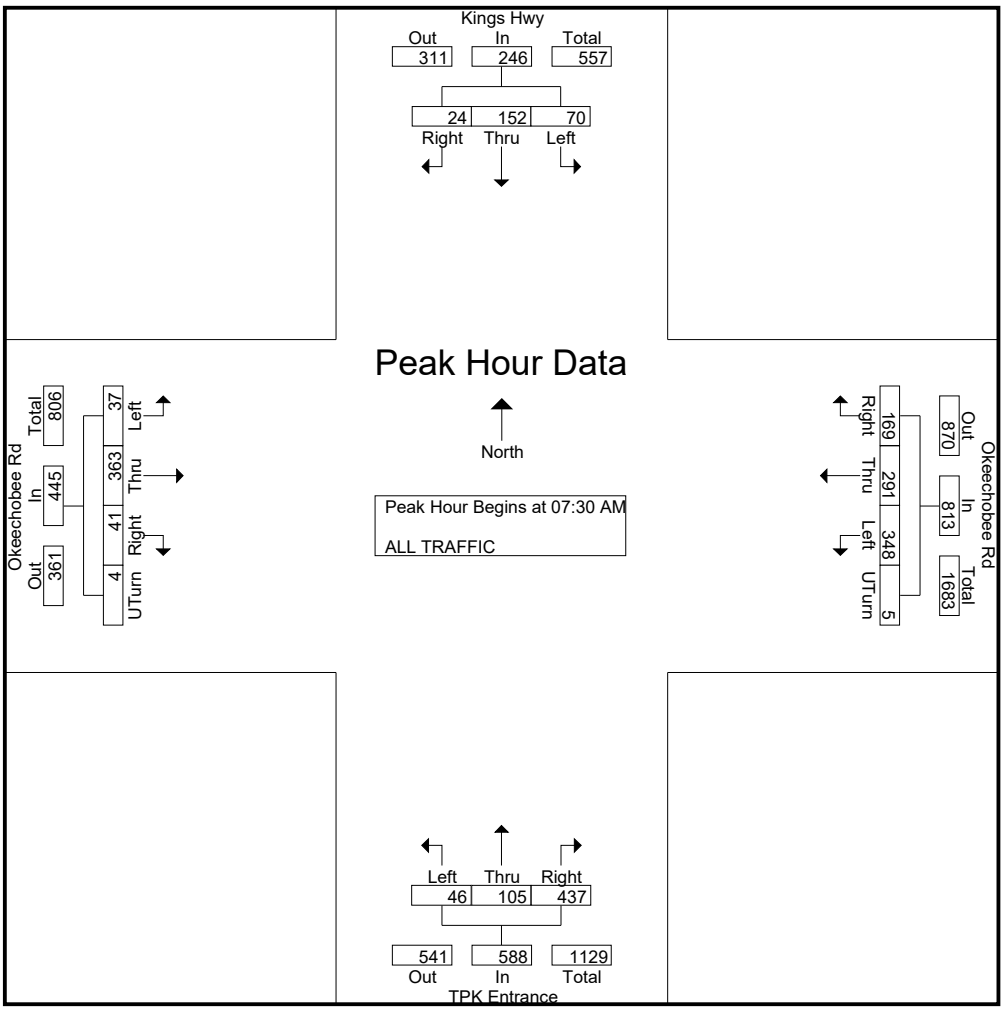
	TPK Entrance NB			Kings Hwy SB			Okeechobee Rd EB				Okeechobee Rd WB				
Start Time	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	UTurn	Right	Thru	Left	UTurn	Int. Total
07:00 AM	77	28	14	5	38	25	8	85	13	4	25	32	65	0	419
07:15 AM	73	33	14	2	41	17	8	94	9	2	40	52	36	2	423
07:30 AM	104	40	18	4	35	11	8	66	7	2	36	83	82	1	497
07:45 AM	120	21	11	2	34	20	17	98	9	1	38	78	87	0	536
Total	374	122	57	13	148	73	41	343	38	9	139	245	270	3	1875
08:00 AM	102	23	5	5	42	16	9	101	12	0	41	70	86	1	513
08:15 AM	111	21	12	13	41	23	7	98	9	1	54	60	93	3	546
08:30 AM	104	16	11	7	47	23	4	60	12	0	40	84	72	2	482
08:45 AM	77	14	10	6	20	11	4	55	9	2	26	41	64	0	339
Total	394	74	38	31	150	73	24	314	42	3	161	255	315	6	1880
09:00 AM	68	12	8	2	15	9	1	47	10	0	23	39	53	2	289
*** BREAK ***															
Total	68	12	8	2	15	9	1	47	10	0	23	39	53	2	289
*** BREAK ***															
04:00 PM	95	31	14	5	40	38	6	72	17	0	15	80	93	6	512
04:15 PM	101	42	13	2	39	26	10	67	11	1	46	83	73	7	521
04:30 PM	134	24	10	6	37	37	2	79	9	3	50	98	101	7	597
04:45 PM	108	25	14	14	43	46	9	65	8	1	35	92	101	7	568
Total	438	122	51	27	159	147	27	283	45	5	146	353	368	27	2198
05:00 PM	114	32	24	8	49	44	8	80	12	1	31	112	80	9	604
05:15 PM	109	27	18	8	43	57	7	77	9	1	32	131	90	14	623
05:30 PM	85	26	12	13	46	50	8	87	8	1	32	104	104	15	591
05:45 PM	81	30	12	3	27	33	4	107	7	2	50	99	89	9	553
Total	389	115	66	32	165	184	27	351	36	5	145	446	363	47	2371
Grand Total	1663	445	220	105	637	486	120	1338	171	22	614	1338	1369	85	8613
Apprch %	71.4	19.1	9.5	8.6	51.9	39.6	7.3	81	10.4	1.3	18	39.3	40.2	2.5	
Total %	19.3	5.2	2.6	1.2	7.4	5.6	1.4	15.5	2	0.3	7.1	15.5	15.9	1	

KMF Traffic Group, LLC
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772-221-7971

Manual Traffic Count - All Traffic
Okeechobee Rd and Kings Hwy/TPK Entrance
Fort Pierce, FL

File Name : KOAMPM
Site Code : SW2018
Start Date : 12/9/2020
Page No : 2

	TPK Entrance NB				Kings Hwy SB				Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 07:30 AM																			
07:30 AM	104	40	18	162	4	35	11	50	8	66	7	2	83	36	83	82	1	202	497
07:45 AM	120	21	11	152	2	34	20	56	17	98	9	1	125	38	78	87	0	203	536
08:00 AM	102	23	5	130	5	42	16	63	9	101	12	0	122	41	70	86	1	198	513
08:15 AM	111	21	12	144	13	41	23	77	7	98	9	1	115	54	60	93	3	210	546
Total Volume	437	105	46	588	24	152	70	246	41	363	37	4	445	169	291	348	5	813	2092
% App. Total	74.3	17.9	7.8		9.8	61.8	28.5		9.2	81.6	8.3	0.9		20.8	35.8	42.8	0.6		
PHF	.910	.656	.639	.907	.462	.905	.761	.799	.603	.899	.771	.500	.890	.782	.877	.935	.417	.968	.958

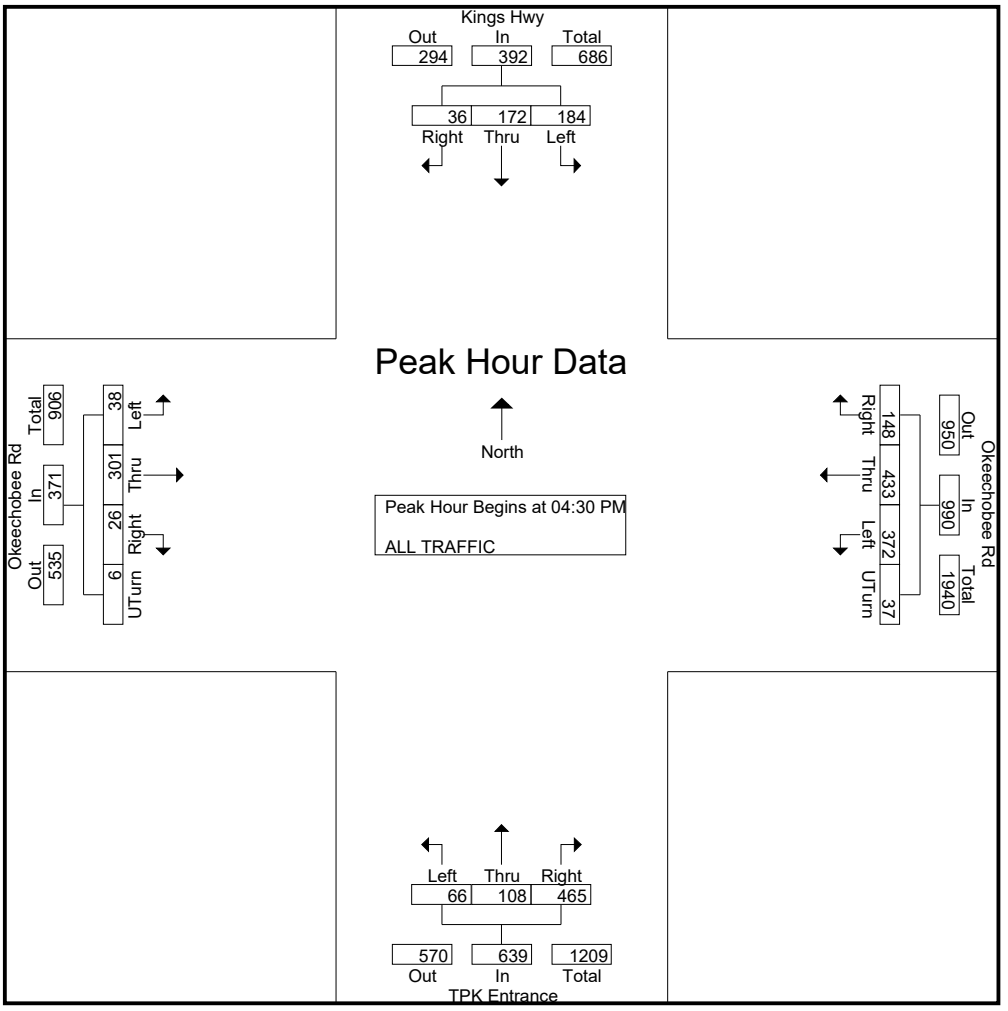


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772-221-7971

Manual Traffic Count - All Traffic
Okeechobee Rd and Kings Hwy/TPK Entrance
Fort Pierce, FL

File Name : KOAMPM
Site Code : SW2018
Start Date : 12/9/2020
Page No : 3

	TPK Entrance NB				Kings Hwy SB				Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 04:30 PM																			
04:30 PM	134	24	10	168	6	37	37	80	2	79	9	3	93	50	98	101	7	256	597
04:45 PM	108	25	14	147	14	43	46	103	9	65	8	1	83	35	92	101	7	235	568
05:00 PM	114	32	24	170	8	49	44	101	8	80	12	1	101	31	112	80	9	232	604
05:15 PM	109	27	18	154	8	43	57	108	7	77	9	1	94	32	131	90	14	267	623
Total Volume	465	108	66	639	36	172	184	392	26	301	38	6	371	148	433	372	37	990	2392
% App. Total	72.8	16.9	10.3		9.2	43.9	46.9		7	81.1	10.2	1.6		14.9	43.7	37.6	3.7		
PHF	.868	.844	.688	.940	.643	.878	.807	.907	.722	.941	.792	.500	.918	.740	.826	.921	.661	.927	.960



KMF Traffic Group, LLC

www.kmftraffic.net

Manual Traffic Count - All Traffic
Okeechobee Rd and Crossroad/Peters Rd
Fort Pierce, FL

File Name : OKCRAMPM
Site Code : SW2018
Start Date : 12/10/2020
Page No : 1

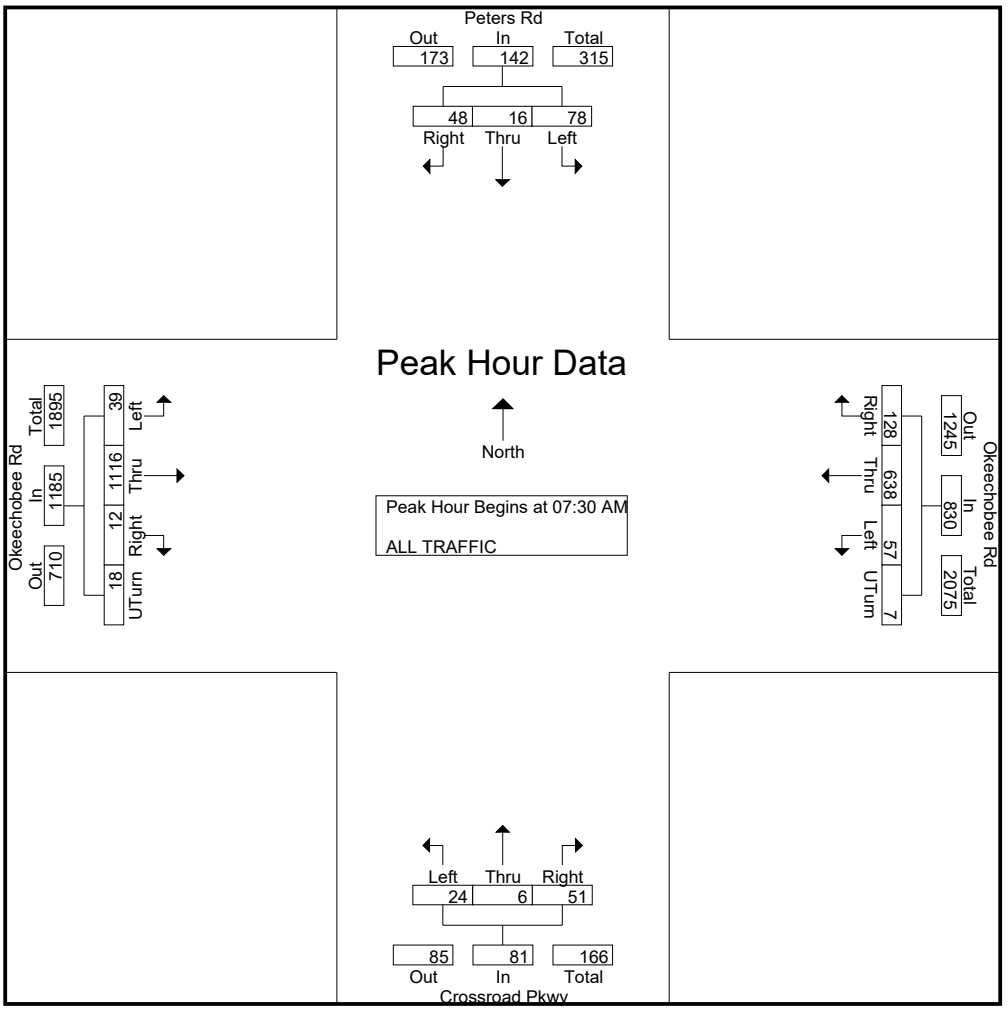
Groups Printed- ALL TRAFFIC

	Crossroad Pkwy NB			Peters Rd SB			Okeechobee Rd EB				Okeechobee Rd WB				
Start Time	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	UTurn	Right	Thru	Left	UTurn	Int. Total
07:00 AM	19	2	7	8	0	13	4	217	8	3	25	95	18	2	421
07:15 AM	18	0	2	7	4	10	7	209	23	6	26	120	14	4	450
07:30 AM	13	2	7	8	4	20	4	320	15	3	38	164	17	2	617
07:45 AM	19	1	6	16	3	21	5	270	12	9	46	138	20	2	568
Total	69	5	22	39	11	64	20	1016	58	21	135	517	69	10	2056
08:00 AM	9	1	8	15	4	21	1	268	3	2	26	148	9	0	515
08:15 AM	10	2	3	9	5	16	2	258	9	4	18	188	11	3	538
08:30 AM	21	0	12	17	3	21	3	236	2	3	20	170	9	2	519
08:45 AM	20	2	6	5	4	10	5	225	7	7	26	167	14	4	502
Total	60	5	29	46	16	68	11	987	21	16	90	673	43	9	2074
*** BREAK ***															
04:00 PM	16	2	4	13	0	23	6	235	8	4	37	237	18	4	607
04:15 PM	27	1	7	8	1	34	14	226	6	5	26	261	23	4	643
04:30 PM	26	2	6	11	2	21	11	252	5	7	26	285	22	9	685
04:45 PM	19	0	14	12	2	27	13	264	7	7	25	259	30	2	681
Total	88	5	31	44	5	105	44	977	26	23	114	1042	93	19	2616
05:00 PM	42	4	8	10	2	42	15	239	8	7	35	269	29	3	713
05:15 PM	19	2	4	10	2	36	5	248	10	10	35	279	34	7	701
05:30 PM	18	1	10	12	3	31	4	235	9	11	33	272	45	10	694
05:45 PM	24	2	7	2	2	38	18	269	23	2	29	208	28	5	657
Total	103	9	29	34	9	147	42	991	50	30	132	1028	136	25	2765
Grand Total	320	24	111	163	41	384	117	3971	155	90	471	3260	341	63	9511
Apprch %	70.3	5.3	24.4	27.7	7	65.3	2.7	91.6	3.6	2.1	11.4	78.8	8.2	1.5	
Total %	3.4	0.3	1.2	1.7	0.4	4	1.2	41.8	1.6	0.9	5	34.3	3.6	0.7	

Manual Traffic Count - All Traffic
Okeechobee Rd and Crossroad/Peters Rd
Fort Pierce, FL

File Name : OKCRAMPM
Site Code : SW2018
Start Date : 12/10/2020
Page No : 2

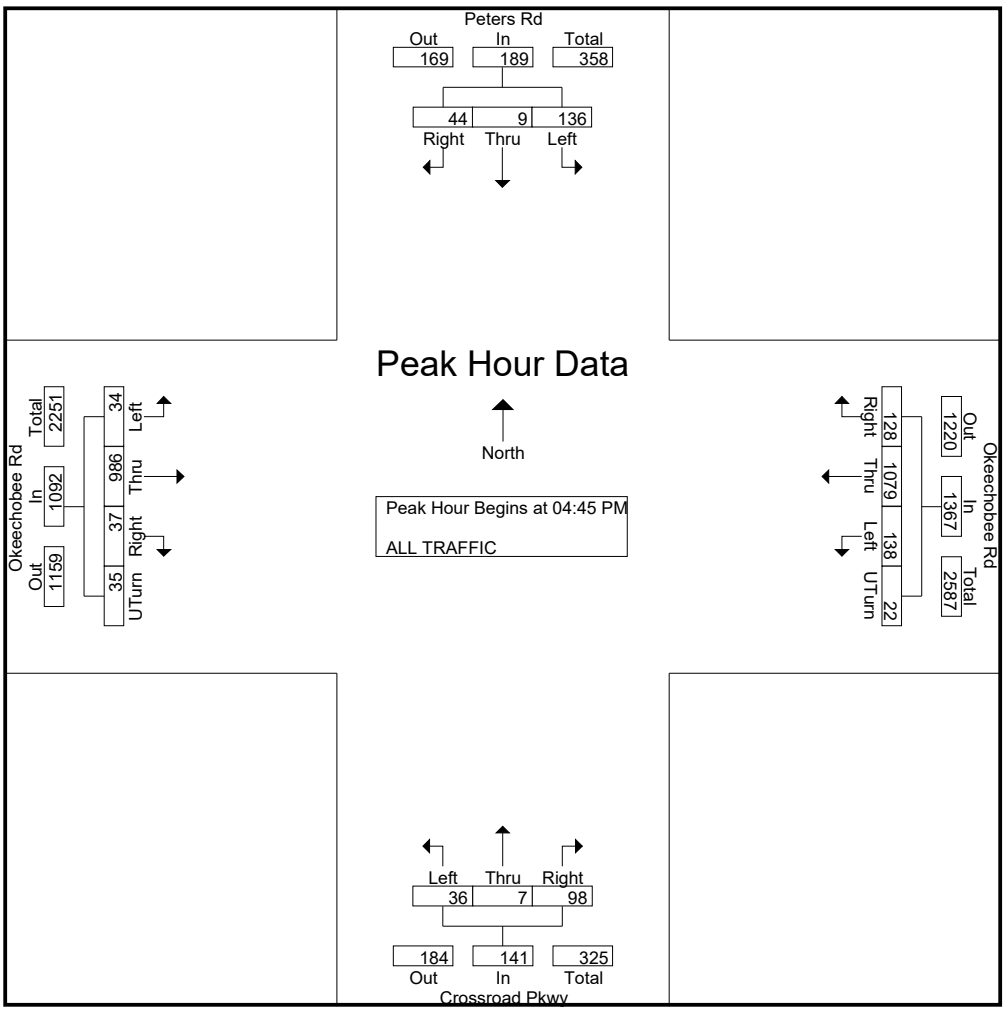
	Crossroad Pkwy NB				Peters Rd SB				Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 07:30 AM																			
07:30 AM	13	2	7	22	8	4	20	32	4	320	15	3	342	38	164	17	2	221	617
07:45 AM	19	1	6	26	16	3	21	40	5	270	12	9	296	46	138	20	2	206	568
08:00 AM	9	1	8	18	15	4	21	40	1	268	3	2	274	26	148	9	0	183	515
08:15 AM	10	2	3	15	9	5	16	30	2	258	9	4	273	18	188	11	3	220	538
Total Volume	51	6	24	81	48	16	78	142	12	1116	39	18	1185	128	638	57	7	830	2238
% App. Total	63	7.4	29.6		33.8	11.3	54.9		1	94.2	3.3	1.5		15.4	76.9	6.9	0.8		
PHF	.671	.750	.750	.779	.750	.800	.929	.888	.600	.872	.650	.500	.866	.696	.848	.713	.583	.939	.907



Manual Traffic Count - All Traffic
Okeechobee Rd and Crossroad/Peters Rd
Fort Pierce, FL

File Name : OKCRAMPM
Site Code : SW2018
Start Date : 12/10/2020
Page No : 3

	Crossroad Pkwy NB				Peters Rd SB				Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 04:45 PM																			
04:45 PM	19	0	14	33	12	2	27	41	13	264	7	7	291	25	259	30	2	316	681
05:00 PM	42	4	8	54	10	2	42	54	15	239	8	7	269	35	269	29	3	336	713
05:15 PM	19	2	4	25	10	2	36	48	5	248	10	10	273	35	279	34	7	355	701
05:30 PM	18	1	10	29	12	3	31	46	4	235	9	11	259	33	272	45	10	360	694
Total Volume	98	7	36	141	44	9	136	189	37	986	34	35	1092	128	1079	138	22	1367	2789
% App. Total	69.5	5	25.5		23.3	4.8	72		3.4	90.3	3.1	3.2		9.4	78.9	10.1	1.6		
PHF	.583	.438	.643	.653	.917	.750	.810	.875	.617	.934	.850	.795	.938	.914	.967	.767	.550	.949	.978



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Manual Traffic Count - All Traffic
Okeechobee Rd and I-95 SB
Fort Pierce, FL

File Name : OKI95EB
Site Code : SW2018
Start Date : 12/10/2020
Page No : 1

Groups Printed- All Traffic

	I-95 SB OFF ramp SB		Okeechobee Rd EB			Okeechobee Rd WB	
Start Time	Right	Left	I-95 NB ON ramp	I-95 SB ON ramp	Thru	Thru	Int. Total
07:00 AM	30	37	63	49	137	108	424
07:15 AM	39	65	70	43	124	121	462
07:30 AM	55	77	95	31	237	164	659
07:45 AM	52	65	69	43	310	152	691
Total	176	244	297	166	808	545	2236
08:00 AM	55	56	83	43	172	128	537
08:15 AM	98	47	61	25	198	119	548
08:30 AM	83	33	87	38	153	116	510
08:45 AM	71	41	78	32	145	136	503
Total	307	177	309	138	668	499	2098
*** BREAK ***							
04:00 PM	76	57	132	50	92	216	623
04:15 PM	96	68	108	51	128	214	665
04:30 PM	109	65	125	58	116	224	697
04:45 PM	112	57	130	58	122	202	681
Total	393	247	495	217	458	856	2666
05:00 PM	120	79	117	67	139	213	735
05:15 PM	105	61	129	73	101	243	712
05:30 PM	104	70	140	53	91	246	704
05:45 PM	72	41	143	50	138	193	637
Total	401	251	529	243	469	895	2788
Grand Total	1277	919	1630	764	2403	2795	9788
Apprch %	58.2	41.8	34	15.9	50.1	100	
Total %	13	9.4	16.7	7.8	24.6	28.6	

Manual Traffic Count - All Traffic
Okeechobee Rd and I-95 SB
Fort Pierce, FL

File Name : OKI95EB
Site Code : SW2018
Start Date : 12/10/2020

	I-95 SB OFF ramp SB			Okeechobee Rd EB				Okeechobee Rd WB		
Start Time	Right	Left	App. Total	I-95 NB ON ramp	I-95 SB ON ramp	Thru	App. Total	Thru	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:30 AM										
07:30 AM	55	77	132	95	31	237	363	164	164	659
07:45 AM	52	65	117	69	43	310	422	152	152	691
08:00 AM	55	56	111	83	43	172	298	128	128	537
08:15 AM	98	47	145	61	25	198	284	119	119	548
Total Volume	260	245	505	308	142	917	1367	563	563	2435
% App. Total	51.5	48.5		22.5	10.4	67.1		100		
PHF	.663	.795	.871	.811	.826	.740	.810	.858	.858	.881

Manual Traffic Count - All Traffic
Okeechobee Rd and I-95 SB
Fort Pierce, FL

File Name : OKI95EB
Site Code : SW2018
Start Date : 12/10/2020
Page No : 3

	I-95 SB OFF ramp SB			Okeechobee Rd EB				Okeechobee Rd WB		
Start Time	Right	Left	App. Total	I-95 NB ON ramp	I-95 SB ON ramp	Thru	App. Total	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	112	57	169	130	58	122	310	202	202	681
05:00 PM	120	79	199	117	67	139	323	213	213	735
05:15 PM	105	61	166	129	73	101	303	243	243	712
05:30 PM	104	70	174	140	53	91	284	246	246	704
Total Volume	441	267	708	516	251	453	1220	904	904	2832
% App. Total	62.3	37.7		42.3	20.6	37.1		100		
PHF	.919	.845	.889	.921	.860	.815	.944	.919	.919	.963

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Manual Traffic Count - All Traffic
Okeechobee Rd and I-95 NB Ramps
Fort Pierce, FL

File Name : OKWB I95
Site Code : SW2018
Start Date : 12/10/2020
Page No : 1

Groups Printed- ALL TRAFFIC

	NB OFF RAMP NB		Okeechobee Rd EB	Okeechobe Rd WB			
Start Time	Right	Left	Thru	NB on-ramp	SB on-ramp	Thru	Int. Total
07:00 AM	102	41	138	44	107	63	495
07:15 AM	248	39	160	58	122	103	730
07:30 AM	229	56	219	70	109	114	797
07:45 AM	312	55	204	68	137	104	880
Total	891	191	721	240	475	384	2902
08:00 AM	140	39	183	54	114	100	630
08:15 AM	115	38	217	48	109	101	628
08:30 AM	50	34	199	55	84	97	519
08:45 AM	55	35	207	76	75	96	544
Total	360	146	806	233	382	394	2321
*** BREAK ***							
04:00 PM	181	21	149	74	131	126	682
04:15 PM	172	41	196	66	151	133	759
04:30 PM	182	52	181	55	132	100	702
04:45 PM	145	66	179	58	165	129	742
Total	680	180	705	253	579	488	2885
05:00 PM	169	51	218	58	157	134	787
05:15 PM	222	30	162	54	187	145	800
05:30 PM	233	31	161	46	156	132	759
05:45 PM	189	28	179	43	161	128	728
Total	813	140	720	201	661	539	3074
Grand Total	2744	657	2952	927	2097	1805	11182
Apprch %	80.7	19.3	100	19.2	43.4	37.4	
Total %	24.5	5.9	26.4	8.3	18.8	16.1	

Manual Traffic Count - All Traffic
Okeechobee Rd and I-95 NB Ramps
Fort Pierce, FL

File Name : OKWB I95
Site Code : SW2018
Start Date : 12/10/2020
Page No : 2

	NB OFF RAMP NB			Okeechobee Rd EB		Okeechobe Rd WB				
Start Time	Right	Left	App. Total	Thru	App. Total	NB on-ramp	SB on-ramp	Thru	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:15 AM										
07:15 AM	248	39	287	160	160	58	122	103	283	730
07:30 AM	229	56	285	219	219	70	109	114	293	797
07:45 AM	312	55	367	204	204	68	137	104	309	880
08:00 AM	140	39	179	183	183	54	114	100	268	630
Total Volume	929	189	1118	766	766	250	482	421	1153	3037
% App. Total	83.1	16.9		100		21.7	41.8	36.5		
PHF	.744	.844	.762	.874	.874	.893	.880	.923	.933	.863

Manual Traffic Count - All Traffic
Okeechobee Rd and I-95 NB Ramps
Fort Pierce, FL

File Name : OKWB I95
Site Code : SW2018
Start Date : 12/10/2020
Page No : 3

	NB OFF RAMP NB			Okeechobee Rd EB		Okeechobe Rd WB				
Start Time	Right	Left	App. Total	Thru	App. Total	NB on-ramp	SB on-ramp	Thru	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	145	66	211	179	179	58	165	129	352	742
05:00 PM	169	51	220	218	218	58	157	134	349	787
05:15 PM	222	30	252	162	162	54	187	145	386	800
05:30 PM	233	31	264	161	161	46	156	132	334	759
Total Volume	769	178	947	720	720	216	665	540	1421	3088
% App. Total	81.2	18.8		100		15.2	46.8	38		
PHF	.825	.674	.897	.826	.826	.931	.889	.931	.920	.965

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Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKJE
Site Code : SW2018
Start Date : 12/10/2020
Page No : 1

Groups Printed- ALL TRAFFIC

	Jenkins Rd NB			Jenkins Rd SB				Okeechobee Rd EB				Okeechobee Rd WB				
Start Time	Right	Thru	Left	Right	Thru	Left	UTurn	Right	Thru	Left	UTurn	Right	Thru	Left	UTurn	Int. Total
07:00 AM	2	31	65	19	45	26	3	66	215	11	10	31	127	11	7	669
07:15 AM	23	40	87	16	42	29	1	73	326	27	16	15	186	11	12	904
07:30 AM	36	39	102	26	61	66	6	100	388	48	15	14	201	14	17	1133
07:45 AM	16	28	78	25	32	60	5	81	434	40	24	19	196	13	11	1062
Total	77	138	332	86	180	181	15	320	1363	126	65	79	710	49	47	3768
08:00 AM	7	46	63	17	34	49	9	65	266	36	28	25	153	14	15	827
08:15 AM	9	32	66	12	29	76	13	50	277	22	25	34	165	8	20	838
08:30 AM	10	36	57	14	37	71	7	41	165	24	9	24	143	3	20	661
08:45 AM	4	27	51	18	30	40	5	42	178	33	25	32	175	7	15	682
Total	30	141	237	61	130	236	34	198	886	115	87	115	636	32	70	3008
*** BREAK ***																
04:00 PM	4	37	63	32	45	91	8	59	231	18	22	35	260	8	19	932
04:15 PM	19	39	95	38	48	87	7	97	230	27	14	27	240	8	17	993
04:30 PM	10	17	79	21	51	74	7	68	251	29	15	86	199	8	21	936
04:45 PM	7	26	69	17	35	71	8	60	206	32	26	41	279	3	17	897
Total	40	119	306	108	179	323	30	284	918	106	77	189	978	27	74	3758
05:00 PM	5	38	92	30	44	54	6	65	281	27	14	31	307	12	11	1017
05:15 PM	6	33	73	24	47	75	6	78	253	32	21	37	366	6	17	1074
05:30 PM	8	23	67	25	31	72	18	79	252	38	25	46	271	4	17	976
05:45 PM	6	24	57	18	38	74	17	57	271	31	9	36	264	8	18	928
Total	25	118	289	97	160	275	47	279	1057	128	69	150	1208	30	63	3995
Grand Total	172	516	1164	352	649	1015	126	1081	4224	475	298	533	3532	138	254	14529
Apprch %	9.3	27.9	62.9	16.4	30.3	47.4	5.9	17.8	69.5	7.8	4.9	12	79.2	3.1	5.7	
Total %	1.2	3.6	8	2.4	4.5	7	0.9	7.4	29.1	3.3	2.1	3.7	24.3	0.9	1.7	

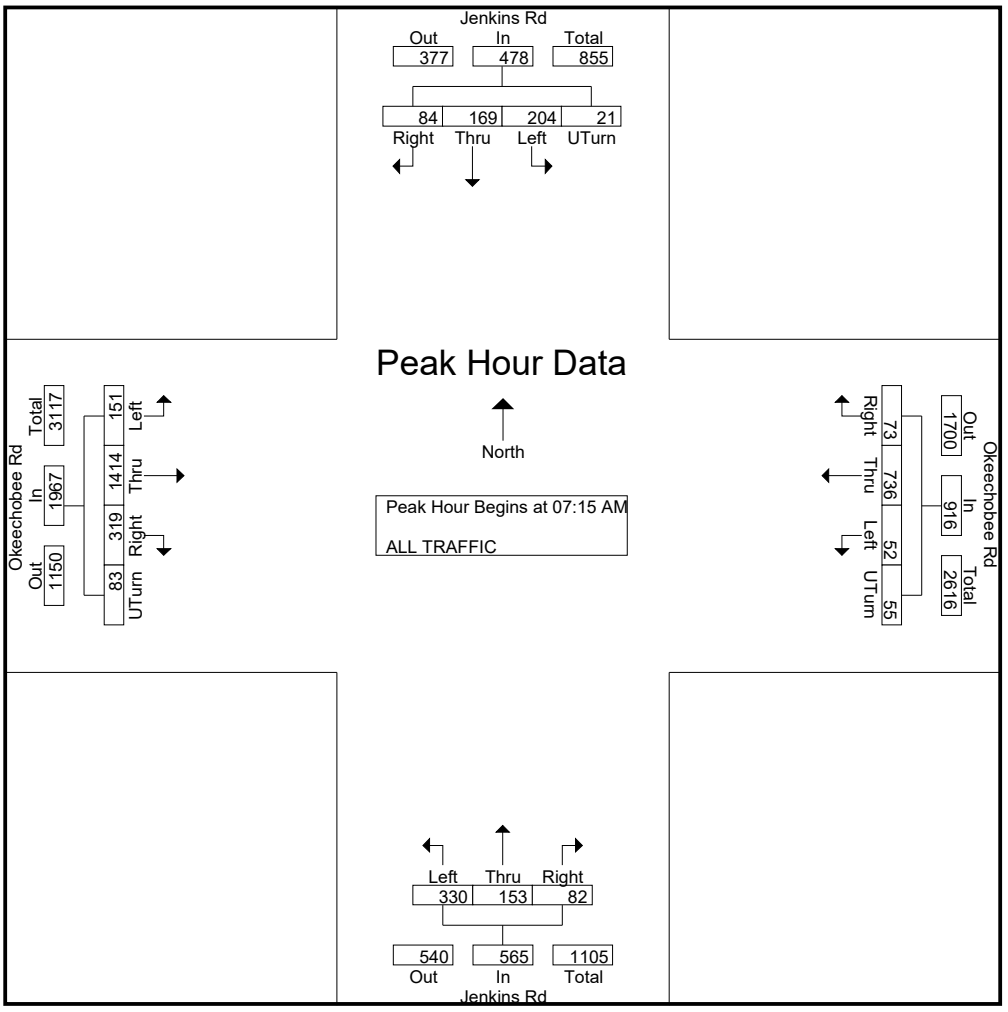
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Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKJE
Site Code : SW2018
Start Date : 12/10/2020
Page No : 2

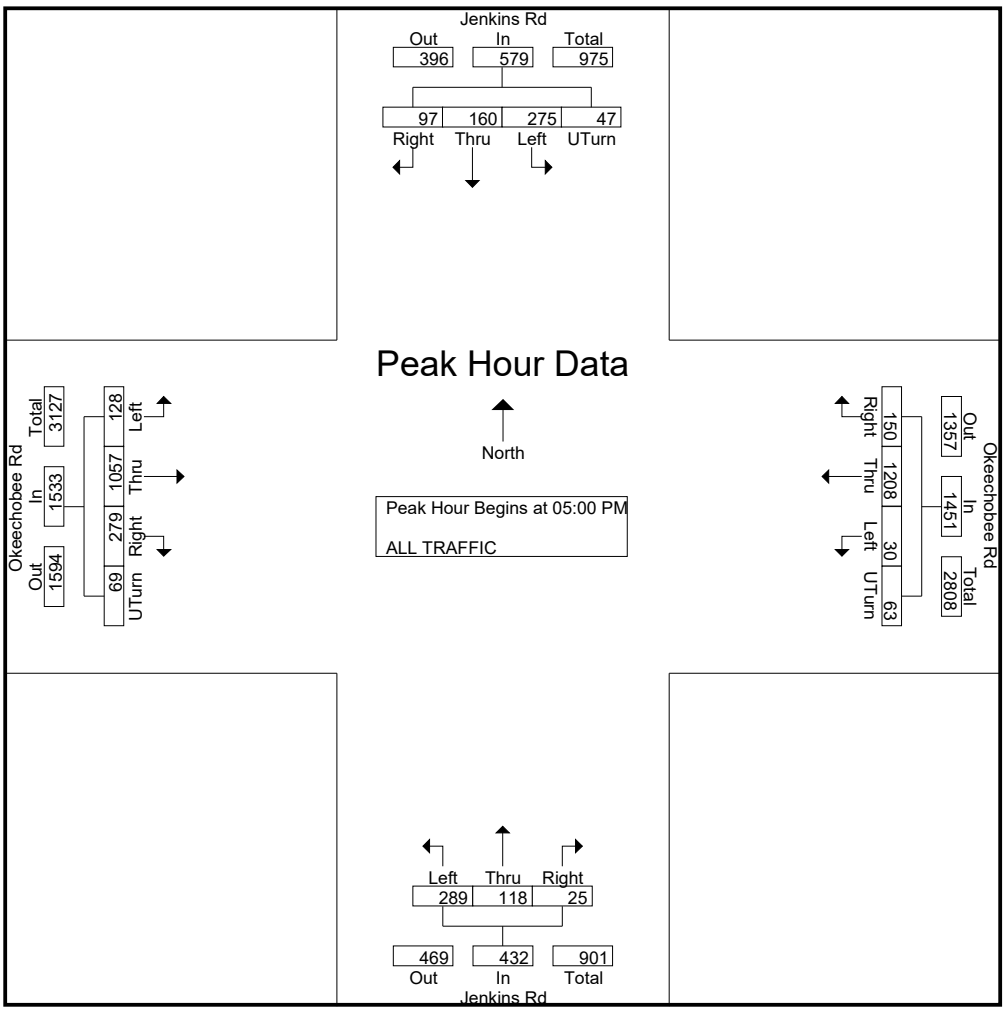
	Jenkins Rd NB				Jenkins Rd SB					Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 07:15 AM																				
07:15 AM	23	40	87	150	16	42	29	1	88	73	326	27	16	442	15	186	11	12	224	904
07:30 AM	36	39	102	177	26	61	66	6	159	100	388	48	15	551	14	201	14	17	246	1133
07:45 AM	16	28	78	122	25	32	60	5	122	81	434	40	24	579	19	196	13	11	239	1062
08:00 AM	7	46	63	116	17	34	49	9	109	65	266	36	28	395	25	153	14	15	207	827
Total Volume	82	153	330	565	84	169	204	21	478	319	1414	151	83	1967	73	736	52	55	916	3926
% App. Total	14.5	27.1	58.4		17.6	35.4	42.7	4.4		16.2	71.9	7.7	4.2		8	80.3	5.7	6		
PHF	.569	.832	.809	.798	.808	.693	.773	.583	.752	.798	.815	.786	.741	.849	.730	.915	.929	.809	.931	.866



Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKJE
Site Code : SW2018
Start Date : 12/10/2020
Page No : 3

	Jenkins Rd NB				Jenkins Rd SB					Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 05:00 PM																				
05:00 PM	5	38	92	135	30	44	54	6	134	65	281	27	14	387	31	307	12	11	361	1017
05:15 PM	6	33	73	112	24	47	75	6	152	78	253	32	21	384	37	366	6	17	426	1074
05:30 PM	8	23	67	98	25	31	72	18	146	79	252	38	25	394	46	271	4	17	338	976
05:45 PM	6	24	57	87	18	38	74	17	147	57	271	31	9	368	36	264	8	18	326	928
Total Volume	25	118	289	432	97	160	275	47	579	279	1057	128	69	1533	150	1208	30	63	1451	3995
% App. Total	5.8	27.3	66.9		16.8	27.6	47.5	8.1		18.2	68.9	8.3	4.5		10.3	83.3	2.1	4.3		
PHF	.781	.776	.785	.800	.808	.851	.917	.653	.952	.883	.940	.842	.690	.973	.815	.825	.625	.875	.852	.930



2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.94

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.01	1.07
2	01/06/2019 - 01/12/2019	0.99	1.05
3	01/13/2019 - 01/19/2019	0.96	1.02
* 4	01/20/2019 - 01/26/2019	0.95	1.01
* 5	01/27/2019 - 02/02/2019	0.94	1.00
* 6	02/03/2019 - 02/09/2019	0.93	0.99
* 7	02/10/2019 - 02/16/2019	0.92	0.98
* 8	02/17/2019 - 02/23/2019	0.92	0.98
* 9	02/24/2019 - 03/02/2019	0.93	0.99
*10	03/03/2019 - 03/09/2019	0.93	0.99
*11	03/10/2019 - 03/16/2019	0.93	0.99
*12	03/17/2019 - 03/23/2019	0.94	1.00
*13	03/24/2019 - 03/30/2019	0.94	1.00
*14	03/31/2019 - 04/06/2019	0.95	1.01
*15	04/07/2019 - 04/13/2019	0.95	1.01
*16	04/14/2019 - 04/20/2019	0.96	1.02
17	04/21/2019 - 04/27/2019	0.97	1.03
18	04/28/2019 - 05/04/2019	0.98	1.04
19	05/05/2019 - 05/11/2019	0.99	1.05
20	05/12/2019 - 05/18/2019	1.00	1.06
21	05/19/2019 - 05/25/2019	1.01	1.07
22	05/26/2019 - 06/01/2019	1.02	1.09
23	06/02/2019 - 06/08/2019	1.02	1.09
24	06/09/2019 - 06/15/2019	1.03	1.10
25	06/16/2019 - 06/22/2019	1.04	1.11
26	06/23/2019 - 06/29/2019	1.05	1.12
27	06/30/2019 - 07/06/2019	1.05	1.12
28	07/07/2019 - 07/13/2019	1.06	1.13
29	07/14/2019 - 07/20/2019	1.07	1.14
30	07/21/2019 - 07/27/2019	1.06	1.13
31	07/28/2019 - 08/03/2019	1.06	1.13
32	08/04/2019 - 08/10/2019	1.05	1.12
33	08/11/2019 - 08/17/2019	1.04	1.11
34	08/18/2019 - 08/24/2019	1.05	1.12
35	08/25/2019 - 08/31/2019	1.07	1.14
36	09/01/2019 - 09/07/2019	1.08	1.15
37	09/08/2019 - 09/14/2019	1.10	1.17
38	09/15/2019 - 09/21/2019	1.11	1.18
39	09/22/2019 - 09/28/2019	1.09	1.16
40	09/29/2019 - 10/05/2019	1.07	1.14
41	10/06/2019 - 10/12/2019	1.04	1.11
42	10/13/2019 - 10/19/2019	1.02	1.09
43	10/20/2019 - 10/26/2019	1.02	1.09
44	10/27/2019 - 11/02/2019	1.02	1.09
45	11/03/2019 - 11/09/2019	1.01	1.07
46	11/10/2019 - 11/16/2019	1.01	1.07
47	11/17/2019 - 11/23/2019	1.01	1.07
48	11/24/2019 - 11/30/2019	1.01	1.07
49	12/01/2019 - 12/07/2019	1.01	1.07
50	12/08/2019 - 12/14/2019	1.01	1.07
51	12/15/2019 - 12/21/2019	1.01	1.07
52	12/22/2019 - 12/28/2019	0.99	1.05
53	12/29/2019 - 12/31/2019	0.96	1.02

* PEAK SEASON

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9402 WEST-W OF I95

MOCF: 0.92

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.05	1.14
2	01/06/2019 - 01/12/2019	1.03	1.12
3	01/13/2019 - 01/19/2019	1.00	1.09
* 4	01/20/2019 - 01/26/2019	0.97	1.05
* 5	01/27/2019 - 02/02/2019	0.93	1.01
* 6	02/03/2019 - 02/09/2019	0.90	0.98
* 7	02/10/2019 - 02/16/2019	0.86	0.93
* 8	02/17/2019 - 02/23/2019	0.87	0.95
* 9	02/24/2019 - 03/02/2019	0.88	0.96
*10	03/03/2019 - 03/09/2019	0.89	0.97
*11	03/10/2019 - 03/16/2019	0.90	0.98
*12	03/17/2019 - 03/23/2019	0.91	0.99
*13	03/24/2019 - 03/30/2019	0.93	1.01
*14	03/31/2019 - 04/06/2019	0.94	1.02
*15	04/07/2019 - 04/13/2019	0.95	1.03
*16	04/14/2019 - 04/20/2019	0.97	1.05
17	04/21/2019 - 04/27/2019	0.99	1.08
18	04/28/2019 - 05/04/2019	1.00	1.09
19	05/05/2019 - 05/11/2019	1.02	1.11
20	05/12/2019 - 05/18/2019	1.04	1.13
21	05/19/2019 - 05/25/2019	1.06	1.15
22	05/26/2019 - 06/01/2019	1.07	1.16
23	06/02/2019 - 06/08/2019	1.09	1.18
24	06/09/2019 - 06/15/2019	1.10	1.20
25	06/16/2019 - 06/22/2019	1.11	1.21
26	06/23/2019 - 06/29/2019	1.12	1.22
27	06/30/2019 - 07/06/2019	1.12	1.22
28	07/07/2019 - 07/13/2019	1.13	1.23
29	07/14/2019 - 07/20/2019	1.14	1.24
30	07/21/2019 - 07/27/2019	1.13	1.23
31	07/28/2019 - 08/03/2019	1.13	1.23
32	08/04/2019 - 08/10/2019	1.12	1.22
33	08/11/2019 - 08/17/2019	1.12	1.22
34	08/18/2019 - 08/24/2019	1.11	1.21
35	08/25/2019 - 08/31/2019	1.10	1.20
36	09/01/2019 - 09/07/2019	1.09	1.18
37	09/08/2019 - 09/14/2019	1.08	1.17
38	09/15/2019 - 09/21/2019	1.08	1.17
39	09/22/2019 - 09/28/2019	1.05	1.14
40	09/29/2019 - 10/05/2019	1.03	1.12
41	10/06/2019 - 10/12/2019	1.00	1.09
42	10/13/2019 - 10/19/2019	0.98	1.07
43	10/20/2019 - 10/26/2019	0.97	1.05
44	10/27/2019 - 11/02/2019	0.96	1.04
45	11/03/2019 - 11/09/2019	0.94	1.02
46	11/10/2019 - 11/16/2019	0.93	1.01
47	11/17/2019 - 11/23/2019	0.95	1.03
48	11/24/2019 - 11/30/2019	0.98	1.07
49	12/01/2019 - 12/07/2019	1.00	1.09
50	12/08/2019 - 12/14/2019	1.02	1.11
51	12/15/2019 - 12/21/2019	1.05	1.14
52	12/22/2019 - 12/28/2019	1.03	1.12
53	12/29/2019 - 12/31/2019	1.00	1.09

* PEAK SEASON

APPENDIX C

SIGNAL TIMING SHEETS

From:	Ed Seissiger
To:	Bryan Kelley
Subject:	Timing sheets for Okeechobee Corridor
Date:	Monday, November 2, 2020 10:10:09 AM
Attachments:	image004.png image006.png image007.png image008.png image010.png image001.png SR70 Corridor-Oleander to Peters.pdf

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Bryon,
Please find attached timing sheets for the Okeechobee Corridor. I do not have anything current for the Turnpike and Okeechobee, this intersection has been under construction for 2 years and will be completely reconfigured when completed. Thus the timing and movements I currently have are invalid.
Regards,
Ed Seissiger

Edward Seissiger| Project Manager | City of Fort Pierce
Engineering Department
100 N. US Hwy 1
Fort Pierce, FL 34950
Phone: 772.467.3780 Fax: 772.460-6847
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

From: John Andrews <jandrews@cityoffortpierce.com>
Sent: Tuesday, October 27, 2020 1:53 PM
To: Ed Seissiger <eseissiger@cityoffortpierce.com>
Subject: FW: SLC Signal Timing Contact

Ed,

Please provide the requested information.

John "Jack" R. Andrews, II, P.E.| City Engineer | City of Fort Pierce
Engineering Department
Phone: 772.467.3773 Fax: 772.460-6847 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at Crossroads Parkway**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach	EBLT	WBT	SBLT	NB	WBLT	EBT	NBLT	SB		
Initial	5	12	5	8	5	12	5	8		
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
Max1	20.0	60.0	20.0	30.0	20.0	60.0	20.0	30.0		
Yellow	4.8	4.8	3.7	3.7	4.8	4.8	3.7	3.7		
Red	2.0	2.2	3.5	3.5	2.0	2.2	3.5	3.5		
Walk		5.0		5.0		5.0		5.0		
Ped Clear		22.0		39.0		33.0		39.0		
Recall		Min				Min				
LT Type	Prot		Prot+Perm		Prot		Prot+Perm			

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1	22	55	18	35	22	55	18	35	130	84
Split Pattern 2	17	57	20	36	17	57	20	36	130	33
Split Pattern 3	15	68	17	30	17	66	17	30	130	110
Split Pattern 4	15	45	15	25	15	45	15	25	100	6
Split Pattern 5	17	61	17	25	17	61	17	25	120	96

Schedule Implementation

Schedule Notes

Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
Start	End	Pattern	Start	End	Pattern			
0:00	6:30	Free	0:00	7:00	Free			
6:30	10:00	1	7:00	10:00	4			
10:00	15:00	2	10:00	18:00	5			
15:00	19:00	3	18:00	21:00	4			
19:00	21:00	4	21:00	0:00	Free			
21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at I-95 SB Off-ramp**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach		WBT				EBT		SB Off-ramp		
Initial		5				5		7		
Passage		3.0				3.0		5.0		
Max1		40.0				40.0		40.0		
Yellow		4.8				4.8		4.0		
Red		2.0				2.0		2.8		
Walk		5.0								
Ped Clear		13.0								
Recall		Min				Min				
LT Type								Prot		

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1		90				90		40	130	71
Split Pattern 2		90				90		40	130	30
Split Pattern 3		90				90		40	130	105
Split Pattern 4		70				70		30	100	5
Split Pattern 5		80				80		40	120	54

Schedule Implementation

Schedule Notes	Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
	Start	End	Pattern	Start	End	Pattern			
	0:00	6:30	Free	0:00	7:00	Free			
	6:30	10:00	1	7:00	10:00	4			
	10:00	15:00	2	10:00	18:00	5			
	15:00	19:00	3	18:00	21:00	4			
	19:00	21:00	4	21:00	0:00	Free			
	21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

FORT PIERCE

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at I-95 NB Off-ramp**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach		WBT		NB Off-ramp		EBT				
Initial		12		7		12				
Passage		3.0		5.0		3.0				
Max1		40.0		40.0		40.0				
Yellow		4.8		4.0		4.8				
Red		2.0		3.0		2.0				
Walk						5.0				
Ped Clear						16.0				
Recall		Min				Min				
LT Type				Prot						

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1		85		45		85			130	118
Split Pattern 2		90		40		90			130	80
Split Pattern 3		90		40		90			130	19
Split Pattern 4		65		35		65			100	35
Split Pattern 5		85		35		85			120	10

Schedule Implementation

Schedule Notes	Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
	Start	End	Pattern	Start	End	Pattern			
	0:00	6:30	Free	0:00	7:00	Free			
	6:30	9:00	1	7:00	10:00	4			
	9:00	15:00	2	10:00	18:00	5			
	15:00	19:00	3	18:00	21:00	4			
	19:00	21:00	4	21:00	0:00	Free			
	21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at Jenkins Road**

Part I — *Actuated Timing Information*

Non-coordinated Operation

Phase	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*		
Approach	EBLT	WBT	SBLT	NBT	WBLT	EBT	NBLT	SBT		
Initial	7	12	7	7	7	12	7	7		
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
Max1	25.0	50.0	25.0	25.0	25.0	50.0	25.0	25.0		
Yellow	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8		
Red	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5		
Walk		5.0		5.0		5.0				
Ped Clear		34.0		47.0		26.0				
Recall		Min				Min				
LT Type	Prot		Prot		Prot		Prot			

Part II — *Coordinated Timing Information*

Pattern Tables

PHASE	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*Cycle*	*Offset*
Split Pattern 1	21	46	32	31	21	46	32	31	130	12
Split Pattern 2	23	57	25	25	23	57	25	25	130	93
Split Pattern 3	25	52	28	25	15	62	28	25	130	36
Split Pattern 4	18	42	18	22	15	45	18	22	100	48
Split Pattern 5	18	57	20	25	18	57	20	25	120	38

Schedule Implementation

Schedule Notes	Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
	Start	End	Pattern	Start	End	Pattern			
	0:00	6:30	Free	0:00	7:00	Free			
	6:30	10:00	1	7:00	10:00	4			
	10:00	15:00	2	10:00	18:00	5			
	15:00	19:00	3	18:00	21:00	4			
	19:00	21:00	4	21:00	0:00	Free			
	21:00	0:00	Free						

Part III — *Notes and Comments*

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

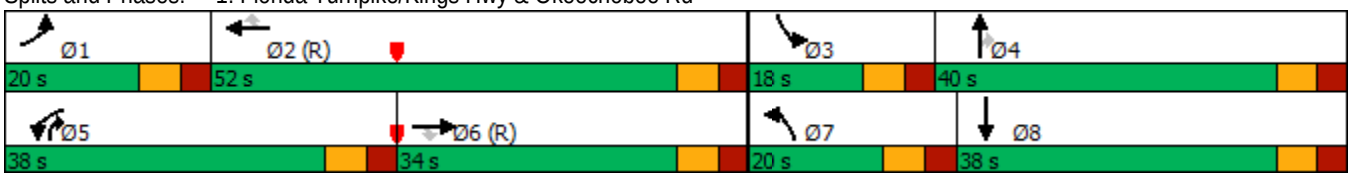
APPENDIX D

EXISTING CONDITIONS SYNCHRO PRINTOUTS

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	46	403	46	392	323	188	51	117	485	78	169
Future Volume (vph)	46	403	46	392	323	188	51	117	485	78	169
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	pm+ov	Prot	NA
Protected Phases	1	6		5	2		7	4	5	3	8
Permitted Phases			6			2			4		
Detector Phase	1	6	6	5	2	2	7	4	5	3	8
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Total Split (s)	20.0	34.0	34.0	38.0	52.0	52.0	20.0	40.0	38.0	18.0	38.0
Total Split (%)	15.4%	26.2%	26.2%	29.2%	40.0%	40.0%	15.4%	30.8%	29.2%	13.8%	29.2%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	Max	None	None	None
Act Effct Green (s)	9.2	34.9	34.9	23.1	51.3	51.3	9.5	35.3	65.4	8.7	37.0
Actuated g/C Ratio	0.07	0.27	0.27	0.18	0.39	0.39	0.07	0.27	0.50	0.07	0.28
v/c Ratio	0.42	0.34	0.09	0.73	0.26	0.28	0.45	0.26	0.36	0.39	0.42
Control Delay	67.8	40.1	0.3	53.6	14.5	5.2	68.6	39.6	9.9	62.9	41.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.8	40.1	0.3	53.6	14.5	5.2	68.6	39.6	9.9	62.9	41.9
LOS	E	D	A	D	B	A	E	D	A	E	D
Approach Delay		38.9			29.5			19.8			47.9
Approach LOS		D			C			B			D

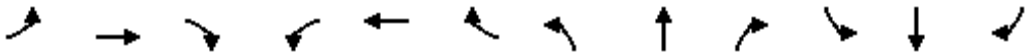
Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.73	
Intersection Signal Delay: 31.0	Intersection LOS: C
Intersection Capacity Utilization 57.0%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: Florida Turnpike/Kings Hwy & Okeechobee Rd



HCM 6th Signalized Intersection Summary
1: Florida Turnpike/Kings Hwy & Okeechobee Rd

09/13/2022



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	46	403	46	392	323	188	51	117	485	78	169	27
Future Volume (veh/h)	46	403	46	392	323	188	51	117	485	78	169	27
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	48	424	48	413	340	198	54	123	511	82	178	28
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	61	1638	508	484	1516	676	68	445	1054	126	372	59
Arrive On Green	0.04	0.34	0.34	0.15	0.46	0.46	0.04	0.25	0.25	0.04	0.25	0.25
Sat Flow, veh/h	1668	4782	1485	3237	3328	1485	1668	1752	2613	3237	1478	232
Grp Volume(v), veh/h	48	424	48	413	340	198	54	123	511	82	0	206
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1664	1485	1668	1752	1306	1618	0	1710
Q Serve(g_s), s	3.7	8.3	2.9	16.2	8.1	10.9	4.2	7.3	18.9	3.2	0.0	13.3
Cycle Q Clear(g_c), s	3.7	8.3	2.9	16.2	8.1	10.9	4.2	7.3	18.9	3.2	0.0	13.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.14
Lane Grp Cap(c), veh/h	61	1638	508	484	1516	676	68	445	1054	126	0	430
V/C Ratio(X)	0.79	0.26	0.09	0.85	0.22	0.29	0.79	0.28	0.48	0.65	0.00	0.48
Avail Cap(c_a), veh/h	167	1638	508	772	1516	676	167	445	1054	274	0	430
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	62.1	30.8	29.0	53.9	21.5	22.2	61.8	38.9	28.8	61.6	0.0	41.4
Incr Delay (d2), s/veh	19.9	0.4	0.4	5.4	0.3	1.1	17.9	1.5	1.6	5.6	0.0	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.4	5.9	2.0	11.3	5.8	7.3	3.8	6.1	10.2	2.6	0.0	9.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	82.1	31.2	29.4	59.3	21.8	23.3	79.7	40.5	30.4	67.2	0.0	42.2
LnGrp LOS	F	C	C	E	C	C	E	D	C	E	A	D
Approach Vol, veh/h		520			951			688			288	
Approach Delay, s/veh		35.7			38.4			36.0			49.3	
Approach LOS		D			D			D			D	

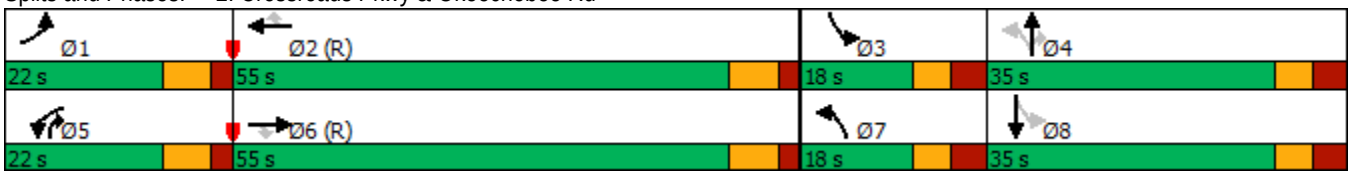
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.7	66.2	12.1	40.0	26.4	51.5	12.3	39.7
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	13.0	45.0	11.0	33.0	31.0	27.0	13.0	31.0
Max Q Clear Time (g_c+I1), s	5.7	12.9	5.2	20.9	18.2	10.3	6.2	15.3
Green Ext Time (p_c), s	0.0	3.1	0.1	2.4	1.3	2.8	0.0	1.0

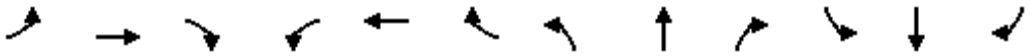
Intersection Summary	
HCM 6th Ctrl Delay	38.5
HCM 6th LOS	D

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	63	1239	13	71	914	142	27	7	57	87	18
Future Volume (vph)	63	1239	13	71	914	142	27	7	57	87	18
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	pm+ov	pm+pt	NA
Protected Phases	1	6		5	2		7	4	5	3	8
Permitted Phases			6			2	4		4	8	
Detector Phase	1	6	6	5	2	2	7	4	5	3	8
Switch Phase											
Minimum Initial (s)	5.0	12.0	12.0	5.0	12.0	12.0	5.0	8.0	5.0	5.0	8.0
Minimum Split (s)	11.8	19.0	19.0	11.8	19.0	19.0	12.2	15.2	11.8	12.2	15.2
Total Split (s)	22.0	55.0	55.0	22.0	55.0	55.0	18.0	35.0	22.0	18.0	35.0
Total Split (%)	16.9%	42.3%	42.3%	16.9%	42.3%	42.3%	13.8%	26.9%	16.9%	13.8%	26.9%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	3.7	3.7	4.8	3.7	3.7
All-Red Time (s)	2.0	2.2	2.2	2.0	2.2	2.2	3.5	3.5	2.0	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	7.0	7.0	6.8	7.0	7.0	7.2	7.2	6.8	7.2	7.2
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	10.6	82.3	82.3	8.4	82.8	82.8	9.2	8.0	11.5	17.0	8.7
Actuated g/C Ratio	0.08	0.63	0.63	0.06	0.64	0.64	0.07	0.06	0.09	0.13	0.07
v/c Ratio	0.50	0.44	0.01	0.36	0.32	0.15	0.24	0.07	0.28	0.46	0.30
Control Delay	60.9	15.5	0.0	64.3	15.7	4.7	56.7	59.0	5.7	55.9	24.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	60.9	15.5	0.0	64.3	15.7	4.7	56.7	59.0	5.7	55.9	24.6
LOS	E	B	A	E	B	A	E	E	A	E	C
Approach Delay		17.5			17.4			24.7			41.9
Approach LOS		B			B			C			D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 84 (65%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.50	
Intersection Signal Delay: 19.1	Intersection LOS: B
Intersection Capacity Utilization 57.1%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: Crossroads Pkwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	63	1239	13	71	914	142	27	7	57	87	18	53
Future Volume (veh/h)	63	1239	13	71	914	142	27	7	57	87	18	53
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	66	1304	14	75	962	149	28	7	60	92	19	56
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	83	2971	922	117	2905	902	172	108	145	235	168	150
Arrive On Green	0.05	0.62	0.62	0.07	1.00	1.00	0.02	0.06	0.06	0.06	0.10	0.10
Sat Flow, veh/h	1668	4782	1485	3237	4782	1485	1668	1752	1485	1668	1664	1485
Grp Volume(v), veh/h	66	1304	14	75	962	149	28	7	60	92	19	56
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1594	1485	1668	1752	1485	1668	1664	1485
Q Serve(g_s), s	5.1	18.5	0.5	2.9	0.0	0.0	2.0	0.5	4.9	6.6	1.3	4.6
Cycle Q Clear(g_c), s	5.1	18.5	0.5	2.9	0.0	0.0	2.0	0.5	4.9	6.6	1.3	4.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	83	2971	922	117	2905	902	172	108	145	235	168	150
V/C Ratio(X)	0.79	0.44	0.02	0.64	0.33	0.17	0.16	0.07	0.41	0.39	0.11	0.37
Avail Cap(c_a), veh/h	195	2971	922	378	2905	902	270	375	371	266	356	317
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.99	0.99	0.99	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	61.1	12.8	9.4	59.5	0.0	0.0	55.2	57.5	55.2	52.6	53.1	54.6
Incr Delay (d2), s/veh	15.3	0.5	0.0	5.6	0.3	0.4	0.4	0.3	1.9	1.1	0.3	1.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.5	10.8	0.3	2.3	0.1	0.2	1.6	0.4	3.5	5.1	1.0	3.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	76.3	13.3	9.4	65.1	0.3	0.4	55.7	57.7	57.0	53.7	53.4	56.1
LnGrp LOS	E	B	A	E	A	A	E	E	E	D	D	E
Approach Vol, veh/h		1384			1186			95			167	
Approach Delay, s/veh		16.3			4.4			56.7			54.4	
Approach LOS		B			A			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.3	86.0	15.6	15.2	11.5	87.8	10.4	20.4
Change Period (Y+Rc), s	6.8	* 7	* 7.2	* 7.2	6.8	* 7	* 7.2	* 7.2
Max Green Setting (Gmax), s	15.2	* 48	* 11	* 28	15.2	* 48	* 11	* 28
Max Q Clear Time (g_c+I1), s	7.1	2.0	8.6	6.9	4.9	20.5	4.0	6.6
Green Ext Time (p_c), s	0.1	9.5	0.0	0.2	0.1	11.5	0.0	0.3

Intersection Summary	
HCM 6th Ctrl Delay	14.9
HCM 6th LOS	B

Notes

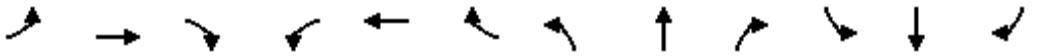
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	EBR	WBT	SBL	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	1018	500	625	272	0	289
Future Volume (vph)	1018	500	625	272	0	289
Turn Type	NA	Free	NA	Perm	NA	Perm
Protected Phases	6		2		4	
Permitted Phases		Free		4		4
Detector Phase	6		2	4	4	4
Switch Phase						
Minimum Initial (s)	5.0		5.0	7.0	7.0	7.0
Minimum Split (s)	11.8		11.8	13.8	13.8	13.8
Total Split (s)	90.0		90.0	40.0	40.0	40.0
Total Split (%)	69.2%		69.2%	30.8%	30.8%	30.8%
Yellow Time (s)	4.8		4.8	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0	2.8	2.8	2.8
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8		6.8	6.8	6.8	6.8
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None		C-Max	None	None	None
Act Effct Green (s)	101.7	130.0	101.7	14.7	14.7	14.7
Actuated g/C Ratio	0.78	1.00	0.78	0.11	0.11	0.11
v/c Ratio	0.29	0.36	0.18	0.55	0.25	0.27
Control Delay	2.0	1.7	2.1	58.1	1.5	0.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	2.0	1.7	2.1	58.1	1.5	0.9
LOS	A	A	A	E	A	A
Approach Delay	1.9		2.1		28.7	
Approach LOS	A		A		C	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 71 (55%), Referenced to phase 2:WBT, Start of Green	
Natural Cycle: 40	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.55	
Intersection Signal Delay: 7.5	Intersection LOS: A
Intersection Capacity Utilization 52.0%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: I-95 West & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1018	500	0	625	0	0	0	0	272	0	289
Future Volume (veh/h)	0	1018	500	0	625	0	0	0	0	272	0	289
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1752	1752	0	1752	0				1752	1752	1752
Adj Flow Rate, veh/h	0	1072	0	0	658	0				286	0	304
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95				0.95	0.95	0.95
Percent Heavy Veh, %	0	10	10	0	10	0				10	10	10
Cap, veh/h	0	3804		0	3804	0				500	0	445
Arrive On Green	0.00	1.00	0.00	0.00	0.80	0.00				0.10	0.00	0.10
Sat Flow, veh/h	0	4940	1485	0	5098	0				5005	0	4454
Grp Volume(v), veh/h	0	1072	0	0	658	0				286	0	304
Grp Sat Flow(s),veh/h/ln	0	1594	1485	0	1594	0				1668	0	1485
Q Serve(g_s), s	0.0	0.0	0.0	0.0	4.2	0.0				7.1	0.0	8.6
Cycle Q Clear(g_c), s	0.0	0.0	0.0	0.0	4.2	0.0				7.1	0.0	8.6
Prop In Lane	0.00		1.00	0.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	3804		0	3804	0				500	0	445
V/C Ratio(X)	0.00	0.28		0.00	0.17	0.00				0.57	0.00	0.68
Avail Cap(c_a), veh/h	0	3804		0	3804	0				1278	0	1137
HCM Platoon Ratio	1.00	2.00	2.00	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	0.90	0.00	0.00	0.99	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	0.0	3.2	0.0				55.9	0.0	56.5
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.1	0.0				1.0	0.0	1.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	0.0	0.0	0.0	2.1	0.0				5.5	0.0	5.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	0.0	0.0	3.3	0.0				56.9	0.0	58.4
LnGrp LOS	A	A		A	A	A				E	A	E
Approach Vol, veh/h		1072	A		658						590	
Approach Delay, s/veh		0.0			3.3						57.7	
Approach LOS		A			A						E	

Timer - Assigned Phs		2		4		6						
Phs Duration (G+Y+Rc), s		110.2		19.8		110.2						
Change Period (Y+Rc), s		6.8		* 6.8		6.8						
Max Green Setting (Gmax), s		83.2		* 33		83.2						
Max Q Clear Time (g_c+I1), s		6.2		10.6		2.0						
Green Ext Time (p_c), s		5.5		2.4		10.6						

Intersection Summary												
HCM 6th Ctrl Delay			15.6									
HCM 6th LOS			B									

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

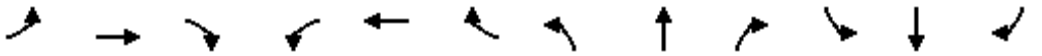
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBT	WBT	WBR	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	850	467	813	210	1031
Future Volume (vph)	850	467	813	210	1031
Turn Type	NA	NA	Free	Prot	Prot
Protected Phases	6	2		4	4
Permitted Phases			Free		
Detector Phase	6	2		4	4
Switch Phase					
Minimum Initial (s)	12.0	12.0		7.0	7.0
Minimum Split (s)	18.8	18.8		14.0	14.0
Total Split (s)	85.0	85.0		45.0	45.0
Total Split (%)	65.4%	65.4%		34.6%	34.6%
Yellow Time (s)	4.8	4.8		4.0	4.0
All-Red Time (s)	2.0	2.0		3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.8	6.8		7.0	7.0
Lead/Lag					
Lead-Lag Optimize?					
Recall Mode	C-Max	None		None	None
Act Effct Green (s)	80.3	80.3	130.0	35.9	35.9
Actuated g/C Ratio	0.62	0.62	1.00	0.28	0.28
v/c Ratio	0.31	0.17	0.58	0.17	0.92
Control Delay	11.9	11.6	11.0	35.6	43.7
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	11.9	11.6	11.0	35.6	43.7
LOS	B	B	B	D	D
Approach Delay	11.9	11.2			
Approach LOS	B	B			

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 118 (91%), Referenced to phase 6:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.92	
Intersection Signal Delay: 22.8	Intersection LOS: C
Intersection Capacity Utilization 52.0%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 4: I-95 East & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	850	0	0	467	813	210	0	1031	0	0	0
Future Volume (veh/h)	0	850	0	0	467	813	210	0	1031	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	0	1752	0	0	1752	1752	1752	0	1752			
Adj Flow Rate, veh/h	0	895	0	0	492	0	221	0	1085			
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95			
Percent Heavy Veh, %	0	10	0	0	10	10	10	0	10			
Cap, veh/h	0	2877	0	0	2877		1375	0	989			
Arrive On Green	0.00	0.60	0.00	0.00	1.00	0.00	0.29	0.00	0.29			
Sat Flow, veh/h	0	5098	0	0	4940	1485	4705	0	3385			
Grp Volume(v), veh/h	0	895	0	0	492	0	221	0	1085			
Grp Sat Flow(s),veh/h/ln	0	1594	0	0	1594	1485	1568	0	1128			
Q Serve(g_s), s	0.0	11.9	0.0	0.0	0.0	0.0	4.5	0.0	38.0			
Cycle Q Clear(g_c), s	0.0	11.9	0.0	0.0	0.0	0.0	4.5	0.0	38.0			
Prop In Lane	0.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	0	2877	0	0	2877		1375	0	989			
V/C Ratio(X)	0.00	0.31	0.00	0.00	0.17		0.16	0.00	1.10			
Avail Cap(c_a), veh/h	0	2877	0	0	2877		1375	0	989			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00			
Upstream Filter(I)	0.00	0.95	0.00	0.00	0.90	0.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	0.0	12.7	0.0	0.0	0.0	0.0	34.2	0.0	46.0			
Incr Delay (d2), s/veh	0.0	0.3	0.0	0.0	0.0	0.0	0.1	0.0	58.8			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(95%),veh/ln	0.0	7.6	0.0	0.0	0.0	0.0	3.2	0.0	23.8			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	13.0	0.0	0.0	0.0	0.0	34.2	0.0	104.8			
LnGrp LOS	A	B	A	A	A		C	A	F			
Approach Vol, veh/h		895			492	A		1306				
Approach Delay, s/veh		13.0			0.0			92.8				
Approach LOS		B			A			F				

Timer - Assigned Phs		2		4		6						
Phs Duration (G+Y+Rc), s		85.0		45.0		85.0						
Change Period (Y+Rc), s		6.8		7.0		6.8						
Max Green Setting (Gmax), s		78.2		38.0		78.2						
Max Q Clear Time (g_c+I1), s		2.0		40.0		13.9						
Green Ext Time (p_c), s		3.9		0.0		8.1						

Intersection Summary		
HCM 6th Ctrl Delay		49.3
HCM 6th LOS		D

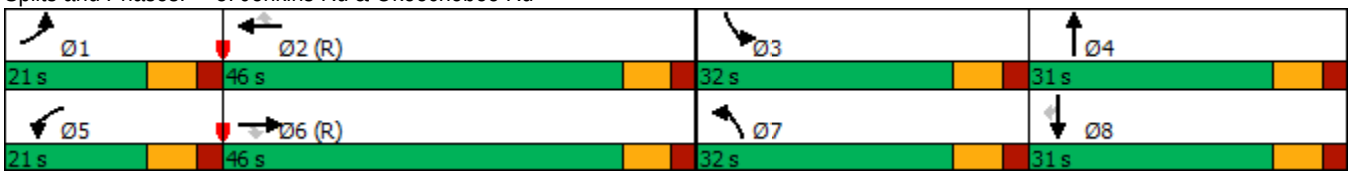
Notes

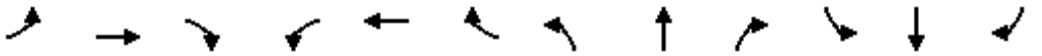
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	250	1513	341	114	788	78	353	164	241	181	90
Future Volume (vph)	250	1513	341	114	788	78	353	164	241	181	90
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			6			2					8
Detector Phase	1	6	6	5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	7.0	12.0	12.0	7.0	12.0	12.0	7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	14.3	19.3	19.3	14.3	19.3	19.3	14.3	14.3	14.3	14.3	14.3
Total Split (s)	21.0	46.0	46.0	21.0	46.0	46.0	32.0	31.0	32.0	31.0	31.0
Total Split (%)	16.2%	35.4%	35.4%	16.2%	35.4%	35.4%	24.6%	23.8%	24.6%	23.8%	23.8%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	15.6	54.1	54.1	14.5	53.0	53.0	19.7	17.0	15.2	12.5	12.5
Actuated g/C Ratio	0.12	0.42	0.42	0.11	0.41	0.41	0.15	0.13	0.12	0.10	0.10
v/c Ratio	0.66	0.62	0.42	0.62	0.33	0.11	0.74	0.55	0.65	0.58	0.33
Control Delay	70.9	21.4	2.6	68.9	28.2	0.3	61.6	43.2	62.7	62.9	3.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.9	21.4	2.6	68.9	28.2	0.3	61.6	43.2	62.7	62.9	3.2
LOS	E	C	A	E	C	A	E	D	E	E	A
Approach Delay		24.2			30.7			53.9		52.3	
Approach LOS		C			C			D		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.74	
Intersection Signal Delay: 33.4	Intersection LOS: C
Intersection Capacity Utilization 68.5%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 5: Jenkins Rd & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	250	1513	341	114	788	78	353	164	88	241	181	90
Future Volume (veh/h)	250	1513	341	114	788	78	353	164	88	241	181	90
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	263	1593	359	120	829	82	372	173	93	254	191	95
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	311	3001	739	144	2943	725	439	267	137	319	294	131
Arrive On Green	0.18	0.96	0.96	0.08	0.47	0.47	0.13	0.12	0.12	0.09	0.08	0.08
Sat Flow, veh/h	3374	6281	1547	1739	6281	1547	3374	2218	1137	3374	3469	1547
Grp Volume(v), veh/h	263	1593	359	120	829	82	372	133	133	254	191	95
Grp Sat Flow(s),veh/h/ln	1687	1570	1547	1739	1570	1547	1687	1735	1621	1687	1735	1547
Q Serve(g_s), s	9.8	3.0	2.5	8.8	10.5	3.9	14.0	9.5	10.2	9.6	6.9	7.8
Cycle Q Clear(g_c), s	9.8	3.0	2.5	8.8	10.5	3.9	14.0	9.5	10.2	9.6	6.9	7.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.70	1.00		1.00
Lane Grp Cap(c), veh/h	311	3001	739	144	2943	725	439	209	195	319	294	131
V/C Ratio(X)	0.85	0.53	0.49	0.83	0.28	0.11	0.85	0.64	0.68	0.80	0.65	0.73
Avail Cap(c_a), veh/h	356	3001	739	183	2943	725	641	316	296	641	632	282
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.72	0.72	0.72	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.1	1.6	1.6	58.7	21.2	19.4	55.3	54.5	54.8	57.6	57.6	58.0
Incr Delay (d2), s/veh	11.7	0.5	1.6	22.1	0.2	0.3	7.1	3.2	4.1	4.6	2.4	7.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.2	1.2	1.5	8.4	7.1	2.6	10.5	7.8	7.8	7.7	5.7	6.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	63.8	2.1	3.2	80.9	21.4	19.7	62.3	57.7	58.9	62.2	60.1	65.4
LnGrp LOS	E	A	A	F	C	B	E	E	E	E	E	E
Approach Vol, veh/h		2215			1031			638			540	
Approach Delay, s/veh		9.6			28.2			60.7			62.0	
Approach LOS		A			C			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.3	68.2	19.6	22.9	18.1	69.4	24.2	18.3
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	13.7	38.7	24.7	23.7	13.7	38.7	24.7	23.7
Max Q Clear Time (g_c+I1), s	11.8	12.5	11.6	12.2	10.8	5.0	16.0	9.8
Green Ext Time (p_c), s	0.2	6.7	0.7	1.1	0.1	18.3	0.9	1.2

Intersection Summary	
HCM 6th Ctrl Delay	27.7
HCM 6th LOS	C

Timings
1: Florida Turnpike/Kings Hwy & Okeechobee Rd

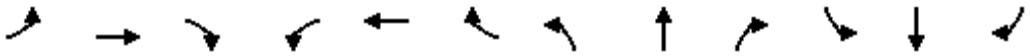
09/13/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	49	334	29	454	481	164	73	120	516	204	191
Future Volume (vph)	49	334	29	454	481	164	73	120	516	204	191
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	pm+ov	Prot	NA
Protected Phases	1	6		5	2		7	4	5	3	8
Permitted Phases			6			2			4		
Detector Phase	1	6	6	5	2	2	7	4	5	3	8
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Total Split (s)	19.0	29.0	29.0	39.0	49.0	49.0	22.0	39.0	39.0	23.0	40.0
Total Split (%)	14.6%	22.3%	22.3%	30.0%	37.7%	37.7%	16.9%	30.0%	30.0%	17.7%	30.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	9.5	41.7	41.7	26.2	61.0	61.0	11.2	20.5	53.6	13.6	25.6
Actuated g/C Ratio	0.07	0.32	0.32	0.20	0.47	0.47	0.09	0.16	0.41	0.10	0.20
v/c Ratio	0.44	0.23	0.05	0.75	0.33	0.22	0.55	0.46	0.47	0.65	0.72
Control Delay	68.1	36.3	0.2	65.0	38.5	18.1	70.6	53.4	19.7	64.9	59.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	68.1	36.3	0.2	65.0	38.5	18.1	70.6	53.4	19.7	64.9	59.7
LOS	E	D	A	E	D	B	E	D	B	E	E
Approach Delay		37.6			46.4			30.7			62.1
Approach LOS		D			D			C			E

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.75	
Intersection Signal Delay: 43.4	Intersection LOS: D
Intersection Capacity Utilization 59.4%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: Florida Turnpike/Kings Hwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	49	334	29	454	481	164	73	120	516	204	191	40
Future Volume (veh/h)	49	334	29	454	481	164	73	120	516	204	191	40
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	52	352	31	478	506	173	77	126	543	215	201	42
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	66	1598	496	550	1547	690	96	346	960	269	313	65
Arrive On Green	0.04	0.33	0.33	0.17	0.46	0.46	0.06	0.20	0.20	0.08	0.22	0.22
Sat Flow, veh/h	1668	4782	1485	3237	3328	1485	1668	1752	2613	3237	1405	294
Grp Volume(v), veh/h	52	352	31	478	506	173	77	126	543	215	0	243
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1664	1485	1668	1752	1306	1618	0	1699
Q Serve(g_s), s	4.0	6.9	1.8	18.7	12.5	9.2	5.9	8.1	21.6	8.5	0.0	16.9
Cycle Q Clear(g_c), s	4.0	6.9	1.8	18.7	12.5	9.2	5.9	8.1	21.6	8.5	0.0	16.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.17
Lane Grp Cap(c), veh/h	66	1598	496	550	1547	690	96	346	960	269	0	378
V/C Ratio(X)	0.79	0.22	0.06	0.87	0.33	0.25	0.80	0.36	0.57	0.80	0.00	0.64
Avail Cap(c_a), veh/h	154	1598	496	797	1547	690	193	431	1087	398	0	431
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	61.9	31.1	29.4	52.5	22.0	21.1	60.5	45.1	32.8	58.5	0.0	45.8
Incr Delay (d2), s/veh	18.6	0.3	0.2	7.2	0.6	0.9	13.9	0.6	0.5	6.9	0.0	2.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.7	4.9	1.3	12.8	8.7	6.1	5.2	6.5	11.2	6.7	0.0	11.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	80.5	31.4	29.7	59.7	22.5	22.0	74.4	45.8	33.4	65.4	0.0	48.5
LnGrp LOS	F	C	C	E	C	C	E	D	C	E	A	D
Approach Vol, veh/h		435			1157			746			458	
Approach Delay, s/veh		37.2			37.8			39.7			56.4	
Approach LOS		D			D			D			E	

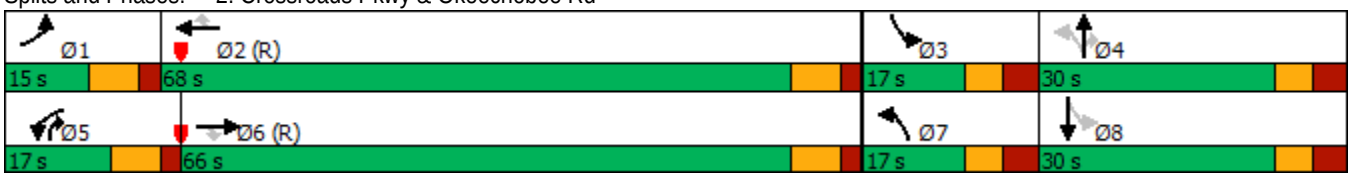
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.1	67.4	17.8	32.7	29.1	50.4	14.5	36.0
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	12.0	42.0	16.0	32.0	32.0	22.0	15.0	33.0
Max Q Clear Time (g_c+I1), s	6.0	14.5	10.5	23.6	20.7	8.9	7.9	18.9
Green Ext Time (p_c), s	0.0	4.3	0.3	2.1	1.4	2.0	0.1	1.2

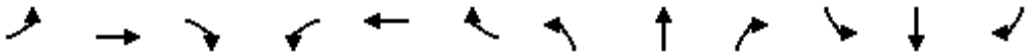
Intersection Summary	
HCM 6th Ctrl Delay	41.3
HCM 6th LOS	D

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	89	1100	47	179	1493	147	32	10	114	163	10
Future Volume (vph)	89	1100	47	179	1493	147	32	10	114	163	10
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	pm+ov	pm+pt	NA
Protected Phases	1	6		5	2		7	4	5	3	8
Permitted Phases			6			2	4		4	8	
Detector Phase	1	6	6	5	2	2	7	4	5	3	8
Switch Phase											
Minimum Initial (s)	5.0	12.0	12.0	5.0	12.0	12.0	5.0	8.0	5.0	5.0	8.0
Minimum Split (s)	11.8	19.0	19.0	11.8	19.0	19.0	12.2	15.2	11.8	12.2	15.2
Total Split (s)	15.0	66.0	66.0	17.0	68.0	68.0	17.0	30.0	17.0	17.0	30.0
Total Split (%)	11.5%	50.8%	50.8%	13.1%	52.3%	52.3%	13.1%	23.1%	13.1%	13.1%	23.1%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	3.7	3.7	4.8	3.7	3.7
All-Red Time (s)	2.0	2.2	2.2	2.0	2.2	2.2	3.5	3.5	2.0	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	7.0	7.0	6.8	7.0	7.0	7.2	7.2	6.8	7.2	7.2
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	14.3	77.2	77.2	13.2	76.1	76.1	11.0	8.0	19.3	15.9	9.0
Actuated g/C Ratio	0.11	0.59	0.59	0.10	0.59	0.59	0.08	0.06	0.15	0.12	0.07
v/c Ratio	0.52	0.41	0.05	0.58	0.57	0.17	0.24	0.10	0.40	0.98	0.22
Control Delay	63.2	17.1	0.6	66.2	18.7	2.8	52.5	59.9	16.7	117.0	25.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	63.2	17.1	0.6	66.2	18.7	2.8	52.5	59.9	16.7	117.0	25.0
LOS	E	B	A	E	B	A	D	E	B	F	C
Approach Delay		19.8			22.1			27.0			96.0
Approach LOS		B			C			C			F

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 110 (85%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.98	
Intersection Signal Delay: 26.0	Intersection LOS: C
Intersection Capacity Utilization 67.0%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 2: Crossroads Pkwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	89	1100	47	179	1493	147	32	10	114	163	10	38
Future Volume (veh/h)	89	1100	47	179	1493	147	32	10	114	163	10	38
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	94	1158	49	188	1572	155	34	11	120	172	11	40
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	105	2605	809	233	2647	822	216	160	242	282	232	207
Arrive On Green	0.06	0.54	0.54	0.14	1.00	1.00	0.03	0.09	0.09	0.08	0.14	0.14
Sat Flow, veh/h	1668	4782	1485	3237	4782	1485	1668	1752	1485	1668	1664	1485
Grp Volume(v), veh/h	94	1158	49	188	1572	155	34	11	120	172	11	40
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1594	1485	1668	1752	1485	1668	1664	1485
Q Serve(g_s), s	7.3	18.9	2.0	7.3	0.0	0.0	2.4	0.7	9.6	9.8	0.7	3.1
Cycle Q Clear(g_c), s	7.3	18.9	2.0	7.3	0.0	0.0	2.4	0.7	9.6	9.8	0.7	3.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	105	2605	809	233	2647	822	216	160	242	282	232	207
V/C Ratio(X)	0.89	0.44	0.06	0.81	0.59	0.19	0.16	0.07	0.50	0.61	0.05	0.19
Avail Cap(c_a), veh/h	105	2605	809	254	2647	822	297	307	367	282	292	260
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.93	0.93	0.93	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.5	17.8	13.9	54.8	0.0	0.0	51.6	54.0	49.5	49.8	48.5	49.5
Incr Delay (d2), s/veh	55.4	0.6	0.1	15.2	0.9	0.5	0.3	0.2	1.6	3.8	0.1	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	8.3	11.4	1.3	5.9	0.4	0.2	1.8	0.6	6.6	9.5	0.6	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	115.8	18.3	14.1	69.9	0.9	0.5	51.9	54.2	51.1	53.7	48.6	49.9
LnGrp LOS	F	B	B	E	A	A	D	D	D	D	D	D
Approach Vol, veh/h		1301			1915			165			223	
Approach Delay, s/veh		25.2			7.7			51.5			52.7	
Approach LOS		C			A			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.0	79.0	17.0	19.0	16.2	77.8	10.7	25.3
Change Period (Y+Rc), s	6.8	* 7	* 7.2	* 7.2	6.8	* 7	* 7.2	* 7.2
Max Green Setting (Gmax), s	8.2	* 61	* 9.8	* 23	10.2	* 59	* 9.8	* 23
Max Q Clear Time (g_c+I1), s	9.3	2.0	11.8	11.6	9.3	20.9	4.4	5.1
Green Ext Time (p_c), s	0.0	20.7	0.0	0.3	0.1	11.1	0.0	0.2

Intersection Summary	
HCM 6th Ctrl Delay	18.8
HCM 6th LOS	B

Notes

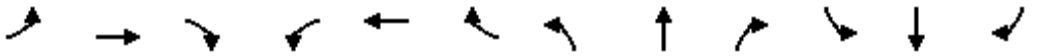
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	EBR	WBT	SBL	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	503	851	1003	296	0	490
Future Volume (vph)	503	851	1003	296	0	490
Turn Type	NA	Free	NA	Perm	NA	Perm
Protected Phases	6		2		4	
Permitted Phases		Free		4		4
Detector Phase	6		2	4	4	4
Switch Phase						
Minimum Initial (s)	5.0		5.0	7.0	7.0	7.0
Minimum Split (s)	11.8		11.8	13.8	13.8	13.8
Total Split (s)	90.0		90.0	40.0	40.0	40.0
Total Split (%)	69.2%		69.2%	30.8%	30.8%	30.8%
Yellow Time (s)	4.8		4.8	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0	2.8	2.8	2.8
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8		6.8	6.8	6.8	6.8
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None		C-Max	None	None	None
Act Effct Green (s)	98.9	130.0	98.9	17.5	17.5	17.5
Actuated g/C Ratio	0.76	1.00	0.76	0.13	0.13	0.13
v/c Ratio	0.15	0.61	0.29	0.50	0.59	0.62
Control Delay	3.3	9.7	2.2	54.3	24.8	22.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	3.3	9.7	2.2	54.3	24.8	22.7
LOS	A	A	A	D	C	C
Approach Delay	7.3		2.2		35.1	
Approach LOS	A		A		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 105 (81%), Referenced to phase 2:WBT, Start of Green	
Natural Cycle: 40	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.62	
Intersection Signal Delay: 12.6	Intersection LOS: B
Intersection Capacity Utilization 46.9%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: I-95 West & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	503	851	0	1003	0	0	0	0	296	0	490
Future Volume (veh/h)	0	503	851	0	1003	0	0	0	0	296	0	490
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1752	1752	0	1752	0				1752	1752	1752
Adj Flow Rate, veh/h	0	529	0	0	1056	0				312	0	516
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95				0.95	0.95	0.95
Percent Heavy Veh, %	0	10	10	0	10	0				10	10	10
Cap, veh/h	0	3555		0	3555	0				761	0	677
Arrive On Green	0.00	1.00	0.00	0.00	0.74	0.00				0.15	0.00	0.15
Sat Flow, veh/h	0	4940	1485	0	5098	0				5005	0	4454
Grp Volume(v), veh/h	0	529	0	0	1056	0				312	0	516
Grp Sat Flow(s),veh/h/ln	0	1594	1485	0	1594	0				1668	0	1485
Q Serve(g_s), s	0.0	0.0	0.0	0.0	9.5	0.0				7.3	0.0	14.4
Cycle Q Clear(g_c), s	0.0	0.0	0.0	0.0	9.5	0.0				7.3	0.0	14.4
Prop In Lane	0.00		1.00	0.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	3555		0	3555	0				761	0	677
V/C Ratio(X)	0.00	0.15		0.00	0.30	0.00				0.41	0.00	0.76
Avail Cap(c_a), veh/h	0	3555		0	3555	0				1278	0	1137
HCM Platoon Ratio	1.00	1.67	1.67	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	0.87	0.00	0.00	0.99	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	0.0	5.5	0.0				49.9	0.0	52.9
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.2	0.0				0.4	0.0	1.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	0.0	0.0	0.0	5.3	0.0				5.6	0.0	9.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	0.0	0.0	5.7	0.0				50.2	0.0	54.7
LnGrp LOS	A	A		A	A	A				D	A	D
Approach Vol, veh/h		529	A		1056						828	
Approach Delay, s/veh		0.0			5.7						53.0	
Approach LOS		A			A						D	

Timer - Assigned Phs		2		4		6						
Phs Duration (G+Y+Rc), s		103.4		26.6		103.4						
Change Period (Y+Rc), s		6.8		* 6.8		6.8						
Max Green Setting (Gmax), s		83.2		* 33		83.2						
Max Q Clear Time (g_c+I1), s		11.5		16.4		2.0						
Green Ext Time (p_c), s		10.3		3.3		4.3						

Intersection Summary		
HCM 6th Ctrl Delay		20.7
HCM 6th LOS		C

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

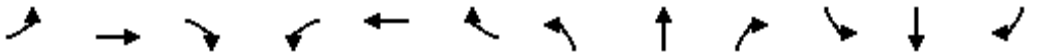
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBT	WBT	WBR	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	799	599	978	198	854
Future Volume (vph)	799	599	978	198	854
Turn Type	NA	NA	Free	Prot	Prot
Protected Phases	6	2		4	4
Permitted Phases			Free		
Detector Phase	6	2		4	4
Switch Phase					
Minimum Initial (s)	12.0	12.0		7.0	7.0
Minimum Split (s)	18.8	18.8		14.0	14.0
Total Split (s)	90.0	90.0		40.0	40.0
Total Split (%)	69.2%	69.2%		30.8%	30.8%
Yellow Time (s)	4.8	4.8		4.0	4.0
All-Red Time (s)	2.0	2.0		3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.8	6.8		7.0	7.0
Lead/Lag					
Lead-Lag Optimize?					
Recall Mode	C-Max	None		None	None
Act Effct Green (s)	89.6	89.6	130.0	26.6	26.6
Actuated g/C Ratio	0.69	0.69	1.00	0.20	0.20
v/c Ratio	0.26	0.19	0.70	0.22	0.87
Control Delay	9.7	6.3	19.4	42.4	34.0
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	9.7	6.3	19.4	42.4	34.0
LOS	A	A	B	D	C
Approach Delay	9.7	14.4			
Approach LOS	A	B			

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 19 (15%), Referenced to phase 6:EBT, Start of Green	
Natural Cycle: 40	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.87	
Intersection Signal Delay: 19.8	Intersection LOS: B
Intersection Capacity Utilization 46.9%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 4: I-95 East & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	799	0	0	599	978	198	0	854	0	0	0
Future Volume (veh/h)	0	799	0	0	599	978	198	0	854	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	0	1752	0	0	1752	1752	1752	0	1752			
Adj Flow Rate, veh/h	0	841	0	0	631	0	208	0	899			
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95			
Percent Heavy Veh, %	0	10	0	0	10	10	10	0	10			
Cap, veh/h	0	3061	0	0	3061		1194	0	859			
Arrive On Green	0.00	0.64	0.00	0.00	1.00	0.00	0.25	0.00	0.25			
Sat Flow, veh/h	0	5098	0	0	4940	1485	4705	0	3385			
Grp Volume(v), veh/h	0	841	0	0	631	0	208	0	899			
Grp Sat Flow(s),veh/h/ln	0	1594	0	0	1594	1485	1568	0	1128			
Q Serve(g_s), s	0.0	10.0	0.0	0.0	0.0	0.0	4.5	0.0	33.0			
Cycle Q Clear(g_c), s	0.0	10.0	0.0	0.0	0.0	0.0	4.5	0.0	33.0			
Prop In Lane	0.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	0	3061	0	0	3061		1194	0	859			
V/C Ratio(X)	0.00	0.27	0.00	0.00	0.21		0.17	0.00	1.05			
Avail Cap(c_a), veh/h	0	3061	0	0	3061		1194	0	859			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00			
Upstream Filter(I)	0.00	0.97	0.00	0.00	0.84	0.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	0.0	10.2	0.0	0.0	0.0	0.0	37.9	0.0	48.5			
Incr Delay (d2), s/veh	0.0	0.2	0.0	0.0	0.0	0.0	0.1	0.0	43.5			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(95%),veh/ln	0.0	6.3	0.0	0.0	0.0	0.0	3.2	0.0	19.0			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	10.4	0.0	0.0	0.0	0.0	37.9	0.0	92.0			
LnGrp LOS	A	B	A	A	A		D	A	F			
Approach Vol, veh/h		841			631	A		1107				
Approach Delay, s/veh		10.4			0.0			81.8				
Approach LOS		B			A			F				

Timer - Assigned Phs	2	4	6
Phs Duration (G+Y+Rc), s	90.0	40.0	90.0
Change Period (Y+Rc), s	6.8	7.0	6.8
Max Green Setting (Gmax), s	83.2	33.0	83.2
Max Q Clear Time (g_c+I1), s	2.0	35.0	12.0
Green Ext Time (p_c), s	5.2	0.0	7.5

Intersection Summary	
HCM 6th Ctrl Delay	38.5
HCM 6th LOS	D

Notes

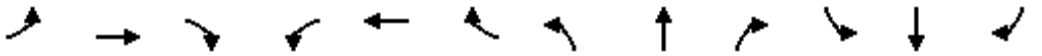
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	211	1131	299	100	1293	161	309	126	345	171	104
Future Volume (vph)	211	1131	299	100	1293	161	309	126	345	171	104
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			6			2					8
Detector Phase	1	6	6	5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	7.0	12.0	12.0	7.0	12.0	12.0	7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	14.3	19.3	19.3	14.3	19.3	19.3	14.3	14.3	14.3	14.3	14.3
Total Split (s)	25.0	62.0	62.0	15.0	52.0	52.0	28.0	25.0	28.0	25.0	25.0
Total Split (%)	19.2%	47.7%	47.7%	11.5%	40.0%	40.0%	21.5%	19.2%	21.5%	19.2%	19.2%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	13.9	57.4	57.4	13.6	57.1	57.1	17.5	11.3	18.5	12.3	12.3
Actuated g/C Ratio	0.11	0.44	0.44	0.10	0.44	0.44	0.13	0.09	0.14	0.09	0.09
v/c Ratio	0.62	0.43	0.37	0.58	0.50	0.21	0.72	0.53	0.77	0.56	0.32
Control Delay	64.6	19.2	3.9	69.6	28.1	1.8	63.4	56.9	64.8	62.6	2.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	64.6	19.2	3.9	69.6	28.1	1.8	63.4	56.9	64.8	62.6	2.4
LOS	E	B	A	E	C	A	E	E	E	E	A
Approach Delay		22.3			28.0			61.2		53.8	
Approach LOS		C			C			E		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 36 (28%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 70	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.77	
Intersection Signal Delay: 33.1	Intersection LOS: C
Intersection Capacity Utilization 64.8%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 5: Jenkins Rd & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	211	1131	299	100	1293	161	309	126	27	345	171	104
Future Volume (veh/h)	211	1131	299	100	1293	161	309	126	27	345	171	104
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	222	1191	315	105	1361	169	325	133	28	363	180	109
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	277	3211	791	103	3068	756	387	228	47	423	313	140
Arrive On Green	0.16	1.00	1.00	0.06	0.49	0.49	0.11	0.08	0.08	0.13	0.09	0.09
Sat Flow, veh/h	3374	6281	1547	1739	6281	1547	3374	2866	589	3374	3469	1547
Grp Volume(v), veh/h	222	1191	315	105	1361	169	325	79	82	363	180	109
Grp Sat Flow(s),veh/h/ln	1687	1570	1547	1739	1570	1547	1687	1735	1720	1687	1735	1547
Q Serve(g_s), s	8.2	0.0	0.0	7.7	18.4	8.2	12.3	5.7	6.0	13.7	6.5	9.0
Cycle Q Clear(g_c), s	8.2	0.0	0.0	7.7	18.4	8.2	12.3	5.7	6.0	13.7	6.5	9.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.34	1.00		1.00
Lane Grp Cap(c), veh/h	277	3211	791	103	3068	756	387	138	137	423	313	140
V/C Ratio(X)	0.80	0.37	0.40	1.02	0.44	0.22	0.84	0.57	0.60	0.86	0.57	0.78
Avail Cap(c_a), veh/h	459	3211	791	103	3068	756	537	236	234	537	472	211
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.80	0.80	0.80	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	53.3	0.0	0.0	61.2	21.7	19.1	56.4	57.7	57.8	55.7	56.7	57.9
Incr Delay (d2), s/veh	4.4	0.3	1.2	94.0	0.5	0.7	8.4	3.7	4.2	10.8	1.7	10.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.1	0.1	0.5	10.2	11.2	5.6	9.6	4.8	5.0	10.6	5.3	7.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	57.7	0.3	1.2	155.2	22.2	19.8	64.7	61.5	62.0	66.5	58.4	68.0
LnGrp LOS	E	A	A	F	C	B	E	E	E	E	E	E
Approach Vol, veh/h		1728			1635			486			652	
Approach Delay, s/veh		7.8			30.5			63.7			64.5	
Approach LOS		A			C			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.0	70.8	23.6	17.6	15.0	73.8	22.2	19.0
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	17.7	44.7	20.7	17.7	7.7	54.7	20.7	17.7
Max Q Clear Time (g_c+I1), s	10.2	20.4	15.7	8.0	9.7	2.0	14.3	11.0
Green Ext Time (p_c), s	0.4	12.0	0.6	0.5	0.0	14.2	0.6	0.8

Intersection Summary	
HCM 6th Ctrl Delay	30.3
HCM 6th LOS	C

APPENDIX E

COMMITTED PROJECTS

CROSSROADS INDUSTRIAL

10/30/2020
Revised: 12/22/2020
Revised: 02/11/2021

TABLE 7
AM PEAK HOUR - TEST 1

2025 BUILD OUT
3 MILE RADIUS OF DEVELOPMENT INFLUENCE
AREA WIDE GROWTH RATE = 2.50%
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 193
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 51

ROADWAY	FROM	TO	Traffic Count Year	AM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	AM PEAK HOUR PROJECT TRIPS	AREA WIDE GROWTH	COMMITTED PROJECTS	TOTAL BACKGROUNI TRAFFIC USED	2025 TRAFFIC WITHOUT PROJECT	2025 TOTAL TRAFFIC	ASSURED LANES	LOS D	MEETS LOS STD.
OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	2017	378	10%	19	83	19	102	480	499	4D	1810	YES
OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	2017	960	45%	87	210	53	263	1223	1310	6D	4170	YES
OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	2017	1063	55%	106	232	38	270	1333	1439	6D	4170	YES
OKEECHOBEE ROAD	I-95	MCNEIL ROAD	2017	1976	30%	58	432	53	485	2461	2519	6D	4240	YES
OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	2017	1580	26%	50	345	187	532	2112	2162	4D	3170	YES
OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	2020	922	15%	29	201	187	388	1310	1339	4D	1630	YES
KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	2017	361	10%	19	79	20	99	460	479	4D	2000	YES
KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	2017	885	10%	19	193	20	213	1098	1117	4D	2000	YES
FLORIDA TURNPIKE[1]	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	2019	2300	20%	39	502	14	516	2816	2855	4X	3890	YES

Notes:
(1) Florida Turnpike taken from FDOT AADT traffic data and applying the reported K and D factors.
(2) Kings Highway to be widened to 4 lanes as part of FDOT 5-Year Work Program

SIMMONS & WHITE

CROSSROADS INDUSTRIAL

10/30/2020
Revised: 12/22/2020
Revised: 02/11/2021

TABLE 8
PM PEAK HOUR - TEST 1

2025 BUILD OUT
3 MILE RADIUS OF DEVELOPMENT INFLUENCE
AREA WIDE GROWTH RATE = **2.50%**
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = **62**
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = **185**

ROADWAY	FROM	TO	Traffic Count Year	PM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	PM PEAK HOUR PROJECT TRIPS	AREA WIDE GROWTH	COMMITTED PROJECTS	TOTAL BACKGROUNI TRAFFIC USED	2025 TRAFFIC WITHOUT PROJECT	2025 TOTAL TRAFFIC	ASSURED LANES	LOS D	MEETS LOS STD.
OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	2017	391	10%	19	85	6	91	482	501	4D	1810	YES
OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	2017	1013	45%	83	221	34	255	1268	1351	6D	4170	YES
OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	2017	1086	55%	102	237	33	270	1356	1458	6D	4170	YES
OKEECHOBEE ROAD	I-95	MCNEIL ROAD	2017	1709	30%	56	373	56	429	2138	2194	6D	4240	YES
OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	2017	1649	26%	48	360	41	401	2050	2098	4D	3170	YES
OKEECHOBEE ROAD	VIRGINIA AVENUE	25TH STREET	2020	902	15%	28	197	41	238	1140	1168	4D	1630	YES
KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	2017	369	10%	19	81	7	88	457	476	4D	2000	YES
KINGS HIGHWAY	ORANGE AVENUE	ANGLE ROAD	2017	890	10%	19	194	7	201	1091	1110	4D	2000	YES
FLORIDA TURNPIKE	OKEECHOBEE ROAD	PORT ST. LUCIE BOULEVARD	2019	2300	20%	37	502	21	523	2823	2860	4X	3890	YES

Notes:
(1) Florida Turnpike volume taken from FDOT AADT traffic data and applying the reported K and D factors.
(2) Kings Highway to be widened to 4 lanes as part of FDOT 5-Year Work Program

SIMMONS & WHITE

CMA INTERSECTION ANALYSIS

CROSSROADS INDUSTRIAL

OKEECHOBEE ROAD AT KINGS HIGHWAY/FLORIDA TURNPIKE

INPUT DATA

Comments:

Area Wide Growth Rate = 2.50% Peak Season = 1.11 Current Year = 2020 Buildout Year = 2025

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	46	105	437	70	152	24	41	363	41	353	291	169
Peak Season Adjustment	5	12	48	8	17	3	5	40	5	39	32	19
Adjusted Existing Volume (2020)	51	117	485	78	169	27	46	403	46	392	323	188
Background Traffic Growth	7	15	64	10	22	4	6	53	6	51	42	25
Major Projects Traffic	0	0	14	20	0	0	0	19	0	12	9	10
2025 Background Traffic	58	132	563	108	191	30	51	475	51	455	374	222
Project Traffic	0	0	48	19	0	0	0	19	0	13	5	5
Total 2025 Traffic	**58**	**132**	**611**	**127**	**191**	**30**	**51**	**494**	**51**	**468**	**379**	**227**
Approach Total		**800**			**348**			**597**			**1,075**	

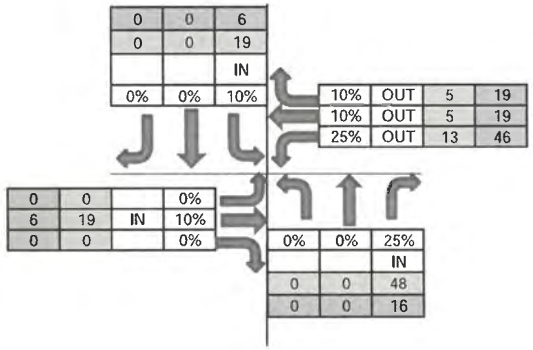
PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	66	108	465	184	172	36	44	301	26	409	433	148
Peak Season Adjustment	7	12	51	20	19	4	5	33	3	45	48	16
Adjusted Existing Volume (2020)	73	120	516	204	191	40	49	334	29	454	481	164
Background Traffic Growth	10	16	68	27	25	5	6	44	4	60	63	22
Major Projects Traffic	0	0	21	7	0	0	0	6	0	15	4	5
2025 Background Traffic	83	136	605	238	216	45	55	384	33	530	548	191
Project Traffic	0	0	16	6	0	0	0	6	0	46	19	19
Total	**83**	**136**	**621**	**244**	**216**	**45**	**55**	**390**	**33**	**576**	**567**	**210**
Approach Total		**839**			**505**			**478**			**1,352**	

TRIPS

	IN	OUT
AM	193	51
PM	62	185



CMA INTERSECTION ANALYSIS

CROSSROADS INDUSTRIAL

OKEECHOBEE ROAD AT CROSSROADS PARKWAY

INPUT DATA

Comments:

Area Wide Growth Rate = 2.50% Peak Season = 1.11 Current Year = 2020 Buildout Year = 2025

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	24	6	51	78	16	48	57	1116	12	64	823	128
Peak Season Adjustment	3	1	6	9	2	5	6	123	1	7	91	14
Adjusted Existing Volume (2020)	27	7	57	87	18	53	63	1239	13	71	914	142
Background Traffic Growth	4	1	7	11	2	7	8	163	2	9	120	19
Major Projects Traffic	9	0	8	0	0	0	0	27	12	13	22	0
2025 Background Traffic	39	8	72	98	20	60	72	1429	27	93	1056	161
Project Traffic	23	0	28	0	0	0	0	0	87	106	0	0
Total 2025 Traffic	**62**	**8**	**100**	**98**	**20**	**60**	**72**	**1429**	**114**	**199**	**1056**	**161**
Approach Total		**170**			**178**			**1,614**			**1,416**	

PM Peak Hour

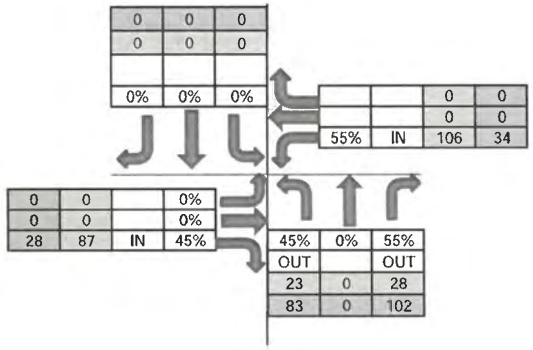
INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	29	9	103	147	9	34	80	991	42	161	1345	132
Peak Season Adjustment	3	1	11	16	1	4	9	109	5	18	148	15
Adjusted Existing Volume (2020)	32	10	114	163	10	38	89	1100	47	179	1493	147
Background Traffic Growth	4	1	15	21	1	5	12	145	6	23	196	19
Major Projects Traffic	11	0	11	0	0	0	0	21	11	12	14	0
2025 Background Traffic	47	11	140	185	11	43	100	1266	64	214	1703	166
Project Traffic	83	0	102	0	0	0	0	0	28	34	0	0
Total	**130**	**11**	**242**	**185**	**11**	**43**	**100**	**1266**	**92**	**248**	**1703**	**166**
Approach Total		**384**			**239**			**1,458**			**2,117**	

Note:
Westbound through volume derived from Okeechobee Road at I-95 turning movement counts (WBT + SBR of adjacent I-95 intersection)

TRIPS

	IN	OUT
AM	193	51
PM	62	185



CMA INTERSECTION ANALYSIS
CROSSROADS INDUSTRIAL
OKEECHOBEE ROAD AT I-95 WEST INTERSECTION

INPUT DATA

Comments:

Area Wide Growth Rate = 2.50% Peak Season = 1.11 Current Year = 2020 Buildout Year = 2025

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	0	0	0	245	0	260	0	917	450	0	563	0
Peak Season Adjustment	0	0	0	27	0	29	0	101	50	0	62	0
Adjusted Existing Volume (2020)	0	0	0	272	0	289	0	1018	500	0	625	0
Background Traffic Growth	0	0	0	36	0	38	0	134	66	0	82	0
Major Projects Traffic	0	0	0	8	0	4	0	30	5	0	31	0
2025 Background Traffic	0	0	0	316	0	331	0	1182	570	0	738	0
Project Traffic	0	0	0	0	0	19	0	15	13	0	87	0
Total 2025 Traffic	**0**	**0**	**0**	**316**	**0**	**350**	**0**	**1197**	**583**	**0**	**825**	**0**
Approach Total		**0**			**665**			**1,780**			**825**	

PM Peak Hour

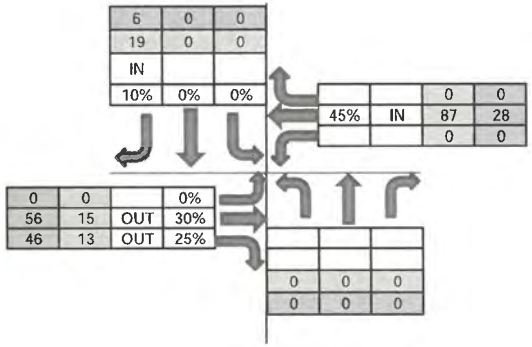
INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	0	0	0	267	0	441	0	453	767	0	904	0
Peak Season Adjustment	0	0	0	29	0	49	0	50	84	0	99	0
Adjusted Existing Volume (2020)	0	0	0	296	0	490	0	503	851	0	1003	0
Background Traffic Growth	0	0	0	39	0	64	0	66	112	0	132	0
Major Projects Traffic	0	0	0	5	0	3	0	28	7	0	22	0
2025 Background Traffic	0	0	0	340	0	557	0	597	970	0	1157	0
Project Traffic	0	0	0	0	0	6	0	56	46	0	28	0
Total	**0**	**0**	**0**	**340**	**0**	**563**	**0**	**653**	**1016**	**0**	**1185**	**0**
Approach Total		**0**			**903**			**1,669**			**1,185**	

Note: I-95 eastbound on ramp to both NB and SB I-95 included in Easbound Right volumes due to dedicated and seperated turn lane for both on-ramps.

TRIPS

	IN	OUT
AM	193	51
PM	62	185



CMA INTERSECTION ANALYSIS
CROSSROADS INDUSTRIAL
OKEECHOBEE ROAD AT I-95 EAST INTERSECTION

TRIPS

	IN	OUT
AM	193	51
PM	62	185

INPUT DATA

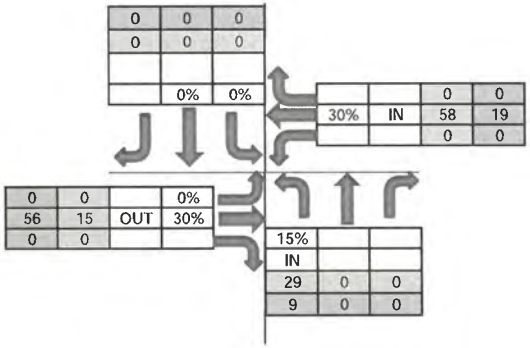
Comments:

Area Wide Growth Rate = 2.50% Peak Season = 1.11 Current Year = 2020 Buildout Year = 2025

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	189	0	929	0	0	0	0	766	0	0	421	732
Peak Season Adjustment	21	0	102	0	0	0	0	84	0	0	46	81
Adjusted Existing Volume (2020)	210	0	1031	0	0	0	0	850	0	0	467	813
Background Traffic Growth	28	0	136	0	0	0	0	112	0	0	61	107
Major Projects Traffic	4	0	8	0	0	0	0	37	0	0	27	21
2025 Background Traffic	241	0	1175	0	0	0	0	999	0	0	556	940
Project Traffic	29	0	0	0	0	0	0	15	0	0	58	0
Total 2025 Traffic	**270**	**0**	**1175**	**0**	**0**	**0**	**0**	**1014**	**0**	**0**	**614**	**940**
Approach Total		**1,445**			**0**			**1,014**			**1,554**	



PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	178	0	769	0	0	0	0	720	0	0	540	881
Peak Season Adjustment	20	0	85	0	0	0	0	79	0	0	59	97
Adjusted Existing Volume (2020)	198	0	854	0	0	0	0	799	0	0	599	978
Background Traffic Growth	26	0	112	0	0	0	0	105	0	0	79	129
Major Projects Traffic	3	0	5	0	0	0	0	29	0	0	19	18
2025 Background Traffic	227	0	971	0	0	0	0	933	0	0	697	1124
Project Traffic	9	0	0	0	0	0	0	56	0	0	19	0
Total	**236**	**0**	**971**	**0**	**0**	**0**	**0**	**989**	**0**	**0**	**716**	**1124**
Approach Total		**1,206**			**0**			**989**			**1,841**	

Note: I-95 westbound on ramp to both NB and SB I-95 included in Westbound Right volumes due to dedicated and seperated turn lane for both on-ramps.

CMA INTERSECTION ANALYSIS
CROSSROADS INDUSTRIAL
OKEECHOBEE ROAD AT JENKINS ROAD

TRIPS	IN	OUT
AM	193	51
PM	62	185

INPUT DATA

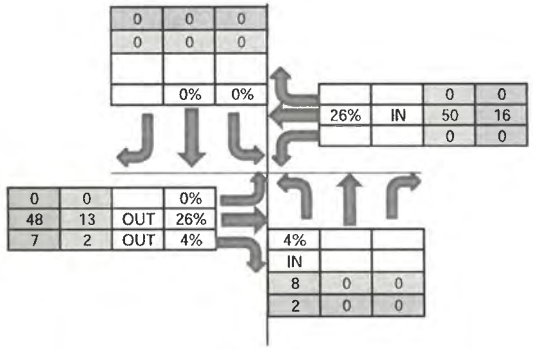
Comments:

Area Wide Growth Rate = 2.50% Peak Season = 1.07 Current Year = 2020 Buildout Year = 2025

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	330	153	82	225	169	84	234	1414	319	107	736	73
Peak Season Adjustment	23	11	6	16	12	6	16	99	22	7	52	5
Adjusted Existing Volume (2020)	353	164	88	241	181	90	250	1513	341	114	788	78
Background Traffic Growth	46	22	12	32	24	12	33	199	45	15	103	10
Major Projects Traffic	44	14	119	0	19	1	1	2	50	184	3	0
2025 Background Traffic	444	199	218	272	224	103	284	1714	436	314	894	88
Project Traffic	8	0	0	0	0	0	0	13	2	0	50	0
Total 2025 Traffic	**452**	**199**	**218**	**272**	**224**	**103**	**284**	**1727**	**438**	**314**	**944**	**88**
Approach Total		**869**			599			**2,449**			1,346	



PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	289	118	25	322	160	97	197	1057	279	93	1208	150
Peak Season Adjustment	20	8	2	23	11	7	14	74	20	7	85	11
Adjusted Existing Volume (2020)	309	126	27	345	171	104	211	1131	299	100	1293	161
Background Traffic Growth	41	17	4	45	22	14	28	149	39	13	170	21
Major Projects Traffic	33	6	38	0	7	1	1	2	53	32	3	0
2025 Background Traffic	383	149	69	390	201	118	239	1282	391	145	1465	182
Project Traffic	2	0	0	0	0	0	0	48	7	0	16	0
Total	**385**	**149**	**69**	**390**	**201**	**118**	**239**	**1330**	**398**	**145**	**1481**	**182**
Approach Total		**603**			**709**			**1,967**			1,808	

APPENDIX F

INTERSECTION TRAFFIC DEVELOPMENT SHEETS

CMA INTERSECTION ANALYSIS
FARRELL COMMUNITIES - FT. PIERCE
OKEECHOBEE ROAD AT KINGS HIGHWAY/FLORIDA TURNPIKE

TRIPS

	IN	OUT
AM	42	139
PM	116	74

INPUT DATA

Comments:

Area Wide Growth Rate = 2.50% Peak Season = 1.11 Current Year = 2020 Buildout Year = 2025

AM Peak Hour

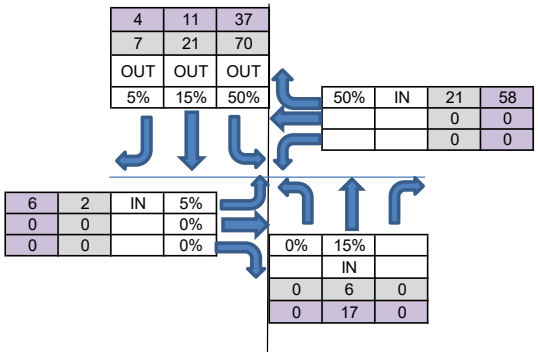
INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	46	105	437	70	152	24	41	363	41	353	291	169
Peak Season Adjustment	5	12	48	8	17	3	5	40	5	39	32	19
Adjusted Existing Volume (2020)	51	117	485	78	169	27	46	403	46	392	323	188
Background Traffic Growth	7	15	64	10	22	4	6	53	6	51	42	25
Major Projects Traffic	0	0	62	39	0	0	0	38	0	25	14	15
2025 Background Traffic	58	132	611	127	191	30	51	494	51	468	379	227
Project Traffic	0	6	0	70	21	7	2	0	0	0	0	21
Total 2025 Traffic	**58**	**138**	**611**	**197**	**212**	**37**	**53**	**494**	**51**	**468**	**379**	**248**
Approach Total		**806**			**446**			**599**			**1,096**	

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	66	108	465	184	172	36	44	301	26	409	433	148
Peak Season Adjustment	7	12	51	20	19	4	5	33	3	45	48	16
Adjusted Existing Volume (2020)	73	120	516	204	191	40	49	334	29	454	481	164
Background Traffic Growth	10	16	68	27	25	5	6	44	4	60	63	22
Major Projects Traffic	0	0	37	13	0	0	0	12	0	62	23	24
2025 Background Traffic	83	136	621	244	216	45	55	390	33	576	567	210
Project Traffic	0	17	0	37	11	4	6	0	0	0	0	58
Total	**83**	**153**	**621**	**281**	**227**	**49**	**61**	**390**	**33**	**576**	**567**	**268**
Approach Total		**856**			**557**			**484**			**1,410**	



CMA INTERSECTION ANALYSIS
FARRELL COMMUNITIES - FT. PIERCE
OKEECHOBEE ROAD AT CROSSROADS PARKWAY

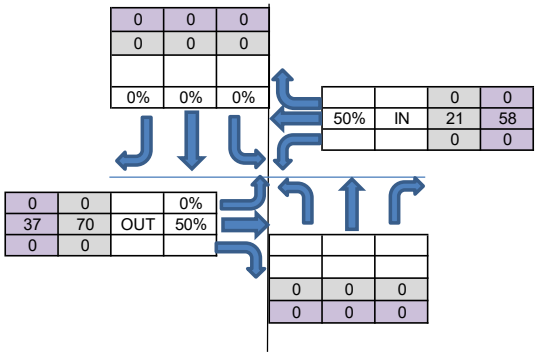
TRIPS

	IN	OUT
AM	42	139
PM	116	74

INPUT DATA

Comments:

Area Wide Growth Rate = 2.50% Peak Season = 1.11 Current Year = 2020 Buildout Year = 2025



AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	24	6	51	78	16	48	57	1116	12	64	823	128
Peak Season Adjustment	3	1	6	9	2	5	6	123	1	7	91	14
Adjusted Existing Volume (2020)	27	7	57	87	18	53	63	1239	13	71	914	142
Background Traffic Growth	4	1	7	11	2	7	8	163	2	9	120	19
Major Projects Traffic	32	0	36	0	0	0	0	27	99	119	22	0
2025 Background Traffic	62	8	100	98	20	60	72	1429	114	199	1056	161
Project Traffic	0	0	0	0	0	0	0	70	0	0	21	0
Total 2025 Traffic	**62**	**8**	**100**	**98**	**20**	**60**	**72**	**1499**	**114**	**199**	**1077**	**161**
Approach Total		**170**			**178**			**1,684**			**1,437**	

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	29	9	103	147	9	34	80	991	42	161	1345	132
Peak Season Adjustment	3	1	11	16	1	4	9	109	5	18	148	15
Adjusted Existing Volume (2020)	32	10	114	163	10	38	89	1100	47	179	1493	147
Background Traffic Growth	4	1	15	21	1	5	12	145	6	23	196	19
Major Projects Traffic	94	0	203	0	0	0	0	21	39	46	14	0
2025 Background Traffic	130	11	332	185	11	43	100	1266	92	248	1703	166
Project Traffic	0	0	0	0	0	0	0	37	0	0	58	0
Total	**130**	**11**	**332**	**185**	**11**	**43**	**100**	**1303**	**92**	**248**	**1761**	**166**
Approach Total		**474**			**239**			**1,495**			**2,175**	

Note:
Westbound through volume derived from Okeechobee Road at I-95 turning movement counts (WBT + SBR of adjacent I-95 intersection)

CMA INTERSECTION ANALYSIS
FARRELL COMMUNITIES - FT. PIERCE
OKEECHOBEE ROAD AT I-95 WEST INTERSECTION

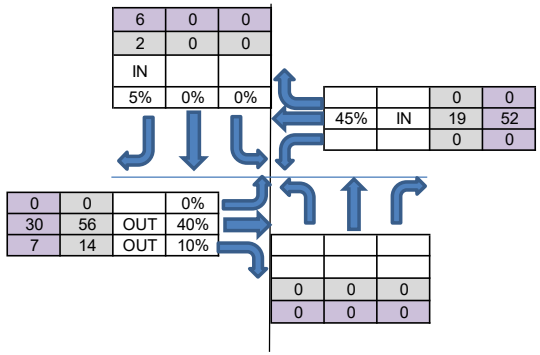
TRIPS

	IN	OUT
AM	42	139
PM	116	74

INPUT DATA

Comments:

Area Wide Growth Rate = 2.50% Peak Season = 1.11 Current Year = 2020 Buildout Year = 2025



AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	0	0	0	245	0	260	0	917	450	0	563	0
Peak Season Adjustment	0	0	0	27	0	29	0	101	50	0	62	0
Adjusted Existing Volume (2020)	0	0	0	272	0	289	0	1018	500	0	625	0
Background Traffic Growth	0	0	0	36	0	38	0	134	66	0	82	0
Major Projects Traffic	0	0	0	8	0	23	0	45	18	0	118	0
2025 Background Traffic	0	0	0	316	0	350	0	1197	583	0	825	0
Project Traffic	0	0	0	0	0	2	0	56	14	0	19	0
Total 2025 Traffic	**0**	**0**	**0**	**316**	**0**	**352**	**0**	**1253**	**597**	**0**	**844**	**0**
Approach Total		**0**			**667**			**1,850**			**844**	

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	0	0	0	267	0	441	0	453	767	0	904	0
Peak Season Adjustment	0	0	0	29	0	49	0	50	84	0	99	0
Adjusted Existing Volume (2020)	0	0	0	296	0	490	0	503	851	0	1003	0
Background Traffic Growth	0	0	0	39	0	64	0	66	112	0	132	0
Major Projects Traffic	0	0	0	5	0	9	0	84	53	0	50	0
2025 Background Traffic	0	0	0	340	0	563	0	653	1016	0	1185	0
Project Traffic	0	0	0	0	0	6	0	30	7	0	52	0
Total	**0**	**0**	**0**	**340**	**0**	**569**	**0**	**683**	**1023**	**0**	**1237**	**0**
Approach Total		**0**			**909**			**1,706**			**1,237**	

Note: I-95 eastbound on ramp to both NB and SB I-95 included in Easbound Right volumes due to dedicated and seperated turn lane for both on-ramps.

CMA INTERSECTION ANALYSIS
FARRELL COMMUNITIES - FT. PIERCE
OKEECHOBEE ROAD AT I-95 EAST INTERSECTION

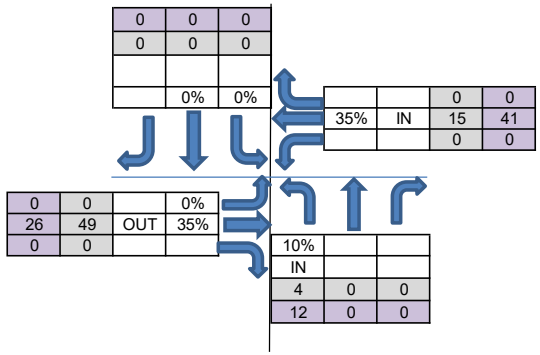
TRIPS

	IN	OUT
AM	42	139
PM	116	74

INPUT DATA

Comments:

Area Wide Growth Rate = 2.50% Peak Season = 1.11 Current Year = 2020 Buildout Year = 2025



AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	189	0	929	0	0	0	0	766	0	0	421	732
Peak Season Adjustment	21	0	102	0	0	0	0	84	0	0	46	81
Adjusted Existing Volume (2020)	210	0	1031	0	0	0	0	850	0	0	467	813
Background Traffic Growth	28	0	136	0	0	0	0	112	0	0	61	107
Major Projects Traffic	33	0	8	0	0	0	0	52	0	0	85	21
2025 Background Traffic	270	0	1175	0	0	0	0	1014	0	0	614	940
Project Traffic	4	0	0	0	0	0	0	49	0	0	15	0
Total 2025 Traffic	**274**	**0**	**1175**	**0**	**0**	**0**	**0**	**1063**	**0**	**0**	**629**	**940**
Approach Total	**1,449**			**0**			**1,063**			**1,569**		

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	178	0	769	0	0	0	0	720	0	0	540	881
Peak Season Adjustment	20	0	85	0	0	0	0	79	0	0	59	97
Adjusted Existing Volume (2020)	198	0	854	0	0	0	0	799	0	0	599	978
Background Traffic Growth	26	0	112	0	0	0	0	105	0	0	79	129
Major Projects Traffic	12	0	5	0	0	0	0	85	0	0	38	18
2025 Background Traffic	236	0	971	0	0	0	0	989	0	0	716	1124
Project Traffic	12	0	0	0	0	0	0	26	0	0	41	0
Total	**248**	**0**	**971**	**0**	**0**	**0**	**0**	**1015**	**0**	**0**	**757**	**1124**
Approach Total	**1,218**			**0**			**1,015**			**1,882**		

Note: I-95 westbound on ramp to both NB and SB I-95 included in Westbound Right volumes due to dedicated and seperated turn lane for both on-ramps.

CMA INTERSECTION ANALYSIS
FARRELL COMMUNITIES - FT. PIERCE
OKEECHOBEE ROAD AT JENKINS ROAD

TRIPS

	IN	OUT
AM	42	139
PM	116	74

INPUT DATA

Comments:

Area Wide Growth Rate = 2.50% Peak Season = 1.07 Current Year = 2020 Buildout Year = 2025

AM Peak Hour

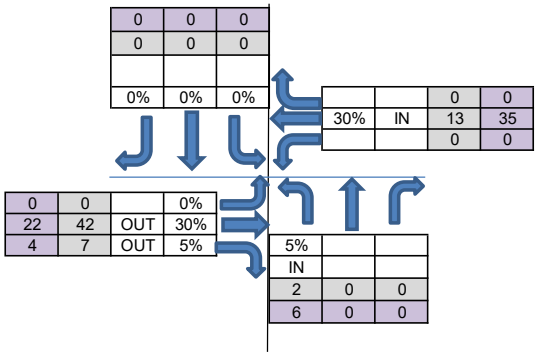
INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	330	153	82	225	169	84	234	1414	319	107	736	73
Peak Season Adjustment	23	11	6	16	12	6	16	99	22	7	52	5
Adjusted Existing Volume (2020)	353	164	88	241	181	90	250	1513	341	114	788	78
Background Traffic Growth	46	22	12	32	24	12	33	199	45	15	103	10
Major Projects Traffic	52	14	119	0	19	1	1	15	52	184	53	0
2025 Background Traffic	452	199	218	272	224	103	284	1727	438	314	944	88
Project Traffic	2	0	0	0	0	0	0	42	7	0	13	0
Total 2025 Traffic	**454**	**199**	**218**	**272**	**224**	**103**	**284**	**1769**	**445**	**314**	**957**	**88**
Approach Total		**871**			**599**			**2,498**			**1,359**	

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2020)	289	118	25	322	160	97	197	1057	279	93	1208	150
Peak Season Adjustment	20	8	2	23	11	7	14	74	20	7	85	11
Adjusted Existing Volume (2020)	309	126	27	345	171	104	211	1131	299	100	1293	161
Background Traffic Growth	41	17	4	45	22	14	28	149	39	13	170	21
Major Projects Traffic	35	6	39	0	7	1	1	50	60	32	19	0
2025 Background Traffic	385	149	69	390	201	118	239	1330	398	145	1481	182
Project Traffic	6	0	0	0	0	0	0	22	4	0	35	0
Total	**391**	**149**	**69**	**390**	**201**	**118**	**239**	**1352**	**402**	**145**	**1516**	**182**
Approach Total		**609**			**709**			**1,993**			**1,843**	



APPENDIX G

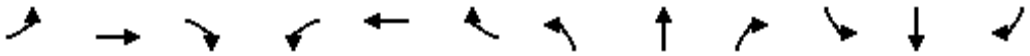
BACKGROUND CONDITIONS SYNCHRO PRINTOUTS

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	51	494	51	468	379	227	58	132	611	127	191
Future Volume (vph)	51	494	51	468	379	227	58	132	611	127	191
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	pm+ov	Prot	NA
Protected Phases	1	6		5	2		7	4	5	3	8
Permitted Phases			6			2			4		
Detector Phase	1	6	6	5	2	2	7	4	5	3	8
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Total Split (s)	18.0	35.0	35.0	39.0	56.0	56.0	19.0	38.0	39.0	18.0	37.0
Total Split (%)	13.8%	26.9%	26.9%	30.0%	43.1%	43.1%	14.6%	29.2%	30.0%	13.8%	28.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	Max	None	None	None
Act Effct Green (s)	9.1	33.2	33.2	26.8	53.5	53.5	9.7	32.0	65.8	10.0	34.9
Actuated g/C Ratio	0.07	0.26	0.26	0.21	0.41	0.41	0.07	0.25	0.51	0.08	0.27
v/c Ratio	0.47	0.43	0.10	0.75	0.30	0.32	0.50	0.33	0.47	0.55	0.27
Control Delay	71.1	42.7	0.4	60.8	17.5	3.9	71.0	43.2	17.4	66.3	37.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	71.1	42.7	0.4	60.8	17.5	3.9	71.0	43.2	17.4	66.3	37.9
LOS	E	D	A	E	B	A	E	D	B	E	D
Approach Delay		41.5			33.5			25.6			48.3
Approach LOS		D			C			C			D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.75	
Intersection Signal Delay: 34.8	Intersection LOS: C
Intersection Capacity Utilization 57.3%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: Florida Turnpike/Kings Hwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	51	494	51	468	379	227	58	132	611	127	191	30
Future Volume (veh/h)	51	494	51	468	379	227	58	132	611	127	191	30
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	54	520	54	493	399	239	61	139	643	134	201	32
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	68	1506	467	565	1493	666	77	418	1079	183	718	112
Arrive On Green	0.04	0.31	0.31	0.17	0.45	0.45	0.05	0.24	0.24	0.06	0.25	0.25
Sat Flow, veh/h	1668	4782	1485	3237	3328	1485	1668	1752	2613	3237	2883	452
Grp Volume(v), veh/h	54	520	54	493	399	239	61	139	643	134	115	118
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1664	1485	1668	1752	1306	1618	1664	1670
Q Serve(g_s), s	4.2	10.9	3.4	19.3	9.8	13.8	4.7	8.5	24.9	5.3	7.2	7.4
Cycle Q Clear(g_c), s	4.2	10.9	3.4	19.3	9.8	13.8	4.7	8.5	24.9	5.3	7.2	7.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.27
Lane Grp Cap(c), veh/h	68	1506	467	565	1493	666	77	418	1079	183	414	416
V/C Ratio(X)	0.79	0.35	0.12	0.87	0.27	0.36	0.79	0.33	0.60	0.73	0.28	0.28
Avail Cap(c_a), veh/h	141	1506	467	797	1493	666	154	418	1079	274	414	416
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	61.8	34.2	31.7	52.2	22.5	23.6	61.4	40.9	29.7	60.3	39.4	39.5
Incr Delay (d2), s/veh	18.1	0.6	0.5	7.7	0.4	1.5	16.4	2.1	2.4	5.5	0.4	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.8	7.8	2.3	13.2	7.1	8.8	4.2	7.1	12.9	4.2	5.4	5.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	79.9	34.9	32.2	59.9	22.9	25.1	77.7	43.1	32.1	65.9	39.7	39.8
LnGrp LOS	E	C	C	E	C	C	E	D	C	E	D	D
Approach Vol, veh/h		628			1131			843			367	
Approach Delay, s/veh		38.5			39.5			37.2			49.3	
Approach LOS		D			D			D			D	

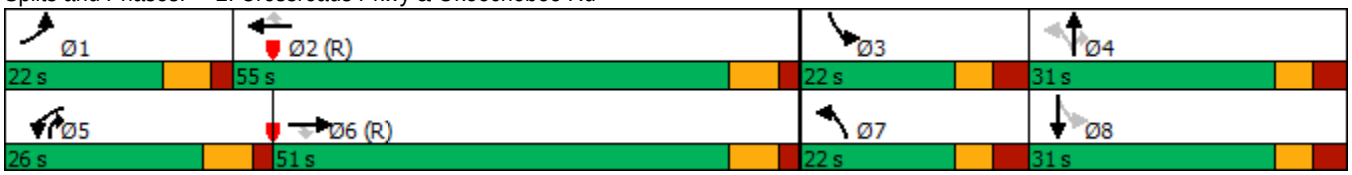
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.3	65.3	14.4	38.0	29.7	47.9	13.0	39.4
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	11.0	49.0	11.0	31.0	32.0	28.0	12.0	30.0
Max Q Clear Time (g_c+I1), s	6.2	15.8	7.3	26.9	21.3	12.9	6.7	9.4
Green Ext Time (p_c), s	0.0	3.8	0.1	1.5	1.4	3.3	0.0	1.2

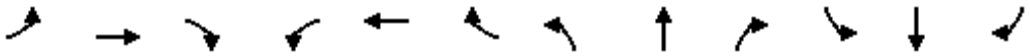
Intersection Summary	
HCM 6th Ctrl Delay	39.9
HCM 6th LOS	D

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	72	1429	114	199	1056	161	62	8	100	98	20
Future Volume (vph)	72	1429	114	199	1056	161	62	8	100	98	20
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	pm+ov	pm+pt	NA
Protected Phases	1	6		5	2		7	4	5	3	8
Permitted Phases			6			2	4		4	8	
Detector Phase	1	6	6	5	2	2	7	4	5	3	8
Switch Phase											
Minimum Initial (s)	5.0	12.0	12.0	5.0	12.0	12.0	5.0	8.0	5.0	5.0	8.0
Minimum Split (s)	11.8	19.0	19.0	11.8	19.0	19.0	12.2	15.2	11.8	12.2	15.2
Total Split (s)	22.0	51.0	51.0	26.0	55.0	55.0	22.0	31.0	26.0	22.0	31.0
Total Split (%)	16.9%	39.2%	39.2%	20.0%	42.3%	42.3%	16.9%	23.8%	20.0%	16.9%	23.8%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	3.7	3.7	4.8	3.7	3.7
All-Red Time (s)	2.0	2.2	2.2	2.0	2.2	2.2	3.5	3.5	2.0	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	7.0	7.0	6.8	7.0	7.0	7.2	7.2	6.8	7.2	7.2
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	11.3	72.1	72.1	13.8	77.3	77.3	11.8	8.0	16.8	21.9	8.3
Actuated g/C Ratio	0.09	0.55	0.55	0.11	0.59	0.59	0.09	0.06	0.13	0.17	0.06
v/c Ratio	0.54	0.57	0.14	0.62	0.40	0.18	0.43	0.08	0.37	0.39	0.34
Control Delay	62.1	20.2	3.7	65.6	10.2	1.1	60.3	59.2	11.6	49.2	24.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	62.1	20.2	3.7	65.6	10.2	1.1	60.3	59.2	11.6	49.2	24.4
LOS	E	C	A	E	B	A	E	E	B	D	C
Approach Delay		20.9			17.0			31.5			38.1
Approach LOS		C			B			C			D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 84 (65%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.62	
Intersection Signal Delay: 20.7	Intersection LOS: C
Intersection Capacity Utilization 62.9%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: Crossroads Pkwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	72	1429	114	199	1056	161	62	8	100	98	20	60
Future Volume (veh/h)	72	1429	114	199	1056	161	62	8	100	98	20	60
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	76	1504	120	209	1112	169	65	8	105	103	21	63
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	95	2634	818	262	2748	853	213	142	241	265	175	156
Arrive On Green	0.06	0.55	0.55	0.16	1.00	1.00	0.05	0.08	0.08	0.07	0.10	0.10
Sat Flow, veh/h	1668	4782	1485	3237	4782	1485	1668	1752	1485	1668	1664	1485
Grp Volume(v), veh/h	76	1504	120	209	1112	169	65	8	105	103	21	63
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1594	1485	1668	1752	1485	1668	1664	1485
Q Serve(g_s), s	5.9	26.8	5.1	8.1	0.0	0.0	4.6	0.5	8.3	7.3	1.5	5.2
Cycle Q Clear(g_c), s	5.9	26.8	5.1	8.1	0.0	0.0	4.6	0.5	8.3	7.3	1.5	5.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	95	2634	818	262	2748	853	213	142	241	265	175	156
V/C Ratio(X)	0.80	0.57	0.15	0.80	0.40	0.20	0.31	0.06	0.44	0.39	0.12	0.40
Avail Cap(c_a), veh/h	195	2634	818	478	2748	853	326	321	392	337	305	272
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.97	0.97	0.97	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.6	19.1	14.3	53.5	0.0	0.0	51.5	55.1	49.1	49.9	52.7	54.4
Incr Delay (d2), s/veh	14.0	0.9	0.4	5.4	0.4	0.5	0.8	0.2	1.2	0.9	0.3	1.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.1	15.1	3.3	5.9	0.2	0.2	3.6	0.4	5.7	5.6	1.2	3.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	74.6	20.0	14.6	58.8	0.4	0.5	52.3	55.3	50.4	50.8	53.0	56.1
LnGrp LOS	E	C	B	E	A	A	D	E	D	D	D	E
Approach Vol, veh/h		1700			1490			178			187	
Approach Delay, s/veh		22.1			8.6			51.3			52.8	
Approach LOS		C			A			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.2	81.7	16.3	17.7	17.3	78.6	13.2	20.8
Change Period (Y+Rc), s	6.8	* 7	* 7.2	* 7.2	6.8	* 7	* 7.2	* 7.2
Max Green Setting (Gmax), s	15.2	* 48	* 15	* 24	19.2	* 44	* 15	* 24
Max Q Clear Time (g_c+I1), s	7.9	2.0	9.3	10.3	10.1	28.8	6.6	7.2
Green Ext Time (p_c), s	0.1	11.7	0.1	0.3	0.5	9.8	0.1	0.3

Intersection Summary	
HCM 6th Ctrl Delay	19.5
HCM 6th LOS	B

Notes

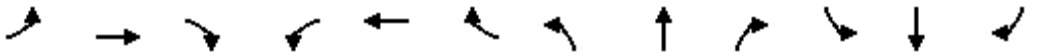
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	EBR	WBT	SBL	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	1197	583	825	316	0	350
Future Volume (vph)	1197	583	825	316	0	350
Turn Type	NA	Free	NA	Perm	NA	Perm
Protected Phases	6		2		4	
Permitted Phases		Free		4		4
Detector Phase	6		2	4	4	4
Switch Phase						
Minimum Initial (s)	5.0		5.0	7.0	7.0	7.0
Minimum Split (s)	11.8		11.8	13.8	13.8	13.8
Total Split (s)	90.0		90.0	40.0	40.0	40.0
Total Split (%)	69.2%		69.2%	30.8%	30.8%	30.8%
Yellow Time (s)	4.8		4.8	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0	2.8	2.8	2.8
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8		6.8	6.8	6.8	6.8
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None		C-Max	None	None	None
Act Effct Green (s)	99.7	130.0	99.7	16.7	16.7	16.7
Actuated g/C Ratio	0.77	1.00	0.77	0.13	0.13	0.13
v/c Ratio	0.35	0.42	0.24	0.56	0.37	0.39
Control Delay	2.0	2.4	6.0	56.4	3.9	2.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	2.0	2.4	6.0	56.4	3.9	2.5
LOS	A	A	A	E	A	A
Approach Delay	2.1		6.0		28.3	
Approach LOS	A		A		C	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 71 (55%), Referenced to phase 2:WBT, Start of Green	
Natural Cycle: 40	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.56	
Intersection Signal Delay: 8.4	Intersection LOS: A
Intersection Capacity Utilization 58.5%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 3: I-95 West & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑↑	↱		↑↑↑					↰↰↰	↳	↱↱
Traffic Volume (veh/h)	0	1197	583	0	825	0	0	0	0	316	0	350
Future Volume (veh/h)	0	1197	583	0	825	0	0	0	0	316	0	350
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1752	1752	0	1752	0				1752	1752	1752
Adj Flow Rate, veh/h	0	1260	0	0	868	0				333	0	368
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95				0.95	0.95	0.95
Percent Heavy Veh, %	0	10	10	0	10	0				10	10	10
Cap, veh/h	0	3722		0	3722	0				586	0	521
Arrive On Green	0.00	1.00	0.00	0.00	0.78	0.00				0.12	0.00	0.12
Sat Flow, veh/h	0	4940	1485	0	5098	0				5005	0	4454
Grp Volume(v), veh/h	0	1260	0	0	868	0				333	0	368
Grp Sat Flow(s),veh/h/ln	0	1594	1485	0	1594	0				1668	0	1485
Q Serve(g_s), s	0.0	0.0	0.0	0.0	6.4	0.0				8.2	0.0	10.3
Cycle Q Clear(g_c), s	0.0	0.0	0.0	0.0	6.4	0.0				8.2	0.0	10.3
Prop In Lane	0.00		1.00	0.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	3722		0	3722	0				586	0	521
V/C Ratio(X)	0.00	0.34		0.00	0.23	0.00				0.57	0.00	0.71
Avail Cap(c_a), veh/h	0	3722		0	3722	0				1278	0	1137
HCM Platoon Ratio	1.00	2.00	2.00	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	0.82	0.00	0.00	0.98	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	0.0	3.9	0.0				54.3	0.0	55.2
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.1	0.0				0.9	0.0	1.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	0.0	0.0	0.0	3.4	0.0				6.3	0.0	7.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	0.0	0.0	4.0	0.0				55.2	0.0	57.0
LnGrp LOS	A	A		A	A	A				E	A	E
Approach Vol, veh/h		1260	A		868						701	
Approach Delay, s/veh		0.0			4.0						56.1	
Approach LOS		A			A						E	

Timer - Assigned Phs		2		4		6						
Phs Duration (G+Y+Rc), s		108.0		22.0		108.0						
Change Period (Y+Rc), s		6.8		* 6.8		6.8						
Max Green Setting (Gmax), s		83.2		* 33		83.2						
Max Q Clear Time (g_c+I1), s		8.4		12.3		2.0						
Green Ext Time (p_c), s		7.8		2.9		13.7						

Intersection Summary	
HCM 6th Ctrl Delay	15.2
HCM 6th LOS	B

Notes

User approved volume balancing among the lanes for turning movement.

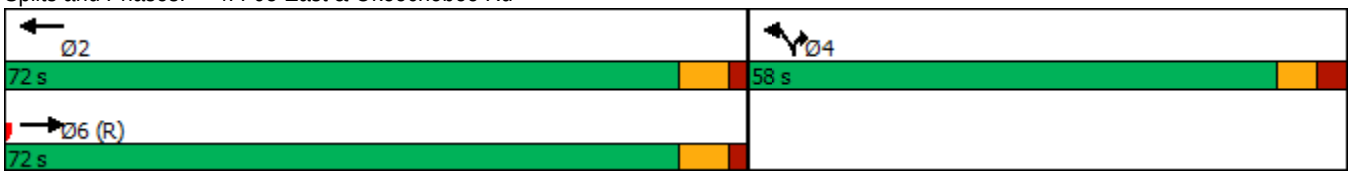
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

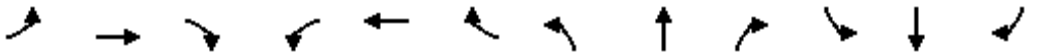
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBT	WBT	WBR	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	1014	614	940	270	1175
Future Volume (vph)	1014	614	940	270	1175
Turn Type	NA	NA	Free	Prot	Prot
Protected Phases	6	2		4	4
Permitted Phases			Free		
Detector Phase	6	2		4	4
Switch Phase					
Minimum Initial (s)	12.0	12.0		7.0	7.0
Minimum Split (s)	18.8	18.8		14.0	14.0
Total Split (s)	72.0	72.0		58.0	58.0
Total Split (%)	55.4%	55.4%		44.6%	44.6%
Yellow Time (s)	4.8	4.8		4.0	4.0
All-Red Time (s)	2.0	2.0		3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.8	6.8		7.0	7.0
Lead/Lag					
Lead-Lag Optimize?					
Recall Mode	C-Max	None		None	None
Act Effct Green (s)	67.4	67.4	130.0	48.8	48.8
Actuated g/C Ratio	0.52	0.52	1.00	0.38	0.38
v/c Ratio	0.44	0.26	0.67	0.16	0.92
Control Delay	17.0	16.6	14.4	26.8	45.4
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	17.0	16.6	14.4	26.8	45.4
LOS	B	B	B	C	D
Approach Delay	17.0	15.2			
Approach LOS	B	B			

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 118 (91%), Referenced to phase 6:EBT, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.92	
Intersection Signal Delay: 25.3	Intersection LOS: C
Intersection Capacity Utilization 58.5%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 4: I-95 East & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1014	0	0	614	940	270	0	1175	0	0	0
Future Volume (veh/h)	0	1014	0	0	614	940	270	0	1175	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	0	1752	0	0	1752	1752	1752	0	1752			
Adj Flow Rate, veh/h	0	1067	0	0	646	0	284	0	1237			
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95			
Percent Heavy Veh, %	0	10	0	0	10	10	10	0	10			
Cap, veh/h	0	2399	0	0	2399		1810	0	1302			
Arrive On Green	0.00	0.50	0.00	0.00	0.84	0.00	0.38	0.00	0.38			
Sat Flow, veh/h	0	5098	0	0	4940	1485	4705	0	3385			
Grp Volume(v), veh/h	0	1067	0	0	646	0	284	0	1237			
Grp Sat Flow(s),veh/h/ln	0	1594	0	0	1594	1485	1568	0	1128			
Q Serve(g_s), s	0.0	18.6	0.0	0.0	3.7	0.0	5.1	0.0	46.1			
Cycle Q Clear(g_c), s	0.0	18.6	0.0	0.0	3.7	0.0	5.1	0.0	46.1			
Prop In Lane	0.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	0	2399	0	0	2399		1810	0	1302			
V/C Ratio(X)	0.00	0.44	0.00	0.00	0.27		0.16	0.00	0.95			
Avail Cap(c_a), veh/h	0	2399	0	0	2399		1846	0	1328			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00			
Upstream Filter(I)	0.00	0.93	0.00	0.00	0.82	0.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	0.0	20.8	0.0	0.0	5.6	0.0	26.2	0.0	38.8			
Incr Delay (d2), s/veh	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	14.3			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(95%),veh/ln	0.0	11.2	0.0	0.0	2.0	0.0	3.5	0.0	20.5			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	21.3	0.0	0.0	5.6	0.0	26.2	0.0	53.1			
LnGrp LOS	A	C	A	A	A		C	A	D			
Approach Vol, veh/h		1067			646	A		1521				
Approach Delay, s/veh		21.3			5.6			48.1				
Approach LOS		C			A			D				

Timer - Assigned Phs	2	4	6
Phs Duration (G+Y+Rc), s	72.0	57.0	72.0
Change Period (Y+Rc), s	6.8	7.0	6.8
Max Green Setting (Gmax), s	65.2	51.0	65.2
Max Q Clear Time (g_c+I1), s	5.7	48.1	20.6
Green Ext Time (p_c), s	5.4	1.9	10.0

Intersection Summary	
HCM 6th Ctrl Delay	30.8
HCM 6th LOS	C

Notes

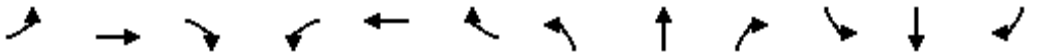
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	284	1727	438	314	944	88	452	199	272	224	103
Future Volume (vph)	284	1727	438	314	944	88	452	199	272	224	103
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			6			2					8
Detector Phase	1	6	6	5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	7.0	12.0	12.0	7.0	12.0	12.0	7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	14.3	19.3	19.3	14.3	19.3	19.3	14.3	14.3	14.3	14.3	14.3
Total Split (s)	24.0	42.0	42.0	36.0	54.0	54.0	28.0	32.0	20.0	24.0	24.0
Total Split (%)	18.5%	32.3%	32.3%	27.7%	41.5%	41.5%	21.5%	24.6%	15.4%	18.5%	18.5%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	15.7	38.3	38.3	28.1	50.8	50.8	20.4	21.6	12.7	13.9	13.9
Actuated g/C Ratio	0.12	0.29	0.29	0.22	0.39	0.39	0.16	0.17	0.10	0.11	0.11
v/c Ratio	0.74	0.99	0.64	0.89	0.41	0.13	0.91	0.64	0.88	0.64	0.26
Control Delay	70.2	52.7	9.2	75.4	30.0	0.4	76.1	32.1	85.0	63.8	1.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.2	52.7	9.2	75.4	30.0	0.4	76.1	32.1	85.0	63.8	1.5
LOS	E	D	A	E	C	A	E	C	F	E	A
Approach Delay		47.0			38.6			55.0		62.7	
Approach LOS		D			D			E		E	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.99	
Intersection Signal Delay: 48.0	Intersection LOS: D
Intersection Capacity Utilization 87.0%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 5: Jenkins Rd & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	284	1727	438	314	944	88	452	199	218	272	224	103
Future Volume (veh/h)	284	1727	438	314	944	88	452	199	218	272	224	103
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	299	1818	461	331	994	93	476	209	229	286	236	108
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	350	1920	473	356	2554	629	524	291	259	330	381	170
Arrive On Green	0.21	0.61	0.61	0.20	0.41	0.41	0.16	0.17	0.17	0.10	0.11	0.11
Sat Flow, veh/h	3374	6281	1547	1739	6281	1547	3374	1735	1547	3374	3469	1547
Grp Volume(v), veh/h	299	1818	461	331	994	93	476	209	229	286	236	108
Grp Sat Flow(s),veh/h/ln	1687	1570	1547	1739	1570	1547	1687	1735	1547	1687	1735	1547
Q Serve(g_s), s	11.1	34.7	37.2	24.3	14.5	4.9	18.0	14.8	18.8	10.9	8.4	8.7
Cycle Q Clear(g_c), s	11.1	34.7	37.2	24.3	14.5	4.9	18.0	14.8	18.8	10.9	8.4	8.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	350	1920	473	356	2554	629	524	291	259	330	381	170
V/C Ratio(X)	0.86	0.95	0.97	0.93	0.39	0.15	0.91	0.72	0.88	0.87	0.62	0.64
Avail Cap(c_a), veh/h	433	1920	473	384	2554	629	537	330	294	330	446	199
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.66	0.66	0.66	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	50.6	24.3	24.8	50.8	27.2	24.4	54.0	51.2	52.9	57.8	55.3	55.4
Incr Delay (d2), s/veh	9.1	8.2	27.9	28.1	0.4	0.5	19.2	6.4	23.7	21.0	2.0	5.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.6	14.2	17.9	19.3	9.4	3.5	14.0	11.3	13.9	9.5	6.9	6.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	59.7	32.5	52.7	78.9	27.6	24.8	73.2	57.7	76.6	78.8	57.2	60.4
LnGrp LOS	E	C	D	E	C	C	E	E	E	E	E	E
Approach Vol, veh/h		2578			1418			914			630	
Approach Delay, s/veh		39.2			39.4			70.5			67.6	
Approach LOS		D			D			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.8	60.2	20.0	29.1	33.9	47.0	27.5	21.6
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	16.7	46.7	12.7	24.7	28.7	34.7	20.7	16.7
Max Q Clear Time (g_c+I1), s	13.1	16.5	12.9	20.8	26.3	39.2	20.0	10.7
Green Ext Time (p_c), s	0.4	8.7	0.0	1.0	0.3	0.0	0.1	0.9

Intersection Summary	
HCM 6th Ctrl Delay	47.7
HCM 6th LOS	D

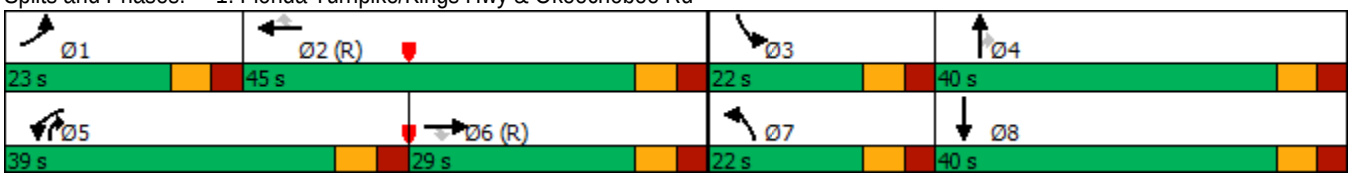
Timings
1: Florida Turnpike/Kings Hwy & Okeechobee Rd

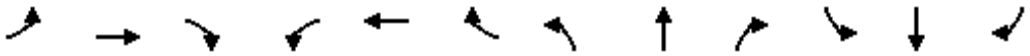
09/13/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	55	390	33	576	567	210	83	136	621	244	216
Future Volume (vph)	55	390	33	576	567	210	83	136	621	244	216
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	pm+ov	Prot	NA
Protected Phases	1	6		5	2		7	4	5	3	8
Permitted Phases			6			2			4		
Detector Phase	1	6	6	5	2	2	7	4	5	3	8
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Total Split (s)	23.0	29.0	29.0	39.0	45.0	45.0	22.0	40.0	39.0	22.0	40.0
Total Split (%)	17.7%	22.3%	22.3%	30.0%	34.6%	34.6%	16.9%	30.8%	30.0%	16.9%	30.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	9.9	40.1	40.1	31.7	64.5	64.5	11.8	16.1	54.8	14.1	18.4
Actuated g/C Ratio	0.08	0.31	0.31	0.24	0.50	0.50	0.09	0.12	0.42	0.11	0.14
v/c Ratio	0.46	0.28	0.06	0.78	0.37	0.26	0.59	0.67	0.57	0.75	0.59
Control Delay	68.6	37.1	0.2	60.2	34.3	14.7	72.1	69.1	25.3	70.0	53.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	68.6	37.1	0.2	60.2	34.3	14.7	72.1	69.1	25.3	70.0	53.7
LOS	E	D	A	E	C	B	E	E	C	E	D
Approach Delay		38.2			42.3			37.0			61.6
Approach LOS		D			D			D			E

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.78	
Intersection Signal Delay: 43.4	Intersection LOS: D
Intersection Capacity Utilization 61.4%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: Florida Turnpike/Kings Hwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	55	390	33	576	567	210	83	136	621	244	216	45
Future Volume (veh/h)	55	390	33	576	567	210	83	136	621	244	216	45
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	58	411	35	606	597	221	87	143	654	257	227	47
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	74	1241	385	674	1410	629	108	388	1123	309	695	141
Arrive On Green	0.04	0.26	0.26	0.21	0.42	0.42	0.06	0.22	0.22	0.10	0.25	0.25
Sat Flow, veh/h	1668	4782	1485	3237	3328	1485	1668	1752	2613	3237	2755	560
Grp Volume(v), veh/h	58	411	35	606	597	221	87	143	654	257	135	139
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1664	1485	1668	1752	1306	1618	1664	1651
Q Serve(g_s), s	4.5	9.1	2.3	23.7	16.4	13.1	6.7	9.0	24.7	10.1	8.6	8.9
Cycle Q Clear(g_c), s	4.5	9.1	2.3	23.7	16.4	13.1	6.7	9.0	24.7	10.1	8.6	8.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.34
Lane Grp Cap(c), veh/h	74	1241	385	674	1410	629	108	388	1123	309	420	417
V/C Ratio(X)	0.79	0.33	0.09	0.90	0.42	0.35	0.81	0.37	0.58	0.83	0.32	0.33
Avail Cap(c_a), veh/h	205	1241	385	797	1410	629	193	445	1207	373	422	419
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	61.5	39.0	36.5	50.1	26.3	25.4	60.0	42.9	28.2	57.8	39.5	39.7
Incr Delay (d2), s/veh	16.7	0.7	0.5	11.8	0.9	1.5	13.1	0.6	0.6	12.7	0.4	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.0	6.6	1.6	16.1	11.0	8.6	5.8	7.2	12.4	8.3	6.5	6.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	78.3	39.7	37.0	62.0	27.3	26.9	73.2	43.5	28.8	70.5	40.0	40.1
LnGrp LOS	E	D	D	E	C	C	E	D	C	E	D	D
Approach Vol, veh/h		504			1424			884			531	
Approach Delay, s/veh		44.0			42.0			35.5			54.8	
Approach LOS		D			D			D			D	

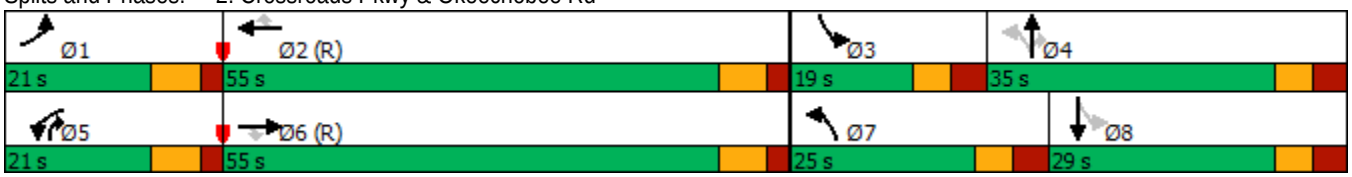
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.7	62.1	19.4	35.8	34.1	40.7	15.4	39.8
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	16.0	38.0	15.0	33.0	32.0	22.0	15.0	33.0
Max Q Clear Time (g_c+I1), s	6.5	18.4	12.1	26.7	25.7	11.1	8.7	10.9
Green Ext Time (p_c), s	0.1	4.8	0.2	2.1	1.3	2.1	0.1	1.5

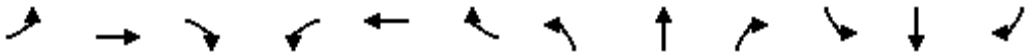
Intersection Summary	
HCM 6th Ctrl Delay	42.6
HCM 6th LOS	D

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	100	1266	92	247	1703	166	130	11	332	185	11
Future Volume (vph)	100	1266	92	247	1703	166	130	11	332	185	11
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	pm+ov	pm+pt	NA
Protected Phases	1	6		5	2		7	4	5	3	8
Permitted Phases			6			2	4		4	8	
Detector Phase	1	6	6	5	2	2	7	4	5	3	8
Switch Phase											
Minimum Initial (s)	5.0	12.0	12.0	5.0	12.0	12.0	5.0	8.0	5.0	5.0	8.0
Minimum Split (s)	11.8	19.0	19.0	11.8	19.0	19.0	12.2	15.2	11.8	12.2	15.2
Total Split (s)	21.0	55.0	55.0	21.0	55.0	55.0	25.0	35.0	21.0	19.0	29.0
Total Split (%)	16.2%	42.3%	42.3%	16.2%	42.3%	42.3%	19.2%	26.9%	16.2%	14.6%	22.3%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	3.7	3.7	4.8	3.7	3.7
All-Red Time (s)	2.0	2.2	2.2	2.0	2.2	2.2	3.5	3.5	2.0	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	7.0	7.0	6.8	7.0	7.0	7.2	7.2	6.8	7.2	7.2
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	13.6	57.2	57.2	24.2	67.8	67.8	20.9	10.4	32.6	22.4	8.1
Actuated g/C Ratio	0.10	0.44	0.44	0.19	0.52	0.52	0.16	0.08	0.25	0.17	0.06
v/c Ratio	0.61	0.64	0.13	0.44	0.73	0.21	0.55	0.09	0.80	0.75	0.26
Control Delay	73.5	32.3	4.6	51.2	18.4	2.1	55.9	54.9	45.0	64.6	24.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	73.5	32.3	4.6	51.2	18.4	2.1	55.9	54.9	45.0	64.6	24.8
LOS	E	C	A	D	B	A	E	D	D	E	C
Approach Delay		33.4			20.9			48.3			55.6
Approach LOS		C			C			D			E

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 110 (85%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.80	
Intersection Signal Delay: 30.1	Intersection LOS: C
Intersection Capacity Utilization 72.9%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 2: Crossroads Pkwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	100	1266	92	247	1703	166	130	11	332	185	11	43
Future Volume (veh/h)	100	1266	92	247	1703	166	130	11	332	185	11	43
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	105	1333	97	260	1793	175	137	12	349	195	12	45
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	127	1836	570	306	1923	597	441	375	458	406	375	334
Arrive On Green	0.08	0.38	0.38	0.19	0.80	0.80	0.08	0.21	0.21	0.09	0.23	0.23
Sat Flow, veh/h	1668	4782	1485	3237	4782	1485	1668	1752	1485	1668	1664	1485
Grp Volume(v), veh/h	105	1333	97	260	1793	175	137	12	349	195	12	45
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1594	1485	1668	1752	1485	1668	1664	1485
Q Serve(g_s), s	8.1	30.9	5.6	10.1	38.1	3.9	8.2	0.7	27.6	11.8	0.7	3.1
Cycle Q Clear(g_c), s	8.1	30.9	5.6	10.1	38.1	3.9	8.2	0.7	27.6	11.8	0.7	3.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	127	1836	570	306	1923	597	441	375	458	406	375	334
V/C Ratio(X)	0.83	0.73	0.17	0.85	0.93	0.29	0.31	0.03	0.76	0.48	0.03	0.13
Avail Cap(c_a), veh/h	182	1836	570	354	1923	597	537	375	458	406	375	334
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.90	0.90	0.90	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	59.2	34.2	26.4	51.8	11.3	8.0	35.4	40.4	40.7	35.6	39.3	40.2
Incr Delay (d2), s/veh	18.2	2.5	0.6	14.5	9.0	1.1	0.4	0.0	7.4	0.9	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.3	18.1	3.8	7.6	9.5	2.3	6.2	0.6	16.5	8.7	0.6	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	77.4	36.7	27.0	66.3	20.3	9.1	35.8	40.5	48.1	36.5	39.3	40.4
LnGrp LOS	E	D	C	E	C	A	D	D	D	D	D	D
Approach Vol, veh/h		1535			2228			498			252	
Approach Delay, s/veh		38.9			24.8			44.5			37.3	
Approach LOS		D			C			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.7	59.3	19.0	35.0	19.1	56.9	17.5	36.5
Change Period (Y+Rc), s	6.8	* 7	* 7.2	* 7.2	6.8	* 7	* 7.2	* 7.2
Max Green Setting (Gmax), s	14.2	* 48	* 12	* 28	14.2	* 48	* 18	* 22
Max Q Clear Time (g_c+I1), s	10.1	40.1	13.8	29.6	12.1	32.9	10.2	5.1
Green Ext Time (p_c), s	0.1	6.5	0.0	0.0	0.2	8.6	0.2	0.2

Intersection Summary	
HCM 6th Ctrl Delay	32.5
HCM 6th LOS	C

Notes

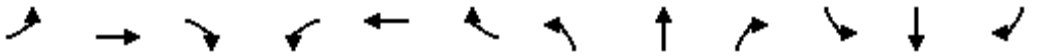
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	EBR	WBT	SBL	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	653	1016	1185	340	0	563
Future Volume (vph)	653	1016	1185	340	0	563
Turn Type	NA	Free	NA	Perm	NA	Perm
Protected Phases	6		2		4	
Permitted Phases		Free		4		4
Detector Phase	6		2	4	4	4
Switch Phase						
Minimum Initial (s)	5.0		5.0	7.0	7.0	7.0
Minimum Split (s)	11.8		11.8	13.8	13.8	13.8
Total Split (s)	90.0		90.0	40.0	40.0	40.0
Total Split (%)	69.2%		69.2%	30.8%	30.8%	30.8%
Yellow Time (s)	4.8		4.8	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0	2.8	2.8	2.8
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8		6.8	6.8	6.8	6.8
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None		C-Max	None	None	None
Act Effct Green (s)	94.0	130.0	94.0	22.4	22.4	22.4
Actuated g/C Ratio	0.72	1.00	0.72	0.17	0.17	0.17
v/c Ratio	0.20	0.73	0.37	0.45	0.66	0.68
Control Delay	3.6	14.0	5.2	48.9	38.2	36.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	3.6	14.0	5.2	48.9	38.2	36.1
LOS	A	B	A	D	D	D
Approach Delay	10.0		5.2		41.3	
Approach LOS	A		A		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 105 (81%), Referenced to phase 2:WBT, Start of Green	
Natural Cycle: 40	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.73	
Intersection Signal Delay: 16.0	Intersection LOS: B
Intersection Capacity Utilization 53.3%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: I-95 West & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	653	1016	0	1185	0	0	0	0	340	0	563
Future Volume (veh/h)	0	653	1016	0	1185	0	0	0	0	340	0	563
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1752	1752	0	1752	0				1752	1752	1752
Adj Flow Rate, veh/h	0	687	0	0	1247	0				358	0	593
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95				0.95	0.95	0.95
Percent Heavy Veh, %	0	10	10	0	10	0				10	10	10
Cap, veh/h	0	3464		0	3464	0				856	0	761
Arrive On Green	0.00	1.00	0.00	0.00	0.72	0.00				0.17	0.00	0.17
Sat Flow, veh/h	0	4940	1485	0	5098	0				5005	0	4454
Grp Volume(v), veh/h	0	687	0	0	1247	0				358	0	593
Grp Sat Flow(s),veh/h/ln	0	1594	1485	0	1594	0				1668	0	1485
Q Serve(g_s), s	0.0	0.0	0.0	0.0	12.6	0.0				8.3	0.0	16.6
Cycle Q Clear(g_c), s	0.0	0.0	0.0	0.0	12.6	0.0				8.3	0.0	16.6
Prop In Lane	0.00		1.00	0.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	3464		0	3464	0				856	0	761
V/C Ratio(X)	0.00	0.20		0.00	0.36	0.00				0.42	0.00	0.78
Avail Cap(c_a), veh/h	0	3464		0	3464	0				1278	0	1137
HCM Platoon Ratio	1.00	1.67	1.67	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	0.67	0.00	0.00	0.98	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	0.0	6.7	0.0				48.1	0.0	51.5
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.3	0.0				0.3	0.0	2.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	0.0	0.0	0.0	7.3	0.0				6.3	0.0	10.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	0.0	0.0	7.0	0.0				48.4	0.0	53.6
LnGrp LOS	A	A		A	A	A				D	A	D
Approach Vol, veh/h		687	A		1247						951	
Approach Delay, s/veh		0.0			7.0						51.6	
Approach LOS		A			A						D	

Timer - Assigned Phs		2		4		6						
Phs Duration (G+Y+Rc), s		101.0		29.0		101.0						
Change Period (Y+Rc), s		6.8		* 6.8		6.8						
Max Green Setting (Gmax), s		83.2		* 33		83.2						
Max Q Clear Time (g_c+I1), s		14.6		18.6		2.0						
Green Ext Time (p_c), s		13.3		3.7		5.8						

Intersection Summary	
HCM 6th Ctrl Delay	20.0
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

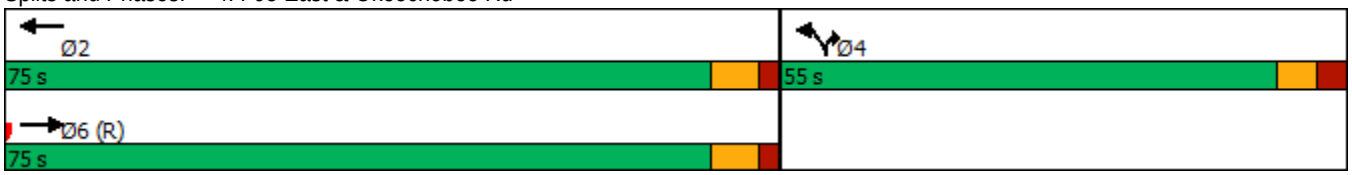
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

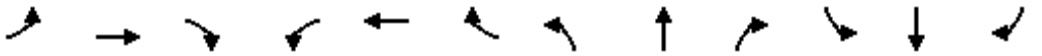
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBT	WBT	WBR	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	989	716	1124	236	971
Future Volume (vph)	989	716	1124	236	971
Turn Type	NA	NA	Free	Prot	Prot
Protected Phases	6	2		4	4
Permitted Phases			Free		
Detector Phase	6	2		4	4
Switch Phase					
Minimum Initial (s)	12.0	12.0		7.0	7.0
Minimum Split (s)	18.8	18.8		14.0	14.0
Total Split (s)	75.0	75.0		55.0	55.0
Total Split (%)	57.7%	57.7%		42.3%	42.3%
Yellow Time (s)	4.8	4.8		4.0	4.0
All-Red Time (s)	2.0	2.0		3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.8	6.8		7.0	7.0
Lead/Lag					
Lead-Lag Optimize?					
Recall Mode	C-Max	None		None	None
Act Effct Green (s)	74.8	74.8	130.0	41.4	41.4
Actuated g/C Ratio	0.58	0.58	1.00	0.32	0.32
v/c Ratio	0.38	0.28	0.81	0.17	0.86
Control Delay	20.0	14.8	26.4	31.2	42.1
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	20.0	14.8	26.4	31.2	42.1
LOS	B	B	C	C	D
Approach Delay	20.0	21.9			
Approach LOS	B	C			

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 19 (15%), Referenced to phase 6:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.86	
Intersection Signal Delay: 26.8	Intersection LOS: C
Intersection Capacity Utilization 53.3%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 4: I-95 East & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	989	0	0	716	1124	236	0	971	0	0	0
Future Volume (veh/h)	0	989	0	0	716	1124	236	0	971	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	0	1752	0	0	1752	1752	1752	0	1752			
Adj Flow Rate, veh/h	0	1041	0	0	754	0	248	0	1022			
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95			
Percent Heavy Veh, %	0	10	0	0	10	10	10	0	10			
Cap, veh/h	0	2509	0	0	2509		1568	0	1128			
Arrive On Green	0.00	0.52	0.00	0.00	0.88	0.00	0.33	0.00	0.33			
Sat Flow, veh/h	0	5098	0	0	4940	1485	4705	0	3385			
Grp Volume(v), veh/h	0	1041	0	0	754	0	248	0	1022			
Grp Sat Flow(s),veh/h/ln	0	1594	0	0	1594	1485	1568	0	1128			
Q Serve(g_s), s	0.0	17.2	0.0	0.0	3.4	0.0	4.8	0.0	37.5			
Cycle Q Clear(g_c), s	0.0	17.2	0.0	0.0	3.4	0.0	4.8	0.0	37.5			
Prop In Lane	0.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	0	2509	0	0	2509		1568	0	1128			
V/C Ratio(X)	0.00	0.41	0.00	0.00	0.30		0.16	0.00	0.91			
Avail Cap(c_a), veh/h	0	2509	0	0	2509		1737	0	1250			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00			
Upstream Filter(I)	0.00	0.97	0.00	0.00	0.72	0.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	0.0	18.8	0.0	0.0	4.0	0.0	30.5	0.0	41.4			
Incr Delay (d2), s/veh	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	9.0			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(95%),veh/ln	0.0	10.6	0.0	0.0	1.8	0.0	3.3	0.0	16.8			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	19.3	0.0	0.0	4.1	0.0	30.5	0.0	50.4			
LnGrp LOS	A	B	A	A	A		C	A	D			
Approach Vol, veh/h		1041			754	A		1270				
Approach Delay, s/veh		19.3			4.1			46.5				
Approach LOS		B			A			D				

Timer - Assigned Phs	2	4	6
Phs Duration (G+Y+Rc), s	75.0	50.3	75.0
Change Period (Y+Rc), s	6.8	7.0	6.8
Max Green Setting (Gmax), s	68.2	48.0	68.2
Max Q Clear Time (g_c+I1), s	5.4	39.5	19.2
Green Ext Time (p_c), s	6.5	3.8	9.8

Intersection Summary	
HCM 6th Ctrl Delay	26.8
HCM 6th LOS	C

Notes

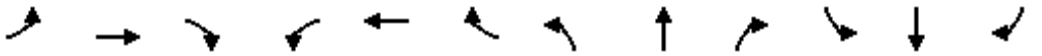
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	239	1330	398	145	1481	182	385	149	390	201	118
Future Volume (vph)	239	1330	398	145	1481	182	385	149	390	201	118
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			6			2					8
Detector Phase	1	6	6	5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	7.0	12.0	12.0	7.0	12.0	12.0	7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	14.3	19.3	19.3	14.3	19.3	19.3	14.3	14.3	14.3	14.3	14.3
Total Split (s)	25.0	52.0	52.0	25.0	52.0	52.0	28.0	25.0	28.0	25.0	25.0
Total Split (%)	19.2%	40.0%	40.0%	19.2%	40.0%	40.0%	21.5%	19.2%	21.5%	19.2%	19.2%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	14.8	52.2	52.2	15.8	53.2	53.2	19.4	13.3	19.5	13.5	13.5
Actuated g/C Ratio	0.11	0.40	0.40	0.12	0.41	0.41	0.15	0.10	0.15	0.10	0.10
v/c Ratio	0.66	0.56	0.48	0.74	0.61	0.26	0.82	0.61	0.82	0.60	0.41
Control Delay	61.1	25.2	5.5	75.3	32.6	4.8	67.4	50.2	67.8	62.4	7.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	61.1	25.2	5.5	75.3	32.6	4.8	67.4	50.2	67.8	62.4	7.3
LOS	E	C	A	E	C	A	E	D	E	E	A
Approach Delay		25.6			33.2			61.2		56.2	
Approach LOS		C			C			E		E	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 36 (28%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 36.8	Intersection LOS: D
Intersection Capacity Utilization 70.1%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 5: Jenkins Rd & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	239	1330	398	145	1481	182	385	149	69	390	201	118
Future Volume (veh/h)	239	1330	398	145	1481	182	385	149	69	390	201	118
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	252	1400	419	153	1559	192	405	157	73	411	212	124
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	306	2736	674	179	2811	692	463	230	102	468	347	155
Arrive On Green	0.18	0.87	0.87	0.10	0.45	0.45	0.14	0.10	0.10	0.14	0.10	0.10
Sat Flow, veh/h	3374	6281	1547	1739	6281	1547	3374	2336	1038	3374	3469	1547
Grp Volume(v), veh/h	252	1400	419	153	1559	192	405	115	115	411	212	124
Grp Sat Flow(s),veh/h/ln	1687	1570	1547	1739	1570	1547	1687	1735	1639	1687	1735	1547
Q Serve(g_s), s	9.3	6.7	9.9	11.3	23.7	10.2	15.3	8.3	8.9	15.5	7.6	10.2
Cycle Q Clear(g_c), s	9.3	6.7	9.9	11.3	23.7	10.2	15.3	8.3	8.9	15.5	7.6	10.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.63	1.00		1.00
Lane Grp Cap(c), veh/h	306	2736	674	179	2811	692	463	171	161	468	347	155
V/C Ratio(X)	0.82	0.51	0.62	0.86	0.55	0.28	0.88	0.67	0.71	0.88	0.61	0.80
Avail Cap(c_a), veh/h	459	2736	674	237	2811	692	537	236	223	537	472	211
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.75	0.75	0.75	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.2	5.2	5.4	57.4	26.4	22.7	55.0	56.6	56.8	54.9	56.1	57.2
Incr Delay (d2), s/veh	5.6	0.5	3.2	20.4	0.8	1.0	13.5	4.5	6.4	14.0	1.7	14.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.7	2.8	4.3	10.0	13.9	7.1	11.8	6.9	7.1	12.0	6.2	8.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	57.8	5.7	8.6	77.8	27.2	23.6	68.5	61.1	63.3	68.9	57.8	71.6
LnGrp LOS	E	A	A	E	C	C	E	E	E	E	E	E
Approach Vol, veh/h		2071			1904			635			747	
Approach Delay, s/veh		12.6			30.9			66.2			66.2	
Approach LOS		B			C			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.1	65.5	25.3	20.1	20.6	63.9	25.1	20.3
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	17.7	44.7	20.7	17.7	17.7	44.7	20.7	17.7
Max Q Clear Time (g_c+I1), s	11.3	25.7	17.5	10.9	13.3	11.9	17.3	12.2
Green Ext Time (p_c), s	0.5	11.9	0.5	0.7	0.1	15.9	0.5	0.8

Intersection Summary	
HCM 6th Ctrl Delay	32.9
HCM 6th LOS	C

APPENDIX H

TOTAL TRAFFIC CONDITIONS SYNCHRO PRINTOUTS

Timings
1: Florida Turnpike/Kings Hwy & Okeechobee Rd

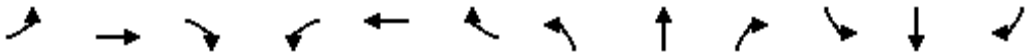
09/13/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	53	494	51	468	379	248	58	138	611	127	191
Future Volume (vph)	53	494	51	468	379	248	58	138	611	127	191
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	pm+ov	Prot	NA
Protected Phases	1	6		5	2		7	4	5	3	8
Permitted Phases			6			2			4		
Detector Phase	1	6	6	5	2	2	7	4	5	3	8
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Total Split (s)	18.0	35.0	35.0	39.0	56.0	56.0	19.0	38.0	39.0	18.0	37.0
Total Split (%)	13.8%	26.9%	26.9%	30.0%	43.1%	43.1%	14.6%	29.2%	30.0%	13.8%	28.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	Max	None	None	None
Act Effct Green (s)	9.2	33.2	33.2	26.8	53.4	53.4	9.7	32.0	65.8	10.0	34.9
Actuated g/C Ratio	0.07	0.26	0.26	0.21	0.41	0.41	0.07	0.25	0.51	0.08	0.27
v/c Ratio	0.49	0.43	0.10	0.75	0.30	0.35	0.50	0.34	0.47	0.55	0.27
Control Delay	71.8	42.7	0.4	60.9	17.4	4.0	71.0	43.5	17.4	66.3	37.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	71.8	42.7	0.4	60.9	17.4	4.0	71.0	43.5	17.4	66.3	37.9
LOS	E	D	A	E	B	A	E	D	B	E	D
Approach Delay		41.6			33.0			25.7			48.3
Approach LOS		D			C			C			D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.75	
Intersection Signal Delay: 34.6	Intersection LOS: C
Intersection Capacity Utilization 57.7%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: Florida Turnpike/Kings Hwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	53	494	51	468	379	248	58	138	611	127	191	30
Future Volume (veh/h)	53	494	51	468	379	248	58	138	611	127	191	30
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	56	520	54	493	399	261	61	145	643	134	201	32
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	71	1506	467	565	1488	664	77	418	1079	183	718	112
Arrive On Green	0.04	0.31	0.31	0.17	0.45	0.45	0.05	0.24	0.24	0.06	0.25	0.25
Sat Flow, veh/h	1668	4782	1485	3237	3328	1485	1668	1752	2613	3237	2883	452
Grp Volume(v), veh/h	56	520	54	493	399	261	61	145	643	134	115	118
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1664	1485	1668	1752	1306	1618	1664	1670
Q Serve(g_s), s	4.3	10.9	3.4	19.3	9.8	15.3	4.7	8.9	24.9	5.3	7.2	7.4
Cycle Q Clear(g_c), s	4.3	10.9	3.4	19.3	9.8	15.3	4.7	8.9	24.9	5.3	7.2	7.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.27
Lane Grp Cap(c), veh/h	71	1506	467	565	1488	664	77	418	1079	183	414	416
V/C Ratio(X)	0.79	0.35	0.12	0.87	0.27	0.39	0.79	0.35	0.60	0.73	0.28	0.28
Avail Cap(c_a), veh/h	141	1506	467	797	1488	664	154	418	1079	274	414	416
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	61.7	34.2	31.7	52.2	22.6	24.1	61.4	41.1	29.7	60.3	39.4	39.5
Incr Delay (d2), s/veh	17.5	0.6	0.5	7.7	0.4	1.7	16.4	2.3	2.4	5.5	0.4	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.9	7.8	2.3	13.2	7.1	9.7	4.2	7.5	12.9	4.2	5.4	5.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	79.2	34.9	32.2	59.9	23.0	25.9	77.7	43.4	32.1	65.9	39.7	39.8
LnGrp LOS	E	C	C	E	C	C	E	D	C	E	D	D
Approach Vol, veh/h		630			1153			849			367	
Approach Delay, s/veh		38.6			39.4			37.3			49.3	
Approach LOS		D			D			D			D	

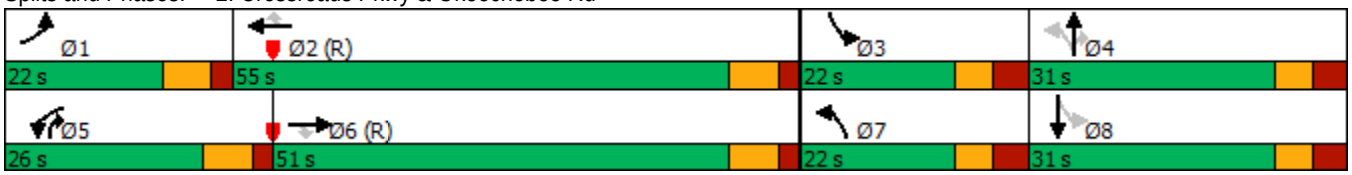
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.5	65.1	14.4	38.0	29.7	47.9	13.0	39.4
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	11.0	49.0	11.0	31.0	32.0	28.0	12.0	30.0
Max Q Clear Time (g_c+I1), s	6.3	17.3	7.3	26.9	21.3	12.9	6.7	9.4
Green Ext Time (p_c), s	0.0	3.9	0.1	1.5	1.4	3.3	0.0	1.2

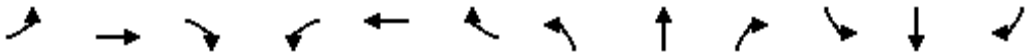
Intersection Summary	
HCM 6th Ctrl Delay	39.9
HCM 6th LOS	D

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	72	1499	114	199	1077	161	62	8	100	98	20
Future Volume (vph)	72	1499	114	199	1077	161	62	8	100	98	20
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	pm+ov	pm+pt	NA
Protected Phases	1	6		5	2		7	4	5	3	8
Permitted Phases			6			2	4		4	8	
Detector Phase	1	6	6	5	2	2	7	4	5	3	8
Switch Phase											
Minimum Initial (s)	5.0	12.0	12.0	5.0	12.0	12.0	5.0	8.0	5.0	5.0	8.0
Minimum Split (s)	11.8	19.0	19.0	11.8	19.0	19.0	12.2	15.2	11.8	12.2	15.2
Total Split (s)	22.0	51.0	51.0	26.0	55.0	55.0	22.0	31.0	26.0	22.0	31.0
Total Split (%)	16.9%	39.2%	39.2%	20.0%	42.3%	42.3%	16.9%	23.8%	20.0%	16.9%	23.8%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	3.7	3.7	4.8	3.7	3.7
All-Red Time (s)	2.0	2.2	2.2	2.0	2.2	2.2	3.5	3.5	2.0	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	7.0	7.0	6.8	7.0	7.0	7.2	7.2	6.8	7.2	7.2
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	11.3	72.1	72.1	13.8	77.3	77.3	11.8	8.0	16.8	21.9	8.3
Actuated g/C Ratio	0.09	0.55	0.55	0.11	0.59	0.59	0.09	0.06	0.13	0.17	0.06
v/c Ratio	0.54	0.60	0.14	0.62	0.40	0.18	0.43	0.08	0.37	0.39	0.34
Control Delay	62.3	20.9	3.5	65.9	10.2	1.1	60.3	59.2	11.6	49.2	24.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	62.3	20.9	3.5	65.9	10.2	1.1	60.3	59.2	11.6	49.2	24.4
LOS	E	C	A	E	B	A	E	E	B	D	C
Approach Delay		21.5			16.9			31.5			38.1
Approach LOS		C			B			C			D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 84 (65%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.62	
Intersection Signal Delay: 20.9	Intersection LOS: C
Intersection Capacity Utilization 64.2%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 2: Crossroads Pkwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	72	1499	114	199	1077	161	62	8	100	98	20	60
Future Volume (veh/h)	72	1499	114	199	1077	161	62	8	100	98	20	60
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	76	1578	120	209	1134	169	65	8	105	103	21	63
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	95	2634	818	262	2748	853	213	142	241	265	175	156
Arrive On Green	0.06	0.55	0.55	0.16	1.00	1.00	0.05	0.08	0.08	0.07	0.10	0.10
Sat Flow, veh/h	1668	4782	1485	3237	4782	1485	1668	1752	1485	1668	1664	1485
Grp Volume(v), veh/h	76	1578	120	209	1134	169	65	8	105	103	21	63
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1594	1485	1668	1752	1485	1668	1664	1485
Q Serve(g_s), s	5.9	28.8	5.1	8.1	0.0	0.0	4.6	0.5	8.3	7.3	1.5	5.2
Cycle Q Clear(g_c), s	5.9	28.8	5.1	8.1	0.0	0.0	4.6	0.5	8.3	7.3	1.5	5.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	95	2634	818	262	2748	853	213	142	241	265	175	156
V/C Ratio(X)	0.80	0.60	0.15	0.80	0.41	0.20	0.31	0.06	0.44	0.39	0.12	0.40
Avail Cap(c_a), veh/h	195	2634	818	478	2748	853	326	321	392	337	305	272
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.97	0.97	0.97	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.6	19.6	14.3	53.5	0.0	0.0	51.5	55.1	49.1	49.9	52.7	54.4
Incr Delay (d2), s/veh	14.0	1.0	0.4	5.4	0.4	0.5	0.8	0.2	1.2	0.9	0.3	1.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.1	16.1	3.3	5.9	0.2	0.2	3.6	0.4	5.7	5.6	1.2	3.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	74.6	20.6	14.6	58.8	0.4	0.5	52.3	55.3	50.4	50.8	53.0	56.1
LnGrp LOS	E	C	B	E	A	A	D	E	D	D	D	E
Approach Vol, veh/h		1774			1512			178			187	
Approach Delay, s/veh		22.5			8.5			51.3			52.8	
Approach LOS		C			A			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.2	81.7	16.3	17.7	17.3	78.6	13.2	20.8
Change Period (Y+Rc), s	6.8	* 7	* 7.2	* 7.2	6.8	* 7	* 7.2	* 7.2
Max Green Setting (Gmax), s	15.2	* 48	* 15	* 24	19.2	* 44	* 15	* 24
Max Q Clear Time (g_c+I1), s	7.9	2.0	9.3	10.3	10.1	30.8	6.6	7.2
Green Ext Time (p_c), s	0.1	12.0	0.1	0.3	0.5	9.2	0.1	0.3

Intersection Summary	
HCM 6th Ctrl Delay	19.7
HCM 6th LOS	B

Notes

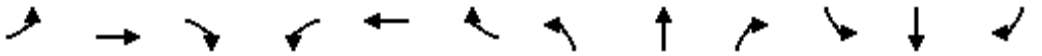
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	EBR	WBT	SBL	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	1253	597	844	316	0	352
Future Volume (vph)	1253	597	844	316	0	352
Turn Type	NA	Free	NA	Perm	NA	Perm
Protected Phases	6		2		4	
Permitted Phases		Free		4		4
Detector Phase	6		2	4	4	4
Switch Phase						
Minimum Initial (s)	5.0		5.0	7.0	7.0	7.0
Minimum Split (s)	11.8		11.8	13.8	13.8	13.8
Total Split (s)	90.0		90.0	40.0	40.0	40.0
Total Split (%)	69.2%		69.2%	30.8%	30.8%	30.8%
Yellow Time (s)	4.8		4.8	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0	2.8	2.8	2.8
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8		6.8	6.8	6.8	6.8
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None		C-Max	None	None	None
Act Effct Green (s)	99.7	130.0	99.7	16.7	16.7	16.7
Actuated g/C Ratio	0.77	1.00	0.77	0.13	0.13	0.13
v/c Ratio	0.36	0.43	0.25	0.56	0.38	0.40
Control Delay	1.9	2.4	6.1	56.4	4.8	3.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	1.9	2.4	6.1	56.4	4.8	3.1
LOS	A	A	A	E	A	A
Approach Delay	2.1		6.1		28.6	
Approach LOS	A		A		C	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 71 (55%), Referenced to phase 2:WBT, Start of Green	
Natural Cycle: 40	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.56	
Intersection Signal Delay: 8.4	Intersection LOS: A
Intersection Capacity Utilization 59.4%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 3: I-95 West & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑↑	↱		↑↑↑					↰↰↰	↳	↱↱
Traffic Volume (veh/h)	0	1253	597	0	844	0	0	0	0	316	0	352
Future Volume (veh/h)	0	1253	597	0	844	0	0	0	0	316	0	352
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1752	1752	0	1752	0				1752	1752	1752
Adj Flow Rate, veh/h	0	1319	0	0	888	0				333	0	371
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95				0.95	0.95	0.95
Percent Heavy Veh, %	0	10	10	0	10	0				10	10	10
Cap, veh/h	0	3719		0	3719	0				589	0	525
Arrive On Green	0.00	1.00	0.00	0.00	0.78	0.00				0.12	0.00	0.12
Sat Flow, veh/h	0	4940	1485	0	5098	0				5005	0	4454
Grp Volume(v), veh/h	0	1319	0	0	888	0				333	0	371
Grp Sat Flow(s),veh/h/ln	0	1594	1485	0	1594	0				1668	0	1485
Q Serve(g_s), s	0.0	0.0	0.0	0.0	6.6	0.0				8.2	0.0	10.4
Cycle Q Clear(g_c), s	0.0	0.0	0.0	0.0	6.6	0.0				8.2	0.0	10.4
Prop In Lane	0.00		1.00	0.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	3719		0	3719	0				589	0	525
V/C Ratio(X)	0.00	0.35		0.00	0.24	0.00				0.56	0.00	0.71
Avail Cap(c_a), veh/h	0	3719		0	3719	0				1278	0	1137
HCM Platoon Ratio	1.00	2.00	2.00	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	0.79	0.00	0.00	0.98	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	0.0	3.9	0.0				54.2	0.0	55.2
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.1	0.0				0.9	0.0	1.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	0.0	0.0	0.0	3.5	0.0				6.3	0.0	7.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	0.0	0.0	4.1	0.0				55.0	0.0	57.0
LnGrp LOS	A	A		A	A	A				E	A	E
Approach Vol, veh/h		1319	A		888						704	
Approach Delay, s/veh		0.0			4.1						56.1	
Approach LOS		A			A						E	

Timer - Assigned Phs		2		4		6						
Phs Duration (G+Y+Rc), s		107.9		22.1		107.9						
Change Period (Y+Rc), s		6.8		* 6.8		6.8						
Max Green Setting (Gmax), s		83.2		* 33		83.2						
Max Q Clear Time (g_c+I1), s		8.6		12.4		2.0						
Green Ext Time (p_c), s		8.1		2.9		14.8						

Intersection Summary		
HCM 6th Ctrl Delay		14.8
HCM 6th LOS		B

Notes

User approved volume balancing among the lanes for turning movement.

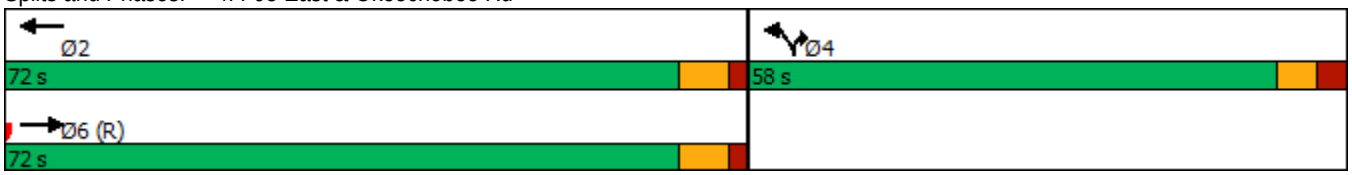
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

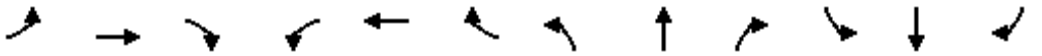
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBT	WBT	WBR	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	1063	629	940	274	1175
Future Volume (vph)	1063	629	940	274	1175
Turn Type	NA	NA	Free	Prot	Prot
Protected Phases	6	2		4	4
Permitted Phases			Free		
Detector Phase	6	2		4	4
Switch Phase					
Minimum Initial (s)	12.0	12.0		7.0	7.0
Minimum Split (s)	18.8	18.8		14.0	14.0
Total Split (s)	72.0	72.0		58.0	58.0
Total Split (%)	55.4%	55.4%		44.6%	44.6%
Yellow Time (s)	4.8	4.8		4.0	4.0
All-Red Time (s)	2.0	2.0		3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.8	6.8		7.0	7.0
Lead/Lag					
Lead-Lag Optimize?					
Recall Mode	C-Max	None		None	None
Act Effct Green (s)	67.1	67.1	130.0	49.1	49.1
Actuated g/C Ratio	0.52	0.52	1.00	0.38	0.38
v/c Ratio	0.46	0.27	0.67	0.16	0.92
Control Delay	16.8	16.6	14.4	26.7	46.5
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	16.8	16.6	14.4	26.7	46.5
LOS	B	B	B	C	D
Approach Delay	16.8	15.3			
Approach LOS	B	B			

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 118 (91%), Referenced to phase 6:EBT, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.92	
Intersection Signal Delay: 25.4	Intersection LOS: C
Intersection Capacity Utilization 59.4%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 4: I-95 East & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1063	0	0	629	940	274	0	1175	0	0	0
Future Volume (veh/h)	0	1063	0	0	629	940	274	0	1175	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	0	1752	0	0	1752	1752	1752	0	1752			
Adj Flow Rate, veh/h	0	1119	0	0	662	0	288	0	1237			
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95			
Percent Heavy Veh, %	0	10	0	0	10	10	10	0	10			
Cap, veh/h	0	2399	0	0	2399		1810	0	1302			
Arrive On Green	0.00	0.50	0.00	0.00	0.84	0.00	0.38	0.00	0.38			
Sat Flow, veh/h	0	5098	0	0	4940	1485	4705	0	3385			
Grp Volume(v), veh/h	0	1119	0	0	662	0	288	0	1237			
Grp Sat Flow(s),veh/h/ln	0	1594	0	0	1594	1485	1568	0	1128			
Q Serve(g_s), s	0.0	19.8	0.0	0.0	3.8	0.0	5.2	0.0	46.1			
Cycle Q Clear(g_c), s	0.0	19.8	0.0	0.0	3.8	0.0	5.2	0.0	46.1			
Prop In Lane	0.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	0	2399	0	0	2399		1810	0	1302			
V/C Ratio(X)	0.00	0.47	0.00	0.00	0.28		0.16	0.00	0.95			
Avail Cap(c_a), veh/h	0	2399	0	0	2399		1846	0	1328			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00			
Upstream Filter(I)	0.00	0.92	0.00	0.00	0.81	0.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	0.0	21.1	0.0	0.0	5.6	0.0	26.2	0.0	38.8			
Incr Delay (d2), s/veh	0.0	0.6	0.0	0.0	0.1	0.0	0.0	0.0	14.3			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(95%),veh/ln	0.0	11.8	0.0	0.0	2.1	0.0	3.6	0.0	20.5			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	21.7	0.0	0.0	5.6	0.0	26.3	0.0	53.1			
LnGrp LOS	A	C	A	A	A		C	A	D			
Approach Vol, veh/h		1119			662	A		1525				
Approach Delay, s/veh		21.7			5.6			48.0				
Approach LOS		C			A			D				

Timer - Assigned Phs		2		4		6						
Phs Duration (G+Y+Rc), s		72.0		57.0		72.0						
Change Period (Y+Rc), s		6.8		7.0		6.8						
Max Green Setting (Gmax), s		65.2		51.0		65.2						
Max Q Clear Time (g_c+I1), s		5.8		48.1		21.8						
Green Ext Time (p_c), s		5.5		1.9		10.7						

Intersection Summary												
HCM 6th Ctrl Delay			30.6									
HCM 6th LOS			C									

Notes

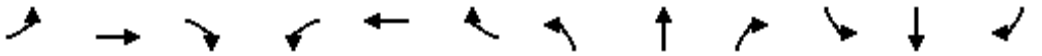
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	284	1769	445	314	957	88	454	199	272	224	103
Future Volume (vph)	284	1769	445	314	957	88	454	199	272	224	103
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			6			2					8
Detector Phase	1	6	6	5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	7.0	12.0	12.0	7.0	12.0	12.0	7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	14.3	19.3	19.3	14.3	19.3	19.3	14.3	14.3	14.3	14.3	14.3
Total Split (s)	24.0	42.0	42.0	36.0	54.0	54.0	28.0	32.0	20.0	24.0	24.0
Total Split (%)	18.5%	32.3%	32.3%	27.7%	41.5%	41.5%	21.5%	24.6%	15.4%	18.5%	18.5%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	15.7	38.3	38.3	28.1	50.7	50.7	20.4	21.6	12.7	13.9	13.9
Actuated g/C Ratio	0.12	0.29	0.29	0.22	0.39	0.39	0.16	0.17	0.10	0.11	0.11
v/c Ratio	0.74	1.02	0.65	0.89	0.41	0.13	0.91	0.64	0.88	0.64	0.26
Control Delay	70.0	58.7	9.5	75.4	30.1	0.4	76.6	32.1	85.0	63.8	1.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.0	58.7	9.5	75.4	30.1	0.4	76.6	32.1	85.0	63.8	1.5
LOS	E	E	A	E	C	A	E	C	F	E	A
Approach Delay		51.2			38.6			55.3		62.7	
Approach LOS		D			D			E		E	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.02	
Intersection Signal Delay: 50.0	Intersection LOS: D
Intersection Capacity Utilization 87.6%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 5: Jenkins Rd & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	284	1769	445	314	957	88	454	199	218	272	224	103
Future Volume (veh/h)	284	1769	445	314	957	88	454	199	218	272	224	103
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	299	1862	468	331	1007	93	478	209	229	286	236	108
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	350	1920	473	356	2554	629	525	291	259	330	380	169
Arrive On Green	0.21	0.61	0.61	0.20	0.41	0.41	0.16	0.17	0.17	0.10	0.11	0.11
Sat Flow, veh/h	3374	6281	1547	1739	6281	1547	3374	1735	1547	3374	3469	1547
Grp Volume(v), veh/h	299	1862	468	331	1007	93	478	209	229	286	236	108
Grp Sat Flow(s),veh/h/ln	1687	1570	1547	1739	1570	1547	1687	1735	1547	1687	1735	1547
Q Serve(g_s), s	11.1	36.8	38.7	24.3	14.7	4.9	18.1	14.8	18.8	10.9	8.5	8.7
Cycle Q Clear(g_c), s	11.1	36.8	38.7	24.3	14.7	4.9	18.1	14.8	18.8	10.9	8.5	8.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	350	1920	473	356	2554	629	525	291	259	330	380	169
V/C Ratio(X)	0.86	0.97	0.99	0.93	0.39	0.15	0.91	0.72	0.88	0.87	0.62	0.64
Avail Cap(c_a), veh/h	433	1920	473	384	2554	629	537	330	294	330	446	199
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.65	0.65	0.65	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	50.6	24.7	25.0	50.8	27.3	24.4	54.0	51.2	52.9	57.8	55.3	55.4
Incr Delay (d2), s/veh	8.9	10.8	30.8	28.1	0.5	0.5	19.3	6.4	23.7	21.0	2.0	5.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.5	15.2	18.7	19.3	9.5	3.5	14.0	11.3	13.9	9.5	6.9	6.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	59.5	35.5	55.9	78.9	27.7	24.8	73.3	57.7	76.6	78.8	57.3	60.6
LnGrp LOS	E	D	E	E	C	C	E	E	E	E	E	E
Approach Vol, veh/h		2629			1431			916			630	
Approach Delay, s/veh		41.9			39.4			70.6			67.6	
Approach LOS		D			D			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.8	60.2	20.0	29.1	33.9	47.0	27.5	21.5
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	16.7	46.7	12.7	24.7	28.7	34.7	20.7	16.7
Max Q Clear Time (g_c+I1), s	13.1	16.7	12.9	20.8	26.3	40.7	20.1	10.7
Green Ext Time (p_c), s	0.4	8.9	0.0	1.0	0.3	0.0	0.1	0.9

Intersection Summary	
HCM 6th Ctrl Delay	48.8
HCM 6th LOS	D

Timings
1: Florida Turnpike/Kings Hwy & Okeechobee Rd

09/13/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	61	390	33	576	567	268	83	153	621	281	227
Future Volume (vph)	61	390	33	576	567	268	83	153	621	281	227
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	pm+ov	Prot	NA
Protected Phases	1	6		5	2		7	4	5	3	8
Permitted Phases			6			2			4		
Detector Phase	1	6	6	5	2	2	7	4	5	3	8
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Total Split (s)	23.0	29.0	29.0	39.0	45.0	45.0	22.0	40.0	39.0	22.0	40.0
Total Split (%)	17.7%	22.3%	22.3%	30.0%	34.6%	34.6%	16.9%	30.8%	30.0%	16.9%	30.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	10.4	38.2	38.2	31.7	62.2	62.2	11.8	17.5	56.2	14.6	20.3
Actuated g/C Ratio	0.08	0.29	0.29	0.24	0.48	0.48	0.09	0.13	0.43	0.11	0.16
v/c Ratio	0.49	0.30	0.06	0.78	0.38	0.33	0.59	0.69	0.56	0.83	0.57
Control Delay	68.9	38.6	0.2	61.7	36.1	15.0	72.1	68.8	24.3	75.9	51.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	68.9	38.6	0.2	61.7	36.1	15.0	72.1	68.8	24.3	75.9	51.6
LOS	E	D	A	E	D	B	E	E	C	E	D
Approach Delay		39.8			42.5			36.9			63.8
Approach LOS		D			D			D			E

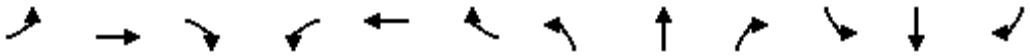
Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.83	
Intersection Signal Delay: 44.3	Intersection LOS: D
Intersection Capacity Utilization 63.4%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: Florida Turnpike/Kings Hwy & Okeechobee Rd



HCM 6th Signalized Intersection Summary
1: Florida Turnpike/Kings Hwy & Okeechobee Rd

09/13/2022



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	61	390	33	576	567	268	83	153	621	281	227	49
Future Volume (veh/h)	61	390	33	576	567	268	83	153	621	281	227	49
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	64	411	35	606	597	282	87	161	654	296	239	52
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	81	1186	368	674	1357	605	108	389	1124	345	720	154
Arrive On Green	0.05	0.25	0.25	0.21	0.41	0.41	0.06	0.22	0.22	0.11	0.26	0.26
Sat Flow, veh/h	1668	4782	1485	3237	3328	1485	1668	1752	2613	3237	2728	583
Grp Volume(v), veh/h	64	411	35	606	597	282	87	161	654	296	144	147
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1664	1485	1668	1752	1306	1618	1664	1647
Q Serve(g_s), s	4.9	9.2	2.4	23.7	16.8	18.1	6.7	10.2	24.7	11.7	9.1	9.4
Cycle Q Clear(g_c), s	4.9	9.2	2.4	23.7	16.8	18.1	6.7	10.2	24.7	11.7	9.1	9.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.35
Lane Grp Cap(c), veh/h	81	1186	368	674	1357	605	108	389	1124	345	439	435
V/C Ratio(X)	0.79	0.35	0.10	0.90	0.44	0.47	0.81	0.41	0.58	0.86	0.33	0.34
Avail Cap(c_a), veh/h	205	1186	368	797	1357	605	193	445	1207	373	439	435
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	61.2	40.2	37.7	50.1	27.8	28.2	60.0	43.3	28.2	57.1	38.6	38.7
Incr Delay (d2), s/veh	15.5	0.8	0.5	11.8	1.0	2.6	13.1	0.7	0.6	16.9	0.4	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.4	6.7	1.7	16.1	11.2	11.2	5.8	8.0	12.4	9.5	6.8	7.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	76.7	41.0	38.2	62.0	28.8	30.7	73.2	44.0	28.8	74.1	39.0	39.1
LnGrp LOS	E	D	D	E	C	C	E	D	C	E	D	D
Approach Vol, veh/h		510			1485			902			587	
Approach Delay, s/veh		45.3			42.7			35.8			56.7	
Approach LOS		D			D			D			E	

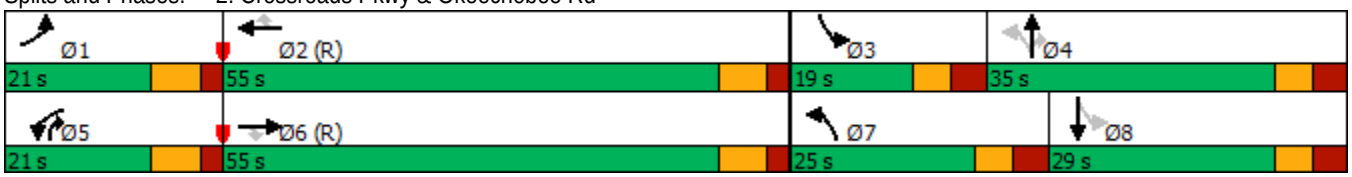
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.3	60.0	20.8	35.9	34.1	39.2	15.4	41.3
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	16.0	38.0	15.0	33.0	32.0	22.0	15.0	33.0
Max Q Clear Time (g_c+I1), s	6.9	20.1	13.7	26.7	25.7	11.2	8.7	11.4
Green Ext Time (p_c), s	0.1	4.9	0.1	2.1	1.3	2.1	0.1	1.6

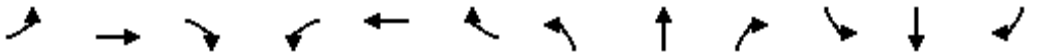
Intersection Summary	
HCM 6th Ctrl Delay	43.7
HCM 6th LOS	D

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	100	1303	92	247	1761	166	130	11	332	185	11
Future Volume (vph)	100	1303	92	247	1761	166	130	11	332	185	11
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	pm+ov	pm+pt	NA
Protected Phases	1	6		5	2		7	4	5	3	8
Permitted Phases			6			2	4		4	8	
Detector Phase	1	6	6	5	2	2	7	4	5	3	8
Switch Phase											
Minimum Initial (s)	5.0	12.0	12.0	5.0	12.0	12.0	5.0	8.0	5.0	5.0	8.0
Minimum Split (s)	11.8	19.0	19.0	11.8	19.0	19.0	12.2	15.2	11.8	12.2	15.2
Total Split (s)	21.0	55.0	55.0	21.0	55.0	55.0	25.0	35.0	21.0	19.0	29.0
Total Split (%)	16.2%	42.3%	42.3%	16.2%	42.3%	42.3%	19.2%	26.9%	16.2%	14.6%	22.3%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	3.7	3.7	4.8	3.7	3.7
All-Red Time (s)	2.0	2.2	2.2	2.0	2.2	2.2	3.5	3.5	2.0	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	7.0	7.0	6.8	7.0	7.0	7.2	7.2	6.8	7.2	7.2
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	13.6	57.2	57.2	24.2	67.8	67.8	20.9	10.4	32.6	22.4	8.1
Actuated g/C Ratio	0.10	0.44	0.44	0.19	0.52	0.52	0.16	0.08	0.25	0.17	0.06
v/c Ratio	0.61	0.66	0.13	0.44	0.75	0.21	0.55	0.09	0.80	0.75	0.26
Control Delay	71.4	34.2	5.0	51.8	19.2	2.2	55.9	54.9	45.0	64.6	24.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	71.4	34.2	5.0	51.8	19.2	2.2	55.9	54.9	45.0	64.6	24.8
LOS	E	C	A	D	B	A	E	D	D	E	C
Approach Delay		34.8			21.6			48.3			55.6
Approach LOS		C			C			D			E

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 110 (85%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.80	
Intersection Signal Delay: 30.8	Intersection LOS: C
Intersection Capacity Utilization 74.0%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 2: Crossroads Pkwy & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	100	1303	92	247	1761	166	130	11	332	185	11	43
Future Volume (veh/h)	100	1303	92	247	1761	166	130	11	332	185	11	43
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	105	1372	97	260	1854	175	137	12	349	195	12	45
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	127	1836	570	306	1923	597	441	375	458	406	375	334
Arrive On Green	0.08	0.38	0.38	0.19	0.80	0.80	0.08	0.21	0.21	0.09	0.23	0.23
Sat Flow, veh/h	1668	4782	1485	3237	4782	1485	1668	1752	1485	1668	1664	1485
Grp Volume(v), veh/h	105	1372	97	260	1854	175	137	12	349	195	12	45
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1594	1485	1668	1752	1485	1668	1664	1485
Q Serve(g_s), s	8.1	32.2	5.6	10.1	43.9	3.9	8.2	0.7	27.6	11.8	0.7	3.1
Cycle Q Clear(g_c), s	8.1	32.2	5.6	10.1	43.9	3.9	8.2	0.7	27.6	11.8	0.7	3.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	127	1836	570	306	1923	597	441	375	458	406	375	334
V/C Ratio(X)	0.83	0.75	0.17	0.85	0.96	0.29	0.31	0.03	0.76	0.48	0.03	0.13
Avail Cap(c_a), veh/h	182	1836	570	354	1923	597	537	375	458	406	375	334
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.89	0.89	0.89	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	59.2	34.6	26.4	51.8	11.9	8.0	35.4	40.4	40.7	35.6	39.3	40.2
Incr Delay (d2), s/veh	18.2	2.8	0.6	14.3	12.5	1.1	0.4	0.0	7.4	0.9	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.3	18.8	3.8	7.6	10.5	2.3	6.2	0.6	16.5	8.7	0.6	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	77.4	37.4	27.0	66.2	24.4	9.1	35.8	40.5	48.1	36.5	39.3	40.4
LnGrp LOS	E	D	C	E	C	A	D	D	D	D	D	D
Approach Vol, veh/h		1574			2289			498			252	
Approach Delay, s/veh		39.4			28.0			44.5			37.3	
Approach LOS		D			C			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.7	59.3	19.0	35.0	19.1	56.9	17.5	36.5
Change Period (Y+Rc), s	6.8	* 7	* 7.2	* 7.2	6.8	* 7	* 7.2	* 7.2
Max Green Setting (Gmax), s	14.2	* 48	* 12	* 28	14.2	* 48	* 18	* 22
Max Q Clear Time (g_c+I1), s	10.1	45.9	13.8	29.6	12.1	34.2	10.2	5.1
Green Ext Time (p_c), s	0.1	1.9	0.0	0.0	0.2	8.4	0.2	0.2

Intersection Summary	
HCM 6th Ctrl Delay	34.2
HCM 6th LOS	C

Notes

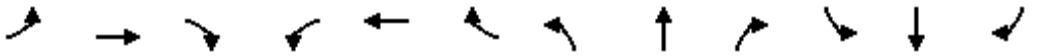
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	EBR	WBT	SBL	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	683	1023	1237	340	0	569
Future Volume (vph)	683	1023	1237	340	0	569
Turn Type	NA	Free	NA	Perm	NA	Perm
Protected Phases	6		2		4	
Permitted Phases		Free		4		4
Detector Phase	6		2	4	4	4
Switch Phase						
Minimum Initial (s)	5.0		5.0	7.0	7.0	7.0
Minimum Split (s)	11.8		11.8	13.8	13.8	13.8
Total Split (s)	90.0		90.0	40.0	40.0	40.0
Total Split (%)	69.2%		69.2%	30.8%	30.8%	30.8%
Yellow Time (s)	4.8		4.8	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0	2.8	2.8	2.8
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8		6.8	6.8	6.8	6.8
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None		C-Max	None	None	None
Act Effct Green (s)	93.3	130.0	93.3	23.1	23.1	23.1
Actuated g/C Ratio	0.72	1.00	0.72	0.18	0.18	0.18
v/c Ratio	0.21	0.73	0.38	0.44	0.67	0.69
Control Delay	3.7	14.4	6.0	48.2	41.4	38.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	3.7	14.4	6.0	48.2	41.4	38.5
LOS	A	B	A	D	D	D
Approach Delay	10.1		6.0		42.7	
Approach LOS	B		A		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 105 (81%), Referenced to phase 2:WBT, Start of Green	
Natural Cycle: 40	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.73	
Intersection Signal Delay: 16.5	Intersection LOS: B
Intersection Capacity Utilization 53.8%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: I-95 West & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑↑	↱		↑↑↑					↰↰↰	↳	↱↱
Traffic Volume (veh/h)	0	683	1023	0	1237	0	0	0	0	340	0	569
Future Volume (veh/h)	0	683	1023	0	1237	0	0	0	0	340	0	569
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1752	1752	0	1752	0				1752	1752	1752
Adj Flow Rate, veh/h	0	719	0	0	1302	0				358	0	599
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95				0.95	0.95	0.95
Percent Heavy Veh, %	0	10	10	0	10	0				10	10	10
Cap, veh/h	0	3458		0	3458	0				863	0	767
Arrive On Green	0.00	1.00	0.00	0.00	0.72	0.00				0.17	0.00	0.17
Sat Flow, veh/h	0	4940	1485	0	5098	0				5005	0	4454
Grp Volume(v), veh/h	0	719	0	0	1302	0				358	0	599
Grp Sat Flow(s),veh/h/ln	0	1594	1485	0	1594	0				1668	0	1485
Q Serve(g_s), s	0.0	0.0	0.0	0.0	13.5	0.0				8.3	0.0	16.7
Cycle Q Clear(g_c), s	0.0	0.0	0.0	0.0	13.5	0.0				8.3	0.0	16.7
Prop In Lane	0.00		1.00	0.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	3458		0	3458	0				863	0	767
V/C Ratio(X)	0.00	0.21		0.00	0.38	0.00				0.42	0.00	0.78
Avail Cap(c_a), veh/h	0	3458		0	3458	0				1278	0	1137
HCM Platoon Ratio	1.00	1.67	1.67	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	0.66	0.00	0.00	0.97	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	0.0	0.0	6.9	0.0				48.0	0.0	51.4
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.3	0.0				0.3	0.0	2.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	0.0	0.0	0.0	7.7	0.0				6.3	0.0	10.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	0.0	0.0	7.2	0.0				48.3	0.0	53.6
LnGrp LOS	A	A		A	A	A				D	A	D
Approach Vol, veh/h		719	A		1302						957	
Approach Delay, s/veh		0.0			7.2						51.6	
Approach LOS		A			A						D	

Timer - Assigned Phs		2		4		6						
Phs Duration (G+Y+Rc), s		100.8		29.2		100.8						
Change Period (Y+Rc), s		6.8		* 6.8		6.8						
Max Green Setting (Gmax), s		83.2		* 33		83.2						
Max Q Clear Time (g_c+I1), s		15.5		18.7		2.0						
Green Ext Time (p_c), s		14.3		3.7		6.1						

Intersection Summary		
HCM 6th Ctrl Delay	19.7	
HCM 6th LOS	B	

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

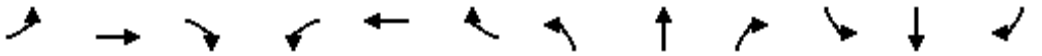
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBT	WBT	WBR	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	1015	757	1124	248	971
Future Volume (vph)	1015	757	1124	248	971
Turn Type	NA	NA	Free	Prot	Prot
Protected Phases	6	2		4	4
Permitted Phases			Free		
Detector Phase	6	2		4	4
Switch Phase					
Minimum Initial (s)	12.0	12.0		7.0	7.0
Minimum Split (s)	18.8	18.8		14.0	14.0
Total Split (s)	75.0	75.0		55.0	55.0
Total Split (%)	57.7%	57.7%		42.3%	42.3%
Yellow Time (s)	4.8	4.8		4.0	4.0
All-Red Time (s)	2.0	2.0		3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.8	6.8		7.0	7.0
Lead/Lag					
Lead-Lag Optimize?					
Recall Mode	C-Max	None		None	None
Act Effct Green (s)	74.5	74.5	130.0	41.7	41.7
Actuated g/C Ratio	0.57	0.57	1.00	0.32	0.32
v/c Ratio	0.40	0.30	0.81	0.18	0.86
Control Delay	19.6	15.4	26.2	31.1	42.4
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	19.6	15.4	26.2	31.1	42.4
LOS	B	B	C	C	D
Approach Delay	19.6	21.8			
Approach LOS	B	C			

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 19 (15%), Referenced to phase 6:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.86	
Intersection Signal Delay: 26.7	Intersection LOS: C
Intersection Capacity Utilization 53.8%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 4: I-95 East & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1015	0	0	757	1124	248	0	971	0	0	0
Future Volume (veh/h)	0	1015	0	0	757	1124	248	0	971	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	0	1752	0	0	1752	1752	1752	0	1752			
Adj Flow Rate, veh/h	0	1068	0	0	797	0	261	0	1022			
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95			
Percent Heavy Veh, %	0	10	0	0	10	10	10	0	10			
Cap, veh/h	0	2509	0	0	2509		1569	0	1129			
Arrive On Green	0.00	0.52	0.00	0.00	0.88	0.00	0.33	0.00	0.33			
Sat Flow, veh/h	0	5098	0	0	4940	1485	4705	0	3385			
Grp Volume(v), veh/h	0	1068	0	0	797	0	261	0	1022			
Grp Sat Flow(s),veh/h/ln	0	1594	0	0	1594	1485	1568	0	1128			
Q Serve(g_s), s	0.0	17.8	0.0	0.0	3.7	0.0	5.1	0.0	37.5			
Cycle Q Clear(g_c), s	0.0	17.8	0.0	0.0	3.7	0.0	5.1	0.0	37.5			
Prop In Lane	0.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	0	2509	0	0	2509		1569	0	1129			
V/C Ratio(X)	0.00	0.43	0.00	0.00	0.32		0.17	0.00	0.91			
Avail Cap(c_a), veh/h	0	2509	0	0	2509		1737	0	1250			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00			
Upstream Filter(I)	0.00	0.97	0.00	0.00	0.71	0.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	0.0	18.9	0.0	0.0	4.1	0.0	30.6	0.0	41.4			
Incr Delay (d2), s/veh	0.0	0.5	0.0	0.0	0.1	0.0	0.0	0.0	9.0			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(95%),veh/ln	0.0	10.8	0.0	0.0	1.9	0.0	3.5	0.0	16.8			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	19.4	0.0	0.0	4.1	0.0	30.6	0.0	50.4			
LnGrp LOS	A	B	A	A	A		C	A	D			
Approach Vol, veh/h		1068			797	A		1283				
Approach Delay, s/veh		19.4			4.1			46.3				
Approach LOS		B			A			D				

Timer - Assigned Phs	2	4	6
Phs Duration (G+Y+Rc), s	75.0	50.4	75.0
Change Period (Y+Rc), s	6.8	7.0	6.8
Max Green Setting (Gmax), s	68.2	48.0	68.2
Max Q Clear Time (g_c+I1), s	5.7	39.5	19.8
Green Ext Time (p_c), s	7.0	3.9	10.1

Intersection Summary	
HCM 6th Ctrl Delay	26.5
HCM 6th LOS	C

Notes

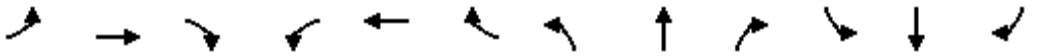
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	239	1352	402	145	1516	182	391	149	390	201	118
Future Volume (vph)	239	1352	402	145	1516	182	391	149	390	201	118
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			6			2					8
Detector Phase	1	6	6	5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	7.0	12.0	12.0	7.0	12.0	12.0	7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	14.3	19.3	19.3	14.3	19.3	19.3	14.3	14.3	14.3	14.3	14.3
Total Split (s)	25.0	52.0	52.0	25.0	52.0	52.0	28.0	25.0	28.0	25.0	25.0
Total Split (%)	19.2%	40.0%	40.0%	19.2%	40.0%	40.0%	21.5%	19.2%	21.5%	19.2%	19.2%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None
Act Effct Green (s)	14.8	52.1	52.1	15.8	53.1	53.1	19.5	13.5	19.5	13.5	13.5
Actuated g/C Ratio	0.11	0.40	0.40	0.12	0.41	0.41	0.15	0.10	0.15	0.10	0.10
v/c Ratio	0.66	0.57	0.49	0.74	0.63	0.26	0.82	0.60	0.82	0.60	0.41
Control Delay	61.0	25.7	5.4	75.3	33.0	4.8	68.0	50.0	67.8	62.4	7.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	61.0	25.7	5.4	75.3	33.0	4.8	68.0	50.0	67.8	62.4	7.3
LOS	E	C	A	E	C	A	E	D	E	E	A
Approach Delay		25.8			33.5			61.5		56.2	
Approach LOS		C			C			E		E	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 36 (28%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 37.0	Intersection LOS: D
Intersection Capacity Utilization 70.6%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 5: Jenkins Rd & Okeechobee Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	239	1352	402	145	1516	182	391	149	69	390	201	118
Future Volume (veh/h)	239	1352	402	145	1516	182	391	149	69	390	201	118
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	252	1423	423	153	1596	192	412	157	73	411	212	124
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	306	2724	671	179	2799	690	469	234	104	468	347	155
Arrive On Green	0.18	0.87	0.87	0.10	0.45	0.45	0.14	0.10	0.10	0.14	0.10	0.10
Sat Flow, veh/h	3374	6281	1547	1739	6281	1547	3374	2336	1038	3374	3469	1547
Grp Volume(v), veh/h	252	1423	423	153	1596	192	412	115	115	411	212	124
Grp Sat Flow(s),veh/h/ln	1687	1570	1547	1739	1570	1547	1687	1735	1639	1687	1735	1547
Q Serve(g_s), s	9.3	7.1	10.4	11.3	24.6	10.2	15.6	8.3	8.8	15.5	7.6	10.2
Cycle Q Clear(g_c), s	9.3	7.1	10.4	11.3	24.6	10.2	15.6	8.3	8.8	15.5	7.6	10.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.63	1.00		1.00
Lane Grp Cap(c), veh/h	306	2724	671	179	2799	690	469	174	164	468	347	155
V/C Ratio(X)	0.82	0.52	0.63	0.86	0.57	0.28	0.88	0.66	0.70	0.88	0.61	0.80
Avail Cap(c_a), veh/h	459	2724	671	237	2799	690	537	236	223	537	472	211
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.74	0.74	0.74	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.2	5.4	5.6	57.4	26.8	22.8	54.9	56.3	56.6	54.9	56.1	57.2
Incr Delay (d2), s/veh	5.5	0.5	3.3	20.4	0.8	1.0	14.0	4.2	6.0	14.0	1.7	14.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.7	3.0	4.5	10.0	14.3	7.1	12.0	6.9	7.1	12.0	6.2	8.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	57.7	5.9	8.9	77.8	27.6	23.8	68.9	60.6	62.6	68.9	57.8	71.6
LnGrp LOS	E	A	A	E	C	C	E	E	E	E	E	E
Approach Vol, veh/h		2098			1941			642			747	
Approach Delay, s/veh		12.7			31.2			66.3			66.2	
Approach LOS		B			C			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.1	65.2	25.3	20.3	20.6	63.7	25.4	20.3
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green Setting (Gmax), s	17.7	44.7	20.7	17.7	17.7	44.7	20.7	17.7
Max Q Clear Time (g_c+I1), s	11.3	26.6	17.5	10.8	13.3	12.4	17.6	12.2
Green Ext Time (p_c), s	0.5	11.8	0.5	0.7	0.1	16.1	0.5	0.8

Intersection Summary	
HCM 6th Ctrl Delay	33.0
HCM 6th LOS	C

APPENDIX I

TRUCK FACTOR CALCULATIONS

Table 2-2 Recommended D-Factors for Project Traffic Forecasting

Road Type	Low	D	High	Standard Deviation
Rural Freeway	52.3	54.8	57.3	1.73
Rural Arterial	51.1	58.1	79.6	6.29
Urban Freeway	50.4	55.8	61.2	4.11
Urban Arterial	50.8	57.9	67.1	4.60

Note: In some special cases, the D-Factor for urban freeways may be higher, e.g., Veterans Expressway.

2.6.3.3 Percent Trucks (T)

% Trucks

The most critical factor in pavement design is the amount of truck traffic using a roadway. The structural design is primarily dependent upon the heavy axle loads generated by commercial trucks. The estimated future truck volume is needed for calculating the 18-KIP ESALs for pavement design.

There are ten (10) classes of trucks, including buses, according to the current FHWA vehicle classification scheme (see **Figure 2-2**). Truck data are used in many different applications. As a result, various definitions of truck percentages exist (i.e., T_f, T24, 24T+B, 24T, DHT, DH2, and DH3) and they are all calculated as percentages of trucks in total traffic. Detailed definitions for these truck factors can be found in **Appendix C – Glossary.**

The traffic forecasting "T" is the same as T24 or 24T+B. It includes trucks and buses from Class 4 to Class 13. The truck volume and AADT are related to each other by a ratio commonly known as "T". The Daily Truck Volume (DTV) is the total number of trucks traversing a roadway segment during a 24-hour period. It can be derived by multiplying AADT by T as shown in **Equation 2-6.**

$$DTV = AADT \times T$$ Equation 2-6

For traffic forecasting purposes, the Design Hour Truck (DHT) is defined as T divided by two, based on the assumption that only half as many trucks travel on the roadway during the peak hour. The DHT is determined by the **Equation 2-7.**

$$DHT = \frac{T}{2}$$ Equation 2-7

The truck percentage is usually assumed to be constant over time.

FARRELL COMMUNITIES - FT. PIERCE

09/13/2022

TRUCK PERCENTAGE CALCULATION

STATION	ROADWAY	FROM	TO	24-HOUR T%
940025	OKEECHOBEE ROAD	MCCARTY ROAD	FLORIDA TURNPIKE	19.02%
940748	OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	20.36%
940106	OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	20.00%
940029	OKEECHOBEE ROAD	I-95	MCNEIL ROAD	10.52%
940757	KINGS HIGHWAY	OKEECHOBEE ROAD	ORANGE AVENUE	24.40%
			T24 CALCULATED =	18.86%
	PHT = T/2		**PHT =**	**9.43%**
			PHT USED FOR STUDY =	**10.00%**

Notes:

PER FDOT TRAFFIC FORECASTING HANDBOOK PEAK HOUR TRUCK TRAFFIC IS ESTIMATED AS T/2

24-HOUR T% BASED ON 5-YEAR AVERAGE OF EACH OF THE ABOVE STATIONS.

SIMMONS & WHITE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0025 - SR 70/OKEECHOBEE RD - W OF SR 91/TPK (COUNTY 25)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	8400 C	E 4500	W 3900	9.50	54.30	18.60
2018	8900 C	E 4300	W 4600	9.50	55.20	19.60
2017	11600 C	E 5700	W 5900	9.50	56.20	28.00
2016	7100 C	E 3600	W 3500	9.00	57.10	15.60
2015	7100 C	E 3600	W 3500	9.00	56.30	13.30
2014	6100 C	E 3100	W 3000	9.00	54.70	13.60
2013	6100 C	E 3100	W 3000	9.00	57.20	26.20
2012	4200 C	E 2100	W 2100	9.00	57.00	13.00
2011	6600 C	E 3200	W 3400	9.00	56.50	13.00
2010	5700 C	E 2700	W 3000	11.51	57.07	20.00
2009	6500 C	E 3300	W 3200	11.11	58.68	19.70
2008	7500 C	E 3700	W 3800	11.51	54.38	19.70
2007	8300 C	E 4200	W 4100	11.51	58.16	19.70
2006	7800 C	E 3700	W 4100	10.78	56.96	22.30
2005	8300 C	E 4200	W 4100	11.10	56.60	18.90
2004	7400 C	E 3700	W 3700	11.10	60.50	18.90

19.02

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0029 - SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	33000 C	E 17000	W 16000	9.00	51.00	11.00
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 C	E 14000	W 11500	9.00	50.80	4.90
2012	28000 C	E 14000	W 14000	9.00	56.80	4.90
2011	30500 C	E 15500	W 15000	9.00	57.20	10.90
2010	30500 C	E 15500	W 15000	10.32	55.40	10.90
2009	26500 C	E 13000	W 13500	10.27	57.35	10.90
2008	29500 C	E 15500	W 14000	10.45	58.06	6.70
2007	33000 C	E 17000	W 16000	10.31	58.74	5.20
2006	31000 C	E 16000	W 15000	10.73	65.89	16.00
2005	26500 C	E 13500	W 13000	10.80	60.70	16.00
2004	28000 C	E 14000	W 14000	10.30	57.70	16.00

10.52

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0106 - SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (INCLUDE EB TO NB & SB I-95 RAMPS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	32500 C	E 15500	W 17000	9.00	54.30	38.40
2018	27000 C	E 14000	W 13000	9.00	55.20	4.70
2017	33000 C	E 17000	W 16000	9.00	56.20	18.80
2016	30000 C	E 16500	W 13500	9.00	57.10	29.30
2015	25500 C	E 13000	W 12500	9.00	56.30	8.80
2014	23000 F	E 12000	W 11000	9.00	54.70	21.60
2013	23000 C	E 12000	W 11000	9.00	57.20	21.60
2012	17100 C	E 8400	W 8700	9.00	57.00	18.40
2011	20200 C	E 10500	W 9700	9.00	56.50	18.40
2010	25000 C	E 12500	W 12500	11.51	57.07	18.40
2009	16600 C	E 8400	W 8200	11.11	58.68	5.00
2008	34000 C	E 17500	W 16500	11.51	54.38	19.30
2007	33000 C	E 16500	W 16500	11.51	58.16	22.30
2006	30500 C	E 15500	W 15000	10.78	56.96	22.30
2005	31000 C	E 15500	W 15500	11.10	56.60	20.70
2004	28500 C	E 14000	W 14500	11.10	60.50	20.70

20.0

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0748 - SR 70/OKEECHOBEE RD - E OF SR 713/KINGS HWY (COUNTY 742)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	26000 C	E 14500	W 11500	9.00	54.30	20.70
2018	23500 C	E 13000	W 10500	9.00	55.20	21.70
2017	29500 C	E 15500	W 14000	9.00	56.20	21.20
2016	20500 C	E 11000	W 9500	9.00	57.10	19.60
2015	21100 C	E 11500	W 9600	9.00	56.30	18.60
2014	20400 C	E 9900	W 10500	9.00	54.70	17.60
2013	20000 C	E 11000	W 9000	9.00	57.20	18.30
2012	23000 F	E 10000	W 13000	9.00	57.00	17.40
2011	24000 C	E 10500	W 13500	9.00	56.50	17.40
2010	21500 C	E 11000	W 10500	11.51	57.07	21.50
2009	25000 C	E 13000	W 12000	11.11	58.68	24.10
2008	25000 C	E 13500	W 11500	11.51	54.38	22.90
2007	24000 C	E 12500	W 11500	11.51	58.16	27.10
2006	26500 C	E 13500	W 13000	10.78	56.96	22.30
2005	29000 C	E 15000	W 14000	11.10	56.60	17.90
2004	25500 C	E 12500	W 13000	11.10	60.50	17.90

20.36

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0757 - SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	7600 C	N 3700	S 3900	9.00	54.30	23.40
2018	13600 C	N 6500	S 7100	9.00	55.20	23.90
2017	12800 C	N 6100	S 6700	9.00	56.20	23.90
2016	6400 C	N 3100	S 3300	9.00	57.10	23.90
2015	6300 C	N 3000	S 3300	9.00	56.30	26.90
2014	9100 C	N 3900	S 5200	9.00	54.70	46.50
2013	6000 C	N 3000	S 3000	9.00	57.20	17.40
2012	5400 C	N 2700	S 2700	9.00	57.00	17.40
2011	6200 C	N 3200	S 3000	9.00	56.50	22.90
2010	13500 C	N 6800	S 6700	11.51	57.07	22.90
2009	8000 C	N 4000	S 4000	11.11	58.68	22.90
2008	7400 C	N 3500	S 3900	11.51	54.38	23.20
2007	8900 C	N 4400	S 4500	11.51	58.16	25.50
2006	7300 C	N 3600	S 3700	10.78	56.96	25.50
2005	7900 C	N 3900	S 4000	11.10	56.60	18.10
2004	7200 C	N 3500	S 3700	11.10	60.50	18.10

24.4

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

APPENDIX J

KINGS HIGHWAY ROADWAY PLANS

8'-0" × 2'-0" **Okeechobee Rd** (X)

8'-6" × 2'-0" **Kings Hwy** (Y)

2 EA 700-5-22
INTERNALLY ILLUMINATED SIGNS
See Signalization Plans for Mast Arm Locations and additional information

5'-0" × 1'-6" **Turnpike** (Z)

Exist. Internally Illuminated Sign (To Remain)
See Signalization Plans for Mast Arm Locations and additional information

(B) U-TURN YIELD TO RIGHT TURN
R10-16
30" X 36"
700-3-201 1 EA

(A) 4 AS 700-1-11
W11-2
36" X 36"
W16-17PR
24" X 12"
A1 STA. 8+63.00
A2 STA. 8+76.00
A4 STA. 9+61.50
A5 STA. 9+68.00

(B) 700-1-11 3 AS
W11-2
36" X 36"
W16-17PL
24" X 12"
B1 STA. 8+60.00
B4 STA. 8+86.00
B5 STA. 10+16.00

0 10 40 Feet

1 AS 700-1-11
1 EA 705-10-1
R4-7
24" X 30"
OM1-1
18" X 18"
STA. 8+84.00

Exist. Sign (To Remain)

Exist. Sign (To be Removed)
1 AS 700-1-60

700-1-50 1 AS
Exist. Sign (To be Relocated)
STA. 10+10.00

BEGIN PROJECT
BEGIN SIGNING AND PAVEMENT MARKINGS
STA. 5+03.22 ℄ CONST. KINGS HWY
MATCH EXISTING

OKEECHOBEE RD.

WEST 70

9+99.00
131.00' LT
MATCH EXIST.

8+93.00
112.00' LT
MATCH EXIST.

6" WHITE W/W/R RPM'S @ 20' O/C
6" YELLOW
6" WHITE 9+58.00 90.00' LT 10+15.00 84.50' LT
24" WHITE
6" WHITE
8+87.00 83.50' LT
8+81.00 73.00' LT
8+72.50 63.00' LT
12' 5' 12' 12' 12' 12' 5' 5' 10' 10'
24" WHITE (TYP.)
12" WHITE
6" YELLOW
SEE DETAIL #5
2'-4" SKIP 6" YELLOW
2'-4" SKIP 6" WHITE
6" WHITE
12" WHITE
24" WHITE (TYP.)
90° R
100' R
105' R
148' R

Exist. Sign (To Remain)
Exist. Sign (To Remain)
Exist. Sign (To Remain)
Exist. Overhead Sign Structure No. 94T009 (To Remain)
10'-30' SKIP 6" WHITE W/W/R RPM'S @ 40' O/C
℄ SURVEY
6" WHITE
18" WHITE W/W/R RPM'S @ 40' O/C (TYP.)
6" YELLOW
8" WHITE W/W/R RPM'S @ 10' O/C
5+04.73
32.70' LT
MATCH EXIST.
S. KINGS HWY. (SR 713) SOUTHBOUND
S. KINGS HWY. (SR 713) NORTHBOUND
ONLY
12' 11' 11' 10.5' 10.5'
8+08.00
8+44.37
8+60.00
24" WHITE SEE DETAIL #3
℄ CONST. KINGS HWY
24" WHITE (TYP.)
12" WHITE
8+76.50
9+08.50 38.00' RT
9+09.00 48.50' RT
6" WHITE
9+10.50 80.50' RT
12" WHITE
24" WHITE (TYP.)
2'-4" SKIP 6" WHITE
24" WHITE
12" WHITE
24" WHITE (TYP.)
2'-4" SKIP 6" WHITE
8+73.50 76.50' RT
8+94.00 98.50' RT MATCH EXIST.
6+05.00 48.00' RT MATCH EXIST.
PAVEMENT MESSAGE (TYP.)
DIRECTIONAL ARROW (TYP.)
6" WHITE W/W/R RPM'S @ 20' O/C
NO TURN ON RED EXCEPT FROM RIGHT LANE
TO I-95 NORTHBOUND
95
Indian River College
Jai Alai
H
Historic Downtown
City Marina
Backus Gallery
Visitor Center
FORT PIERCE
AUTHORIZED VEHICLES ONLY
STOP
TOLL VIOLATION PHOTO ENFORCED $100 PENALTY
PREPAID TOLLS ONLY
KEEP LEFT
ONLY/ONLY/ONLY/ONLY

Exist. Sign (To Remain)
Exist. Sign (To Remain)
Exist. Sign (To Remain)
Exist. Sign (To Remain)
Exist. Sign (To Remain)
Exist. Sign (To Remain)
Exist. Sign (To Remain)
Exist. Sign (To Remain)
Exist. Sign (To Remain)

MATCH LINE STA. 10+20.00 ℄ SURVEY

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JACOBS ENGINEERING GROUP INC.
3750 NW 87th AVENUE, SUITE 750
MIAMI, FL 33178
PHONE No. (305) 718-0599
CERTIFICATE OF AUTHORIZATION No. 2822
ENGINEER OF RECORD:
JAVIER A. CALVO P.E. No. 73792

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 713	ST. LUCIE	230256-6-52-01

SIGNING AND PAVEMENT MARKING PLANS

SHEET NO. S-7

MATCH LINE STA. 10+20.00 ℄ SURVEY

MATCH LINE STA. 15+80.00 ℄ SURVEY

0 10 40
Feet

TEMP. EASEMENT
PERM. EASEMENT
R/W LINE
CANAL R/W LINE

1 AS 700-1-12 R3-8(MOD) 60" X 30" STA. 11+05.00
1 AS 700-1-12 M3-2 24" X 12" FTP-17-06 24" X 24" M6-1L 21" X 15"
M3-4 24" X 12" FTP-17-06 24" X 24" M6-1R 21" X 15" STA. 11+55.00
1 AS 700-1-12 R3-8(MOD) 60" X 30" STA. 12+05.00
1 AS 700-1-11 D9-2 24" X 24" M5-1L 21" X 15" STA. 12+55.00
1 AS 700-1-11 R3-17 24" X 18" R3-17bP 24" X 8" STA. 12+55.00
700-1-12 1 AS R1-1 36" X 36" FTP-55R-06 24" X 30" STA. 12+99.00
Exist. Sign (To be Removed) 700-2-60 1 AS
R5-2 30" X 30" STA. 13+40.00
1 AS 700-1-11
M4-5 24" X 12" M1-1 24" X 24" M6-1L 21" X 15" STA. 13+80.00
1 AS 700-1-11

Exist. Sign (To be Relocated) STA. 10+37.00
1 AS 700-1-50
St. Lucie County / University of Florida Cooperative Extension
ONLY ONLY
WEST 70 EAST 70
CANAL 40
BIKE LANE ENDS
ONLY
STOP
AUTO ENTRANCE
AUTO ENTRANCE
TO INTERSTATE 95
13+31.50 110.00' LT MATCH EXIST.
13+08.00 112.00' LT MATCH EXIST.
13+04.50 82.00' LT
PAVEMENT MESSAGE
6" DBL YELLOW W/Y/Y RPM'S @ 40' O/C
6" WHITE
12'-4" 12'-1" 57' R 11'-6" 11'-6" 5' 10"
Exist. Sign (To be Removed) 700-1-60 1 AS
TOW-AWAY ZONE
TOLL FLORIDA'S TURNPIKE
M4-15 24" X 12" FTP-16-10 30" X 36"
M6-3 21" X 15" STA. 14+80.00 1 AS 700-1-11

10+24.50 74.50' LT
6" WHITE
6" WHITE
B8
12+40.00
12+64.50
6" WHITE
12+93.00 67.00' LT
24" WHITE
12" WHITE
2'-4" SKIP 6" WHITE
13+46.00 67.00' LT
13+73.00
6.5' BUFFERED BIKE LANE (TYP.)
10'-30' SKIP 6" WHITE/BLACK W/W/R RPM'S @ 40' O/C
14+90.00
6'-10' SKIP 6" WHITE
14+35.00
℄ CONST. KINGS HWY
15
14
13
12
11
10+36.00 66.50' LT
6" WHITE W/W/R RPM'S @ 20' O/C
11+02.00
S. KINGS HWY. (SR 713) SOUTHBOUND
2'-4" SKIP 6" YELLOW
10'
24" WHITE
10+52.00
5'
A6
BEGIN CONC. PAVEMENT
6" YELLOW
DIRECTIONAL ARROW (TYP.)
6" WHITE W/W/R RPM'S @ 20' O/C
10'-30' SKIP 6" WHITE/BLACK W/W/R RPM'S @ 40' O/C
13.5'
12'
2'-4" SKIP 6" WHITE
6'-10' SKIP 6" WHITE
11+95.00
14+29.50
℄ SURVEY
6.5' BUFFERED BIKE LANE (TYP.)
S. KINGS HWY. (SR 713) NORTHBOUND
6" WHITE
14.5'
SEE DETAIL #5
24" WHITE (TYP.)
12" WHITE
X
11+14.00
DRIVEWAY
DRIVEWAY
DRIVEWAY
10+90.00
R/W LINE
ONE WAY
1 AS 700-1-11 R6-1R 36" X 12" STA. 13+10.00
TOW-AWAY ZONE
Exist. Sign (To Remain)
R/W LINE
SPEED LIMIT 50
700-1-11 1 AS R2-1 30" X 36" STA. 13+60.00
TOW-AWAY ZONE
Exist. Sign (To Remain)
FLORIDA'S TURNPIKE
Exist. Sign (To be Removed) 1 AS 700-1-60
DRIVEWAY

10+38.50 71.00' RT
10+33.00 79.00' RT
10+28.50 88.50' RT
B7
B6
6" WHITE
12" WHITE
24" WHITE (TYP.)
R/W LINE
10+25.00 120.00' RT MATCH EXIST.
BIKE LANE
R3-17 24" X 18" STA. 10+85.00 1 AS 700-1-11
TOW-AWAY ZONE
Exist. Sign (To be Removed) 1 AS 700-1-60
ONLY
Exist. Sign (To be Removed) 1 AS 700-1-60
EAST 70 WEST 70
Exist. Sign (To be Removed) 1 AS 700-1-60
ONLY
Exist. Sign (To be Removed) 1 AS 700-1-60
Exist. Sign (To be Removed) 1 AS 700-1-60
Exist. Sign (To Remain)
STOP RIGHT TURN ONLY
Exist. Sign (To be Removed) 1 AS 700-1-60
TO INTERSTATE 95
Exist. Sign (To be Removed) 1 AS 700-1-60
FORT PIERCE Historic Downtown Marina Backus Gallery
Exist. Sign (To be Removed, see note 2 on Sheet S-6) 1 AS 700-2-60
1 AS 700-1-11 1 EA 705-10-1 R4-7 24" X 30" OM1-1 18" X 18" STA. 10+50.00

A
1 AS 700-1-11 W11-2 36" X 36" W16-17PR 24" X 12" STA. 10+53.00 A6
B
3 AS 700-1-11 W11-2 36" X 36" W16-17PL 24" X 12"
STA. 10+35.50 B6
STA. 10+50.00 B7
STA. 10+50.00 B8

8'-0"
2'-0"
Okeechobee Rd
X
1 EA 700-5-22
INTERNALLY ILLUMINATED SIGN
See Signalization Plans for Mast Arm Locations and additional information

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

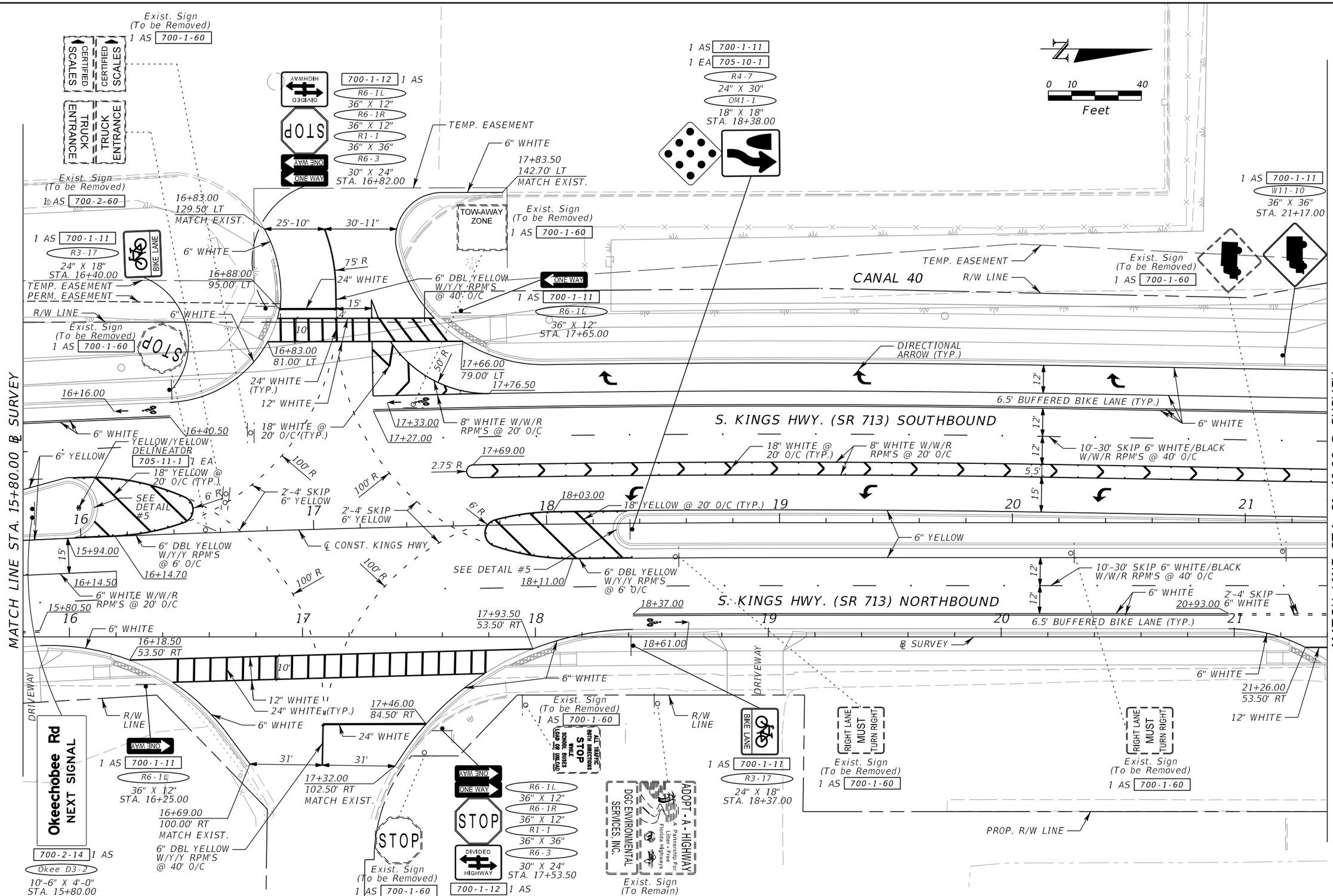
JACOBS ENGINEERING GROUP INC.
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MIAMI, FL 33178
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CERTIFICATE OF AUTHORIZATION No. 2822
ENGINEER OF RECORD:
JAVIER A. CALVO P.E. No. 73792

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 713	ST. LUCIE	230256-6-52-01

SIGNING AND PAVEMENT MARKING PLANS

SHEET NO. S-8



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DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 713	ST. LUCIE	230256-6-52-01

SIGNING AND PAVEMENT MARKING PLANS

SHEET NO. S-9

TEMP. EASEMENT
CANAL R/W LINE
0 10 40
Feet
CANAL 40
1 AS 700-1-11
R6-1R
36" X 12"
STA. 22+00.00
ONE-WAY
1 AS 700-1-11
R4-4
36" X 30"
STA. 24+96.00
M2-1
21" X 15"
M4-15
24" X 12"
FTP-16-10
30" X 36"
STA. 25+68.00
1 AS 700-1-11
JCT TOLL FLORIDA'S TURNPIKE
1 AS 700-1-11
M2-1
21" X 15"
FTP-17-06
24" X 24"
STA. 25+68.00
JCT 70
BEGIN RIGHT TURN LANE YIELD TO BIKES
JCT FLORIDA'S TURNPIKE
Exist. Sign (To be Removed)
1 AS 700-1-60
JCT 70
Exist. Sign (To be Removed)
1 AS 700-1-60
DIRECTIONAL ARROW (TYP.)
MATCH LINE STA. 21+40.00 ℄ SURVEY
MATCH LINE STA. 27+00.00 ℄ SURVEY
12'
6.5' BUFFERED BIKE LANE (TYP.)
6" WHITE
23+90.00
2'-4' SKIP 6" WHITE
25+95.00
25+19.50
6" WHITE
18" WHITE @ 20' O/C (TYP.)
10'-30' SKIP 6" WHITE/BLACK W/W/R RPM'S @ 40' O/C
23+59.00
S. KINGS HWY. (SR 713) SOUTHBOUND
6'-10' SKIP 6" WHITE
23+09.00
24+64.00
END CONC. PAVEMENT
8" WHITE W/W/R RPM'S @ 20' O/C
℄ CONST. KINGS HWY
6" YELLOW
24+66.00
25+61.00
10'-30' SKIP 6" WHITE/BLACK W/W/R RPM'S @ 40' O/C
24+06.00
6'-10' SKIP 6" WHITE
25+11.00
18" WHITE @ 20' O/C (TYP.)
8" WHITE W/W/R RPM'S @ 20' O/C
2'-4' SKIP 6" WHITE
22+67.00
22+92.00
S. KINGS HWY. (SR 713) NORTHBOUND
6" DBL YELLOW W/Y/Y RPM'S
6" WHITE
6.5' BUFFERED BIKE LANE (TYP.)
10'-30' SKIP 6" WHITE W/W/R RPM'S @ 40' O/C
22 23 24 25 26
10'
12" WHITE
5'
22+35.00
53.50' RT
6" WHITE
DRIVE WAY
℄ SURVEY
DRIVEWAY
24" WHITE
1 AS 700-1-12
R1-1
36" X 36"
FTP-55R-06
24" X 30"
STA. 22+21.00
STOP
ONLY
1 AS 700-1-11
FTP-82-08
24" X 36"
R5-2
24" X 24"
STA. 24+00.00
12" WHITE
24" WHITE
R/W LINE
1 AS 700-1-12
R1-1
36" X 36"
FTP-55R-06
24" X 30"
STA. 25+18.00
STOP
ONLY
Crossroads Pkwy
1 AS 700-1-12
W2-2R
36" X 36"
Cro W16-8P
60" X 12"
STA. 26+00.00
6" DBL YELLOW W/Y/Y RPM'S @ 40' O/C
PAVEMENT MESSAGE (TYP.)
16' 16'
ONLY
21+65.00
124.00' RT
MATCH EXIST.
Exist. Sign (To be Removed)
1 AS 700-1-60
21+97.00
124.00' RT
MATCH EXIST.
PROP. R/W LINE
Exist. Sign (To be Removed)
1 AS 700-1-60
NORTH 713
1 AS 700-1-11
M3-1
24" X 12"
FTP-17-06
30" X 24"
STA. 24+40.00
LEGEND
GREEN BIKE LANE

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JACOBS ENGINEERING GROUP INC.
3750 NW 87th AVENUE, SUITE 750
MIAMI, FL 33178
PHONE No. (305) 718-0599
CERTIFICATE OF AUTHORIZATION No. 2822
ENGINEER OF RECORD:
JAVIER A. CALVO P.E. No. 73792

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

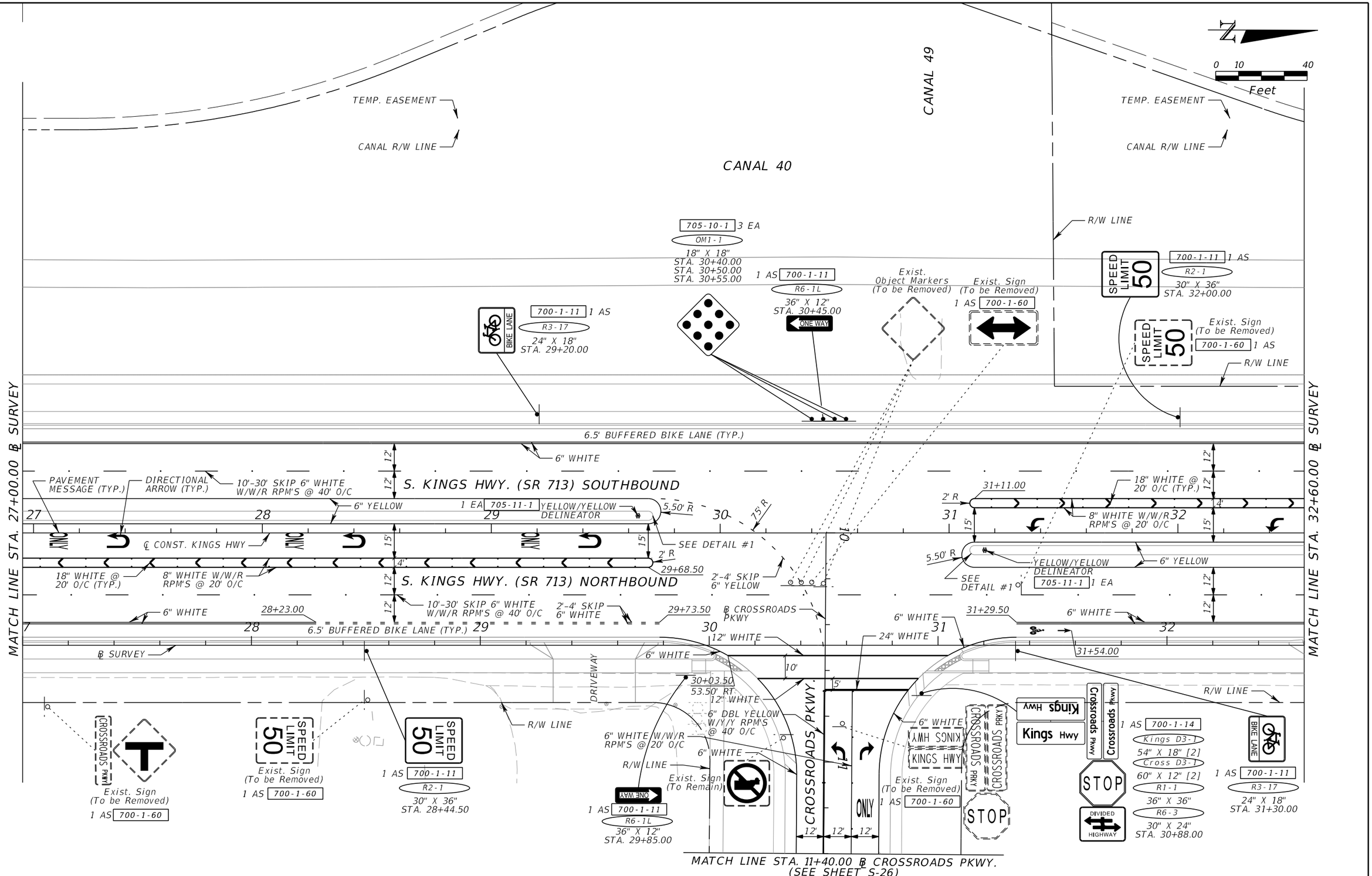
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 713	ST. LUCIE	230256-6-52-01

SIGNING AND PAVEMENT MARKING PLANS

SHEET NO. S-10

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calvoja 11/21/2017 10:02:17 AM P:\E9Y18600_Kings Hwy\700 Cadd Files\23025665201\signing\plansp04.dgn



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JACOBS ENGINEERING GROUP INC.
3750 NW 87th AVENUE, SUITE 750
MIAMI, FL 33178
PHONE No. (305) 718-0599
CERTIFICATE OF AUTHORIZATION No. 2822
ENGINEER OF RECORD:
JAVIER A. CALVO P.E. No. 73792

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 713	ST. LUCIE	230256-6-52-01

SIGNING AND PAVEMENT MARKING PLANS

SHEET NO. S-11

N

0 10 40
Feet

TEMP. EASEMENT

CANAL R/W LINE

Exist. Sign
(To be Removed)
1 AS 700-1-60

CANAL 40

CROSSROADS PKWY

R/W LINE

6.5' BUFFERED BIKE LANE (TYP.)

6" WHITE

S. KINGS HWY. (SR 713) SOUTHBOUND

12' 12' 12' 12'

10'-30' SKIP 6" WHITE
W/W/R RPM'S @ 40' O/C

18" WHITE @ 34+70.50
20' O/C (TYP.)

6'-10' SKIP
6" WHITE

35+75.50

4'

15'

8" WHITE W/W/R
RPM'S @ 20' O/C

34+20.50

35+12.50

℄ CONST. KINGS HWY

6" YELLOW

S. KINGS HWY. (SR 713) NORTHBOUND

12' 12' 12' 12'

10'-30' SKIP 6" WHITE
W/W/R RPM'S @ 40' O/C

6" WHITE

6.5' BUFFERED BIKE LANE (TYP.)

℄ SURVEY

DRIVEWAY

DIRECTIONAL
ARROW (TYP.)

R/W LINE

R/W LINE

33 34 35 36 37 38

MATCH LINE STA. 32+60.00 ℄ SURVEY

MATCH LINE STA. 38+20.00 ℄ SURVEY

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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 713	ST. LUCIE	230256-6-52-01

SIGNING AND PAVEMENT MARKING PLANS

SHEET NO. S-12

0 10 40
Feet

TEMP. EASEMENT
CANAL R/W LINE
CANAL 40
R/W LINE
S. KINGS HWY. (SR 713) SOUTHBOUND
S. KINGS HWY. (SR 713) NORTHBOUND
℄ CONST. KINGS HWY
℄ SURVEY
MATCH LINE STA. 38+20.00 ℄ SURVEY
MATCH LINE STA. 43+80.00 ℄ SURVEY
6.5' BUFFERED BIKE LANE (TYP.)
6" WHITE
6" YELLOW
12'
15'
4'
38+31.00
38+94.00
39+86.00
39+36.00
42+98.00
43+56.00
43+40.00
43+72.00
39
40
41
42
43
6'-10' SKIP 6" WHITE
10'-30' SKIP 6" WHITE W/W/R RPM'S @ 40' O/C
18" WHITE @ 20' O/C (TYP.)
8" WHITE W/W/R RPM'S @ 20' O/C
2'-4' SKIP 6" YELLOW
SEE DETAIL #1
SEE DETAIL #6
DIRECTIONAL ARROW (TYP.)
PAVEMENT MESSAGE (TYP.)
PERMANENT EASEMENT
ONLY
ONE WAY

1 AS 700-1-12
W2-2L
36" X 36"
Cro W16-8P
60" X 12"
STA. 39+75.00
Crossroads Pkwy

700-1-11 1 AS
R6-1L
36" X 12"
STA. 43+25.00

705-11-1 1 EA
YELLOW/YELLOW DELINEATOR

1 AS 700-1-11
FTP-82-08
24" X 36"
R5-2
24" X 24"
STA. 38+30.00

705-11-1 1 EA
YELLOW/YELLOW DELINEATOR

2'-4' SKIP 6" YELLOW

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ENGINEER OF RECORD:
JAVIER A. CALVO P.E. No. 73792

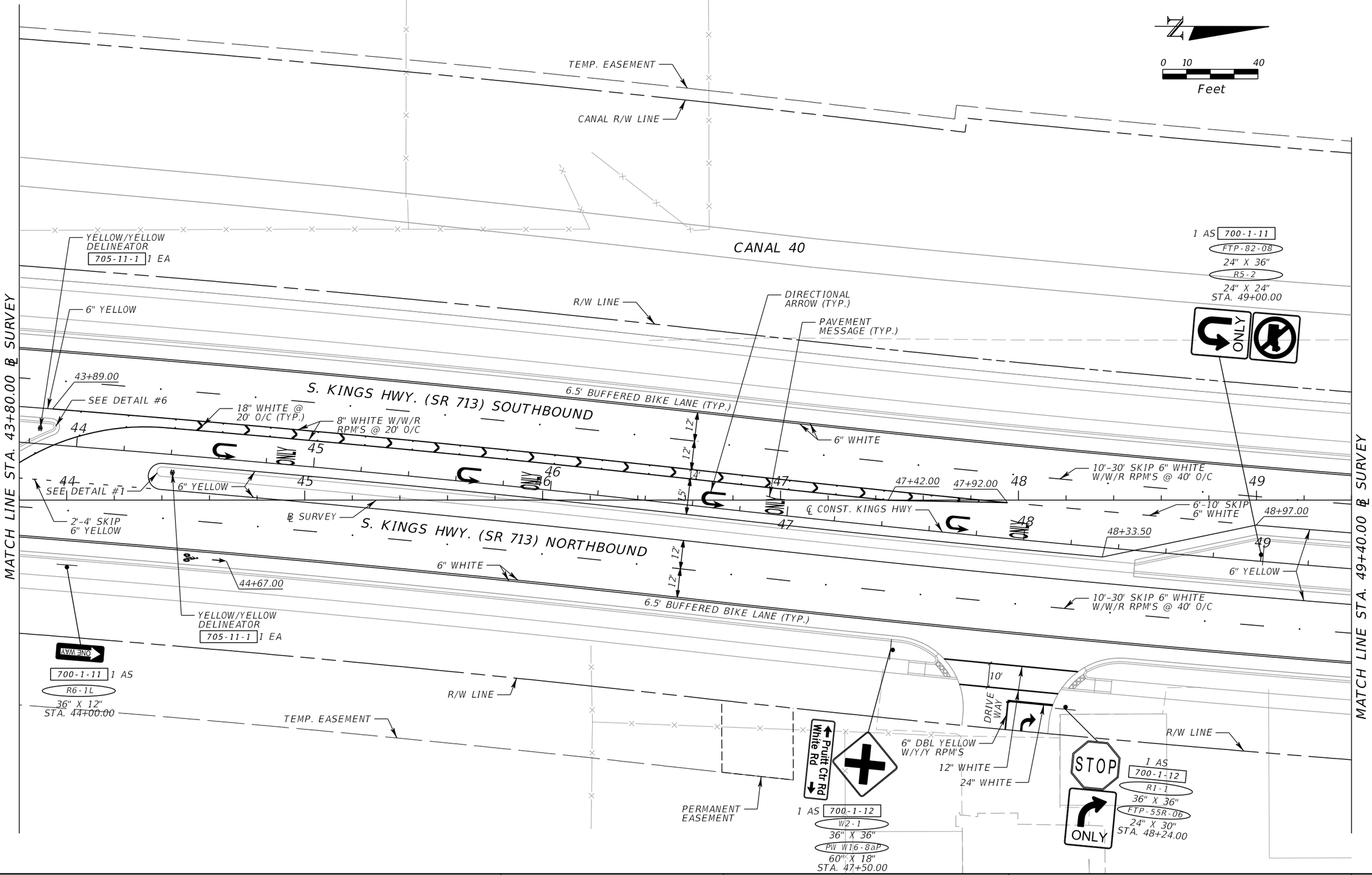
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 713	ST. LUCIE	230256-6-52-01

SIGNING AND PAVEMENT MARKING PLANS

SHEET NO. S-13

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JACOBS ENGINEERING GROUP INC.
3750 NW 87th AVENUE, SUITE 750
MIAMI, FL 33178
PHONE No. (305) 718-0599
CERTIFICATE OF AUTHORIZATION No. 2822
ENGINEER OF RECORD:
JAVIER A. CALVO P.E. No. 73792

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 713	ST. LUCIE	230256-6-52-01

SIGNING AND PAVEMENT MARKING PLANS

SHEET NO. S-14

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

0 10 40
Feet

TEMP. EASEMENT
CANAL R/W LINE
CANAL 40
R/W LINE
℄ SURVEY
MATCH LINE STA. 49+40.00 ℄ SURVEY
MATCH LINE STA. 55+00.00 ℄ SURVEY
50 51 52 53 54
12'
12'
6" YELLOW
6.5' BUFFERED BIKE LANE (TYP.)
S. KINGS HWY. (SR 713) SOUTHBOUND
6" WHITE
10'-30' SKIP 6" WHITE
W/W/R RPM'S @ 40' O/C
DIRECTIONAL
ARROW (TYP.)
52+13.00
53+04.00
℄ CONST. KINGS HWY
51+49.00
6'-10' SKIP
6" WHITE
52+54.00
18" WHITE @
20' O/C (TYP.)
8" WHITE W/W/R
RPM'S @ 20' O/C
15'
4'
S. KINGS HWY. (SR 713) NORTHBOUND
6" WHITE
10'-30' SKIP 6" WHITE
W/W/R RPM'S @ 40' O/C
54+74.00
6.5' BUFFERED BIKE LANE (TYP.)
2'-4' SKIP
6" WHITE
DRIVEWAY
R/W LINE
WHITE RD
Exist. Sign
(To be Removed)
1 AS 700-1-60
TEMP. EASEMENT

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

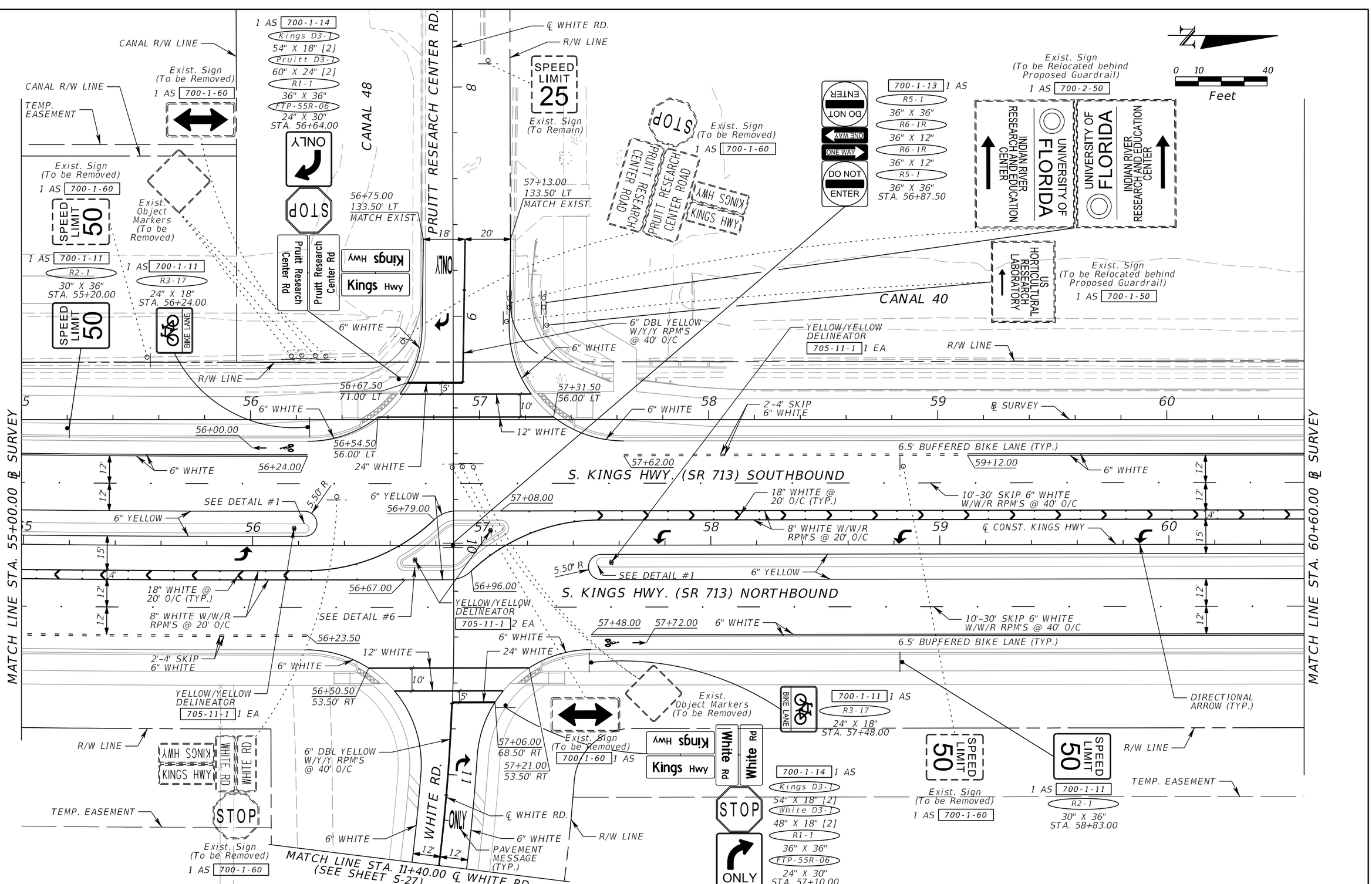
JACOBS ENGINEERING GROUP INC.
3750 NW 87th AVENUE, SUITE 750
MIAMI, FL 33178
PHONE No. (305) 718-0599
CERTIFICATE OF AUTHORIZATION No. 2822
ENGINEER OF RECORD:
JAVIER A. CALVO P.E. No. 73792

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 713	ST. LUCIE	230256-6-52-01

SIGNING AND PAVEMENT MARKING PLANS

SHEET NO.
S-15



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JACOBS ENGINEERING GROUP INC.
3750 NW 87th AVENUE, SUITE 750
MIAMI, FL 33178
PHONE No. (305) 718-0599
CERTIFICATE OF AUTHORIZATION No. 2822
ENGINEER OF RECORD:
JAVIER A. CALVO P.E. No. 73792

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 713	ST. LUCIE	230256-6-52-01

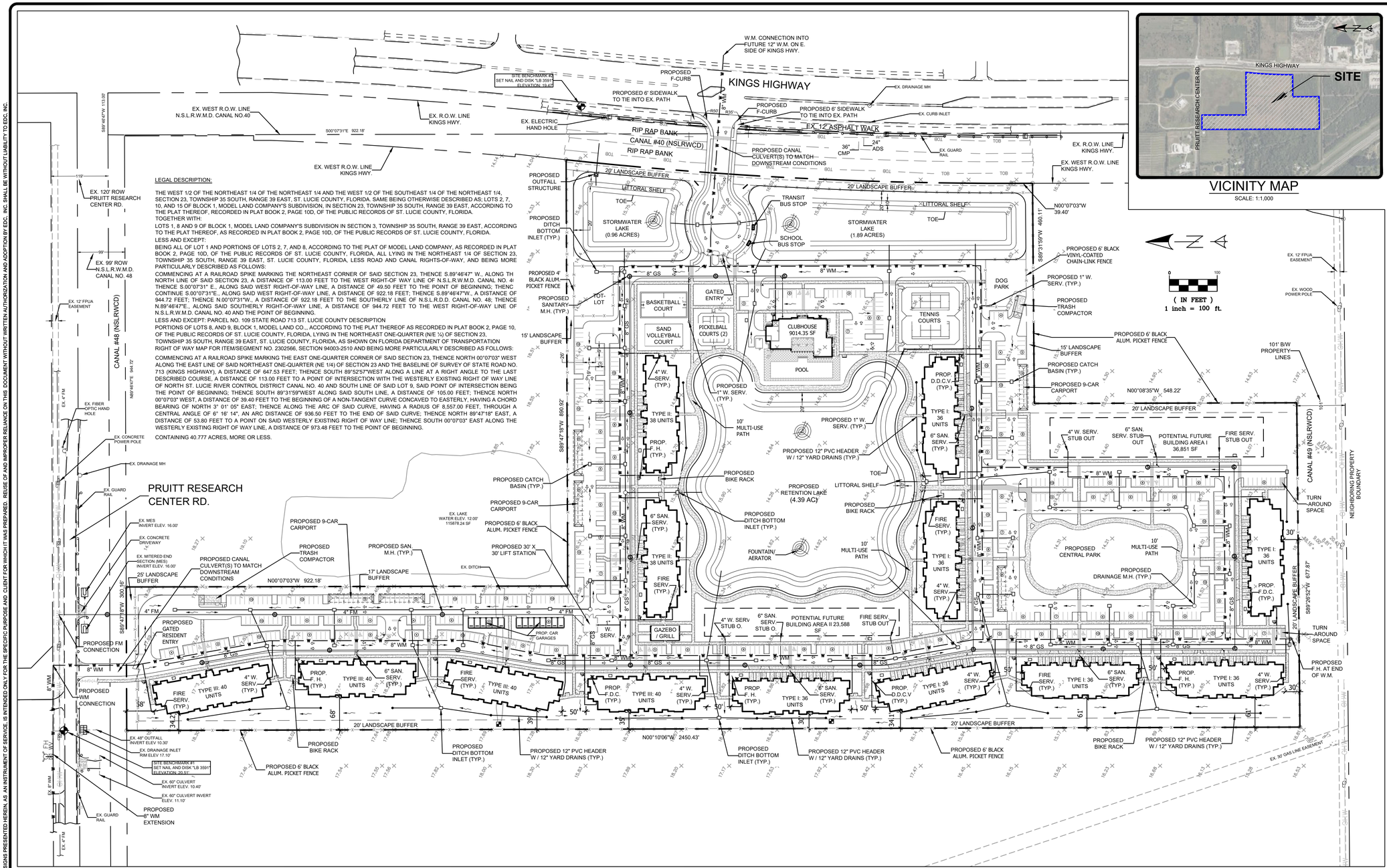
SIGNING AND PAVEMENT MARKING PLANS

SHEET NO. S-16

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VICINITY MAP

SCALE: 1:1,000

(IN FEET)
1 inch = 100 ft.

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA. SAME BEING OTHERWISE DESCRIBED AS; LOTS 2, 7, 10, AND 15 OF BLOCK 1, MODEL LAND COMPANY'S SUBDIVISION, IN SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 10D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
TOGETHER WITH:
LOTS 1, 8 AND 9 OF BLOCK 1, MODEL LAND COMPANY'S SUBDIVISION IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 10D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LESS AND EXCEPT:
BEING ALL OF LOT 1 AND PORTIONS OF LOTS 2, 7, AND 8, ACCORDING TO THE PLAT OF MODEL LAND COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 10D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS ROAD AND CANAL RIGHTS-OF-WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF SAID SECTION 23, THENCE S.89°46'47" W., ALONG TH NORTH LINE OF SAID SECTION 23, A DISTANCE OF 113.00 FEET TO THE WEST RIGHT-OF WAY LINE OF N.S.L.R.W.M.D. CANAL NO. 4(THENCE S.00°07'31" E., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.50 FEET TO THE POINT OF BEGINNING; THENC CONTINUE S.00°07'31"E., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 922.18 FEET; THENCE S.89°46'47"W., A DISTANCE OF 944.72 FEET; THENCE N.00°07'31"W., A DISTANCE OF 922.18 FEET TO THE SOUTHERLY LINE OF N.S.L.R.D.D. CANAL NO. 48; THENCE N.89°46'47"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 944.72 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.S.L.R.W.M.D. CANAL NO. 40 AND THE POINT OF BEGINNING.
LESS AND EXCEPT: PARCEL NO. 109 STATE ROAD 713 ST. LUCIE COUNTY DESCRIPTION
PORTIONS OF LOTS 8, AND 9, BLOCK 1, MODEL LAND CO.,, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN THE NORTHEAST ONE-QUARTER (N/E ¼) OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 2302566, SECTION 94003-2510 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A RAILROAD SPIKE MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 00°07'03" WEST ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 23 AND THE BASELINE OF SURVEY OF STATE ROAD NO. 713 (KINGS HIGHWAY), A DISTANCE OF 647.53 FEET; THENCE SOUTH 89°52'57"WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 113.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXISTING RIGHT OF WAY LINE OF NORTH ST. LUCIE RIVER CONTROL DISTRICT CANAL NO. 40 AND SOUTH LINE OF SAID LOT 9, SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING; THENCE SOUTH 89°31'59"WEST ALONG SAID SOUTH LINE, A DISTANCE OF 105.00 FEET; THENCE NORTH 00°07'03" WEST, A DISTANCE OF 39.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED TO EASTERLY, HAVING A CHORD BEARING OF NORTH 3° 01' 05" EAST; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,557.00 FEET, THROUGH A CENTRAL ANGLE OF 6° 16' 14", AN ARC DISTANCE OF 936.50 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°47'18" EAST, A DISTANCE OF 53.80 FEET TO A POINT ON SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 00°07'03" EAST ALONG THE WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 973.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.777 ACRES, MORE OR LESS.

SITE DATA:

PARCEL ID #:	2323-501-0002-000-0
PROJECT NAME:	FARRELL COMMUNITIES - FORT PIERCE
OWNER:	FARRELL COMMUNITIES FORT PIERCE OWNER LLC PO BOX 14 BRIDGEHAMPTON, NY 11932
FUTURE LAND USE:	MEDIUM DENSITY RESIDENTIAL (RM)
ZONING:	MEDIUM DENSITY RESIDENTIAL (R-4)
LAND SIZE:	1,786,352 S.F. (41.01 AC)
SITE AREA:	1,776,234 S.F. (40.78 AC)

STORMWATER DRAINAGE:
ONSITE STORMWATER WILL BE COLLECTED VIA A WET RETENTION SYSTEM, AND THREE PROPOSED LAKES, WHERE THE REQUIRED WATER ABATEMENT AND ATTENUATION WILL BE PROVIDED. STORM WATER DISCHARGE WILL BE LIMITED TO THE MORE STRINGENT CRITERIA OF 6.93 ACRE-FEET FOR ANY GIVEN 24-HOUR PERIOD OR THE 25-YEAR PRE-DEVELOPMENT DISCHARGE VOLUME. STORMWATER WILL THEN BE RELEASED THROUGH A CONTROL STRUCTURE TO THE ULTIMATE OUTFALL LOCATION IN THE NSLRWCD CANAL NO. 40.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE TRASH COMPACTORS AREAS FOR SOLID WASTE AND RECYCLABLE ITEMS.

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.

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

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LEGEND

	PROPOSED SANITARY MAN HOLE		PROPOSED DRAINAGE MAN HOLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXIST. UTILITY POLE (WOOD)
FH	EXISTING FIRE HYDRANT		EXIST. UTILITY POLE (CONCRETE)
	PROPOSED FIRE HYDRANT		DRAINAGE FLOW ARROW
	PROPOSED FIRE DEPARTMENT CONNECTION	#	PARKING STALL COUNT
M	PROPOSED DDCV		PROPOSED F.P.L. TRANSFORMER (TYP.)
	PROPOSED MONUMENT SIGN		

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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

RJK	DESIGNED BY
KNC	DRAWN BY
22-286 preliminary engineering site plan	FILENAME
CSP	LAYOUT
AS SHOWN	SCALE
30AUG2022	DATE

REVISION COMMENTS

FARRELL COMMUNITIES - FORT PIERCE
PRELIMINARY ENGINEERING SITE PLAN
FLORIDA
FORT PIERCE

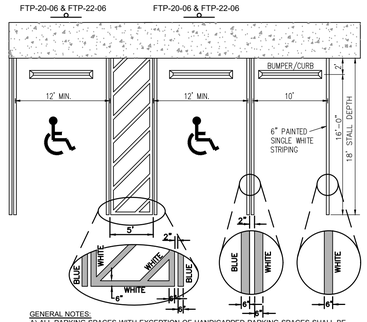
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22-286

1 OF 2

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INCLUDED IN THE CONTRACT.



GENERAL NOTES:
A) ALL PARKING SPACES WITH EXCEPTION OF HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,2010 SECTION 710.

B) ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, FY 2017-18.

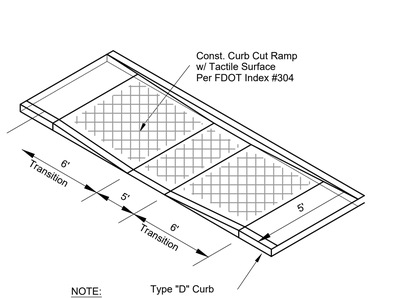
C) ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR TIRE STOP.

HANDICAPPED SPACE DETAIL

18' PARKING STALL DETAIL



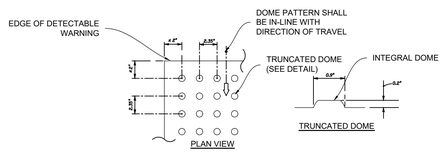
NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND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



NOTE: Type "D" Curb

1. SIDEWALK IS PARALLEL TO CURB.

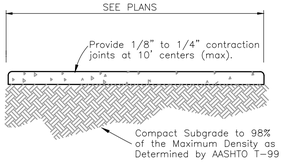
HANDICAP CURB CUT RAMP



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

NOTES:
REFER TO FDOT INDEX 304 FOR FURTHER DETAILS
CAST IN PLACE

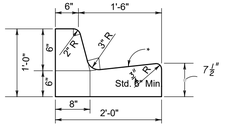
DETECTABLE WARNING



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. ALL SIDEWALK WITHIN FDOT RIGHT-OF-WAY TO BE CONSTRUCTED PER STANDARD PLANS 522-001.

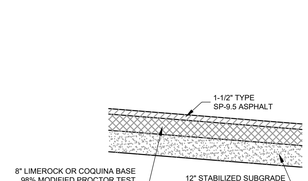
4" THICK SIDEWALK DETAIL

NOT TO SCALE



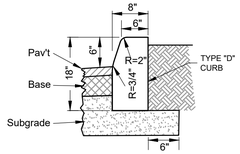
*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

TYPE F



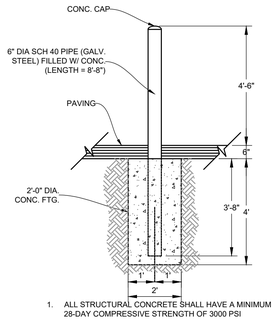
TYPICAL PAVEMENT SECTION

N.T.S.



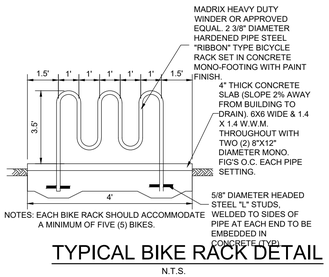
NOTES:
1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #300.

TYPE "D" CURB



1. ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI

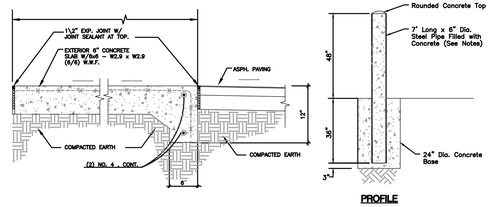
BOLLARD DETAIL



NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES.

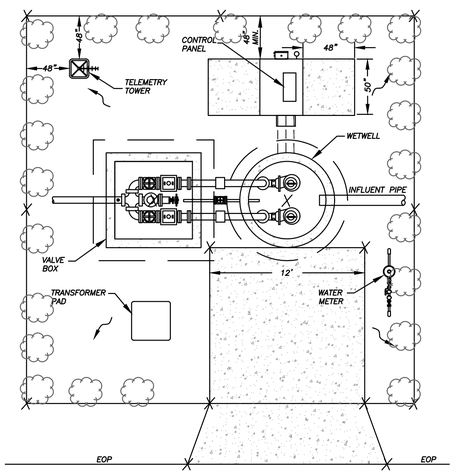
TYPICAL BIKE RACK DETAIL

N.T.S.



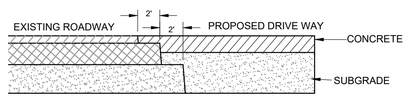
PROFILE

NOTES:
1. The minimum wall thickness of the pipe shall be 0.188".
2. All posts shall have 2 coats of primer and 2 coats of Yellow top coat, unless otherwise noted.
3. The primer coat shall meet the requirements of FDOT 971-5.
4. All concrete shall be FDOT class 1.

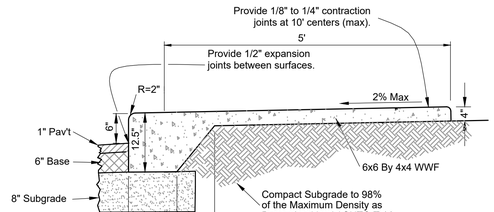


TYPICAL LIFT STATION EASEMENT LAYOUT
N.T.S

NOTES:
1) ONLY TO BE USED FOR GENERAL SITE LAYOUT. REFER TO FPUA'S LIFT STATIONS, PUMPS, AND CONTROL DESIGN AND CONSTRUCTION STANDARDS 02735 FOR SPECIFIC CONSTRUCTION REQUIREMENTS.
2) LANDSCAPE AROUND LIFT STATION PER LOCAL ORDINANCE. (COCO PLUM)
3) AREA TO BE LAID WITH SOD.
4) BOLD "X" REPRESENTS ELEVATIONS NECESSARY TO CONFIRM DRAINAGE AND INSTALLATION REQUIREMENTS.
5) LIFT STATION EASEMENT SHALL MEASURE 30' x 30' (MINIMUM)

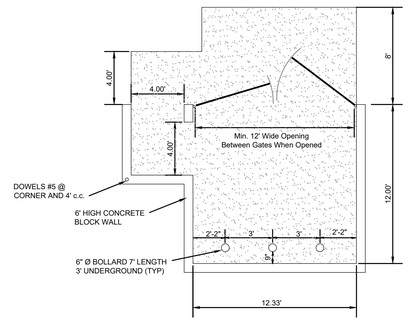


MATERIAL BENCHING DETAIL
(FOR ATTACHING TO EXISTING ROADWAY)

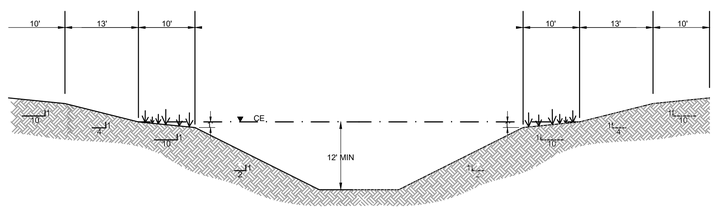


NOTE:
1. Use 3,000 P.S.I. Concrete At 28 Days for construction.
2. Subgrade to Extend an Additional 3" Beyond Footing.

COMBINATION CURB AND SIDEWALK



DUMPSTER WITH SIDE OPENING



TYPICAL LAKE CROSS SECTION W/ LITTORAL PLANTINGS

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KNC — DRAWN BY
22-286 preliminary engineering site plan — FILENAME
DETAILS — LAYOUT
AS SHOWN — SCALE
30ANUG22022 — DATE

REVISION COMMENTS

DATE

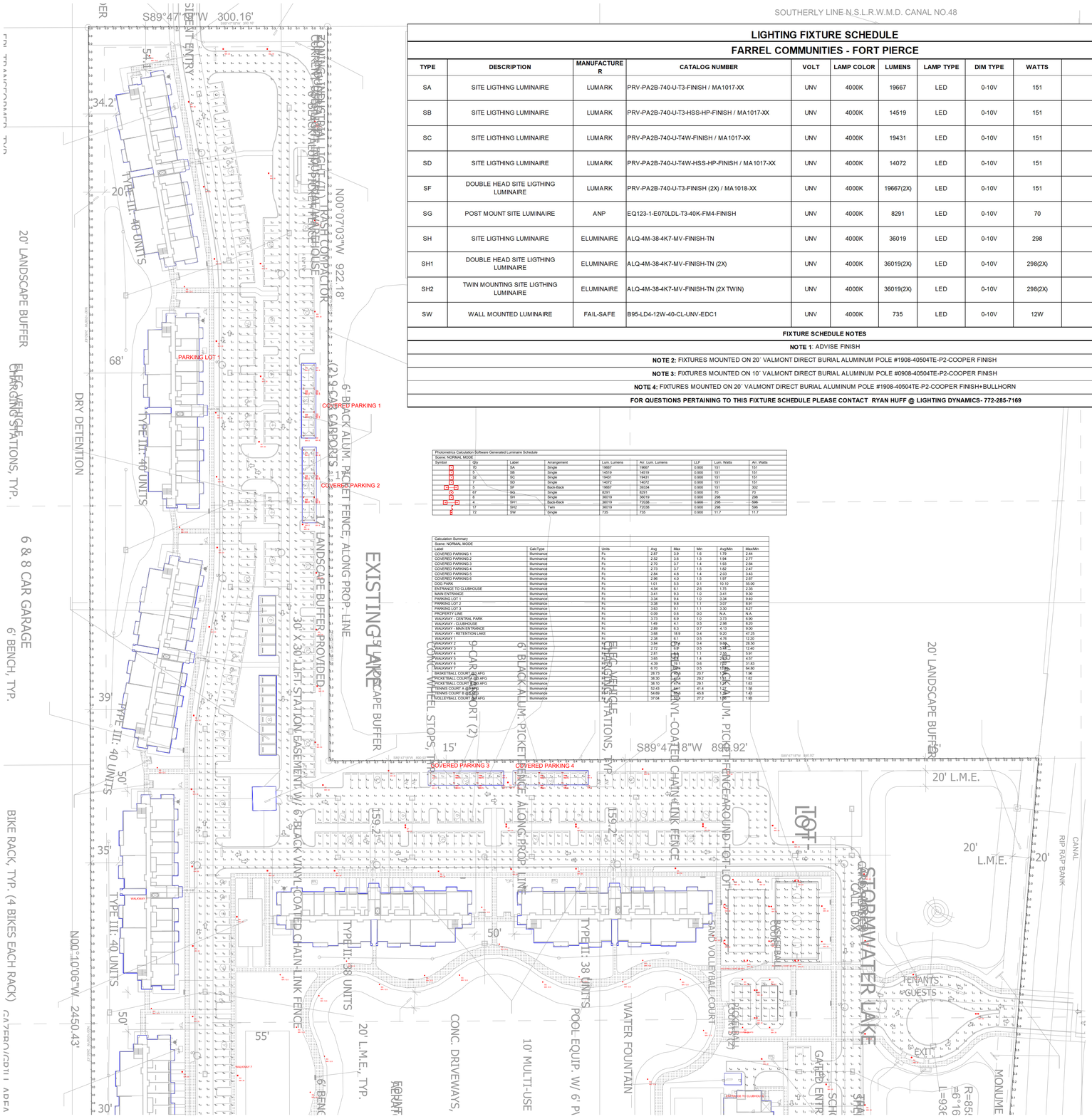
FARRELL COMMUNITIES - FORT PIERCE
PRELIMINARY ENGINEERING SITE PLAN DETAILS
FLORIDA
FORT PIERCE

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

22-286

1 OF 2

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LIGHTING FIXTURE SCHEDULE

FARREL COMMUNITIES - FORT PIERCE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
SA	SITE LIGTHING LUMINAIRE	LUMARK	PRV-PA2B-740-U-T3-FINISH / MA1017-XX	UNV	4000K	19667	LED	0-10V	151	20' POLE	**NOTE 1, 2**
SB	SITE LIGTHING LUMINAIRE	LUMARK	PRV-PA2B-740-U-T3-HSS-HP-FINISH / MA1017-XX	UNV	4000K	14519	LED	0-10V	151	20' POLE	**NOTE 1, 2**
SC	SITE LIGTHING LUMINAIRE	LUMARK	PRV-PA2B-740-U-T4W-FINISH / MA1017-XX	UNV	4000K	19431	LED	0-10V	151	20' POLE	**NOTE 1, 2**
SD	SITE LIGTHING LUMINAIRE	LUMARK	PRV-PA2B-740-U-T4W-HSS-HP-FINISH / MA1017-XX	UNV	4000K	14072	LED	0-10V	151	20' POLE	**NOTE 1, 2**
SF	DOUBLE HEAD SITE LIGTHING LUMINAIRE	LUMARK	PRV-PA2B-740-U-T3-FINISH (2X) / MA1018-XX	UNV	4000K	19667(2X)	LED	0-10V	151	20' POLE	**NOTE 1, 2**
SG	POST MOUNT SITE LUMINAIRE	ANP	EQ123-1-E070LDL-T3-40K-FM4-FINISH	UNV	4000K	8291	LED	0-10V	70	10' POLE	**NOTE 1, 3**
SH	SITE LIGTHING LUMINAIRE	ELUMINAIRE	ALQ-4M-38-4K7-MV-FINISH-TN	UNV	4000K	36019	LED	0-10V	298	20' POLE	**NOTE 1, 2**
SH1	DOUBLE HEAD SITE LIGTHING LUMINAIRE	ELUMINAIRE	ALQ-4M-38-4K7-MV-FINISH-TN (2X)	UNV	4000K	36019(2X)	LED	0-10V	298(2X)	20' POLE	**NOTE 1, 2**
SH2	TWIN MOUNTING SITE LIGTHING LUMINAIRE	ELUMINAIRE	ALQ-4M-38-4K7-MV-FINISH-TN (2X TWIN)	UNV	4000K	36019(2X)	LED	0-10V	298(2X)	20' POLE	**NOTE 1, 4**
SW	WALL MOUNTED LUMINAIRE	FAIL-SAFE	B95-LD4-12W-40-CL-UNV-EDC1	UNV	4000K	735	LED	0-10V	12W	WALL	

FIXTURE SCHEDULE NOTES

NOTE 1: ADVISE FINISH

NOTE 2: FIXTURES MOUNTED ON 20' VALMONT DIRECT BURIAL ALUMINUM POLE #1908-40504TE-P2-COOPER FINISH

NOTE 3: FIXTURES MOUNTED ON 10' VALMONT DIRECT BURIAL ALUMINUM POLE #0908-40504TE-P2-COOPER FINISH

NOTE 4: FIXTURES MOUNTED ON 20' VALMONT DIRECT BURIAL ALUMINUM POLE #1908-40504TE-P2-COOPER FINISH+BULLHORN

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT RYAN HUFF @ LIGHTING DYNAMICS- 772-285-7169

Photometrics Calculation Software Generated Luminaire Schedule
Scene: NORMAL MODE

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	70	SA	Single	19667	19667	0.900	151	151
	5	SB	Single	14519	14519	0.900	151	151
	20	SC	Single	19431	19431	0.900	151	151
	7	SD	Single	14072	14072	0.900	151	151
	5	SF	Back-Back	19667	39334	0.900	151	302
	67	SG	Single	8291	8291	0.900	70	70
	4	SH	Single	36019	36019	0.900	298	298
	4	SH1	Back-Back	36019	72038	0.900	298	596
	17	SH2	Twin	36019	72038	0.900	298	596
	72	SW	Single	735	735	0.900	11.7	11.7

Calculation Summary
Scene: NORMAL MODE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COVERED PARKING 1	Illuminance	Fc	2.87	3.9	1.6	1.79	2.44
COVERED PARKING 2	Illuminance	Fc	2.52	3.6	1.3	1.94	2.77
COVERED PARKING 3	Illuminance	Fc	2.70	3.7	1.4	1.93	2.64
COVERED PARKING 4	Illuminance	Fc	2.73	3.7	1.5	1.82	2.47
COVERED PARKING 5	Illuminance	Fc	2.84	4.8	1.4	2.03	3.43
COVERED PARKING 6	Illuminance	Fc	2.96	4.0	1.5	1.97	2.67
DOG PARK	Illuminance	Fc	1.01	5.5	0.1	10.10	55.00
ENTRANCE TO CLUBHOUSE	Illuminance	Fc	4.54	6.1	2.6	1.75	2.35
MAIN ENTRANCE	Illuminance	Fc	3.41	9.3	1.0	3.41	9.30
PARKING LOT 1	Illuminance	Fc	3.34	9.4	1.0	3.34	9.40
PARKING LOT 2	Illuminance	Fc	3.38	9.8	1.1	3.07	8.91
PARKING LOT 3	Illuminance	Fc	3.63	9.1	1.1	3.30	8.27
PROPERTY LINE	Illuminance	Fc	0.09	0.6	0.0	N.A.	N.A.
WALKWAY - CENTRAL PARK	Illuminance	Fc	3.73	6.9	1.0	3.73	6.90
WALKWAY - CLUBHOUSE	Illuminance	Fc	1.49	4.1	0.5	2.98	8.20
WALKWAY - MAIN ENTRANCE	Illuminance	Fc	2.89	6.3	0.7	4.13	9.00
WALKWAY - RETENTION LAKE	Illuminance	Fc	3.68	18.9	0.4	9.20	47.25
WALKWAY 1	Illuminance	Fc	2.38	6.1	0.5	4.76	12.20
WALKWAY 2	Illuminance	Fc	3.84	11.4	0.4	9.60	28.50
WALKWAY 3	Illuminance	Fc	2.72	6.2	0.5	5.44	12.40
WALKWAY 4	Illuminance	Fc	2.81	6.6	1.1	2.55	5.91
WALKWAY 5	Illuminance	Fc	3.65	9.1	1.4	2.61	4.57
WALKWAY 6	Illuminance	Fc	4.39	18.1	0.6	7.32	31.83
WALKWAY 7	Illuminance	Fc	6.70	32.3	0.5	13.40	64.60
BASKETBALL COURT @ AFG	Illuminance	Fc	28.73	39.2	20.7	1.39	1.96
PICKETBALL COURTS @ AFG	Illuminance	Fc	38.30	44.4	29.2	1.31	1.62
PICKETBALL COURT 2 @ AFG	Illuminance	Fc	38.10	47.4	29.1	1.31	1.63
TENNIS COURT A @ AFG	Illuminance	Fc	52.43	64.1	41.4	1.27	1.55
TENNIS COURT B @ AFG	Illuminance	Fc	54.69	75.2	45.8	1.19	1.43
VOLLEYBALL COURT @ AFG	Illuminance	Fc	37.04	50.4	27.2	1.36	1.85

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

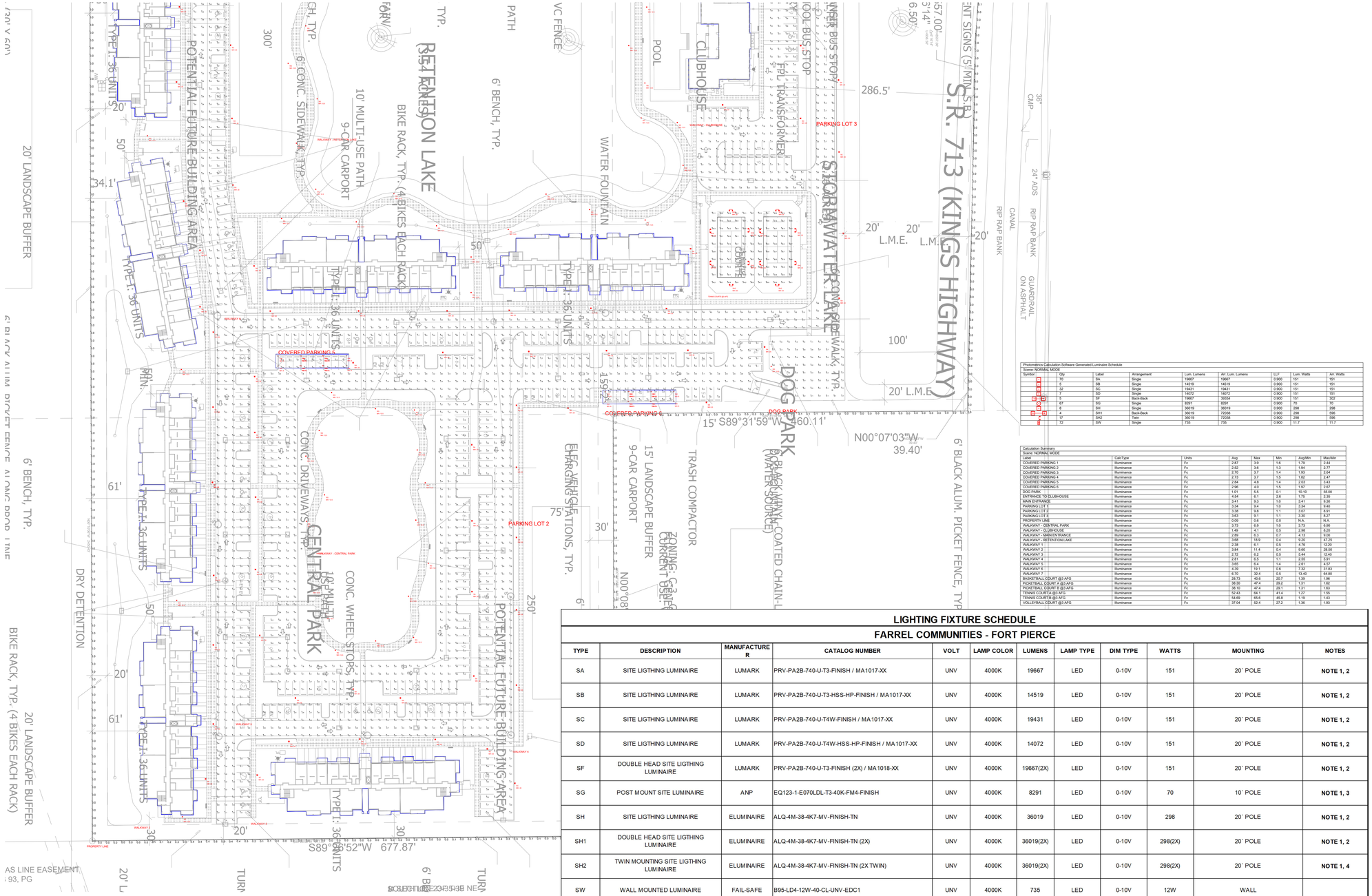
No.	Revision/Issue	Date
2	PHOTOMETRIC STUDY	09/16/22
1	PHOTOMETRIC STUDY	09/12/22

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address
FARRELL COMMUNITIES
SITE LIGHTING STUDY - AREA 1
NORMAL MODE
Fort Pierce, FL

FILE	P:\PROJECTS\2022\SEPT
CLIENT	MANAGED LAND ENTITLEMENTS

Project	FARREL COMMUNITIES	Sheet L1
Date	09/16/2022	
Scale	1/64" = 1'	DRAWN BY JV / SR



Photometrics Calculation Software Generated Luminaire Schedule									
Scene: NORMAL MODE									
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts	
	70	SA	Single	19667	19667	0.900	151	151	
	5	SB	Single	14519	14519	0.900	151	151	
	32	SC	Single	19431	19431	0.900	151	151	
	7	SD	Single	14072	14072	0.900	151	151	
	5	SF	Back-Back	19667	39334	0.900	151	302	
	67	SG	Single	8291	8291	0.900	70	70	
	8	SH	Single	36019	36019	0.900	298	298	
	4	SH1	Back-Back	36019	72038	0.900	298	596	
	17	SH2	Twin	36019	72038	0.900	298	596	
	72	SW	Single	735	735	0.900	11.7	11.7	

Calculation Summary								
Scene: NORMAL MODE								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
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ENTRANCE TO CLUBHOUSE	Illuminance	Fc	4.54	6.1	2.6	1.75	2.35	
MAIN ENTRANCE	Illuminance	Fc	3.41	9.3	1.0	3.41	9.30	
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WALKWAY - CLUBHOUSE	Illuminance	Fc	1.49	4.1	0.5	2.98	8.20	
WALKWAY - MAIN ENTRANCE	Illuminance	Fc	2.89	6.3	0.7	4.13	9.00	
WALKWAY - RETENTION LAKE	Illuminance	Fc	3.68	18.9	0.4	9.20	47.25	
WALKWAY 1	Illuminance	Fc	2.38	6.1	0.5	4.76	12.20	
WALKWAY 2	Illuminance	Fc	3.84	11.4	0.4	9.60	28.50	
WALKWAY 3	Illuminance	Fc	2.72	6.2	0.5	5.44	12.40	
WALKWAY 4	Illuminance	Fc	2.81	8.5	1.1	2.55	7.81	
WALKWAY 5	Illuminance	Fc	3.65	6.4	1.4	2.61	4.57	
WALKWAY 6	Illuminance	Fc	4.39	19.1	0.6	7.32	31.83	
WALKWAY 7	Illuminance	Fc	6.70	32.4	0.5	13.40	64.80	
BASKETBALL COURT @3 AFG	Illuminance	Fc	28.75	40.8	20.7	1.39	1.96	
PICKETBALL COURT A @3 AFG	Illuminance	Fc	38.30	47.4	29.2	1.31	1.62	
PICKETBALL COURT B @3 AFG	Illuminance	Fc	36.10	47.4	29.1	1.24	1.63	
TENNIS COURT A @3 AFG	Illuminance	Fc	52.43	64.1	41.4	1.27	1.55	
TENNIS COURT B @3 AFG	Illuminance	Fc	54.99	65.6	45.8	1.19	1.43	
VOLLEYBALL COURT @3 AFG	Illuminance	Fc	37.04	52.4	27.2	1.36	1.93	

LIGHTING FIXTURE SCHEDULE

FARREL COMMUNITIES - FORT PIERCE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
SA	SITE LIGTHING LUMINAIRE	LUMARK	PRV-PA2B-740-U-T3-FINISH / MA1017-XX	UNV	4000K	19667	LED	0-10V	151	20' POLE	**NOTE 1, 2**
SB	SITE LIGTHING LUMINAIRE	LUMARK	PRV-PA2B-740-U-T3-HSS-HP-FINISH / MA1017-XX	UNV	4000K	14519	LED	0-10V	151	20' POLE	**NOTE 1, 2**
SC	SITE LIGTHING LUMINAIRE	LUMARK	PRV-PA2B-740-U-T4W-FINISH / MA1017-XX	UNV	4000K	19431	LED	0-10V	151	20' POLE	**NOTE 1, 2**
SD	SITE LIGTHING LUMINAIRE	LUMARK	PRV-PA2B-740-U-T4W-HSS-HP-FINISH / MA1017-XX	UNV	4000K	14072	LED	0-10V	151	20' POLE	**NOTE 1, 2**
SF	DOUBLE HEAD SITE LIGTHING LUMINAIRE	LUMARK	PRV-PA2B-740-U-T3-FINISH (2X) / MA1018-XX	UNV	4000K	19667(2X)	LED	0-10V	151	20' POLE	**NOTE 1, 2**
SG	POST MOUNT SITE LUMINAIRE	ANP	EQ123-1-E070LDL-T3-40K-FM4-FINISH	UNV	4000K	8291	LED	0-10V	70	10' POLE	**NOTE 1, 3**
SH	SITE LIGTHING LUMINAIRE	ELUMINAIRE	ALQ-4M-38-4K7-MV-FINISH-TN	UNV	4000K	36019	LED	0-10V	298	20' POLE	**NOTE 1, 2**
SH1	DOUBLE HEAD SITE LIGTHING LUMINAIRE	ELUMINAIRE	ALQ-4M-38-4K7-MV-FINISH-TN (2X)	UNV	4000K	36019(2X)	LED	0-10V	298(2X)	20' POLE	**NOTE 1, 2**
SH2	TWIN MOUNTING SITE LIGTHING LUMINAIRE	ELUMINAIRE	ALQ-4M-38-4K7-MV-FINISH-TN (2X TWIN)	UNV	4000K	36019(2X)	LED	0-10V	298(2X)	20' POLE	**NOTE 1, 4**
SW	WALL MOUNTED LUMINAIRE	FAIL-SAFE	B95-LD4-12W-40-CL-UNV-EDC1	UNV	4000K	735	LED	0-10V	12W	WALL	

FIXTURE SCHEDULE NOTES

NOTE 1: ADVISE FINISH

NOTE 2: FIXTURES MOUNTED ON 20' VALMONT DIRECT BURIAL ALUMINUM POLE #1908-40504TE-P2-COOPER FINISH

NOTE 3: FIXTURES MOUNTED ON 10' VALMONT DIRECT BURIAL ALUMINUM POLE #0908-40504TE-P2-COOPER FINISH

NOTE 4: FIXTURES MOUNTED ON 20' VALMONT DIRECT BURIAL ALUMINUM POLE #1908-40504TE-P2-COOPER FINISH+BULLHORN

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT RYAN HUFF @ LIGHTING DYNAMICS- 772-285-7169

LIGHTING DYNAMICS INCORPORATED

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

No.	Revision/Issue	Date
1	PHOTOMETRIC STUDY	09/12/22

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

FARRELL COMMUNITIES
SITE LIGHTING STUDY - AREA 2
NORMAL MODE
Fort Pierce, FL

FILE P:\PROJECTS\2022\SEPT
CLIENT MANAGED LAND ENTITLEMENTS

Project FARREL COMMUNITIES
Date 09/12/2022
Scale 1/64" = 1'
Sheet **L1.1**
DRAWN BY JV

SITE DATA:

NAME OF APPLICATION:	FARRELL COMMUNITIES - FORT PIERCE
PARCEL ID:	2323-501-0002-000-0
SITE AREA:	40.77 ACRES (1,776,234.22 S.F.)
EXISTING USES:	VACANT/AGRICULTURE
PROPOSED USES:	MULTIFAMILY APARTMENTS (488 UNITS)
FUTURE LAND USE DESIGNATION:	MEDIUM DENSITY RESIDENTIAL (RM)
ZONING DESIGNATION:	MEDIUM DENSITY RESIDENTIAL (R-4)
PROPOSED DENSITY:	*11.97 DU/ACRE

*PROJECT PROPOSES DENSITY BONUS BASED ON "INNOVATIVE RESIDENTIAL DESIGN" AS PER SECTION 125-243 OF THE CITY'S CODE OF ORDINANCES..

PARKING DATA:

TOTAL PARKING REQUIRED:	732 SPACES (1.5 SPACES PER UNIT)
GENERAL PARKING:	708 SPACES
BLDG. GARAGE/DRIVEWAY PARKING:	192 SPACES
CLUBHOUSE PARKING:	45 SPACES
TOTAL PARKING PROVIDED:	945 SPACES
TOTAL HANDICAP PARKING REQUIRED:	19 SPACES (2% OF TOTAL PROVIDED)
TOTAL HANDICAP PARKING PROVIDED:	30 SPACES
BICYCLE PARKING REQUIRED:	49 SPACES (1 PER 10 UNITS)
BICYCLE PARKING PROVIDED:	70 SPACES

MISC. DATA:

MAX. BUILDING HEIGHT ALLOWED:	4 STORIES; 45 FEET MAX. ALLOWED;
BUILDING HEIGHT PROVIDED:	4 STORIES, 42 FEET (TO ROOF DECK)
OPEN SPACE REQUIRED:	710,493.7 S.F. (40%)
OPEN SPACE/PERVIOUS AREA PROVIDED (EXCLUDING LAKES):	710,645.0 S.F. (40.0%)
LAKE AREA PROVIDED (SURFACE):	236,222.4 S.F. (13.3%)
TOTAL OPEN SPACE (INCLUDING LAKES):	946,867.4 S.F. (53.3%)
MAX. BUILDING COVERAGE:	50% (888,117.1 S.F.)
BUILDING COVERAGE PROVIDED:	*13.8% (244,688.7 S.F.)

*INCLUDES MULTI-FAMILY BLDG'S., FUTURE BLDG. AREA, CLUBHOUSE AND GARAGES

SETBACKS:

SETBACK	REQUIRED:	PROVIDED:
FRONT	25'	54.1'
SIDE:	10'	30'
REAR:	20'	30'

ZONING: CP-1 - COMMERCIAL PARKWAY
FLU: GC - GENERAL COMMERCIAL
CURRENT USE: VACANT

ZONING: C-3 - GENERAL COMMERCIAL
FLU: GC - GENERAL COMMERCIAAL
CURRENT USE: VACANT

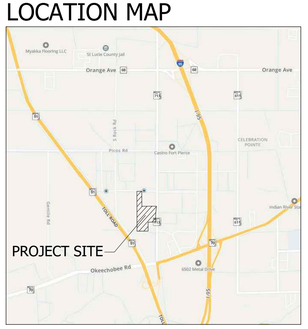
ZONING: INDUSTRIAL LIGHT (IL)
FLU: INDUSTRIAL (I)
CURRENT USE: LIGHT INDUSTRIAL/WAREHOUSE

ZONING (COUNTY): PNRD - PLANNED NON-RESIDENTIAL DEV.
FLU (COUNTY): SD - SPECIAL DISTRICT
CURRENT USE: INSTITUTIONAL

ZONING: C-3 - GENERAL COMMERCIAL
FLU: GC - GENERAL COMMERCIAL
CURRENT USE: VACANT

ZONING (COUNTY): AR-1 - AGRICULTURAL RESIDENTIAL
FLU (COUNTY): RU - RESIDENTIAL URBAN
CURRENT USE: VACANT/LARGE LOT SINGLE FAMILY

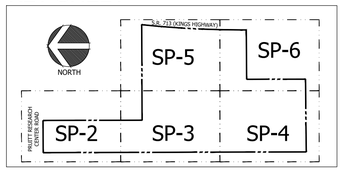
LOCATION MAP



PROJECT TEAM

OWNER
Farrell Communities Fort Pierce Owner, LLC
P.O. Box 14
Bridgehampton, New York11932
Contact: Michael Sanchez (561-586-8045)
ARCHITECT
TI Architecture, Inc.
1100 S. Federal Highway, Suite 2
Boynton Beach, Florida 33435
Contact: Erwin Isdith (561-523-7889)
CIVIL ENGINEER
EDC
10250 SW Village Parkway, Suite 201
Port St. Lucie, Florida 34987
Contact: Rod Kennedy (772-462-2455)
LANDSCAPE ARCHITECT
Litterick Landscape Architecture
2740 SW Martin Downs Boulevard, Suite 199
Palm Beach, Florida 34990
Contact: Jason Litterick (561-719-3876)
SURVEYOR
Caulfield & Wheeler, Inc.
7900 Glades Road, Suite 100
Boca Raton, Florida 33434
Contact: Ronnie Furniss (561-38=92-1991)

KEY SHEET



REFER TO SHEETS SP-2 THRU SP-6 FOR SITE PLAN ENLARGEMENTS

REFER TO SHEET SP-7 FOR SITE PLAN DETAILS

Site Plan

0 50' 100' 200' 300' 400'

NORTH

Scale: 1" = 100'

Litterick Landscape Architecture
LC#6000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Farrell Communities - Ft. Pierce

Fort Pierce, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 100'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
Job no.	
Revisions:	

Sheet No.

SP-1

EXISTING
LAKE

6-CAR GARAGE

MATCHLINE (SEE SHEET SP-3)

6' BLACK ALUM.
PICKET FENCE,
ALONG PROP. LINE

ELECTRIC VEHICLE
CHARGING STATION, TYP.

N00°07'03"W 922.18'

17' LANDSCAPE
BUFFER PROVIDED
(10' REQUIRED)

(2) - 9-CAR
CARPORTS

ELECTRIC VEHICLE
CHARGING STATION, TYP.

TRASH
COMPACTOR

6' BLACK ALUM.
PICKET FENCE

6' CONC.
SIDEWALK

6' CONC.
SIDEWALK

CONC. WHEEL
STOPS, TYP.

25' LANDSCAPE
BUFFER PROVIDED
(10' REQUIRED)

PARKING LOT
LIGHTING, TYP.

TYPE 'D' CURB,
TYP.

CONC. WHEEL
STOPS, TYP.

PRUITT RESEARCH CENTER ROAD

S89°47'18"W 300.16'

FPL
TRANSFORMER,
TYP.

6' BENCH, TYP.

6' TREE LAWN

6' CONC. SIDEWALK

PEDESTRIAN
LIGHTING, TYP.

FPL
TRANSFORMER

PARKING LOT
LIGHTING, TYP.

STOP BAR AND STOP
SIGN, TYP.

6' BENCH, TYP.

6' TREE LAWN

6' CONC. SIDEWALK

6' X-WALK

6' CONC. SIDEWALK

TYPE 'D' CURB,
TYP.

GATED
RESIDENT
ENTRY

CARD
READER

6' CONC.
SIDEWALK

54.1' FRONT
SETBACK

TYPE III:
40 UNITS

TYPE III:
40 UNITS

FPL
TRANSFORMER

TYPE III:
40 UNITS

PEDESTRIAN
LIGHTING, TYP.

BIKE RACK, TYP
(5 BIKES EACH)

DRY DETENTION

6' BLACK ALUM.
PICKET FENCE,
ALONG PROP. LINE

MATCHLINE
(SEE SHEET SP-3)

6' BLACK ALUM.
PICKET FENCE

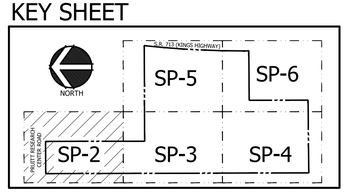
34.2'
SETBACK

20' LANDSCAPE BUFFER
(10' REQUIRED)

N00°10'06"W 2450.43'

FH

KEY SHEET



Site Plan

0 15' 30' 60' 90' 120'

NORTH

Scale: 1" = 30'

Litterick
Landscape
Architecture

LC26000482

2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Farrell Communities - Ft. Pierce

Fort Pierce, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT
JASON M. LITTERICK
LA 0001677
STATE OF FLORIDA

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
Job no.	
Revisions:	

Sheet No.

SP-2

Site Plan

Scale: 1" = 30'

KEY SHEET

PROPOSED RETENTION LAKE (3.54 ACRES)

EXISTING LAKE

MATCHLINE (SEE SHEET SP-2)

MATCHLINE (SEE SHEET SP-5)

MATCHLINE (SEE SHEET SP-4)

(2) - 9-CAR CARPORTS

15' LANDSCAPE BUFFER PROVIDED (10' REQUIRED)

ELECTRIC VEHICLE CHARGING STATION, TYP.

159.2' SETBACK

6' BLACK ALUM. PICKET FENCE, ALONG PROP. LINE

PARKING LOT LIGHTING, TYP.

17' LANDSCAPE BUFFER PROVIDED (10' REQUIRED)

S89°47'18"W 890.92'

N00°07'03"W 922.18'

TYPE 'D' CURB, TYP.

CONC. WHEEL STOPS, TYP.

6-CAR GARAGE

8-CAR GARAGE

ELECTRIC VEHICLE CHARGING STATION, TYP.

30' X 30' LIFT STATION EASEMENT W/ 6' BLACK VINYL-COATED CHAIN-LINK FENCE

TYPE II: 38 UNITS

TYPE II: 38 UNITS

FPL TRANSFORMER

6' TREE LAWN

6' CONC. SIDEWALK

6' X-WALK

CONC. DRIVEWAYS, TYP.

CONC. APRON

STOP BAR AND STOP SIGN, TYP.

BIKE RACK, TYP (5 BIKES EACH)

20' L.M.E.

6' BENCH, TYP.

10' MULTI-USE PATH

PEDESTRIAN LIGHTING, TYP.

EDGE OF WATER

FOUNTAIN/ AERATOR

GAZEBO/GRILL AREA (30' X 60')

POTENTIAL FUTURE BUILDING AREA

TYPE III: 40 UNITS

TYPE III: 40 UNITS

TYPE I: 36 UNITS

TYPE I: 36 UNITS

BIKE RACK, TYP (5 BIKES EACH)

6' BLACK ALUM. PICKET FENCE, ALONG PROP. LINE

20' LANDSCAPE BUFFER (10' REQUIRED)

N00°10'06"W 2450.43'

Litterick Landscape Architecture

2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Farrell Communities - Ft. Pierce

Fort Pierce, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
Job no.	
Revisions:	

Sheet No.

SP-3

Site Plan

NORTH

0 15' 30' 60' 90' 120'

Scale: 1" = 30'

MATCHLINE (SEE SHEET SP-6)

MATCHLINE (SEE SHEET SP-3)

POTENTIAL FUTURE BUILDING AREA

75'

250'

TYPE I: 36 UNITS

CENTRAL PARK

KEY SHEET

SP-5 SP-6 SP-2 SP-3 SP-4

S.R. 713 (KINGS HIGHWAY)

PRATT RESEARCH RESERVE ROAD

9-CAR CARPORT

ELECTRIC VEHICLE CHARGING STATION, TYP.

CONC. WHEEL STOPS, TYP.

PARKING LOT LIGHTING, TYP.

TYPE 'D' CURB, TYP.

10' CONC. MULTI-USE PATH

10' MULTI-USE PATH

BIKE RACK, TYP (5 BIKES EACH)

FPL TRANSFORMER

6' BENCH, TYP.

PEDESTRIAN LIGHTING, TYP.

6' TREE LAWN

6' CONC. SIDEWALK

CONC. APRON

CONC. DRIVEWAYS, TYP.

6' X-WALK

10' X-WALK

NO PARKING TURN-AROUND SPACE

30' SETBACK

STOP BAR AND STOP SIGN, TYP.

ELECTRIC VEHICLE CHARGING STATION, TYP.

600'

20' LANDSCAPE BUFFER (10' REQUIRED)

6' BLACK ALUM. PICKET FENCE, ALONG PROP. LINE

DRY DETENTION

61' SETBACK

N00°10'06"W 2450.43'

S89°26'52"W 677.87'

Litterick Landscape Architecture

2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Farrell Communities - Ft. Pierce

Fort Pierce, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
Job no.	
Revisions:	

Sheet No.

SP-4

S.R. 713
(KINGS HIGHWAY)

(SOUTHBOUND LANES)

EXISTING 12' ASPHALT SIDEWALK

EX. RIP-RAP BANK

EX. CANAL

EX. RIP-RAP BANK

5' T.A.E.

6' CONC. SIDEWALK

6' X-WALK

36'

EXISTING 12' ASPHALT SIDEWALK

EX. RIP-RAP BANK

EX. CANAL

EX. RIP-RAP BANK

20' LANDSCAPE BUFFER
(10' REQUIRED)

5' T.A.E.

PROJECT SIGNAGE

6' BLACK ALUM.
PICKET FENCE

20'
L.M.E.

PROPOSED
RETENTION
LAKE
(0.62 ACRES)

RESIDENTS

GUESTS

15'

16'

2' CONC. MEDIAN

EXIT LANE

FOUNTAIN/
AERATOR

CARD READER

CALL BOX
(KNOX BOX)

TYPE 'D' CURB,
TYP.

PEDESTRIAN GATE

VEHICULAR ENTRY
GATE W/ COLUMNS

R30'

R15'

PROJECT SIGNAGE

6' BLACK ALUM.
PICKET FENCE

R=8557.00'
△=6°16'14"
L=936.50'

PROPOSED
RETENTION
LAKE
(1.26 ACRES)

FOUNTAIN/
AERATOR

TRANSIT BUS STOP
W/ SHELTER

SCHOOL BUS STOP

MATCHLINE (SEE SHEET SP-6)

15' LANDSCAPE
BUFFER PROVIDED
(10' REQUIRED)

TOT-LOT

6' BLACK ALUM.
PICKET FENCE

6' BLACK ALUM.
PICKET FENCE,
ALONG PROP. LINE

S89°47'18"W 890.92'

R25'

6' X-WALK

6' TREE LAWN

6' BENCH, TYP.

6' BLACK ALUM.
PICKET FENCE

BASKETBALL
COURT

WATER
FOUNTAIN

SAND
VOLLEYBALL
COURT

PICKELBALL
COURTS (2)

6' BENCH, TYP.

6' CONC. SIDEWALK

6' TREE LAWN

TYPE 'D' CURB,
TYP.

R15', TYP.

19'

19', TYP.

26'

9.5'
TYP.

10'

PARKING LOT
LIGHTING, TYP.

CONC. DRIVEWAYS, TYP.

CONC. APRON

ELECTRIC VEHICLE
CHARGING STATION, TYP.

159.2'
SETBACK

20', TYP.

TYPE II:
38 UNITS

EV

EV

6' X-WALK

6' X-WALK

6' X-WALK

6' X-WALK

6' X-WALK

6' X-WALK

6' TREE LAWN

6' CONC. SIDEWALK

6' BENCH, TYP.

16'

R15'

531.4'

12'

12'

9.5'
TYP.

19'
TYP.

780.1'

780'

6' BENCH, TYP.

6' CONC. SIDEWALK

6' X-WALK

6' BENCH, TYP.

6' CONC. SIDEWALK

FPL
TRANSFORMER

MAINT.

CLUBHOUSE

POOL
EQUIP.

POOL

PAVER POOL DECK

6' CONC. SIDEWALK

TYPE 'D' CURB,
TYP.

26'

PARKING LOT
LIGHTING, TYP.

6' BENCH, TYP.

TENNIS
COURT

TENNIS
COURT

6' CONC. SIDEWALK

WATER
FOUNTAIN

BIKE RACK, TYP
(5 BIKES EACH)

PEDESTRIAN
LIGHTING, TYP.

10' MULTI-USE
PATH

6' BENCH, TYP.

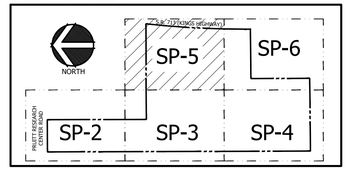
20'
L.M.E.

EDGE OF WATER

PROPOSED
RETENTION
LAKE
(3.54 ACRES)

MATCHLINE (SEE SHEET SP-3)

KEY SHEET



Litterick
Landscape
Architecture

2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Farrell Communities - Ft. Pierce

Fort Pierce, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT
JASON M. LITTERICK
LA 0001677
STATE OF FLORIDA

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
Job no.	
Revisions:	

Sheet No.

SP-5

Site Plan

NORTH

0 15' 30' 60' 90' 120'

Scale: 1" = 30'

S.R. 713
(KINGS HIGHWAY)
(SOUTHBOUND LANES)

EXISTING 12' ASPHALT SIDEWALK

EX. RIP-RAP BANK

EX. CANAL

EX. RIP-RAP BANK

20' LANDSCAPE BUFFER
(10' REQUIRED)

5' T.A.E.

20'

20'
L.M.E.

6' BLACK ALUM.
PICKET FENCE

MATCHLINE (SEE SHEET SP-5)

PROPOSED
RETENTION
LAKE
(1.26 ACRES)

20'
L.M.E.

15'

N00°07'03"W
39.40'

15' LANDSCAPE BUFFER
(10' REQUIRED)

PARKING LOT
LIGHTING, TYP.

20'
L.M.E.

TYPE 'D' CURB,
TYP.

26'

R25'

6' TREE LAWN

6' CONC. SIDEWALK

R25'

6' X-WALK

DOG
PARK

6' BLACK ALUM.
PICKET FENCE

26'

TENNIS
COURT

TENNIS
COURT

6' CONC. SIDEWALK

TRASH
COMPACTOR

S89°31'59"W
460.11'

4

26'

R15'

16.7'

R15'

6' BLACK ALUM.
PICKET FENCE,
ALONG PROP. LINE

PARKING LOT
LIGHTING, TYP.

4

26'

5

15'

6'-CONC. SIDEWALK

TYPE 'D' CURB,
TYP.

15' LANDSCAPE BUFFER
(10' REQUIRED)

10

10'

13.8'

10'

19', TYP.

9.5'
TYP.

9'
TYP.

9-CAR
CARPORT

20', TYP.

6' CONC. SIDEWALK

CONC. APRON

CONC. DRIVEWAYS, TYP.

14.2'

10

9

26'

7

159.2'
SETBACK

6' X-WALK

6' X-WALK

TYPE I:
36 UNITS

POTENTIAL FUTURE
BUILDING AREA

20' LANDSCAPE BUFFER
(10' REQUIRED)

N00°08'35"W 548.22'

6' BLACK ALUM.
PICKET FENCE,
ALONG PROP. LINE

20'

30'
SETBACK

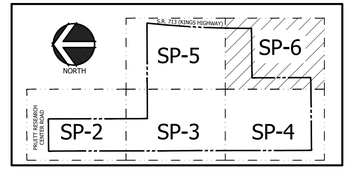
250'

20'

20' LANDSCAPE BUFFER
(10' REQUIRED)

MATCHLINE (SEE SHEET SP-4)

KEY SHEET



Site Plan

NORTH

0 15' 30' 60' 90' 120'

Scale: 1" = 30'

Litterick
Landscape
Architecture
LC26000482

2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Farrell Communities - Ft. Pierce
Fort Pierce, Florida

Landscape Architect of Record

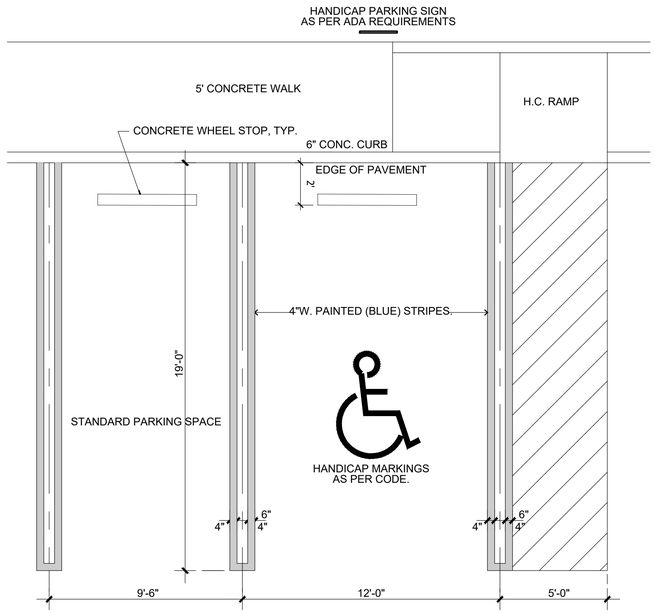
REGISTERED LANDSCAPE ARCHITECT
JASON M. LITTERICK
LA 0001677
STATE OF FLORIDA

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
Job no.	
Revisions:	

Sheet No.
SP-6



STANDARD & HANDICAP PARKING LAYOUT

N.T.S.

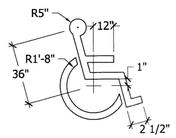


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

HANDICAP SIGN DETAIL

N.T.S.



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

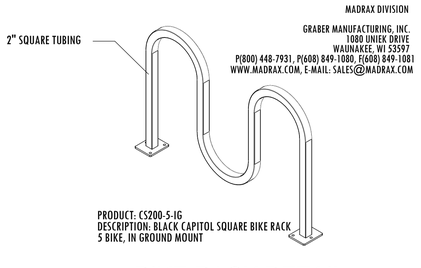
HANDICAP SYMBOL DETAIL

N.T.S.



6' BENCH DETAIL

SCALE: NOT TO SCALE



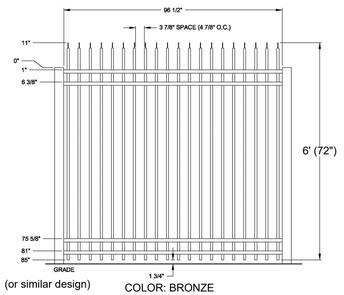
MADRAX DIVISION

GRABER MANUFACTURING, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM

PRODUCT: CS200-5-IG
DESCRIPTION: BLACK CAPITOL SQUARE BIKE RACK
5 BIKE, IN GROUND MOUNT

BIKE RACK DETAIL

SCALE: NOT TO SCALE

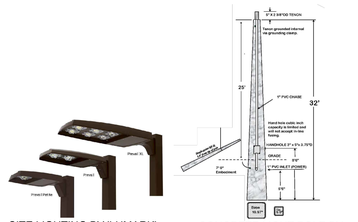


(or similar design)

COLOR: BRONZE

6' ALUMINUM SECURITY FENCE DETAIL

N.T.S.



SITE LIGHTING BY 'LUMARK'
(25' MAX. MOUNTING HEIGHT),
BRONZE IN COLOR

CONCRETE LIGHT POLE BY
"UTILITIES STRUCTURES, INC.
14-25' HEIGHT

NOTE:
THE OVERALL HEIGHT FROM GROUND TO
TOP OF LIGHT SHALL NOT EXCEED 25'.

SITE LIGHTING DETAIL

N.T.S.

Site Details

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Farrell Communities - Ft. Pierce
Fort Pierce, Florida

Landscape Architect of Record

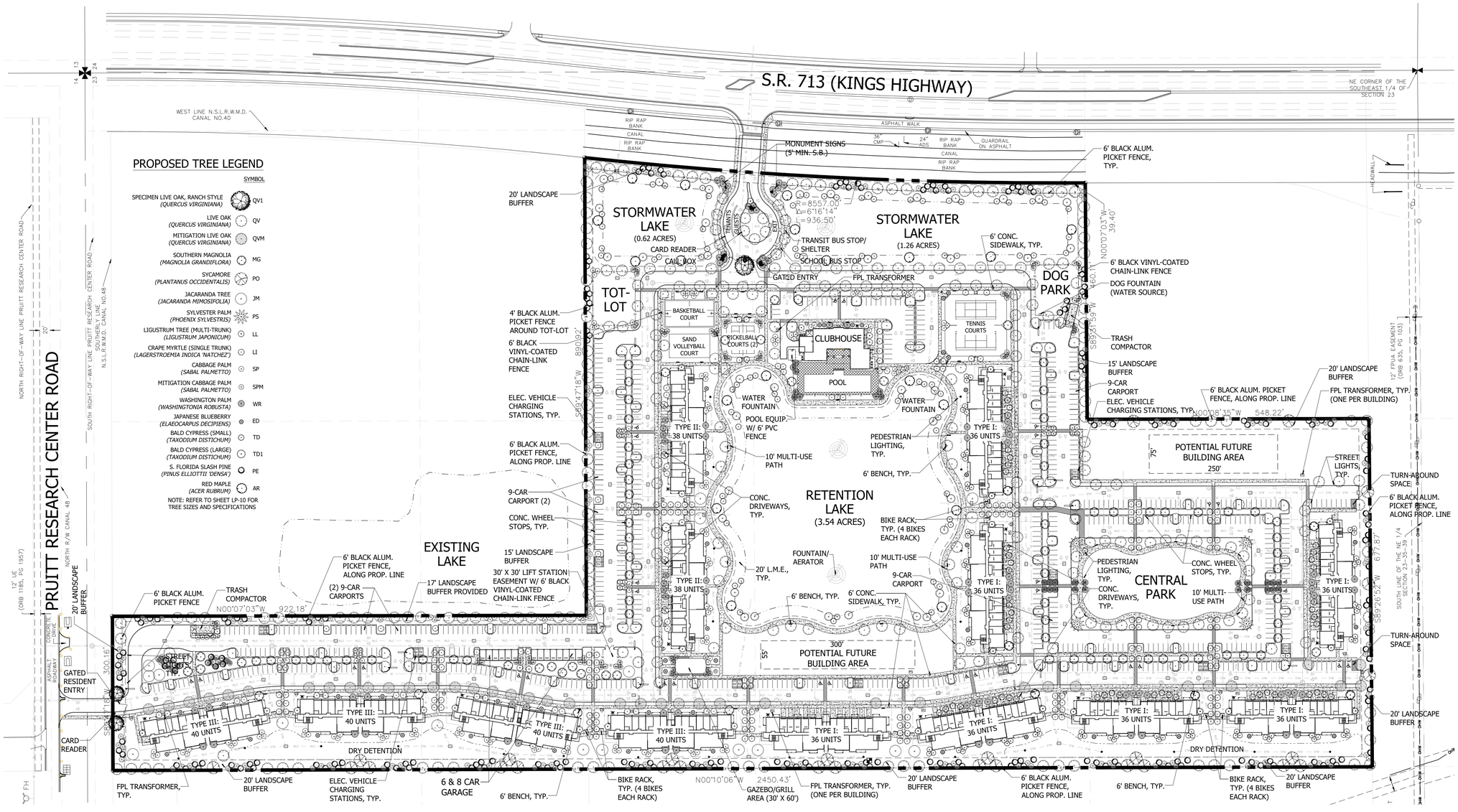
REGISTERED LANDSCAPE ARCHITECT
JASON M. LITTERICK
LA 0001677
STATE OF FLORIDA

Jason M. Litterick, RLA
(LA0001677)

Scale: As Noted

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
Job no.	
Revisions:	

Sheet No.
SP-7



LANDSCAPE DATA

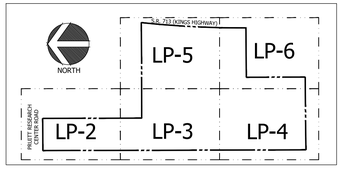
SITE AREA:	40.77 ACRES (1,776,234.22 S.F.)
VEHICULAR USE AREA:	431,206 S.F. (24.3%)
INTERIOR LANDSCAPE AREA REQUIRED:	28,747 S.F. (1 S.F. PER 15 S.F. OF VEH, USE AREA)
INTERIOR LANDSCAPE AREA PROVIDED:	71,000 S.F.
INTERIOR TREES REQUIRED:	288 TREES (1 TREE PER 100 S.F. OF REQ'D. INT. LANDSCAPE AREA)
INTERIOR TREES PROVIDED:	*469 TREES (369 TREES + 100 PALMS = 469 TREES, 21.3% PALMS) , 62.8% ADDITIONAL TREES PROVIDED.
MITIGATION TREES:	39 LIVE OAKS, 3" DBH = 115" DBH MITIGATION (QVM), LOCATED AS STREET TREES
*DOES NOT INCLUDE MITIGATION TREES	173 CABBAGE PALMS, 10' C.T. MIN. (SPM), LOCATED IN BUFFERS

PERIMETER LANDSCAPING REQUIREMENTS

BUFFER (SIDE)	LENGTH (L.F.)	REQ'D. WIDTH	PROVIDED WIDTH	REQ'D. AREA (S.F.)	TREES REQ'D.	TREES PROVIDED
NORTH	300.16'	10'	15'	3,001.6	**10	13 TREES
EAST (NORTH)	922.18'	10'	17'	9,221.8	**31	47 TREES
NORTH (EAST)	890.92'	10'	15'	8,909.2	*30	33 TREES
EAST (CENTRAL)	975.9'	10'	20'	9,759.0	**32	42 TREES
SOUTH (EAST)	460.11'	10'	15'	4,601.1	**16	20 TREES
EAST (SOUTH)	548.22'	10'	20'	5,482.2	**19	23 TREES
SOUTH (WEST)	677.87'	10'	20'	6,778.7	**23	26 TREES
WEST	2,450.43'	10'	20'	24,504.3	*123	125 TREES
				TOTALS:	284	***329 TREES

* REQUIRES 1 TREE PER 200 S.F. OF BUFFER
** REQUIRES 1 TREE PER 300 S.F. OF BUFFER
*** 45 ADDITIONAL TREES (15.8% MORE))
NOTE: MITIGATION PALMS LOCATED IN BUFFER AREAS ARE NOT COUNTED IN BUFFER TREE COUNTS

KEY SHEET



REFER TO SHEETS LP-2 THRU LP-6 FOR LANDSCAPE PLAN ENLARGEMENTS

REFER TO SHEET LP-10 FOR PLANT LIST, LANDSCAPE SPECIFICATIONS AND PLANTING DETAILS

Overall Landscape Plan

0 50' 100' 200' 300' 400'

NORTH

Scale: 1" = 100'

LC26000482
Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Farrell Communities - Ft. Pierce

Fort Pierce, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 100'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
Job no.	
Revisions:	

Sheet No.

LP-1

EXISTING LAKE

MATCHLINE (SEE SHEET LP-3)

6-CAR GARAGE

(2) - 9-CAR CARPORTS

17' LANDSCAPE BUFFER PROVIDED (10' REQUIRED)

6' BLACK ALUM. PICKET FENCE, ALONG PROP. LINE

PARKING LOT LIGHTING, TYP.

ELECTRIC VEHICLE CHARGING STATION, TYP.

N00°07'02"W 922.18'

QV 54
VSU 48
MUH 12
JPA 40
EPU 352
SBA 25
TDD 60
SBA 25
LI 27
HPA 10
HPA 10
TDD 95
JPA 40

SOD

TRASH COMPACTOR

SBA 25
SP 22

6' CONC. SIDEWALK

CONC. WHEEL STOPS, TYP.

TYPE 'D' CURB, TYP.

25' LANDSCAPE BUFFER PROVIDED (10' REQUIRED)

6' BLACK ALUM. PICKET FENCE

PRUITT RESEARCH CENTER ROAD

S89°47'11"W 300.16'

MG 15
MUH 70
SRE 12
JA 3
VSU 76
TDA 30
PE 53
SPM 50
QV1 2
LMU 30

FPL TRANSFORMER, TYP.

SRE 12
MUH 70

6' BENCH, TYP.

6' X-WALK

FPL TRANSFORMER

STOP BAR AND STOP SIGN, TYP.

6' BENCH, TYP.

TYPE 'D' CURB, TYP.

VOD 17
MUH 10

GATED RESIDENT ENTRY

TDD 60

TDD 45

FPL TRANSFORMER

TYPE III: 40 UNITS

(REFER TO SHEETS LP-7 THRU LP-9 FOR TYPICAL UNIT LANDSCAPE PLANS INCLUDING FOUNDATION TREES. FOUNDATION TREES & PALMS ARE SHOWN FOR REFERENCE)

CARD READER

LMU 30

JA 1

BIKE RACK, TYP (5 BIKES EACH)

DRY DETENTION

SBA 25

PO 1

PO 3

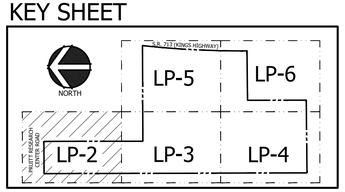
20' LANDSCAPE BUFFER (10' REQUIRED)

N90°00'06"W 2450.43'

TDA 30
JA 1
VSU 50
EPU 349
SBA 25

FH

KEY SHEET



Landscape Plan

0 15' 30' 60' 90' 120'

Scale: 1" = 30'

NORTH

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Farrell Communities - Ft. Pierce

Fort Pierce, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
Job no.	
Revisions:	

Sheet No.

LP-2

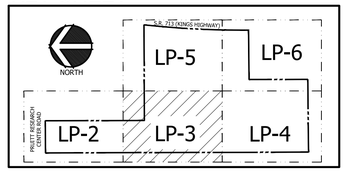
Landscape Plan

0 15' 30' 60' 90' 120'

Scale: 1" = 30'

NORTH

KEY SHEET



MATCHLINE (SEE SHEET LP-5)

MATCHLINE (SEE SHEET LP-5)

MATCHLINE (SEE SHEET LP-2)

MATCHLINE (SEE SHEET LP-4)

MATCHLINE (SEE SHEET LP-4)

EXISTING LAKE

(2) - 9-CAR CARPORTS

15' LANDSCAPE BUFFER PROVIDED (10' REQUIRED)

ELECTRIC VEHICLE CHARGING STATION, TYP.

6' BLACK ALUM. PICKET FENCE, ALONG PROP. LINE

PARKING LOT LIGHTING, TYP.

17' LANDSCAPE BUFFER PROVIDED (10' REQUIRED)

CONC. WHEEL STOPS, TYP.

TYPE 'D' CURB, TYP.

6' X-WALK

6' CONC. SIDEWALK

CONC. DRIVEWAYS, TYP.

CONC. APRON

FPL TRANSFORMER

STOP BAR AND STOP SIGN, TYP.

TYPE II: 38 UNITS

(REFER TO SHEETS LP-7 THRU LP-9 FOR TYPICAL UNIT LANDSCAPE PLANS INCLUDING FOUNDATION TREES. FOUNDATION TREES & PALMS ARE SHOWN FOR REFERENCE)

TYPE 'D' CURB, TYP.

BIKE RACK, TYP (5 BIKES EACH)

6' BENCH, TYP.

10' MULTI-USE PATH

PROPOSED RETENTION LAKE (3.54 ACRES)

FOUNTAIN/ AERATOR

PEDESTRIAN LIGHTING, TYP.

EDGE OF WATER

10' MULTI-USE PATH

6' BENCH, TYP.

300'

55'

POTENTIAL FUTURE BUILDING AREA

ST. AUGUSTINE SOD WITHIN 10' OF ALL SIDEWALKS, BAHIA SEED INTERIOR OF FUTURE BUILDING AREA

6-CAR GARAGE

8-CAR GARAGE

30' X 30' LIFT STATION EASEMENT

GAZEBO/GRILL AREA (30' X 60')

ELECTRIC VEHICLE CHARGING STATION, TYP.

FPL TRANSFORMER

TYPE III: 40 UNITS

(REFER TO SHEETS LP-7 THRU LP-9 FOR TYPICAL UNIT LANDSCAPE PLANS INCLUDING FOUNDATION TREES. FOUNDATION TREES & PALMS ARE SHOWN FOR REFERENCE)

TYPE I: 36 UNITS

(REFER TO SHEETS LP-7 THRU LP-9 FOR TYPICAL UNIT LANDSCAPE PLANS INCLUDING FOUNDATION TREES. FOUNDATION TREES & PALMS ARE SHOWN FOR REFERENCE)

20' LANDSCAPE BUFFER (10' REQUIRED)

SOD

Litterick Landscape Architecture

2740 SW Martin Downs Blvd. #199
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561-719-3876
JasonLA1677@yahoo.com

Project Name

Farrell Communities - Ft. Pierce

Fort Pierce, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
Job no.	
Revisions:	

Sheet No.

LP-3

Landscape Plan

MATCHLINE (SEE SHEET LP-6)

MATCHLINE (SEE SHEET LP-3)

POTENTIAL FUTURE BUILDING AREA

75'

250'

ST. AUGUSTINE SOD WITHIN 10' OF ALL SIDEWALKS, BAHIA SEED INTERIOR OF FUTURE BUILDING AREA

TYPE I:
36 UNITS
(REFER TO SHEETS LP-7 THRU LP-9 FOR TYPICAL UNIT LANDSCAPE PLANS INCLUDING FOUNDATION TREES. FOUNDATION TREES & PALMS ARE SHOWN FOR REFERENCE)

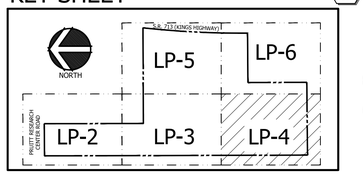
CENTRAL PARK

9-CAR CARPORT

DRY DETENTION

N00°10'06"W 2450.43'

KEY SHEET



ELECTRIC VEHICLE CHARGING STATION, TYP.

CONC. WHEEL STOPS, TYP.

PARKING LOT LIGHTING, TYP.

TYPE 'D' CURB, TYP.

10' CONC. MULTI-USE PATH

6' X-WALK

6' CONC. SIDEWALK

CONC. APRON

CONC. DRIVEWAYS, TYP.

FPL TRANSFORMER

6' BENCH, TYP.

BIKE RACK, TYP (5 BIKES EACH)

PEDESTRIAN LIGHTING, TYP.

NO PARKING TURN-AROUND SPACE

EXISTING CABBAGE PALMS TO REMAIN, TYP.

STOP BAR AND STOP SIGN, TYP.

20' LANDSCAPE BUFFER (10' REQUIRED)

6' BLACK ALUM. PICKET FENCE, ALONG PROP. LINE

SOD

0 15' 30' 60' 90' 120'

Scale: 1" = 30'

NORTH

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
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Project Name

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Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
Job no.	
Revisions:	

Sheet No.

LP-4

S.R. 713 (KINGS HIGHWAY)

(SOUTHBOUND LANES)

PROPOSED 8' CONC. SIDEWALK

EXISTING 12' ASPHALT SIDEWALK

EX. RIP-RAP BANK

EX. CANAL

6' X-WALK

6' CONC. SIDEWALK

6' CONC. SIDEWALK

6' BLACK ALUM. PICKET FENCE

5' T.A.E.

PROJECT SIGNAGE

PROPOSED RETENTION LAKE (0.62 ACRES)

FOUNTAIN/ AERATOR

RESIDENTS

GUESTS

EXIT LANE

CARD READER

CALL BOX (KNOX BOX)

TYPE 'D' CURB, TYP.

TRANSIT BUS STOP W/ SHELTER

SCHOOL BUS STOP

PROPOSED RETENTION LAKE (1.26 ACRES)

R=8557.00'
△=6°16'14"
L=936.50'

20' LANDSCAPE BUFFER (10' REQUIRED)

PARKING LOT LIGHTING, TYP.

MATCHLINE (SEE SHEET LP-6)

SOD

SPM 21 · QV 101 · TD1 22 · TD 46 · MGU 265 · AR 13 · PE 29 · TDA 35 · VSU 209 · RIN 60 · TDA 12 · CRI 3 · WR 33 · JPA 160 · LL 1 · RIN 75 · VSU 262 · TDA 35 · TDA 15 · RIN 85 · JPA 175 · CRI 3 · ANN 115 · LMU 55 · CRI 9 · CRI 6 · ANN 100 · CRI 11 · JPA 35 · SP 63 · CRI 8 · QV1 1 · TDA 25 · JPA 40 · JPA 40 · RIN 155 · TDD 15 · HPA 12 · MFR 59 · MUH 12 · SBA 15 · MUH 10 · MFR 75 · HPA 12 · LL 1 · MFR 34 · MFR 12 · JPA 45 · IVO 30 · JPA 60 · TDD 22 · RIN 75 · MFR 85 · JPA 18 · JPA 10 · VOD 48 · VOD 48 · MUH 15 · MUH 15 · TDD 25 · WR1 2 · PMP 35 · TDA 15 · HPA 20 · TDD 18 · PMP 80 · LL 2 · PMA 10 · LMU 34 · PMA 15 · LMU 25 X2 · VOD 9 · VOD 54 · LMU 50 · JPA 10 · MG 10 · HPA 10 · JPA 40 · SP1 6 · RIN X4 15 · MUH X4 12 · VSU X2 64 · JA 3 · MUH 15 · JPA 35 · PMP 45 · LI 20 · JPA 40 · MUH 15 · PMA 185 · TDA 20 · MFR 12 · PMP 40 · MUH 15 · VOD 9 · ED 8 · JPA 32 · JPA 35

TOT-LOT

6' BLACK ALUM. PICKET FENCE

BASKETBALL COURT

WATER FOUNTAIN

SAND VOLLEYBALL COURT

PICKELBALL COURTS (2)

TRANSFORMER PPL

MAINT.

CLUBHOUSE

POOL EQUIP.

POOL

PAVER POOL DECK

TENNIS COURT

TENNIS COURT

BIKE RACK, TYP (5 BIKES EACH)

6' BENCH, TYP.

PEDESTRIAN GATE

VEHICULAR ENTRY GATE W/ COLUMNS

6' X-WALK

TYPE 'D' CURB, TYP.

6' BLACK ALUM. PICKET FENCE, ALONG PROP. LINE

15' LANDSCAPE BUFFER PROVIDED (10' REQUIRED)

CONC. DRIVEWAYS, TYP.

CONC. APRON

ELECTRIC VEHICLE CHARGING STATION, TYP.

EV

(REFER TO SHEETS LP-7 THRU LP-9 FOR TYPICAL UNIT LANDSCAPE PLANS INCLUDING FOUNDATION TREES. FOUNDATION TREES & PALMS ARE SHOWN FOR REFERENCE)

TYPE II: 38 UNITS

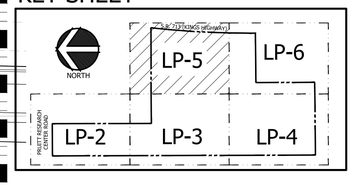
PEDESTRIAN LIGHTING, TYP.

10' MULTI-USE PATH

EDGE OF WATER

MATCHLINE (SEE SHEET LP-3)

KEY SHEET



NORTH

Landscape Plan

0 15' 30' 60' 90' 120'

Scale: 1" = 30'

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Farrell Communities - Ft. Pierce

Fort Pierce, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
Job no.	
Revisions:	

Sheet No.

LP-5

S.R. 713
(KINGS HIGHWAY)

(SOUTHBOUND LANES)

PROPOSED 8' CONC. SIDEWALK

EXISTING 12' ASPHALT SIDEWALK

EX. RIP-RAP BANK

EX. CANAL

6' X-WALK

6' CONC. SIDEWALK

6' BLACK ALUM. PICKET FENCE

5' T.A.E.

PROJECT SIGNAGE

20' LANDSCAPE BUFFER (10' REQUIRED)

SOD

PROPOSED RETENTION LAKE (0.62 ACRES)

FOUNTAIN/ AERATOR

PROPOSED RETENTION LAKE (1.26 ACRES)

R=8557.00'
Δ=6°16'14"
L=936.50'

RESIDENTS

GUESTS

EXIT LANE

CARD READER

CALL BOX (KNOX BOX)

TYPE 'D' CURB, TYP.

TRANSIT BUS STOP W/ SHELTER

SCHOOL BUS STOP

PARKING LOT LIGHTING, TYP.

MATCHLINE (SEE SHEET LP-6)

TOT-LOT

BASKETBALL COURT

SAND VOLLEYBALL COURT

PICKELBALL COURTS (2)

CLUBHOUSE

MAINT.

POOL EQUIP.

POOL

PAVER POOL DECK

TENNIS COURT

TENNIS COURT

WATER FOUNTAIN

BIKE RACK, TYP (5 BIKES EACH)

PEDESTRIAN GATE

VEHICULAR ENTRY GATE W/ COLUMNS

6' BENCH, TYP.

15' LANDSCAPE BUFFER PROVIDED (10' REQUIRED)

6' BLACK ALUM. PICKET FENCE, ALONG PROP. LINE

ELECTRIC VEHICLE CHARGING STATION, TYP.

CONC. DRIVEWAYS, TYP.

CONC. APRON

(REFER TO SHEETS LP-7 THRU LP-9 FOR TYPICAL UNIT LANDSCAPE PLANS INCLUDING FOUNDATION TREES. FOUNDATION TREES & PALMS ARE SHOWN FOR REFERENCE)

TYPE II: 38 UNITS

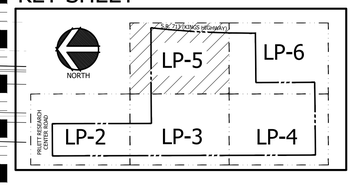
PEDESTRIAN LIGHTING, TYP.

10' MULTI-USE PATH

EDGE OF WATER

MATCHLINE (SEE SHEET LP-3)

KEY SHEET



NORTH

Scale: 1" = 30'

0 15' 30' 60' 90' 120'

Landscape Plan

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Farrell Communities - Ft. Pierce

Fort Pierce, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
Job no.	
Revisions:	

Sheet No.

LP-5

S.R. 713
(KINGS HIGHWAY)
(SOUTHBOUND LANES)
EXISTING 12' ASPHALT SIDEWALK
EX. RIP-RAP BANK
EX. CANAL
EX. RIP-RAP BANK
20' LANDSCAPE BUFFER
(10' REQUIRED)
5' T.A.E.
6' BLACK ALUM.
PICKET FENCE
MATCHLINE (SEE SHEET LP-5)
PROPOSED
RETENTION
LAKE
(1.26 ACRES)
SPM 30
PE 36
TDA 35
TD 10
VSU 122
QV 46
TD1 5
MGU 221
AR 2
MUH 10
MFR 64
N00°07'03"W
39.40'
15' LANDSCAPE BUFFER
(10' REQUIRED)
PARKING LOT
LIGHTING, TYP.
TYPE 'D' CURB,
TYP.
6' X-WALK
6' CONC. SIDEWALK
DOG
PARK
6' BLACK ALUM.
PICKET FENCE
HPA 30
MUH 10
MFR 77
MUH 10
VSU 19
VSU 27
MUH 15
SP 18
N89°52'53"W 400.00'
TRASH
COMPACTOR
LI 4
VOD 14
VOD 116
MUH 12
LMU 45
MUH 12
RIN 48
VOD 14
TENNIS
COURT
TENNIS
COURT
CONC. SIDEWALK
6' BLACK ALUM.
PICKET FENCE,
ALONG PROP. LINE
MG 4
SBA 25
15' LANDSCAPE BUFFER
(10' REQUIRED)
6' CONC. SIDEWALK
TYPE 'D' CURB,
TYP.
CONC. DRIVEWAYS, TYP.
PARKING LOT
LIGHTING, TYP.
9-CAR
CARPORT
SP1 10
JPA 44
JPA 40
SBA 25
(REFER TO SHEETS LP-7 THRU LP-9 FOR
TYPICAL UNIT LANDSCAPE PLANS INCLUDING
FOUNDATION TREES. FOUNDATION TREES &
PALMS ARE SHOWN FOR REFERENCE)
6' CONC. SIDEWALK
CONC. APRON
TYPE I:
36 UNITS
6' X-WALK
6' X-WALK
20' LANDSCAPE BUFFER
(10' REQUIRED)
POTENTIAL FUTURE
BUILDING AREA
6' BLACK ALUM.
PICKET FENCE,
ALONG PROP. LINE
SBA 25
SBA 25
N89°52'53"W 540.42'
PO 2
250'
MATCHLINE (SEE SHEET LP-4)
SBA 25
MGU 20
SBA 10
20' LANDSCAPE BUFFER
(10' REQUIRED)
SOD

KEY SHEET
NORTH
S.R. 713 (KINGS HIGHWAY)
LP-5
LP-6
LP-2
LP-3
LP-4
PRETTY PEBA MAIN COUNTER ROAD

Landscape Plan

NORTH
0 15' 30' 60' 90' 120'
Scale: 1" = 30'

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
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Project Name

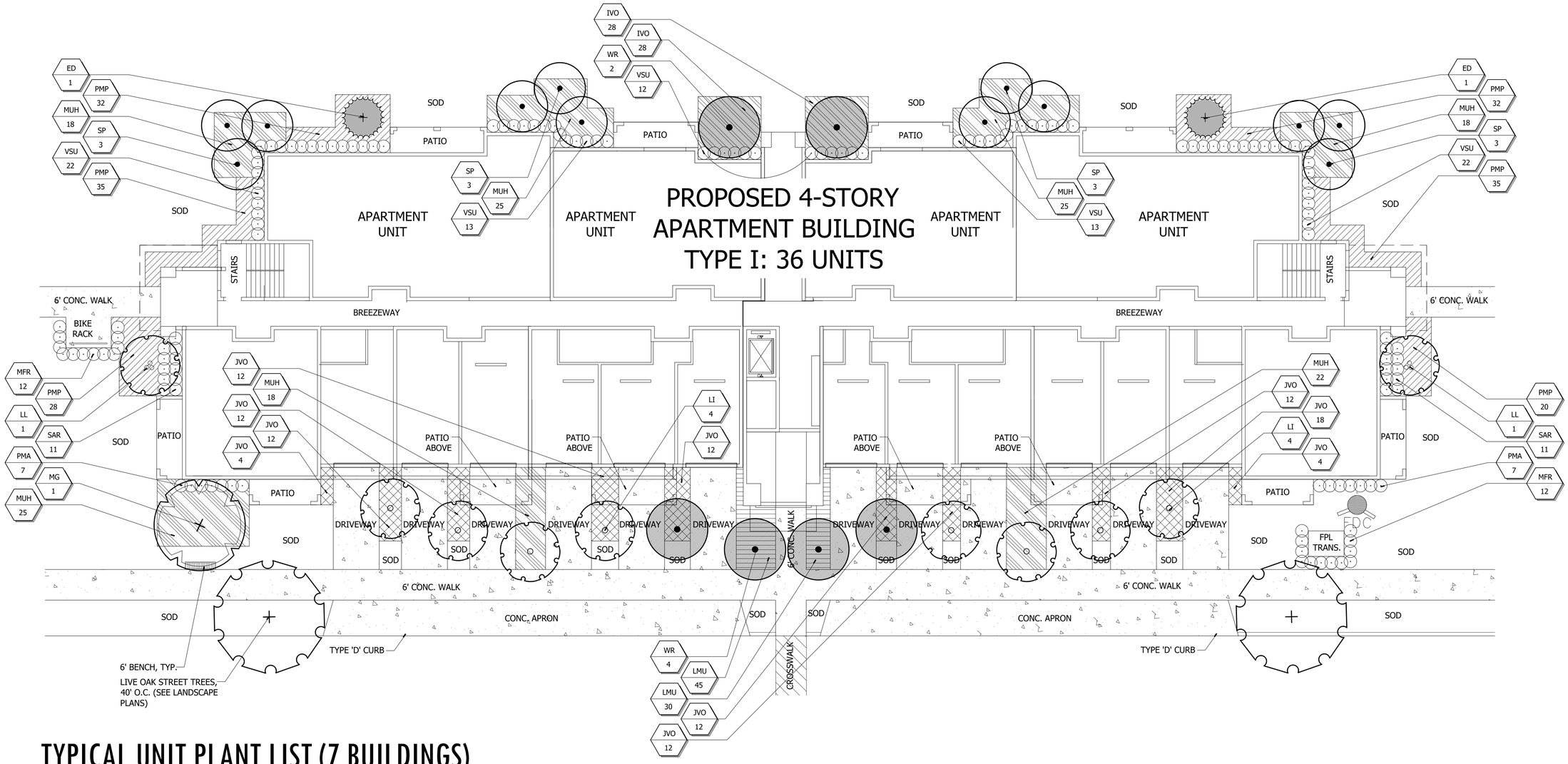
Farrell Communities - Ft. Pierce
Fort Pierce, Florida

Landscape Architect of Record
REGISTERED LANDSCAPE ARCHITECT
JASON M. LITTERICK
LA 0001677
STATE OF FLORIDA
Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
Job no.	
Revisions:	

Sheet No.
LP-6



TYPICAL UNIT PLANT LIST (7 BUILDINGS)

QUANTITIES ARE FOR EACH BUILDING

TREES

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
M	WR	6	WASHINGTONIA ROBUSTA	WASHINGTON PALM	24' O.A.	N/A	FULL & THICK, MATCHED HEIGHTS, HEAVY CAILIPER
M	ED	2	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY	12' O.A., 2.5" DBH	5' SPD.	FULL & THICK TO BASE, SHEARED CONE
* V	MG	1	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	SOUTHERN MAGNOLIA	16' O.A., 3.5" DBH	7' SPD.	FULL & THICK TO GROUND, SPECIMEN
M	LI	8	LAGERSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE	12' O.A.	5' SPD.	FULL & THICK, MULTI-TRUNK, 5' C.T.
M	LL	2	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE	8-10' O.A.	8' SPD.	FULL & THICK, MULTI-TRUNK, 3' C.T.
* V	SP	12	SABAL PALMETTO	CABBAGE PALM (SLICK)	20-28' C.T.	N/A	HURRICANE CUT, CURVED CHARACTER TRUNKS, STAGGER HEIGHTS

SHRUBS & GROUNDCOVERS

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES:
M	PMA	14	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	#7, 36" O.A.	24" O.C.	FULL & THICK
* V	MUH	126	MUHLENBERGIA CAPPILARIS	MUHLY GRASS	#3, 20" O.A.	30" O.C.	FULL & THICK
M	SAR	22	SCHEFFLERA ARBORICOLA 'GOLD CAPELLA'	ARBORICOLA	#3, 20" O.A.	24" O.C.	FULL & THICK
M	PMP	182	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWF. PODOCARPUS	#3, 14" O.A.	18-24" O.C.	FULL & THICK
* V	MFR	24	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	#3, 24" O.A.	24" O.C.	FULL & THICK
* V	IVO	56	ILEX VOMITORIA	DWF. YAUPON HOLLY	#3, 14" O.A.	24" O.C.	FULL & THICK
M	VSU	82	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	#3, 24" O..A.	24" O.C.	FULL & THICK
V	LMU	75	LIRIOPE MUSCARI	GREEN LIRIOPE	#3, 14" O.A.	18" O.C.	FULL & THICK
M	JVO	110	JASMINUM VOLUBILE	WAX JASMINE	#3, 16" SPD.	24" O.C.	FULL & THICK

* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

SOD: ST. AUGUSTINE 'FLORITAM'
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

IRRIGATION NOTE:
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

REFER TO SHEETS LP-10 FOR LANDSCAPE SPECIFICATIONS AND PLANTING DETAILS

Typical Unit Landscape Plan (Type I, 36 Units)

0 5' 10' 20' 30' 40'

Scale: 1" = 10'

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Project Name

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Landscape Architect of Record

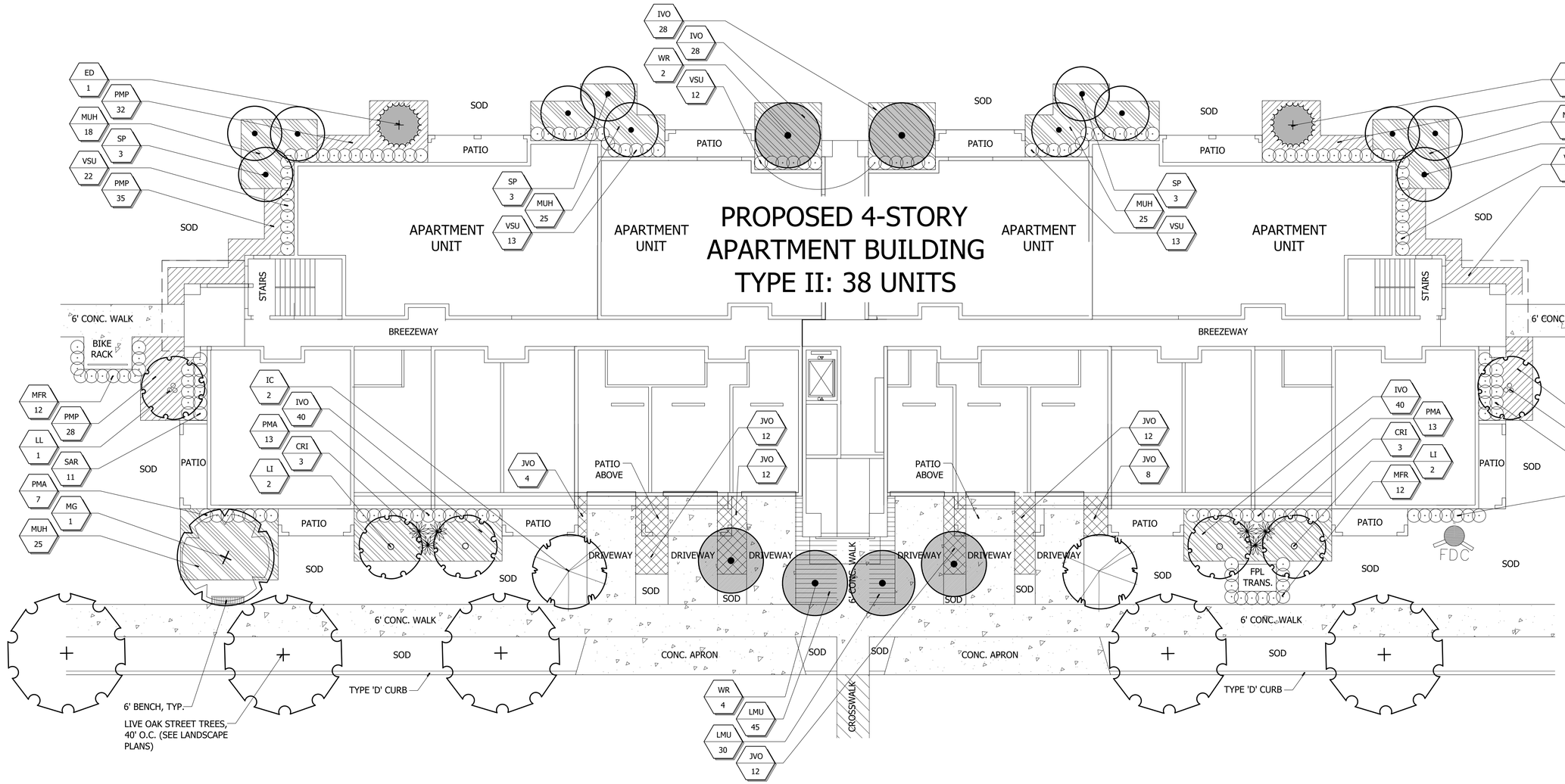
REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 10'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
Job no.	
Revisions:	

Sheet No.
LP-7



TYPICAL UNIT PLANT LIST (2 BUILDINGS)

QUANTITIES ARE FOR EACH BUILDING

TREES

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
M	WR	6	WASHINGTONIA ROBUSTA	WASHINGTON PALM	24' O.A.	N/A	FULL & THICK, MATCHED HEIGHTS, HEAVY CAILIPER
M	ED	2	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY	12' O.A., 2.5" DBH	5' SPD.	FULL & THICK TO BASE, SHEARED CONE
* V	MG	1	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	SOUTHERN MAGNOLIA	16' O.A., 3.5" DBH	7' SPD.	FULL & THICK TO GROUND, SPECIMEN
M	LI	4	LAGERSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE	12' O.A.	5' SPD.	FULL & THICK, MULTI-TRUNK, 5' C.T.
M	LL	2	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE	8-10' O.A.	8' SPD.	FULL & THICK, MULTI-TRUNK, 3' C.T.
* V	SP	12	SABAL PALMETTO	CABBAGE PALM (SLICK)	20-28' C.T.	N/A	HURRICANE CUT, CURVED CHARACTER TRUNKS, STAGGER HEIGHTS
* V	IC	2	ILEX CASSINE	DAHOON HOLLY	12' O.A., 2.5" DBH	5' SPD.	FULL & THICK

SHRUBS & GROUNDCOVERS

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES:
M	PMA	40	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	#7, 36" O.A.	24" O.C.	FULL & THICK
* V	MUH	111	MUHLENBERGIA CAPPILARIS	MUHLY GRASS	#3, 20" O.A.	30" O.C.	FULL & THICK
M	SAR	22	SCHEFFLERA ARBORICOLA 'GOLD CAPELLA'	ARBORICOLA	#3, 20" O.A.	24" O.C.	FULL & THICK
M	PMP	182	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWF. PODOCARPUS	#3, 14" O.A.	18-24" O.C.	FULL & THICK
* V	MFR	24	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	#3, 24" O.A.	24" O.C.	FULL & THICK
* V	IVO	136	ILEX VOMITORIA	DWF. YAUPON HOLLY	#3, 14" O.A.	24" O.C.	FULL & THICK
M	VSU	82	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	#3, 24" O.A.	24" O.C.	FULL & THICK
V	LMU	75	LIRIOPE MUSCARI	GREEN LIRIOPE	#3, 14" O.A.	18" O.C.	FULL & THICK
M	CRI	6	CRINUM ASIATICUM	GREEN CRINUM LILY	#15, 36" X 36"	A.S.	FULL & THICK
M	JVO	60	JASMINUM VOLUBILE	WAX JASMINE	#3, 16" SPD.	24" O.C.	FULL & THICK

* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

SOD: ST. AUGUSTINE 'FLORITAM'
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

IRRIGATION NOTE:
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

REFER TO SHEETS LP-10 FOR LANDSCAPE SPECIFICATIONS AND PLANTING DETAILS

Typical Unit Landscape Plan (Type II, 38 Units)

0 5' 10' 20' 30' 40'

Scale: 1" = 10'

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Farrell Communities - Ft. Pierce
Fort Pierce, Florida

Landscape Architect of Record

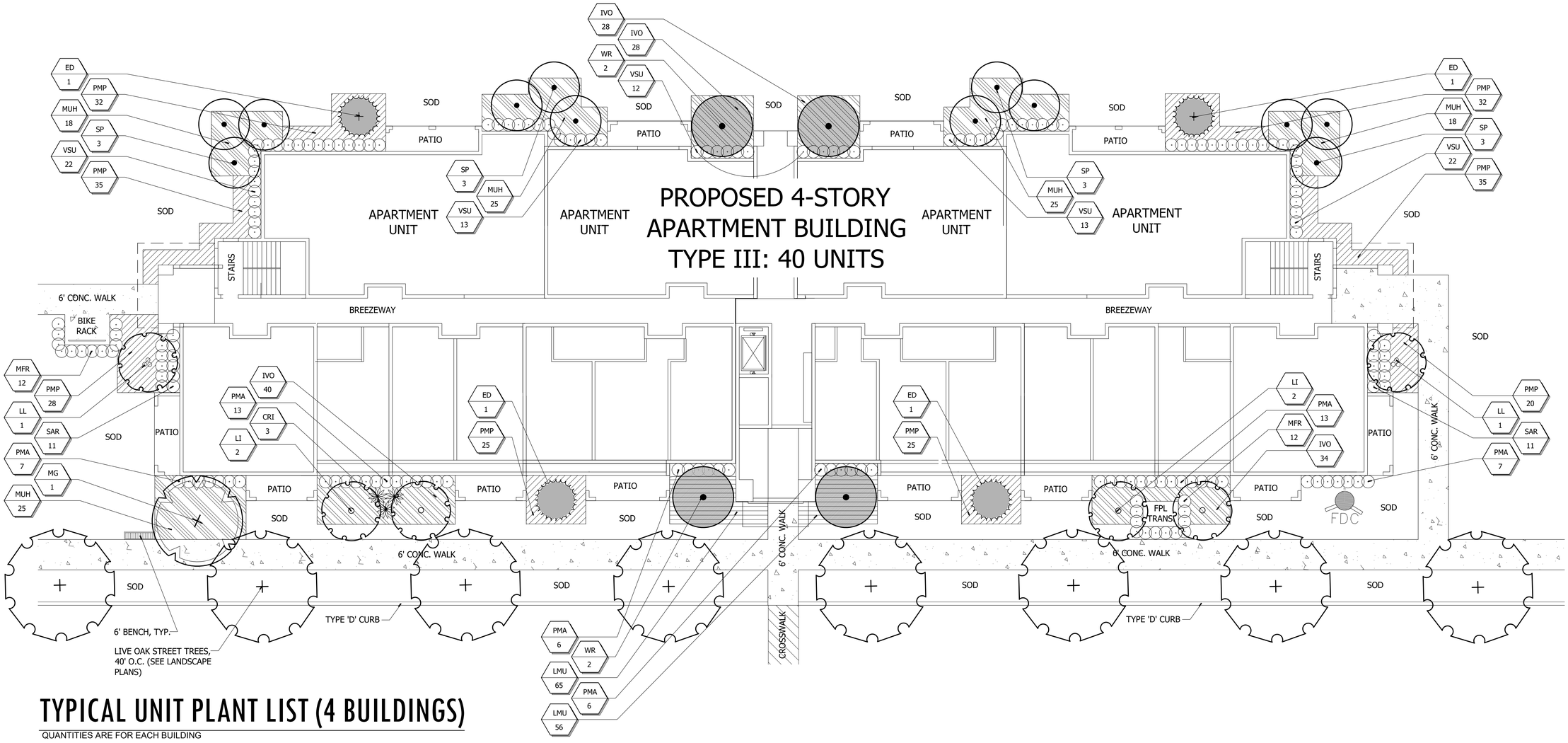
REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 10'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
Job no.	
Revisions:	

Sheet No.
LP-8



TYPICAL UNIT PLANT LIST (4 BUILDINGS)

QUANTITIES ARE FOR EACH BUILDING

TREES

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
M	WR	4	WASHINGTONIA ROBUSTA	WASHINGTON PALM	24' O.A.	N/A	FULL & THICK, MATCHED HEIGHTS, HEAVY CAILIPER
M	ED	4	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY	12' O.A., 2.5" DBH	5' SPD.	FULL & THICK TO BASE, SHEARED CONE
* V	MG	1	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	SOUTHERN MAGNOLIA	16' O.A., 3.5" DBH	7' SPD.	FULL & THICK TO GROUND, SPECIMEN
M	LI	4	LAGERSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE	12' O.A.	5' SPD.	FULL & THICK, MULTI-TRUNK, 5' C.T.
M	LL	2	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE	8-10' O.A.	8' SPD.	FULL & THICK, MULTI-TRUNK, 3' C.T.
* V	SP	12	SABAL PALMETTO	CABBAGE PALM (SLICK)	20-28' C.T.	N/A	HURRICANE CUT, CURVED CHARACTER TRUNKS, STAGGER HEIGHTS

SHRUBS & GROUNDCOVERS

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES:
M	PMA	52	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	#7, 36" O.A.	24" O.C.	FULL & THICK
* V	MUH	111	MUHLENBERGIA CAPPILARIS	MUHLY GRASS	#3, 20" O.A.	30" O.C.	FULL & THICK
M	SAR	22	SCHEFFLERA ARBORICOLA 'GOLD CAPELLA'	ARBORICOLA	#3, 20" O.A.	24" O.C.	FULL & THICK
M	PMP	232	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWF. PODOCARPUS	#3, 14" O.A.	18-24" O.C.	FULL & THICK
* V	MFR	24	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	#3, 24" O.A.	24" O.C.	FULL & THICK
* V	IVO	130	ILEX VOMITORIA	DWF. YAUPON HOLLY	#3, 14" O.A.	24" O.C.	FULL & THICK
M	VSU	82	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	#3, 24" O..A.	24" O.C.	FULL & THICK
V	LMU	121	LIRIOPE MUSCARI	GREEN LIRIOPE	#3, 14" O.A.	18" O.C.	FULL & THICK
M	CRI	3	CRINUM ASIATICUM	GREEN CRINUM LILY	#15, 36" X 36"	A.S.	FULL & THICK

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V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

SOD: ST. AUGUSTINE 'FLORITAM'
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REFER TO SHEETS LP-10 FOR LANDSCAPE SPECIFICATIONS AND PLANTING DETAILS

Typical Unit Landscape Plan (Type III, 40 Units)

0 5' 10' 20' 30' 40'
Scale: 1" = 10'

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Farrell Communities - Ft. Pierce, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 10'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
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Revisions:	

Sheet No.
LP-9

PLANT LIST (LP-2 thru LP-6)

NOTE: DOES NOT INCLUDE PLANTS SPECIFIED ON SHEET LP-7 THRU LP-9, TYPICAL UNIT LANDSCAPE PLANS

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
* V	PE	191	PINIS ELLIOTTII 'DENSA'	S. FLA. SLASH PINE	14' O.A., 3" DBH	6'	FULL & THICK, SINGLE TRUNK
* V	SP	141	SABAL PALMETTO	CABBAGE PALM	12-22' C.T.	N/A	SLICK TRUNK, HURRICANE CUT, STAGGER HEIGHTS
* V	SP1	22	SABAL PALMETTO	CABBAGE PALM	16-18' C.T.	N/A	SLICK TRUNK, HURRICANE CUT, MATCHED HEIGHTS
* V	SPM	173	SABAL PALMETTO (MITIGATION PALM)	CABBAGE PALM	10-14' C.T.	N/A	SLICK TRUNK, HURRICANE CUT, STAGGER HEIGHTS
M	JA	20	JACARANDA MIMOSIFOLIA	JACARANDA	12-14" O.A., 3" DBH	6'	FULL & THICK, SINGLE TRUNK
* V	TD	60	TAXODIUM DISTICHUM	BALD CYPRESS	8' O.A., 1.5" DBH	4'	FULL & THICK, SINGLE TRUNK
* V	TD1	39	TAXODIUM DISTICHUM	BALD CYPRESS	14' O.A., 3" DBH	6'	FULL & THICK, SINGLE TRUNK
M	WR	31	WASHINGTONIA ROBUSTA	WASHINGTON PALM	16-24' O.A.	N/A	FULL & THICK, STAGGER HEIGHTS, HEAVY CALIPER
M	WR1	22	WASHINGTONIA ROBUSTA	WASHINGTON PALM	20' O.A.	N/A	FULL & THICK, MATCHED, HEAVY CALIPER
* V	QV	379	QUESRCUS VIRGINIANA	LIVE OAK	14' O.A., 3" DBH	6'	FULL & THICK
* V	QV1	3	QUESRCUS VIRGINIANA	RANCH LIVE OAK	20' O.A., 8" DBH	20'	FULL & THICK, RANCH STYLE, MULTI-TRUNK SPECIMEN
V	PS	4	PHOENIX SYLVESTRIS	SYLVESTER PALM	12' WD	-	FULL & THICK, MATCHED SPECIMENS
M	ED	12	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY	14' O.A., 3" DBH	5'	FULL & THICK TO GROUND
M	LI	179	LAGERSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE (LAVENDER)	14' O.A.	6'	FULL & THICK, MULTI-TRUNK, 5' C.T.
M	LL	7	LIGISTRUM JAPONICUM	LIGUSTRUM TREE	8-10' O.A.	8'	FULL & THICK, MULTI-TRUNK, 3' C.T.
* V	MG	81	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	SOUTHERN MAGNOLIA	14' O.A.	6'	FULL & THICK TO GROUND
* V	PO	27	PLANTANUS OCCIDENTALIS	SYCAMORE	14' O.A.	6'	FULL & THICK, SINGLE TRUNK, 5' C.T.
* V	AR	19	ACER RUBRUM	RED MAPLE	12' O.A.	6'	FULL & THICK, SINGLE TRUNK, 5' C.T.

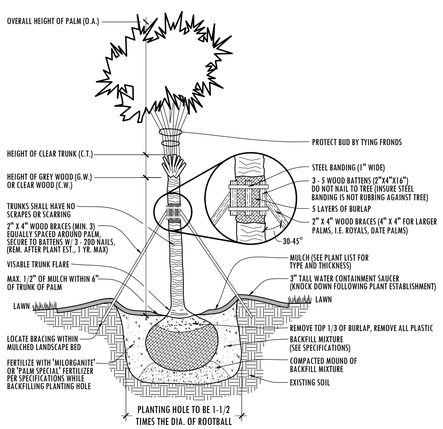
	SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES:
* V	TDD	800	TRIPSACUM FLORIDANA	FLORIDA GAMA GRASS	#3, 18" O.A.	36" O.C.	FULL & THICK
V	PMA	210	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	#7, 30" O.A.	24" O.C.	FULL & THICK
M	PMP	200	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWF. PODOCARPUS	#3, 14" X 14"	24" O.C.	FULL & THICK
* V	IVO	30	ILEX VOMITORIA	DWF. YAUPON HOLLY	#3, 14" X 14"	24" O.C.	FULL & THICK
* V	MFR	57	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	#3, 24" O.A.	24" O.C.	FULL & THICK
* V	MFR1	98	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	#7, 36" O.A.	24" O.C.	FULL & THICK
M	VOD	449	VIBURNUM ODORITISSIMUM	SWEET VIBURNUM	#3, 24" O.A.	24" O.C.	FULL & THICK
M	LMU	294	LIRIOPE MUSCARI	GREEN LIRIOPE	#3, 14" X 14"	18" O.C.	FULL & THICK
M	EPU	1202	ELEAGNUS PUNGENS	SILVERTHORN	#3, 24" O.A.	24" O.C.	FULL & THICK
M	RIN	977	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	#3, 16" X 16"	24" O.C.	FULL & THICK
M	VSU	941	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	#3, 24" O.A.	24" O.C.	FULL & THICK
M	JPA	2110	JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	#3, 16" SPD.	30" O.C.	FULL & THICK
* V	TDA	287	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	#3, 20" O.A.	48" O.C.	FULL & THICK
* V	SBA	792	SPARTINA BAKERI	SAND CORDGRASS	#3, 20" O.A.	48" O.C.	FULL & THICK
* V	MUH	704	MUHLENBERGIA CAPILARIS	MUHLY GRASS	#3, 16" O.A.	36" O.C.	FULL & THICK
* V	HPA	154	HAMELIA PATENS 'COMPACTA'	DWF. FIRE BUSH	#3, 18" O.A.	36" O.C.	FULL & THICK
* V	SRE	24	SERENOA REPENS	SAW PALMETTO	#7, 24" X 24"	48" O.C.	FULL & THICK
* V	MGU	993	MYRSINE GUIANENSIS	MYRSINE	#3, 24" O.A.	24" O.C.	FULL & THICK
M	CRI	39	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM LILY	#15, 4' O.A.	A.S.	FULL & THICK
M	ANN	215	ANNUALS	IN SEASON	4-6" POTS	12" O.C.	FULL & THICK

* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

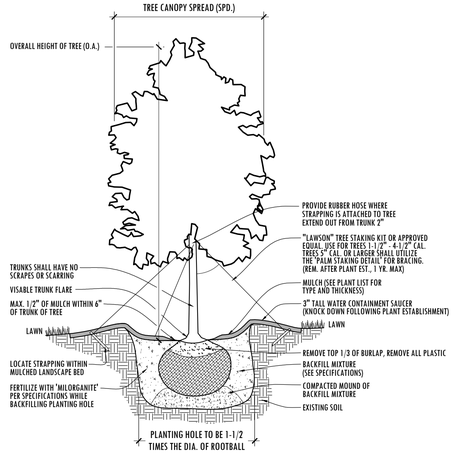
SOD: ST. AUGUSTINE 'FLORITAM' (BAHIA WHERE NOTED)
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

IRRIGATION NOTE:
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.
IRRIGATION WATER SOURCE: WELL & PUMP

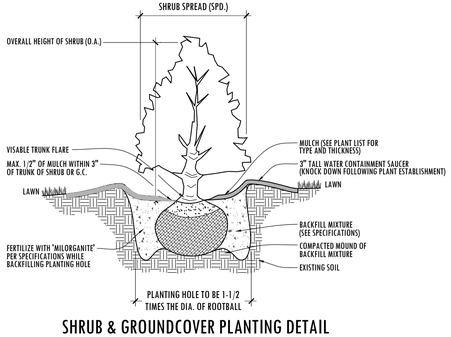
PLANTING DETAILS



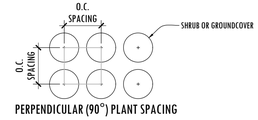
PALM PLANTING DETAIL



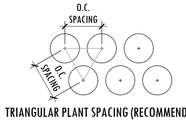
TREE PLANTING DETAIL



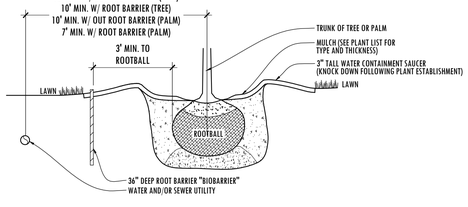
SHRUB & GROUNDCOVER PLANTING DETAIL



PERPENDICULAR (90°) PLANT SPACING



TRIANGULAR PLANT SPACING (RECOMMENDED)



ROOT BARRIER DETAIL

PLANTING SPECIFICATIONS

1. SCOPE OF WORK

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. QUALITY ASSURANCE

LANDSCAPE CONTRACTOR MUST BE REGULARLY ENGAGED IN THE INSTALLATION OF LIVING PLANT MATERIAL. LABOR CREWS SHALL BE CONTROLLED AND DIRECTED BY A LANDSCAPE FOREMAN WELL VERSED IN LANDSCAPE INSTALLATION, PLANT MATERIALS, READING PLANS AND COORDINATION BETWEEN THE JOB AND NURSERY.

THE LANDSCAPE CONTRACTOR AND IRRIGATION CONTRACTOR SHALL REVIEW LAYOUT AND SCHEDULING PRIOR TO INSTALLATION OF MATERIAL. MINOR ADJUSTMENT TO IRRIGATION DESIGN MAY BE MADE IN RESPONSE TO THE NEEDS OF SPECIFIC PLANT MATERIAL. THE LANDSCAPE ARCHITECT MUST BE NOTIFIED OF SUCH CHANGES.

3. MATERIALS

PLANT SIZE AND QUALITY
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE FREE OF WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

CONTAINER GROWN PLANTS SHALL HAVE A DEVELOPED ROOT STRUCTURE SO THAT THE ROOT MASS STAYS IN TACT WHEN REMOVED FROM CONTAINER. IN NO CASE SHALL THE PLANT CONTAIN CIRCLING ROOTS NOR BE ROOT-BOUND.

QUANTITIES
ALL QUANTITIES INDICATED ON THE PLANT LIST ARE INTENDED AS A GUIDE FOR THE BIDDERS AND DOES NOT RELIEVE THE BIDDER OF HIS RESPONSIBILITY TO DO A COMPREHENSIVE PLANT TAKE OFF. SHALL A DISCREPANCY OCCUR BETWEEN THE BIDDER'S TAKE OFF AN THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF THE BID.

MULCH
MULCH SHALL BE A SHREDDED VARIETY AS SPECIFIED IN THE PLANT LIST. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3" EXCEPT FOR THOSE SPECIFIC SITUATIONS SHOWN BELOW IN SECTION 4 AND IN PLANTING DETAILS.

FERTILIZER
FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF 'MILORGANITE' ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS. FERTILIZE ALL NEW PLANTINGS PER RATES SHOWN BELOW:

TREES:
FERTILIZE NEW TREES WITH 'MILORGANITE' AT THE FOLLOWING RATES:
- 8' AND SMALLER: 2-4 LBS.
- 8'-12' TALL: 4-6 LBS.
- 12' AND TALER: 6-8 LBS.

(3 CUPS = 1 LB.)

SHRUBS:
FERTILIZE NEW SHRUBS AND ACCENTS WITH 'MILORGANITE' AT THE FOLLOWING RATES:
- 4-6" POTS: ¼ CUP
- 1 GAL.: ½ CUP
- 3 GAL.: 1 CUP
- 7-10 GAL.: 2 CUPS
- 15 GAL. AND GREATER: 3 CUPS

PALM TREES:
FERTILIZE NEW PALM TREES WITH A "PALM SPECIAL" FERTILIZER IN SLOW RELEASE FORM. FERTILIZER SHALL CONTAIN AN ADDITIONAL MAGNESIUM AND MICRO-NUTRIENT AMENDMENT

SOIL
PLANTING SOIL SHALL BE SANDY LOAM AND SHALL CONTAIN A 25% MINIMUM AMOUNT OF DECOMPOSED ORGANIC MATTER. PLANTING SOIL SHALL BE FREE OF CLAY, STONES, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

WATER
WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER. LANDSCAPE CONTRACTOR SHALL NOT ASSUME THAT THE IRRIGATION SYSTEM WILL BE OPERATIONAL AT THE TIME OF PLANTING. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE ALL THE REQUIRED WATER NECESSARY TO MAINTAIN THE PLANT MATERIAL IN A HEALTHY GROWING CONDITION. THE WATERING MAY INCLUDE DEEP WATERING OF TREES ANT THE WATERING OF SHRUB AND GROUND COVER AREAS. ANY PLANT MATERIALS THAT DIE OR THAT ARE NOT IN A HEALTHY GROWING CONDITION DUE TO LACK OF WATER SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

4. EXECUTION

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

AFTER FINAL SETTLING OF BALLED AND BURLAPED PLANTS, LOOSEN BURLAP WRAPPING EXPOSING THE TOP OF THE ROOTBALL, LEAVING THE BALL UNBROKEN. REMOVE EXCESS AMOUNTS OF BURLAP TO ELIMINATE VOIDS WHICH MAY BE CAUSED UPON DECOMPOSITION.

CONTAINER GROWN PLANTS SHALL, WHEN DELIVERED, SHALL HAVE SUFFICIENCY GROWTH TO HOLD EARTH INTACT WHEN REMOVED FROM CONTAINER AND SHALL NOT BE ROOT BOUND. PLANT PITS FOR CONTAINER MATERIALS SHALL BE FORMED FLAT ON THE BOTTOM TO AVOID AIR POCKETS AT THE BOTTOM OF ROOT BALLS AND CONTAINERS SHALL BE REMOVED CAREFULLY TO PREVENT DAMAGE TO THE PLANT OR ROOT SYSTEMS.

TEST TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. PITS WHICH ARE FOUND NOT TO BE ADEQUATELY DRAINING SHALL BE EXCAVATED TO A A DEPTH SUFFICIENT FOR DRAINAGE AND BACKFILLING WITH GRAVEL OR CRUSHED ROCK. NO ALLOWANCES WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE.

PLANTING BED PREPARATION
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY DISHED GRADE TO CENTER.

BACKFILL AROUND BALL WITH TOPSOIL AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF TOPSOIL BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANTS. BACKFILL AROUND PLANTS WITH PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH. PURPLE QUEEN GROUNDCOVER, IF SPECIFIED, SHALL ONLY RECEIVE 1" OF MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

PLANTING SOD

SODDING. SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING. SOD SHALL BE FIRM, TOUGH TEXTURE, HAVING A COMPACT GROWTH OF GRASS WITH GOOD ROOT DEVELOPMENT, AND SHALL CONTAIN NO BERMUDA GRASS, WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH GRADE ALL LANDSCAPE AREAS, ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES AND OTHER DEBRIS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

5. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE
MAINTAIN LANDSCAPE WORK IMMEDIATELY AFTER PLANTING AND UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

IN THE EVENT OF SERIOUS DAMAGE FROM INSECTS OR DISEASE PRIOR TO FINAL ACCEPTANCE, THE PLANTS SHALL BE TREATED BY PREVENTATIVE OR REMEDIAL MEASURES APPROVED FOR GOOD HORTICULTURAL PRACTICE AT NO ADDITIONAL COST TO THE OWNER.

CLEAN UP
THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

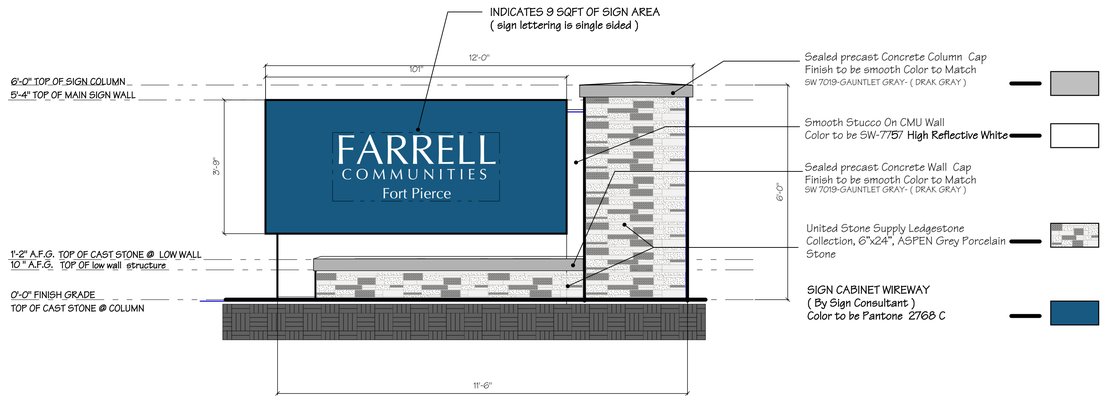
ANY SOIL, PEAT OR SIMILAR MATERIAL WHICH HAS BEEN BROUGHT ONTO ANY PAVED AREAS SHALL BE REMOVED PROMPTLY KEEPING THESE AREAS CLEAN AS THE WORK PROGRESSES. UPON COMPLETION OF THE PLANTING, ALL EXCESS SOIL, STONES AND DEBRIS WHICH HAS NOT BEEN PREVIOUSLY CLEANED UP SHALL BE REMOVED FROM THE SITE.

INSPECTION & ACCEPTANCE
THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT UPON COMPLETION OF THE WORK TO REQUEST A FINAL INSPECTION OF THE INSTALLATION AND PLANT MATERIALS. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WILL NOTIFY THE LANDSCAPE CONTRACTOR OF ANY DEFICIENCIES VIA A "PUNCH LIST" WHICH SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR. CONDITIONAL LANDSCAPE ACCEPTANCE OF ALL PLANT MATERIAL AND WORKMANSHIP WILL BE GIVEN IN WRITING BY THE LANDSCAPE ARCHITECT AFTER ALL "PUNCH LIST" ITEMS HAVE BEEN CORRECTED AND ANY PLANT REPLACEMENTS MADE. THIS ACCEPTANCE WILL BEGIN THE WARRANTEE PERIOD. DEFICIENCIES NOTED AFTER THE CONDITIONAL LANDSCAPE ACCEPTANCE SHALL BE RECTIFIED DURING THE WARRANTEE PERIOD AND PRIOR TO FINAL LANDSCAPE ACCEPTANCE.

GUARANTEE AND REPLACEMENT
ALL PLANT MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL LANDSCAPE ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT MATERIAL OR WORKMANSHIP THAT IS DEFICIENT OR HAS DIED SHALL BE REPLACED AT THE SAME SPECIFICATION NOTED IN THE APPROVED LANDSCAPE PLANS. REPLACEMENTS SHALL BE MADE BY THE LANDSCAPE CONTRACTOR WITHIN TWO (2) WEEKS OF NOTIFICATION BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER. WARRANTEES OF REPLACEMENT MATERIAL SHALL BE SIX (6) MONTHS FROM THE DATE OF REPLACEMENT INSTALLATION. DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM OR AUTOMOBILES OR BY NEGLIGENCE BY THE OWNER SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. UNLESS OTHERWISE ARRANGED WITH THE OWNER, THE CONTRACTOR IS RESPONSI

APPROVED CITY SIGN REQUIREMENTS :
1. MONUMENT SIGNS AREA SINGLE SIDED.
2. ALL BACK-LIT LETTERS TO BE WHITE
3. 2 MONUMENT SIGN STRUCTURES

SIGN COMPANY TO PROVIDE WEATER PROOF GASKET AT ALL EDGES IN CONTACT WITH MONUMENT SIGN CMU STRUCTURE .

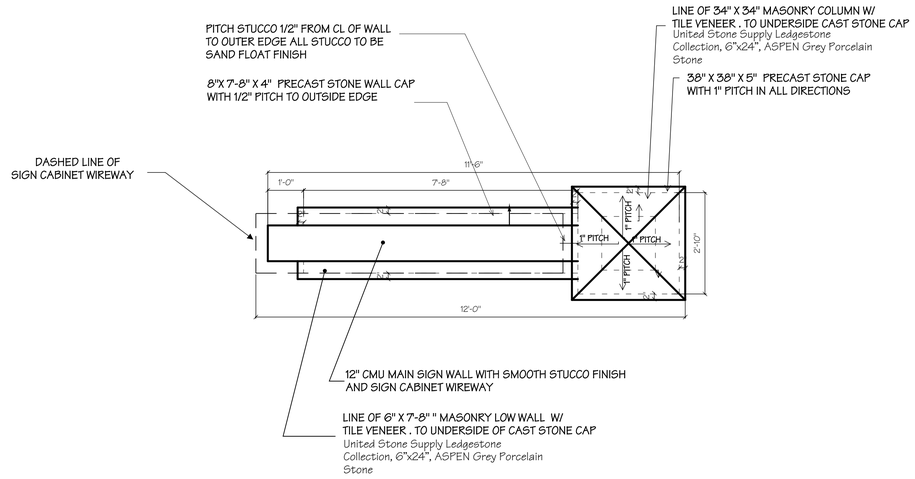


2 MONUMENT SIGN ELEVATION

1/2" = 1'-0"

APPROVED COUNTY SIGN REQUIREMENTS :
1. MONUMENT SIGNS AREA DOUBLE-SIDED.
2. ALL BACK-LIT LETTERS TO BE WHITE
3. THE MAXIMUM SQFT OF SIGNAGE ALLOWED IS 18 SQFT TOTAL PER CITY APPROVED SITE PLAN. SIGNAGE PERMIT PACKAGE IS NOT PART OF THESE DRAWINGS

SIGNAGE SHOWN ONLY FOR CONCEPT
SIGN CONTRACTOR IS TO BE ENGAGED BY OWNER TO PRODUCE CITY CODE COMPLIANT SIGNAGE UNDER SEPERATE " SIGN PERMIT "
SIGN COPY FACE PER SIDE
MUST BE COMPLIANT WITH MAXIMUM SQUARE FOOTAGE ALLOWED PER DRC SITE PLAN APPROVAL . THESE DRAWINGS ARE FOR PERMIT OF MONUMENT SIGN STRUCTURE ONLY



1 MONUMENT SIGN PLAN

1/2" = 1'-0"

MONUMENT SIGN

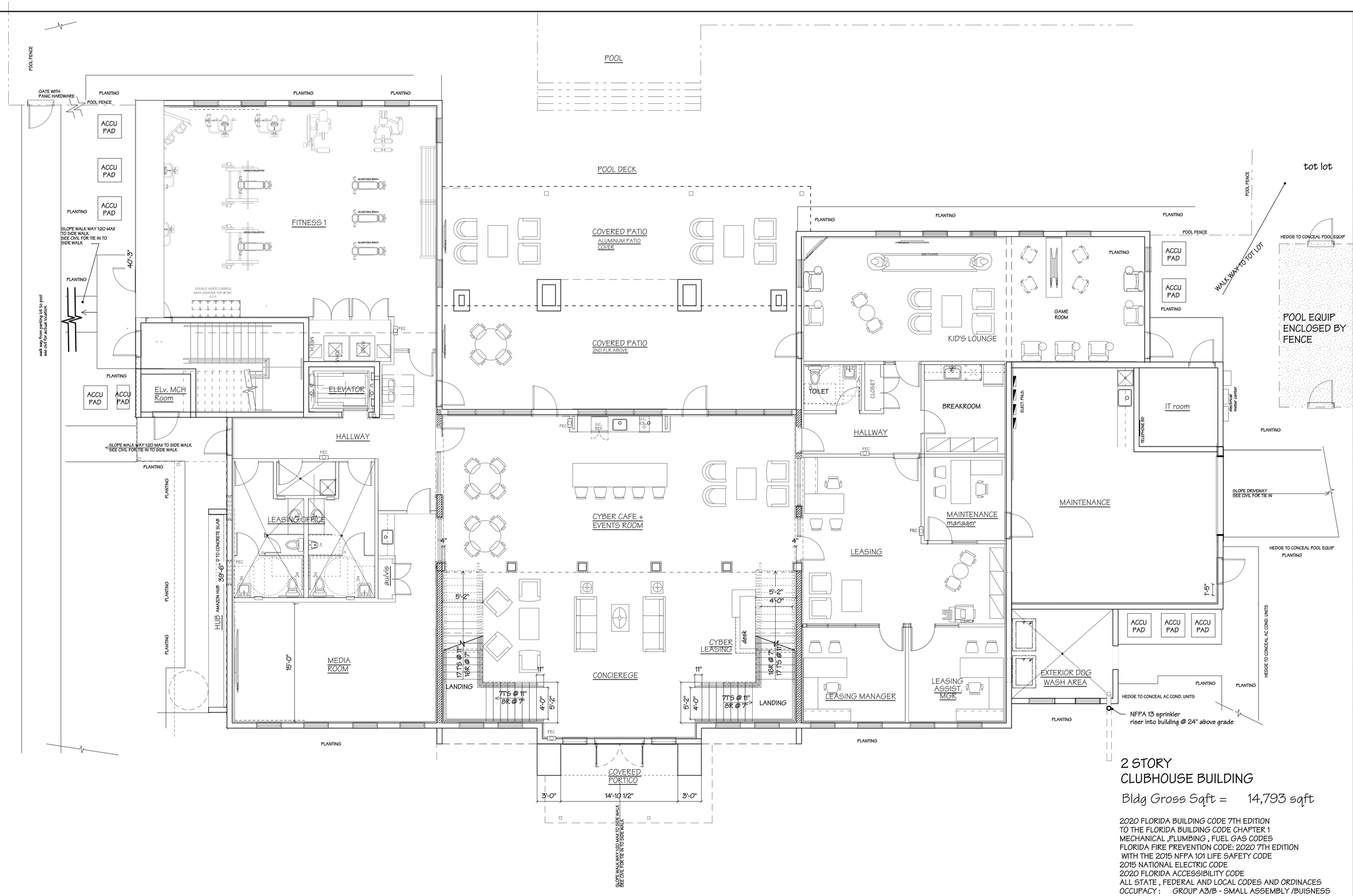
TI ARCHITECTURAL GROUP, LLC
1100 SOUTH FEDERAL HWY
#SUITE ?

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FARRELL COMMUNITIES
MONUMENT SIGN

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FIRST FLOOR PLAN

1st-Interior Area = 7,521 Sqft
1st Exterior covered = 1,488 sqft

3/16" = 1'-0"

2 STORY CLUBHOUSE BUILDING

Bldg Gross Sqft = 14,793 sqft

2020 FLORIDA BUILDING CODE 7TH EDITION
TO THE FLORIDA BUILDING CODE CHAPTER 1
MECHANICAL ,PLUMBING , FUEL GAS CODES
FLORIDA FIRE PREVENTION CODE: 2020 7TH EDITION
WITH THE 2015 NFPA 101 LIFE SAFETY CODE
2015 NATIONAL ELECTRIC CODE
2020 FLORIDA ACCESSIBILITY CODE
ALL STATE , FEDERAL AND LOCAL CODES AND ORDINACES
OCCUPACY : GROUP A3/B - SMALL ASSEMBLY /BUISNESS
NON -SEPERATED OCCUPANCY (SEC. 303.4 & 304)
CONSTRUCTION TYPE: TYPE IIIB
SPRINKLERED NFPA -13 SYSTEM
ALLOWABLE BUILDING HEIGHT : THREE STORY
ACTUALY BLDG HGT. TWO STORY
ALLOWABLE AREA: 28,5004
ACTUAL AREA : GROSS = 14,793 SQFT
OCCUPANCY : SEE LIFE SAFETY PLAN (LS1 & LS2)

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS

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1100 SOUTH FEDERAL HWY
SUITE 212
BOYNTON BEACH, FL
561-252-7949

FARRELL COMMUNITIES
Clubhouse
Fort Pierce , Florida

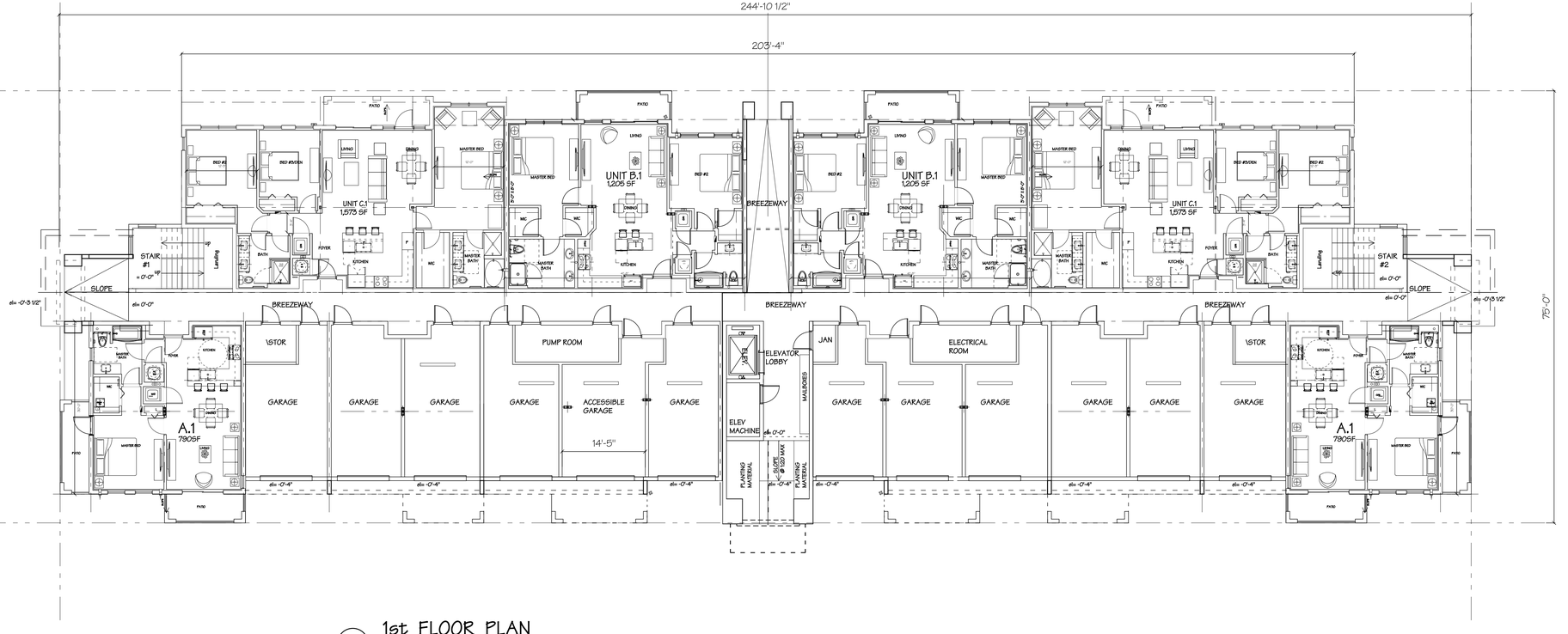
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2nd - 4th floor PLAN

3/32" = 1'-0"



1st FLOOR PLAN
BUILDING TYPE I
36 UNIT BUILDING

3/32" = 1'-0"

PRE-ENGINEERED ALUMINUM CANOPY WITH INTEGRATED DRAINAGE. G.C. TO SUBMIT ENGINEERED SHOP DRAWINGS WITH CALCULATIONS FOR REVIEW AND APPROVAL. PROVIDE FINISH & COLOR SAMPLES FOR SELECTION. GUTTERS TO BE 4" WIDE MIN WITH 3" DOWN SPOUT

TYPE I: 36 UNIT BUILDING
4 Story Building
total gross area = 58,082sqft

TYPE I: 36 UNIT BUILDING	
UNIT TYPE	QTY.
A1- 1 BED - 790 SQFT	8
B1- 2 BED- 1,205 SQFT	14
B2- 2 BED- 1,235 SQFT	6
C1- 3 BED- 1,573 SQFT	8
TOTAL	36
GARAGE	12

GENERAL NOTES:

- MINIMUM FIN FLOOR ELEVATION =(SEE CIVIL)
- BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PER F.S. 553.895
- OCCUPANCY - GROUP R-2 RESIDENTIAL (FBC 7TH ED SEC. 310)
- TYPE III-B CONSTRUCTION (FBC TABLE 503) (4 -STORY+ 1) 100% SPRINKLERED - NFPA 13

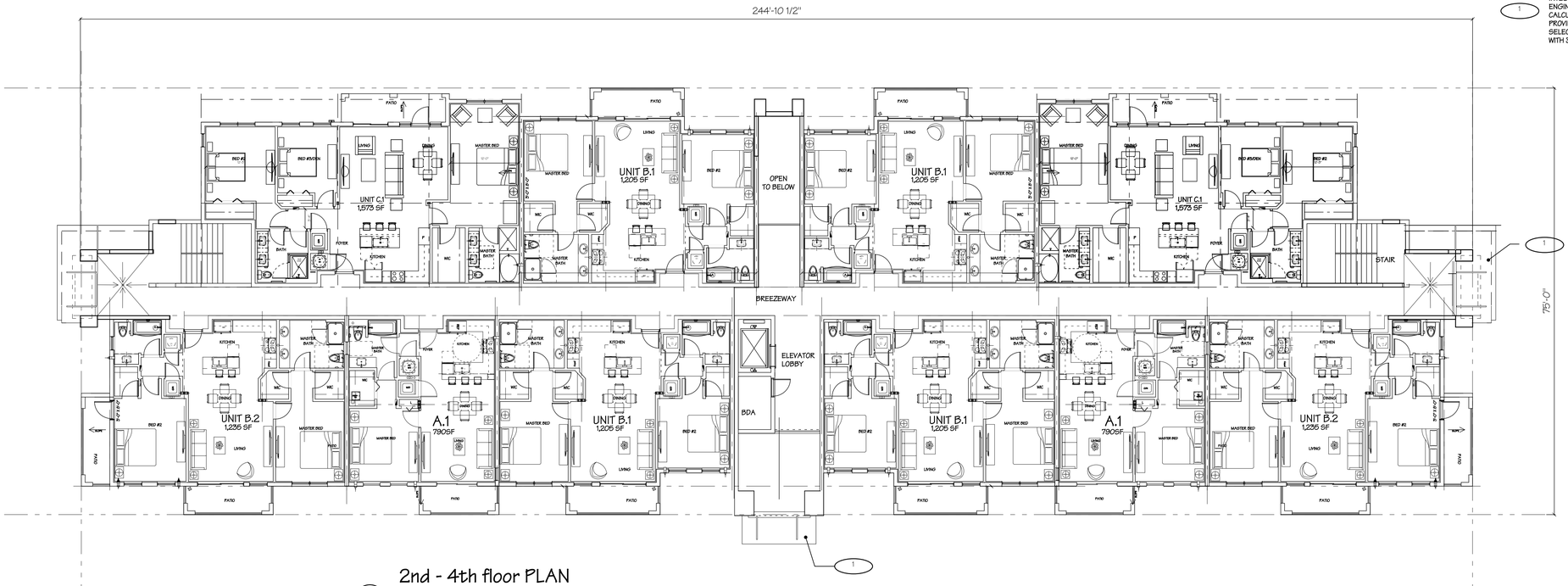
TI ARCHITECTURAL GROUP , LLC
1100 SOUTH FEDERAL HWY
SUITE 202
BOYNTON BEACH, FL
561-252-7949

FARRELL COMMUNITIES
BUILDING TYPE I
36 UNIT BUILDING
FT PIERCE , FLORIDA

REVISIONS	DATE

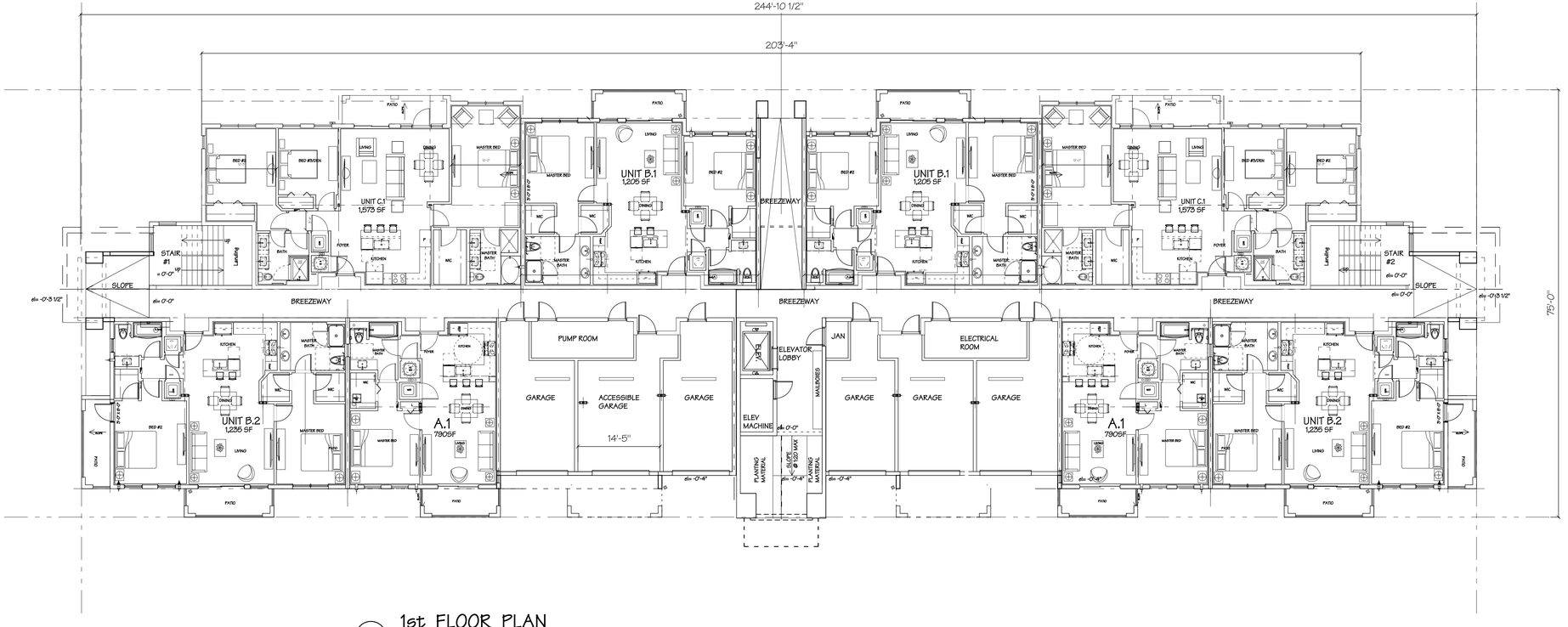
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2nd - 4th floor PLAN

3/32" = 1'-0"



1st FLOOR PLAN
BUILDING TYPE II
38 UNIT BUILDING

3/32" = 1'-0"

PRE-ENGINEERED ALUMINUM CANOPY WITH INTEGRATED DRAINAGE. G.C. TO SUBMIT ENGINEERED SHOP DRAWINGS WITH CALCULATIONS FOR REVIEW AND APPROVAL. PROVIDE FINISH & COLOR SAMPLES FOR SELECTION. GUTTERS TO BE 4" WIDE MIN WITH 3" DOWN SPOUT

TYPE II: 36 UNIT BUILDING
4 Story Building
total gross area = 58,082sqft

TYPE II: 38 UNIT BUILDING	
UNIT TYPE	QTY.
A1- 1 BED - 790 SQFT	8
B1- 2 BED- 1,205 SQFT	14
B2- 2 BED- 1,235 SQFT	8
C1- 3 BED- 1,573 SQFT	8
TOTAL	38
GARAGE	6

GENERAL NOTES:

- MINIMUM FIN FLOOR ELEVATION =(SEE CIVIL)
- BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PER F.S. 553.895
- OCCUPANCY - GROUP R-2 RESIDENTIAL (FBC 7TH ED SEC. 310)
- TYPE III-B CONSTRUCTION (FBC TABLE 503) (4 -STORY+ 1) 100% SPRINKLERED - NFPA 13

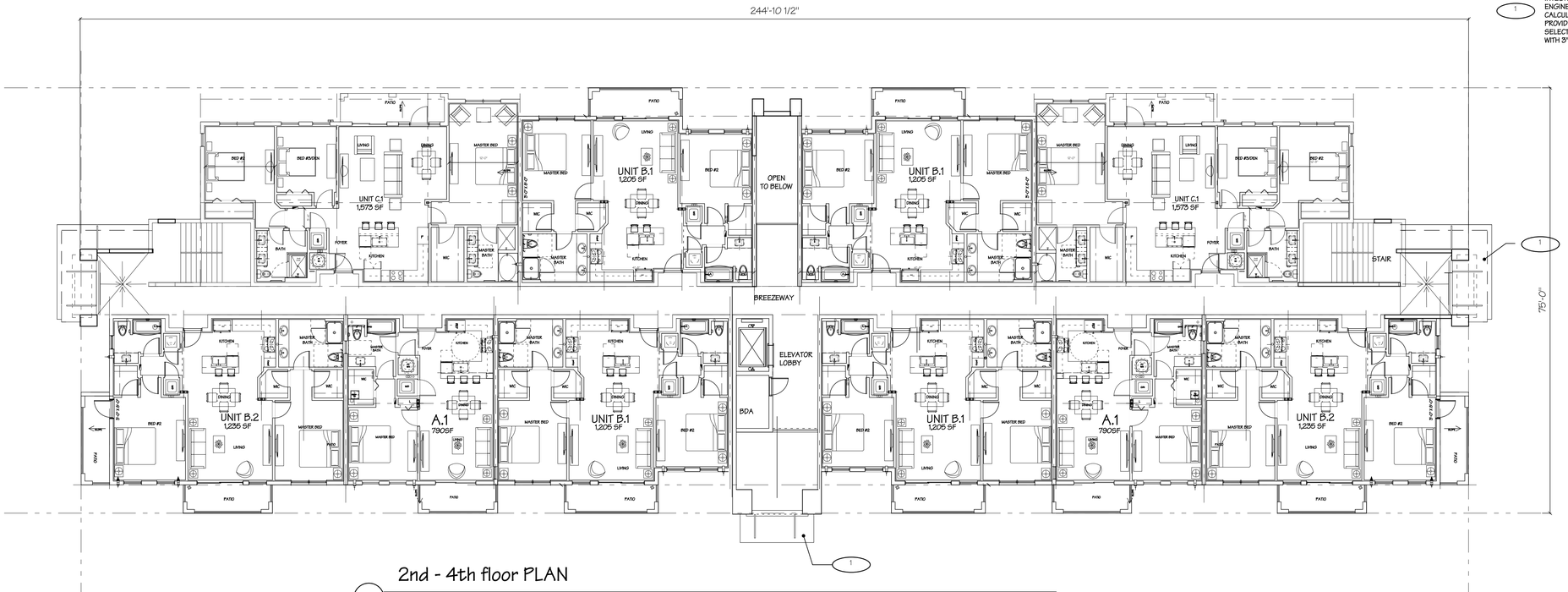
TI ARCHITECTURAL GROUP , LLC
1100 SOUTH FEDERAL HWY
SUITE 100
BOYNTON BEACH, FL
561-252-7949

FARRELL COMMUNITIES
BUILDING TYPE II
38 UNIT BUILDING
FT PIERCE , FLORIDA

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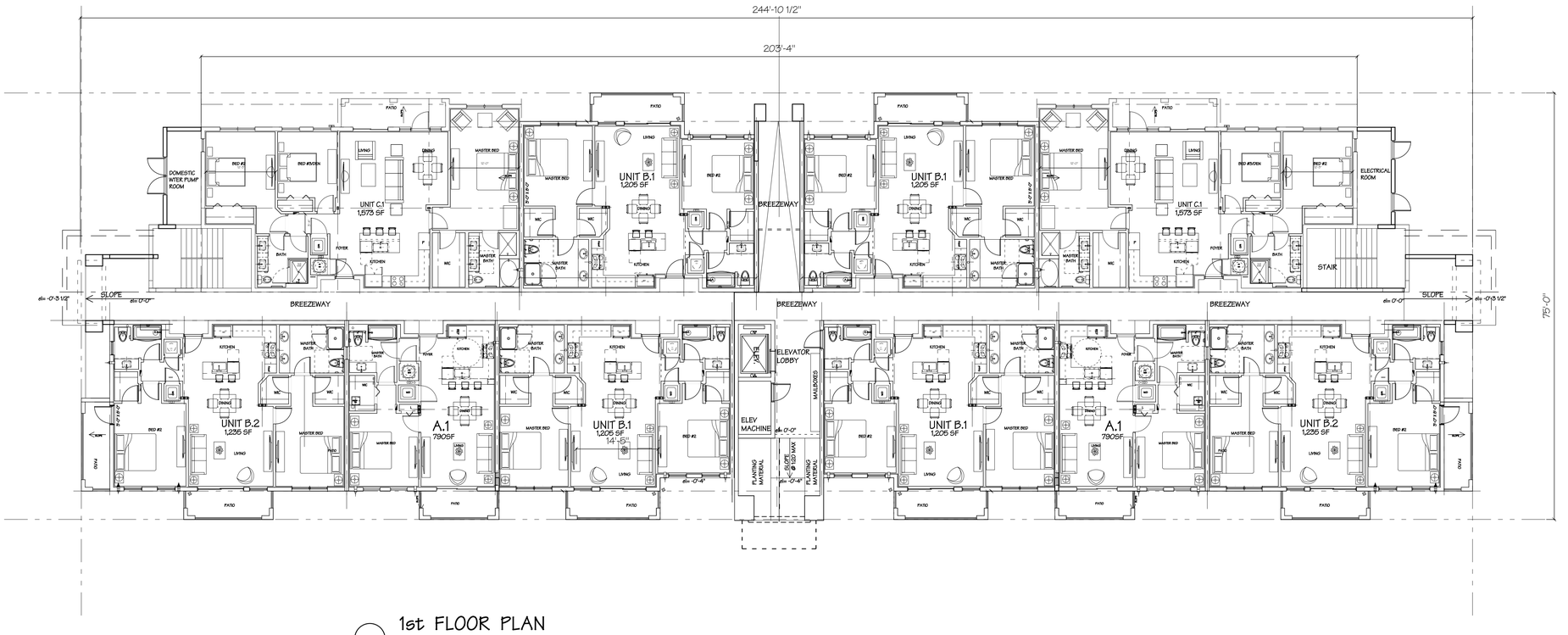
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2nd - 4th floor PLAN

3/32" = 1'-0"



1st FLOOR PLAN

TYPE III: 40 UNIT BUILDING

3/32" = 1'-0"

TYPE III: 40 UNIT BUILDING
4Story Building
total gross area = 58,909 sqft

TYPE III: 40 UNIT BUILDING	
UNIT TYPE	QTY.
A1- 1 BED - 790 SQFT	8
B1- 2 BED- 1,205 SQFT	16
B2- 2 BED- 1,235 SQFT	8
C1- 3 BED- 1,573 SQFT	8
TOTAL	40
GARAGE	0

GENERAL NOTES:

- MINIMUM FIN FLOOR ELEVATION =(SEE CIVIL)
- BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PER F.S. 553.895
- OCCUPANCY - GROUP R-2 RESIDENTIAL (FBC 7TH ED SEC. 310)
- TYPE III-B CONSTRUCTION (FBC TABLE 503) (4 -STORY+ 1) 100% SPRINKLERED - NFPA 13

TI ARCHITECTURAL GROUP , LLC
1100 SOUTH FEDERAL HWY
SUITE 100
BOYNTON BEACH, FL
561-252-7969

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KINGS ROAD APARTMENTS
BUILDING TYPE III
40 UNIT BUILDING
FT PIERCE, FLORIDA

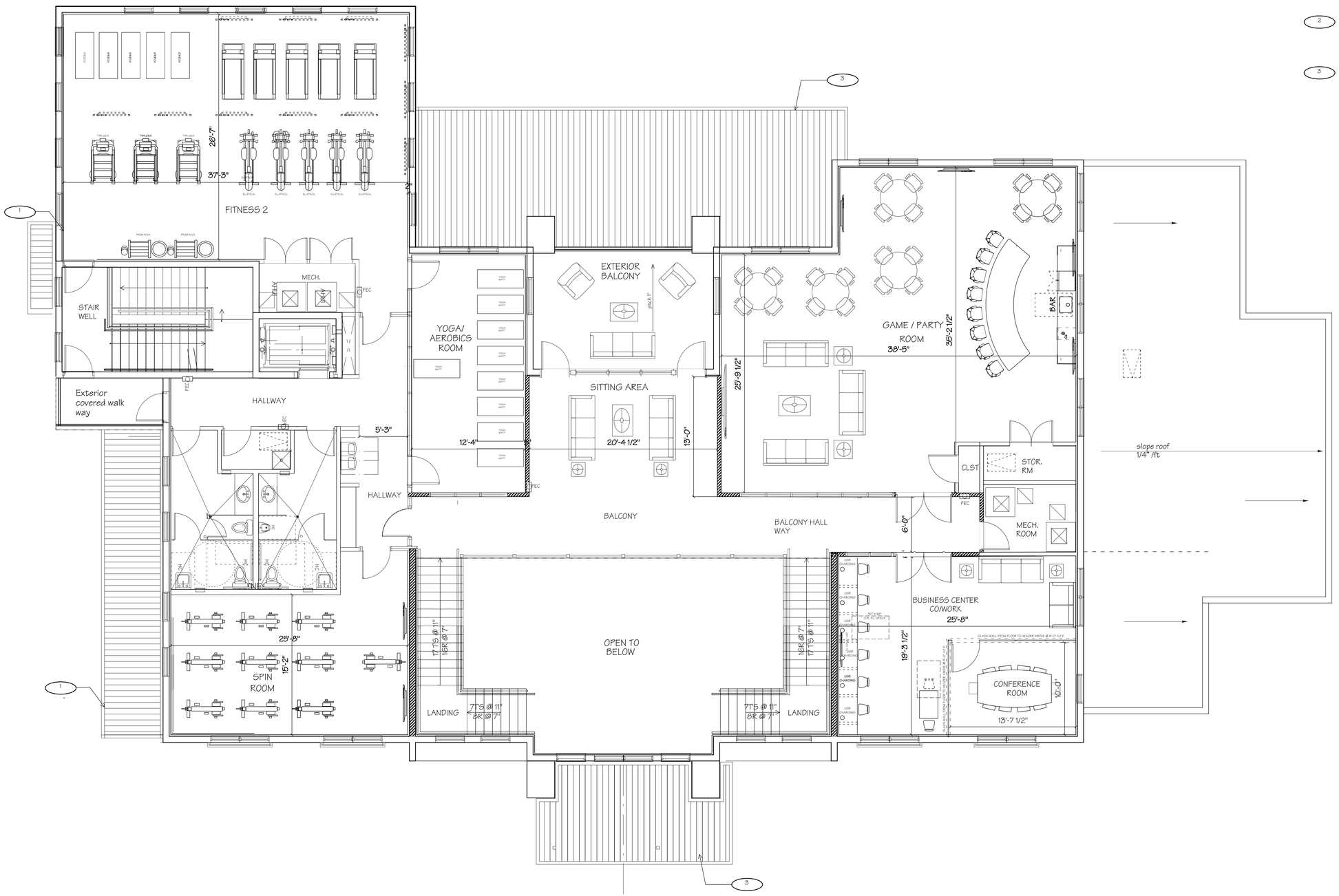
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1 PRE-ENGINEERED ALUMINUM CANOPY WITH INTEGRATED DRAINAGE. G.C. TO SUBMIT ENGINEERED SHOP DRAWINGS WITH CALCULATIONS FOR REVIEW AND APPROVAL. PROVIDE FINISH & COLOR SAMPLES FOR SELECTION. GUTTERS TO BE 4" WIDE MIN WITH 3" DOWN SPOUT

2 PRE-ENGINEERED ALUMINUM BRISOLE SUN SCREEN CANOPY WITH OPEN FINS. G.C. TO SUBMIT ENGINEERED SHOP DRAWINGS WITH CALCULATIONS FOR REVIEW AND APPROVAL. PROVIDE FINISH & COLOR SAMPLES FOR SELECTION.

3 PRE-ENGINEERED ALUMINUM CANOPY ROOF SYSTEM WITH INTEGRATED DRAINAGE. G.C. TO SUBMIT ENGINEERED SHOP DRAWINGS WITH CALCULATIONS FOR REVIEW AND APPROVAL. PROVIDE FINISH & COLOR SAMPLES FOR SELECTION. GUTTERS TO BE 4" WIDE MIN WITH 3" DOWN SPOUT (WITH 4" SUPPORT COLUMNS AND 36" X 36" PAD FOOTINGS)



SECOND FLOOR PLAN

2nd-Interior Area = 5,526 Sqft
2nd Exterior covered = 258 sqft

3/16" = 1'-0"

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS

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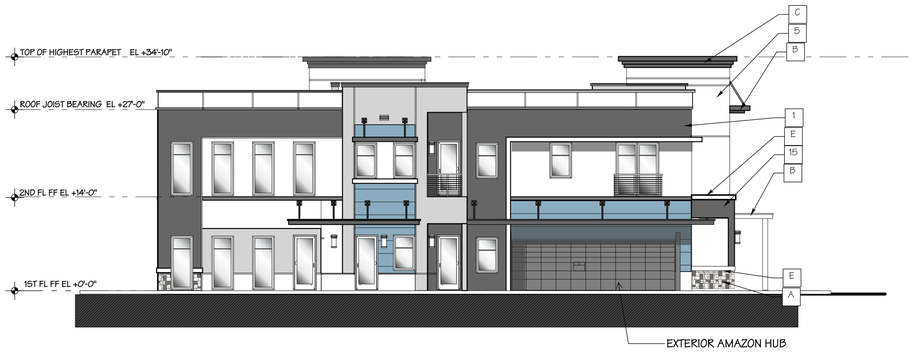
FARRELL COMMUNITIES
Clubhouse
Fort Pierce , Florida

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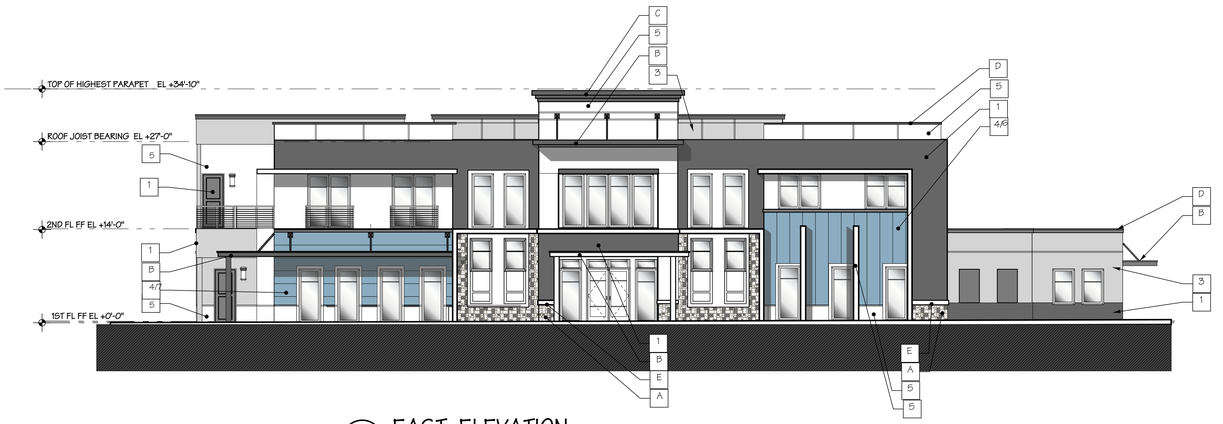
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SOUTH ELEVATION (LEFT)

SCALE 3/32"=1'-0"



EAST ELEVATION (FRONT)

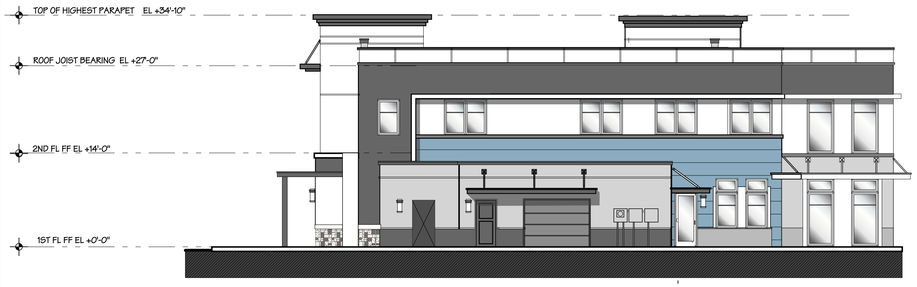
SCALE 3/32"=1'-0"

MATERIAL & PAINT LEGEND

A		UNITED STONE SUPPLY LEDGESTONE COLLECTION 6" X 24" OYSTER GREY PORCELAIN STONE ALL SIDES WITH SCHLUTER STRIPS AT ALL CORNERS
B		PREFAB. ALUMINIUM AWNING WITH TIE BACK & BRACKET SW 7020 OR SW7757
C		30" TALL STEP PROFILE POLYSTYRENE BAND WITH MESH & STUCCO@ TOP OF MAIN & REAR ENTRY ROOF FEATURE SW 7020
D E		2" X 8" POLYSTYRENE BAND WITH MESH & STUCCO SW 7020 BLACK FOX (DARK GRAY) SW 7757- HIGH REFLECTIVE WHITE (WHITE)

PAINTED STUCCO

1		SW 7020 BLACK FOX (DARK GRAY)
2		SW 7019-GAUNTLET GRAY- (DRAK GRAY)
3		SW 7016-mindful GRAY- (MEDIUM GRAY)
4		SW 9147 favorite jeans -- (BLUE)
5		SW 7757- HIGH REFLECTIVE WHITE (WHITE)
6		SIMULATED VERTICAL PANELS PAINTED STUCCO W/ 3/4" SQUARE CUT STUCCO JOINTS
7		SIMULATED HORIZONTAL PANELS PAINTED STUCCO W/ 3/4" SQUARE CUT STUCCO JOINTS



NORTH ELEVATION (RIGHT)

SCALE 3/32"=1'-0"



WEST SIDE ELEVATION (REAR)

SCALE 3/32"=1'-0"

TI ARCHITECTURAL GROUP , LLC
1100 SOUTH FEDERAL HWY
SUITE 207
BOYNTON BEACH, FL
561-257-7969

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Fort Pierce , Florida

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Date 7/1/22

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Job

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Of X/X Sheets



FRONT ELEVATION

SCALE: 3/32"=1'-0"

ALL INDOWS AND DOORS SHOWN ON ELEVATIONS ARE TO BE IMPACT GLAZING WITH LOW-E COATING AND WHITE FRAMES

ALL BALCONY RAILINGS TO BE BLACK ALUMINUM



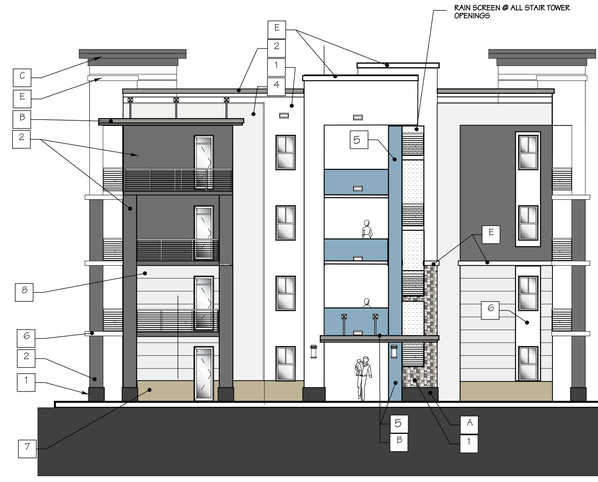
LEF SIDE ELEVATION

SCALE: 3/32"=1'-0"

MATERIAL & PAINT LEGEND

A		UNITED STONE SUPPLY LEDGESTONE COLLECTION 6" X 24" OYSTER GREY PORCELAIN STONE ALL SIDES WITH SCHLUTER STRIPS AT ALL CORNERS
B		PREFAB. ALUMINIUM AWNING WITH TIE BACK & BRACKET SW 7020
C		30" TALL STEP PROFILE POLYSTYRENE BAND WITH MESH & STUCCO@ TOP OF MAIN & REAR ENTRY ROOF FEATURE SW 7020
D E		2" X 8" POLYSTYRENE BAND WITH MESH & STUCCO SW 7020 BLACK FOX (DARK GRAY) SW 7757- HIGH REFLECTIVE WHITE (WHITE)
		PAINTED STUCCO
1		SW 7069 IRON ORE (DARK GRAY)
2		SW 7020 BLACK FOX (DARK GRAY)
3		SW 7019-GAUNTLET GRAY- (DRAK GRAY)
4		SW 7016-mindful GRAY- (MEDIUM GRAY)
5		SW 9147 favorite jeans -- (BLUE)
6		SW 7757- HIGH REFLECTIVE WHITE (WHITE)
7		SW 6128- BLONDE (DARK BUFF)
8		SIMULATED HORIZONTAL PANELS PAINTED STUCCO W/ 3/4" SQUARE CUT STUCCO JOINTS SW 7016-mindful GRAY- (MEDIUM GRAY)

***NOTE
ALL CHANGE OF COLOR ON SAME WALL PLANE REQUIRE PVC STUCCO CONTROL JOINTS FOR COLOR BREAK



LEF SIDE ELEVATION

SCALE: 3/32"=1'-0"



REAR ELEVATION

SCALE: 3/32"=1'-0"

BUILDING TYPE I
36 UNIT BUILDING

TI ARCHITECTURAL GROUP , LLC
1100 SOUTH FEDERAL HWY
SUITE 200
BOYNTON BEACH, FL
561-252-7969

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FARRELL COMMUNITIES
BUILDING TYPE I
36 UNIT BUILDING
Fort Pierce , Florida

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Of X/X Sheets



FRONT ELEVATION

SCALE: 3/32"=1'-0"

ALL INDOWS AND DOORS SHOWN ON ELEVATIONS ARE TO BE IMPACT GLAZING WITH LOW-E COATING AND WHITE FRAMES

ALL BALCONY RAILINGS TO BE BLACK ALUMINUM



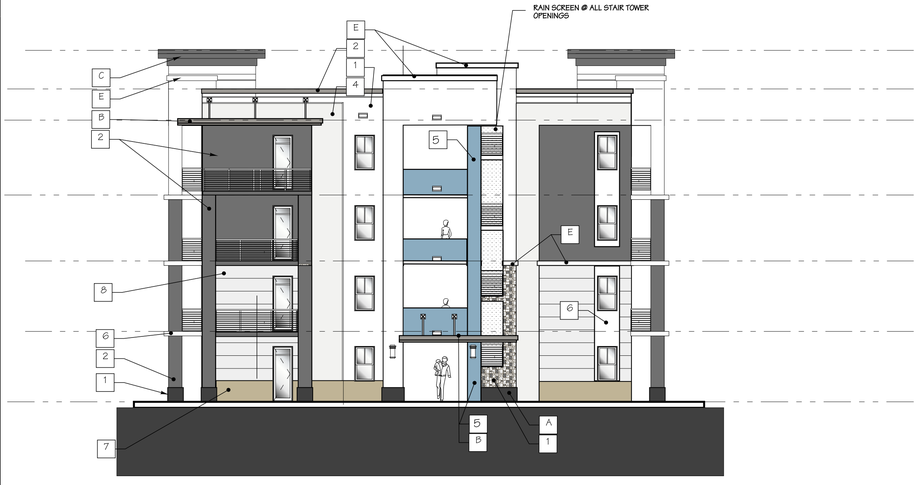
LEF SIDE ELEVATION

SCALE: 3/32"=1'-0"

MATERIAL & PAINT LEGEND

A		UNITED STONE SUPPLY LEDGESTONE COLLECTION 6" X 24" OYSTER GREY PORCELAIN STONE ALL SIDES WITH SCHLUTER STRIPS AT ALL CORNERS
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8		SIMULATED HORIZONTAL PANELS PAINTED STUCCO W/ 3/4" SQUARE CUT STUCCO JOINTS SW 7016-mindful GRAY- (MEDIUM GRAY)

***NOTE
ALL CHANGE OF COLOR ON SAME WALL PLANE REQUIRE PVC STUCCO CONTROL JOINTS FOR COLOR BREAK



LEF SIDE ELEVATION

SCALE: 3/32"=1'-0"



REAR ELEVATION

SCALE: 3/32"=1'-0"

BUILDING TYPE II
38 UNIT BUILDING

TI ARCHITECTURAL GROUP , LLC
1100 SOUTH FEDERAL HWY
SUITE 201
BOYNTON BEACH, FL
561-252-7969

FARRELL COMMUNITIES
BUILDING TYPE II
38 UNIT BUILDING
Fort Pierce , Florida

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FRONT ELEVATION

SCALE: 3/32"=1'-0"

ALL INDOWS AND DOORS SHOWN ON ELEVATIONS ARE TO BE IMPACT GLAZING WITH LOW-E COATING AND WHITE FRAMES

ALL BALCONY RAILINGS TO BE BLACK ALUMINUM



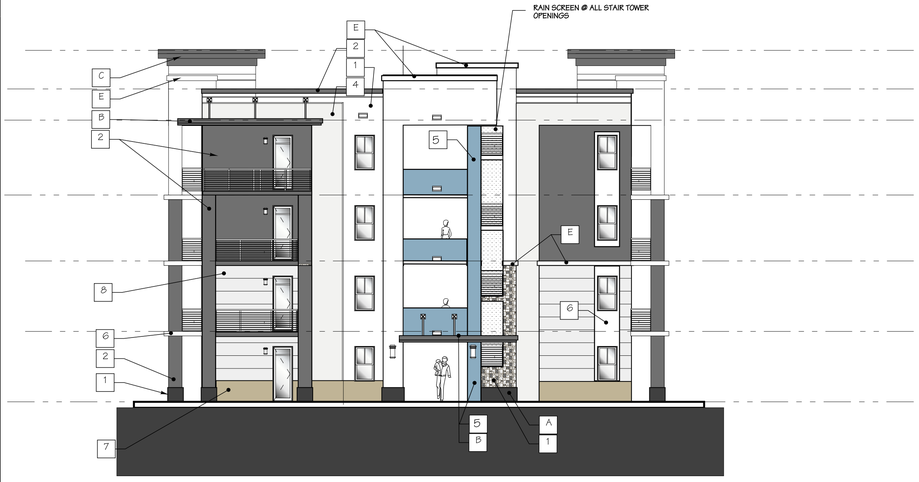
LEF SIDE ELEVATION

SCALE: 3/32"=1'-0"

MATERIAL & PAINT LEGEND

A		UNITED STONE SUPPLY LEDGESTONE COLLECTION 6" X 24" OYSTER GREY PORCELAIN STONE ALL SIDES WITH SCHLUTER STRIPS AT ALL CORNERS
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***NOTE
ALL CHANGE OF COLOR ON SAME WALL PLANE REQUIRE PVC STUCCO CONTROL JOINTS FOR COLOR BREAK



LEF SIDE ELEVATION

SCALE: 3/32"=1'-0"



REAR ELEVATION

SCALE: 3/32"=1'-0"

BUILDING TYPE III
40 UNIT BUILDING

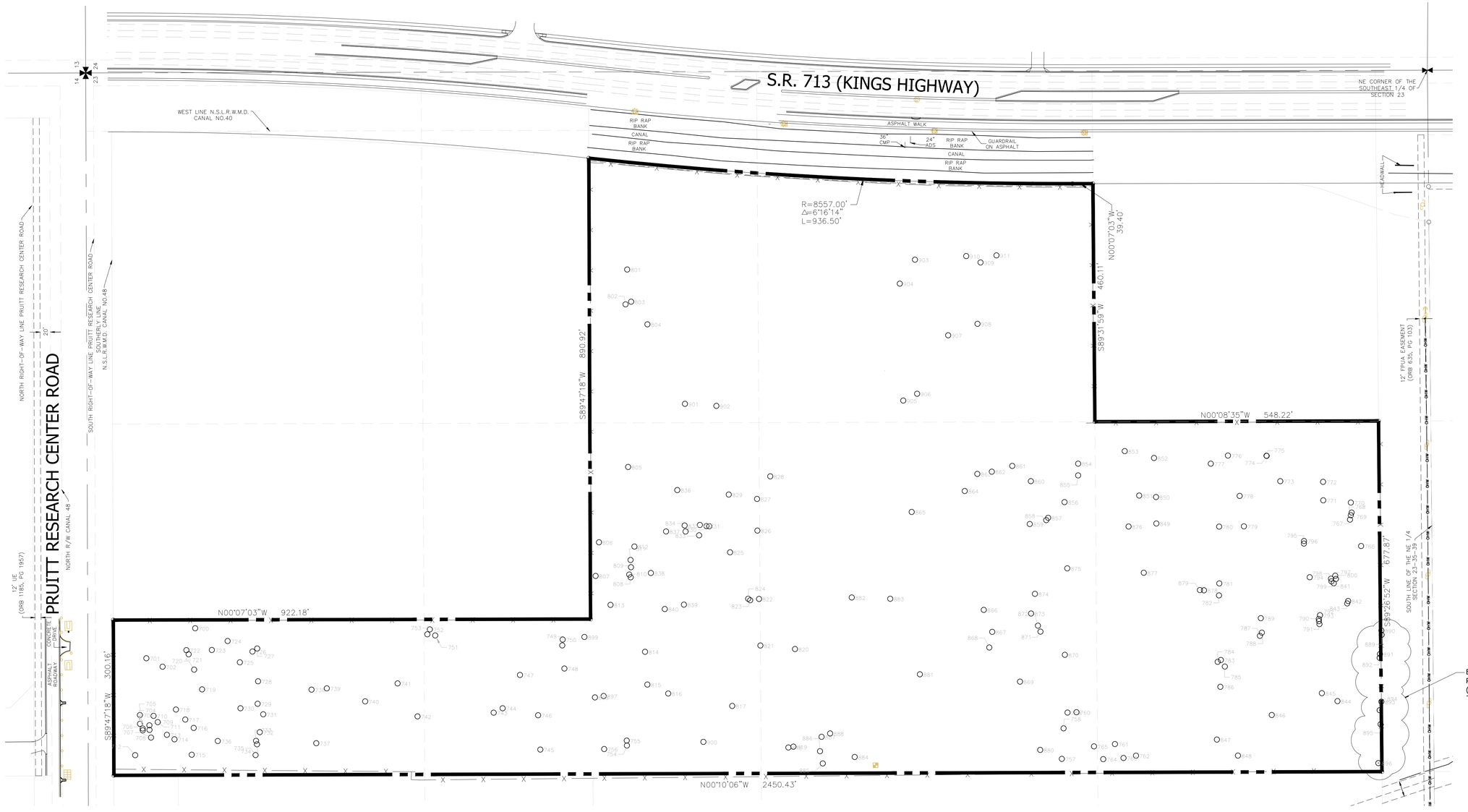
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FARRELL COMMUNITIES
BUILDING TYPE III
40 UNIT BUILDING
Fort Pierce , Florida

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Existing Tree Disposition Plan

REFER TO SHEETS LP-2 FOR TREE TABLES

0 50' 100' 200' 300' 400'

Scale: 1" = 100'

NORTH

LC26000482

Litterick Landscape Architecture

2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Farrell Communities - Ft. Pierce

Fort Pierce, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 100'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
Job no.	
Revisions:	

Sheet No.

T-1

TREE TABLE				
POINT ID	TREE DIAMETER	TREE TYPE	DISPOSITION	MITIGATION
700	>10" C.T.	CABBAGE	REMOVE	1 PALM
701	>10" C.T.	CABBAGE	REMOVE	1 PALM
702	>10" C.T.	CABBAGE	REMOVE	1 PALM
703	>10" C.T.	CABBAGE	REMOVE	1 PALM
704	>10" C.T.	CABBAGE	REMOVE	1 PALM
705	>10" C.T.	CABBAGE	REMOVE	1 PALM
706	>10" C.T.	CABBAGE	REMOVE	1 PALM
707	>10" C.T.	CABBAGE	REMOVE	1 PALM
708	>10" C.T.	CABBAGE	REMOVE	1 PALM
709	>10" C.T.	CABBAGE	REMOVE	1 PALM
710	>10" C.T.	CABBAGE	REMOVE	1 PALM
711	>10" C.T.	CABBAGE	REMOVE	1 PALM
712	>10" C.T.	CABBAGE	REMOVE	1 PALM
713	>10" C.T.	CABBAGE	REMOVE	1 PALM
714	>10" C.T.	CABBAGE	REMOVE	1 PALM
715	>10" C.T.	CABBAGE	REMOVE	1 PALM
716	>10" C.T.	CABBAGE	REMOVE	1 PALM
717	>10" C.T.	CABBAGE	REMOVE	1 PALM
718	>10" C.T.	CABBAGE	REMOVE	1 PALM
719	>10" C.T.	CABBAGE	REMOVE	1 PALM
720	>10" C.T.	X5 CABBAGE	REMOVE	1 PALM
721	>10" C.T.	CABBAGE	REMOVE	1 PALM
722	>10" C.T.	CABBAGE	REMOVE	1 PALM
723	14	OAK	REMOVE	14" DBH
724	>10" C.T.	CABBAGE	REMOVE	1 PALM
725	>10" C.T.	CABBAGE	REMOVE	1 PALM
726	20	OAK	REMOVE	20" DBH
727	>10" C.T.	CABBAGE	REMOVE	1 PALM
728	>10" C.T.	CABBAGE	REMOVE	1 PALM
729	>10" C.T.	CABBAGE	REMOVE	1 PALM
730	16	OAK	REMOVE	16" DBH

TOTAL DBH (") MITIGATION 50" DBH
TOTAL CABBAGE PALM MITIGATION: 28 PALMS

TREE TABLE				
POINT ID	TREE DIAMETER	TREE TYPE	DISPOSITION	MITIGATION
731	>10" C.T.	CABBAGE	REMOVE	1 PALM
732	>10" C.T.	CABBAGE	REMOVE	1 PALM
733	>10" C.T.	CABBAGE	REMOVE	1 PALM
734	>10" C.T.	CABBAGE	REMOVE	1 PALM
735	>10" C.T.	CABBAGE	REMOVE	1 PALM
736	>10" C.T.	CABBAGE	REMOVE	1 PALM
737	>10" C.T.	CABBAGE	REMOVE	1 PALM
738	>10" C.T.	CABBAGE	REMOVE	1 PALM
739	>10" C.T.	CABBAGE	REMOVE	1 PALM
740	>10" C.T.	CABBAGE	REMOVE	1 PALM
741	>10" C.T.	CABBAGE	REMOVE	1 PALM
742	>10" C.T.	CABBAGE	REMOVE	1 PALM
743	8	OAK	REMOVE	NONE
744	>10" C.T.	CABBAGE	REMOVE	1 PALM
745	>10" C.T.	X2 CABBAGE	REMOVE	1 PALM
746	>10" C.T.	CABBAGE	REMOVE	1 PALM
747	>10" C.T.	X3 CABBAGE	REMOVE	1 PALM
748	>10" C.T.	X2 CABBAGE	REMOVE	1 PALM
749	>10" C.T.	CABBAGE	REMOVE	1 PALM
750	>10" C.T.	CABBAGE	REMOVE	1 PALM
751	>10" C.T.	CABBAGE	REMOVE	1 PALM
752	>10" C.T.	CABBAGE	REMOVE	1 PALM
753	>10" C.T.	CABBAGE	REMOVE	1 PALM
754	>10" C.T.	CABBAGE	REMOVE	1 PALM
755	>10" C.T.	CABBAGE	REMOVE	1 PALM
756	>10" C.T.	CABBAGE	REMOVE	1 PALM
757	>10" C.T.	CABBAGE	REMOVE	1 PALM
758	>10" C.T.	CABBAGE	REMOVE	1 PALM
759	>10" C.T.	CABBAGE	REMOVE	1 PALM
760	>10" C.T.	CABBAGE	REMOVE	1 PALM
761	10	OAK	REMOVE	NONE

TOTAL DBH (") MITIGATION 0" DBH
TOTAL CABBAGE PALM MITIGATION: 29 PALMS

TREE TABLE				
POINT ID	TREE DIAMETER	TREE TYPE	DISPOSITION	MITIGATION
762	>10" C.T.	CABBAGE	REMOVE	1 PALM
763	>10" C.T.	CABBAGE	REMOVE	1 PALM
764	>10" C.T.	CABBAGE	REMOVE	1 PALM
765	>10" C.T.	CABBAGE	REMOVE	1 PALM
766	>10" C.T.	CABBAGE	REMOVE	1 PALM
767	>10" C.T.	CABBAGE	REMOVE	1 PALM
768	>10" C.T.	CABBAGE	REMOVE	1 PALM
769	>10" C.T.	CABBAGE	REMOVE	1 PALM
770	>10" C.T.	CABBAGE	REMOVE	1 PALM
771	>10" C.T.	CABBAGE	REMOVE	1 PALM
772	>10" C.T.	CABBAGE	REMOVE	1 PALM
773	>10" C.T.	CABBAGE	REMOVE	1 PALM
774	>10" C.T.	CABBAGE	REMOVE	1 PALM
775	>10" C.T.	CABBAGE	REMOVE	1 PALM
776	>10" C.T.	CABBAGE	REMOVE	1 PALM
777	20	OAK	REMOVE	20" DBH
778	10	OAK	REMOVE	NONE
779	>10" C.T.	CABBAGE	REMOVE	1 PALM
780	7	X3 OAK	REMOVE	NONE
781	8	X3 OAK	REMOVE	NONE
782	>10" C.T.	CABBAGE	REMOVE	1 PALM
783	16	OAK	REMOVE	16" DBH
784	12	OAK	REMOVE	NONE
785	>10" C.T.	CABBAGE	REMOVE	1 PALM
786	>10" C.T.	CABBAGE	REMOVE	1 PALM
787	>10" C.T.	CABBAGE	REMOVE	1 PALM
788	>10" C.T.	CABBAGE	REMOVE	1 PALM
789	>10" C.T.	CABBAGE	REMOVE	1 PALM
790	>10" C.T.	CABBAGE	REMOVE	1 PALM
791	>10" C.T.	CABBAGE	REMOVE	1 PALM
792	>10" C.T.	CABBAGE	REMOVE	1 PALM

TOTAL DBH (") MITIGATION 36" DBH
TOTAL CABBAGE PALM MITIGATION: 25 PALMS

TREE TABLE				
POINT ID	TREE DIAMETER	TREE TYPE	DISPOSITION	MITIGATION
824	>10" C.T.	PALM	REMOVE	1 PALM
825	>10" C.T.	5 PALMS	REMOVE	1 PALM
826	>10" C.T.	4 PALMS	REMOVE	1 PALM
827	>10" C.T.	PALM	REMOVE	1 PALM
828	>10" C.T.	PALM	REMOVE	1 PALM
829	>10" C.T.	PALM	REMOVE	1 PALM
830	>10" C.T.	PALM	REMOVE	1 PALM
831	>10" C.T.	PALM	REMOVE	1 PALM
832	>10" C.T.	PALM	REMOVE	1 PALM
833	>10" C.T.	PALM	REMOVE	1 PALM
834	>10" C.T.	PALM	REMOVE	1 PALM
835	>10" C.T.	PALM	REMOVE	1 PALM
836	>10" C.T.	PALM	REMOVE	1 PALM
837	>10" C.T.	PALM	REMOVE	1 PALM
838	>10" C.T.	4 PALMS	REMOVE	1 PALM
839	>10" C.T.	PALM	REMOVE	1 PALM
840	>10" C.T.	PALM	REMOVE	1 PALM
841	>10" C.T.	CABBAGE	REMOVE	1 PALM
842	>10" C.T.	CABBAGE	REMOVE	1 PALM
843	>10" C.T.	CABBAGE	REMOVE	1 PALM
844	>10" C.T.	CABBAGE	REMOVE	1 PALM
845	>10" C.T.	CABBAGE	REMOVE	1 PALM
846	>10" C.T.	CABBAGE	REMOVE	1 PALM
847	>10" C.T.	CABBAGE	REMOVE	1 PALM
848	>10" C.T.	CABBAGE	REMOVE	1 PALM
849	6	X3 OAK	REMOVE	NONE
850	>10" C.T.	CABBAGE	REMOVE	1 PALM
851	>10" C.T.	CABBAGE	REMOVE	1 PALM
852	>10" C.T.	CABBAGE	REMOVE	1 PALM
853	>10" C.T.	CABBAGE	REMOVE	1 PALM
854	>10" C.T.	CABBAGE	REMOVE	1 PALM

TOTAL DBH (") MITIGATION 0" DBH
TOTAL CABBAGE PALM MITIGATION: 30 PALMS

TREE TABLE				
POINT ID	TREE DIAMETER	TREE TYPE	DISPOSITION	MITIGATION
793	>10" C.T.	CABBAGE	REMOVE	1 PALM
794	>10" C.T.	CABBAGE	REMOVE	1 PALM
795	>10" C.T.	CABBAGE	REMOVE	1 PALM
796	>10" C.T.	CABBAGE	REMOVE	1 PALM
797	>10" C.T.	CABBAGE	REMOVE	1 PALM
798	>10" C.T.	CABBAGE	REMOVE	1 PALM
799	>10" C.T.	CABBAGE	REMOVE	1 PALM
800	>10" C.T.	CABBAGE	REMOVE	1 PALM
801	>10" C.T.	PALM	REMOVE	1 PALM
802	>10" C.T.	PALM	REMOVE	1 PALM
803	>10" C.T.	PALM	REMOVE	1 PALM
804	<10" C.T.	PALM	REMOVE	NONE
805	>10" C.T.	PALM	REMOVE	1 PALM
806	>10" C.T.	PALM	REMOVE	1 PALM
807	<10" C.T.	PALM	REMOVE	NONE
808	>10" C.T.	PALM	REMOVE	1 PALM
809	>10" C.T.	PALM	REMOVE	1 PALM
810	>10" C.T.	PALM	REMOVE	1 PALM
811	>10" C.T.	PALM	REMOVE	1 PALM
812	>10" C.T.	PALM	REMOVE	1 PALM
813	<10" C.T.	PALM	REMOVE	NONE
814	<10" C.T.	PALM	REMOVE	NONE
815	<10" C.T.	PALM	REMOVE	NONE
816	>10" C.T.	PALM	REMOVE	1 PALM
817	>10" C.T.	PALM	REMOVE	1 PALM
818	>10" C.T.	PALM	REMOVE	1 PALM
819	>10" C.T.	PALM	REMOVE	1 PALM
820	>10" C.T.	PALM	REMOVE	1 PALM
821	<10" C.T.	PALM	REMOVE	NONE
822	>10" C.T.	PALM	REMOVE	1 PALM
823	>10" C.T.	PALM	REMOVE	1 PALM

TOTAL DBH (") MITIGATION 0" DBH
TOTAL CABBAGE PALM MITIGATION: 25 PALMS

TREE TABLE				
POINT ID	TREE DIAMETER	TREE TYPE	DISPOSITION	MITIGATION
855	>10" C.T.	CABBAGE	REMOVE	1 PALM
856	5	X2 OAK	REMOVE	NONE
857	>10" C.T.	CABBAGE	REMOVE	1 PALM
858	>10" C.T.	CABBAGE	REMOVE	1 PALM
859	>10" C.T.	CABBAGE	REMOVE	1 PALM
860	>10" C.T.	CABBAGE	REMOVE	1 PALM
861	>10" C.T.	CABBAGE	REMOVE	1 PALM
862	>10" C.T.	CABBAGE	REMOVE	1 PALM
863	>10" C.T.	CABBAGE	REMOVE	1 PALM
864	>10" C.T.	CABBAGE	REMOVE	1 PALM
865	>10" C.T.	CABBAGE	REMOVE	1 PALM
866	>10" C.T.	CABBAGE	REMOVE	1 PALM
867	>10" C.T.	CABBAGE	REMOVE	1 PALM
868	>10" C.T.	CABBAGE	REMOVE	1 PALM
869	>10" C.T.	CABBAGE	REMOVE	1 PALM
870	>10" C.T.	CABBAGE	REMOVE	1 PALM
871	>10" C.T.	CABBAGE	REMOVE	1 PALM
872	>10" C.T.	CABBAGE	REMOVE	1 PALM
873	>10" C.T.	CABBAGE	REMOVE	1 PALM
874	>10" C.T.	CABBAGE	REMOVE	1 PALM
875	15	OAK	REMOVE	15" DBH
876	6	X7 OAK	REMOVE	NONE
877		X2 OAK 10	REMOVE	NONE
878	>10" C.T.	CABBAGE	REMOVE	1 PALM
879	>10" C.T.	CABBAGE	REMOVE	1 PALM
880	>10" C.T.	CABBAGE	REMOVE	1 PALM
881	>10" C.T.	CABBAGE	REMOVE	1 PALM
882	>10" C.T.	PALM	REMOVE	1 PALM
883	>10" C.T.	CABBAGE	REMOVE	1 PALM
884	>10" C.T.	CABBAGE	REMOVE	1 PALM
885	>10" C.T.	CABBAGE	REMOVE	1 PALM

TOTAL DBH (") MITIGATION 15" DBH
TOTAL CABBAGE PALM MITIGATION: 27 PALMS

TREE TABLE				
POINT ID	DBH/C.T.	TREE TYPE	DISPOSITION	MITIGATION
886	10	OAK	REMOVE	NONE
887	>10" C.T.	CABBAGE	REMOVE	1 PALM
888	>10" C.T.	CABBAGE	REMOVE	1 PALM
889	>10" C.T.	CABBAGE	PRESERVE	
890	>10" C.T.	CABBAGE	PRESERVE	
891	>10" C.T.	CABBAGE	PRESERVE	
892	>10" C.T.	CABBAGE	PRESERVE	
893	>10" C.T.	CABBAGE	PRESERVE	
894	>10" C.T.	CABBAGE	PRESERVE	
895	>10" C.T.	CABBAGE	PRESERVE	
896	>10" C.T.	CABBAGE	PRESERVE	
897	>10" C.T.	CABBAGE	REMOVE	1 PALM
898	>10" C.T.	CABBAGE	REMOVE	1 PALM
899	<10" C.T.	X3 CABBAGE	REMOVE	NONE
900	>10" C.T.	CABBAGE	REMOVE	1 PALM
901	>10" C.T.	CABBAGE	REMOVE	1 PALM
902	14	OAK	REMOVE	14" DBH
903	>10" C.T.	CABBAGE	REMOVE	1 PALM
904	<10" C.T.	CABBAGE	REMOVE	NONE
905	<10" C.T.	CABBAGE	REMOVE	NONE
906	>10" C.T.	CABBAGE	REMOVE	1 PALM
907	<10" C.T.	CABBAGE	REMOVE	NONE
908	<10" C.T.	CABBAGE	REMOVE	NONE
909	>10" C.T.	CABBAGE	REMOVE	1 PALM
910	<10" C.T.	CABBAGE	REMOVE	NONE
911	<10" C.T.	CABBAGE	REMOVE	NONE

TOTAL DBH (") MITIGATION 14" DBH
TOTAL CABBAGE PALM MITIGATION: 9 PALMS

TOTAL MITIGATION REQUIRED: 115 D.B.H. (OAK)
173 CABBAGE PALMS (OVER 10' C.T.)

TOTAL MITIGATION PROVIDED: 115 D.B.H. (39 – 3" LIVE OAK TREES)
173 CABBAGE PALMS (OVER 10' C.T.)

Tree Table

LC26000482
Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Farrell Communities - Ft. Pierce
Fort Pierce, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA
(LA0001677)

Scale: Not to Scale

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/16/22
Job no.	
Revisions:	

Sheet No.
T-2

Technical Review Committee **1. f.**

Meeting Date: 10/20/2022

REQUESTED ACTION

Minor Amendment to Site Plan - Women's Care Center - 2410-709-0017-0003

LOCATION

2410-709-0017-0003 - 911 Delaware Avenue

RESPONSIBLE STAFF

Maria Lewicka

RECOMMENDATION

N/A

Attachments

Women's Care Center TRC Packet

Form Review

Form Started By: Alicia Rosenthal Started On: 10/06/2022 09:06 AM

Final Approval Date: 10/06/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

FROM: Planning Department

RE: Technical Review Project: #22-07000021
(Minor Amendment to Site Plan)

MEETING DATE : October 20, 2022

Minor Amendment to Site Plan
Women's Care Center – 2410-709-0017-0003 – 911 Delaware Avenue

The above referenced project is being submitted for your review and comments. The applicant is requesting a Minor Amendment to the site plan to add a 3,000 square foot building and six (6) parking spaces to serve as a medical facility for women's care. The subject property is located at 911 Delaware Avenue.

Please send all comments to planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department.

If you have comments, please respond prior to Tuesday, October 18, 2022.

If you have any questions, please contact 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 510 S. 10th Street, Fort Pierce FL 34950

Parcel ID #(s) 2410-709-0017-0003

Project description Site plan modification to add 3000 SF building and 6 parking spaces

Application Type

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

☒ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 24,570 Site Acreage: 0.564

Residential: Proposed Units: 0 Proposed Sq. Ft.: 0 Site Acreage: 0

Women's Care Center Inc	Abraham Chabab PE
Property Owner(s)	**Applicant/Representative, Title, Company**
360 N Notre Dame AVE	1391 NW St Lucie West Blvd#411
Street Address	Street Address
South Bend IN 46617	Port St. Lucie FL 34986
City State Zip	City State Zip
574-968-7493	772-475-6630
Phone Number	Phone Number
lindaosborn.wcc@gmail.com	agchabab1@msn.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

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)
- [X] Lighting Plan (see Section 125-313)
- [X] Design Review submittals (see Design Review application)
- [X] Traffic ~~Impact Report~~ Statement
- [X] Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 911 Delaware Ave. Fort Pierce, Florida

Parcel ID #(s)

Project description Construction of 3042 s.f. addition to existing facility

Women's Care Center, Inc	Michael Menard Architectonic Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
360 N. Notre Dame Ave.	806 Delaware Ave.
Street Address	Street Address
South Bend IN 46617	Ft. Pierce FL 34950
City State Zip	City State Zip
574-234-0363	772-460-7751
Phone Number	Phone Number
annmanion13@gmail.com	mmenard@architectonicinc.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.*

Women's Care Center, Inc.

By: Benjamin Bogor

Property Owner(s) Signature(s)

Benjamin Bogor
Director of Operation

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	C-1	OP	C-1
South	R-1	RL	R-1
East	C-1	OP	C-1
West	C-1	OP	C-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	OP	C-1	1200	0.56	X
****Proposed**	OP	C-1	3000	0.56	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 150
**Proposed Zoning/FLU	Total gallons per day 375
**Change in Demand	Total gallons per day 525

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 120
**Proposed Zoning/FLU	Total gallons per day 300
**Change in Demand	Total gallons per day 420

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			0
Urban District	5 acres per 1,000 people			0
Community	2.5 acres per 1,000 people			0
Neighborhood	1.36 acres per 1,000 people			0

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

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**	0	0

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	1YD
****Proposed Zoning/FLU**	1YD
***Change in Demand**	1YD

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 drainage system is designed to meet the requirements of the city of Fort Pierce Chapter 119, section 119-2

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	14 trips/day	1 trip/hr
****Proposed Zoning/FLU**	45 trips/day	4 trips/hr
***Change in Demand**	Trips 31 trips/day	Trips 3 trips/hr
Impact to Capacity	Less than 1% de minimis impact	

IV. Project Description

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

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
		3000 SF		3.20.2023	3.20.2024

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

ABRAHAM CHABAB, Inc.
1391 NW St. Lucie West Blvd. # 411
Port St. Lucie, FL 34986
Ph:772-475-6630
Email: agchabab1@msn.com

Sep. 8, 2022

Kevin Freeman, Planning Director
100 N. U.S. Highway 1
Fort Pierce, FL 34950

RE : Women's Care Center Inc., Site Plan Modification
Location: 510 S. 10th Street, Fort Pierce FL 34950

Dear Mr. Freeman:

The site plan modification that is being applied for is to add 3000 SF building and 6 parking spaces to serve as a medical facility for women's care. The existing and proposed buildings have been reviewed and approved by the Historical Society. In addition to the site plan application, we have enclosed the site plan, drainage plan, landscape plan and parking lot lighting plan to start the reviewing process.

Should you have any questions or require any additional information, please contact us at your convenience .

Sincerely
Abraham Chabab
Abraham Chabab, P.E.

cc: Benjamin Bogos, Women's Care Center Inc.
Mike Menard, Architectonic Inc.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4776053 OR BOOK 4502 PAGE 2319, Recorded 11/04/2020 08:49:31 AM Doc Tax: $945.00

This Document Prepared By and Return to:
Melissa Harnage
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Fort Pierce, FL 34982

Parcel ID Number: 2410-709-0017-000-3

Warranty Deed

This Indenture, Made this 30 day of October , 2020 A.D., **Between** Ethan B. Lennon, a single man and Richard V. Colletti, a married man

of the County of St. Lucie , State of Florida , **grantors,** and Women's Care Center, Inc., a corporation existing under the laws of the State of Indiana

whose address is: 360 N. Notre Dame Avenue, South Bend, IN 46617

of the County of St Joseph , State of Indiana , **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of

----------TEN DOLLARS ($10)---------- DOLLARS,

and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

The West 1/2 of Lot 2 and all of Lots 3, 4 and 5, Block 4, Oakland Park, according to the Plat thereof, recorded in Plat Book 2, Page 7, of the Public Recorded of St. Lucie County, Florida.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantors.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Carly Goodliff
Witness

Ethan B. Lennon (Seal)
P.O. Address:

Cathleen Hopkins
Printed Name: Cathleen Hopkins
Witness

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 29 day of October , 2020 by Ethan B. Lennon

who are personally known to me or who have produced their Drivers License as identification.

Cathleen Hopkins
Printed Name: Cathleen Hopkins
Notary Public
My Commission Expires: FEB 16, 2026

CATHLEEN HOPKINS
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
MY COMMISSION EXPIRES
FEBRUARY 16, 2026

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Warranty Deed - Page 2

Parcel ID Number: 2410-709-0017-000-3

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Richard V Colletti (Seal)

Printed Name: Melissa Harnage
Witness

Richard V. Colletti
P.O. Address:

Printed Name: Thomas Rose
Witness

STATE OF Florida
COUNTY OF St Lucie

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 30 day of October , 2020 by Richard V. Colletti

who are personally known to me or who have produced their Drivers license as identification.

Printed Name:
Notary Public
My Commission Expires:

MELISSA HARNAGE
Commission # GG 927430
Expires December 2, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Laser Generated by © Display Systems, Inc., 2020 (863) 763-5555 Form FLWD-2

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: Womens Care's Center

SYMBOL LEGEND

WV ⋈	WATER VALVE
☼	LIGHT POST
CPP ☒	CONCRETE POWER POLE
ᶜPᵒ	WOOD POWER POLE
W	WATER SERVICE METER
EM E	ELECTRIC METER
⟵	GUY WIRE
—•—•—	HAND RAIL
X 0.00	EXISTING ELEVATION
—OHW—	OVERHEAD WIRE

ABBREVIATION LEGEND

F.F.E.	FINISH FLOOR ELEVATION
FND	FOUND
IRC	IRON ROD & CAP
℄	CENTER LINE
CONC.	CONCRETE
(P)	PLAT
A/C	AIR CONDITIONER



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

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 FEBRUARY 9, 2020.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THIS OFFICE. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. PARCELS CONTAIN A TOTAL OF 0.56 ACRES MORE OR LESS.
5. 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.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON GPS REAL TIME KINEMATIC (RTK) OBSERVATION. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
10. 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.
11. 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.
12. 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.
13. 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 (UNPRINTED) F.E.M.A. FIRM NO. 12111C0179K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
15. BEARINGS, IF SHOWN HERON, ARE BASED UPON NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE PROJECTION 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.

LEGAL DESCRIPTION:

THE WEST 1/2 OF LOT 2 AND ALL OF LOTS 3, 4 AND 5, BLOCK 4, OAKLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE(S) 7 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

STATE OF FLORIDA — MICHAEL T. OWEN — License Number 5556 — Professional Surveyor and Mapper

SIGNATURE DATE: 2-16-2021

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

DRAWN BY	LS
CHECKED BY	MTO
FILENAME	21-139.dwg
LAYOUT	LAYOUT1
SCALE	1"=20'
DATE	February 16, 2021

REVISION COMMENTS — DATE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: Women's Care Center INC.
RECORD INFORMATION
SEC. 10, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

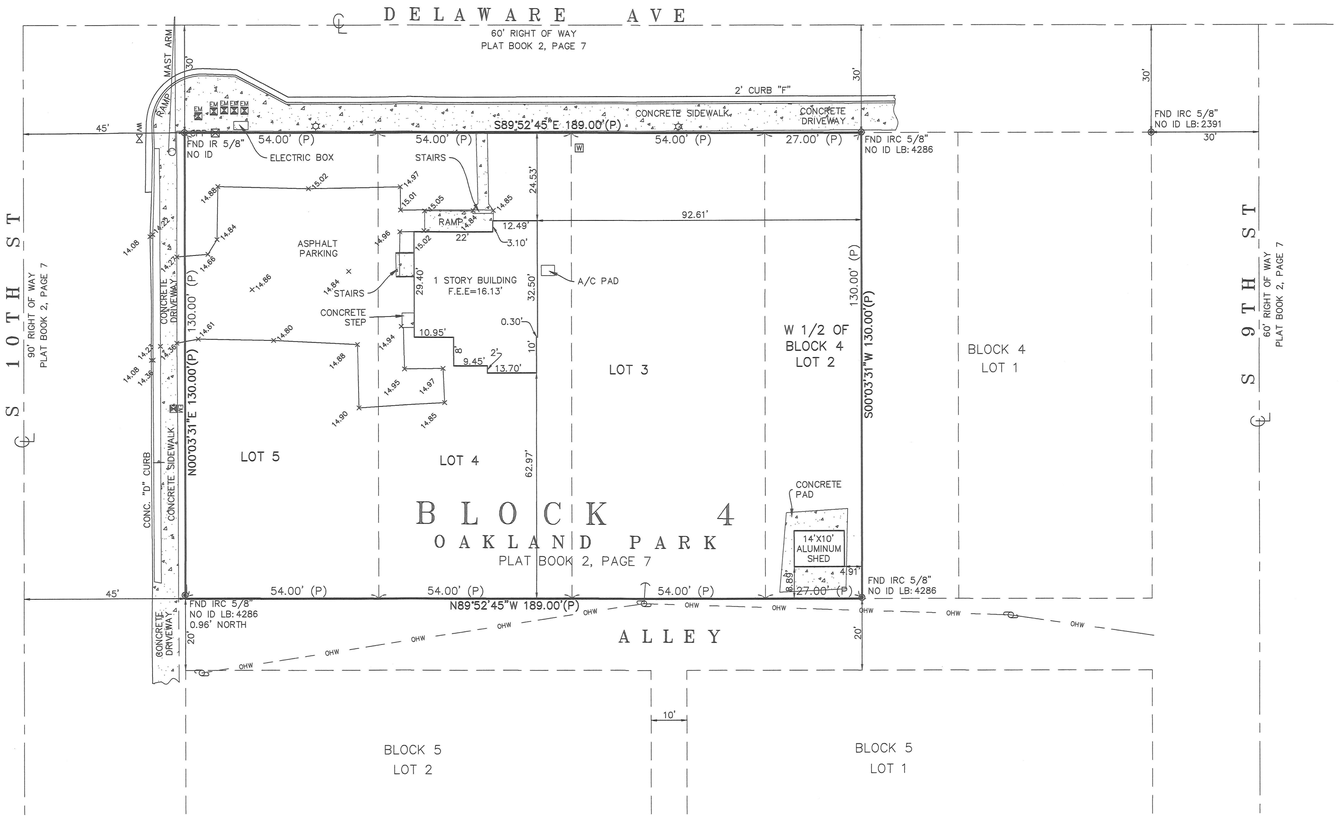
21-139

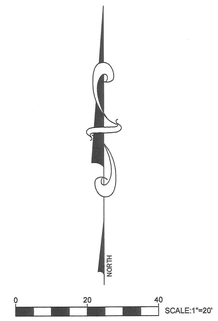
1 OF 2

Z:\EDC-2021\21-139 - Remark - 505 S 19th St\FP - Womens Care Center\SURVEY\Dwg - PDF\Survey\21-139.dwg, 2/16/2021 4:21 PM
THIS DOCUMENT, CONSTRUCTED WITH THE CORRECT CAD 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.

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: Womens Care's Center





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www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	LS
CHECKED BY	MTD
FILENAME	21-139.dwg
LAYOUT	LAYOUT1
SCALE	1"=20'
DATE	February 15, 2021

REVISION COMMENTS

DATE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: Women's Care Center INC.

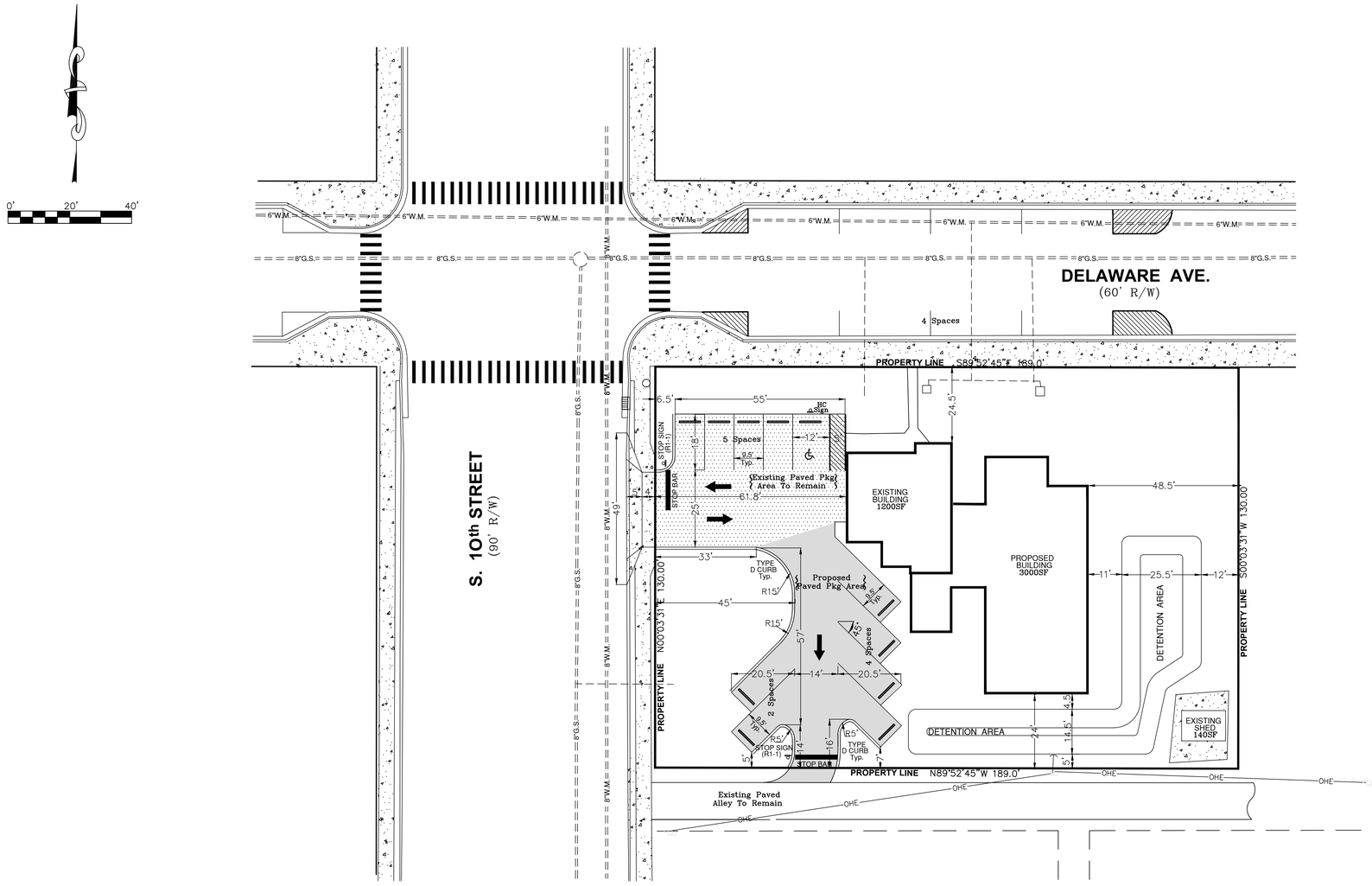
RECORD INFORMATION
SEC. 10, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-139

2 OF 2

C:\Users\DOC Tech 4\Desktop\21-139 Bennett 595 South 10th Street FP Women's Care Center Ind\DWG\21-139.dwg, 2/16/2021 1:27 PM
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.



GENERAL NOTES

PROJECT NAME	: **WOMEN'S CARE CENTER**
OWNER	: **WOMEN'S CARE CENTER** **360 N. NOTRE DAME AVE.** **SOUTH BEND, IN 46617**
LOCATION	: **510 S. 10 STREET, FORT PIERCE FL 34950**
LAND USE	: C OFFICE COM.
LAND ZONING	: C OFFICE COM.
LEGAL DESCRIPTION	: THE WEST ½ OF LOT 2 & ALL OF LOTS 3, 4, & 5 BLOCK 4 OAKLAND PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 7 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND CONTAINS 0.56 ACRES, MORE OR LESS.
PIN	: 2410-709-0017-0003
BUILDING HEIGHT	: 20.00 FEET
NUMBER OF STORIES	: ONE

UTILITIES:

ELECTRICAL	: FPUA
WATER & SEWER	: FPUA
TELEPHONE	: ATT
SOLID WASTE	: CITY OF FORT PIERCE

AREA TABULATION:

SITE COVERAGE	ACREAGE	SF	%OF SITE	
EXISTING BUILDING	0.0275	1,200	4.88	Existing
EXISTING SHED	0.0032	140	0.69	
PROPOSED BUILDING	0.0689	3,000	12.21	
BUILDING TOTAL	0.0996	4,340	17.68	
EXISTING PAVED AREA	0.0549	2,392	9.73	Existing
EXISTING SIDEWALKS/PADS	0.0149	650	2.64	
PROPOSED PAVED AREA	0.0584	2,545	10.36	
TOTAL	0.1282	5,587	22.73	
TOTAL IMPERVIOUS	0.2278	9,927	40.40	
GREEN AREA/OPEN SPACE	0.3362	14,643	59.60	
TOTAL	0.5640	24,570	100.00	

PARKING CALCULATIONS :

PARKING SPACES REQUIRED :

1 PKG SPACE / 300 SF : 4200SF x 1 PKG / 300SF = 14 PKG SPACES
TOTAL REQUIRED = 14 PKG SPACES

PARKING PROVIDED : 14 REGULAR PKG & 1 H.C. = 15 PKG SPACES

BUILDING SETBACKS:

FRONT	: 24.50 FT
REAR	: 24.00 FT
LEFT SIDE	: 48.50 FT
RIGHT SIDE	: 61.80 FT

FLOOD ZONE MAP:

PROPERTY LIES IN F.I.R.M. ZONE X AS SHOWN ON PANEL 12111C-0070 J (2-16-2012)

DRAINAGE STATEMENT :

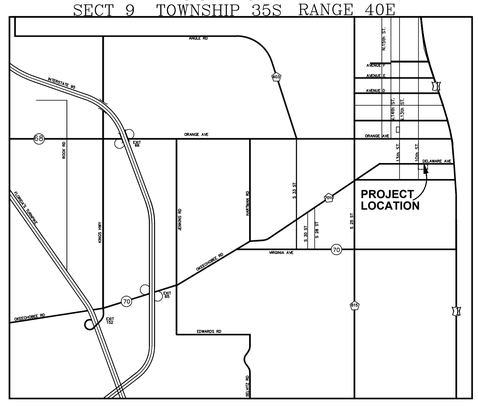
ALL DRAINAGE SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF CITY OF FORT PIERCE.

HAZARDOUS WASTE STATEMENT:

ANY & 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

LOCATION MAP

SECT 9 TOWNSHIP 35S RANGE 40E



48 HOURS BEFORE DIGGING
CALL TOLL-FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC
UNDERGROUND UTILITIES NOTIFICATION CENTER

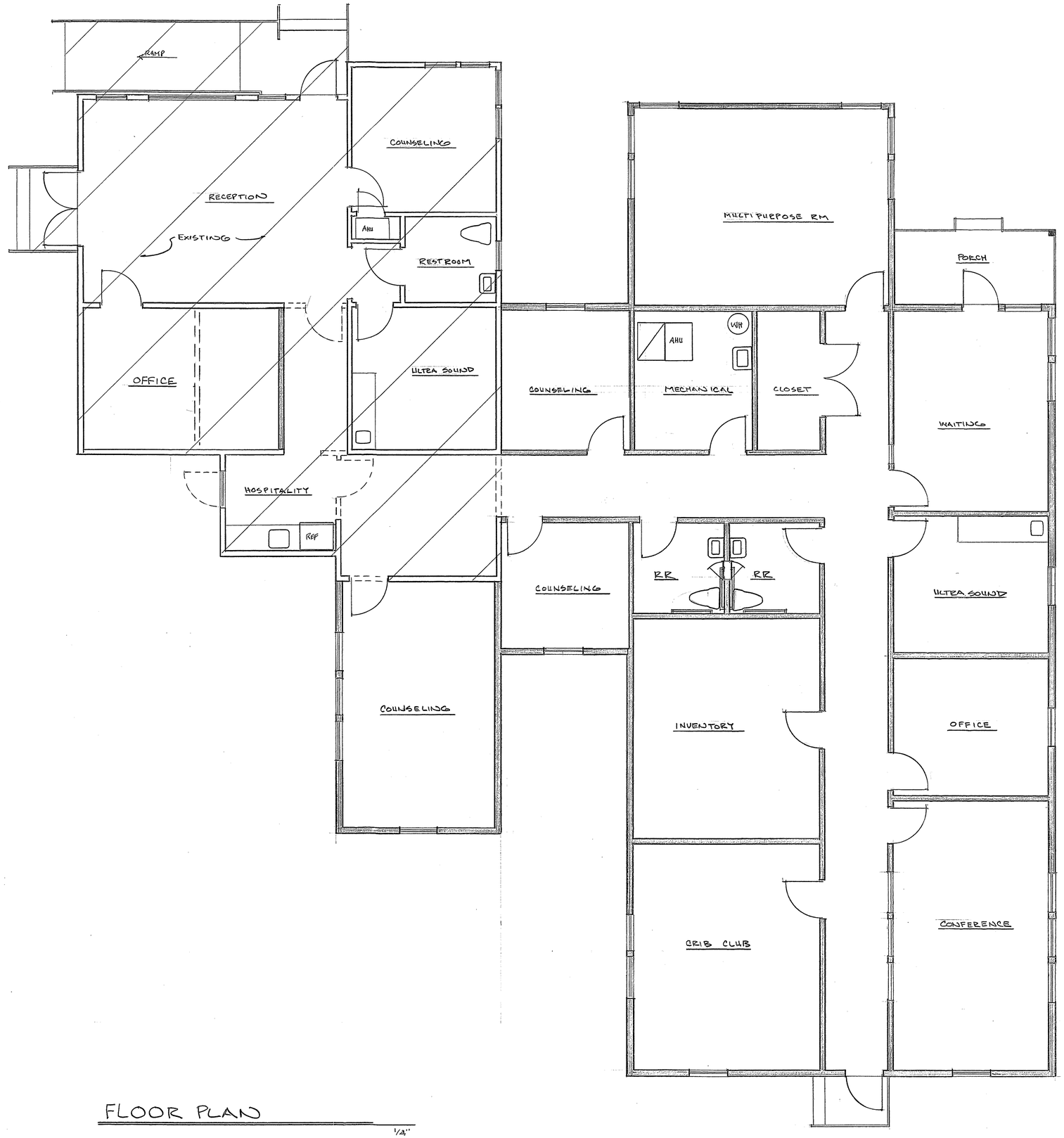
ABRAHAM CHABAB, Inc.
FL. BOARD OF PROF. ENG. AUTH.#26790
1391 NW St. Lucie West Blvd #411
PORT ST. LUCIE FL. 34986
Email agchabab1@msn.com
Ph: 772-475-6630

WOMEN'S CARE CENTER

SITE PLAN

DESIGNED BY AC
DRAWN BY AC
DATE Aug. 15/2022
SHEET 2 OF 4

REVISIONS	DATE



WALL LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- PROPOSED FRAME WALLS

SQUARE FOOTAGE

EXISTING	1,212 S.F.
PROPOSED	2,967 S.F.
PORCH	75 S.F.
TOTAL	4,254 S.F.

FLOOR PLAN

1/8"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751

WWW.ARCHITECTONICINC.COM

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PROJECT

WOMEN'S CARE CENTER
ADDITION
FORT PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

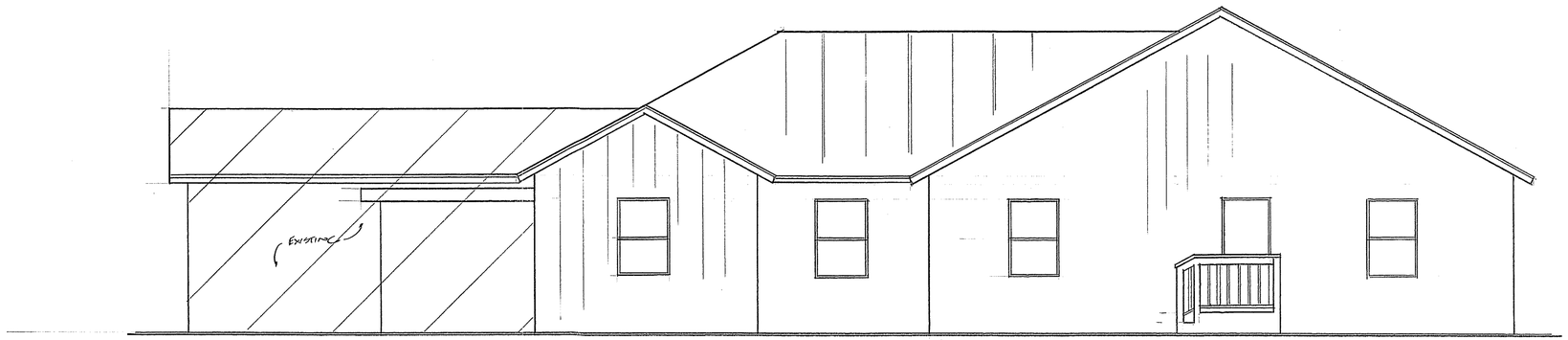
SHEET TITLE / SHEET NUMBER

A-1 OF 3

PROJECT NUMBER C21036

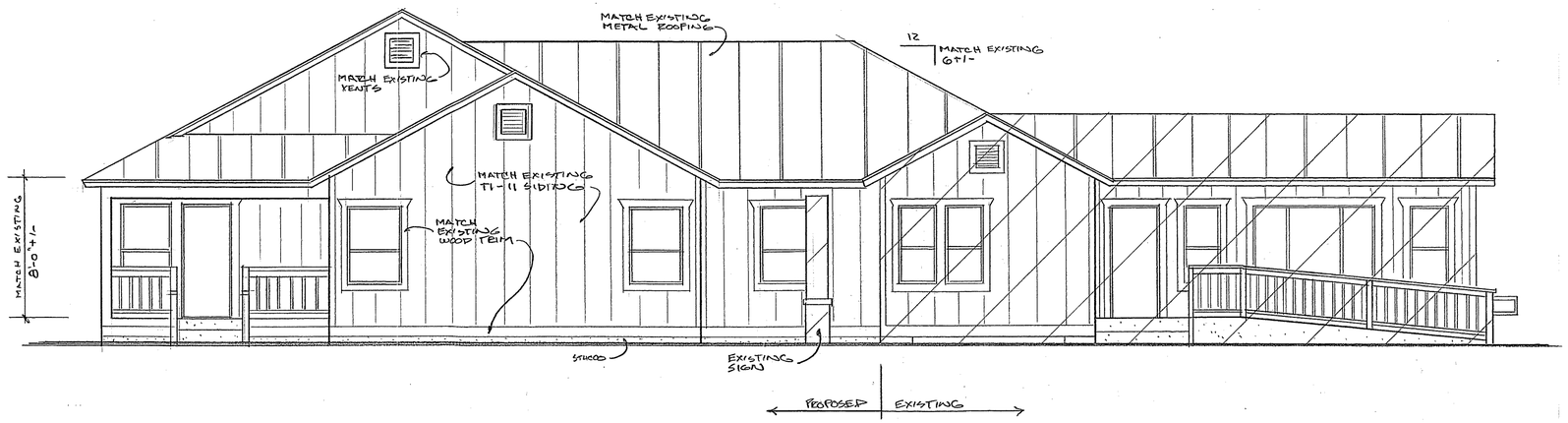
DATE 6/27/22
HISTORICAL

WOMEN'S CARE



EXISTING | PROPOSED

REAR ELEVATION
(SOUTH)
1/4"



FRONT ELEVATION
(NORTH)
1/4"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751

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PROJECT

WOMEN'S CARE CENTER
ADDITION
FORT PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

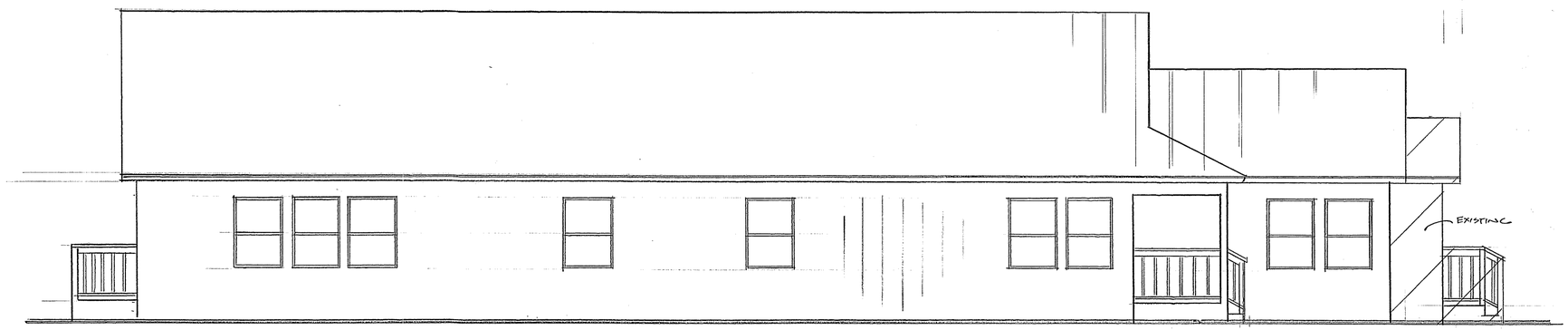
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PROJECT NUMBER C21036

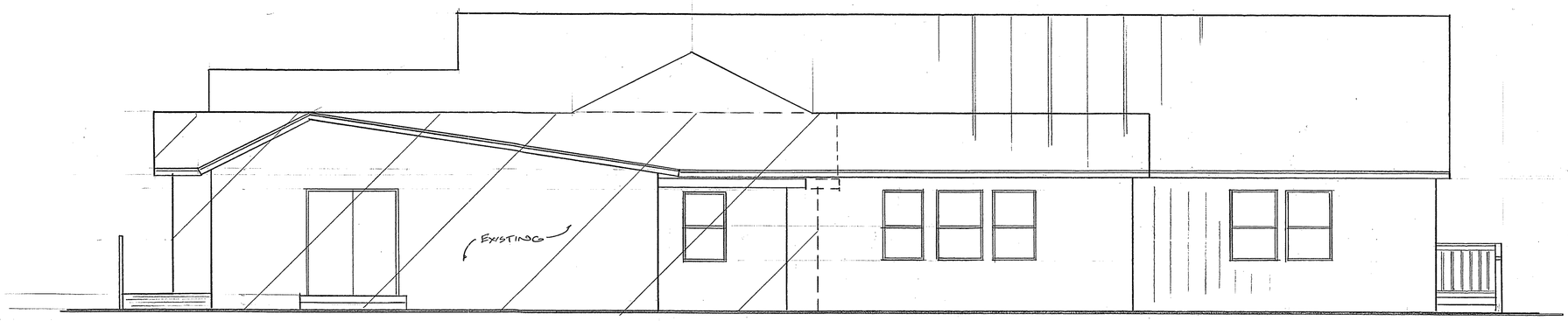
DATE 6/22/22

HISTORICAL

WOMEN'S CARE



LEFT SIDE ELEVATION
(EAST) 1/4"



RIGHT SIDE ELEVATION
(WEST) 1/4"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751

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PROJECT

WOMEN'S CARE CENTER
ADDITION
FORT PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-3 OF 3

PROJECT NUMBER C21036

DATE 6/27/22

HISTORICAL

WOMENS CARE

WOMEN'S CARE CENTER

510 SOUTH 10TH STREET
FORT PIERCE, FL

SEPTEMBER 13, 2022

PLANTING PLAN

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	N*	WW*	SIZE/SPECIFICATIONS
TREES						
GL	6	Bursera simaruba	Gumbo Limbo	X	X	12' Ht., 2 ½" DBH., 65 Gal.
QL	5	Quercus laurafolia	Laurel Oak	X	X	12' Ht., 2 ½" DBH., 65 Gal.
QV	8	Quercus virginiana	Live Oak	X	X	12' Ht., 2 ½" DBH., 65 Gal.
MA	4	Magnolia grandiflora	Magnolia 'Little Gem'	X	X	12' Ht., 2 ½" DBH., 65 Gal.
DH	6	Ilex cassine	Dahoon Holly	X	X	12' Ht., 2 ½" DBH., 65 Gal.
TP	2	Tabebuia pallida	Pink Trumpet Tree			12' Ht., 2 ½" DBH., 65 Gal.
PT	4	Simarouba glauca	Paradise Tree	X	X	12' Ht., 2 ½" DBH., 65 Gal.
TJ	3	Jatropha integerrima	Tree Jatropha			8' Ht., 2" DBH.
PALMS						
FP	10	Wodyetia bifurcata	Foxtail Palm			8' Ht. Grey Wood, Matched
SO	11	Ptychosperma elegans	Solitare Palm			10' Ht., Grey Wood Average
SP	13	Sabal palmetto	Sabal Palm	X	X	10'-14' Ht., Smooth Trunk
SHRUBS						
GJ	14	Gardenia radicans	Gardenia 'Jubiliation'			7 Gal., 30" Ht.
CO	72	Chrysobalanus icaco	Cocoplum 'Red Tip'	X	X	3 Gal., 24" Ht.
FB	78	Hamelia pantens, Dwarf	Firebush, Dwarf	X	X	3 Gal., 24" Ht.
NG	40	Ixora 'Nora Grant'	Nora Grant Ixora		X	3 Gal., 24" Ht.
SV	28	Sandankwa viburnum	Sandankwa viburnum			3 Gal., 24" Ht.
WJ	15	Jasminum simplificifolium	Wax Jasmine			3 Gal., 24" Ht.
WV	21	Viburnum obovatum	Walter's Viburnum			3 Gal., 24" Ht.
CL	61	Clusia guttifera 'Nana'	Dwarf Clusia		X	7 Gal., 30" Ht.
GROUNDCOVERS						
PJ	61	Juniperus horizontalis wiltonii	Blue Rug Juniper		X	1 Gal.
LE	36	Liriope Muscari 'Emerald Goddess'	Liriope Emerald Goddess			1 Gal.
RD	116	Ruellia brittoniana	Dwarf Mexican Petunia		X	1 Gal.
AJ	19	Trachelospermum asiaticum	Asian Jasmine 'Tri-Color'			1 Gal.
LAWN GRASS						
SA	per plan	Stenothphrum secundatum	St. Augustine 'Floritam'			Solid sod

NOTE: * N = Florida Native; WW = Water Wise Drought tolerant

LANDSCAPE REQUIREMENTS

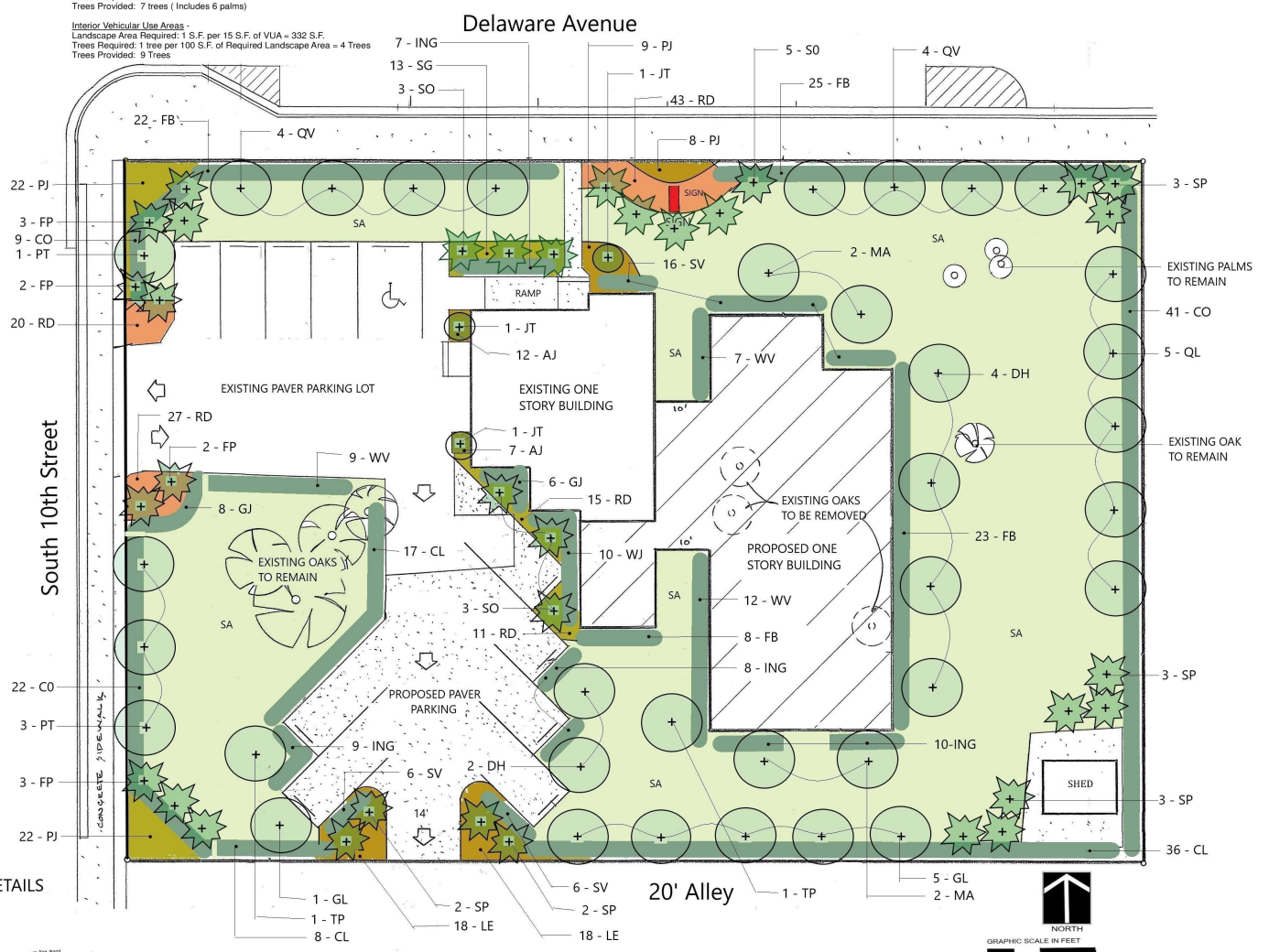
Landscape Strips – Between Streets and VUA's and Retention Areas
10' Strip, Trees per 300 SF
Trees Required: 17 trees
Trees Provided: 18 trees

Landscape Strips – Between VUA and Buildings and Other Properties
10' Strip, Trees per 200 SF
Trees Required: 6 trees
Trees Provided: 7 trees (Includes 6 palms)

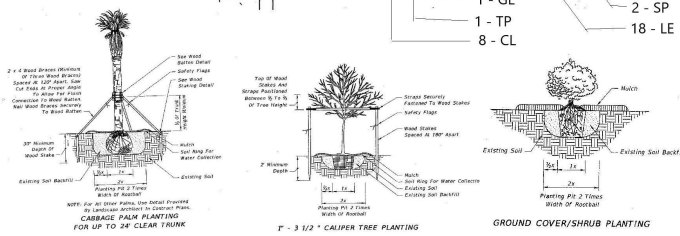
Interior Vehicular Use Areas -
Landscape Area Required: 1 S.F. per 15 S.F. of VUA = 332 S.F.
Trees Required: 1 tree per 100 S.F. of Required Landscape Area = 4 Trees
Trees Provided: 9 Trees

PLANTING SPECIFICATIONS

1. All plant materials shall be Florida Number 1 as provided in the most current edition of the "Grades and Standards for Nursery Plants, Parts I & II" prepared by the state Department of Agriculture and Consumer Services.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
3. Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, Topsoil, Fertilizer, etc. shall be included in the unit cost of the plants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or Plant List, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or Floramulch grade "B" or better. Refer to the Plant List for the specified mulch type. Alternative mulch material is required to be approved by Landscape Architect.
6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
7. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas.
8. Planting soil to be a weed-free mixture of 50% sand and 50% muck or other organic planting material suitable to the Landscape Architect
9. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
10. Contractor shall be responsible for providing final grading of all associated planting areas.
11. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off site.
12. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 7).
13. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
14. Contractor shall stake and guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during the Warranty Period and removal and disposal of staking after the establishment period.
15. Fertilizer is required for plantings and shall be NPK 16-4-8 at 12.5 lbs/1000 s.f. or 345 lbs/acre. Nitrogen 50% slow release form and fertilizer to include secondary/minor micronutrients.
16. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the Owner and governing municipality.
17. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed and thereafter for a period of 2-months.
18. All new plant material shall be guaranteed for 1-year from time of final acceptance of the project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10-days of notification. For all replacement plant material, the warranty period shall be extended an additional 45-days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 75-MPH, will be re-set and braced by the contractor at no additional cost to the Owner.
19. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
20. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
21. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
22. Root prune all field grown trees a minimum of 8-weeks prior to planting.



PLANTING DETAILS

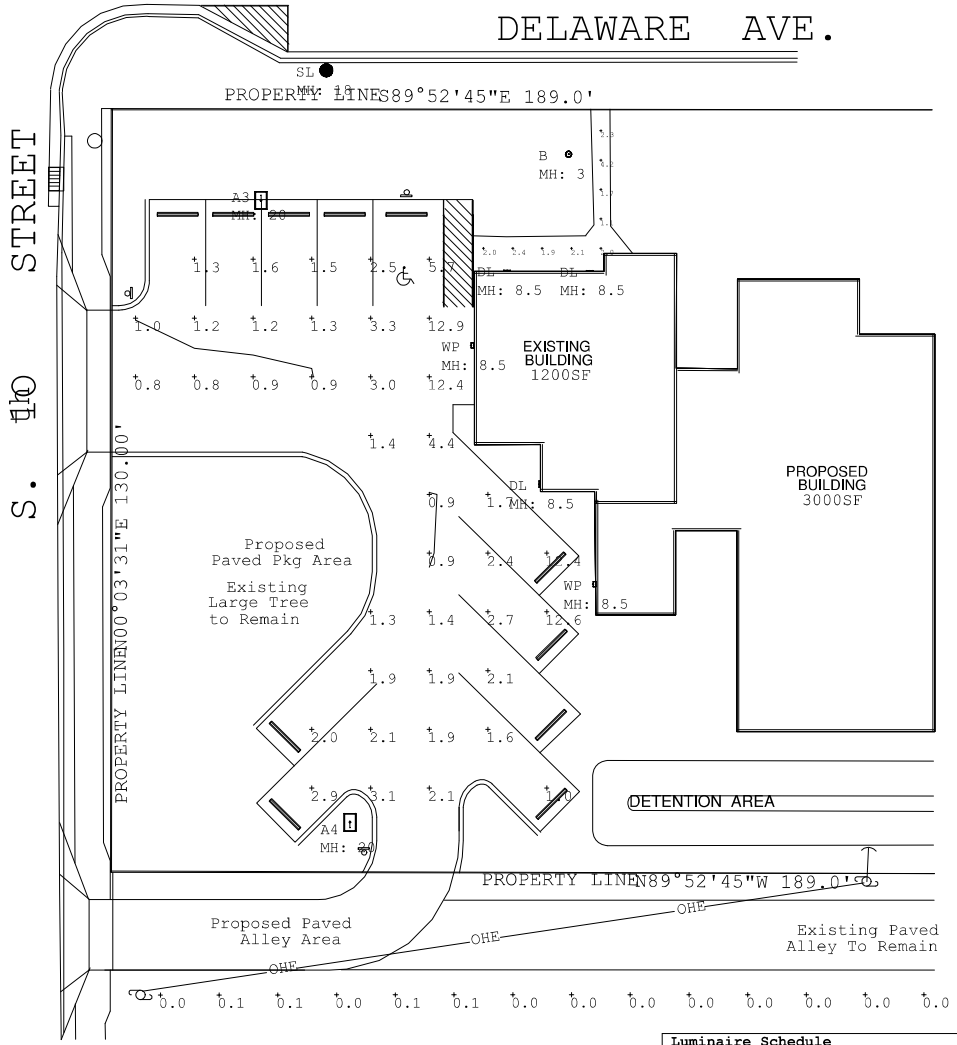


PREPARED BY:

FL REG. # 0000422

SEAL

GEORGE BOTNER, PLA, AICP
LANDSCAPE ARCHITECTURE & PLANNING
4320 S E Cove Lake Circle, Suite # 104
Stuart, FL 34997 botnerg@aol.com
(954) 798-7158 (Cell) (772) 221-9558



Residence

PHOTOMETRIC ANALYSIS NOTES:

THIS PARKING AREA IS WITHIN THE CITY OF FORT PIERCE, AND IS SUBJECT TO LIGHTING REGULATIONS FOUND IN CHAPTER 22, ARTICLE IV, SECTIONS 22-58 AND 22-60 OF THE FORT PIERCE MUNICIPAL CODE.

22-58

CODE REQUIRES THE INTERIOR SIDEWALKS SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF ONE FOOT-CANDLE. THIS PLAN PROVIDES AN AVERAGE 2.2 FOOT-CANDLES ON THE MEANS OF EGRESS. A UNIFORMITY RATIO OF 2.0:1 WAS ACHIEVED, WHICH CONFORMS WITH THE CODE MAXIMUM LIMIT OF 10:1 FOR INTERIOR SIDEWALKS.

22-60

(1)b. CODE REQUIRES THE OFF-STREET PARKING IN THIS CASE SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF TWO FOOTCANDLES ON THE PAVEMENT. THIS PLAN PROVIDES AN AVERAGE OF 3 FOOT-CANDLES.

(2) THIS PLAN PROVIDES A UNIFORMITY RATIO OF 3.75 TO 1, WHICH COMPLIES WITH THE CODE REQUIREMENT OF LOWER THAN 4 TO 1.

(3) LIGHTING CONTROL IS BY ASTRONOMIC TIME SWITCH. THIS COMPLIES WITH CODE.

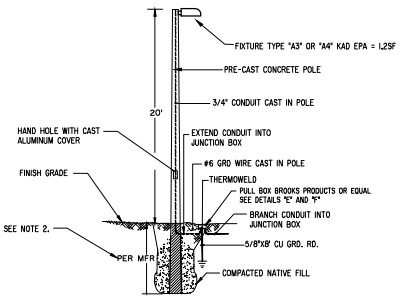
(4) MAXIMUM SPILL TO THE SOUTH IS 0.1 FC. THIS IS WITHIN THE CODE MAXIMUM SPILL LIMIT OF 0.5 FC. THE SOUTHERLY POLE MOUNTED FIXTURE INCLUDES A HOUSE SIDE SHIELD.

(5) THE LIGHTING PLAN USES FULL CUTOFF FIXTURES MOUNTED AT HEIGHTS OF 20 FEET ON POLES, USING R4 DISTRIBUTION AND R3 AREA DISTRIBUTION. THE LIGHTING PLAN ALSO INCLUDES FIXTURES MOUNTED ON THE BUILDING AT 9 FEET. LIGHTING TECHNOLOGY IS LED.


Submittal Spec Sheet
Dynamically Generated
Series: KBA8

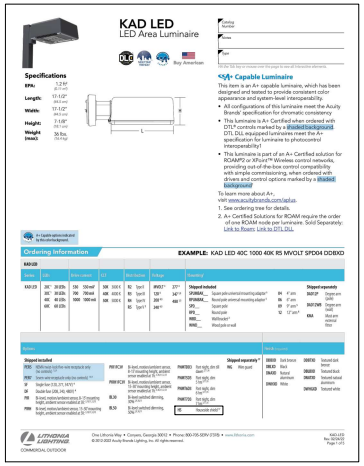
KBA8 LED
Dome Top Round LED Bollard

Product Submittal Description:
Architectural round bollard, 8IN, LED



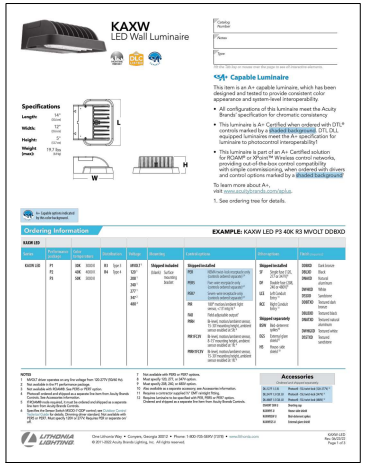
NOTE:
1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.
2. OWNER OR G.C. SHALL SUPPLY WIND LOAD AND BURIAL DEPTH CALCULATIONS FOR THE POLE THEY SELECT.

DIRECT BURIAL CONCRETE POLE DETAIL
SCALE:NONE


KAD LED
LED Area Luminaire

Specifications

Ordering Information
EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD


KAXW
LED Wall Luminaire

Specifications

Ordering Information
EXAMPLE: KAXW LED P3 40K R3 MVOLT DDBXD

Calculation Summary				
Label	Avg	Max	Min	Avg/Min
Means of Egress	2.19	4.2	1.1	1.99
Parking Area	3.00	12.9	0.8	3.75
Spill	0.03	0.1	0.0	N.A.

Luminaire Schedule						
Tag	Description	Symbol	Qty	Lum. Watts	Lum. Lumens	LLF
SL	FPUA Acorn Light		1	79	4005	0.800
DL	Door Light		3	79	629	0.900
A4	LITHONIA KAD LED 40C 700 40K R4 POLE TOP HS		1	94	8619	0.900
A3	LITHONIA KAD LED 30C 530 40K R3 POLE TOP		1	54	6594	0.900
B	LITHONIA KBA8 LED 12C 350 40K R3 BOLLARD		1	16	1209	0.900
WP	LITHONIA KAXW LED P2 40K R3 WALL PACK		2	49	6115	0.900

SITE PHOTOMETRIC ANALYSIS
SCALE 1" = 20'-0"

This item has been electronically signed and sealed by Timothy C. Trewyn, PE, using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

Digitally signed by Timothy Trewyn
Date: 2022.09.26 19:49:08 -04'00'

Fort Pierce Engineering, Inc.
Dependable Mechanical, Electrical & Plumbing Design
Reg. No. 28173
315 South 7th Street
Fort Pierce, FL. 34950
Phone: 772-672-4636
Fax: 772-672-4637

CLIENT: ARCHITECTONIC INC.
806 DELAWARE AVE.
FORT PIERCE, FLORIDA
34950

PROJECT NAME: WOMEN'S CARE CENTER ADDITION
PROJECT LOCATION: 500 SOUTH 10TH STREET FORT PIERCE, FLORIDA

ENGINEER SEAL
LICENSED No. 61580 STATE OF FLORIDA PROFESSIONAL ENGINEER
Timothy C. Trewyn, PE
P.E. No. 61580

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SHEET TITLE
SITE PHOTOMETRIC ANALYSIS

ISSUE DATE: XX-XX-2022
DRAWN: TCT
APPROVED: TCT

DRAWING NUMBER
E-1.2

SHEET 1 OF 1
21001-20

REVISIONS | NO. | DATE | BY | CK | APP

WOMEN'S CARE CENTER

DEVELOPER : **WOMEN'S CARE CENTER**
360 N. NOTRE DAME AVE.
SOUTH BEND, IN 46617

LIST OF CONTACTS

PLANNING DEPARTMENT
100 N. U.S. Highway 1
Fort Pierce, FL 34950
(772) 467-3737

ENGINEERING DEPARTMENT
100 N. U.S. Highway 1
Fort Pierce, FL 34950
(772) 467-3782

WATER & SEWER PROVIDER
FPUA
1701 South 37 Street
Fort Pierce, FL 34947
(772) 466-1600

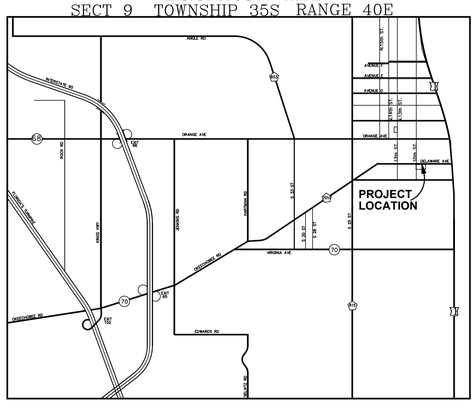
BUILDING DEPARTMENT
100 N. U.S. Highway 1
Fort Pierce, FL 34950
(772) 467-3718

INDEX SHEET

SHEET DESCRIPTION	SHEET Nb
DEMOLITION PLAN	1 OF 4
SITE PLAN	2 OF 4
DRAINAGE, GRADING & PAVING PLAN	3 OF 4
GENERAL NOTES/ DETAILS	4 OF 4

LOCATION MAP

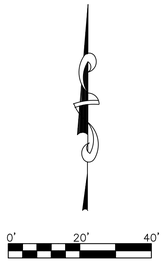
SECT 9 TOWNSHIP 35S RANGE 40E



48 HOURS BEFORE DIGGING
CALL TOLL-FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC
UNDERGROUND UTILITIES NOTIFICATION CENTER

ABRAHAM CHABAB, Inc.
FL. BOARD OF PROF. ENG. AUTH.#26790
1391 NW St. Lucie West Blvd #411
PORT ST. LUCIE FL. 34986
Email agchabab1@msn.com
Ph: 772-475-6630

REVISIONS	DATE



NOTES :

CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.

THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.

THE CONTRACTOR SHALL SECURE A DEWATERING PERMIT IF DURING DEMOLITION AND CONSTRUCTION THE REQUIREMENTS FOR NO NOTICE ARE EXCEEDED.

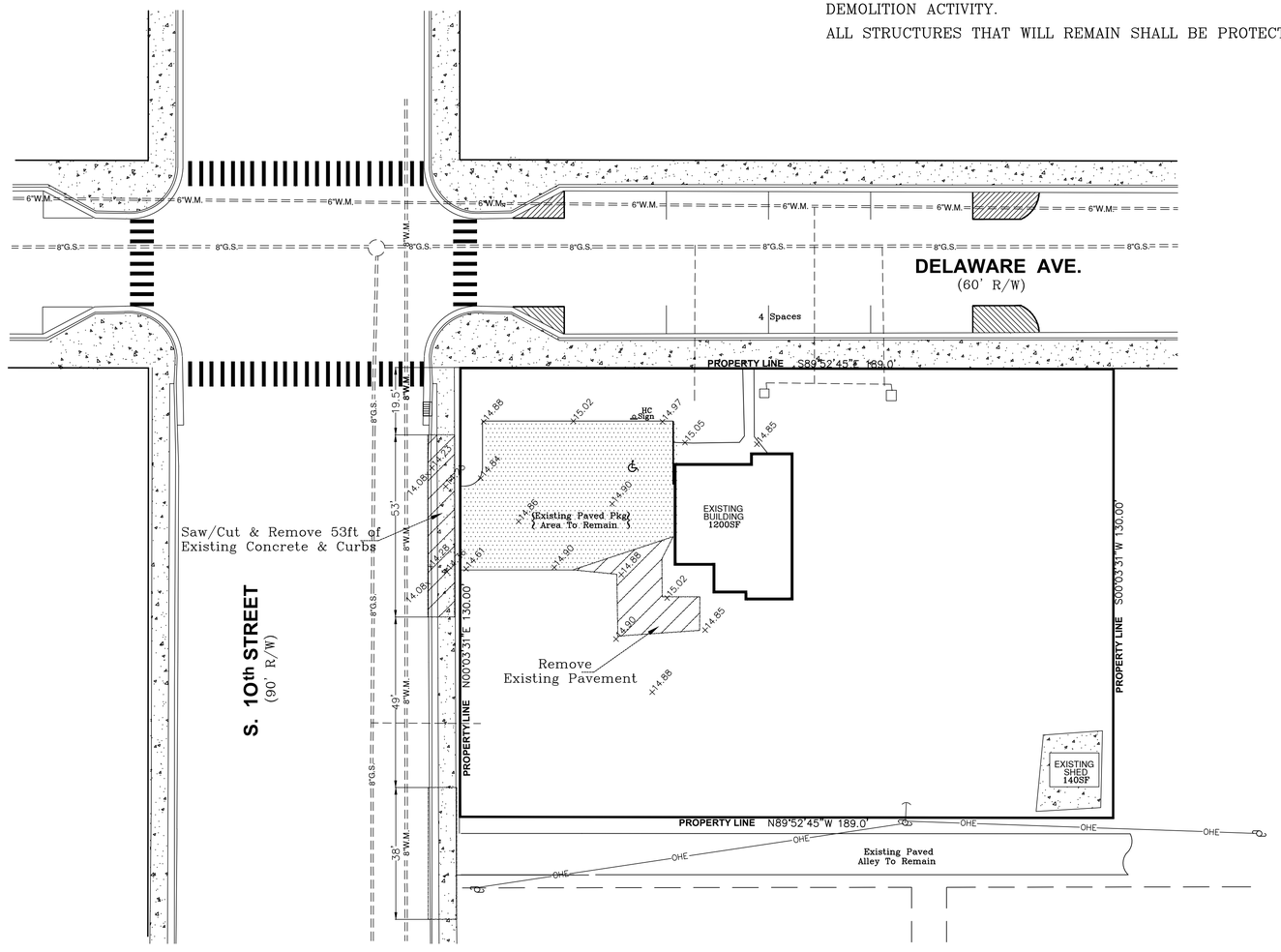
SEE LANDSCAPE PLAN FOR TREE REMOVAL/RELOCATION AND TREE PROTECTION.

CONTRACTOR TO COORDINATE WITH ALL UTILITIES OWNERS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY.

ALL STRUCTURES THAT WILL REMAIN SHALL BE PROTECTED FROM ANY DAMAGES DURING DEMOLITION.

LEGEND	
	TEE
	45° BEND
	90° ELBOW
	F.H. FIRE HYDRANT
	GATE VALVE
	BACKFLOW PREVENTER
C.O.	SERVICE CLEAN OUT
	METER BOX
12"W.M.	EXIST.12" WATER MAIN
6"FM	EXIST. 8" FORCE MAIN
	CATCH BASIN
4"GM	GAS MAIN
PVC	POLYVINAL CHLORIDE
CIP	CAST IRON PIPE

LEGEND	
+25.1	EXISTING GRADE ELEVATION
HP	HIGH POINT
T/CURB 26.10 25.75 B/CURB	PROPOSED ELEVATION
	RUNOFF FLOW DIRECTION
	FDOT MITERED END SECTION
22.0	PIPE INVERT
CPP	CORRUGATED POLYETHYLENE PIPE (N12) MANUF. BY ADS



48 HOURS BEFORE DIGGING
CALL TOLL-FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC
UNDERGROUND UTILITIES NOTIFICATION CENTER

ABRAHAM CHABAB, Inc.
FL. BOARD OF PROF. ENG. AUTH.#26790

1391 NW St. Lucie West Blvd #411
PORT ST. LUCIE FL. 34986

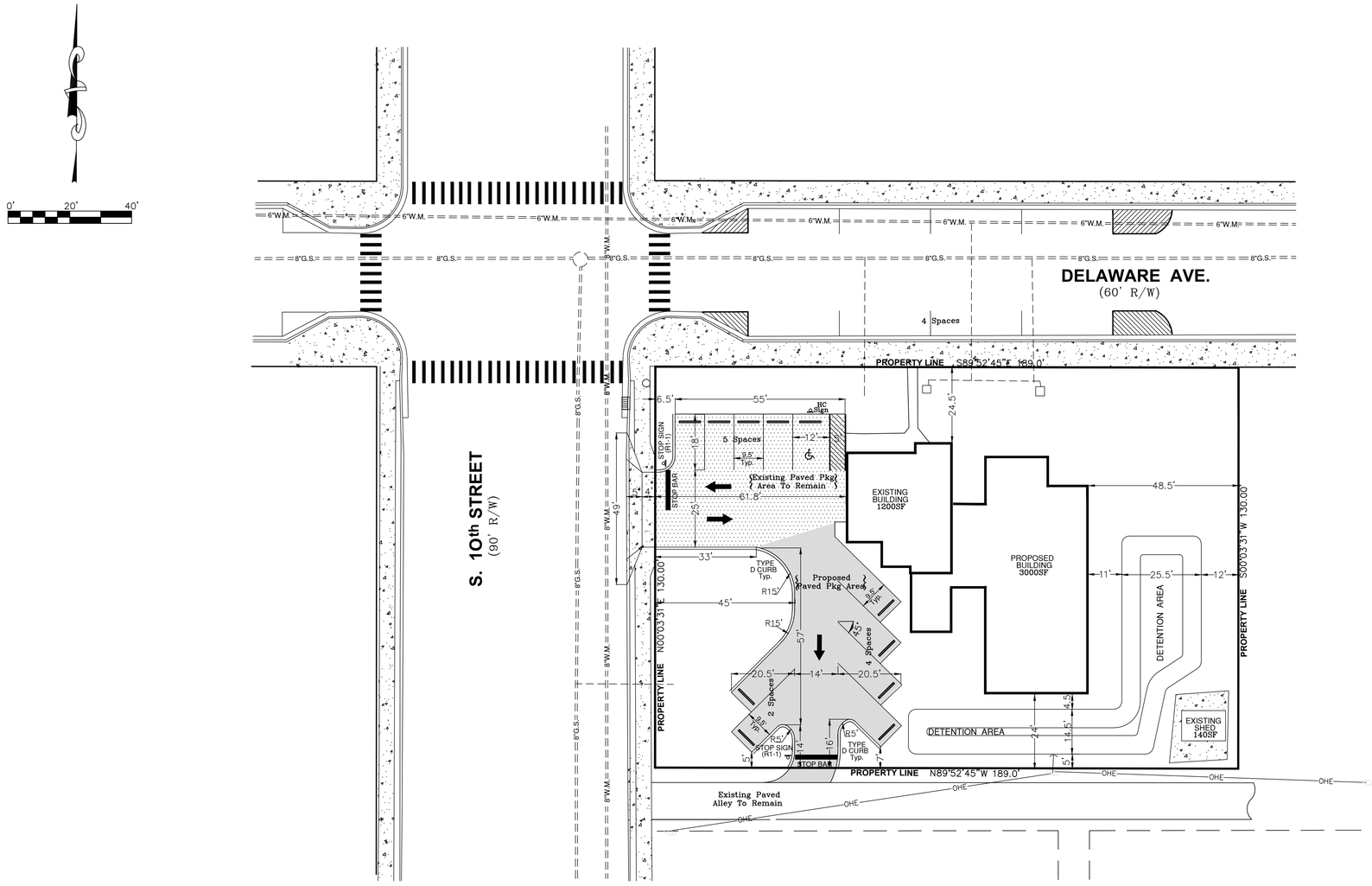
Email agchabab1@msn.com
Ph: 772-475-6630

WOMEN'S CARE CENTER

DEMOLITION PLAN

DESIGNED BY AC
DRAWN BY AC
DATE Aug. 15/2022
SHEET 1 OF 4

REVISIONS	DATE



GENERAL NOTES

PROJECT NAME	: **WOMEN'S CARE CENTER**
OWNER	: **WOMEN'S CARE CENTER** **360 N. NOTRE DAME AVE.** **SOUTH BEND, IN 46617**
LOCATION	: **510 S. 10 STREET, FORT PIERCE FL 34950**
LAND USE	: C OFFICE COM.
LAND ZONING	: C OFFICE COM.
LEGAL DESCRIPTION	: THE WEST ½ OF LOT 2 & ALL OF LOTS 3, 4, & 5 BLOCK 4 OAKLAND PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 7 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND CONTAINS 0.56 ACRES, MORE OR LESS.
PIN	: 2410-709-0017-0003
BUILDING HEIGHT	: 20.00 FEET
NUMBER OF STORIES	: ONE

UTILITIES:

ELECTRICAL	: FPUA
WATER & SEWER	: FPUA
TELEPHONE	: ATT
SOLID WASTE	: CITY OF FORT PIERCE

AREA TABULATION:

SITE COVERAGE	ACREAGE	SF	%OF SITE	
EXISTING BUILDING	0.0275	1,200	4.88	Existing
EXISTING SHED	0.0032	140	0.69	
PROPOSED BUILDING	0.0689	3,000	12.21	
BUILDING TOTAL	0.0996	4,340	17.68	
EXISTING PAVED AREA	0.0549	2,392	9.73	Existing
EXISTING SIDEWALKS/PADS	0.0149	650	2.64	
PROPOSED PAVED AREA	0.0584	2,545	10.36	
TOTAL	0.1282	5,587	22.73	
TOTAL IMPERVIOUS	0.2278	9,927	40.40	
GREEN AREA/OPEN SPACE	0.3362	14,643	59.60	
TOTAL	0.5640	24,570	100.00	

PARKING CALCULATIONS :

PARKING SPACES REQUIRED :

1 PKG SPACE / 300 SF : 4200SF x 1 PKG / 300SF = 14 PKG SPACES
TOTAL REQUIRED = 14 PKG SPACES

PARKING PROVIDED : 14 REGULAR PKG & 1 H.C. = 15 PKG SPACES

BUILDING SETBACKS:

FRONT	: 24.50 FT
REAR	: 24.00 FT
LEFT SIDE	: 48.50 FT
RIGHT SIDE	: 61.80 FT

FLOOD ZONE MAP:

PROPERTY LIES IN F.I.R.M. ZONE X AS SHOWN ON PANEL 12111C-0070 J (2-16-2012)

DRAINAGE STATEMENT :

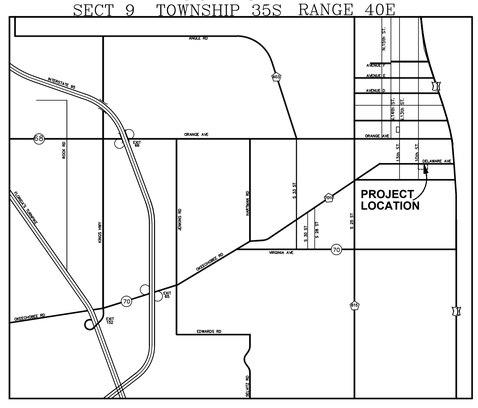
ALL DRAINAGE SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF CITY OF FORT PIERCE.

HAZARDOUS WASTE STATEMENT:

ANY & 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

LOCATION MAP

SECT 9 TOWNSHIP 35S RANGE 40E



48 HOURS BEFORE DIGGING
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UNDERGROUND UTILITIES NOTIFICATION CENTER

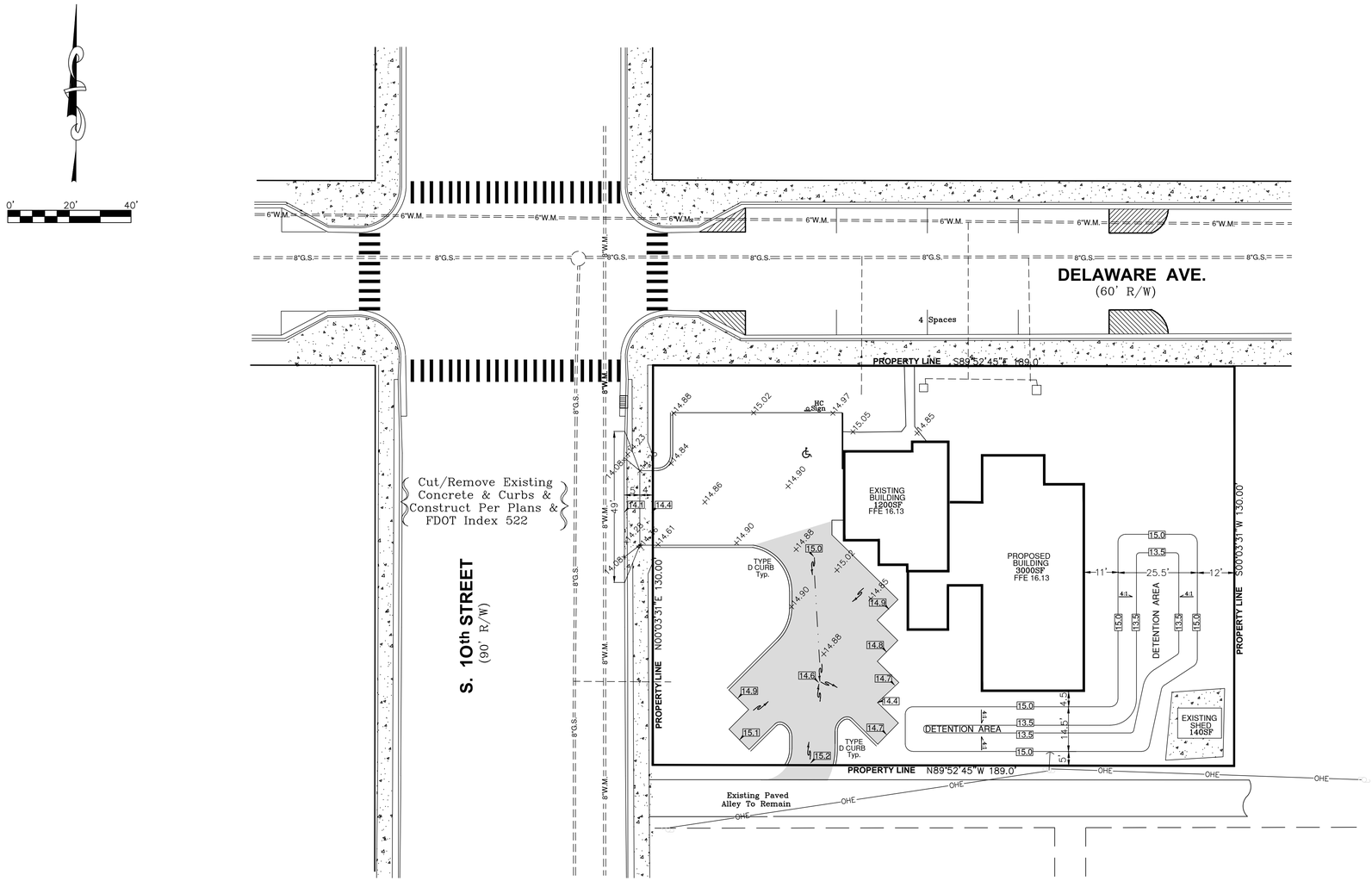
ABRAHAM CHABAB, Inc.
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WOMEN'S CARE CENTER

SITE PLAN

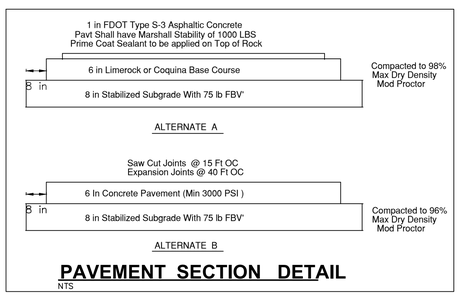
DESIGNED BY AC
DRAWN BY AC
DATE Aug. 15/2022
SHEET 2 OF 4

REVISIONS	DATE



LEGEND	
	TEE
	45° BEND
	90° ELBOW
	F.H. FIRE HYDRANT
	GATE VALVE
	BACKFLOW PREVENTER
C.O.	SERVICE CLEAN OUT
	METER BOX
12"W.M.	EXIST.12" WATER MAIN
8"FM	EXIST. 8" FORCE MAIN
	CATCH BASIN
4"GM	GAS MAIN
PVC	POLYVINAL CHLORIDE
CIP	CAST IRON PIPE

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22.0	PIPE INVERT
CPP	CORRUGATED POLYETHYLENE PIPE (N12) MANUF. BY ADS



PAVEMENT SECTION DETAIL

NTS

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Ph: 772-475-6630

WOMEN'S CARE CENTER

DRAINAGE, GRADING & PAVING PLAN

DESIGNED BY AC
DRAWN BY AC
DATE Aug. 15/2022
SHEET 3 OF 4

REVISIONS	DATE

GENERAL NOTES

– All construction shall be in accordance with the latest Florida Department of Transportation Standard Specifications for Road and Bridge Construction with the Standard Specifications of the City of Fort Pierce jurisdiction.

– All applicable City permits must be obtained prior to commencement of construction.

– All work shall be done in a good workmanlike manner . Material installation shall be in accordance with manufacturer's recommendations.

– Shop drawings of all materials being used shall be submitted to the engineer of record for approval prior to commencement of construction .

– Contractor shall notify the city & the engineer of record 48 hours in advance prior to commencing work in city Right–of–Way.

– Contractor to be totally responsible for maintenance of traffic and safety of motorists and pedestrians using this site. Adjacent streets roadways and waterways during construction maintenance and safety procedures shall conform to M.U.T.C.D.

– All Elevations shown or referenced within these plans are based upon information obtained from survey.

– The existing elevations shown are for the purpose of indicating the approximate ground elevation at the location shown and in no way reflect surface conditions or subsurface soil condition.

– The locations of existing utilities shown on the approved plans are to be verified in the field by the contractor. Any discrepancies shall be brought to the attention to the engineer . At no time is the contractor to tamper with existing utilities except as noted on the plans.

– The contractor shall be responsible at all times throughout the duration of construction for the protection of existing and newly installed utilities from damage or disruption of service .

– All muck and yielding material within road right of ways , paved areas , sidewalks , building pads, drainage and utility trenched shall be removed completely and replaced with clean fill material in 8 inch layers compacted to 100% maximum density as determined by A.A.S.H.T.O. T–99C .

– Backfill and Bedding material shall be non–cohesive and non–plastic , free of debris , lumps , clods , wood , broken pavement or any organic or unstable material . No rocks larger than 6 inches shall be permitted as backfill or bedding.

– Record Drawing certified by a Florida Professional Engineer or Land Surveyor shall be submitted for review and approval to engineer of record and proper jurisdictions for final acceptance of the system .

– U.N.C.L.E. registration number must be shown on drawings prior to start of construction in right–of–way and prior to permit issuance .

– Turbidity barriers must be installed at all outfall locations prior to connecting to receiving waters. Turbidity barriers must remain in place until construction is completed , soils are stabilized and vegetation has been established .

PAVING GRADING AND DRAINAGE NOTES :

– Asphalt pavement shall conform to applicable parts of section 300–339 as described in Florida D.O.T. standard specification for Road and Bridge Construction .

– Limerock base construction shall conform to applicable parts of section 200–230 as described in Florida D.O.T. Standard Specification for Road and Bridge Construction . Base course shall be compacted to a density not less than 98% of the maximum density as determined by A.A.S.H.T.O. T–180 and have a minimum LBR of 100. Prime coat application rate at .10 Gal/SY density tests for base course greater than 8 inches in depth shall be take in 6–in lifts.

– Compacted subgrade construction shall conform to applicable parts of section 120 , as described in Florida D.O.T. Standard Specification for Road and Bridge Construction compacted subgrade shall be compacted to 100 % maximum density as determined by A.A.S.H.T.O. T–99C .

– Proctor tests for subgrade and base materials shall be supplied by the developer . Density tests shall be taken at a minumum of one per 500 square yards . The developer shall pay for all testing if the required density is achieved . Contractor shall be liable for all retests for any failures . Tests location shall be determined by the Engineer of Record . Base/Asphalt shall not commence until satisfactory density tests have been reviewed by the Engineer of Record.

– All underground utilities situated in paved areas , included but not limited to ; sewer and water mains , gas mains , electrical distribution , telephone , etc. shall be completed and approved before any subgrade work commences .

– Concrete for curbs , gutters , drainage inlets , sidewalls , etc. shall be class 1 in accordance with F.D.O.T. Standard Specification for Road and Bridge Construction section 345.

– Pavement markings and signage shall conform to Florida D.O.T. Roadway and Traffic Design Standards , the Manual on Uniform Traffic Control Devices , with the Standards of the Agency having jurisdictions .

– Radii refer to edge of pavement unless otherwise noted.

– Materials and workmanship in county rights–of–way shall meet the requirements of the county.

– No asphalt shall be placed in city , county or state rights–of–way until certified as–builts of the finished rock base have been submitted to and approved by proper agency.

– Any Muck (A–8) materials found in subgrade shall be removed and replaced with approved materials .

– All berms and grassed areas will be seeded and mulched . Slopes will be sodded .

– Location of drainage structures shall govern and pipe lengths may have to be adjusted to accomplish construction as shown on plans.

– If hardpan is encountered within retention area or swales , it shall be completely removed and replaced with granular material .

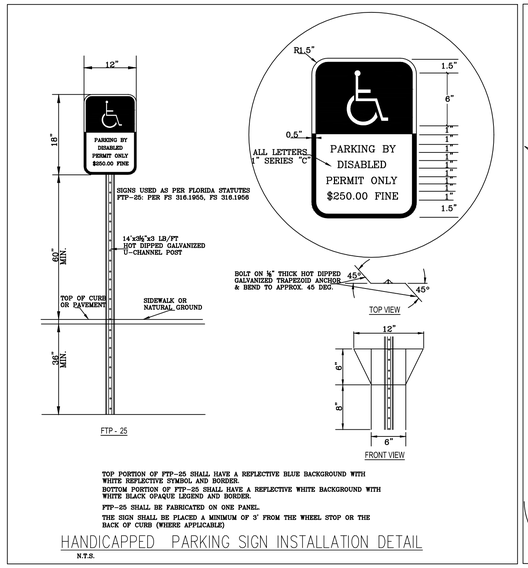
– Erosion and sediment control ; contractor is responsible for providing erosion and sediment control using the latest FDOT standards , baled hay , straw and siltation barriers will be installed where needed to prevent siltation of adjacent property , public right–of–way wetlands and waterways . These measures will remain in place until grassing or sodding has been completed or until siltation and erosion are no longer a threat to adjacent properties.

– Entrance traffic control , stop sign , stop bar and lane delineator shall be in accordance with M.U.T.C.D. specifications.

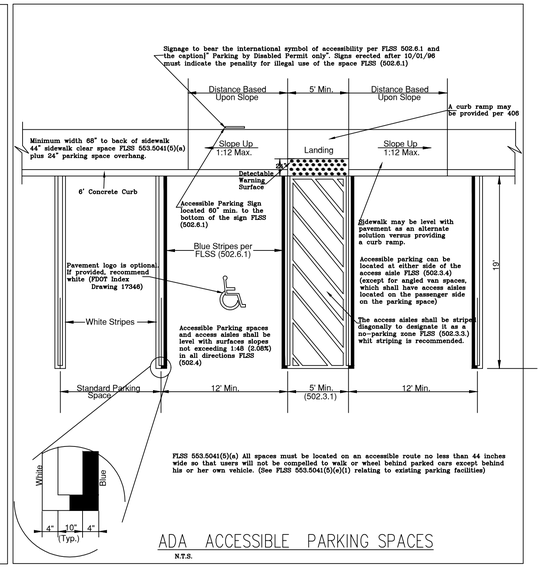
– MES indicates mitered end section per FDOT index # 272.

– All areas disturbed by construction shall be restored to pre–construction conditions or better.

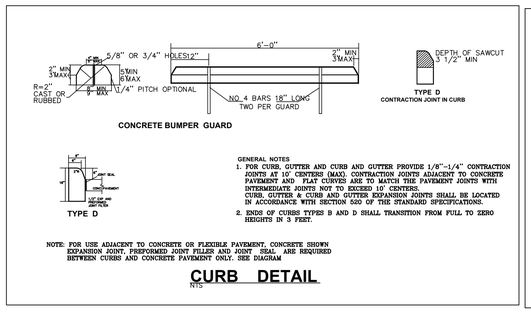
NOTE :
Proposed Sidewalks & Ramps
Must Comply W/ADA Standards



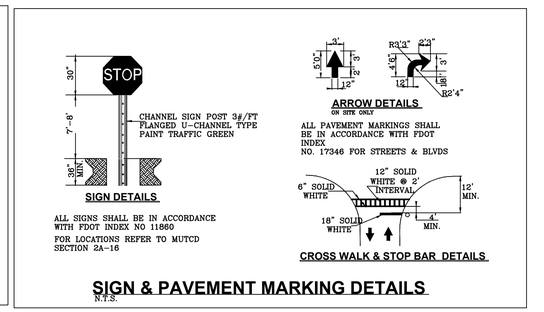
HANDICAPPED PARKING SIGN INSTALLATION DETAIL
N.T.S.



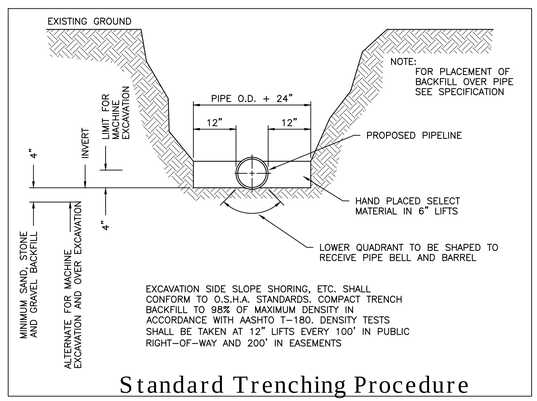
ADA ACCESSIBLE PARKING SPACES
N.T.S.



CURB DETAIL
NTS



SIGN & PAVEMENT MARKING DETAILS
N.T.S.



Standard Trenching Procedure

ABRAHAM CHABAB, Inc.
FL. BOARD OF PROF. ENG. AUTH.#26790
1391 NW St. Lucie West Blvd #411
PORT ST. LUCIE FL. 34986
Email agchabab1@msn.com
Ph: 772–475–6630

WOMEN'S CARE CENTER

GENERAL NOTES & DETAILS

DESIGNED BY AC
DRAWN BY AC
DATE Aug. 15/2022
SHEET 4 OF 4

REVISIONS	DATE

Abraham Chabab, Inc.
1391 NW St. Lucie West Blvd #411
Port St. Lucie, FL 34986

Sep. 21, 2022

Kevin Freeman, Planning Director
City of Fort Pierce, Planning Dept.
100 N. US#1
Fort Pierce, FL 34954

RE : Traffic Statement for Women's Care Center
Located at 510 N. 10th Street, Fort Pierce, FL.

Dear Mr. Freeman:

Proposed project is a medical office facility that will occupy 0.56 acres with a 4,200SF building and a parking lot that has 14 parking spaces. The facility will provide services Monday-Saturday from 8am-6pm. In this letter we have provided the following:

Existing Traffic Conditions:
Current level of service is "C" for most streets within 1 mile radius. Orange Ave, 25th Street, Avenue D. Okeechobee Rd and US#1.

Traffic Distribution From Proposed Development:
Based on Concurrency Management Chapter 22-217, average peak traffic conditions are conducted during weekday hours from 6am-9am for AM counts and 4pm-7pm for PM counts. Trips associated with the proposed development during these hours will generate less than 35 trips per day.

Traffic Statement Summary:
This facility will generate less than 1% of current trip volume. Affected streets should experience little or no impact to traffic entering and exiting this facility and level of service will remain at its current LOS "C" This project has de minimis impacts on roadway links within 1 mile radius and is in compliance with the concurrency plan of the city of Fort Pierce.

This item has been digitally signed by
Abraham Chabab, PE on 9.26.22–7:56:21

ABRAHAM F. CHABAB
LICENSE
No 47165
Abraham Chabab
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Ph:772-475-6630
Email: agchabab1@msn.com

Technical Review Committee **1. g.**

Meeting Date: 10/20/2022

REQUESTED ACTION

Minor Amendment to Site Plan – Fort Pierce Industrial Campus – 1450 Bell Avenue

LOCATION

Minor Amendment to a Site Plan – Fort Pierce Industrial Campus – 1450 Bell Avenue

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 10/07/2022 09:10 AM

Final Approval Date: 10/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Assistant Planning Director
RE	:	Technical Review Project: #22-07000020
BOARD DATE	:	October 20, 2022

Minor Amendment to a Site Plan – Fort Pierce Industrial Campus – 1450 Bell Avenue

Attached is an Application for Minor Amendment to a Site Plan. The applicant is proposing to develop an industrial campus on the subject properties. The property currently has 170,836 square feet of existing buildings with currently 683,041 square feet of existing vehicular use area/storage parking. They are proposing an additional vehicular use area/storage parking in the amount of 522,586 square feet. With this additional parking area, the applicant is proposing 22% of the site in pervious area/open space consisting of retention and landscaped areas.

Please review and provide comments on this Site Plan application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, planning@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,

Vennis Gilmore
Assistant Planning Director

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 1450 Bell Ave, Fort Pierce

Parcel ID #(s) 2428-431-0001-000-1 & 2428-421-0003-000-4

Project description Fort Pierce Industrial Campus

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: _____ Proposed Sq. Ft.:_____ Site Acreage:_____

1450 Bell Ave Owner LLC	Michael McCarty - McCarty & Associat
Property Owner(s)	**Applicant/Representative, Title, Company**
250 Greenpoint Ave 4th Floor	309 SE Osceola Ave, Suite 104
Street Address	Street Address
Brooklyn **NY** **11222**	Stuart FL 34994
City State Zip	City State Zip
718-302-0008	(772) 341-9322
Phone Number	Phone Number
josh@qrstproperties.com	mike@mccartylandplanning.com
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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

Residential: Proposed Units: _____ Proposed Sq. Ft.:_____ Site Acreage:_____

TSPN 18 LLC	Michael McCarty - McCarty & Associat
Property Owner(s)	**Applicant/Representative, Title, Company**
1100 Biscayne Blvd	309 SE Osceola Ave, Suite 104
Street Address	Street Address
Miami FL 33132	Stuart FL 34994
City State Zip	City State Zip
305-987-4993	(772) 341-9322
Phone Number	Phone Number
ymissika@gmail.com	mike@mccartylandplanning.com
Email Address	Email Address

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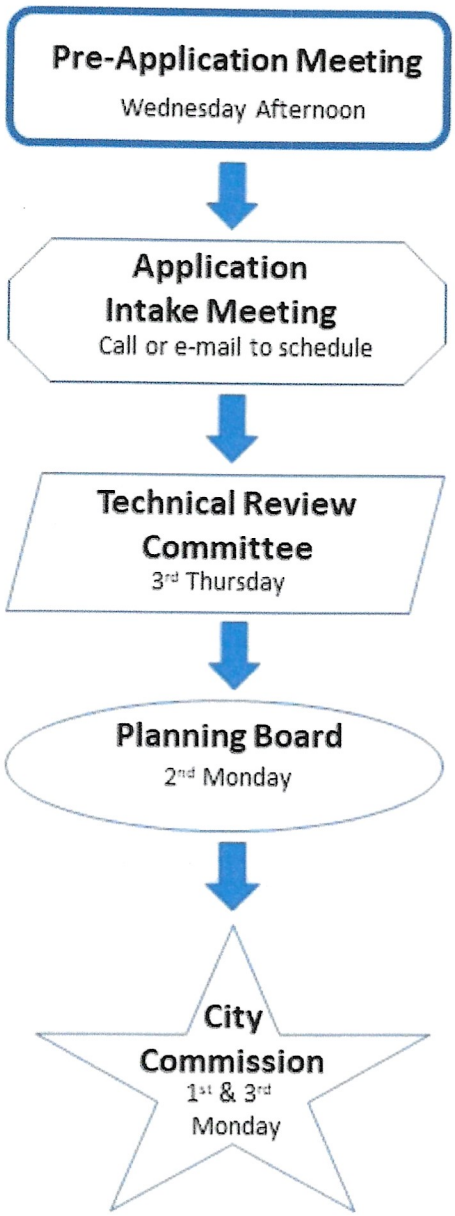
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https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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)
- [ ] 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 1450 Bell Ave, Fort Pierce

Parcel ID #(s) 2428-431-0001-000-1 & 2428-421-0003-000-4

Project description Fort Pierce Industrial Campus

1450 Bell Ave Owner LLC	Michael McCarty - McCarty & Associat
Property Owner(s)	**Applicant/Representative, Title, Company**
250 Greenpoint Ave 4th Floor	309 SE Osceola Ave, Suite 104
Street Address	Street Address
Brookyln **NY** **11222**	Stuart FL 34994
City State Zip	City State Zip
718-302-0008	(772) 341-9322
Phone Number	Phone Number
josh@qrstproperties.com	mike@mccartylandplanning.com
Email Address	Email Address

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THE SUNRISE CITY
FORT PIERCE
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DESIGN REVIEW

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Street Address	Street Address
Miami FL 33132	Stuart FL 34994
City State Zip	City State Zip
305-987-4993	(772) 341-9322
Phone Number	Phone Number
ymissika@gmail.com	mike@mccartylandplanning.com
Email Address	Email Address

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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

Design Review Application Checklist
(City Code of Ordinances 125-314)

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Abandon Lumber Yard	I-Industrial	I-1, Light Industrial
South	White City Cemetery	P/F - Public Facility (St. Lucie County)	I - Institutional (St. Lucie County)
East	Industrial Properties	I - Industrial	I-1, Light Industrial
West	Residential	R/M - Median Density RU - Residential Urban(SLC)	PD - Planned Dev. RS-4(St. Lucie County)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Industrial	I-1, Light Industrial	170,836 ex	41.931	x
****Proposed**	Industrial	I-1, Light Industrial	170,836	41.931	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 (170,836 SF)(0.125 gpd/sf) = 21,354 gpd
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day 0

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 (170,836 SF)(0.10 gpd/sf) = 17,084
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day 0

C. Parks and Recreation (Residential Classifications Only): N/A
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

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

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	I-1, Light Industrial
****Proposed Zoning/FLU**	I-1 Light Industrial
***Change in Demand**	None

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	Property is located in the North St. Lucie River Water Control District Boundary. Canal C-11 abuts this property. Per NSLRWCD requirements, max. discharge to the canal is 2" over the site during the peak 24 hours of a 10 Year - 72 Hour Event. Stormwater cleansing is required prior to discharge into the NSLWCD canal system. Ultimate out fall is the 5 Mile Creek.

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	693	120/59
****Proposed Zoning/FLU**	693	120/59
***Change in Demand**	Trips 0	Trips 0
Impact to Capacity	N/A	

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: N/A	Single Family: N/A Multifamily: N/A
Non-residential (square footage): 170,836 SF(existing)	
Mixed-use (describe use): N/A	
(If this is a single phase project, name it Phase I – Total) Existing building SF - 170,836 SF	

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Fort Pierce Industrial Campus	1	170,836	41.931	Nov, 2022	Dec, 2024

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? 170,836 Re-used

2. What is the current use of the structure to be demolished or re-used? 170,836 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

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5047081 OR BOOK 4833 PAGE 86, Recorded 05/31/2022 09:59:15 AM Doc Tax: $0.70

PREPARED BY AND RETURN TO:
Name: Alexzander Gonano of
Gonano & Harrell
Address: 1600 S. Federal Hwy.
Suite 200
Fort Pierce, FL 34950

File No: G22-005
Parcel No.: 2428-431-0001-000-1

(Space Above This Line For Recording Data)

Personal Representative's Deed

THIS INDENTURE made on this 17 day of **May, 2022**, by **John J. Katsock, Jr., Personal Representative of The Estate of Norman Zlinkoff,** whose address is **1450 Bell Avenue, Fort Pierce, FL 34982** ("**Grantor**") to **TSPN 18 LLC, a Florida limited liability company as to an undivided 49% interest** whose post office address is **1100 Biscayne Boulevard, Miami, FL 33130 and 1450 Bell Ave Owner, LLC, a Florida limited liability company as to an undivided 51% interest** whose post office address is **250 Greenpoint Ave., 4th Floor, Brooklyn, NY 11222, as tenants in common**, collectively hereinafter called the Grantee:

WITNESSETH: That Grantor, for ten and 00/100 dollars ($10.00) good and valuable consideration in hand paid, grants, bargains, sells aliens, remises, releases, conveys and confirms to the Grantee, its heirs and assigns forever, the real property lying and being in St. Lucie County, Florida, and more particularly described as follows:

Being a parcel of land lying in Section 28, Township 35 South, Range 40 East, Saint Lucie County, Florida, said parcel of land being a portion of the following described lands: Commencing at the Southwest corner of the Southeast quarter of Section 28, Township 35 South, Range 40 East, run North 00°04'31" West, along the West line of said Southeast quarter, 33.00 feet to the Point of Beginning. From the Point of Beginning continue North 00°04'31" West, along aforesaid West line of the Southeast quarter and also the East line of Sunrise Homesites Subdivision, as recorded in Plat Book 13, Page 14 of the Public Records of St, Lucie County, Florida, and Maravilla Heights Subdivision, as recorded in Plat Book 5, Page 1, of the Public Records of St. Lucie County, Florida, 2,539.68 feet; thence run South 87°52'40" East, a distance of 1,195.19 feet; thence run South 01°17'21" West, a distance of 1,109.50 feet; thence run South 02°31'30" East, a distance of 1,464.06 feet, to the North Right-of-Way of Bell Avenue, as recorded in Deed Book 215, Page 421, Public Records of St. Lucie County, Florida; thence run North 86°25'45" West, along said Right-of-Way 1,233.03 feet to the Point of Beginning.
Said portion being more particularly described as follows: Commence at the Southwest corner of the Southeast one quarter of said Section 28, thence North 02°49'59" West, along the West line of said Southeast one quarter, a distance of 33.00 feet to the Point of Beginning, said point also being on the Northerly Right-of-Way line of Bell Avenue; thence continue North 02°49'59" West, along the West line of the Southeast one quarter of said Section 28 and the Easterly line of Sunrise Homesites Subdivision, as recorded in Plat Book 13, Page 14, of the Public Records of St Lucie County, Florida, a distance of 1,110.80 feet; thence departing said line, North 87°10'01" East, a distance of 1,153.12 feet to a point on the Westerly Right-of-Way line of the North St. Lucie Water Control District Canal Right-of-Way, as described In Official Records Book 212, at Page 189 of the Public Records of St. Lucie County, Florida; thence South 06°34'23" East, along said

West tine, a distance of 1,191.60 feet to a point in the Northerly Right-of-Way line of Bell Avenue; thence North 89°11'41" West, along said Northerly Right-of-way line of Bell Avenue, a distance of 1,233.33 feet to the Point of Beginning.
Lying in Section 28, Township 35 South, Range 40 East, St Lucie County, Florida

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in any way appertaining to said Property.

TO HAVE AND TO HOLD the same to the Grantee, its heirs and assigns, in fee simple forever.

AND the Grantor does covenant to and with the Grantee, its heirs and assigns, that in all things preliminary to and in and about this conveyance that laws of the State of Florida have been followed and complied with in all respects.

SIGNTUARE PAGE TO FOLLOW

PERSONAL REPRESENTATIVE'S DEED
Parcel Identification Number: 2428-431-0001-000-1

IN WITNESS WHEREOF, the Grantor, John J. Katsock, Jr., Personal Representative of The Estate of Norman Zlinkoff, has set his/her hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of 2 witnesses:

WITNESS
PRINT NAME: Alexander Gonano

WITNESS
PRINT NAME: Renee Logan

The Estate of Norman Zlinkoff

By: _____
John J. Katsock, Jr., Personal Representative

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 17 day of May, 2022, by John J. Katsock, Jr., Personal Representative of The Estate of Norman Zlinkoff.

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary

ALEXZANDER DOUGLAS GONANO
Commission # GG 347437
Expires July 14, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Personally Known: X OR Produced Identification: _____
Type of Identification
Produced: _____

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5046887 OR BOOK 4832 PAGE 2380, Recorded 05/27/2022 04:47:12 PM Doc Tax: $3745.00

Prepared by:
Pierce Hardy Limited Partnership
1019 Route 519
Eighty Four, PA 15330

When recorded return to:
A1A Title Services, LLC
Attn: Michael I. Bernstein
3050 Biscayne Blvd., Suite 403
Miami, FL 33137

Tax Parcel ID # 2428-421-0003-000/4

SPECIAL WARRANTY DEED

The Grantor, **Pierce Hardy Limited Partnership**, a Pennsylvania limited partnership, whose mailing address is 1019 Route 519, Eighty Four, PA 15330 in consideration of Ten Dollars ($10.00) and other valuable consideration received from the Grantee, hereby grants and conveys to the Grantee, **1450 Bell Ave Owner LLC**, a Florida limited liability company, **as to an undivided 51% interest,** whose mailing address is 250 Greenpoint Ave., 4th Floor, Brooklyn, NY 11222 and **TSPN 18 LLC**, a Florida limited liability company, **as to an undivided 49% interest, as tenants in common**, whose mailing address is 1100 Biscayne Blvd., Miami, FL 33132, the lands in St. Lucie County, Florida, described as follows:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to easements and restrictions of record, without any attempt to re-impose same, and for real estate taxes for 2022 and subsequent years.

The Grantor hereby covenants that the lands are free of all encumbrances, except as stated herein, that lawful seisin of and good right to convey the lands are vested in the Grantor, and the Grantor hereby warrants the title to the lands and will defend the same against the lawful claims of anyone claiming by, through or under the Grantor.

Dated this 24th day of May 2022.

[signature page to follow]

[signature page to Special Warranty Deed]

Signed in the presence of:

Michelle Tascione
Print Name: Michelle Tascione

Print Name: Jim Zavicic

Pierce Hardy Limited Partnership
By: Peter Jon Co., General Partner

Bethany L. Cypher, Assistant Vice President

STATE OF PENNSYLVANIA }

COUNTY OF WASHINGTON } ss:

The foregoing instrument was acknowledged before me this 19th day of May, 2022, by Bethany L. Cypher, Assistant Vice President of Peter Jon Co., LLC, the sole general partner of Pierce Hardy Limited Partnership, a Pennsylvania limited partnership, who is personally known to me ~~(or has produced _____ as identification).~~

(NOTARY SEAL)

Commonwealth of Pennsylvania - Notary Seal
Tamara R. DeMarino, Notary Public
Washington County
My commission expires November 3, 2022
Commission number 1225445
Member, Pennsylvania Association of Notaries

Tamara R DeMarino
NOTARY PUBLIC
Name: Tamara R. DeMarino
Commission No.: 1225445
My commission expires: November 3, 2022

EXHIBIT "A"
(Legal Description)

Being a parcel of land lying in Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southeast one quarter of said Section 28; thence N 00°06'20" West, along the West line of the Southeast one quarter of said Section 28 and the East line of the Sunrise Homesites Subdivision, as recorded in Plat Book 13, Page 14 of the public records of St. Lucie County, Florida, a distance of 1143.86 feet to the Point of Beginning; thence continue North 00°06'20" West, along the East line of said Sunrise Homesites Subdivision and the East line of Maravilla Heights Subdivision, as recorded in Plat Book 5, Page 1 of the public records of St. Lucie County, Florida, a distance of 690.55 feet, thence South 89°52'56" East, a distance of 663.56 feet; thence South 00°06'13" East, a distance of 688.04 feet; thence South 89°54'03" West, a distance of 663.53 feet to the Point of Beginning.

LEGAL DESCRIPTION

PARCEL 1:
BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 28, THENCE NORTH 02~49'59" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BELL AVENUE; THENCE CONTINUE NORTH 02~49'59" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 28 AND THE EASTERLY LINE OF SUNRISE HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 14 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1110.80 FEET ; THENCE DEPARTING SAID LINE, NORTH 87~10'01" EAST, A DISTANCE OF 1153.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE WATER CONTROL DISTRICT CANAL RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 212 AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 06~34'23" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1191.60 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BELL AVENUE; THENCE NORTH 89~11'41" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BELL AVENUE, A DISTANCE OF 1233.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2:
BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 28, THENCE NORTH 00~06'20" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER OF SAID SECTION 28 AND THE EAST LINE OF THE SUNRISE HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 14 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1143.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00~06'20" WEST, ALONG THE EAST LINE OF SAID SUNRISE HOMESITES SUBDIVISION AND THE EAST LINE OF MARAVILLA HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 690.55 FEET; THENCE SOUTH 89~52'56" EAST, A DISTANCE OF 663.56 FEET; THENCE SOUTH 00~06-31" EAST, A DISTANCE OF 688.04 FEET; THENCE SOUTH 89~54'03" WEST, A DISTANCE OF 663.53 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,826,530 SQUARE FEET OR 41.931 ACRES, MORE OF LESS.

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

Property Identification

Site Address: 1450 BELL AVE
Sec/Town/Range: 28/35S/40E
Parcel ID: 2428-431-0001-000-1
Jurisdiction: Fort Pierce

Use Type: 4100
Account #: 32206
Map ID: 24/28S
Zoning: Light Indu

Ownership

TSPN 18 LLC
1450 Bell Ave Owner LLC

1100 Biscayne BLVD
Miami, FL 33132



Legal Description

28 35 40 FROM SW COR OF SE 1/4 TH N 00 04 31 W ALG W LI OF SE 1/4 33 FT TO NLY RD R/W LI OF BELL AV AND POB: TH CONT N 00 04 31 W 1110.80 FT, TH N 87 10 01 E 1153.12 FT TO WLY R/W LI OF DRAINAGE CANAL, TH S 06 34 23 E ALG W LI 1191.60 FT TO NLY RD R/W LI OF BELL AV, TH N 89 11 41 W ALG NLY R/W LI 1233.03 FT TO POB (31.43 AC)

Current Values

Just/Market Value:	$1,735,900
Assessed Value:	$1,735,900
Exemptions:	$0
Taxable Value:	$1,735,900

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	187,743
Gross Sketched Area (SF):	207,903
Land Size (acres):	31.43
Land Size (SF):	1,369,091

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 17, 2022	4833 / 0086	0119	PR	Railside LLC	$100
May 16, 2022	4833 / 0089	0116	SP	1450 Bell Ave Owner LLC	$9,000,000
May 16, 2022	4833 / 0089	0116	SP	TSPN 18 LLC	$9,000,000
Apr 1, 2020	4404 / 2438	0111	WD	Railside LLC	$100
Jul 24, 2013	3543 / 1196	0111	MS	Katsock Vivian M	$0
Jul 24, 2013	3543 / 1196	0111	MS	Katsock John J	$0
Jul 24, 2013	3543 / 1196	0111	MS	Railside LLC	$0
Feb 10, 2009	3060 / 1969	0130	WD	Railside LLC	$0
Aug 18, 2005	2337 / 1712	XX01	WD	Railside LLC	$100
Aug 3, 2004	2037 / 0874	XX01	CT	3 Golden Holdings LLC	$100
Jul 22, 2004	2024 / 1430	XX01	CT	Sun Valley Cold Storage Inc	$3,300,000
Mar 21, 2000	1290 / 0525	XX01	WD	Becker Holding Corp	$2,250,000
Jan 3, 1990	0671 / 1272	XX00	WD	FEDERAL DEPOSIT INSURANCE CORP	$4,284,000
Nov 17, 1989	0665 / 1662	XX01	CT	FORT PIERCE PARTNERS LTD	$0
Sep 1, 1986	0516 / 0059	XX01	CV		$27,950,000
Sep 1, 1986	0516 / 0054	XX01	CV		$3,000,000
May 1, 1985	0479 / 1512	XX00	CV		$1,904,100

Building Information (1 of 3)

Finished Area: 144,399 SF

Gross Sketched Area: 153,117 SF

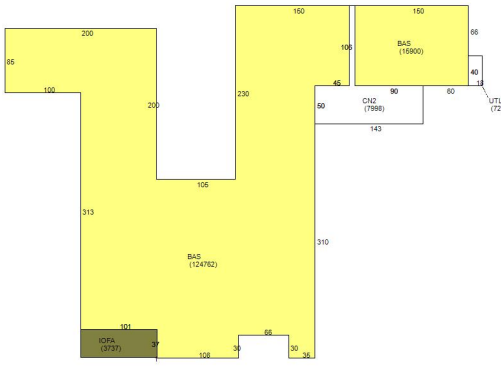
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: INDW	Year Built: 1975	Frame:
Grade: Y_C	Effective Year: 1980	Primary Wall: Conc Block
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: CONC GRD
A/C %: 0%	Heated %: 0%	Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	140662	140662	2814
CN2	CANOPY	7998	0	598
IOFA	INTERIOR OFFICE AVERAGE QUALITY	3737	3737	276
UTL	UTILITY ROOM	720	0	116

Building Information (2 of 3)

Finished Area: 21,008 SF

Gross Sketched Area: 30,398 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: INDW	Year Built: 1956	Frame:
Grade: Y_D+	Effective Year: 1956	Primary Wall: Conc Block
Story Height: 10 Ft Ad Ht	No. Units: 1	Secondary Wall:

Interior Data

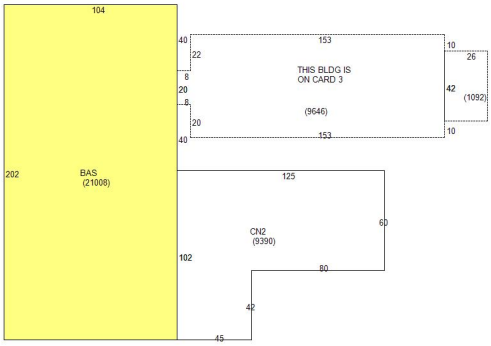
Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0

Half Baths: 0
A/C %: 0%

Heat Fuel:
Heated %: 0%

Primary Floors: CONC GRD
Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	21008	21008	612
CN2	CANOPY	9390	0	454

Building Information (3 of 3)

Finished Area: 22,336 SF

Gross Sketched Area: 24,388 SF

Exterior Data

View:
Building Type: INDW
Grade: Y_D
Story Height: 10 Ft Ad Ht

Roof Cover: Metal
Year Built: 1956
Effective Year: 1956
No. Units: 1

Roof Structure: Steel Truss
Frame:
Primary Wall: Conc Block
Secondary Wall:

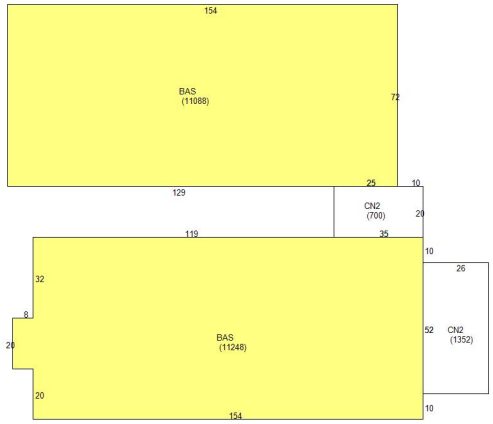
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: %

Electric: MAXIMUM
Heat Type:
Heat Fuel:
Heated %: %

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: CONC GRD
Sprinkled %: %





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	22336	22336	920
CN2	CANOPY	2052	0	266

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	10500	1975
ASP2 LOW	1	107400	1975
CHAINLINK 6'	1	1110	2009
BARB WIRE	1	1110	2009
CHAINLINK 6'	1	600	2021
BARB WIRE	1	600	2021

Current Year Values

Current Values Breakdown

Building:	$161,200
Land:	$1,574,700
Just/Market:	$1,735,900
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$1,735,900
Exemption(s):	$0
Taxable:	$1,735,900

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	31.43	North St. Lucie Water Management District	$675.75

Start Year	AssessCode	Units	Description	Amount
2018	0041	281.9	Fort Pierce Stormwater Charge	$19,451.10

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$1,735,900	$1,735,900	$0	$1,735,900
2020	$1,731,503	$1,731,503	$0	$1,731,503
2019	$4,200,400	$3,229,248	$0	$3,229,248
2018	$3,299,400	$2,935,680	$0	$2,935,680

Permits

Number	Issue Date	Description	Amount	Fee
FE200637	Apr 5, 2006	Chainlink Fence	$22,456	$300
DI200613	Jul 25, 2006	Demolition	$2,000	$360
DM2006143	Aug 31, 2006	Demolition	$2,000	$390
BP10-0367	Feb 26, 2010	Demolition	$0	$275
BP15-2670	Oct 2, 2015	Alterations/Remodeling	$650,000	$8,509
BP15-3006	Nov 10, 2015	Alterations/Remodeling	$3,500	$130
BP15-3028	Nov 16, 2015	Re Roof Permit	$15,000	$232
BP15-1388	Jun 8, 2015	Electric	$2,400	$80
BP15-2644	Nov 12, 2015	Electric	$8,600	$252
BP15-3007	Feb 24, 2016	Alterations/Remodeling	$110,000	$1,100
BP16-0203	Apr 11, 2016	Alterations/Remodeling	$15,200	$0
BP16-1785	Aug 3, 2016	Site Work	$30,000	$0
BP16-2127	Aug 10, 2016	Site Work	$27,000	$0
BP17-0371	Feb 9, 2017	Electric	$0	$0
BP17-0425	Feb 15, 2017	Electric	$1,000	$0
BP16-1785	Aug 3, 2017	Site Work	$30,000	$0
BP17-2757	Feb 14, 2018		$29,000	$0
BP18-4329	Jan 15, 2019	Demolition	$3,000	$0
BP19-0919	Mar 20, 2019		$348,000	$0
BP19-0954	Mar 20, 2019		$0	$0
BP17-2757	Apr 11, 2019		$29,000	$0
BP19-1023	May 7, 2019		$14,500	$0
BP19-1905	Jul 15, 2019		$15,000	$0
BP19-1906	Jul 15, 2019		$10,000	$0
BP19-3452	Oct 8, 2019	Electric	$0	$0
BP19-4294	Jan 3, 2020	Demolition	$0	$0
BP21-3295	Jul 8, 2021	Fence	$16,000	$0

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: ENTERPRISE RD
Sec/Town/Range: 28/35S/40E
Parcel ID: 2428-421-0003-000-4
Jurisdiction: Fort Pierce

Use Type: 4000
Account #: 173006
Map ID: 24/28S
Zoning: Light Indu

Ownership

1450 BELL AVE OWNER LLC
TSPN 18 LLC

250 Greenpoint AVE 4th Floor
Brooklyn, NY 11222

Legal Description

28 35 40 BEG SW COR OF SE 1/4, TH N 02 49 59 W 1143.86 FT TO POB: TH N 89 54 03 E 663.53 FT, TH N 00 06 13 W 688.04 FT, TH N 89 52 56 W 663.56 FT, TH S 02 49 59 W 690.55 FT TO POB- (10.50 AC - 457,380 SF) (OR 2845-531)



Current Values

Just/Market Value:	$583,200
Assessed Value:	$583,200
Exemptions:	$0
Taxable Value:	$583,200

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	10.5
Land Size (SF):	457,380

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 19, 2022	4832 / 2380	0001	SP	Pierce Hardy LP	$535,000
Jun 20, 2007	2845 / 0531	XX00	WD	Keller (TR) Fred	$1,732,500
Oct 7, 2002	1595 / 1337	XX00	WD	Becker Holding Corp	$1,000,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$583,200
Just/Market:	$583,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$583,200
Exemption(s):	$0
Taxable:	$583,200

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0041	166.4	Fort Pierce Stormwater Charge	$11,481.60
Start Year	AssessCode	Units	Description	Amount
2013	0054	10.5	North St. Lucie Water Management District	$225.75

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$583,200	$583,200	$0	$583,200
2020	$583,200	$583,200	$0	$583,200
2019	$583,200	$583,200	$0	$583,200
2018	$583,200	$583,200	$0	$583,200

Permits

Number	Issue Date	Description	Amount	Fee

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

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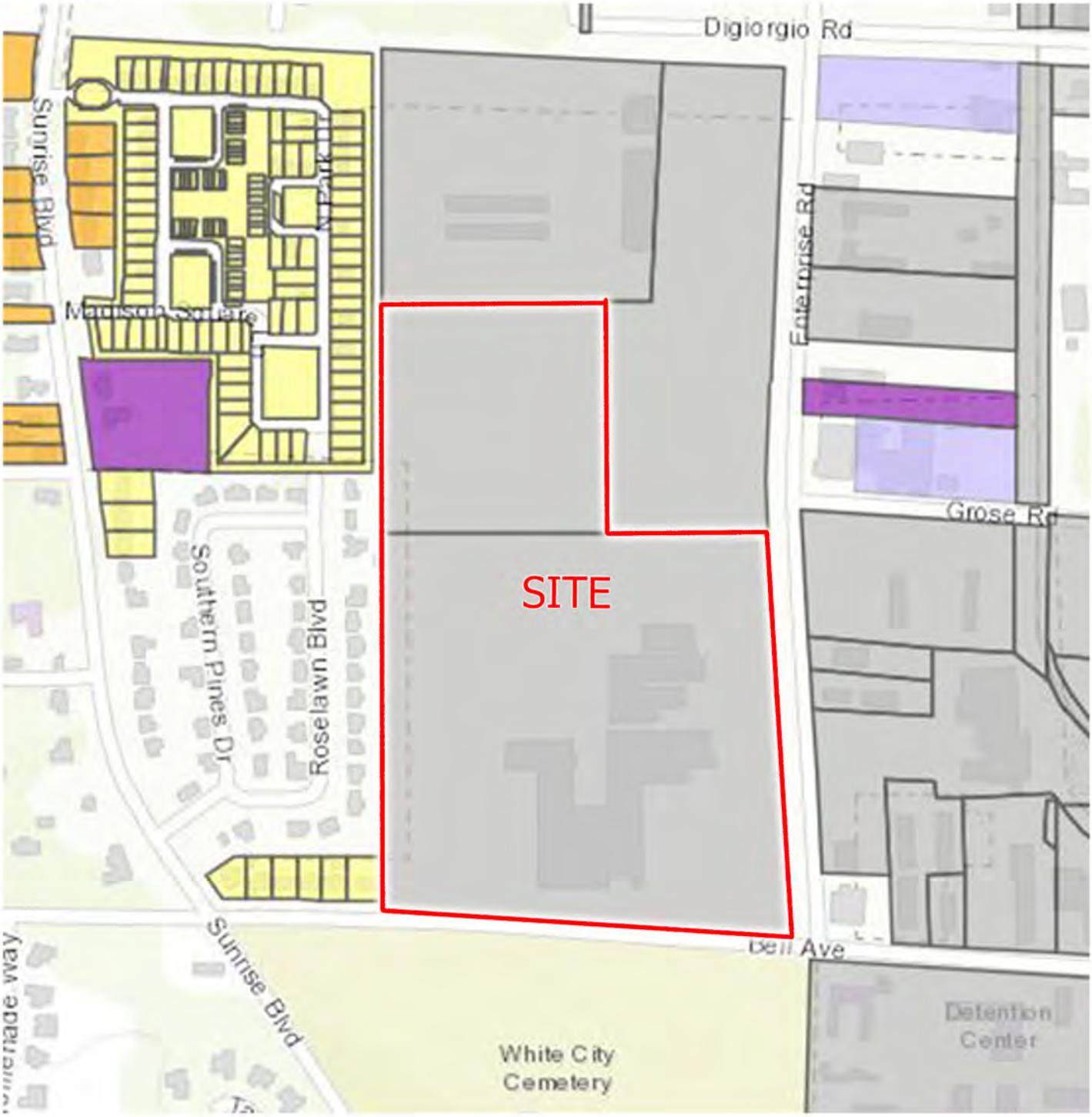
Fort Pierce Industrial Campus

2428-431-0001-000-1
2428-421-0003-000-4
1450 Bell Ave.
Fort Pierce, Florida

McCarty & Associates
LAND PLANNING
AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Future Land Use Map

Industrial



8/11/2022

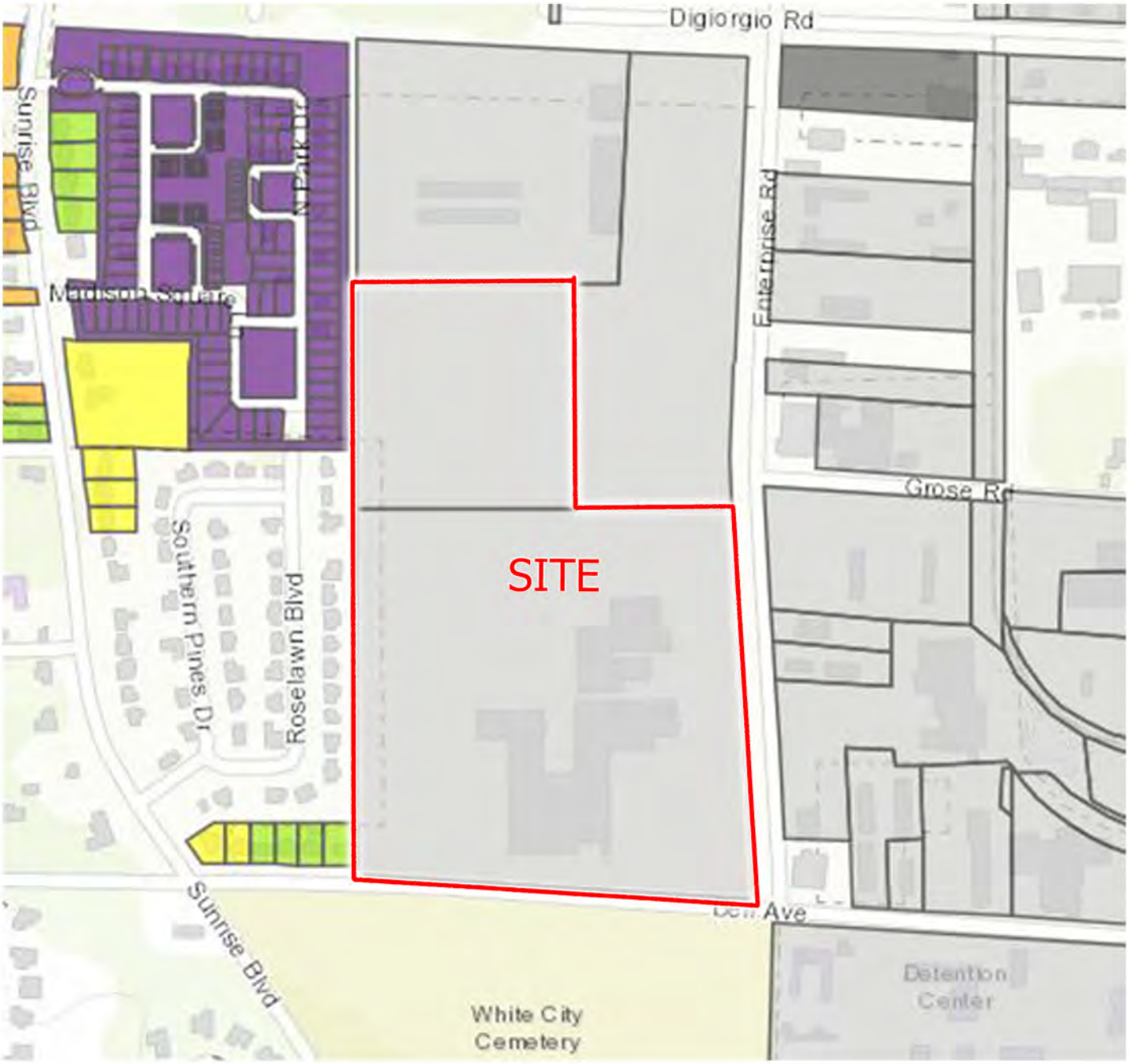
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Zoning Map

Light Industrial



8/11/2022

Fort Pierce Industrial Campus

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McCarty & Associates

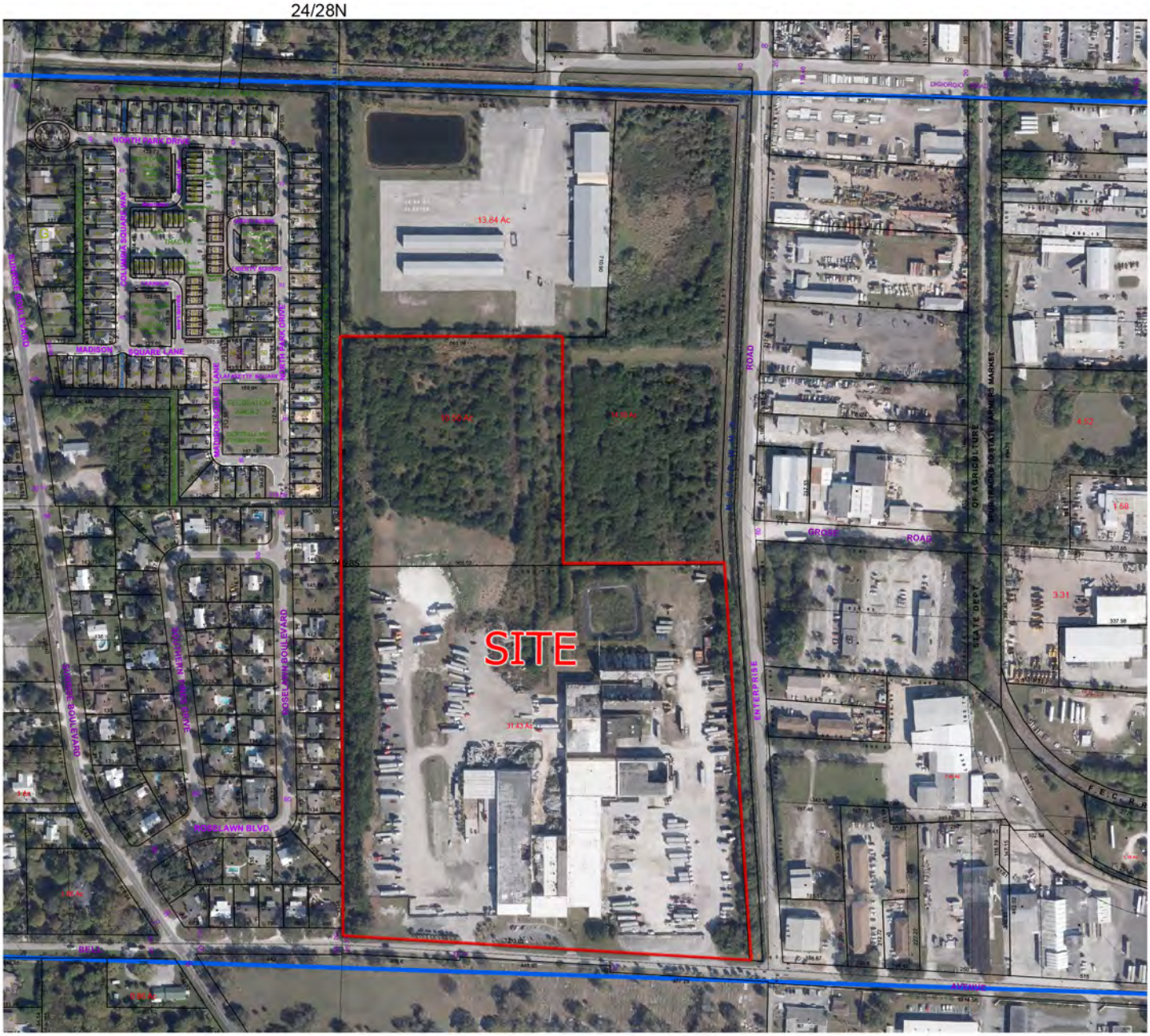
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Tax Map

24/28N



8/11/2022

Fort Pierce Industrial Campus

2428-431-0001-000-1
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Aerial Photograph



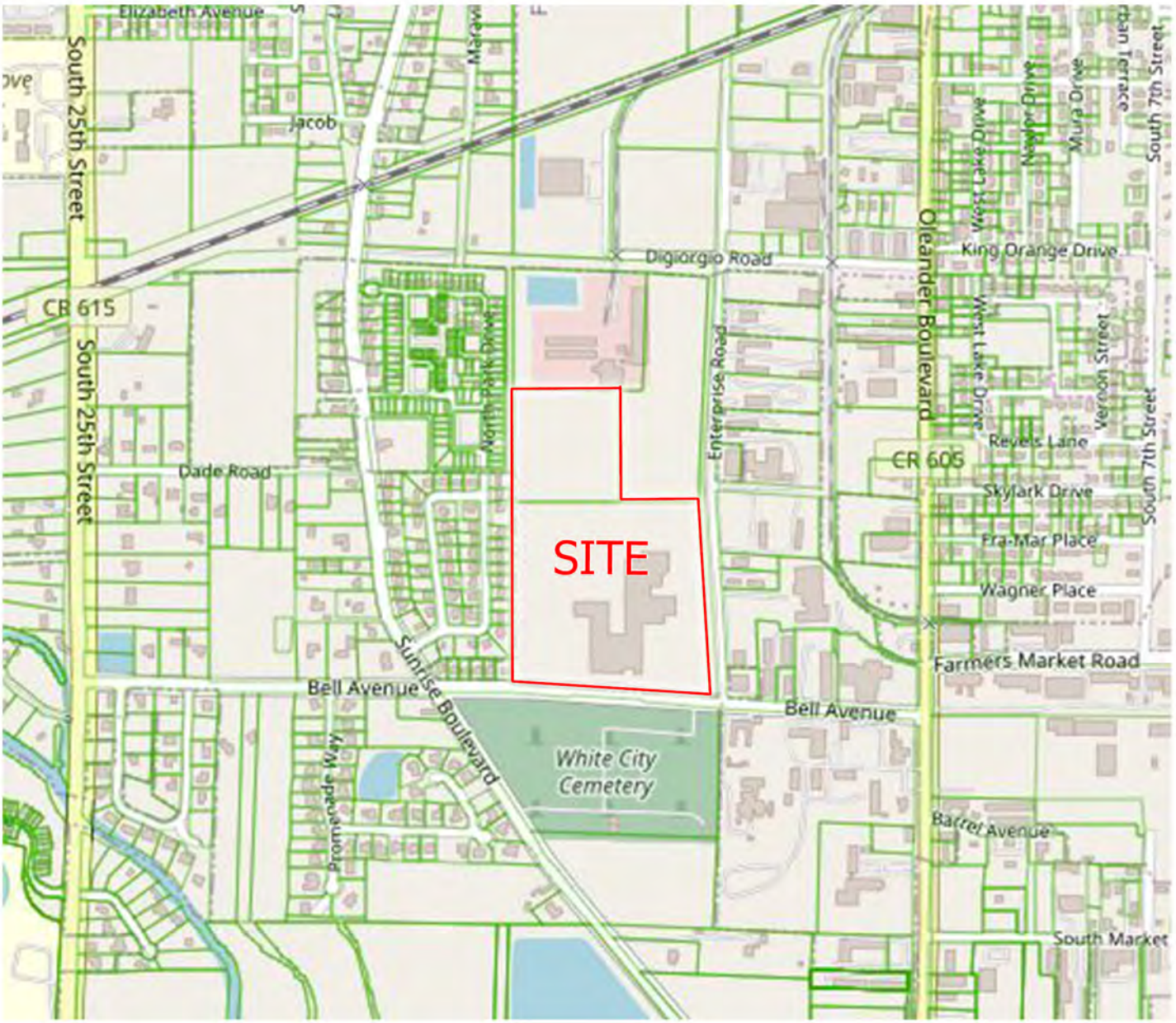
8/11/2022

Fort Pierce Industrial Campus

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Location Map



8/11/2022

McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
73 SW Flagler Ave ▪ Stuart, FL 34994
772/341-9322

Fort Pierce Industrial Campus Project Narrative

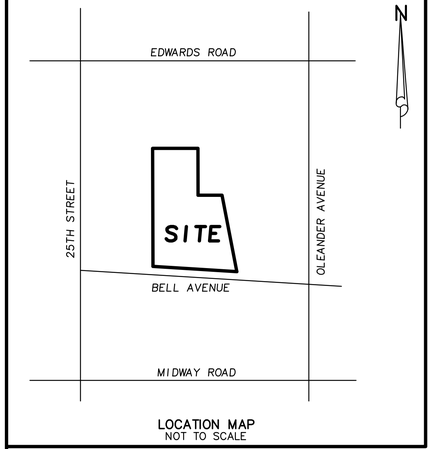
The subject site address is 1450 Bell Ave in The City of Fort Pierce. The property is comprised of +/- 41.9 acres and is identified by Parcel ID numbers 2428-431-0001-000-1 and 2428-421-0003-000-4. Legal Description is attached as well for your information. The parcel has an I (Industrial) future land use designation and a zoning designation of LI (Light Industrial). The applicant owns the two properties identified above which are located within the City of Fort Pierce.

The applicant is proposing an industrial campus on the subject properties. The property currently has 170,836 square feet of existing buildings with currently 683,041 square feet of existing vehicular use area/storage parking. We are proposing an additional vehicular use area/storage parking in the amount of 522,586 square feet. With this additional parking area, we are proposing 22% of the site in pervious area/open space consisting of retention and landscaped areas.

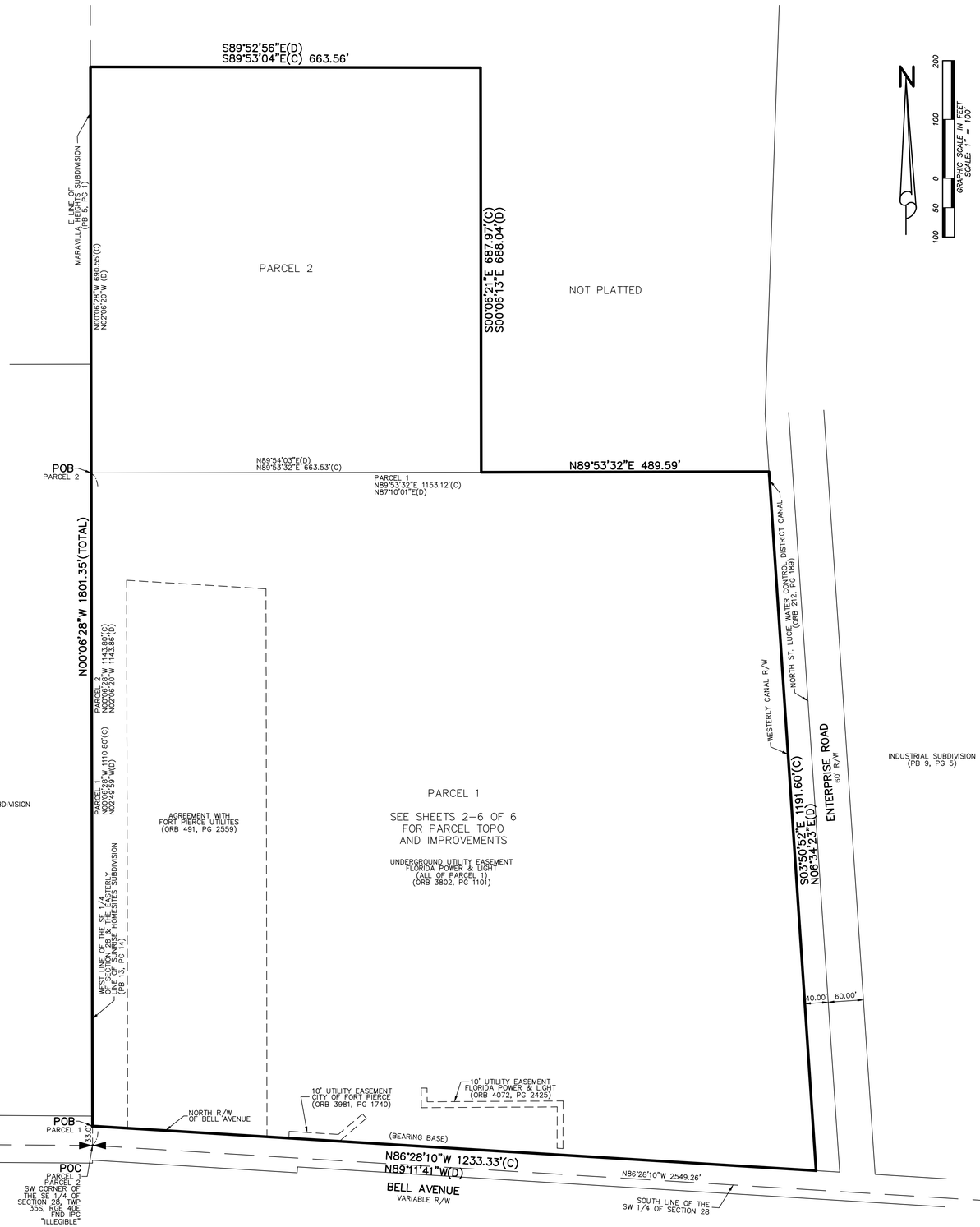
The subject property has had a history of ongoing site issues regarding code enforcement. The existing use (previously known as Bell Avenue Storage), which was parking & storage, has been defunct for some time now. This proposal will rectify those issues allowing for a reuse which will beautify the site bring it into compliance. Taking a blight on the City of Fort Pierce into a project that the City can be proud of.

There is no native habitat or wetlands existing on the property.

A pre-application meeting for the project to be known as Fort Pierce Industrial Campus was held on Wednesday, August 24th 2002. The Development Review and Design Review applications are being submitted now.



LOCATION MAP
NOT TO SCALE



SYMBOLS:

- = GUY WIRE ANCHOR
- = CABLE TELEVISION BOX
- = CATCH BASIN
- = CATCH BASIN INLET
- = CLEANOUT
- = ELECTRIC BOX
- = TELEPHONE BOX
- = SIGN
- = SANITARY MANHOLE
- = STORM MANHOLE
- = FIRE HYDRANT
- = LIGHT POLE
- = CONCRETE POWER POLE
- = BACKFLOW PREVENTOR
- = MAIL BOX
- = GAS VALVE
- = SEWER VALVE
- = WATER VALVE
- = WELL
- = WATER METER
- = WOOD POWER POLE
- = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

ABBREVIATIONS:

(C)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
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DE	= DRAINAGE EASEMENT
DEP	= DEPARTMENT OF ENVIRONMENTAL PROTECTION
DB	= DEED BOOK
DIP	= DUCTILE IRON PIPE
FND	= FOUND
FPL	= FLORIDA POWER & LIGHT
IP	= 1" IRON PIPE
INV	= INVERT
IRC	= IRON ROD WITH PLASTIC CAP
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
R/W	= RIGHT-OF-WAY
RCP	= REINFORCED CONCRETE PIPE
RGE	= RANGE
SEC	= SECTION
TWP	= TOWNSHIP
UE	= UTILITY EASEMENT

LEGAL DESCRIPTION:

PARCEL 1:

BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 28, THENCE NORTH 02°49'59" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BELL AVENUE; THENCE CONTINUE NORTH 02°49'59" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 28 AND THE EASTERLY LINE OF SUNRISE HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 14 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1110.80 FEET ; THENCE DEPARTING SAID LINE, NORTH 87°10'01" EAST, A DISTANCE OF 1153.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE WATER CONTROL DISTRICT CANAL RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 212 AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 06°34'23" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1191.60 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BELL AVENUE; THENCE NORTH 89°11'41" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BELL AVENUE, A DISTANCE OF 1233.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2:

BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 28, THENCE NORTH 00°06'20" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER OF SAID SECTION 28 AND THE EAST LINE OF THE SUNRISE HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 14 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1143.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°06'20" WEST, ALONG THE EAST LINE OF SAID SUNRISE HOMESITES SUBDIVISION AND THE EAST LINE OF MARAVILLA HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 690.55 FEET; THENCE SOUTH 89°52'56" EAST, A DISTANCE OF 663.56 FEET; THENCE SOUTH 00°06–31" EAST, A DISTANCE OF 688.04 FEET; THENCE SOUTH 89°54'03" WEST, A DISTANCE OF 663.53 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,826,530 SQUARE FEET OR 41.931 ACRES, MORE OF LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J–17.050(10)(A–K), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON A SURVEY PERFORMED BY GCY INCORPORATED, FILE NUMBER 01–1123–01–01, DATED DECEMBER–2001 AND ST. LUCIE COUNTY SECTIONAL DATA.
3. LEGAL DESCRIPTION WAS FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED: 5–11–22 AT: 5:00 PM, ORDER NO.: 8680324, REVISION NUMBER: 5 5/23/2022.

   SUBJECT TO THE FOLLOWING:

   A. AGREEMENT WITH FORT PIERCE UTILITIES RECORDED FEBRUARY 24, 1986, IN OFFICIAL RECORDS BOOK 491, PAGE 2559. (BII(#5)) (SHOWN)
   B. APPLICATION FOR CONNECTION TO OR USE OF DISTRICT FACILITIES RECORDED FEBRUARY 6, 1987, IN OFFICIAL RECORDS BOOK 530, PAGE 2194. (BII(#6)) (AFFECTS PARCEL 1 & 2, BLANKET IN NATURE)
   C. EASEMENT BY AND BETWEEN RAILSIDE LLC, GRANTOR, AND FLORIDA POWER AND LIGHT COMPANY, GRANTEE, RECORDED OCTOBER 13, 2015, IN OFFICIAL RECORDS BOOK 3797, PAGE 822, RE–RECORDED IN OFFICIAL RECORDS BOOK 3802, PAGE 1101. (BII(#7)) (AFFECTS PARCEL 1, BLANKET IN NATURE)
   D. EASEMENT BY AND BETWEEN RIALSIDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTOR, AND CITY OF FORT PIERCE, FLORIDA (FORT PIERCE UTILITIES, GRANTEE, RECORDED APRIL 6, 2017, IN OFFICIAL RECORDS BOOK 3981, PAGE 1740. (BII(#8)) (SHOWN)
   E. EASEMENT BY AND BETWEEN RAILSIDE LLC, GRANTOR, AND FLORIDA POWER AND LIGHT COMPANY, GRANTEE, RECORDED DECEMBER 7, 2017, IN OFFICIAL RECORDS BOOK 4072, PAGE 2425. (BII(#9)) (SHOWN)

4. BEARING BASIS: N86°28'10"W ALONG THE NORTH R/W LINE OF BELL AVENUE.
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0189 K, EFFECTIVE DATE 2–19–20.
7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
8. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR FUTURE CONSTRUCTION AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J–17.051(15)(B)(II), FLORIDA ADMINISTRATIVE CODE. ALL FIELD–MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
10. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
11. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. IMPROVEMENTS ALONG THE WEST LINE WHERE NOT LOCATED DUE TO HEAVY VEGETATION AND NEIGHBORING ACCESS.
13. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L–NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J–17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 471.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
14. THIS PROPERTY HAS DIRECT ACCESS TO BELL AVENUE ALONG THE SOUTH SIDE OF THE PROPERTY.
15. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
    PREPARED FOR: GONANO & HARRELL
    COMMONWEALTH LAND TITLE INSURANCE COMPANY
    TSPN 18, LLC
    1450 BELL AVE OWNER, LLC
    THE BERNSTEIN LAW FIRM
    EMG TRANSFER AGENT, LLC
    SAUL EWING ARNSTEIN & LEHR, LLP
15. © COPYRIGHT 2022 BY ALEXANDER J. PIAZZA PSM, INC.
    THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
    THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE ANDL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 3–02–22

DATE OF SURVEY: 5–24–22

ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6330

DATE:	REVISIONS:	BY:
7–22–22	ADD ADDITIONAL TOPO IN N 10 AC	AJP

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340–7770
Fax: (772) 340–2250
LB#7280

BOUNDARY & TOPOGRAPHIC SURVEY
1450 BELL AVENUE
SEC 28, TWP 35S, RGE 40E
AS PREPARED FOR
TSPN 18, LLC & 1450 BELL AVE OWNER, LLC

CAD	K:\REALTIME\BELL AVENUE\22–8666.DWG				
REF	K:\				
FLD	CJM / AJP	FB.	PG.	JOB	22–8666
OFF	CJM			DATE	5–24–22
CKD	AJP	SHEET	1 OF 6	DWG	D–1009

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- = GUY WIRE ANCHOR
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- = CLEANOUT
- = ELECTRIC BOX
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Surveying • Mapping - Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
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Fax: (772) 340-2250
LB#7280

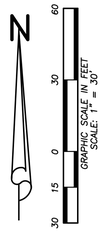
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DATE 4-21-22

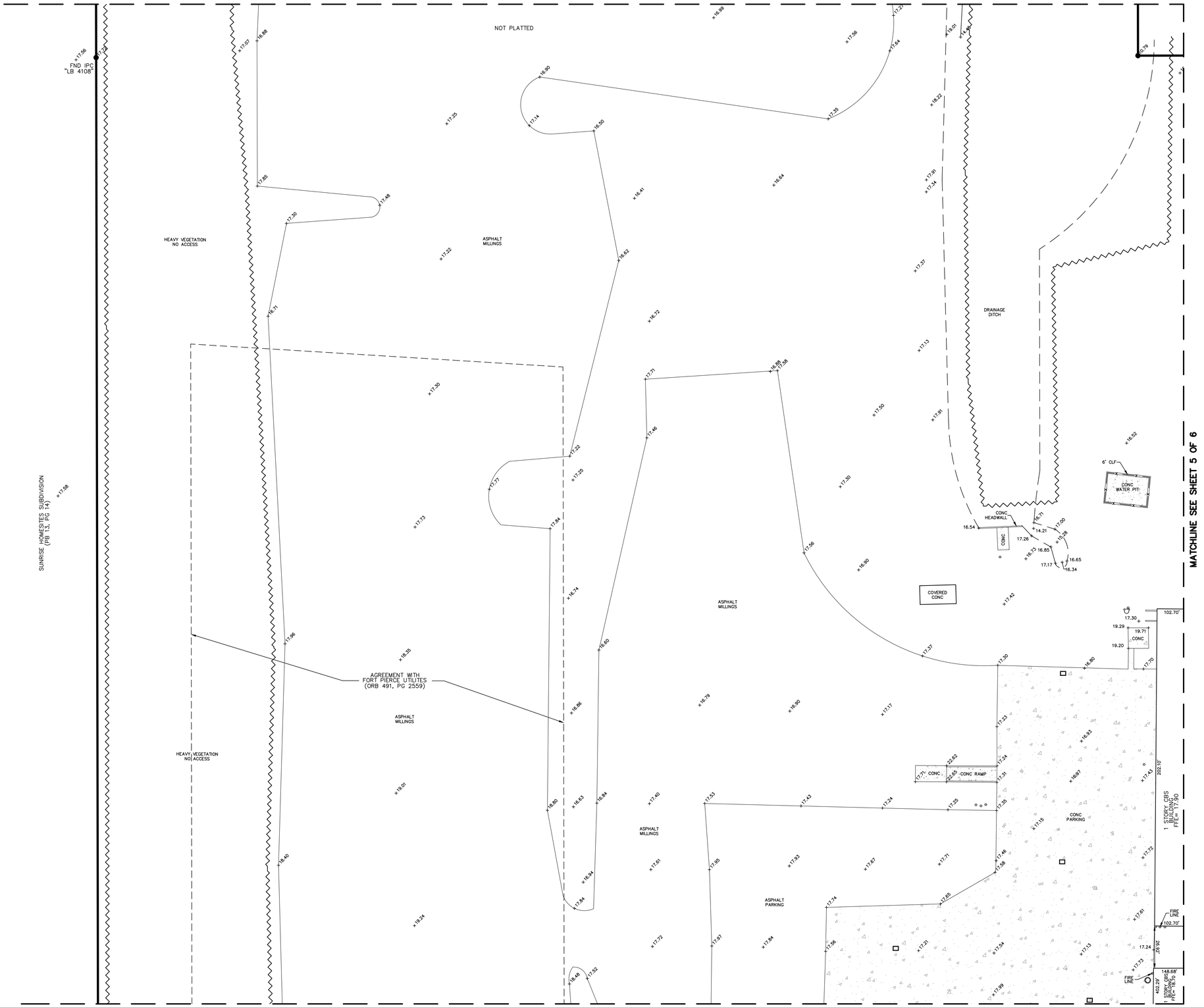
BOUNDARY & TOPOGRAPHIC SURVEY
1450 BELL AVENUE
SEC 28, TWP 35S, RGE 40E
AS PREPARED FOR
TSPN 18, LLC & 1450 BELL AVE OWNER, LLC

BY:	REVISIONS:	DATE:

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MATCHLINE SEE SHEET 6 OF 6





SYMBOLS:

- = GUY WIRE ANCHOR
- = CABLE TELEVISION BOX
- = CATCH BASIN
- = CATCH BASIN INLET
- = CLEANOUT
- = ELECTRIC BOX
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- = MAIL BOX
- = GAS VALVE
- = SEWER VALVE
- = WATER VALVE
- = WELL
- = WATER METER
- = WOOD POWER POLE
- = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

ABBREVIATIONS:

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GRAPHIC SCALE IN FEET
SCALE: 1" = 30'
30 15 0 30 60

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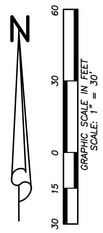
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DWG D-1009

REVISIONS: | BY: | DATE:

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MATCHLINE SEE SHEET 3 OF 6

MATCHLINE SEE SHEET 4 OF 6

FND IPC "LB 4108"

TOP OF BANK

RETENTION POND

6' CLF

1 STORY CBS BUILDING FFE= 18.88

1 STORY CBS BUILDING FFE= 17.90

1 STORY CBS BUILDING FFE= 18.70

1 STORY CBS BUILDING

COVERED CONC

CONC RAMP

CONC LOADING AREA

CONC AREA

3' CONC WALL

ASPHALT

ASPHALT MILLINGS

ASPHALT ROAD

FIRE LINE

GATE

CONC

30.00'

30.00'

40.00'

NORTH ST. LUCIE WATER CONTROL DISTRICT CANAL (ORB 212, PG 189)

ENTERPRISE ROAD
60' R/W – ASPHALT ROAD

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LB#7280

REVISIONS: BY: DATE:

The MilCor Group Inc.

Engineering a Value-Driven Sustainable Environment

Ft. Pierce Industrial Campus

Stormwater Management Report

For Review By:
North St. Lucie River Water Control District
City of Ft. Pierce
South Florida Water Management District

Prepared For:	Prepared By:
1450 Bell Avenue, LLC.	The MilCor Group, Inc.
TSPN 18, LLC.	

September, 2022

TABLE OF CONTENTS

Martin County Design Certification

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   - 1.1 Location
   - 1.2 Site Conditions
   - 1.3 Soils & Wetlands
   - 1.4 Drainage Pattern
   - 1.5 FEMA Flood Zone
2. Proposed Development:
   - 2.1 Project Description
   - 2.2 Control Elevation
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   - 2.4 Stormwater Management System
3. **Modeling:**
   - 3.1 Modeling Input
   - 3.2 Node Map
   - 3.3 Roadway Elevation and Design Storm Model
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4. **Attachments:**
   - 4.1 Pre-Development Basin Map
   - 4.2 Post-Development Basin Map
   - 4.3 Post Development Drainage Calculations
   - 4.4 Stage-Storage Calculations
   - 4.5 ICPR Model[1]
   - 4.6 Stormwater Maintenance Plan
   - 4.7 Soils Map
   - 4.8 FEMA FIRM Map
   - 4.9 Geotechnical report
   - 4.10 SFWMD Permit for 84 Lumber Site and a 10.5 Acre portion of this project

Grant S, Besing
Licensed Engineer #40046
State of Florida
The MilCor Group, Inc.
Certificate of Authorization # 28246
Date:

Notes
1. Calculations performed in Excel, routing performed using ICPR4.07.08

Office Locations:

10975 SE Federal Hwy
Hobe Sound
Florida
33455

9035 Americana Road #13
Vero Beach
Florida
32966

Phone
772-223-8850
Fax
772-223-8851

Email
marketing@themilcorgroup.com

Web
www.themilcorgroup.com

Ft. Pierce Industrial Campus
Stormwater Management Report

1. Existing Conditions:

1.1 Location

The property is in the City of Ft. Pierce, St. Lucie County. The property consists of un-platted land in Section 28, Twp 35 S and Rng 40 E. The property is bounded on the south by Bell Avenue, east by the North St. Lucie River Water Control District Canal No. 11, to the north by a vacant Lumber Yard and the east by Sunrise Homesites P.B. 13, Pg. 14, St. Lucie County Records. The property contains two parcels. The northern undeveloped parcel contains 10.50 Acres (TSPN 18, LLC.) and the southern more developed parcels contains 31.43 Acres (1450 Bell Avenue, LLC.).

1.2 Site Conditions

The site contains two parcels of land with the northern parcel containing 10.5 Acres and is owned by 1450 Bell Avenue, LLC. Currently the property is vacant/covered in exotic vegetation. The southern parcel contains 31.43 Acres and is developed. This site has been used for many uses ranging from Citrus Manufacturing to Recycling. According to the county records, the major buildings on the site were constructed in 1956 with a secondary building constructed in 1980. Currently the pavement on the property has deteriorated because of a lack of maintenance. Bell Avenue is currently a paved city street, Enterprise Road is also paved. Access to I-95 to the property is from Oleander Avenue (1,800 Ft) to the east and S. 25th Street to the west (3,000 Ft). Both of these roads connect to Virginia Avenue to the north and Midway Road to the South. Both streets have access to Interstate-95 and Federal Highway.

1.3 Soils & Wetlands

Based on the St. Lucie Soil Survey, the soil type for the site is 47.3% Lawnwood(B/D) and Myakka Sands (Map unit Symbol 21), 38.1% Urban Land (Map unit Symbol 47), 8.3% Ankona and Farmton(D) Sands (Map Unit Symbol 2), and 6.2% Pendarvis (C) and Pomello Sands (Map Unit Symbol 29). Lawnwood and Myakka Sands are both poorly drained sands with a slope range from 0% - 8%. Ankona and Farmton Sands are also poorly drained sands with nearly flat slopes of 0% - 2%. Pendarvis and Pomello Sands and well to moderately well drained and have slopes of 2% - 5%. The hydrologic group is mixed with a mainly limited soil storage component**.** No wetlands were observed on the property. Please refer to the Soils Map in Attachment 4.7 for more information.

1.4 Topography & Drainage Pattern

See Attachment 4.1, for the Pre-Development Basin Map, which shows the pre-development basin and topography for the site. Existing elevations range between 18.8 NAVD (Developed Elevations) along the south property boundary to 16.5 NAVD in the northern section of the 10.5 acre property. The 10.5 Acre property contains an

area abutted by three wet ditches. Two of the ditches lead from the developed portion of the property located in the central portion of the parcel. These ditches flow north to the northern boundary of the parcel. Prior to the development of the 84 Lumber Site, these ditches extended to the NSLRWCD Canal 10 and made a direct connection. After construction of the 84 Lumber site, these canals were rerouted west into the 84 Lumber drainage system and ultimately flowed into the NSLRWCD Canal 10 using the 84 Lumber control structure to limit the discharge. At this time, citrus production had ceased, and the ditches have been disconnected from the canal system and serve no purpose. The existing ditches will be eliminated by this project. The proposed drainage system will flow into a dry detention area located on this property.

An additional ditch is located on the common western property line of the parcel (North Portion). This ditch appears to serve the residential community to the west. The ditch will remain in operation during construction and after this project is completed. The general overland flow pattern is from the south (Developed parcel) toward the north (Undeveloped parcel). The land has been previously disturbed and used for farming. At this time the property has not been maintained and has overgrown with exotic plant species.

The NSLRWCD Canals 10 and 11 flow west to control structure 10-1(a fixed weir) according to the Generalized Canal Elevations Map for the North St. Lucie Water Control District. The ultimate outfall is into the "Five Mile Creek" and to the North Fork of the St. Lucie River.

The North St. Lucie River Water Control District was created in 1953 to provide drainage and irrigation for the area. Generally, this was to provide drainage and irrigation for farm production within the district. The North St. Lucie River Water Control District's system was first issued a permit from the SFWMD in 1983.

1.5 FEMA Flood Zone

The site lies wholly within FEMA Flood Zone X, which is outside the 0.2% annual chance flood. The site is shown within FEMA FIRM panel with Map Number 12111-C-0189-K , Community No. 120286-0189-K for the City of Fort Pierce, dated February 19, 2020, which is included under Attachment 4.8.

2. Proposed Development:

2.1 Project Description:

The project consists of an existing citrus processing plant and vacant property that will be repurposed to provide internal business operations and a parking facility located mainly on the 10.5 parcel. An area breakdown for the project follows:

Area	SF	AC	% of Site
Building	170,970	3.92	9.4
Existing Pavement	683,176	15.68	37.4
Sidewalk/Dumpster	12,436	0.29	0.7
Proposed Pavement	522,722	12.00	28.6
Covered Concrete	36,371	0.83	2.0
Detention Bottom	160,400	3.68	8.8
Detention Bank	23,400	0.54	1.3
Green Space	216,992	4.98	11.9
Total	**1,826,467**	**41.93**	**100.0**

2.2 Control Elevation

The control elevation was set based on previous permitting in the area. The 10.5 Acre parcel was permitted in 2007 under application No. 070731-29 dated July 31, 2007 and was issued under permit 56-02589-P. This permit included the Lumber Yard to the north for construction, and a conceptual approval of the 10.5 Acre site. As listed in the permit backup materials, the wet season water table was determined to be 13.0 NGVD-29 or 11.5 NAVD-88. Based on this information, the wet season water table for this project was set at 11.5 NAVD-88. Universal Engineering Sciences completed a report on the property located at 1450 Bell Avenue, Fort Pierce, Florida. This report provides results of soil boings to obtain the soil profile and the horizontal and vertical flow rates. The Universal Engineering Sciences report is included as Attachment 4.9.

2.3 Water Quality

Water quality for this property will be detained in a proposed dry detention area located in the property's Northeast Quadrant. Because the property is an industrial user, the first ½" must be contained in a dry treatment. The pre-treatment volume has been computed to be 1.75 Ac-Ft. The remaining detention volume will be based on the 2.5" times the percent impervious of the proposed development. This project proposes a dry detention system, therefore a 25% reduction in the volume will be applied. The required volume for water quality is 6.81 Ac-Ft, applying the 25% reduction, the volume that will be stored for cleansing will be 5.11 Ac-Ft which is supplied elevation 14.27 Ft -NAVD. The control of water storage will be completed by a weir which includes two orifices and a sharp crested weir. The weir configuration is as follows:

6" Orifice with an invert of 11.50 NAVD
4" H X 8" W with an invert of 14.30 NAVD
3'-1" Wide Weir with a crest of 16.55 NAVD

2.4 Stormwater Management System

The project's stormwater management system is comprised of a series of the inlets and piping that will direct the stormwater into a proposed dry detention area. This area will provide stormwater cleansing and storage for the design storm events. Discharge from the site will be controlled by a fixed control structure that is designed to limit discharge from the site during a 10 Year-72 Hour event to a volumetric equivalent of 2" over the site during the peak 24-Hour period. In addition, the discharge rate and perimeter berm stage will be determined during the 10 Year-72 Hour event. The final requirement of the storm water system is to provide a 100 Year-72 Hour zero discharge storage volume. The required storage has been computed to be 38.03 Ac-Ft. This volume is provided at elevation 17.94 NAVD-88.

In addition, the 10 Year-24 Hour Event stage will determine the minimum pavement elevation. This stage was determined to be 15.68' NAVD, 16.50' NAVD will be used.

3. Modeling:

3.1 Modeling Inputs

Storm Event:	Criteria:	Rainfall Amount (inches):
10-Year, 72-Hour	Perimeter Elevation/Discharge	8.15 inches
100-Year, 72-Hour	Finished Floor Elevation	12.0 inches

3.2 Node Map:

See Attachment 4.5. for the Node Map.

3.3 Design Storms (10-Year, 72-Hour & 100-Year, 72-Hour Event) model

The design storms per the permit criteria of the North St. Lucie River Water Control District for discharge is, 2" over the peak 24 Hours is during the 10 Year-72 Hour storm event. In addition, the site perimeter berm is limited to the stage determined during the above listed event. The minimum finished floor stage shall be computed using the runoff from a 100 Year-72 Hour Storm Event. Any proposed finished floors shall be set above this computed stage.

Storm Event:	Criteria:	Design:	Proposed:
Basin, Site:			
10-Year, 72-Hour	Perimeter Elevation	16.30 feet	17.00 feet
10-Year, 72-Hour	Site Discharge (Volume)	6.98 Ac-Ft	6.57 Ac-Ft

3.4 Finished Floor Elevation (100-year, 72-Hour, Zero Discharge)

The finished floor elevation has been designed above the 100 Year, 72 Hour zero discharge stage.

Storm Event: Basin, Site:	Criteria:	Minimum El.:	Design Min. El.:
100-Year 72-Hour (Zero discharge)	F.F.E.	17.94 feet	18.50 feet

There is an existing structure on the property with a finished floor elevation of 17.90 NAVD-88 per the survey prepared by Alexander J Piazza, PSM, Inc dated April 21, 2022. This structure is pre-existing and will remain. Any new structures shall be installed at the above-described elevation at a minimum.

3.5 Recovery

Discharge from the dry detention system into the North St. Lucie River Water Control District system will provide a bleed down device capable of restoring the water level in the system to the predeveloped stage within 2.70 days from hour 121 to 194, to Zero Discharge. Stage 14.29'-NAVD (Detention Volume) to 12.5'-NAVD Zero storage.

4. Attachments:

Begin on following page

Note: All elevations shown in this report refer to NAVD-88 vertical datum unless otherwise noted.

Attachment 4.3

Ft. Pierce Industrial Campus
Post Development Calculations

A. Acreage

	Area (SF)	Area (Acres)	Percentage
Building	170,970	3.92	9.36
Existing Pavement	683,176	15.68	37.40
Sidewalks/Dumpsters/Curbs/Flumes	12,436	0.29	0.68
Proposed Pavement	522,722	12.00	28.62
Covered Concrete	36,371	0.83	1.99
Dry Detention Bottom	160,400	3.68	8.78
Detention Bank	23,400	0.54	1.28
Green Space	216,992	4.98	11.88
Site Area	1,826,467	**41.93**	**100.00**

B. Minimum Elevations

Roads and Driveways, 2' above control or as modeled	16.75	Feet
Floors, ~~18" above roads or~~ as calculated	18.50	Feet

C. Design Storm allowable discharge

Detention; Limited Discharge	0	cfs

D. Water Level Elevations

Per Previous Permitting, 56-02589-P, APP No. 070731-29	11.50	Feet
13.0 NGVD-29 Per Permit, 11.50 NAVD		

E. Rainfall Amounts:

Roads (10-year, 1-day)	6.0	inches
Discharge (10-year, 3-day)	8.15	inches
Design (25-year, 3-day)	10.0	inches
Floors (100-year, 3-day)	12.0	inches

DESIGN CRITERIA:

A. Quality

Greater of
~ the first inch of runoff from the entire site
~ 2.5 inches times the percent impervious

B. Quantity

Detention; Limited Discharge	0	cfs
2" in 24 Hrs during a 10 Yr-72 Hr Event, 6.98 Ac-Ft, ~3.52 cfs		

COMPUTATIONS:

A. Quality

First inch of runoff from the developed site 1inch x 1ft / 12inches x Total Site acres	**3.49**	**acre-feet**

2.5 inches times percent impervious

1. Site Area = Project Area - roofs	38.00	acres
2. Impervious Area = Site Area - Pervious Area	28.80	acres
3. Percent Impervious = Impervious Area / Site Area	0.76	76%
4. 2.5 inches times percent impervious	1.89	inches
5. Volume required for treatment = inches to be treated x Site Area	**6.62**	**acre-feet**

Ft. Pierce Industrial Campus

6. Dry Detention = Decrease by 0.25		**4.97**	**acre-feet**

WATER QUALITY REQUIRED =			**6.62**	**acre-feet**
	75 % of Volume	Dry Det	4.97	acre-feet
B. SCS Curve Number				
Average Site Grade			14.9	feet
Average Wet Season Water Table			11.50	feet
Average Depth to Water Table			3.40	feet
Soil Storage, from Table			4.53	inches
Pervious Area =			9.20	acres
Soil Storage = Storage Available X Pervious Area			3.48	acre-feet
Moisture Soil Storage, S =			0.99	inches
S = Available Soil Storage / Developed Area				
SCS Curve Number, CN			**90.95**	
CN = 1000 / (S + 10)				
C. Stage-Storage				
E. 100-Year, 3- Day FFE				
1. Rainfall from the 100-yr, 3-day design storm =			12.0	inches
2. Runoff, Q, in inches:				
Area utilitized = Developed Site				
Q = (P-0.2S)^2 / (P+0.8S)				
	P =		12.00	inches
	S =		0.99	inches
	Q =		10.88	inches
	V =		38.03	acre-feet
	Met at Elevation		**17.94**	**feet**

Attachment 4.4

Stage vs. Storage Calculations

Ft. Pierce Industrial Campus

1450 Bell Avenue Fort Pierce Industrial Campus

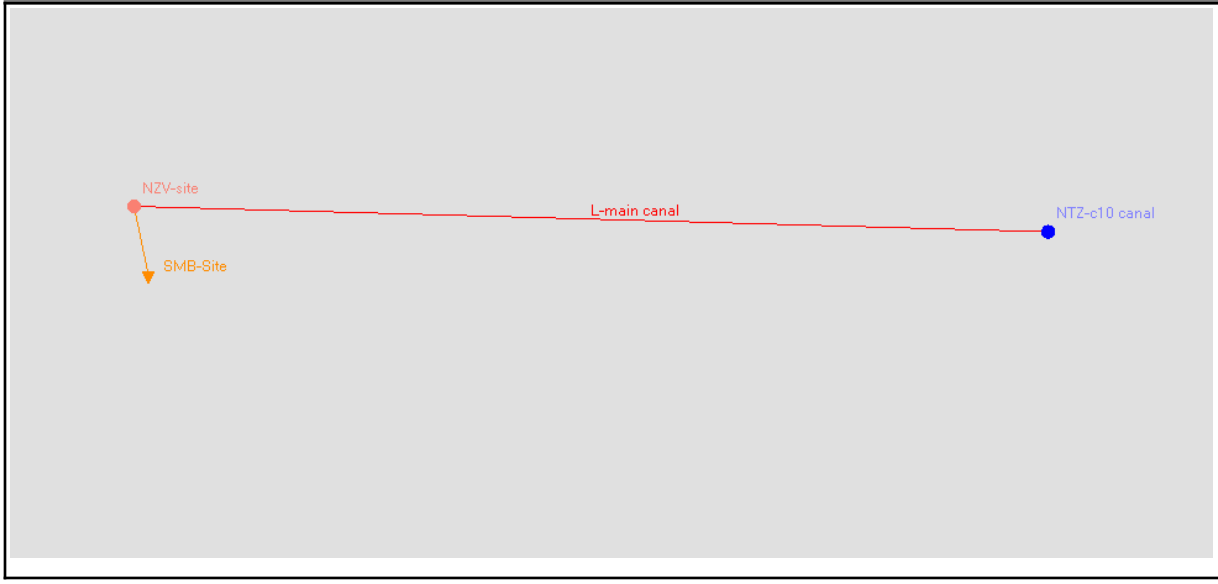
Post Development Stage Storage

		Area (SF)	Area (ac)	% of Site
Building		170,970	3.92	9.4%
Existing Pavement		683,176	15.68	37.4%
Sidewalks/Dumpsters/Curbs/Flumes		12,436	0.29	0.7%
Proposed Pavement		522,722	12.00	28.6%
Covered Concrete		36,371	0.83	2.0%
Dry Detention Bottom		160,400	3.68	8.8%
Detention Bank		23,400	0.54	1.3%
Green Space		216,992	4.98	11.9%
	Total	1,826,467	41.93	100%

	Storm	Runoff Volume (ac-ft)	Met at Stage (ft NAVD)	
Dry Det	Water Quality	5.11	14.27	6.82 AF
	Nutrient vol.			25% Reduction
Floor	100-yr, 3-day	38.03	17.94	
Pvmt	10-Yr, 1 day	16.14	16.37	
Discharge	10-Yr, 3 day	23.44	17.23	

Elements	*Building*	*Existing Pavement*	*Sidewalks/Dumpsters/Curbs/Flumes*	*Covered Concrete*	*Proposed Pavement*	*Dry Detention Bottom*	*Detention Bank*	*Green Space*		*Total*	
storage type	*Vertical*	*Linear*	*Linear*	*Linear*	*Linear*	*Vertical*	*Linear*	*Linear*			
area	*3.92*	*15.68*	*0.29*	*0.83*	*12.00*	*3.68*	*0.54*	*4.98*		***41.93***	
start stage	17.90	17.00	17.00	16.80	16.75	12.50	12.50	14.50			
end stage	18.70	18.45	18.50	18.50	18.50		14.50	18.50			
stage	storage	storage	storage	storage	storage	storage	storage	storage	stage	**storage**	
13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.00	0.00	
13.20	0.00	0.00	0.00	0.00	0.00	0.74	0.07	0.00	13.20	0.80	
13.40	0.00	0.00	0.00	0.00	0.00	1.47	0.11	0.00	13.40	1.58	
13.60	0.00	0.00	0.00	0.00	0.00	2.21	0.16	0.00	13.60	2.37	
13.80	0.00	0.00	0.00	0.00	0.00	2.95	0.23	0.00	13.80	3.17	
14.00	0.00	0.00	0.00	0.00	0.00	3.68	0.30	0.00	14.00	3.98	
14.20	0.00	0.00	0.00	0.00	0.00	4.42	0.39	0.00	14.20	4.81	14.27
14.40	0.00	0.00	0.00	0.00	0.00	5.16	0.48	0.00	14.40	5.64	
14.60	0.00	0.00	0.00	0.00	0.00	5.89	0.59	0.01	14.60	6.49	
14.80	0.00	0.00	0.00	0.00	0.00	6.63	0.70	0.06	14.80	7.38	
15.00	0.00	0.00	0.00	0.00	0.00	7.36	0.81	0.16	15.00	8.33	
15.20	0.00	0.00	0.00	0.00	0.00	8.10	0.91	0.31	15.20	9.32	
15.40	0.00	0.00	0.00	0.00	0.00	8.84	1.02	0.50	15.40	10.36	
15.60	0.00	0.00	0.00	0.00	0.00	9.57	1.13	0.75	15.60	11.46	
15.80	0.00	0.00	0.00	0.00	0.00	10.31	1.24	1.05	15.80	12.60	
16.00	0.00	0.00	0.00	0.00	0.00	11.05	1.34	1.40	16.00	13.79	
16.20	0.00	0.00	0.00	0.00	0.00	11.78	1.45	1.80	16.20	15.03	16.37
16.40	0.00	0.00	0.00	0.00	0.00	12.52	1.56	2.25	16.40	16.33	
16.60	0.00	0.00	0.00	0.00	0.00	13.26	1.67	2.75	16.60	17.67	
16.80	0.00	0.00	0.00	0.00	0.01	13.99	1.77	3.29	16.80	19.07	
17.00	0.00	0.00	0.00	0.01	0.21	14.73	1.88	3.89	17.00	20.73	
17.20	0.00	0.22	0.00	0.04	0.69	15.47	1.99	4.54	17.20	22.95	17.23
17.40	0.00	0.87	0.02	0.09	1.45	16.20	2.10	5.24	17.40	25.95	
17.60	0.00	1.95	0.03	0.16	2.48	16.94	2.20	5.98	17.60	29.74	
17.80	0.00	3.46	0.06	0.25	3.78	17.67	2.31	6.78	17.80	34.31	17.94
18.00	0.00	5.41	0.10	0.35	5.36	18.41	2.42	7.63	18.00	39.67	
18.20	0.00	7.79	0.14	0.48	7.21	19.15	2.53	8.52	18.20	45.81	
18.40	0.00	10.60	0.19	0.63	9.33	19.88	2.63	9.47	18.40	52.74	
18.60	0.00	13.84	0.24	0.80	11.73	20.62	2.74	10.47	18.60	60.45	
18.80	0.00	16.98	0.30	0.96	14.13	21.36	2.85	11.46	18.80	68.05	
19.00	0.00	20.12	0.36	1.13	16.53	22.09	2.96	12.46	19.00	75.65	
19.20	0.00	23.25	0.41	1.30	18.93	22.83	3.06	13.46	19.20	83.25	
19.40	0.00	26.39	0.47	1.46	21.33	23.57	3.17	14.45	19.40	90.85	
19.60	0.00	29.53	0.53	1.63	23.73	24.30	3.28	15.45	19.60	98.45	
19.80	0.00	32.67	0.59	1.80	26.13	25.04	3.39	16.45	19.80	106.05	
20.00	0.00	35.80	0.64	1.96	28.53	25.78	3.49	17.44	20.00	113.65	
20.20	0.00	38.94	0.70	2.13	30.93	26.51	3.60	18.44	20.20	121.26	
20.40	0.00	42.08	0.76	2.30	33.33	27.25	3.71	19.43	20.40	128.86	
20.60	0.00	45.21	0.81	2.47	35.73	27.99	3.82	20.43	20.60	136.46	
20.80	0.00	48.35	0.87	2.63	38.13	28.72	3.92	21.43	20.80	144.06	
21.00	0.00	51.49	0.93	2.80	40.53	29.46	4.03	22.42	21.00	151.66	
21.20	0.00	54.62	0.99	2.97	42.93	30.19	4.14	23.42	21.20	159.26	
21.40	0.00	57.76	1.04	3.13	45.33	30.93	4.25	24.42	21.40	166.86	
21.60	0.00	60.90	1.10	3.30	47.73	31.67	4.35	25.41	21.60	174.46	
21.80	0.00	64.03	1.16	3.47	50.13	32.40	4.46	26.41	21.80	182.06	
22.00	0.00	67.17	1.21	3.63	52.53	33.14	4.57	27.40	22.00	189.66	
22.20	0.00	70.31	1.27	3.80	54.93	33.88	4.67	28.40	22.20	197.27	
22.40	0.00	73.44	1.33	3.97	57.33	34.61	4.78	29.40	22.40	204.87	

Background Image: site



Simple Basin: SMB-Site

Scenario:	Scenario1
Node:	NZV-site
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	41.9310 ac
Curve Number:	91.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: NTZ-c10 canal

Scenario:	Scenario1
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	8.50 ft
Warning Stage:	0.00 ft

Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	8.50
0	0	0	24.0000	9.50
0	0	0	72.0000	11.50
0	0	0	120.0000	8.50
0	0	0	360.0000	8.50

Comment:

Node: NZV-site

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 11.50 ft
Warning Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
12.50	0.00	0
12.70	0.74	32234
12.90	1.49	64904
13.10	2.26	98446
13.30	3.03	131987
13.50	3.82	166399
13.70	4.61	200812
13.90	5.42	236095
14.10	6.24	271814
14.30	7.06	307534
14.50	7.90	344124
14.70	8.77	382021
14.90	9.69	422096
15.10	10.66	464350
15.30	11.68	508781
15.50	12.74	554954
15.70	13.86	603742
15.90	15.03	654707
16.10	16.25	707850
16.30	17.51	762736
16.50	18.83	820235
16.70	20.20	879912
16.90	21.69	944816
17.10	23.58	1027145
17.30	26.19	1140836
17.50	29.59	1288940
17.70	33.77	1471021
17.90	38.74	1687514

Stage [ft]	Volume [ac-ft]	Volume [ft3]
18.10	44.48	1937549
18.30	51.02	2222431
18.50	58.33	2540855
18.70	65.94	2872346
18.90	73.54	3203402
19.10	81.14	3534458
19.30	88.74	3865514
19.50	96.34	4196570
19.70	103.94	4527626
19.90	111.54	4858682
20.10	119.14	5189738
20.30	126.74	5520794
20.50	134.34	5851850
20.70	141.95	6183342
20.90	149.55	6514398
21.10	157.15	6845454
21.30	164.75	7176510
21.50	172.35	7507566
21.70	179.95	7838622
21.90	187.55	8169678

Comment:

Drop Structure Link: L-main canal		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario1	Invert:	11.00 ft	Invert:	10.70 ft
From Node:	NZV-site	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	NTZ-c10 canal	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	60.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.50	Op Table:		Op Table:	
Exit Loss Coef:	1.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both		

Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Circular
Invert:	11.50 ft
Control Elevation:	11.50 ft
Max Depth:	0.50 ft

Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	14.30 ft
Control Elevation:	14.30 ft
Max Depth:	0.33 ft
Max Width:	0.67 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	3
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	16.55 ft
Control Elevation:	16.55 ft
Max Depth:	10.00 ft
Max Width:	3.08 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Simulation: 10 24

Scenario: Scenario1
Run Date/Time: 9/13/2022 8:59:30 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	6.00 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10 72

Scenario:	Scenario1
Run Date/Time:	9/13/2022 8:59:31 AM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	720.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	8.15 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100 72

Scenario: Scenario1
Run Date/Time: 9/13/2022 8:59:47 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	84.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	12.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
0.0000	11.50	0
1.0027	11.50	0
2.0027	11.50	0
3.0007	11.66	20
4.0000	12.14	1161
5.0042	12.50	3968
6.0042	12.52	6936
7.0042	12.55	9950
8.0042	12.60	13043
9.0042	12.68	16251
10.0026	12.79	19618
11.0022	12.98	23224
12.0002	13.69	27277
13.0012	15.10	34450
14.0016	15.36	44228
15.0072	15.47	54531
16.0072	15.54	65022
17.0072	15.58	75671
18.0072	15.62	86427
19.0072	15.64	97260
20.0072	15.66	108146
21.0072	15.67	119070
22.0072	15.67	130013
23.0072	15.68	140971
24.0072	15.68	151934

Link Name	Relative Time [hrs]	Flow Rate [cfs]
L-main canal	0.0000	0.00
L-main canal	1.0027	0.00
L-main canal	2.0027	0.00
L-main canal	3.0007	0.06
L-main canal	4.0000	0.59
L-main canal	5.0042	0.82
L-main canal	6.0042	0.83
L-main canal	7.0042	0.85
L-main canal	8.0042	0.87
L-main canal	9.0042	0.91
L-main canal	10.0026	0.96
L-main canal	11.0022	1.05
L-main canal	12.0002	1.32
L-main canal	13.0012	2.58
L-main canal	14.0016	2.80
L-main canal	15.0072	2.88
L-main canal	16.0072	2.94
L-main canal	17.0072	2.97
L-main canal	18.0072	3.00
L-main canal	19.0072	3.02
L-main canal	20.0072	3.03
L-main canal	21.0072	3.04
L-main canal	22.0072	3.04
L-main canal	23.0072	3.05
L-main canal	24.0072	3.04

Link Name	Relative Time [hrs]	Flow Rate [cfs]
L-main canal	0.0000	0.00
L-main canal	1.0027	0.00
L-main canal	2.0027	0.00
L-main canal	3.0027	0.00
L-main canal	4.0009	0.01
L-main canal	5.0033	0.20
L-main canal	6.0014	0.40
L-main canal	7.0024	0.57
L-main canal	8.0023	0.72
L-main canal	9.0054	0.82
L-main canal	10.0017	0.82
L-main canal	11.0017	0.82
L-main canal	12.0017	0.83
L-main canal	13.0017	0.83
L-main canal	14.0017	0.84
L-main canal	15.0017	0.84
L-main canal	16.0017	0.85
L-main canal	17.0017	0.86
L-main canal	18.0017	0.86
L-main canal	19.0017	0.87
L-main canal	20.0017	0.88
L-main canal	21.0017	0.89
L-main canal	22.0017	0.90
L-main canal	23.0017	0.90
L-main canal	24.0017	0.91
L-main canal	25.0017	0.93
L-main canal	26.0017	0.95
L-main canal	27.0017	0.96
L-main canal	28.0017	0.98
L-main canal	29.0017	1.00
L-main canal	30.0017	1.01
L-main canal	31.0017	1.03
L-main canal	32.0017	1.05
L-main canal	33.0017	1.06
L-main canal	34.0017	1.08
L-main canal	35.0017	1.10
L-main canal	36.0017	1.11
L-main canal	37.0017	1.13
L-main canal	38.0017	1.14
L-main canal	39.0017	1.16
L-main canal	40.0017	1.17
L-main canal	41.0017	1.19

Link Name	Relative Time [hrs]	Flow Rate [cfs]
L-main canal	42.0017	1.20
L-main canal	43.0017	1.22
L-main canal	44.0017	1.23
L-main canal	45.0017	1.25
L-main canal	46.0017	1.26
L-main canal	47.0017	1.27
L-main canal	48.0017	1.29
L-main canal	49.0017	1.30
L-main canal	50.0017	1.32
L-main canal	51.0017	1.34
L-main canal	52.0017	1.36
L-main canal	53.0017	1.38
L-main canal	54.0067	1.42
L-main canal	55.0027	1.46
L-main canal	56.0044	1.51
L-main canal	57.0002	1.77
L-main canal	58.0015	2.18
L-main canal	59.0009	2.48
L-main canal	60.0002	3.26
L-main canal	61.0031	9.34
L-main canal	62.0044	10.97
L-main canal	63.0044	11.28
L-main canal	64.0044	11.28
L-main canal	65.0044	11.02
L-main canal	66.0044	10.63
L-main canal	67.0044	10.26
L-main canal	68.0044	9.92
L-main canal	69.0044	9.48
L-main canal	70.0044	8.98
L-main canal	71.0044	8.53
L-main canal	72.0044	8.11
L-main canal	73.0044	7.45
L-main canal	74.0044	6.67
L-main canal	75.0044	5.96
L-main canal	76.0044	5.35
L-main canal	77.0044	4.83
L-main canal	78.0044	4.40
L-main canal	79.0044	4.04
L-main canal	80.0044	3.79
L-main canal	81.0044	3.63
L-main canal	82.0044	3.58
L-main canal	83.0044	3.56

Link Name	Relative Time [hrs]	Flow Rate [cfs]
L-main canal	84.0044	3.53
~~D~L-main canal~W0	0.0000	0.00
~~D~L-main canal~W0	1.0027	0.00
~~D~L-main canal~W0	2.0027	0.00
~~D~L-main canal~W0	3.0027	0.00
~~D~L-main canal~W0	4.0009	0.01
~~D~L-main canal~W0	5.0033	0.20
~~D~L-main canal~W0	6.0014	0.40
~~D~L-main canal~W0	7.0024	0.57
~~D~L-main canal~W0	8.0023	0.72
~~D~L-main canal~W0	9.0054	0.82
~~D~L-main canal~W0	10.0017	0.82
~~D~L-main canal~W0	11.0017	0.82
~~D~L-main canal~W0	12.0017	0.83
~~D~L-main canal~W0	13.0017	0.83
~~D~L-main canal~W0	14.0017	0.84
~~D~L-main canal~W0	15.0017	0.84
~~D~L-main canal~W0	16.0017	0.85
~~D~L-main canal~W0	17.0017	0.86
~~D~L-main canal~W0	18.0017	0.86
~~D~L-main canal~W0	19.0017	0.87
~~D~L-main canal~W0	20.0017	0.88
~~D~L-main canal~W0	21.0017	0.89
~~D~L-main canal~W0	22.0017	0.90
~~D~L-main canal~W0	23.0017	0.90
~~D~L-main canal~W0	24.0017	0.91
~~D~L-main canal~W0	25.0017	0.93
~~D~L-main canal~W0	26.0017	0.95
~~D~L-main canal~W0	27.0017	0.96
~~D~L-main canal~W0	28.0017	0.98
~~D~L-main canal~W0	29.0017	1.00
~~D~L-main canal~W0	30.0017	1.01
~~D~L-main canal~W0	31.0017	1.03
~~D~L-main canal~W0	32.0017	1.05
~~D~L-main canal~W0	33.0017	1.06
~~D~L-main canal~W0	34.0017	1.08
~~D~L-main canal~W0	35.0017	1.10
~~D~L-main canal~W0	36.0017	1.11
~~D~L-main canal~W0	37.0017	1.13
~~D~L-main canal~W0	38.0017	1.14
~~D~L-main canal~W0	39.0017	1.16
~~D~L-main canal~W0	40.0017	1.17

Link Name	Relative Time [hrs]	Flow Rate [cfs]
~~D~L-main canal~W0	41.0017	1.19
~~D~L-main canal~W0	42.0017	1.20
~~D~L-main canal~W0	43.0017	1.22
~~D~L-main canal~W0	44.0017	1.23
~~D~L-main canal~W0	45.0017	1.25
~~D~L-main canal~W0	46.0017	1.26
~~D~L-main canal~W0	47.0017	1.27
~~D~L-main canal~W0	48.0017	1.29
~~D~L-main canal~W0	49.0017	1.30
~~D~L-main canal~W0	50.0017	1.32
~~D~L-main canal~W0	51.0017	1.34
~~D~L-main canal~W0	52.0017	1.36
~~D~L-main canal~W0	53.0017	1.38
~~D~L-main canal~W0	54.0067	1.42
~~D~L-main canal~W0	55.0027	1.46
~~D~L-main canal~W0	56.0044	1.51
~~D~L-main canal~W0	57.0002	1.57
~~D~L-main canal~W0	58.0015	1.63
~~D~L-main canal~W0	59.0009	1.70
~~D~L-main canal~W0	60.0002	1.93
~~D~L-main canal~W0	61.0031	1.98
~~D~L-main canal~W0	62.0044	1.95
~~D~L-main canal~W0	63.0044	1.94
~~D~L-main canal~W0	64.0044	1.94
~~D~L-main canal~W0	65.0044	1.95
~~D~L-main canal~W0	66.0044	1.96
~~D~L-main canal~W0	67.0044	1.97
~~D~L-main canal~W0	68.0044	1.97
~~D~L-main canal~W0	69.0044	1.98
~~D~L-main canal~W0	70.0044	1.99
~~D~L-main canal~W0	71.0044	1.99
~~D~L-main canal~W0	72.0044	2.00
~~D~L-main canal~W0	73.0044	2.01
~~D~L-main canal~W0	74.0044	2.02
~~D~L-main canal~W0	75.0044	2.03
~~D~L-main canal~W0	76.0044	2.03
~~D~L-main canal~W0	77.0044	2.04
~~D~L-main canal~W0	78.0044	2.04
~~D~L-main canal~W0	79.0044	2.04
~~D~L-main canal~W0	80.0044	2.06
~~D~L-main canal~W0	81.0044	2.06
~~D~L-main canal~W0	82.0044	2.06

Link Name	Relative Time [hrs]	Flow Rate [cfs]
~~D~L-main canal~W0	83.0044	2.05
~~D~L-main canal~W0	84.0044	2.04

Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
0.0000	11.50	0
1.0027	11.50	0
2.0027	11.50	0
3.0027	11.50	0
4.0027	11.50	0
5.0027	11.50	0
6.0032	11.59	9
7.0067	11.73	267
8.0067	11.82	886
9.0067	11.89	1831
10.0067	11.95	3071
11.0067	12.02	4576
12.0067	12.07	6327
13.0067	12.12	8298
14.0067	12.19	10470
15.0067	12.27	12827
16.0067	12.34	15356
17.0067	12.41	18042
18.0067	12.48	20873
19.0067	12.50	23812
20.0067	12.50	26759
21.0067	12.50	29710
22.0067	12.51	32663
23.0067	12.51	35622
24.0067	12.51	38588
25.0067	12.52	41564
26.0067	12.54	44567
27.0067	12.55	47600
28.0067	12.57	50662
29.0067	12.59	53757
30.0067	12.60	56883
31.0067	12.62	60043
32.0067	12.64	63235
33.0067	12.66	66461
34.0067	12.68	69721
35.0067	12.70	73015
36.0067	12.72	76343
37.0067	12.74	79705
38.0067	12.76	83102
39.0067	12.78	86533
40.0067	12.80	89999
41.0067	12.82	93499

Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
42.0067	12.84	97033
43.0067	12.86	100600
44.0067	12.88	104202
45.0067	12.90	107836
46.0067	12.92	111504
47.0067	12.94	115204
48.0067	12.96	118937
49.0067	12.99	122703
50.0067	13.01	126509
51.0067	13.05	130357
52.0067	13.09	134258
53.0067	13.14	138225
54.0067	13.21	142281
55.0067	13.30	146451
56.0067	13.41	150759
57.0036	13.54	155212
58.0008	13.71	159851
59.0006	13.92	164725
60.0003	14.79	170246
61.0007	15.88	180608
62.0009	16.08	192270
63.0011	16.16	204225
64.0011	16.22	216321
65.0011	16.25	228515
66.0011	16.26	240749
67.0011	16.28	253013
68.0011	16.29	265308
69.0011	16.29	277632
70.0011	16.29	289972
71.0011	16.28	302345
72.0011	16.28	314721
73.0011	16.25	327070
74.0011	16.21	339280
75.0011	16.16	351361
76.0011	16.12	363339
77.0011	16.07	375219
78.0011	16.03	386999
79.0011	15.99	398682
80.0011	15.94	410263
81.0011	15.90	421827
82.0011	15.85	433282
83.0011	15.81	444629

Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
84.0011	15.76	455865
85.0011	15.72	466989
86.0011	15.68	478000
87.0011	15.63	488896
88.0011	15.59	499676
89.0011	15.54	510337
90.0011	15.50	520878
91.0011	15.45	531298
92.0011	15.41	541593
93.0011	15.37	551763
94.0011	15.32	561805
95.0011	15.28	571717
96.0011	15.24	581497
97.0011	15.19	591142
98.0011	15.15	600651
99.0011	15.11	610020
100.0011	15.06	619246
101.0011	15.02	628327
102.0011	14.98	637260
103.0011	14.94	646040
104.0011	14.89	654663
105.0011	14.85	663125
106.0011	14.81	671420
107.0011	14.77	679543
108.0011	14.73	687486
109.0011	14.69	695242
110.0011	14.65	702763
111.0011	14.62	710024
112.0011	14.58	717013
113.0011	14.54	723744
114.0011	14.51	730239
115.0011	14.47	736517
116.0011	14.44	742601
117.0011	14.41	748509
118.0011	14.38	754263
119.0011	14.35	759883
120.0011	14.32	765395
121.0011	14.29	770833
122.0011	14.26	776235
123.0011	14.23	781604
124.0011	14.20	786942
125.0011	14.17	792247

Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
126.0011	14.14	797521
127.0011	14.11	802761
128.0011	14.08	807970
129.0011	14.05	813146
130.0011	14.02	818289
131.0011	13.99	823400
132.0011	13.97	828479
133.0011	13.94	833525
134.0011	13.91	838539
135.0011	13.88	843520
136.0011	13.85	848468
137.0011	13.82	853384
138.0011	13.80	858266
139.0011	13.77	863116
140.0011	13.74	867933
141.0011	13.71	872717
142.0011	13.69	877467
143.0011	13.66	882185
144.0011	13.63	886869
145.0011	13.61	891520
146.0011	13.58	896137
147.0011	13.55	900721
148.0011	13.53	905272
149.0011	13.50	909788
150.0011	13.47	914272
151.0011	13.45	918721
152.0011	13.42	923137
153.0011	13.40	927519
154.0011	13.37	931867
155.0011	13.35	936182
156.0011	13.32	940462
157.0011	13.30	944708
158.0011	13.27	948921
159.0011	13.25	953099
160.0011	13.22	957243
161.0011	13.20	961353
162.0011	13.17	965428
163.0011	13.15	969469
164.0011	13.13	973476
165.0011	13.10	977449
166.0011	13.08	981387
167.0011	13.06	985290

Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
168.0011	13.03	989159
169.0011	13.01	992993
170.0011	12.99	996792
171.0011	12.96	1000557
172.0011	12.94	1004287
173.0011	12.92	1007982
174.0011	12.90	1011642
175.0011	12.87	1015267
176.0011	12.85	1018857
177.0011	12.83	1022412
178.0011	12.81	1025932
179.0011	12.79	1029416
180.0011	12.77	1032866
181.0011	12.75	1036279
182.0011	12.73	1039658
183.0011	12.71	1043000
184.0011	12.69	1046308
185.0011	12.66	1049579
186.0011	12.64	1052815
187.0011	12.63	1056015
188.0011	12.61	1059179
189.0011	12.59	1062307
190.0011	12.57	1065399
191.0011	12.55	1068455
192.0011	12.53	1071476
193.0011	12.51	1074460
194.0006	11.53	1076257
195.0055	11.51	1076259
196.0055	11.51	1076259
197.0055	11.50	1076259
198.0055	11.50	1076259
199.0055	11.50	1076259
200.0055	11.50	1076259
201.0055	11.50	1076259
202.0055	11.50	1076259
203.0055	11.50	1076259
204.0055	11.50	1076259
205.0055	11.50	1076259
206.0055	11.50	1076259
207.0055	11.50	1076259
208.0055	11.50	1076259
209.0055	11.50	1076259

Link Name	Relative Time [hrs]	Flow Rate [cfs]
L-main canal	0.0000	0.00
L-main canal	1.0027	0.00
L-main canal	2.0027	0.00
L-main canal	3.0027	0.00
L-main canal	4.0027	0.00
L-main canal	5.0027	0.00
L-main canal	6.0032	0.02
L-main canal	7.0067	0.12
L-main canal	8.0067	0.22
L-main canal	9.0067	0.30
L-main canal	10.0067	0.38
L-main canal	11.0067	0.45
L-main canal	12.0067	0.52
L-main canal	13.0067	0.58
L-main canal	14.0067	0.63
L-main canal	15.0067	0.68
L-main canal	16.0067	0.72
L-main canal	17.0067	0.77
L-main canal	18.0067	0.81
L-main canal	19.0067	0.82
L-main canal	20.0067	0.82
L-main canal	21.0067	0.82
L-main canal	22.0067	0.82
L-main canal	23.0067	0.82
L-main canal	24.0067	0.82
L-main canal	25.0067	0.83
L-main canal	26.0067	0.84
L-main canal	27.0067	0.85
L-main canal	28.0067	0.86
L-main canal	29.0067	0.86
L-main canal	30.0067	0.87
L-main canal	31.0067	0.88
L-main canal	32.0067	0.89
L-main canal	33.0067	0.90
L-main canal	34.0067	0.91
L-main canal	35.0067	0.92
L-main canal	36.0067	0.93
L-main canal	37.0067	0.94
L-main canal	38.0067	0.95
L-main canal	39.0067	0.96
L-main canal	40.0067	0.97
L-main canal	41.0067	0.98

Link Name	Relative Time [hrs]	Flow Rate [cfs]
L-main canal	42.0067	0.99
L-main canal	43.0067	1.00
L-main canal	44.0067	1.00
L-main canal	45.0067	1.01
L-main canal	46.0067	1.02
L-main canal	47.0067	1.03
L-main canal	48.0067	1.04
L-main canal	49.0067	1.05
L-main canal	50.0067	1.06
L-main canal	51.0067	1.08
L-main canal	52.0067	1.09
L-main canal	53.0067	1.11
L-main canal	54.0067	1.14
L-main canal	55.0067	1.18
L-main canal	56.0067	1.22
L-main canal	57.0036	1.26
L-main canal	58.0008	1.32
L-main canal	59.0006	1.39
L-main canal	60.0003	2.25
L-main canal	61.0007	3.16
L-main canal	62.0009	3.29
L-main canal	63.0011	3.34
L-main canal	64.0011	3.38
L-main canal	65.0011	3.39
L-main canal	66.0011	3.40
L-main canal	67.0011	3.41
L-main canal	68.0011	3.42
L-main canal	69.0011	3.43
L-main canal	70.0011	3.43
L-main canal	71.0011	3.44
L-main canal	72.0011	3.43
L-main canal	73.0011	3.42
L-main canal	74.0011	3.37
L-main canal	75.0011	3.34
L-main canal	76.0011	3.31
L-main canal	77.0011	3.29
L-main canal	78.0011	3.26
L-main canal	79.0011	3.23
L-main canal	80.0011	3.22
L-main canal	81.0011	3.20
L-main canal	82.0011	3.17
L-main canal	83.0011	3.14

Link Name	Relative Time [hrs]	Flow Rate [cfs]
L-main canal	84.0011	3.11
L-main canal	85.0011	3.07
L-main canal	86.0011	3.04
L-main canal	87.0011	3.01
L-main canal	88.0011	2.98
L-main canal	89.0011	2.95
L-main canal	90.0011	2.91
L-main canal	91.0011	2.88
L-main canal	92.0011	2.84
L-main canal	93.0011	2.81
L-main canal	94.0011	2.77
L-main canal	95.0011	2.74
L-main canal	96.0011	2.70
L-main canal	97.0011	2.66
L-main canal	98.0011	2.62
L-main canal	99.0011	2.58
L-main canal	100.0011	2.54
L-main canal	101.0011	2.50
L-main canal	102.0011	2.46
L-main canal	103.0011	2.42
L-main canal	104.0011	2.37
L-main canal	105.0011	2.33
L-main canal	106.0011	2.28
L-main canal	107.0011	2.23
L-main canal	108.0011	2.18
L-main canal	109.0011	2.13
L-main canal	110.0011	2.05
L-main canal	111.0011	1.98
L-main canal	112.0011	1.91
L-main canal	113.0011	1.84
L-main canal	114.0011	1.77
L-main canal	115.0011	1.72
L-main canal	116.0011	1.66
L-main canal	117.0011	1.62
L-main canal	118.0011	1.58
L-main canal	119.0011	1.55
L-main canal	120.0011	1.52
L-main canal	121.0011	1.51
L-main canal	122.0011	1.50
L-main canal	123.0011	1.49
L-main canal	124.0011	1.48
L-main canal	125.0011	1.47

Link Name	Relative Time [hrs]	Flow Rate [cfs]
L-main canal	126.0011	1.46
L-main canal	127.0011	1.45
L-main canal	128.0011	1.44
L-main canal	129.0011	1.43
L-main canal	130.0011	1.42
L-main canal	131.0011	1.42
L-main canal	132.0011	1.41
L-main canal	133.0011	1.40
L-main canal	134.0011	1.39
L-main canal	135.0011	1.38
L-main canal	136.0011	1.37
L-main canal	137.0011	1.36
L-main canal	138.0011	1.35
L-main canal	139.0011	1.34
L-main canal	140.0011	1.33
L-main canal	141.0011	1.32
L-main canal	142.0011	1.32
L-main canal	143.0011	1.31
L-main canal	144.0011	1.30
L-main canal	145.0011	1.29
L-main canal	146.0011	1.28
L-main canal	147.0011	1.27
L-main canal	148.0011	1.26
L-main canal	149.0011	1.25
L-main canal	150.0011	1.24
L-main canal	151.0011	1.23
L-main canal	152.0011	1.22
L-main canal	153.0011	1.21
L-main canal	154.0011	1.20
L-main canal	155.0011	1.19
L-main canal	156.0011	1.18
L-main canal	157.0011	1.17
L-main canal	158.0011	1.17
L-main canal	159.0011	1.16
L-main canal	160.0011	1.15
L-main canal	161.0011	1.14
L-main canal	162.0011	1.13
L-main canal	163.0011	1.12
L-main canal	164.0011	1.11
L-main canal	165.0011	1.10
L-main canal	166.0011	1.09
L-main canal	167.0011	1.08

Link Name	Relative Time [hrs]	Flow Rate [cfs]
L-main canal	168.0011	1.07
L-main canal	169.0011	1.06
L-main canal	170.0011	1.05
L-main canal	171.0011	1.04
L-main canal	172.0011	1.03
L-main canal	173.0011	1.02
L-main canal	174.0011	1.01
L-main canal	175.0011	1.00
L-main canal	176.0011	0.99
L-main canal	177.0011	0.98
L-main canal	178.0011	0.97
L-main canal	179.0011	0.96
L-main canal	180.0011	0.95
L-main canal	181.0011	0.94
L-main canal	182.0011	0.93
L-main canal	183.0011	0.92
L-main canal	184.0011	0.91
L-main canal	185.0011	0.90
L-main canal	186.0011	0.89
L-main canal	187.0011	0.88
L-main canal	188.0011	0.87
L-main canal	189.0011	0.86
L-main canal	190.0011	0.85
L-main canal	191.0011	0.84
L-main canal	192.0011	0.83
L-main canal	193.0011	0.82
L-main canal	194.0006	0.00
L-main canal	195.0055	0.00
L-main canal	196.0055	0.00
L-main canal	197.0055	0.00
L-main canal	198.0055	0.00
L-main canal	199.0055	0.00
L-main canal	200.0055	0.00
L-main canal	201.0055	0.00
L-main canal	202.0055	0.00
L-main canal	203.0055	0.00
L-main canal	204.0055	0.00
L-main canal	205.0055	0.00
L-main canal	206.0055	0.00
L-main canal	207.0055	0.00
L-main canal	208.0055	0.00
L-main canal	209.0055	0.00

The MilCor Group Inc.

Engineering a sustainable environment

Attachment 4.6

Ft. Pierce Industrial Campus

Stormwater Management System Maintenance Plan

The stormwater management system at Ft. Pierce Industrial Campus is designed to minimize the level of maintenance required to keep the system operational. The control structures are designed with no operable gates or other moving parts.

Maintenance operations shall be conducted on a regular basis as outlined under the plan below. An inspection checklist template is included and is the recommended form to use during maintenance operations.

The responsible entity in perpetuity for the maintenance of the stormwater management system shall be 1450 Bell Avenue, LLC and TSPN 18, LLC.

Maintenance Plan

A. Maintenance of Swales and Grassed Areas
All swales, dry detention areas, and grassed areas shall be mowed on a regular basis and maintained free from erosion or bare spots. Grass clippings shall be collected and disposed of properly. Maintenance shall be completed with enough regularity to avoid floating materials from interrupting outflow through the control structure.

B. Control Structures
Control structure maintenance is probably the most important, single element of this plan as each control structure is the sole discharge point for the project. Each control structure shall be checked at least twice annually; before and after the rainy season, in March and September. In addition, the control structure shall be checked for blockage after any significant rain event. The inspector shall look for blockage of flow at the grate (top), weir and/or bleeder and at the entrance and exit of pipes. If sedimentation, vegetation, or other debris is greater than 6" depth at the bottom of structures, it shall be removed. Structural integrity shall also be examined, with the inspector focusing on cracks, deformities, or other abnormalities of the infrastructure. In addition to the weir, the out-fall piping into the NSLCWD canal shall be checked to confirm that erosion or blockages in the vicinity of the out-fall piping require removal.

6526 South Kanner Highway #236
Stuart Florida 34997

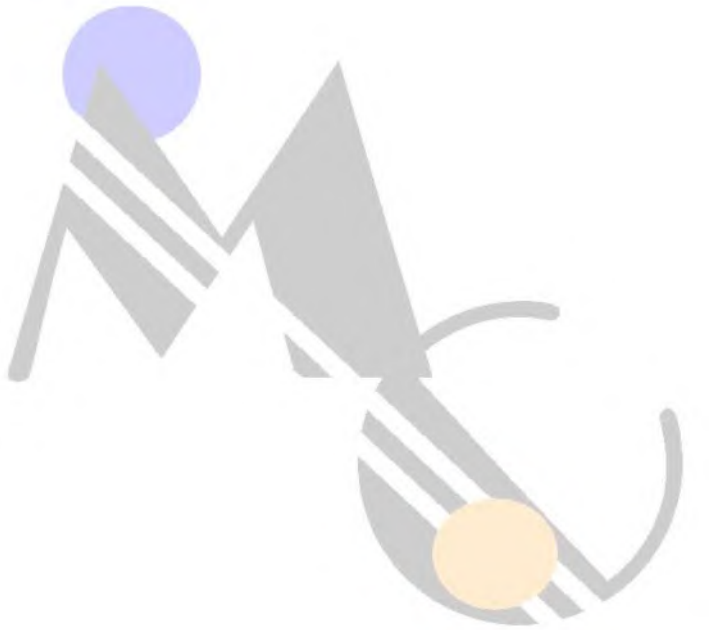
Phone 772-223-8850
Fax 772-223-8851

Email marketing@themilcorgroup.com

Web www.themilcorgroup.com

C. Conveyance System

The conveyance system includes all the rest of storm sewer pipe, inlets and junction boxes that are not control structures. The entire system shall be checked at least twice a year and after any significant rain event. The inspector shall examine for flow blockage and structural integrity of the system, looking for areas of seepage or pooling of water. If sedimentation, vegetation, or other debris is greater than 6" depth at the bottom of inlets or junction boxes, it shall be removed. During this inspection, the pavement around the inlets shall be reviewed to confirm no damage has occurred to the pavement from water flow into the inlets.



Ft. Pierce Industrial Campus
Stormwater Maintenance Plan Checklist

Area/System Inspected:_____

Date of Inspection: _____ **Weather Conditions:** _____

	S / U	Action Taken (if U is placed)
Swales / Grass Areas Dry Detention Area		
Control Structure/Outfall Piping		
Conveyance System		

Satisfactory = S; Unsatisfactory=U

_____

_____

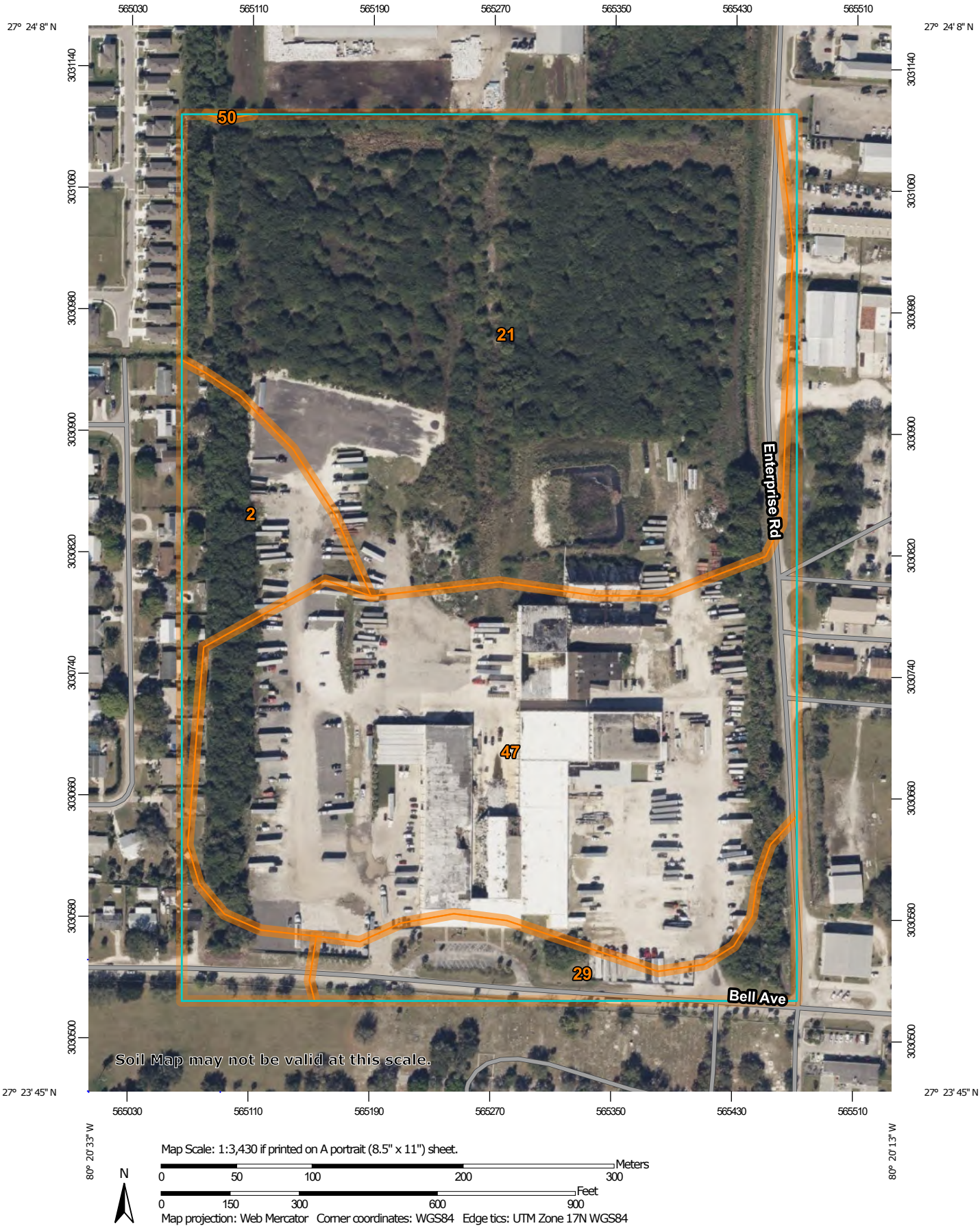
Signature of Inspector

_____

Attachment 4.7

Soil Map—St. Lucie County, Florida

Ft.Pierce Industrial Campus



Map Scale: 1:3,430 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 15, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	4.9	8.3%
21	Lawnwood and Myakka sands	27.9	47.3%
29	Pendarvis and Pomello sands, 0 to 5 percent slopes	3.7	6.2%
47	Urban land, 0 to 2 percent slopes	22.5	38.1%
50	Waveland and Immokalee fine sands	0.0	0.0%
Totals for Area of Interest		**58.9**	**100.0%**

Attachment 4.8

Ft. Pierce Industrial Campus



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A,V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- E 18.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 — Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the St. Lucie County Planning and Development Services Department, dated 2009, 2015 and 2016; the Florida Department of Transportation, dated 2016; the Bureau of Land Management, dated 2004; and the U.S. Department of Agriculture, dated 2016.

SCALE

N

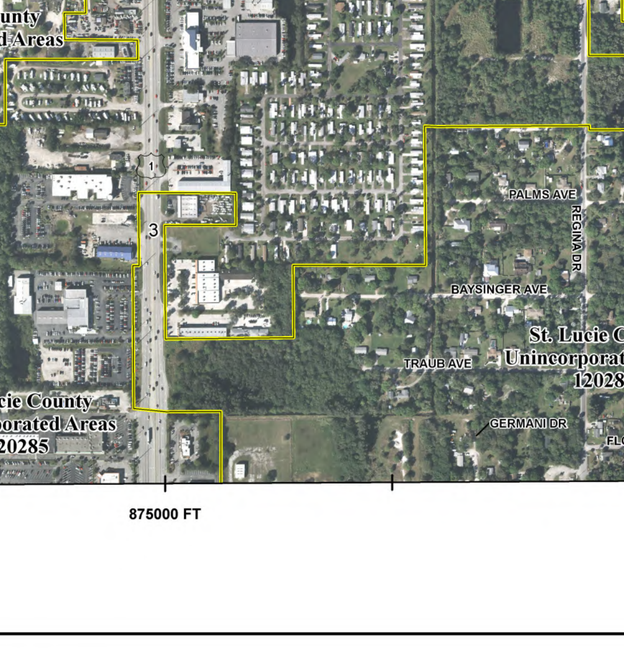
Map Projection:
State Plane Transverse Mercator, Florida East Zone 0901H; North American Datum 1983 HARN; Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet — 1:6,000

0 250 500 750 1,000 2,000 feet

0 125 250 500 meters

PANEL LOCATOR





NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

ST. LUCIE COUNTY, FLORIDA
and Incorporated Areas

PANEL 189 OF 420

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
FORT PIERCE, CITY OF	120286	0189	K
ST. LUCIE COUNTY	120285	0189	K

VERSION NUMBER
2.3.3.2

MAP NUMBER
12111C0189K

MAP REVISED
FEBRUARY 19, 2020

Attachment 4.9

UNIVERSAL
ENGINEERING SCIENCES

GEOTECHNICAL EXPLORATION

31.3 ACRE LOT FORT PIERCE
(PAVEMENT AND PONDS)
1450 BELL AVE, FORT PIERCE, FLORIDA

UES PROJECT NO. 3330.220195.0000

PREPARED FOR:

Yonatan Missika
1450 Bell Avenue
Fort Pierce Florida, 34982

Attn: Mr. Yonatan Missika

PREPARED BY:

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

August 23, 2022

UNIVERSAL
ENGINEERING SCIENCES
Consultants In: Geotechnical Engineering • Environmental Sciences
Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

August 23, 2022

Mr. Yonatan Missika
1450 Bell Avenue
Fort Pierce FL, 34982
Phone: (305) 213-4993
Email: lmissika@gmail.com

Subject: Report of Geotechnical Exploration
31.3 Acre Lot Fort Pierce (Pavement and Ponds)
1450 Bell Ave, Fort Pierce, Florida
UES Project No. 3330.2200195.0000

Dear Mr. Missika:

Universal Engineering Sciences (UES) has completed the subsurface exploration and geotechnical engineering evaluation for the above referenced project in accordance with the geotechnical and engineering service agreement for this project. The scope of services was completed in general accordance with our Geotechnical Engineering Proposal No. 22-7402.00 dated July 22, 2022 planned in conjunction with and authorized by you.

EXECUTIVE SUMMARY

The purpose of our subsurface exploration was to classify the nature of the subsurface soils and general geomorphic conditions at the site and evaluate their impact upon the proposed construction. This report contains the results of our subsurface exploration and our engineering interpretations of these with respect to the project characteristics described to us, including providing recommendations for foundation design, pavement design, site preparation, and earthwork construction.

Per our recent telephone discussions and email correspondence with you, UES understands that you have just come under contract for a 31.3-acre property located at 1450 Bell Ave in Fort Pierce, Florida. At this time the property is developed with a manufacturing facility. UES was provided with a site plan depicting the planned trailer parking pavement across the property along with a new stormwater pond. Additionally, the site plan contains desired boring location plan.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

One (1) Standard Penetration Test (SPT) boring (B-1), advanced to an approximate depth of 20 feet below the existing ground surface was performed within the stormwater pond, as well as one Shelby tube sample. Additionally, three (3) hand auger borings with hand cone penetrometer (HCP) testing (AB-1 through AB-3) advanced to an approximate depth of 10 feet

below the ground surface, and three (3) Shelby tube samples were tested for their horizontal and vertical permeability were performed within the proposed pavement areas. The subsurface soil conditions encountered at the boring locations generally consisted of very loose to medium dense fine sand (SP), fine sand with silt (SP-SM), clayey fine sand (SC), and organic fine sand (SP-OL) to termination depths.

Organic soils were encountered in AB-1 within 3 to 4 feet of the exploration. UES recommends that test pits be performed in this area to further explore the nature and extent of the organic materials. Organic soils, wood, and other deleterious materials encountered should be excavated and removed from below the pavement areas. The completed excavations should be backfilled to design grade with suitable fill as discussed in Section 3.2 of this report. In general, the fill should be placed in 12-inch thick loose layers and compacted to at least 95 percent of maximum dry density as determined by the modified Proctor method (ASTM D 1557). It is highly recommended that a member of UES's geotechnical department be present for the removal of the unsuitable soils.

We appreciate the opportunity to be of service during this phase of the project and look forward to a continued association. Please do not hesitate to contact us if you have any questions or comments, or if we may further assist you as your plans proceed.

Respectfully Submitted,
Universal Engineering Sciences
Florida Registry No. 4930

This item has been digitally signed and sealed by Allan G. Abubakar, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Allan G. Abubakar, P.E.
Sr. Project Engineer
Florida Registration No. 69952

Camila Ribeiro, E.I
Project Manager

Distribution: Yonatan Missika 1 pdf

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Appendix B - Test Location Plan
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Appendix D - Log of Boring Records
Appendix E - Discussion of Soil Groups

1.0 INTRODUCTION

1.1 Scope of Services

The objective of our geotechnical services was to collect subsurface data for the subject project, summarize the test results, and discuss any apparent site conditions that may have geotechnical significance for the proposed construction. The following scope of services is provided within this report:

1. Prepare boring logs depicting the subsurface soil conditions encountered during our field exploration.

2. Review the soil samples obtained during our field exploration for classification and additional testing if necessary.

3. Provide recommendations for pavement design and subgrade preparation.

4. Provide site preparation criteria for the proposed construction.

5. Provide results and design parameters for stormwater management testing conducted.

1.2 Project Description

Per our recent telephone discussions and email correspondence with you, UES understands that you have just come under contract for a 31.3-acre property located at 1450 Bell Ave in Fort Pierce, Florida. At this time the property is developed with a manufacturing facility. UES was provided with a site plan depicting the planned trailer parking pavement across the property along with a new stormwater pond. Additionally, the site plan contains desired boring location plan.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

2.0 OBSERVATIONS

2.1 Site Description

The project site is located at 1450 Bell Ave, Fort Pierce, in Florida as illustrated on the Site Vicinity Map in Appendix A. The site is bounded by Bell Avenue to the south, Enterprise to the east, residential properties to the west, and commercial propriety to its north.

2.2 Field Exploration

One (1) Standard Penetration Test (SPT) boring (B-1), advanced to an approximate depth of 20 feet below the existing ground surface was performed within the stormwater pond, as well as one horizontal and vertical Shelby tube sample. Additionally, three (3) hand auger borings with hand cone penetrometer (HCP) testing (AB-1 through AB-3) advanced to an approximate depth

of 10 feet below the ground surface, and three (3) Shelby tube samples were tested for their horizontal and vertical permeability were performed within the proposed pavement areas. The locations of the borings are illustrated on the Test Location Plan in Appendix B.

The Standard Penetration Tests (SPT) were performed in general accordance with ASTM D 1586, "Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils." The SPT test procedure consists of driving a 1.4-inch I.D. split-barrel sampler into the soil profile using a 140-pound hammer falling 30 inches. The number of blows per foot, for the second and third 6-inch increment, is referred to as the N-value. The N-value has been empirically correlated with various soil properties and provides an indication of soil strength.

The auger borings were performed in substantial accordance with ASTM D 1452, "Standard Practice for Soil Exploration and Sampling by Auger Borings." Hand Cone Penetrometer (HCP) tests were conducted at one-foot depth intervals in the auger borings. The HCP test, in conjunction with information about the soil type, is empirically correlated to the relative density of subsurface soils.

Site specific survey staking of the borings was not provided for our field exploration. The indicated depth and location of each boring were approximated based upon existing grade, the provided Conceptual Site Plan, and estimated distances and relationships to existing landmarks at the site.

2.3 Laboratory Testing

Soil samples recovered from our field exploration were returned to our laboratory where they were visually classified by a geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D 2488). Selected samples obtained from the borings were tested for moisture content (ASTM D 2216), fines content (ASTM D 1140), and organic content (AASHTO T-267). The laboratory test results are summarized in the following table and are also displayed on the boring logs.

Laboratory Test Results					
Boring No.	**Sample Depth (ft)**	**Sample Description**	**Moisture Content (%)**	**Fines Content (%)**	**Organic Content (%)**
AB-1	3 – 4	Dark brown organically stained fine little organics, trace fine roots (SP-OL)	24.6	4.0	10.0

The recovered samples were not evaluated, either visually or analytically, for chemical composition or environmental hazards. UES will be pleased to perform these services for an additional fee, if required.

The subsurface soil conditions encountered at the boring locations generally consisted of very loose to medium dense fine sand (SP), fine sand with silt (SP-SM), clayey fine sand (SC), and organic fine sand (SP-OL) to termination depths.

2.4 Geomorphic Conditions

The geology of the site as mapped on the USDA Soil Survey website consists of Lawnwood and Myakka sands (21), Ankona and Farmton sands (2), Urban land, 0 to 2 percent slopes (47), Ankona and Farmton sands (2), and Pendarvis and Pomello sands, 0 to 5 percent slopes (29). **These are sand and loam soils. Organic soils are indicated within the minor components of the land complex (21) and were encountered within the borings.** Note that the Soil Survey generally extends to a maximum depth of 80 inches below ground surface and is not indicative of deeper soil conditions.

Boring logs resulting from our field exploration are presented in Appendix D - Log of Boring Records. The logs contain the soil descriptions, the standard penetration test (SPT) N-values, and the hand cone penetrometer (HCP) values logged during the drilling and sampling activities. Note that the soil boring data reflect information from the specific test locations only and the soil conditions may vary between the strata interfaces indicated on the logs. The soil classifications and descriptions shown on the logs are generally based upon visual characterizations of the recovered samples using the Unified Soil Classification System. See Appendix E - Discussion of Soil Groups, for a detailed description of various soil groups.

The subsurface soil conditions encountered at the boring locations generally consisted of very loose to medium dense fine sand (SP), fine sand with silt (SP-SM), and clayey fine sand (SC) to termination depths.

2.5 Hydrogeological Conditions

On the dates of our field exploration (August 1, and August 10, 2022), groundwater was encountered in the borings ranging from depths of 4.0 feet to 7.5 feet below ground surface. However, groundwater was not evident within the explored depth of the hand auger borings. The groundwater table typically fluctuates seasonally depending upon local rainfall and other site specific and/or local influences. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

Falling head permeability tests were performed on the Shelby tube samples to obtain horizontal (k_h) and vertical (k_v) permeability values of the soils. The permeability test results are summarized in the following Table 2.5.1.

Table 2.5.1 – Permeability Test Results

Test Location	Sample Depth (feet)	Sample Description	Coefficient of Permeability, k (ft/day)	
			k_h	k_v
B-1	1.5 - 2.0	Dark gray fine sand (SP)	36.5	30.5
AB-1	1.5 - 2.0	Gray fine sand (SP)	17.4	10.2
AB-2	1.5 - 2.0	Gray fine sand (SP)	60.9	30.5
AB-3	1.5 - 2.0	Gray fine sand (SP)	18.3	30.5

2.6 Seasonal High Groundwater Table

The normal seasonal high groundwater level each year is the level that typically occurs in the August to September period at the end of the rainy season during a year of normal or average rainfall. During periods of above normal rainfall and in extreme cases of flooding, the water table elevations typically exceed the normal seasonal high groundwater level. Under this scenario, normal high groundwater levels approach the normal seasonal high groundwater levels.

The normal seasonal high groundwater level is affected by several factors. The drainage characteristics of the soils, the land surface elevation, relief points such as drainage ditches, lakes, rivers, canals, swamp areas, etc., and distance to relief points are some of the more important factors influencing the seasonal high groundwater level.

In order to better interpret the groundwater data, we reviewed available monthly precipitation data from several stations in the Fort Pierce area from February 2022 through July 2022 utilizing the Community Collaborative Rain, Hail & Snow Network website, which corresponds to the six (6) months prior to the time of our field exploration. The data indicated that the recorded rainfall during this period was relatively higher compared to the 30-year recorded average rainfall.

Based on our interpretations of the site conditions, the groundwater levels recorded in our soil borings at the time of drilling, and the data obtained from the various sources referenced herein, we estimate the normal seasonal high groundwater level to be approximately 0.5 to 1.0 feet above the water levels recorded in the borings. As previously noted, it is possible that higher groundwater levels may exceed the estimated normal seasonal high groundwater level as a result of significant or prolonged rainfall events. However, design for normal seasonal high groundwater conditions, instead of the extreme conditions, generally is more appropriate.

3.0 PAVEMENT AREA DESIGN AND CONSTRUCTION CONSIDERATIONS

3.1 Pavement Design Sections

The pavement sections were designed considering assumed traffic loading and previous experience with similar projects. Flexible pavement sections in the geographic area typically consist of an asphaltic wearing course, a base course, and a stabilized subgrade layer. Rigid pavements are constructed either directly upon prepared soil subgrades or upon a base course and stabilized subgrade for heavier loads.

Based on our prior experience and the assumed traffic loading criteria, recommended pavement section thicknesses are provided in Table 4.1.1 below.

Table 4.1.1 - Design Pavement Sections				
Pavement Type	Layer	Material Description	Layer Thickness	
			Light Duty	Heavy Duty
Flexible	(A)	Asphalt Wearing Surface FDOT SP-9.5 or SP-12.5	1.5	2.5
	(B)	Base rock (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density	6	8
	(SSG)	Stabilized subgrade (minimum LBR of 40), compacted to 98 percent of modified Proctor maximum dry density	12	12
	STRUCTURAL NUMBER (SN)		**2.7**	**3.5**
Rigid	(C)	FDOT Portland Cement Concrete	NA	8
	(B)	Base rock (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density	NA	-
	(CSG)	Soil subgrade compacted to 98 percent of modified Proctor maximum dry density	NA	12

Organic soils were encountered in AB-1 within 3 to 4 feet of the exploration. UES recommends that test pits be performed in this area to further explore the nature and extent of the organic materials. Organic soils, wood, and other deleterious materials encountered should be excavated and removed from below the pavement areas. The completed excavations should be backfilled to design grade with suitable fill as discussed in Section 3.2 of this report. In general, the fill should be placed in 12-inch thick loose layers and compacted to at least 95 percent of maximum dry density as determined by the modified Proctor method (ASTM D 1557). It is highly recommended that a member of UES's geotechnical department be present for the removal of the unsuitable soils.

3.2 Compacted Subgrade or Embankment Fill

The subgrade or embankment fill is the layer that supports the structural pavement section. Subgrade and embankment fill should be constructed following the criteria and procedures presented in Section 4.9 of this report.

3.3 Stabilized Subgrade

The stabilized subgrade is the portion of the pavement section between the compacted subgrade or embankment fill and the base course. We recommend that subgrade material be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180). The stabilized subgrade material should have a minimum Limerock Bearing Ratio (LBR) value of 40. Compliance tests should be performed upon the stabilized subgrade for full depth at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater.

3.4 Base Course

The base course is the portion of the pavement section between the surface course and stabilized subgrade. In areas where separation of at least 1.5 feet between the estimated wet seasonal high groundwater table and the bottom of the base material occurs, we recommend the base course be limerock or cemented coquina having a minimum Limerock Bearing Ratio (LBR) value of 100. The base material should be obtained from an approved source. The base material should be placed in maximum 6-inch-thick lifts and compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

If the separation between the estimated wet seasonal high groundwater table and the bottom of the base material is less than 1.5 feet, we recommend that asphaltic concrete base (FDOT SP-12.5) be used in lieu of limerock or cemented coquina. The subgrade should be mechanically stabilized (compacted) to a minimum of 98 percent of modified Proctor maximum dry density (AASHTO T-180). Compliance tests should be performed on the base course at a frequency of one test per 5,000 square feet, or a minimum of two test locations, whichever is greater.

3.5 Flexible (Asphalt) Pavement

Asphalt pavement should consist of either FDOT SP-9.5 or SP-12.5 asphaltic concrete. The mixes should be a current FDOT approved design for the materials used for the project. Samples of the materials delivered to the project should be tested to verify that the aggregate gradation and asphalt content satisfies the mix design specifications.

The asphalt should be compacted to meet the requirements of the latest edition of the FDOT *Standard Specifications for Road and Bridge Construction*. Compliance tests should be performed by obtaining cores to evaluate material thickness and density at a frequency of one test per 10,000 square feet, or a minimum of two test locations, whichever is greater.

3.6 Rigid (Concrete) Pavement

Rigid pavements should be constructed using concrete having a minimum 28-day compressive strength of 4,000 psi. Fill required to raise grades in pavement areas should be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

The pavement slabs should be reinforced to make them as rigid as practical. Proper joints should be provided at the junctions of slabs so that a small amount of independent movement can occur without causing structural damage. Construction and control joints should be in accordance with current American Concrete Institute (ACI) and industry practices.

The pavement sections presented in this report are minimum pavement section thicknesses typically used for similar type projects. The pavement materials and construction procedures should conform to FDOT, ACI, or appropriate city/county requirements.

3.7 Effects of Water

Premature pavement section deterioration can occur due to intrusion of the wet season high groundwater table and/or improper surface water runoff management. We recommend the pavement areas be constructed to have a minimum separation of 1.5 feet between the wet season high groundwater table and the bottom of base course, regardless of the type of base material. In addition, we recommend that full-depth curb sections be designed and constructed. Using either extruded curb sections, which lie directly on top of the final surface course, or eliminating the curbing entirely, may allow runoff and/or irrigation water to migrate between the base and surface course. This condition can result in the separation of the surface course from the base course, causing a rippling effect, which results in premature deterioration of the pavement.

3.8 Construction Traffic

Incomplete pavement sections or pavement areas designed for light duty traffic will not perform satisfactorily under typical construction traffic loading. We recommend that all construction traffic (i.e., construction equipment, vehicles, etc.) either be re-routed away from these areas or the pavement sections be designed to support construction phase loading conditions.

3.9 Pavement Site Preparation

Our recommendations for preparation of the site for pavement construction are noted below. This approach to improving and maintaining site soils has been found to be successful with similar soil conditions.

1. The proposed construction limits should be cleared, stripped, and grubbed of all surface vegetation, topsoil, and associated root systems to depths of their vertical reaches. This should be performed within and to a distance of 5 feet beyond the limits of the pavement areas.
2. Prior to initiating fill operations, the existing ground surface should be compacted (proof rolled) using a steel drum vibratory roller having sufficient static weight and vibratory impact energy to achieve the required compaction. After completing the proof rolling, density tests should be performed at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater, to confirm a minimum compaction compliance of 98 percent of modified Proctor maximum dry density (AASHTO T-180).

3. Fill material should be inorganic (classified as SP/GW) containing not more than 5 percent (by weight) fibrous organic materials. **Fill material having silt/clay-size fines contents greater than 5 percent should not be used, including cyclone sand material.** The fill should be placed in maximum 12-inch-thick lifts. Each lift should be compacted to a minimum density of 98 percent of modified Proctor maximum dry density (AASHTO T-180).

4. Compliance density tests should be performed within the fill at a frequency of not less than one test per 5,000 square feet per lift, or at a minimum of two test locations, whichever is greater.

5. Representative samples of both on-site and import materials proposed for use as fill should be obtained and tested to determine compliance with the project specifications. The testing should include moisture-density relations (AASHTO T-180) and particle size analysis.

6. The contractor should consider the contours contained on the final grading, paving, and drainage plans when executing backfilling and compaction operations.

4.0 REPORT LIMITATIONS

This consulting report has been prepared for the exclusive use of Yonatan Missika and other members of the design team for the proposed property located at 1450 Bell Avenue in Fort Pierce, Florida. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty, either express or implied, is made.

The evaluation submitted in this report is based in part upon the data collected during a field exploration. However, the nature and extent of variations throughout the subsurface profile may not become evident until construction. If variations then appear evident, it may be necessary to reevaluate information and professional opinions provided in this report. In the event changes are made in the nature, design, or location of the proposed structures or pavement areas, the evaluation and opinions contained in this report should not be considered valid unless the changes are reviewed, and our conclusions modified or verified in writing by UES.

UES should be provided the opportunity to review the final civil plans, structural plans, and project specifications to determine if UES's recommendations have been properly interpreted, communicated, and implemented. If UES is not afforded the opportunity to participate in construction related aspects of foundation installation and pavement construction as recommended in this report or any report addendum, UES cannot accept responsibility for the interpretation of our recommendations made in this report or in a report addendum for foundation or pavement performance.

5.0 BASIS FOR RECOMMENDATIONS

The recommendations presented in this report are based on the data obtained from the borings performed at the locations indicated on the Test Location Plan in Appendix B. This report does not reflect variations which may occur between borings. While the borings are representative of the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils of the region are anticipated and may be encountered. The delineation between soil types shown on the boring logs is approximate and the descriptions represent our interpretation of the subsurface conditions at the designated boring locations on the specific dates drilled.

Any third-party reliance of our geotechnical report or parts thereof is strictly prohibited without the express written consent of Universal Engineering Sciences. The applicable SPT methodology (ASTM D 1586) and auger boring methodology (ASTM D 1452) used in performing our borings, and for determining penetration resistance and soil relative density, is specific to the sampling tools utilized and does not reflect the ease or difficulty to advance other tools or materials.

Appendix A - Vicinity Map

Site Vicinity Map

31.3 Acre Lot Fort Pierce
1450 Bell Avenue, Fort Pierce, Florida

Project No. 3330.2200195.0000	**Drafted by: JR**	**Reviewed By: AA**	**Date: 8/3/2022**



Appendix B - Test Location Plan

Test Location Plan

31.3 Acre Lot Fort Pierce
1450 Bell Avenue, Fort Pierce, Florida

Project No. 3330.2200195.0000	Drafted by: JR	Reviewed By: AA	Date: 8/11/2022



N

Legend

- Approximate 25’ Standard Penetration Test Boring Location and Shelby Tubes
- Approximate 10’ Auger Boring Test Locations and Shelby Tubes

Appendix C - Notes Related to Borings

NOTES RELATED TO BORING RECORDS AND GENERALIZED SUBSURFACE PROFILES

1. Groundwater levels (if encountered) were recorded either during or following the boring completion on the date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from those shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

Coarse Grained Soils (Sands and Gravels)				Fine Grained Soils (Silts and Clays)			
SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Relative Density	SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Consistency
0-4	0-16	0-20	Very Loose	0-2	0-20	0-3	Very Soft
5-10	17-36	21-40	Loose	3-4	21-35	4-6	Soft
11-30	37-116	41-120	Med. Dense	5-8	>35	7-12	Firm
31-50	117-196	121-200	Dense	9-15		13-25	Stiff
>50	> 196	>200	Very Dense	16-30		26-50	Very Stiff
				>30		>50	Hard

10. Grain size descriptions are as follows:

Description	Particle Size Limits
Boulder	Greater than 12 inches
Cobble	3 to 12 inches
Coarse Gravel	3/4 to 3 inches
Fine Gravel	No. 4 sieve to 3/4 inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines (Silt/Clay)	Smaller than No. 200 sieve

11. Definitions for modifiers used in soil/rock descriptions:

Proportion	Modifier	Approximate Root Diameter	Modifier
<5%	Trace	Less than 1/32"	Fine roots
5% to 12%	Little	1/32" to 1/4"	Small roots
12% to 30%	Some	1/4" to 1"	Medium roots
30% to 50%	And	Greater than 1"	Large roots

Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.
Organic Content Modifiers: <25%: Slightly to Highly Organic; 25% to 75%: Muck; >75%: Peat

Appendix D - Log of Boring Records

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

LOG OF BORING B-1

CLIENT 1450 Bell Ave Owner LLC/ TSPN 18 LLC
PROJECT NAME 31.3 Acre Lot Fort Pierce
PROJECT NUMBER 3330.2200195.0000
PROJECT LOCATION 1450 Bell Avenue, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 25 ft
HOLE DIAMETER 3 in
DRILLER JB/KB
DATE STARTED 8/10/22
COMPLETED 8/10/22
DRILL RIG D-25
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 7.30 ft
METHOD SPT
LATITUDE
LONGITUDE
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
	X	1	3 4 6 5	10		Light brown clayey fine sand, trace shell fragments (SC)			
						2.0			
	X	2	4 3 4 3	7		Dark gray fine sand (SP)			
						4.0			
5	X	3	2 3 3 4	6		Gray fine sand (SP)			
	X	4	3 4 3 3	7		▽			
						8.0			
	X	5	2 1 1 3	2		Dark brown fine sand with silt (SP-SM)			
10									
						13.5			
	X	6	2 2 3	5		Gray fine sand (SP)			
15									
						18.5			
	X	7	2 2 2	4		Brown fine sand (SP)			
20									
	X	8	2 3 4	7					
25						25.0			

Bottom of borehole at 25.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 8/11/22 14:41 - V:\PROJECTS_UES PROJECT SETUP\2022 UES PROJECTS\3330.2200195.0000 - 31.3 ACRE LOT FORT PIERCE - GEO\22-7402.00 - 31.3 ACRE LOT FORT PIERCE - GEO\GEO\APPENDICES NORMAL\SPT LOGS

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924

LOG OF BORING AB-1

CLIENT 1450 Bell Ave Owner LLC/ TSPN 18 LLC
PROJECT NAME 31.3 Acre Lot Fort Pierce
PROJECT NUMBER 3330.2200195.0000
PROJECT LOCATION 1450 Bell Avenue, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 10 ft
HOLE DIAMETER
DRILLER PS
DATE STARTED 8/1/22
COMPLETED 8/1/22
DRILL RIG
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 4.00 ft
METHOD Auger Boring
LATITUDE
LONGITUDE
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
			40			Gray fine sand (SP)			
			40						
			50						
						3.0			
			60			Dark brown organically stained fine sand little organics, trace fine roots (SP-OL)	24.6	4.0	10.0
						4.0 ▽			
			60			Dark brown organically stained fine sand (SP)			
5			80						
						6.0			
			80			Dark gray fine sand (SP)			
			80						
			80						
			80						
10						10.0			

Bottom of borehole at 10.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 8/16/22 11:19 - G:\PROJECTS_UES PROJECT SETUP\2022 UES PROJECTS\3330.2200195.0000 - 31.3 ACRE LOT FORT PIERCE - GEO\22-7402.00 - 31.3 ACRE LOT FORT PIERCE - GEO\GEOAPPENDICES NORMAL\AB LOGS

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-2

CLIENT 1450 Bell Ave Owner LLC/ TSPN 18 LLC
PROJECT NAME 31.3 Acre Lot Fort Pierce
PROJECT NUMBER 3330.2200195.0000
PROJECT LOCATION 1450 Bell Avenue, Fort Pierce, Florida
DATE STARTED 8/1/22 **COMPLETED** 8/1/22
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 6.00 ft
DRILLER PS
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	80		Gray fine sand (SP)			
	80					
			2.0			
	80		Light gray fine sand (SP)			
			3.0			
	80		Gray fine sand (SP)			
			4.0			
	80		Light gray fine sand (SP)			
5						
	80		▽			
	80					
	80					
	80					
	80					
10			10.0			

Bottom of borehole at 10.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 8/3/22 10:30 - V:\PROJECTS_UES PROJECT SETUP\2022 UES PROJECTS\3330.2200195.0000 - 31.3 ACRE LOT FORT PIERCE - GEO\22-7402.00 - 31.3 ACRE LOT FORT PIERCE - GEO\GEO\APPENDICES NORM

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-3

CLIENT 1450 Bell Ave Owner LLC/ TSPN 18 LLC
PROJECT NAME 31.3 Acre Lot Fort Pierce
PROJECT NUMBER 3330.2200195.0000
PROJECT LOCATION 1450 Bell Avenue, Fort Pierce, Florida
DATE STARTED 8/1/22 **COMPLETED** 8/1/22
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 7.00 ft
DRILLER PS
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0						
	80		Gray fine sand, trace shell fragments (SP)			
			1.0			
	80		Light gray fine sand (SP)			
	80					
	80					
			4.0			
	60		Brown fine sand and rocks (SP)			
5			5.0			
	60		Dark gray fine sand (SP)			
			6.0			
	60		Brown fine sand (SP)			
			▽			
	50		8.0			
	50		Light brown fine sand (SP)			
	50					
10			10.0			

Bottom of borehole at 10.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 8/3/22 10:30 - V:\PROJECTS_UES PROJECT SETUP\2022 UES PROJECTS\3330.2200195.0000 - 31.3 ACRE LOT FORT PIERCE - GEO\22-7402.00 - 31.3 ACRE LOT FORT PIERCE - GEO\GEO\APPENDICES NORM

Appendix E - Discussion of Soil Groups

DISCUSSION OF SOIL GROUPS

COARSE GRAINED SOILS

General. A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

GW and SW Groups. These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

GP and SP Groups. Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

GM and SM Groups. In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the “A” line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

GC and SC Groups. In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No, 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the “A” line on the plasticity chart.

FINE GRAINED SOILS

General. A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

ML and MH Groups. These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

CL and CH Groups. These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

OL and OH Groups. These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.

HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
STANDARD GENERAL PERMIT NO. 56-02589-P
DATE ISSUED:November 9, 2007

Form #0941
08/95

PERMITTEE: PIERCE HARDY LIMITED PARTNERSHIP
1019 RT 519 BLDG 5
EIGHTY FOUR, PA 15330-2813

PROJECT DESCRIPTION: Modification for construction and operation of a surface water management system to serve an 11.08 acre project known as 84 Lumber.

PROJECT LOCATION: ST LUCIE COUNTY, SEC 28 TWP 35S RGE 40E

PERMIT DURATION: See Special Condition No:1. See attached Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 070731-29, dated July 31, 2007. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40 , Florida Administrative Code (F.A.C.).

Based on the information provided, District rules have been adhered to and an Environmental Resource General Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 19 General Conditions (See Pages : 2 - 4 of 6),
3. the attached 17 Special Conditions (See Pages : 5 - 6 of 6) and
4. the attached 2 Exhibit(s)

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 9th day of November, 2007, in accordance with Section 120.60(3), Florida Statutes.

BY: Donald R. Loving
Donald R. Loving
Director, Okee/MSL Regulatory Division
Martin / St Lucie Service Center

Certified mail number 7005 0390 005 9814 3589

GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373. F.S.

2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.

3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.

4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.

5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.

6. Within 30 days after completion of construction of the permitted activity, the permitee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.

7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit

GENERAL CONDITIONS

Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.

9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.

10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.

11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..

12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.

13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No Notice" Rule.

14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit

GENERAL CONDITIONS

application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.

16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.

17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.

18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.

19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on November 9, 2012.
2. Operation of the surface water management system shall be the responsibility of the permittee.
3. Discharge Facilities:

   Basin: Site

   1-3' WIDE SHARP CRESTED weir with crest at elev. 16' NGVD 29.
   1-5" dia. CIRCULAR ORIFICE with invert at elev. 14' NGVD 29.

   Receiving body : On-Site Lake
   Control elev : 13 feet NGVD 29.

   Basin: Lake Basin

   1-1.5" W X 25" H RECTANGULAR NOTCH weir with crest at elev. 15.25' NGVD 29.
   1-5" dia. CIRCULAR ORIFICE with invert at elev. 13' NGVD 29.

   Receiving body : NSLRWCD Canal No. 10
   Control elev : 13 feet NGVD 29.
4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.
6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
7. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.
8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
9. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.
11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.

SPECIAL CONDITIONS

12. Minimum building floor elevation: BASIN: Site - 19.00 feet NGVD 29.

13. Minimum parking lot elevation: Basin: Site - 17.10 feet NGVD 29.

14. Silt screens, hay bales, turbidity screens/barriers or other such sediment control measures shall be utilized during construction. The selected sediment control measures shall be installed prior to the commencement of construction in or adjacent to other surface waters in accordance with Exhibit No. 2 and shall remain in place until all adjacent construction is completed. All areas shall be stabilized and vegetated immediately after construction to prevent erosion into the surface waters.

15. The exhibits and special conditions in this permit apply only to this application. They do not supersede or delete any requirements for other applications covered in Permit No. 56-02589-P unless otherwise specified herein.

16. Prior to the commencement of construction, the permittee shall conduct a pre-construction meeting with field representatives, contractors and District staff. The purpose of the meeting will be to discuss construction methods and sequencing, including type and location of turbidity and erosion controls to be implemented during construction, mobilization and staging of contractor equipment, phasing of construction, methods of vegetation clearing, construction dewatering if required, and coordination with other entities on adjacent construction projects with the permittee and contractors. The permittee shall contact District Environmental Resource Compliance staff from the Martin/St. Lucie Service Center Service Center at 772-223-2600 to schedule the pre-construction meeting.

17. Prior to the commencement of construction activities on the site, the permittee shall obtain permit authorization from the North St. Lucie River Water Control District for construction approval, and submit a copy of the authorization to the District's Environmental Resource Compliance staff in the service center where the permit application was processed.

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District's Governing Board takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

40E-4.321 Duration of Permits.

(1) Unless revoked or otherwise modified the duration of an environmental resource permit issued under this chapter or Chapter 40E-40, F.A.C., is as follows:

(a) For a conceptual approval, two years from the date of issuance or the date specified as a condition of the permit, unless within that period an application for an individual or standard general permit is filed for any portion of the project. If an application for an environmental resource permit is filed, then the conceptual approval remains valid until final action is taken on the environmental resource permit application. If the application is granted, then the conceptual approval is valid for an additional two years from the date of issuance of the permit. Conceptual approvals which have no individual or standard general environmental resource permit applications filed for a period of two years shall expire automatically at the end of the two year period.

(b) For a conceptual approval filed concurrently with a development of regional impact (DRI) application for development approval (ADA) and a local government comprehensive plan amendment, the duration of the conceptual approval shall be two years from whichever one of the following occurs at the latest date:

1. The effective date of the local government's comprehensive plan amendment,

2. The effective date of the local government development order,

3. The date on which the District issues the conceptual approval, or

4. The date on which the District issues a final order pertaining to the resolution of any Section 120.57, F.S., administrative proceeding or other legal appeals.

(c) For an individual or standard general environmental resource permit, the construction phase authorizing construction, removal, alteration or abandonment of a system shall expire five years from the date of issuance or such amount of time as made a condition of the permit.

(d) For an individual or standard general environmental resource permit, the operational phase of the permit is perpetual for operation and maintenance.

(e) For a noticed general permit issued pursuant to Chapter 40E-400, F.A.C., five years from the date the notice of intent to use the permit is provided to the District.

(2)(a) Unless prescribed by special permit condition, permits expire automatically according to the timeframes indicated in this rule. If application for extension is made in writing pursuant to subsection (3), the permit shall remain in full force and effect until:

1. The Governing Board takes action on an application for extension of an individual permit, or

2. Staff takes action on an application for extension of a standard general permit.

(b) Installation of the project outfall structure shall not constitute a vesting of the permit.

(3) The permit extension shall be issued provided that a permittee files a written request with the District showing good cause prior to the expiration of the permit. For the purpose of this rule, good cause shall mean a set of extenuating circumstances outside of the control of the permittee. Requests for extensions, which shall include documentation of the extenuating circumstances and how they have delayed this project, will not be accepted more than 180 days prior to the expiration date.

(4) Substantial modifications to Conceptual Approvals will extend the duration of the Conceptual Approval for two years from the date of issuance of the modification. For the purposes of this section, the term "substantial modification" shall mean a modification which is reasonably expected to lead to substantially different water resource or environmental impacts which require a detailed review.

(5) Substantial modifications to individual or standard general environmental resource permits issued pursuant to a permit application extend the duration of the permit for three years from the date of issuance of the modification. Individual or standard general environmental resource permit modifications do not extend the duration of a conceptual approval.

(6) Permit modifications issued pursuant to paragraph 40E-4.331(2)(b), F.A.C. (letter modifications) do not extend the duration of the permit.

(7) Failure to complete construction or alteration of the surface water management system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization in order to continue construction unless a permit extension is granted.

Specific Authority 373.044, 373.113 FS. Law Implemented 373.413, 373.416, 373.419, 373.426 FS. History–New 9-3-81, Amended 1-31-82, 12-1-82, Formerly 16K-4.07(4), Amended 7-1-86, 4-20-94, 10-3-95, 5-28-00.

Last Date For Agency Action: 11-NOV-2007

GENERAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: 84 Lumber

Permit No.: 56-02589-P

Application No.: 070731-29 **Associated File:** 070731-28 WU

Application Type: Environmental Resource (General Permit Modification)

Location: St Lucie County, S28/T35S/R40E

Permittee : Pierce Hardy Limited Partnership

Operating Entity : Pierce Hardy Limited Partnership

Project Area: 11.08 acres

Project Land Use: Industrial

Drainage Basin: NORTH ST LUCIE

Receiving Body: North St. Lucie River Water Control District Canal No. 10 **Class:** N/A

Special Drainage District: North St Lucie River Water Control District

Conservation Easement To District : No

Sovereign Submerged Lands: No

PROJECT PURPOSE:

Modification of an Environmental Resource Permit to authorize construction and operation of a surface water management system to serve an 11.08 acre industrial project known as 84 Lumber.

PROJECT EVALUATION:

PROJECT SITE DESCRIPTION:

The site is located just to the southwest of the intersection of Digiorgio Road and Enterprise Road and is bounded on the north side by NSLRWCD Canal No. 10 in the City of Ft. Pierce, St. Lucie County.

There are no wetlands located within or affected by the proposed project.

PROPOSED PROJECT:

The proposed project is for a modification to add an additional 11.08 acres (including 0.58 acres of an ingress-egress easement) of industrial development to the existing permitted 13.84 acre industrial site. The surface water management system will be be connected to the existing permitted system. The existing dry pretreatment detention area will be expanded and the existing control structures for the dry pretreatment area and the existing wet detention area will be modified to provide water quality treatment and attenuation for the entire 24.92 acre site.

Surface water generated from the site will be directed via site grading and a network of inlets and culverts to a dry detention area which overflows into a wet detention area which discharges to the NSLRWCD Canal No. 10.

LAND USE:

The project acreage of 11.08 acres for this phase of the project includes the 10.50 acre site and 0.58 acres of ingress-egress easement. The land use table shown below for this phase of the project includes the 10.50 acre site and the 0.58 acres of ingress-egress easement, plus 0.18 acres of offsite road right of way from Enterprise Road for a total basin area of 11.26 acres. This basin area was used in the drainage calculations for determining the required water quality treatment volume and storm attenuation.

The building areas shown below include covered open storage areas.

Construction:
Project:

	Previously Permitted	This Phase	Total Project	
Building Coverage	2.25	1.07	3.32	acres
Lake	1.34		1.34	acres
Pavement	6.34	8.04	14.38	acres
Pervious	3.91	2.15	6.06	acres
Total:	**13.84**	**11.26**	**25.10**	

WATER QUANTITY :

Discharge Rate :

Discharge Storm Frequency : 10 YEAR-3 DAY Design Rainfall : 8.15 inches

Basin	Allow Disch (cfs)	Method Of Determination	Peak Disch (cfs)	Peak Stage (ft, NGVD 29)

Basin	Allow Disch (cfs)	Method Of Determination	Peak Disch (cfs)	Peak Stage (ft, NGVD 29)
Lake Basin	2.04	Discharge Formula	2.04	17.15

Finished Floors :

Building Storm Frequency : 100 YEAR-3 DAY Design Rainfall : 12.23 inches

Basin	Peak Stage (ft, NGVD 29)	Proposed Min. Finished Floors (ft, NGVD 29)	FEMA Elevation (ft, NGVD 29)
Site	18.17	19	N/A

Road Design :

Road Storm Frequency : 10 YEAR-1 DAY Design Rainfall: 6 inches

Parking Lot Design :

Basin	Peak Stage (ft, NGVD 29)	Proposed Min.Parking Elev. (ft, NGVD 29)
Site	16.98	17.1

Offsite Flows:

Offsite flows included in the project basin are 0.18 acres of road right of way from Enterprise Road.

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NGVD 29)	WSWT Ctrl Elev (ft, NGVD 29)	Method Of Determination
Site	22.42	13	13.00	Previously Permitted
Lake Basin	2.41	13	13.00	Previously Permitted
Canal Maint. Area	.27	13	13.00	Previously Permitted

Receiving Body :

Basin	Str.#	Receiving Body
Site	D2	On-Site Lake
Lake Basin	E2	NSLRWCD Canal No. 10

Discharge Structures: Note: The units for all the elevation values of structures are (ft, NGVD 29)

Bleeders:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Invert Angle	Invert Elev.
Lake Basin	E2	1	Circular Orifice				5"		13

Weirs:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Elev.
Lake Basin	E2	1	Rectangular Notch	1.5"	25"			15.25 (crest)

SWM(Internal) Structures: Note: The units for all the elevation values of structures are (ft, NGVD 29)

Bleeders:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Invert	Invert Elev.

SWM(Internal) Structures:

Bleeders:

					Angle
Site	D2	1	Circular Orifice	5"	14

Weirs:

Basin	Str#	Count	Type	Width Height Length	Dia.	Elev.
Site	D2	1	Sharp Crested	3'		16 (crest)

WATER QUALITY :

No adverse water quality impacts are anticipated as a result of the proposed project. Water quality treatment of 2.5 inches over the site times the percent imperviousness is provided. This includes one half inch of dry pretreatment with the remainder provided in a wet detention lake.

Basin		Treatment Method	Vol Req.d (ac-ft)	Vol Prov'd
Site	Treatment	Dry Detention	.93	.93
Site	Treatment	Wet Detention	3.52	3.52
Lake Basin	Treatment	Wet Detention	.2	.2
Canal Maint. Area	Treatment	Wet Detention	.02	.02

CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM:

It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, and Rule 40E-4.361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

RELATED CONCERNS:

Water Use Permit Status:

Water Use Permit No. 56-02600-W has been issued for irrigation for this project.

Water Use Permit No. 56-02735-W has been issued for dewatering for this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation, unless the work qualifies for a No-Notice Short-Term Dewatering permit pursuant to Chapter 40E-20.302(3) or is exempt pursuant to Section 40E-2.051, FAC.

CERP:

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

Potable Water Supplier:

Fort Pierce Utilities Authority

Waste Water System/Supplier:

On-site septic system.

Right-Of-Way Permit Status:

A Right-of-Way Permit is not required for this project.

DRI Status:

This project is not a DRI.

Historical/Archeological Resources:

The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that the agency has no objections to the issuance of this permit.

DCA/CZM Consistency Review:

The District has not received a finding of inconsistency from the Florida Department of Environmental Protection or other commenting agencies regarding the provisions of the federal Coastal Zone Management Plan.

Third Party Interest:

No third party has contacted the District with concerns about this application.

Enforcement:

There has been no enforcement activity associated with this application.

STAFF REVIEW:

DIVISION APPROVAL:

NATURAL RESOURCE MANAGEMENT:

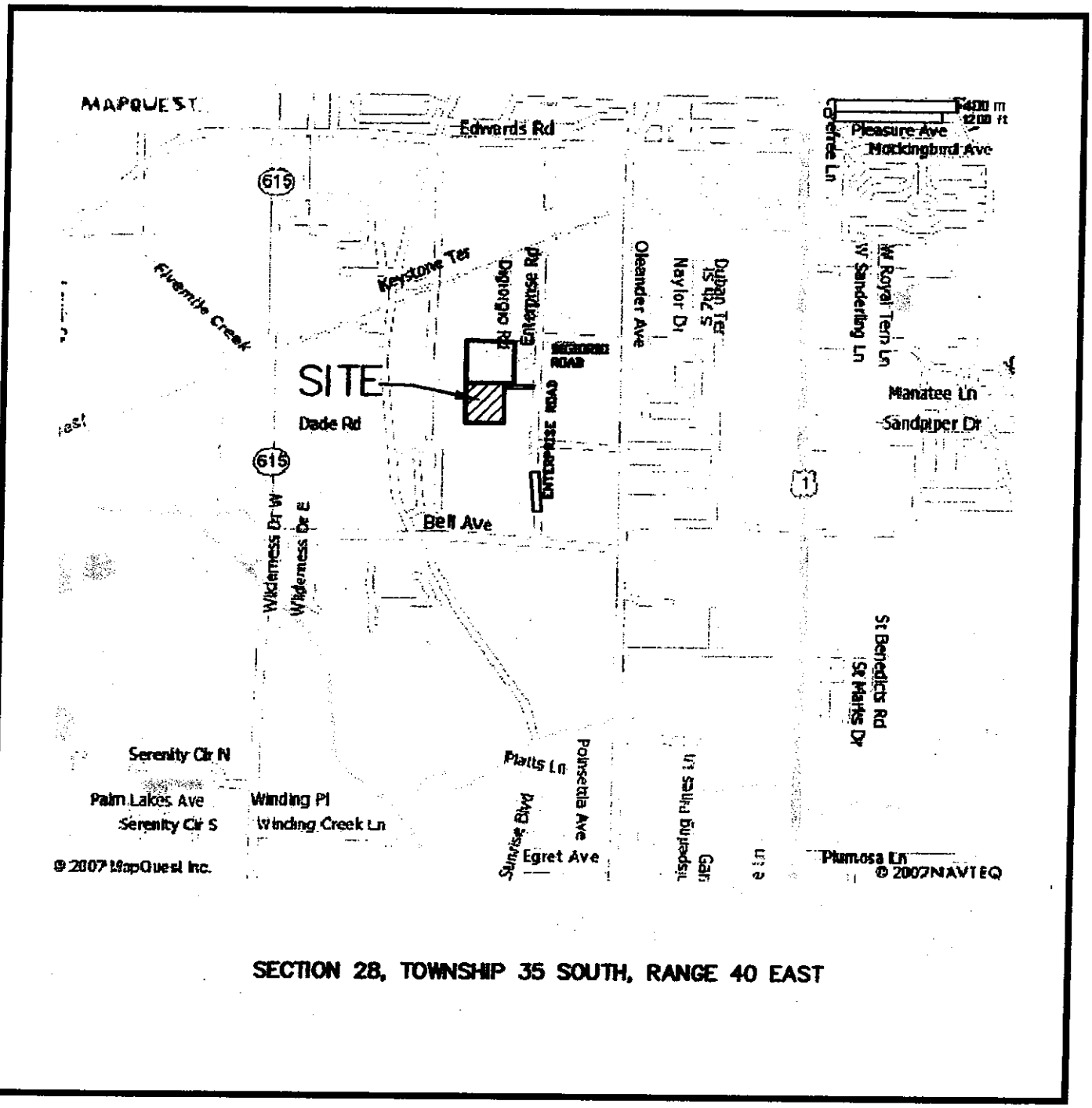
Melinda Parrott

DATE: 9 Nov 07

SURFACE WATER MANAGEMENT:

Hugo A. Carter, P.E.

DATE: 8 Nov 07



SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST

N
(no scale)

84 LUMBER
Location Map

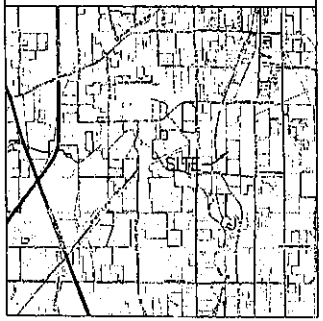
Application 070731-29

Exhibit 1

SITE DEVELOPMENT PLAN
FOR
84 LUMBER - TRUSS PLANT

ENTERPRISE ROAD
CITY OF FT. PIERCE
ST. LUCIE COUNTY, FL

LOCATION MAP
SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST



INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
	COVER SHEET
D-1	DRAINAGE MAP
D-2	PAVING & DRAINAGE PLAN
D-3	WATER & SEPITC LAYOUT PLAN
D-4	PAVING & DRAINAGE SECTIONS
D-5	PAVING & DRAINAGE DETAILS
D-6	WATER DETAILS
D-6A	WATER DETAILS
D-6B	WATER DETAILS
D-7	LIFT STATION DETAIL
D-8	EROSION CONTROL & DEWATERING PLAN

070731-29

ORIGINAL SUBMITTAL
JUL 31 2007
WPB

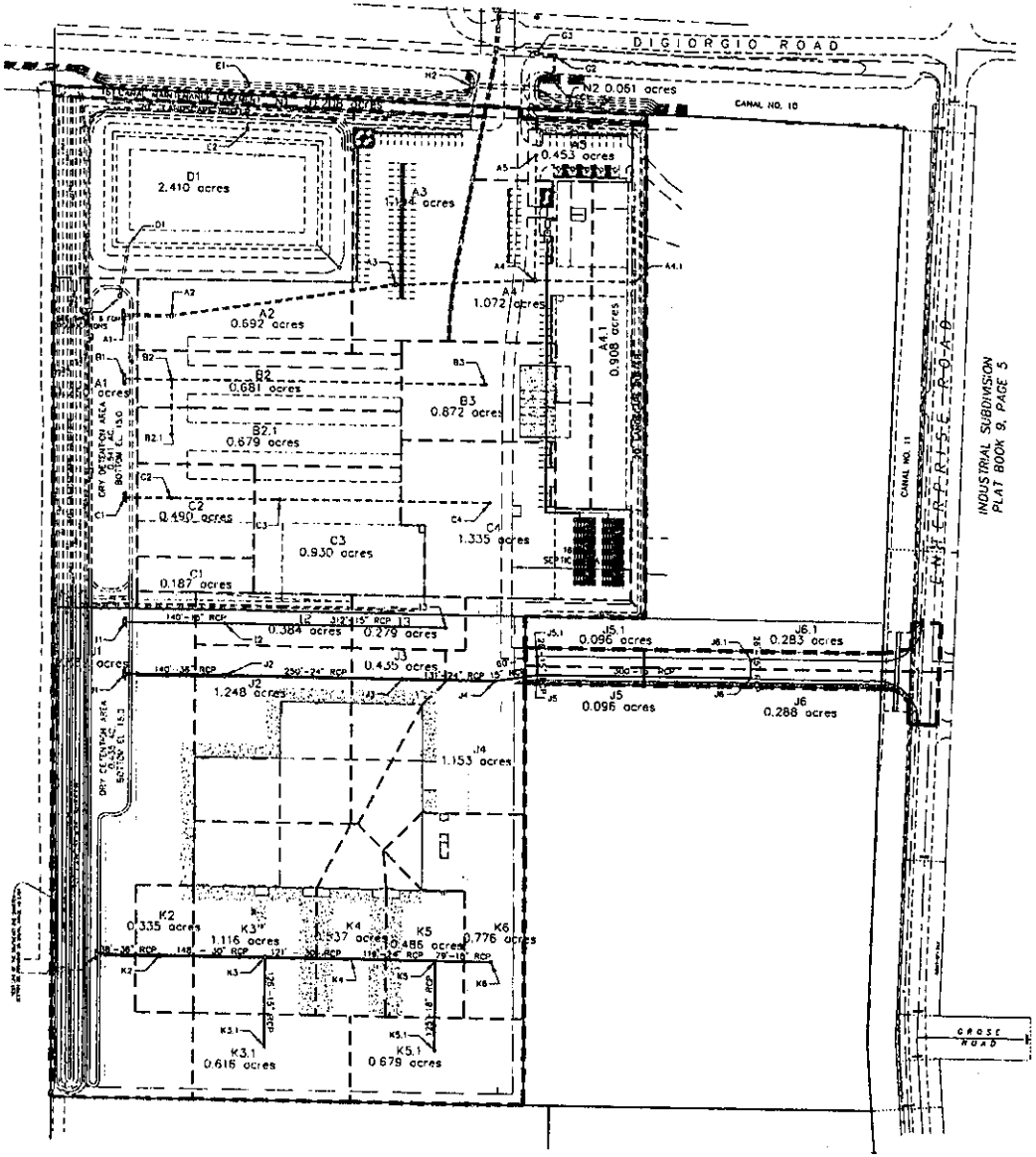
APPLICATION 070731-29
EXHIBIT 2.1A

CUNNINGHAM & DURRANCE
CONSULTING ENGINEERS, INC.

Stuart N. Cunningham P.E. No. 30668

JUL 11 2007

JUNE 21, 2007
JOB NO. 07-016



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

NOTES:
1 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT ADDITION) AND THE REQUIREMENTS OF CITY OF FORT PIERCE.
2 WATER AND WASTE WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH ST. LUCIE COUNTY WATER UTILITY DEPARTMENT, UNIFORM ENGINEERING AND CONSTRUCTION STANDARDS, FOR POTABLE WATER, RECLAIMED WATER AND WASTE WATER.
3 CUT 2-1/2" BELOW GRADE BEFORE ADDING SOD.
4 ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929)

NOTES:
1 PIPE LENGTHS NOTED ARE FROM CENTERLINE OF STRUCTURES.
2 LOCATION OF DRAINAGE STRUCTURES SHALL GOVERN AND PIPE LENGTHS MAY HAVE TO BE ADJUSTED TO ACCOMPLISH CONSTRUCTION AS SHOWN ON THESE PLANS.
3 CONTRACTOR LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
4 DRAINAGE PIPE SHALL BE REINFORCED CONCRETE (RCP), EXCEPT WHERE NOTED OTHERWISE. ALL PIPE SHALL MEET ASTM, AASHTO AND FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5 RCP 30 FEET EACH SIDE OF THE RAIL CROSSINGS SHALL BE CLASS IV RCP ALL OTHER SHAL BE CLASS III RCP.
6 ANY DAMAGE TO EXISTING PAVEMENT, SHOULDER, CURB, SWALE, OR SIDEWALK SHALL BE REPAIRED BY THE CONTRACTOR.
7 CONTRACTOR TO VERIFY AND INSTALL CONDUITS AT REQUIRED LOCATIONS FOR SPRINKLERS, LIGHTING, ELECTRICAL, TELEPHONE, CABLE T.V., ETC. PRIOR TO CONSTRUCTION OF SUBGRADE.

DRAINAGE PERVIOUS / IMPERVIOUS CALCULATIONS

1	TOTAL DRAINAGE AREA	25.101 ac.
	a Existing Lumber Yard	13.838 ac.
	b Truss Plant	10.500 ac.
	c Ingress-Egress Easement	0.576 ac
	d Contributing Offsite Right-of-Way	0.187 ac.
	TOTAL DRAINAGE AREA	25.101 ac.

DRAINAGE SITE DATA

TOTAL DRAINAGE AREA	Total Area	Lake Area Only	Site Area only	Canal Maintenance Area
A.				
1 ACREAGES				
2 TOTAL AREAS (AC)	25.101	2.410	22.422	0.269
a Building (Ac)	3.317		3.317	
b Paved Areas (Ac)	13.388		13.388	
c covered storage	0.990		0.990	
3 LAKE	1.338	1.338		
4 DETENTION AREA	0.976		0.976	
S a PERVIOUS (OPEN SPACE)	4.091	0.591	3.500	
b PERVIOUS (Septic Area)	0.251		0.251	
C PERVIOUS (Lake / Canal Maintenance Area)	0.750	0.481	0.000	0.269
TOTAL PERVIOUS	6.089	1.072	4.727	0.269

APPLICATION 070731-29

EXHIBIT 2.1B

CUNNINGHAM & DURRANCE
CONSULTING ENGINEERS, INC.
400 EXECUTIVE CENTER DRIVE, SUITE 108
WEST PALM BEACH, FLORIDA
(561) 686-5455 FAX(561) 640-7815
(L.B. & E.B. No. 4502)

84 LUMBER
1019 ROUTE 519
EIGHTY FOUR, PA 15330
(724) 228-3636

BUILDING REVISIONS

NO	DATE	DESCRIPTION

DRAINAGE MAP

ENTERPRISE ROAD - TRUSS PLANT
CITY OF FT. PIERCE
ST. LUCIE COUNTY, FL

PROJECT INFORMATION

SCALE:	1"=60'
JOB NO.	07-016
STORM NO.	
SHEET NO.	D1
DESIGN BY:	SHC
DRAWN BY:	EMH
DATE:	8-21-07

JUL 2 3 2007

Stuart H. Cunningham P.E. No. 36626

NOTES:
1 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT ADDITION) AND THE REQUIREMENTS OF ST. LUCIE COUNTY.
2 WATER AND WASTE WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH ST. LUCIE COUNTY WATER UTILITY DEPARTMENT, MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS, FOR POTABLE WATER, RECLAIMED WATER AND WASTE WATER.
3 CUT 2-1/2" BELOW GRADE BEFORE ADDING SOD.
4 ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929)

NOTES:
1 PIPE LENGTHS NOTED ARE FROM CENTERLINE OF STRUCTURES.
2 LOCATION OF DRAINAGE STRUCTURES SHALL GOVERN AND PIPE LENGTHS MAY HAVE TO BE ADJUSTED TO ACCOMPLISH CONSTRUCTION AS SHOWN ON THESE PLANS.
3 CONTRACTOR LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
4 DRAINAGE PIPE SHALL BE REINFORCED CONCRETE, (RCP), EXCEPT WHERE NOTED OTHERWISE. ALL PIPE SHALL MEET ASTM, AASHTO AND FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5 RCP 20 FEET EACH SIDE OF THE RAIL CROSSINGS SHALL BE CLASS IV RCP. ALL OTHER SHALL BE CLASS III RCP.
6 ANY DAMAGE TO EXISTING PAVEMENT, SHOULDER, CURB, SWALE, OR SIDEWALK SHALL BE REPAIRED BY THE CONTRACTOR.
7 CONTRACTOR TO VERIFY AND INSTALL CONDUITS AT REQUIRED LOCATIONS FOR SPRINKLERS, LIGHTING, ELECTRICAL, TELEPHONE, CABLE T.V., ETC. PRIOR TO CONSTRUCTION OF SUBGRADE.

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

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NO	TYPE	GRATE EL.	INVERT EL.	DIRECTION	BOTTOM EL.	NOTE	FL
11	"E" DITCH BOTTOM	16.0	10.7	E	13.0	3" SLOT (MIN)	15.0
12	"C"	17.3	14.8	W	13.0		
				E			
13	"C"	17.5	15.0	W	13.0		
A				E			
42	"E" DITCH BOTTOM	18.0	12.0	E	10.0	3" SLOT (MIN)	18.0
	"C"	17.3	14.8	W	11.8		
				E			
D	"C"	17.0	13.3	W	11.8		
A				E			
41	"C"	17.3	13.5	W	11.5		
				E			
B	"C"	17.4	14.0	W	12.0		
			14.0	E			
A1		17.4	14.1	E	12.5		
B1		17.5	14.1	E	12.5		
A1	"E" DITCH BOTTOM	17.0	14.3	E	12.5		
B1	"C"	17.1	15.8	W	11.8	3" SLOT (MIN)	15.0
K2	"C"	17.2	13.1	W	11.5		
			13.1	E			
K2.1		17.3	14.5	W	12.5		
K4		17.6	13.3	W	11.3		
			13.3	E			
K5	"C"	17.2	13.7	W	12.0		
			13.7	E			
K5.1		17.5	14.3	W	12.5		
K6		17.5	14.3	E	12.5		

LEGEND
- PROPOSED ELEVATION
- DRAINAGE FLOW
- A5 STRUCTURE IDENTIFICATION
- E3 DRAINAGE INLET
- 12 CONTOUR ELEVATION
- RCP REINFORCED CONCRETE PIPE
- 20.5 EXISTING ELEVATIONS

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84 LUMBER
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EIGHTY FOUR, PA. 15330
(724) 228-3638

BUILDING REVISIONS

PAVING AND DRAINAGE PLAN
ENTERPRISE ROAD - TRUSS PLANT
CITY OF FT. PIERCE
ST. LUCIE COUNTY, FL

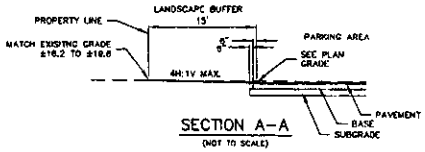
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JOB NO.	07-018
STORE NO.	
SHEET NO.	D2
DESIGN BY:	SHC
DRAWN BY:	EMK
DATE:	8-21-07

JUL 12 2007

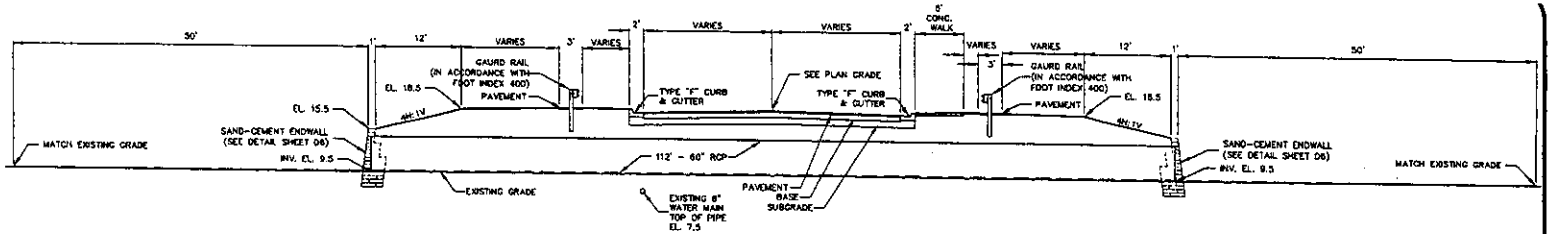
Sheryl G. Cunningham P.E. No. 36468

APPLICATION 070731-29

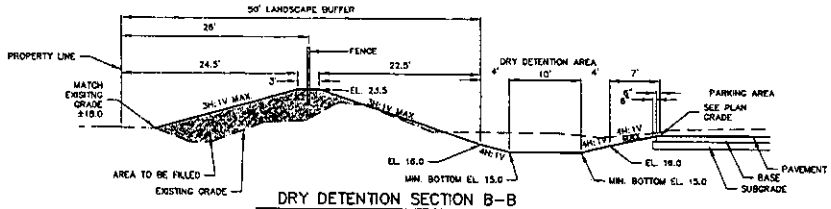
EXHIBIT 2.1C



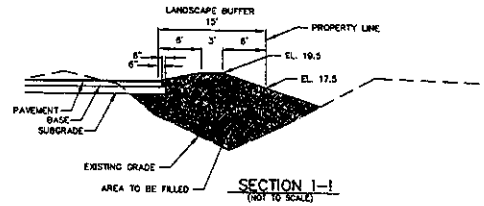
SECTION A–A
(NOT TO SCALE)



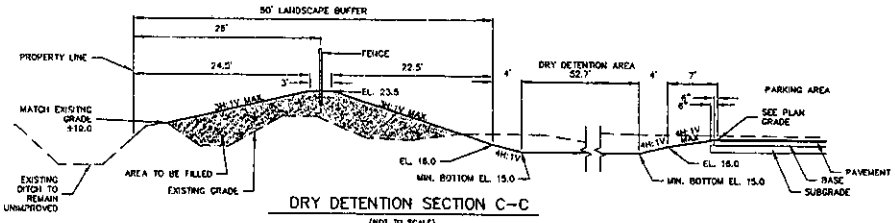
ENTRANCE DRIVE SECTION H–H
(NOT TO SCALE)



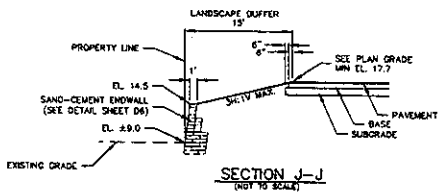
DRY DETENTION SECTION B–B
(NOT TO SCALE)



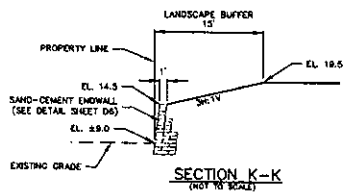
SECTION I–I
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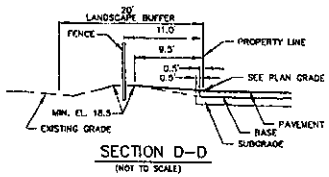
DRY DETENTION SECTION C–C
(NOT TO SCALE)



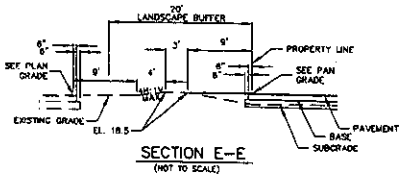
SECTION J–J
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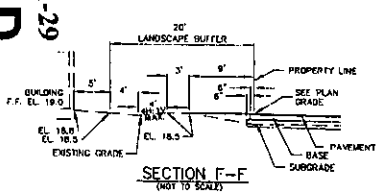
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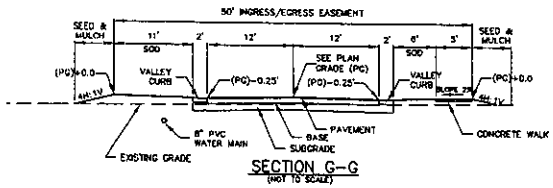
SECTION D–D
(NOT TO SCALE)



SECTION E–E
(NOT TO SCALE)



SECTION F–F
(NOT TO SCALE)



SECTION G–G
(NOT TO SCALE)

ASPHALT PAVEMENT SPECIFICATIONS:
PAVEMENT: 2" TYPE III ASPHALTIC CONCRETE SURFACE COURSE.
BASE: 8" COQUINA ROCK OR CRUSHED CONCRETE.
(COMPACTED TO 98% PER AASHTO T-180)
SUBGRADE: 12" STABILIZED SUBGRADE TYPE B, LBR 40.
(COMPACTED TO 98% PER AASHTO T-180 TEST METHOD "C")

CONCRETE PAVEMENT SPECIFICATIONS:
PAVEMENT: 6" THICK 4,000 PSI CONCRETE W/FIBERMESH @ 1LB/CY ON 12" COMPACTED FILL

COMPACTED SUBGRADE: 12" COMPACTED GRANULAR MATERIAL COMPACTED TO 98% PER AASHTO T-180, TEST METHOD "C"

NOTE:

USE UNSUITABLE MATERIAL FOR FILL IN LANDSCAPE BUFFERS.

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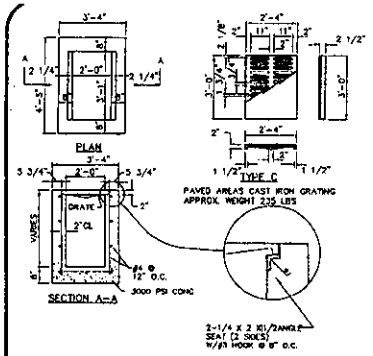
BUILDING REVISIONS
NO. DATE REVISION

PAVING AND DRAINAGE SECTIONS
ENTERPRISE ROAD – TRUSS PLANT
CITY OF FT. PIERCE
ST. LUCIE COUNTY, FL

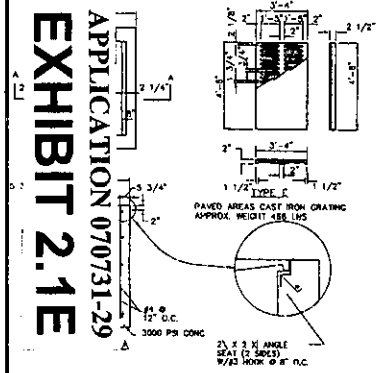
PROJECT INFORMATION
SCALE: NTS
JOB NO. 07-016
BOOK NO.
SHEET NO. D4
DESIGN BY: SHC
DRAWN BY: EMK
DATE: 6-21-07

P.E. No. 39685

EXHIBIT 2.1D
APPLICATION 070731-29



TYPE "C" INLET



TYPE "E" INLET

EXHIBIT 2.1E

APPLICATION 070731-29

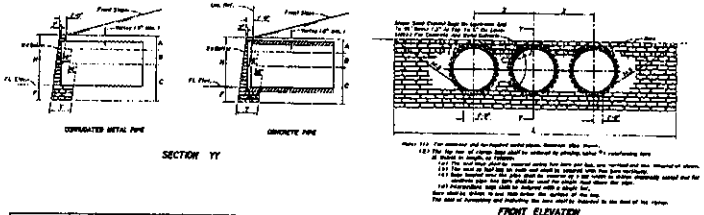
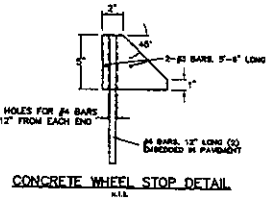


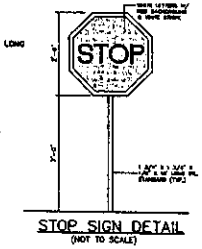
TABLE OF DIMENSIONS AND QUANTITIES FOR ONE ENDWALL

SIZE OF PIPE	H	F	A	B	C	F	E	ONE PIPE CULVERTS L	APPROX CY CONC	TWO PIPE CULVERTS L	APPROX CY CONC	THREE PIPE CULVERTS L	APPROX CY CONC	FOUR PIPE CULVERTS L	APPROX CY CONC
18"	3'-0"	1'-0"	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	5'-0"	1.1	7'-0"	1.5	9'-0"	1.9	11'-0"	2.3
24"	3'-0"	1'-0"	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	5'-0"	1.1	7'-0"	1.5	9'-0"	1.9	11'-0"	2.3
30"	3'-0"	1'-0"	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	5'-0"	1.1	7'-0"	1.5	9'-0"	1.9	11'-0"	2.3
36"	3'-0"	1'-0"	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	5'-0"	1.1	7'-0"	1.5	9'-0"	1.9	11'-0"	2.3
42"	3'-0"	1'-0"	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	5'-0"	1.1	7'-0"	1.5	9'-0"	1.9	11'-0"	2.3
48"	3'-0"	1'-0"	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	5'-0"	1.1	7'-0"	1.5	9'-0"	1.9	11'-0"	2.3
54"	3'-0"	1'-0"	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	5'-0"	1.1	7'-0"	1.5	9'-0"	1.9	11'-0"	2.3
60"	3'-0"	1'-0"	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	5'-0"	1.1	7'-0"	1.5	9'-0"	1.9	11'-0"	2.3
66"	3'-0"	1'-0"	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	5'-0"	1.1	7'-0"	1.5	9'-0"	1.9	11'-0"	2.3
72"	3'-0"	1'-0"	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	5'-0"	1.1	7'-0"	1.5	9'-0"	1.9	11'-0"	2.3

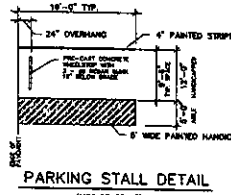
SAND-CEMENT ENDWALL DETAIL
(NOT TO SCALE)



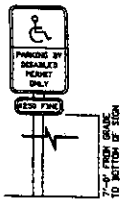
CONCRETE WHEEL STOP DETAIL
N.T.S.



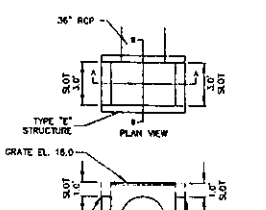
STOP SIGN DETAIL
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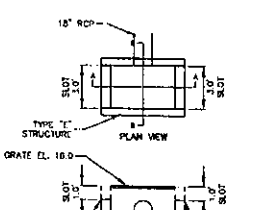
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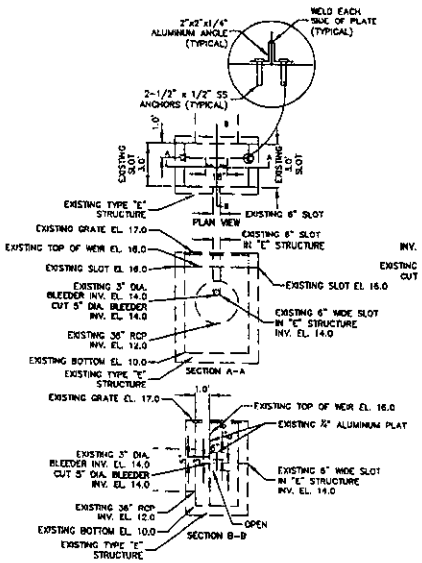
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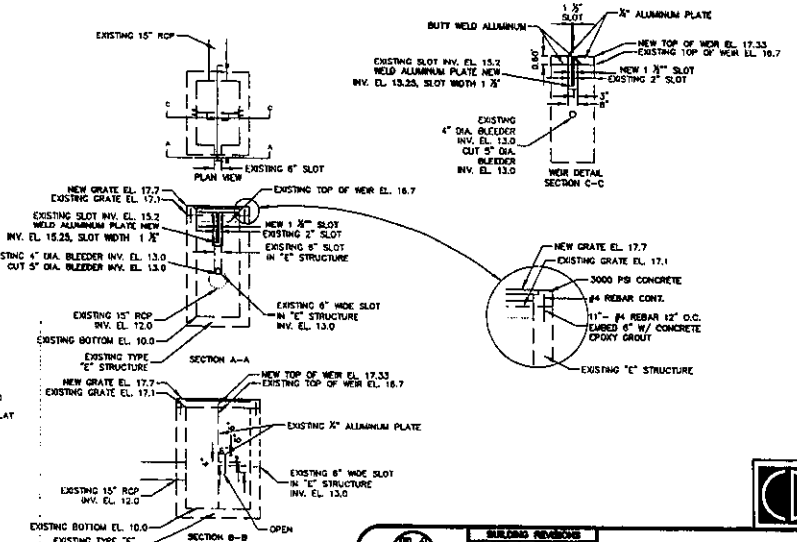
STRUCTURE J1 & K1 DETAIL
(NOT TO SCALE)



STRUCTURE I1 DETAIL
(NOT TO SCALE)



EXISTING
STRUCTURE D2 DETAIL MODIFICATION
SITE CONTROL STRUCTURE No. 2
(NOT TO SCALE)



EXISTING
STRUCTURE E2 DETAIL
SITE CONTROL STRUCTURE No. 1
(NOT TO SCALE)

CUNNINGHAM & DURRANCE
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BUILDING REVISIONS

PAVING AND DRAINAGE DETAILS

ENTERPRISE ROAD - TRUSS PLANT

CITY OF FT. PIERCE

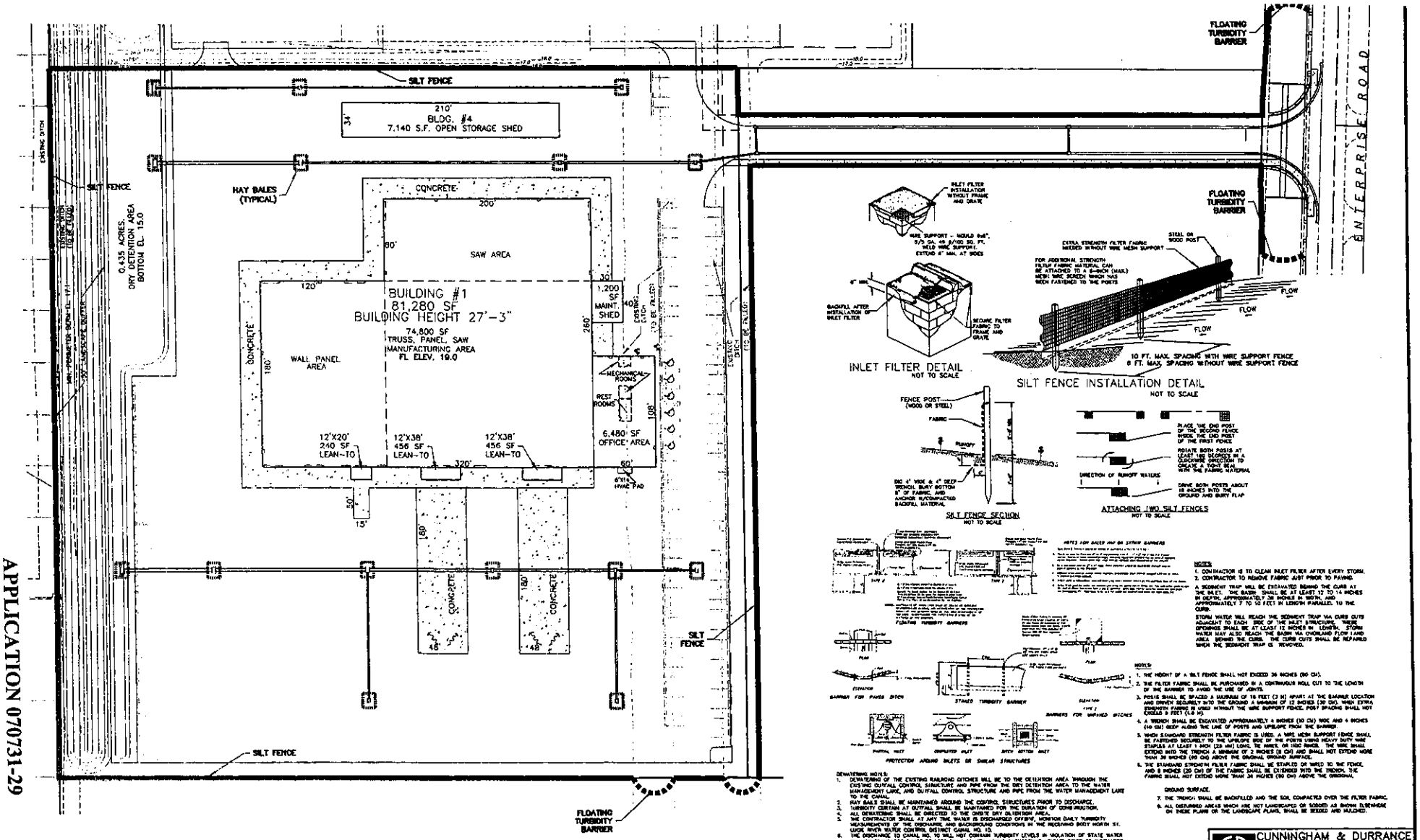
ST. LUCIE COUNTY, FL

PROJECT INFORMATION	
SCALE	NTS
JOB NO.	07-018
STORE NO.	
SHEET NO.	D5
DESIGN BY	SHC
DRAWN BY	EMK
DATE	6-21-07

JUL 5

APPLICATION 070731-29

EXHIBIT 2.1F



INLET FILTER DETAIL
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL
NOT TO SCALE

SILT FENCE SECTION
NOT TO SCALE

ATTACHING TWO SILT FENCES
NOT TO SCALE

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

NOTES

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 28 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW I AND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

NOTES

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (2.5 CM) LONG, THE WIRE OR WIRE MESH SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 34 INCHES (80 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL DISTURBED AREAS WHICH ARE NOT LANDSCAPED OR SODDED AS SHOWN ELSEWHERE ON THESE PLANS OR THE LANDSCAPE PLANS, SHALL BE SEEDED AND MULCHED.

DEWATERING NOTES:

1. DEWATERING OF THE EXISTING RAILROAD DITCHES WILL BE TO THE DETENTION AREA THROUGH THE EXISTING OUTFALL CONTROL STRUCTURE AND PIPE FROM THE DRY DETENTION AREA TO THE WATER MANAGEMENT LAKE, AND OUTFALL CONTROL STRUCTURE AND PIPE FROM THE WATER MANAGEMENT LAKE TO THE CANAL.
2. HAY BALE SHALL BE MAINTAINED AROUND THE CONTROL STRUCTURES PRIOR TO DISCHARGE.
3. TURBIDITY CURTAIN AT OUTFALL SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.
4. ALL DEWATERING SHALL BE DIRECTED TO THE ONSITE DRY DETENTION AREA.
5. THE CONTRACTOR SHALL AT ANY TIME WATER IS DISCHARGED OFFSITE, MONITOR DAILY TURBIDITY MEASUREMENTS OF THE DISCHARGE AND BACKGROUND CONDITIONS AT THE RECEIVING BODY NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 10.
6. THE DISCHARGE TO CANAL NO. 10 WILL NOT CONTAIN TURBIDITY LEVELS IN VIOLATION OF STATE WATER QUALITY STANDARDS (MUST BE LESS THAN 29 NTU ABOVE BACKGROUND LEVELS) PRIOR TO DISCHARGE.
7. IF THE DISCHARGE WATER IS GREATER THEN 29 NTU ABOVE THE BACKGROUND LEVEL IN CANAL NO. 10, DEWATERING OPERATIONS OFFSITE SHALL BE CEASED.
8. DEWATERING PUMP OFFSITE DISCHARGE LIMITED TO DISCHARGE FROM 6" DIAMETER PUMP, 50 HORSE POWER @ 800 GPM MAX.

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(L.B. & E.B. No. 4502)

PROJECT INFORMATION	
SCALE:	1"=40'
JOB NO.	07-016
STORM NO.	
SHEET NO.	D8
DESIGN BY:	SHC
DRAWN BY:	EMK
DATE:	7-31-07

EROSION CONTROL & DEWATERING PLAN

ENTERPRISE ROAD - TRUSS PLANT

CITY OF FT. PIERCE

ST. LUCIE COUNTY, FL

84 LUMBER
1019 ROUTE 519
EIGHTY FOUR, PA 15330
(724) 228-3600

STAFF REPORT DISTRIBUTION LIST

84 LUMBER

Application No: 070731-29

Permit No: 56-02589-P

INTERNAL DISTRIBUTION

X Mike J. Wrock - 4220
X Ryan Bond - 4250
X Melinda Parrott - 4250
X Hugo A. Carter, P.E. - 4220
X ERC Martin/St. Lucie - 6880
X Permit File

EXTERNAL DISTRIBUTION

X Permittee - Pierce Hardy Limited Partnership
X Engr Consultant - Cunningham And Durrance
X Owner - Pierce Hardy Limited Partnership

GOVERNMENT AGENCIES

X City Engineer, City of Fort Pierce
X City of Port St Lucie - Planning Div
X North St Lucie River Water Control District
X St. Lucie County Community Development Director
X St. Lucie County Engineer - Chris Lestrange
X St. Lucie County Environmental Resource Manager

OTHER INTERESTED PARTIES

X Sierra Club - Central Florida Group P.O. Box 941692

STAFF REPORT DISTRIBUTION LIST

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Pierce Hardy Limited Partnership

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400 Executive Center Dr Ste 108
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City Engineer, City of Fort Pierce
Po Box 1480
Ft Pierce
Fort Pierce FL 34954

City of Port St Lucie - Planning Div
121 Sw Port St Lucie Blvd
Port St Lucie FL 34984-5099

North St Lucie River Water Control District
2721 S Jenkins Road
Ft Pierce FL 34981

St. Lucie County Community Development Director
2300 Virginia Avenue
Fort Pierce FL 34982

St. Lucie County Engineer - Chris Lestrange
2300 Virginia Avenue
Fort Pierce FL 34982

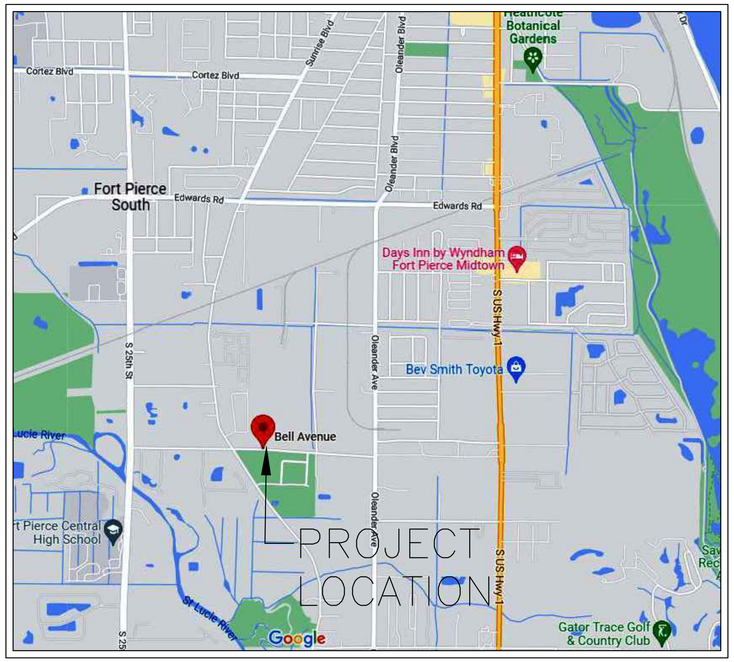
St. Lucie County Environmental Resource Manager
2300 Virginia Avenue
Fort Pierce FL 34982

Sierra Club - Central Florida Group P.O. Box 941692

Maitland FL 32794

ENGINEERING PLANS AND SPECIFICATIONS
FOR
FORT PIERCE INDUSTRIAL CAMPUS
SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA

NO.	DATE	REVISION	BY
1			
2			



LOCATION MAP

SHEET INDEX

SHEET NUMBER	SHEET TITLE/DESCRIPTION
1	COVER
2	LEGEND & ABBREVIATIONS
3	MASTER OVERALL DRAINAGE PLAN
4	MASTER PAVING GRADING AND DRAINAGE PLAN A
5	MASTER PAVING GRADING AND DRAINAGE PLAN B
6	MASTER PAVING GRADING AND DRAINAGE PLAN C
7	MASTER PAVING GRADING AND DRAINAGE DETAILS

THE MILCOR GROUP, INC.

CIVIL ENGINEERS
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455

725 SE PORT ST LUCIE BLVD
UNIT 104
PORT ST. LUCIE, FL 34984

PH: (772) 223-8850
FAX: (772) 223-8851

WWW.THEMILCORGROUP.COM

CERTIFICATE OF AUTHORIZATION: 28246

1450 BELL AVE OWNER LLC
TSPH 18, LLC
CITY OF FORT PIERCE, FLORIDA

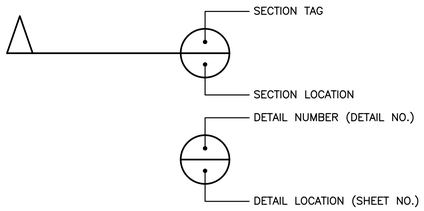
GRANT S. BESING
LICENSE
No 40046
Sep 15 2022
STATE OF FLORIDA
PROFESSIONAL ENGINEER

UTILITY LEGEND

- FL — FIRE LINE
- FM — FORCE MAIN
- FUEL — FUEL LINE
- GAS — GAS MAIN
- IRR — IRRIGATION LINE
- IQ — IRRIGATION QUALITY
- OHE — OVERHEAD ELECTRIC
- PVC — POLY VINYL CHLORIDE
- RWM — RAW WATER MAIN
- SAN — SANITARY SEWER
- SLEEVING
- UGC — UNDER-GROUND CABLE
- UGE — UNDER-GROUND ELECTRIC
- UGFO — UNDER-GROUND FIBER OPTICS
- UGT — UNDER-GROUND TELEPHONE
- WM — WATER MAIN
- WS — WATER SERVICE
- CHECK VALVE
- FIRE HYDRANT
- GATE VALVE
- GREASE TRAP
- LIGHT POLE
- POWER POLE
- SANITARY MANHOLE
- SANITARY SEWER LATERAL (SINGLE SERVICE)
- SANITARY SEWER LATERAL (DOUBLE SERVICE)
- TERMINAL CLEAN OUT
- WATER METER (SINGLE SERVICE)
- WATER METER (DOUBLE SERVICE)
- WELL

PLANS LEGEND

- BUILDING
- CENTER LINE
- CURB & GUTTER
- EASEMENT
- EOW — EDGE OF WATER
- EDGE OF PAVEMENT
- FENCE
- GUARD RAIL
- IMPERMIABLE BARRIER
- LOT LINE
- MATCH LINE
- PRESERVE BARRICADE
- BASIN
- PROPERTY LINE
- SETBACK LINE
- SILT FENCE
- TOB — TOP OF BANK
- TOE — TOP OF SLOPE
- TURBIDITY BARRIER
- RIGHT-OF-WAY
- SIGN



- BUFFER
- CONCRETE
- PERVIOUS CONCRETE
- DEMOLITION
- EARTH
- EXCAVATION AREA
- FILL AREA
- GRAVEL
- LITTORAL ZONE
- PAVER BRICK
- PROPOSED PAVEMENT
- REINFORCED CONCRETE/THICKEN SIDEWALK
- RIP-RAP
- SAND
- SIDEWALK
- TRUNCATED DOMES
- UNDERGROUND STORM WATER STORAGE
- UPLAND PRESERVE
- WETLAND

DRAINAGE LEGEND

- DRAINAGE FLOW ARROW
- MITERED END SECTION
- DRAINAGE INLET
- DRAINAGE MANHOLE
- YARD DRAIN
- CMP — CORRUGATED METAL PIPE (CMP)
- DIP — DUCTILE IRON PIPE (DIP)
- HDPE — HIGH DENSITY POLYETHYLENE PIPE (HDPE)
- RCP — REINFORCED CONCRETE PIPE (RCP)
- PROPOSED DRAINAGE PIPE

PROFILE LEGEND

- PROPOSED SECTION
- EXISTING AREA SECTION

ABBREVIATIONS

BFP	BACK FLOW PREVENTER
CB	CATCH BASIN
CM	CONCRETE MONUMENT
DE	DRAINAGE EASEMENT
DM	DRAINAGE MANHOLE
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
EL	ELEVATION
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WATER
FFE	FINISH FLOOR ELEVATIONS
FH	FIRE HYDRANT
FL	FIRE LINE
FM	FORCE MAIN
GM	GAS MAIN
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
INV	INVERT
IQ	IRRIGATION QUALITY
IRC	IRON ROD & CAP
IRR	IRRIGATION LINE
LF	LINEAR FEET
LME	LAKE MAINTENANCE EASEMENT
ME	MATCH EXISTING
MES	MITERED END SECTION
MIN	MINIMUM
MH	MANHOLE
OC	ON CENTER
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT OF TANGENT
PVC	POLY VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
RWM	RAW WATER MAIN
SAN	SANITARY SEWER
SW	SIDEWALK
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TOW	TOP OF WALL
UGE	UNDER-GROUND ELECTRIC
UE	UTILITY EASEMENT
UGFO	UNDER-GROUND FIBER OPTICS
UGT	UNDER-GROUND TELEPHONE
WM	WATER MAIN

1450 BELL AVE OWNER LLC
TSPH 18, LLC
CITY OF FORT PIERCE, FLORIDA

NO.	DATE:	REVISION:	BY
1			
2			
3			
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5			
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8			

CALL 48 HOURS BEFORE YOU DIG 811

VERTICAL DATUM NAVD 88
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PROJECT: A1801
FILE: 2022 BASE M2.dwg

THE MILCOR GROUP, INC.
CIVIL ENGINEERS
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455
725 SE PORT ST LUCIE BLVD
UNIT 104
PORT ST. LUCIE, FL 34984
PH: (772) 223-8850
FAX: (772) 223-8851
WWW.THEMILCORGROUP.COM
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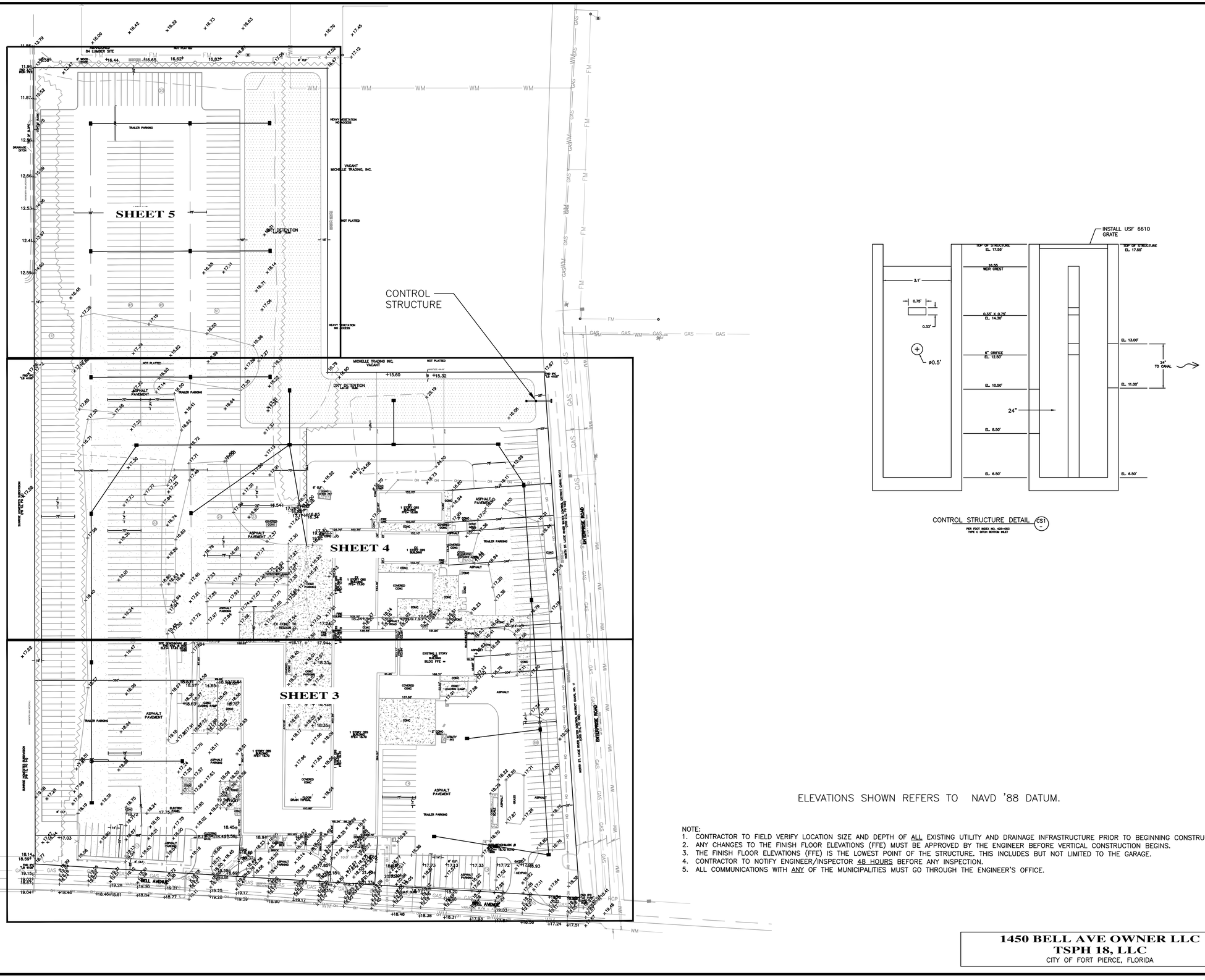
LEGEND & ABBREVIATIONS

FORT PIERCE INDUSTRIAL CAMPUS
CITY OF FORT PIERCE, FLORIDA

GRANT S. BESING
LICENSE
No 40046
Sep 15 2022
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET NO.
2

J:\A18-All Auto Buyer\A1801-1450 Bell Ave Ft Pierce\DWG\DESIGN\2022 BASE M2.dwg, PRINTED BY: DougO ON Thu, Sep 15 2022



CONTROL STRUCTURE DETAIL (CS1)

PER FDOT INDEX NO. 425-053
TYPE C STOP BOTTOM INLET

ELEVATIONS SHOWN REFERS TO NAVD '88 DATUM.

NOTE:
1. CONTRACTOR TO FIELD VERIFY LOCATION SIZE AND DEPTH OF ALL EXISTING UTILITY AND DRAINAGE INFRASTRUCTURE PRIOR TO BEGINNING CONSTRUCTION.
2. ANY CHANGES TO THE FINISH FLOOR ELEVATIONS (FFE) MUST BE APPROVED BY THE ENGINEER BEFORE VERTICAL CONSTRUCTION BEGINS.
3. THE FINISH FLOOR ELEVATIONS (FFE) IS THE LOWEST POINT OF THE STRUCTURE. THIS INCLUDES BUT NOT LIMITED TO THE GARAGE.
4. CONTRACTOR TO NOTIFY ENGINEER/INSPECTOR 48 HOURS BEFORE ANY INSPECTION.
5. ALL COMMUNICATIONS WITH ANY OF THE MUNICIPALITIES MUST GO THROUGH THE ENGINEER'S OFFICE.

1450 BELL AVE OWNER LLC
TSPH 18, LLC
CITY OF FORT PIERCE, FLORIDA

NO.	DATE:	REVISION:	BY
1			
2			
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7			

CALL 48 HOURS BEFORE YOU DIG 811

(IN FEET)
1 inch = 100 ft.

VERTICAL DATUM NAVD 88

DRAWN: D.O. | 9-1-2022
PROJECT: | A1801
FILE: 2022 BASE M2.dwg

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725 SE PORT ST LUCIE BLVD
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OVERALL DRAINAGE MASTER PLAN

FORT PIERCE INDUSTRIAL CAMPUS

CITY OF FORT PIERCE, FLORIDA

GRANT S. BESING
LICENSE
No 40046
Sep 15 2022
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET NO.

3

J:\A18-All Auto Buyer\A1801-1450 Bell Ave Ft Pierce\DWG\DESIGN\2022 BASE M2.dwg, PRINTED BY: DougO ON Thu, Sep 15 2022

MATCH LINE A (SEE SHEET 5)

SITE BENCHMARK #2
FND NAIL & DISK
ELEV= 17.92 NAVD
1988

SUNRISE HOMESTES SUBDIVISION (PB 13, PG 14)

TREELINE/VEGATATION TO BE REMOVED

PROPOSED D CURB (TYP)

TRAILER PARKING

ASPHALT PAVEMENT

CONC LOADING RAMP

CONC PARKING

COVERED CONC

1 STORY CBS BUILDING FFE= 18.70

EXISTING 6" FIRE RISER
6" 90° BEND
TOP EL. 15.5

EXISTING 6" DR-16 PVC

ASPHALT PARKING

FLOOR DRAIN TYPICAL

EXISTING 6" TEE
6" 90° BEND
TOP EL. 15.5

EXISTING 6" FIRE RISER

EXISTING 8" PVC WM
8" DDCV FIRE CONNECTION

ELECTRIC PANEL

ELECTRIC MOTOR GATE

ELECTRIC BOX

EXISTING WATER SERVICE

FND IPC "LB 4108"

BELL AVENUE
VARIABLE R/W – ASPHALT ROAD

EXISTING 6" STEEL GAS

EXISTING 8" WET TAP ASSEMBLY (TS&V)

EXISTING 8" HDPE WM BY DIRECTIONAL BORE (FIRE SERVICE)

EXISTING 8" PVC WM

EXISTING 6" STEEL GAS

EXISTING 8" PVC WM

EXISTING 1 STORY CBS BUILDING
BLDG FFE =

ASPHALT

CONC

COVERED CONC

CONC LOADING RAMP

2' CONC WALL

UTILITY PIT

ASPHALT PAVEMENT

TRAILER PARKING

ASPHALT PARKING

EXISTING POTABLE WM & BACKFLOW PREVENTOR

EXISTING WATER SERVICE

EXISTING 6" PVC WM

SITE BENCHMARK #1
FND NAIL & DISK
ELEV= 18.72 NAVD
1988

KEYPAD

GUARD RAIL

0.5' CURB

BELL AVENUE
VARIABLE R/W – ASPHALT ROAD

PROPOSED D CURB (TYP)

EXISTING 6" PVC WM

EXISTING 6" STEEL GAS

EXISTING 6" G.V
6" X 8" INCREASER
11.25' BEND

EXISTING 18" RCP

EXISTING JACK & BORE
45 LF 16" STEEL CASING
6" WET TAP
6" GATE VALVE
6" X 8" INCREASER
11.25' BEND

EXISTING 6" PVC WM

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 1
(ORB 212, PG 189)

ENTERPRISE ROAD

EXISTING 8" PVC WM

PROPOSED D CURB (TYP)

EXISTING 8" PVC WM

TREELINE/VEGATATION TO BE REMOVED

ASPHALT

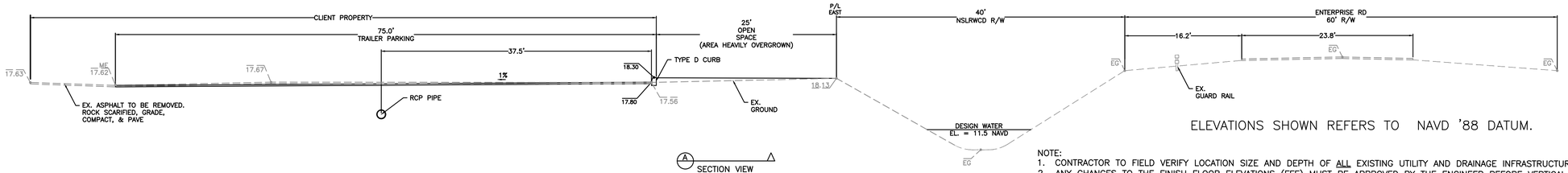
GRASS

CONC SCALE

PROPOSED D CURB (TYP)

FND IPC "LB 4108"
GUARD RAIL

EXISTING 18" RCP



A
SECTION VIEW

ELEVATIONS SHOWN REFERS TO NAVD '88 DATUM.

NOTE:
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1450 BELL AVE OWNER LLC
TSPH 18, LLC
CITY OF FORT PIERCE, FLORIDA

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CALL 48 HOURS BEFORE YOU DIG 811

(IN FEET)
1 inch = 50 ft.

VERTICAL DATUM NAVD 88

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PROJECT: A1801
FILE: 2022 BASE M2.dwg

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CIVIL ENGINEERS
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HOBE SOUND, FL 33455

725 SE PORT ST LUCIE BLVD
UNIT 104
PORT ST. LUCIE, FL 34984

PH: (772) 223-8850
FAX: (772) 223-8851

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CERTIFICATE OF AUTHORIZATION: 28246

MASTER PAVING GRADING AND DRAINAGE PLAN A

FORT PIERCE INDUSTRIAL CAMPUS
CITY OF FORT PIERCE, FLORIDA

GRANT S. BESING
LICENSE
No 40046
Sep 15 2022
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET NO.

4

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MATCH LINE B (SEE SHEET 6)

MATCH LINE A (SEE SHEET 4)

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ELEVATIONS SHOWN REFERS TO NAVD '88 DATUM.

1450 BELL AVE OWNER LLC
TSPH 18, LLC
CITY OF FORT PIERCE, FLORIDA

NO.	DATE:	REVISION:	BY

CALL 48 HOURS BEFORE YOU DIG 811

(IN FEET)
1 inch = 50 ft.

VERTICAL DATUM NAVD 88

DRAWN: D.O. 9-1-2022
PROJECT: A1801
FILES: 2022 BASE M2.dwg

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CIVIL ENGINEERS
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HOBE SOUND, FL 33455

725 SE PORT ST LUCIE BLVD
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PORT ST. LUCIE, FL 34984

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CERTIFICATE OF AUTHORIZATION: 28246

MASTER PAVING GRADING AND DRAINAGE PLAN B

FORT PIERCE INDUSTRIAL CAMPUS

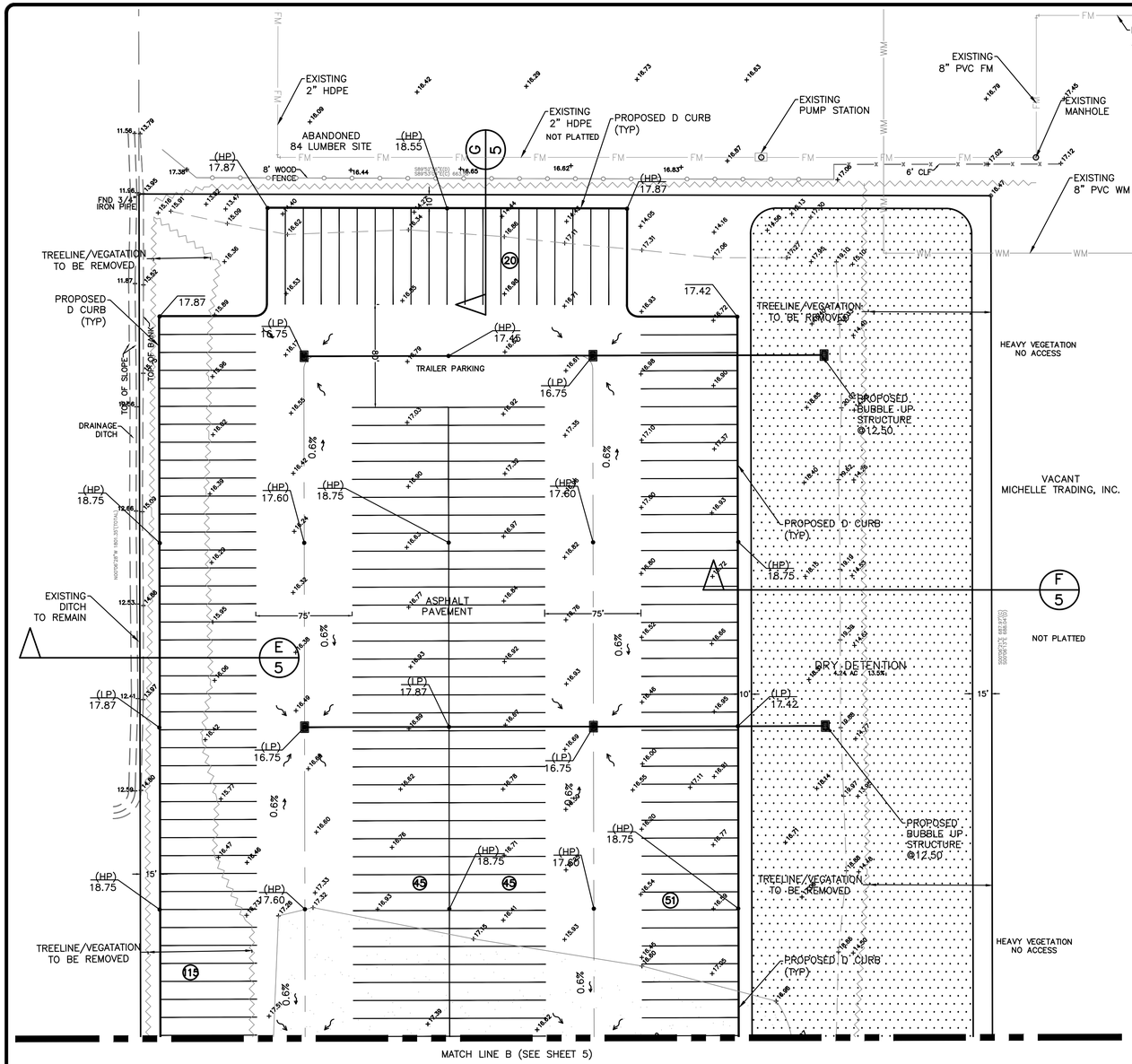
CITY OF FORT PIERCE, FLORIDA

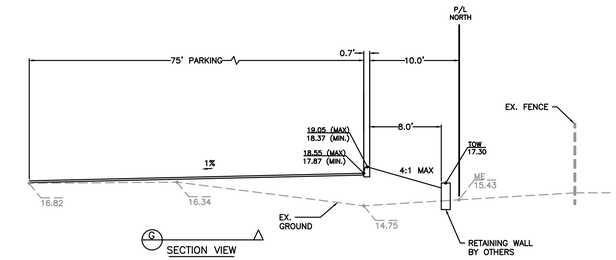
GRANT S. BESING — LICENSE — No 40046 — Sep 15 2022 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

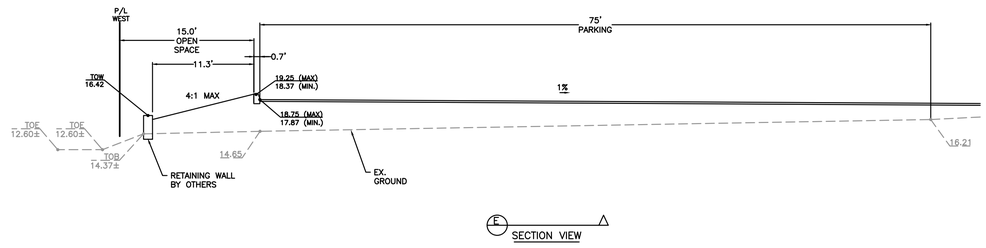
SHEET NO.

5

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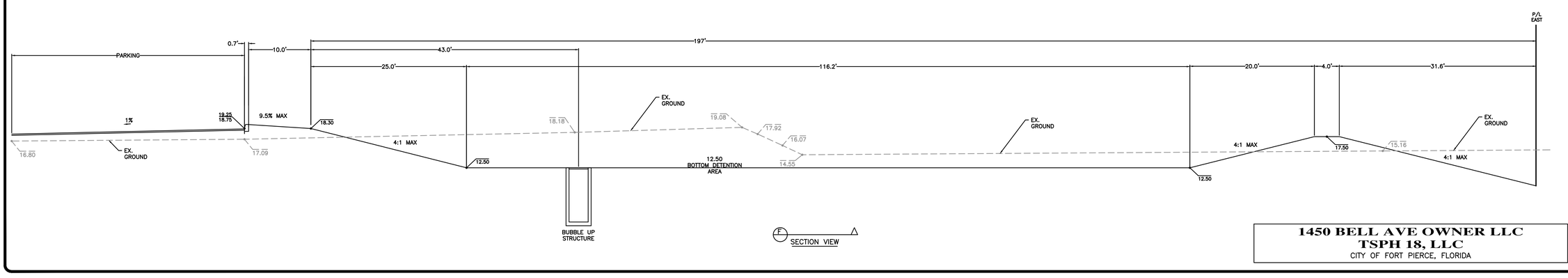






ELEVATIONS SHOWN REFERS TO NAVD '88 DATUM.

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1450 BELL AVE OWNER LLC
TSPH 18, LLC
CITY OF FORT PIERCE, FLORIDA

NO.	DATE:	REVISION:	BY
1			
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CALL 48 HOURS BEFORE YOU DIG 811

(IN FEET)
1 inch = 50 ft.
100 50 0 50

VERTICAL DATUM NAVD 88

DRAWN: D.O. 9-1-2022
PROJECT: A1801
FILE: 2022 BASE M2.dwg

THE MILCOR GROUP, INC.
CIVIL ENGINEERS
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455
725 SE PORT ST LUCIE BLVD
UNIT 104
PORT ST. LUCIE, FL 34984
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FAX: (772) 223-8851
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CERTIFICATE OF AUTHORIZATION: 28246

MASTER PAVING GRADING AND DRAINAGE PLAN C

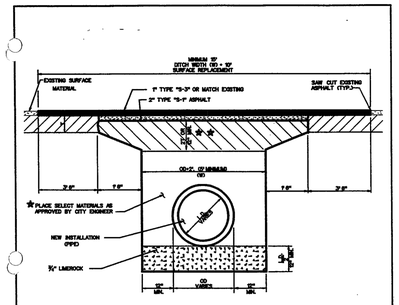
FORT PIERCE INDUSTRIAL CAMPUS

CITY OF FORT PIERCE, FLORIDA

GRANT S. BESSINGER LICENSE No 40046 Sep 15 2022 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET NO.
6

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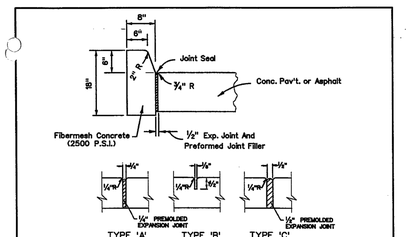


CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

PAVEMENT RESTORATION DETAIL WITH TRENCH

REVISIONS

SCALE: N.T.S. | ISSUED AUGUST 1998 | SHEET No. PV7



Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint sealare required on concrete pavement only.

GENERAL NOTES

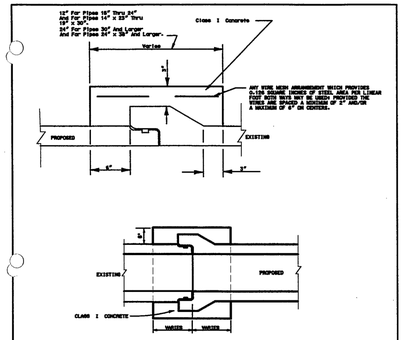
1. For curb, gutter, curb and gutter and traffic separators provide ⅛" - ¼" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.
2. Ends of Curbs Types B and D shall transition from full to zero heights in 3 feet.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE D CURB DETAIL

REVISIONS

SCALE: N.T.S. | ISSUED AUGUST 1998 | SHEET No. CG1

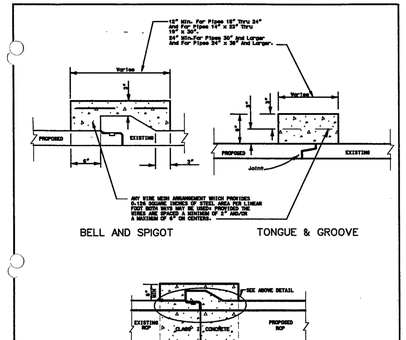


CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

BELL AND SPIGOT JOINT DETAIL

REVISIONS

SCALE: N.T.S. | ISSUED AUGUST 1998 | SHEET No. DRA 1

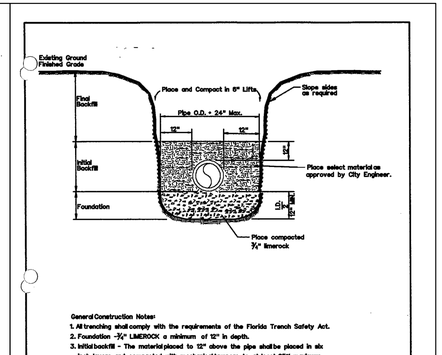


CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

CONCRETE COLLAR JOINT DETAIL

REVISIONS

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General Construction Notes:

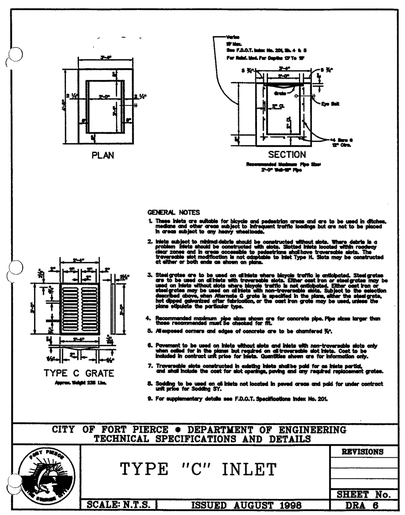
1. All trenching shall comply with the requirements of the Florida Trench Safety Act.
2. Foundation -¾" LIMEROCK a minimum of 12" in depth.
3. Initial backfill - The materialplaced to 12" above the pipe shallbe placed in six inch layers and compacted with mechanical tampers to at least 95% maximum density as determined by AASHTO T-99.
4. Final Backfill - To be placed in layers not to exceed one foot in thickness and compacted with appropriate equipment to at least 95% maximum density as determined by AASHTO T-99

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TRENCH DETAIL

REVISIONS

SCALE: N.T.S. | ISSUED AUGUST 1998 | SHEET No. DRA 4



GENERAL NOTES

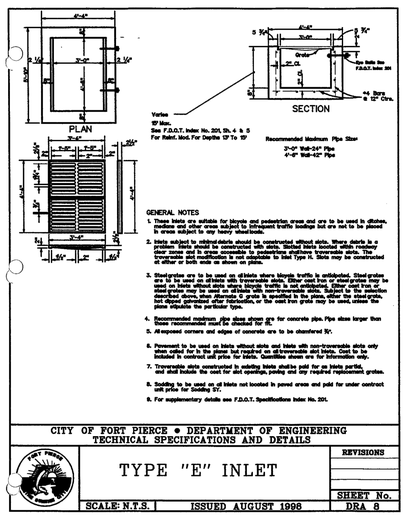
1. These inlets are suitable for bicycle and pedestrian areas and are to be used in shallow, curbless and other areas subject to infrequent traffic loadings and are not to be placed in areas subject to any heavy wheelloads.
2. Inlets subject to wheel-loads should be constructed without slots. Where inlets in a curbless section are to be used in areas accessible to pedestrians shallhave bicycle safe grate in clear zones and in areas accessible to pedestrians shallhave transverse slots. The transverse slot modification is not adaptable to Inlet Type H. Slots may be constructed at either or both ends as shown on plans.
3. Steel grates are to be used on athletic where bicycle traffic is anticipated. Steel grates are to be used on athletic with transverse slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on inlets with transverse slots where bicycle traffic is not anticipated. Unless otherwise specified herein, where steel grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered ¾".
6. Pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
7. Traversable slots constructed in existing inlets shallbe paid for on inlets partial, and shall include the cost for slot openings, paving and any required replacement grates.
8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.
9. For supplementary details see F.D.O.T. Specifications Index No. 201.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE "C" INLET

REVISIONS

SCALE: N.T.S. | ISSUED AUGUST 1998 | SHEET No. DRA 6



GENERAL NOTES

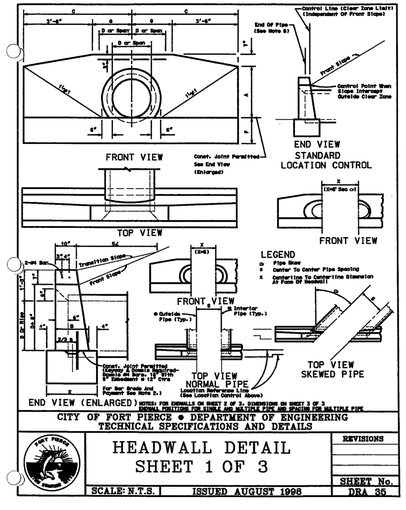
1. These inlets are suitable for bicycle and pedestrian areas and are to be used in shallow, curbless and other areas subject to infrequent traffic loadings and are not to be placed in areas subject to any heavy wheelloads.
2. Inlets subject to wheel-loads should be constructed without slots. Where inlets in a curbless section are to be used in areas accessible to pedestrians shallhave bicycle safe grate in clear zones and in areas accessible to pedestrians shallhave transverse slots. The transverse slot modification is not adaptable to Inlet Type H. Slots may be constructed at either or both ends as shown on plans.
3. Steel grates are to be used on athletic where bicycle traffic is anticipated. Steel grates are to be used on athletic with transverse slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on inlets with transverse slots where bicycle traffic is not anticipated. Unless otherwise specified herein, where steel grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered ¾".
6. Pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
7. Traversable slots constructed in existing inlets shallbe paid for on inlets partial, and shall include the cost for slot openings, paving and any required replacement grates.
8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.
9. For supplementary details see F.D.O.T. Specifications Index No. 201.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE "E" INLET

REVISIONS

SCALE: N.T.S. | ISSUED AUGUST 1998 | SHEET No. DRA 8

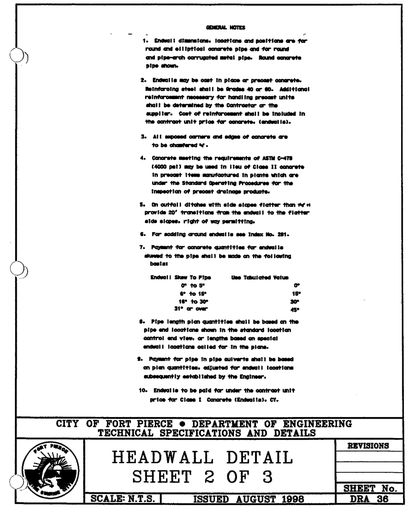


CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

HEADWALL DETAIL SHEET 1 OF 3

REVISIONS

SCALE: N.T.S. | ISSUED AUGUST 1998 | SHEET No. DRA 35



GENERAL NOTES

1. Endwall dimensions, locations and positions are for round and elliptical concrete pipe and for round and pipe-arch corrugated metal pipe. Round concrete pipe shown.
2. Endwalls may be cast in place or precast concrete. Reinforcing steel shall be Grades 40 or 60. Additional reinforcement necessary for handling precast units shall be determined by the Contractor or the supplier. Cost of reinforcement shall be included in the contract unit price for concrete. (endwalls).
3. All exposed corners and edges of concrete are to be chamfered ¾".
4. Concrete meeting the requirements of ASTM C-478 (4000 psi) may be used in lieu of Class II concrete in precast items manufactured in plants which are under the Standard Operating Procedures for the inspection of precast drainage products.
5. On outfall ditches with side slopes flatter than or= provide 20' transitions from the endwall to the flatter side slopes. right of way permitting.
6. For sodding around endwalls see Index No. 281.
7. Payment for concrete quantities for endwalls shownd on the pipe shall be made on the following basis:

Endwall Skew To Pipe	Use Tabulated Value
0° to 5°	0°
6° to 15°	15°
16° to 30°	30°
31° or over	45°

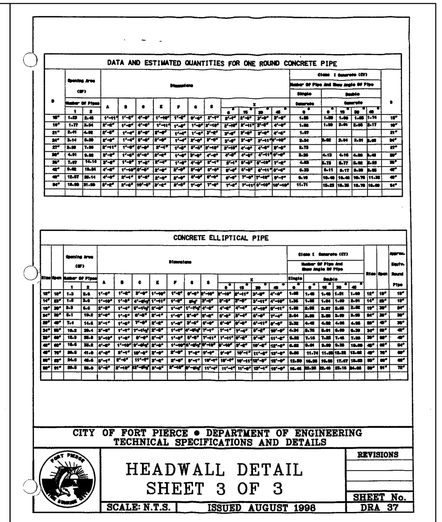
8. Pipe length plan quantities shall be based on the pipe and locations shown in the standard locaction control and view. or lengths based on special endwall locations called for in the plans.
9. Payment for pipe in pipe culverts shall be based on plan quantities. adjusted for endwall locations subsequently established by the Engineer.
10. Endwalls to be paid for under the contract unit price for Class I Concrete (Endwalls). CY.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

HEADWALL DETAIL SHEET 2 OF 3

REVISIONS

SCALE: N.T.S. | ISSUED AUGUST 1998 | SHEET No. DRA 36



DATA AND ESTIMATED QUANTITIES FOR ONE ROUND CONCRETE PIPE

D	Opening Area (SF)	Number Of Pipes	Dimensions														Class I Concrete (CY)								Reinforcing Steel (Lbs)	D
																	Number Of Pipes And Slope Angle Of Pipe									
																	Endwalls									
																	Concrete								Quantity	
			A	B	C	E	F	G	S								0°			15°			30°			
																	A	B	C	A	B	C	A	B	C	
18"	1.48	2-5	1'-10½"	4'-0"	2'-0"	1'-10½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	1.05	1.05	0.05	1.05	1.05	0.05	1.05	1.05	0.05	18"
24"	2.72	2-5	2'-4½"	4'-0"	2'-0"	2'-4½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	1.26	1.26	0.06	1.26	1.26	0.06	1.26	1.26	0.06	24"
30"	4.41	2-5	2'-10½"	4'-0"	2'-0"	2'-10½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	1.47									30"
36"	5.31	2-5	3'-4½"	4'-0"	2'-0"	3'-4½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	0.92	0.92	0.04	0.92	0.92	0.04	0.92	0.92	0.04	36"
42"	6.28	2-5	3'-10½"	4'-0"	2'-0"	3'-10½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	0.73									42"
48"	4.91	2-60	3'-4½"	4'-0"	2'-0"	3'-4½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	0.59	0.72	0.03	0.59	0.72	0.03	0.59	0.72	0.03	48"
54"	5.52	2-60	3'-8½"	4'-0"	2'-0"	3'-8½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	0.66	0.72	0.03	0.66	0.72	0.03	0.66	0.72	0.03	54"
60"	6.13	2-60	4'-0½"	4'-0"	2'-0"	4'-0½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	0.73	0.72	0.03	0.73	0.72	0.03	0.73	0.72	0.03	60"
66"	6.68	2-60	4'-4½"	4'-0"	2'-0"	4'-4½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	0.80	0.72	0.03	0.80	0.72	0.03	0.80	0.72	0.03	66"
72"	7.22	2-60	4'-8½"	4'-0"	2'-0"	4'-8½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	0.86	0.72	0.03	0.86	0.72	0.03	0.86	0.72	0.03	72"
78"	8.48	2-60	5'-0½"	4'-0"	2'-0"	5'-0½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	0.93	0.72	0.03	0.93	0.72	0.03	0.93	0.72	0.03	78"
84"	10.02	2-60	5'-4½"	4'-0"	2'-0"	5'-4½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	0.99	0.72	0.03	0.99	0.72	0.03	0.99	0.72	0.03	84"
90"	10.59	2-60	5'-8½"	4'-0"	2'-0"	5'-8½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	11.71	13.62	0.56	11.72	13.62	0.56	11.72	13.62	0.56	90"

CONCRETE ELLIPTICAL PIPE

Size (Span)	Opening Area (SF)	Number Of Pipes	Dimensions														Class I Concrete (CY)								Reinforcing Steel (Lbs)	Size (Span)
																	Number Of Pipes And Slope Angle Of Pipe									
																	Endwalls									
																	Concrete								Quantity	
			A	B	C	E	F	G	S								0°			15°			30°			
																	A	B	C	A	B	C	A	B	C	
14"x23"	1.48	2-5	1'-10½"	4'-0"	2'-0"	1'-10½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	1.05	1.05	0.05	1.05	1.05	0.05	1.05	1.05	0.05	14"x23"
19"x30"	2.72	2-5	2'-4½"	4'-0"	2'-0"	2'-4½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	1.26	1.26	0.06	1.26	1.26	0.06	1.26	1.26	0.06	19"x30"
24"x38"	4.41	2-5	2'-10½"	4'-0"	2'-0"	2'-10½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	1.47									24"x38"
29"x45"	5.31	2-5	3'-4½"	4'-0"	2'-0"	3'-4½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	0.92	0.92	0.04	0.92	0.92	0.04	0.92	0.92	0.04	29"x45"
34"x53"	6.28	2-5	3'-10½"	4'-0"	2'-0"	3'-10½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	0.73									34"x53"
38"x60"	4.91	2-60	3'-4½"	4'-0"	2'-0"	3'-4½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	0.59	0.72	0.03	0.59	0.72	0.03	0.59	0.72	0.03	38"x60"
43"x68"	5.52	2-60	3'-8½"	4'-0"	2'-0"	3'-8½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	0.66	0.72	0.03	0.66	0.72	0.03	0.66	0.72	0.03	43"x68"
48"x76"	6.13	2-60	4'-0½"	4'-0"	2'-0"	4'-0½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	0.73	0.72	0.03	0.73	0.72	0.03	0.73	0.72	0.03	48"x76"
53"x83"	6.68	2-60	4'-4½"	4'-0"	2'-0"	4'-4½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	0.80	0.72	0.03	0.80	0.72	0.03	0.80	0.72	0.03	53"x83"
58"x91"	7.22	2-60	4'-8½"	4'-0"	2'-0"	4'-8½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	0.86	0.72	0.03	0.86	0.72	0.03	0.86	0.72	0.03	58"x91"
63"x98"	8.48	2-60	5'-0½"	4'-0"	2'-0"	5'-0½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	0.93	0.72	0.03	0.93	0.72	0.03	0.93	0.72	0.03	63"x98"
68"x106"	10.02	2-60	5'-4½"	4'-0"	2'-0"	5'-4½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	0.99	0.72	0.03	0.99	0.72	0.03	0.99	0.72	0.03	68"x106"
73"x113"	10.59	2-60	5'-8½"	4'-0"	2'-0"	5'-8½"	1'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	11.71	13.62	0.56	11.72	13.62	0.56	11.72	13.62	0.56	73"x113"

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

HEADWALL DETAIL SHEET 3 OF 3

REVISIONS

SCALE: N.T.S. | ISSUED AUGUST 1998 | SHEET No. DRA 37

1450 BELL AVE OWNER LLC
TSPH 18, LLC
CITY OF FORT PIERCE, FLORIDA

NO.	DATE:	REVISION:	BY

CALL 48 HOURS BEFORE YOU DIG 811

VERTICAL DATUM NAVD 88
DRAWN: D.O. | 9-1-2022
PROJECT: A1801
FILE: 2022 BASE M2.dwg

THE MILCOR GROUP, INC.
CIVIL ENGINEERS
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455
725 SE PORT ST LUCIE BLVD
UNIT 104
PORT ST. LUCIE, FL 34984
PH: (772) 223-8850
FAX: (772) 223-8851
WWW.THEMILCORGROUP.COM
CERTIFICATE OF AUTHORIZATION: 28246

MASTER PAVING GRADING AND DRAINAGE DETAILS

FORT PIERCE INDUSTRIAL CAMPUS
CITY OF FORT PIERCE, FLORIDA

GRANT S. BESING
LICENSE
No 40046
Sep 15 2022
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET NO.
7

J:\A18-All Auto Buyer\A1801-1450 Bell Ave Ft Pierce\DWG\DESIGN\2022 BASE M2.dwg, PRINTED BY: DougO ON Thu, Sep 15 2022

Location Map



Legal Description

PARCEL 1:

BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 28, THENCE NORTH 02~49'59" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BELL AVENUE; THENCE CONTINUE NORTH 02~49'59" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 28 AND THE EASTERLY LINE OF SUNRISE HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 14 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1110.80 FEET ; THENCE DEPARTING SAID LINE, NORTH 87~10'01" EAST, A DISTANCE OF 1153.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE WATER CONTROL DISTRICT CANAL RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 212 AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 06~34'23" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1191.60 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BELL AVENUE; THENCE NORTH 89~11'41" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BELL AVENUE, A DISTANCE OF 1233.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2:

BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 28, THENCE NORTH 00~06'20" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER OF SAID SECTION 28 AND THE EAST LINE OF THE SUNRISE HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 14 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1143.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00~06'20" WEST, ALONG THE EAST LINE OF SAID SUNRISE HOMESITES SUBDIVISION AND THE EAST LINE OF MARAVILLA HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 690.55 FEET; THENCE SOUTH 89~52'56" EAST, A DISTANCE OF 663.56 FEET; THENCE SOUTH 00~06-31" EAST, A DISTANCE OF 688.04 FEET; THENCE SOUTH 89~54'03" WEST, A DISTANCE OF 663.53 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,826,530 SQUARE FEET OR 41.931 ACRES, MORE OF LESS.

Site Data

PCN		2428-431-0001-000-1 2428-421-0003-000-4
ZONING		LI, LIGHT INDUSTRIAL
FUTURE LAND USE		I, INDUSTRIAL
EXISTING LAND USE		INDUSTRIAL
PROPOSED USE		INDUSTRIAL

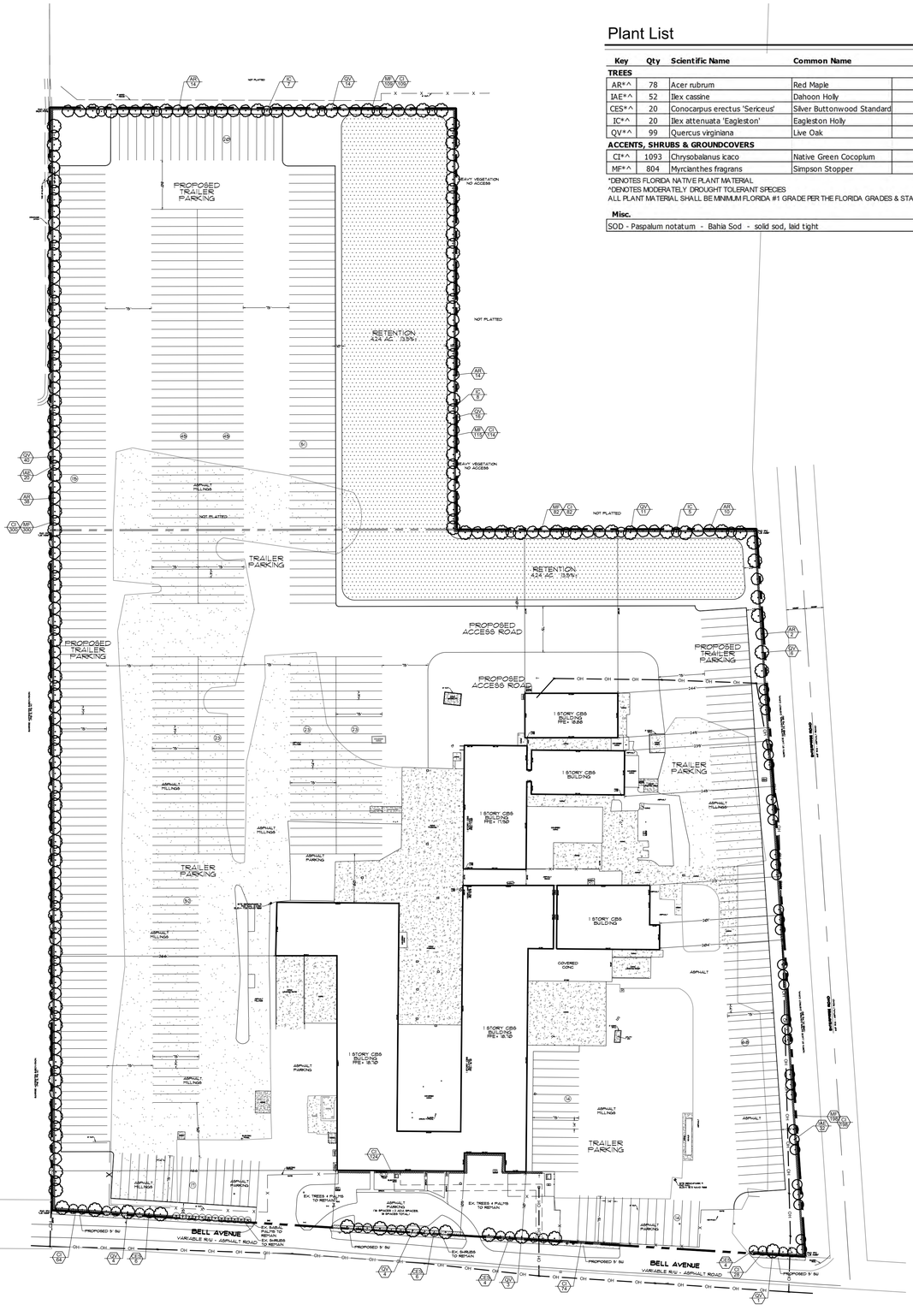
	SF	AC	%
TOTAL SITE AREA	**1,826,530**	**41.93**	**100.0%**
IMPERVIOUS AREA	**1,425,002**	**32.71**	**78.0%**
EXISTING BUILDINGS	170,836	3.92	9.4%
EXISTING COVERED CONCRETE	36,237	0.83	2.0%
EXISTING WALKS & MISC. CONCRETE	12,302	0.28	0.7%
EXISTING VEHICULAR USE AREA / STORAGE PARKING	683,041	15.68	37.4%
PROPOSED VEHICULAR USE AREA / STORAGE PARKING	522,586	12.00	28.6%
PERVIOUS AREA / OPEN SPACE	**401,528**	**9.22**	**22.0%**
PROPOSED RETENTION	184,670	4.24	10.1%
PROPOSED LANDSCAPE AREA (= TOTAL SITE AREA - IMPERVIOUS AREA - RETENTION)	216,858	4.978	11.9%

PARKING	**REQ.**	**PROVIDED**
75' SPACES	-	510
AUTOMOBILE SPACES	-	18
ADA ACCESSIBLE SPACES	-	2

Landscape Data

	REQ.	PROV.	
NORTH PROPERTY LINE			11,434 LF
1 TREE / 200 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	61	61 PLANTED TREES	
EAST PROPERTY LINE			6,871 LF
1 TREE / 200 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	34	38 PLANTED TREES	
EAST PROPERTY LINE ROADWAY BUFFER (ENTERPRISE ROAD)			11,797 LF
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	39	40 PLANTED TREES	
SOUTH PROPERTY LINE ROADWAY BUFFER (BELL AVE.)			10,806 LF
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	36	36 (32 PLANTED TREES+ 12 PALMS CREDITED 3:1)	
WEST PROPERTY LINE			17,916 LF
1 TREE / 200 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	90	98 PLANTED TREES	
VUA LANDSCAPING			
LANDSCAPE AREA (1 SF PER 15 SF OF TOTAL VUA AREA 1,205,627 SF / 15)	80,375	88,388	

***Disclaimer:** This plan is a conceptual site plan and is intended only to demonstrate the development potential of the property. McCarty & Associates makes no warranties or guarantees and accepts no liability.





Scale: 1" = 100'

0' 50' 100' 200'

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Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES					
AR*^	78	Acer rubrum	Red Maple	12'x 5', 2.5" CAL. min.	AS
IAE*^	52	Ilex cassine	Dahoon Holly	12'x 5', 2.5" CAL. min.	AS
CES*^	20	Conocarpus erectus 'Sericeus'	Silver Buttonwood Standard	12'x 5', 2.5" CAL. min.	AS
IC*^	20	Ilex attenuata 'Eagleston'	Eagleston Holly	12'x 5', 2.5" CAL. min.	AS
QV*^	99	Quercus virginiana	Live Oak	12'x 5', 2.5" CAL. min.	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
CI*^	1093	Chrysobalanus icaco	Native Green Cocoplum	36"x 20", full	36" OC
MF*^	804	Myrcianthes fragrans	Simpson Stopper	36"x 20", full	36" OC

*DENOTES FLORIDA NATIVE PLANT MATERIAL
^DENOTES MODERATELY DROUGHT TOLERANT SPECIES
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STADARDS FOR NURSERY PLANTS 2015 EDITION

Misc.
SOD - Paspalum notatum - Bahia Sod - solid sod, laid tight

McCARTY & ASSOCIATES

LAND PLANNING AND DESIGN

STUART • FT. PIERCE

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www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Fort Pierce Industrial Campus

1450 Bell Avenue
Fort Pierce, Florida

Landscape Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SUGGS LA 6667190 STATE OF FLORIDA

Drawn By DMS
Checked By MM
Scale 1"=100'
Drawing Date 9/15/2022

L1

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.

- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.

- Maintain positive drainage away from structures.

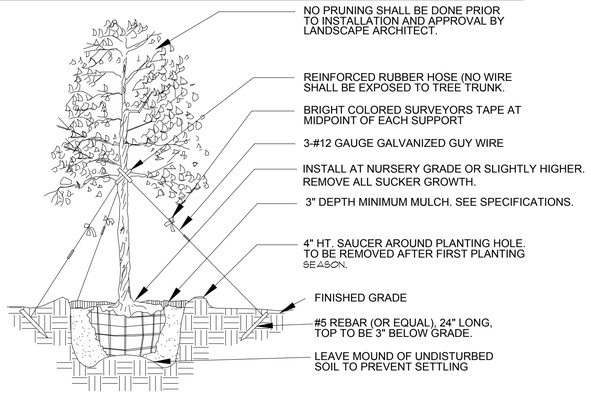
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.

- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.

- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.

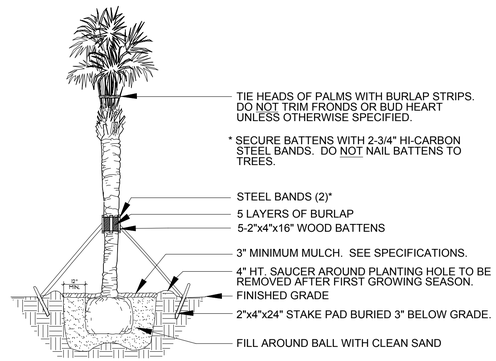
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

Planting Details



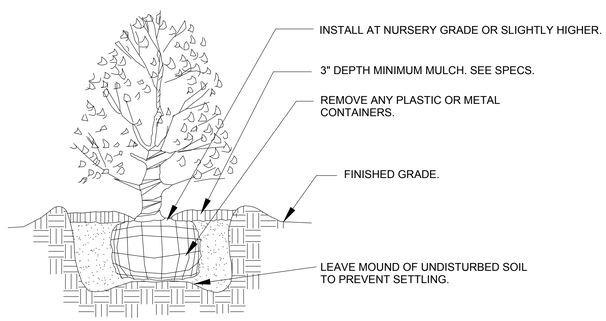
Tree Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
* BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHINQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS
* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



Shrub Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
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Fort Pierce Industrial Campus

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Landscape Details

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SIGG LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=100'
Drawing Date	9/15/2022

L2

Location Map



Legal Description

PARCEL 1:

BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 28, THENCE NORTH 02~49'59" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BELL AVENUE; THENCE CONTINUE NORTH 02~49'59" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 28 AND THE EASTERLY LINE OF SUNRISE HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 14 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1110.80 FEET ; THENCE DEPARTING SAID LINE, NORTH 87~10'01" EAST, A DISTANCE OF 1153.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE WATER CONTROL DISTRICT CANAL RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 212 AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 06~34'23" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1191.60 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BELL AVENUE; THENCE NORTH 89~11'41" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BELL AVENUE, A DISTANCE OF 1233.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2:

BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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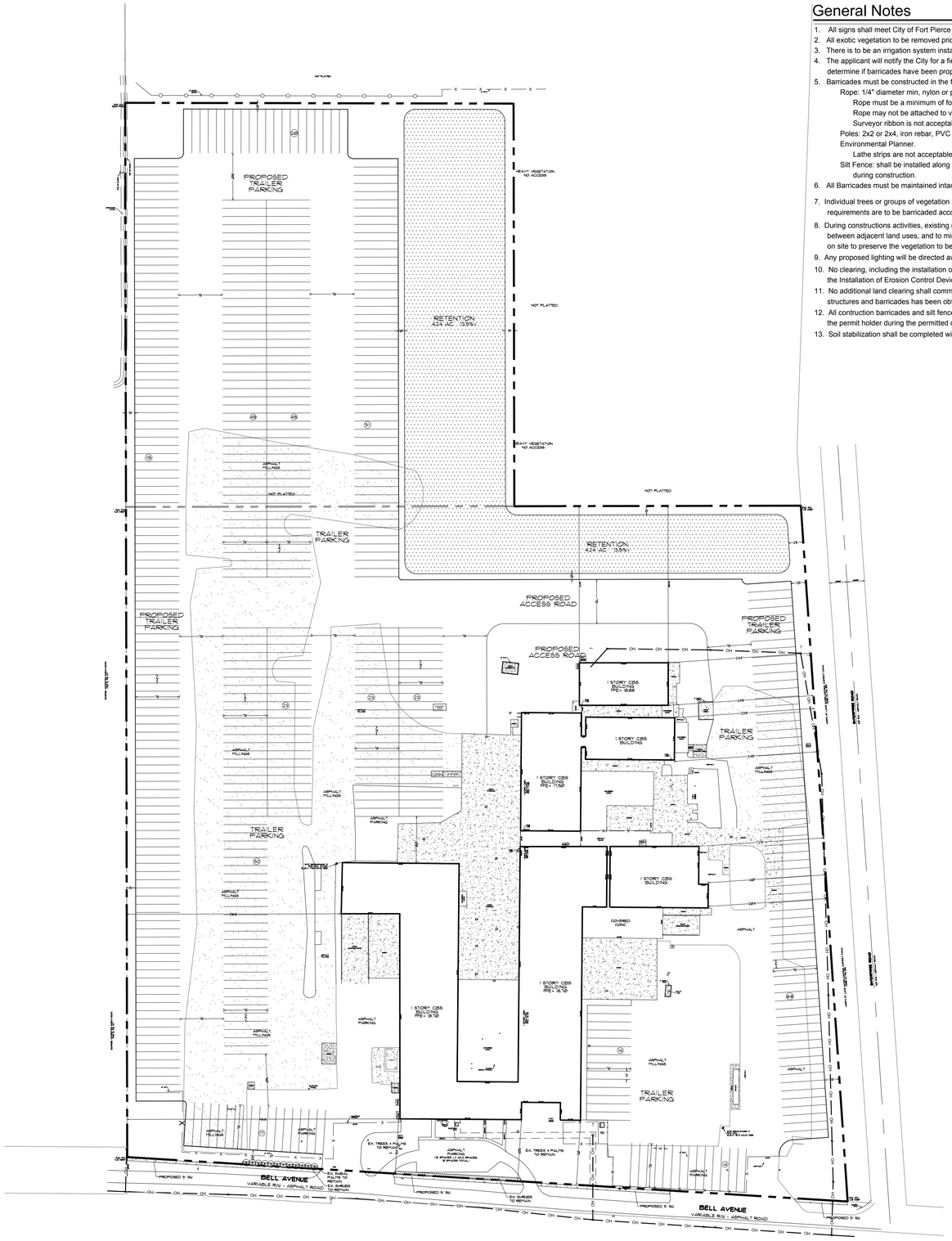
CONTAINING: 1,826,530 SQUARE FEET OR 41.931 ACRES, MORE OF LESS.

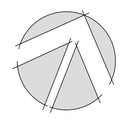
Site Data

PCN		2428-431-0001-000-1 2428-421-0003-000-4
ZONING		LI, LIGHT INDUSTRIAL
FUTURE LAND USE		I, INDUSTRIAL
EXISTING LAND USE		INDUSTRIAL
PROPOSED USE		INDUSTRIAL

	SF	AC	%
TOTAL SITE AREA	**1,826,530**	**41.93**	**100.0%**
IMPERVIOUS AREA	**1,425,002**	**32.71**	**78.0%**
EXISTING BUILDINGS	170,836	3.92	9.4%
EXISTING COVERED CONCRETE	36,237	0.83	2.0%
EXISTING WALKS & MISC. CONCRETE	12,302	0.28	0.7%
EXISTING VEHICULAR USE AREA / STORAGE PARKING	683,041	15.68	37.4%
PROPOSED VEHICULAR USE AREA / STORAGE PARKING	522,586	12.00	28.6%
PERVIOUS AREA / OPEN SPACE	**401,528**	**9.22**	**22.0%**
PROPOSED RETENTION	184,670	4.24	10.1%
PROPOSED LANDSCAPE AREA (= TOTAL SITE AREA - IMPERVIOUS AREA - RETENTION)	216,858	4.978	11.9%

PARKING	REQ.	PROVIDED
75' SPACES	-	510
AUTOMOBILE SPACES	-	18
ADA ACCESSIBLE SPACES	-	2





Scale: 1" = 100'

0' 50' 100' 200'

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General Notes

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2. All exotic vegetation to be removed prior to the issuance of a Certificate of Occupancy.
3. There is to be an irrigation system installed to ensure continued growth of all planting areas.
4. The applicant will notify the City for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
5. Barricades must be constructed in the following manner:
   - Rope: 1/4" diameter min, nylon or poly, yellow or orange
     - Rope must be a minimum of four (4) feet off the ground.
     - Rope may not be attached to vegetation
     - Surveyor ribbon is not acceptable
   - Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
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   - Silt Fence: shall be installed along all perimeters of development area, maintained during construction.
6. All Barricades must be maintained intact for the duration of construction.
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13. Soil stabilization shall be completed within thirty (30) days of vegetation removal.

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Site Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SUGG LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=100'
Drawing Date	8/11/2022
	9/15/2022

S1

Location Map



Legal Description

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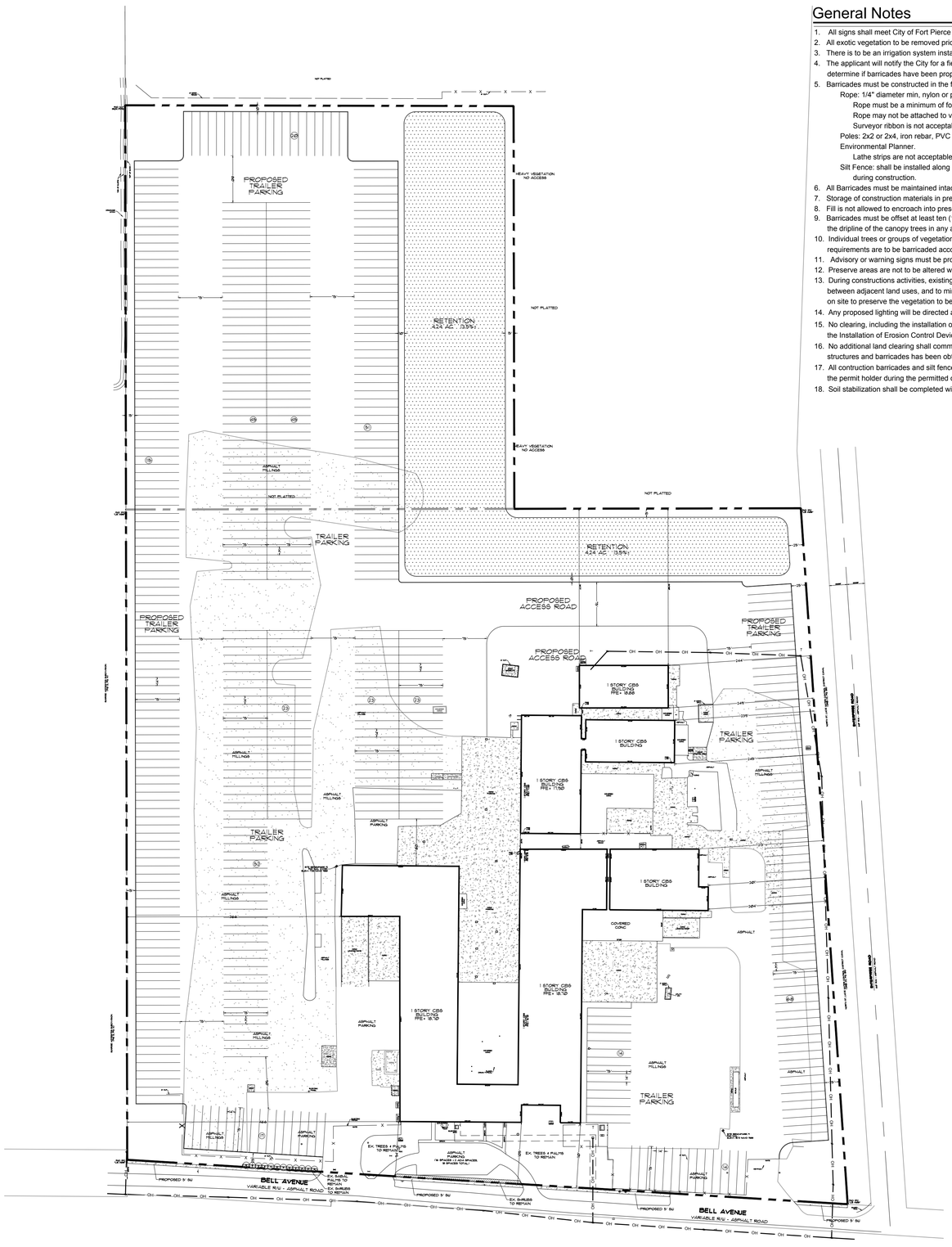
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FUTURE LAND USE		I, INDUSTRIAL
EXISTING LAND USE		INDUSTRIAL
PROPOSED USE		INDUSTRIAL

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   - Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
     - Lathe strips are not acceptable.
   - Silt Fence: shall be installed along all perimeters of development area, maintained during construction.
6. All Barricades must be maintained intact for the duration of construction.
7. Storage of construction materials in preserve areas is not permitted.
8. Fill is not allowed to encroach into preserve areas.
9. Barricades must be offset at least ten (10) feet outside the preserve area or placed at the dripline of the canopy trees in any area for which clearing is proposed.
10. Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be barricaded according to the guidelines.
11. Advisory or warning signs must be provided.
12. Preserve areas are not to be altered without written permission.
13. During constructions activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained for this purpose.
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15. No clearing, including the installation of erosion control devices, is authorized until the Permit for the Installation of Erosion Control Devices and Preserve Area Barricade has been issued.
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17. All contruction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.
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NORTH

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PARCEL 1:

BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 28, THENCE NORTH 02~49'59" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BELL AVENUE; THENCE CONTINUE NORTH 02~49'59" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 28 AND THE EASTERLY LINE OF SUNRISE HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 14 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1110.80 FEET ; THENCE DEPARTING SAID LINE, NORTH 87~10'01" EAST, A DISTANCE OF 1153.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE WATER CONTROL DISTRICT CANAL RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 212 AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 06~34'23" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1191.60 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BELL AVENUE; THENCE NORTH 89~11'41" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BELL AVENUE, A DISTANCE OF 1233.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2:

BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 28, THENCE NORTH 00~06'20" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER OF SAID SECTION 28 AND THE EAST LINE OF THE SUNRISE HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 14 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1143.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00~06'20" WEST, ALONG THE EAST LINE OF SAID SUNRISE HOMESITES SUBDIVISION AND THE EAST LINE OF MARAVILLA HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 690.55 FEET; THENCE SOUTH 89~52'56" EAST, A DISTANCE OF 663.56 FEET; THENCE SOUTH 00~06-31" EAST, A DISTANCE OF 688.04 FEET; THENCE SOUTH 89~54'03" WEST, A DISTANCE OF 663.53 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,826,530 SQUARE FEET OR 41.931 ACRES, MORE OF LESS.

Site Data

PCN		2428-431-0001-000-1 2428-421-0003-000-4
ZONING		LI, LIGHT INDUSTRIAL
FUTURE LAND USE		I, INDUSTRIAL
EXISTING LAND USE		INDUSTRIAL
PROPOSED USE		INDUSTRIAL

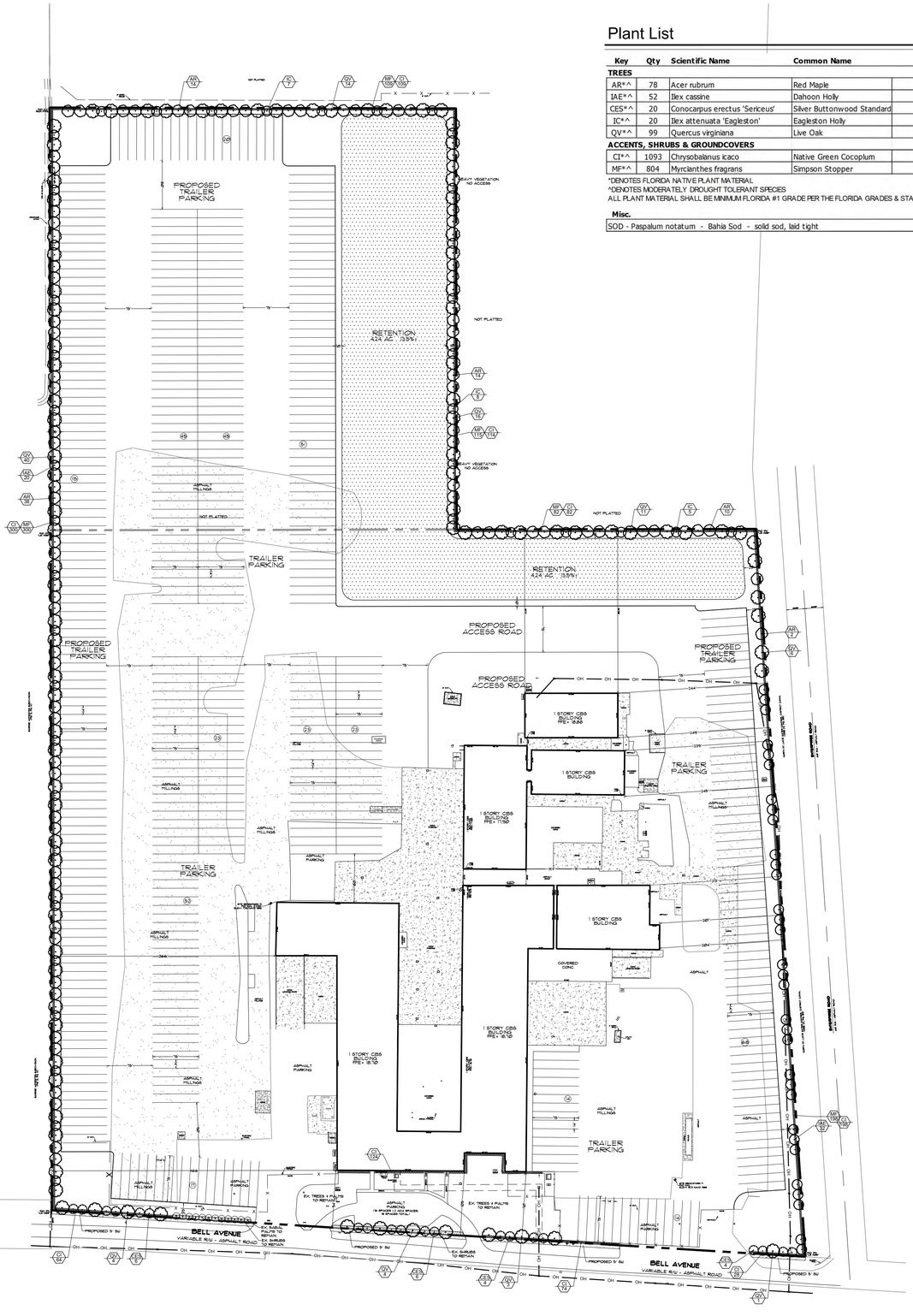
	SF	AC	%
TOTAL SITE AREA	**1,826,530**	**41.93**	**100.0%**
IMPERVIOUS AREA	**1,425,002**	**32.71**	**78.0%**
EXISTING BUILDINGS	170,836	3.92	9.4%
EXISTING COVERED CONCRETE	36,237	0.83	2.0%
EXISTING WALKS & MISC. CONCRETE	12,302	0.28	0.7%
EXISTING VEHICULAR USE AREA / STORAGE PARKING	683,041	15.68	37.4%
PROPOSED VEHICULAR USE AREA / STORAGE PARKING	522,586	12.00	28.6%
PERVIOUS AREA / OPEN SPACE	**401,528**	**9.22**	**22.0%**
PROPOSED RETENTION	184,670	4.24	10.1%
PROPOSED LANDSCAPE AREA (= TOTAL SITE AREA - IMPERVIOUS AREA - RETENTION)	216,858	4.978	11.9%

PARKING	**REQ.**	**PROVIDED**
75' SPACES	-	510
AUTOMOBILE SPACES	-	18
ADA ACCESSIBLE SPACES	-	2

Landscape Data

	REQ.	PROV.	
NORTH PROPERTY LINE			11,434 LF
1 TREE / 200 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	61	61 PLANTED TREES	
EAST PROPERTY LINE			6,871 LF
1 TREE / 200 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	34	38 PLANTED TREES	
EAST PROPERTY LINE ROADWAY BUFFER (ENTERPRISE ROAD)			11,797 LF
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	39	40 PLANTED TREES	
SOUTH PROPERTY LINE ROADWAY BUFFER (BELL AVE.)			10,806 LF
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	36	36 (32 PLANTED TREES+ 12 PALMS CREDITED 3:1)	
WEST PROPERTY LINE			17,916 LF
1 TREE / 200 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	90	98 PLANTED TREES	
VUA LANDSCAPING			
LANDSCAPE AREA (1 SF PER 15 SF OF TOTAL VUA AREA 1,205,627 SF / 15)	80,375	88,388	

***Disclaimer:** This plan is a conceptual site plan and is intended only to demonstrate the development potential of the property. McCarty & Associates makes no warranties or guarantees and accepts no liability.





Scale: 1" = 100'

0' 50' 100' 200'

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Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES					
AR*^	78	Acer rubrum	Red Maple	12'x 5', 2.5" CAL. min.	AS
IAE*^	52	Ilex cassine	Dahoon Holly	12'x 5', 2.5" CAL. min.	AS
CES*^	20	Conocarpus erectus 'Sericeus'	Silver Buttonwood Standard	12'x 5', 2.5" CAL. min.	AS
IC*^	20	Ilex attenuata 'Eagleston'	Eagleston Holly	12'x 5', 2.5" CAL. min.	AS
QV*^	99	Quercus virginiana	Live Oak	12'x 5', 2.5" CAL. min.	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
CI*^	1093	Chrysobalanus icaco	Native Green Cocoplum	36"x 20", full	36" OC
MF*^	804	Myrcianthes fragrans	Simpson Stopper	36"x 20", full	36" OC

*DENOTES FLORIDA NATIVE PLANT MATERIAL
^DENOTES MODERATELY DROUGHT TOLERANT SPECIES
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STADARDS FOR NURSERY PLANTS 2015 EDITION

Misc.
SOD - Paspalum notatum - Bahia Sod - solid sod, laid tight

McCARTY & ASSOCIATES

LAND PLANNING AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Fort Pierce Industrial Campus

1450 Bell Avenue
Fort Pierce, Florida

Landscape Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SUGGS LA 6667190 STATE OF FLORIDA

Drawn By DMS
Checked By MM
Scale 1"=100'
Drawing Date 9/15/2022

L1

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.

- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.

- Maintain positive drainage away from structures.

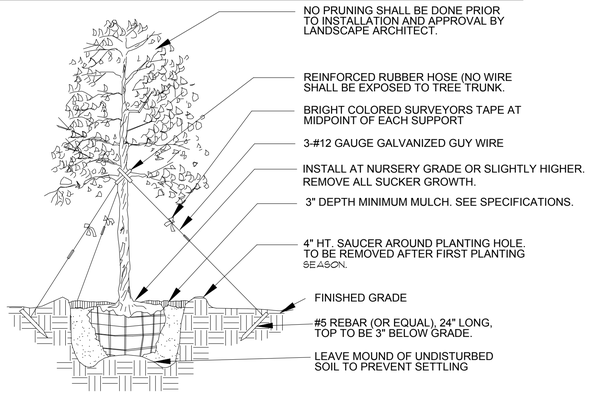
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.

- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.

- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.

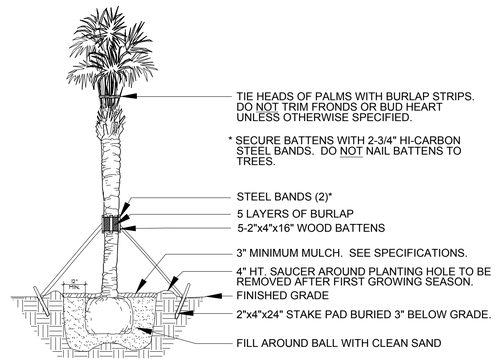
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

Planting Details



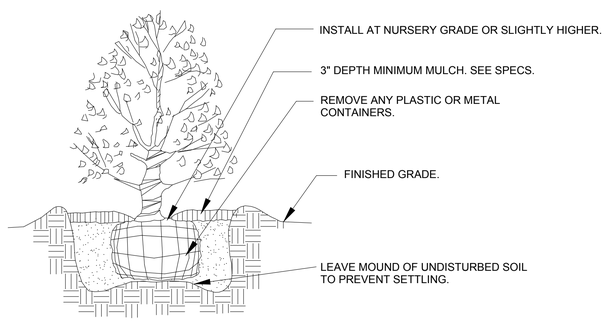
Tree Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
* BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHINQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS
* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



Shrub Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Plant List

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Mike@McCartyLandPlanning.com

Fort Pierce Industrial Campus

1450 Bell Avenue
Fort Pierce, Florida

Landscape Details

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SIGG LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=100'
Drawing Date	9/15/2022

L2

The MilCor Group Inc.

Engineering a Value-Driven Sustainable Environment

10975 Southeast Federal Highway
Hobe Sound
Florida
33455

725 Southeast Port St. Lucie Boulevard
#104
Port St. Lucie
Florida
34984

Phone
772-223-8850
Fax
772-223-8851

Email
marketing@themilcorgroup.com

Web
www.themilcorgroup.com

Traffic Impact Analysis

Fort Pierce Industrial Campus

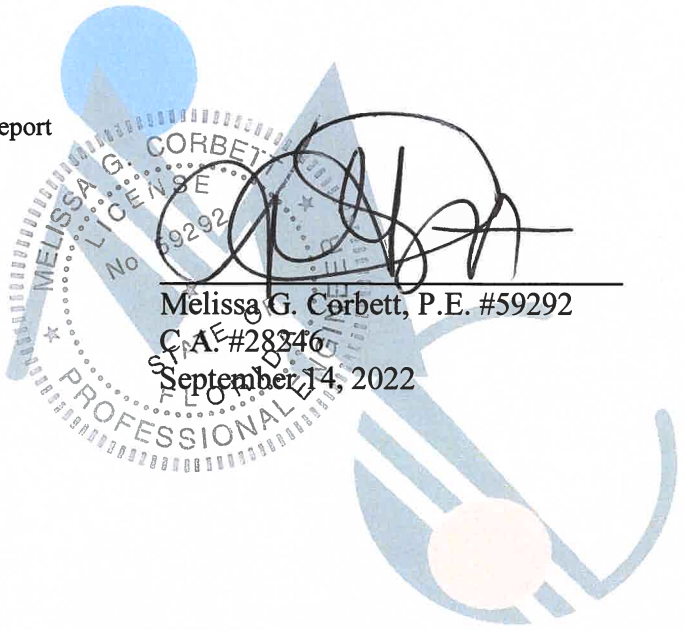
Prepared For :
1450 Bell Ave Owner, LLC
TSPN 18, LLC

For Review By:
The City of Fort Pierce

September 12, 2022

Introduction
Site Data
Project Traffic
    Trip Generation
    Trip Distribution
Project Driveway Analysis
Scheduled Roadway Improvements
Required Improvements
Phasing

Exhibits:
1: Location Map
2: Trip Generation
3: Traffic Assignment
4: Distribution Calculations
5: SLC 2022 Roadway Level of Service Inventory Report



Melissa G. Corbett, P.E. #59292
C.A.#28246
September 14, 2022

Trip Generation

Introduction:

The MilCor Group, Inc. has been retained to conduct a traffic analysis for the Fort Pierce Industrial Campus, located at 1450 Bell Ave., in the city of Fort Pierce, Florida. The project includes improvements to an existing site. The property currently has 170,836 square feet of building, with no new buildings proposed. Additional pavement for parking shall be added, and the stormwater management system shall be brought up to current code and permitting though the City, North St. Lucie River Water Control District, and South Florida Water Management District. Although the buildings exist, and therefore, the impacts of this development have already been added to the City roadway network, this study is to determine which roadway links are impacted by the fact that the buildings will again be utilized and what, if any, improvements will be required to meet the adopted Level of Service standards based on the requirements for the City of Fort Pierce Concurrency Management System.

Site Data:

The site is located on the north side of Bell Ave., between Sunrise Boulevard and Oleander Boulevard, as shown in Exhibit 1, location map. The project is bordered on the north side by an industrial development, on the east by Enterprise Road, on the south by Bell Avenue and White City Cemetery, and on the west by residential. The property is approximately 41.9 acres in size lying in Section 28, Township 35 South, Range 40 East. It is proposed as an Industrial Campus.

Existing Roadway Infrastructure:

Bell Avenue currently no sidewalks, paved shoulder. It consists of two (2) 12-foot travel lanes, and a swaled drainage system.

Project Traffic:

Trip Generation:

The subject site is zoned Light Industrial, therefore, Daily, AM, and PM peak hour trip generation rates were calculated based on the ITE Trip Generation Manual, 11th Edition, (Exhibit 2) for Section 110: General Light Industrial. The AM Peak Entering in the site had the highest generation, with 106 trips/hour on City roadways. See Exhibit 2; below is a summary of the data.

Trip Generation Summary	
Daily	693
AM Peak Entering	106
AM Peak Exiting	14
PM Peak Entering	8
PM Peak Exiting	51

Trip Distribution and Assignment:

Based on the daily trip generation rate of 693 trips, this project is considered a Medium Scale, and requires a Radius of Impact of 3.0 Miles. A directional distribution was developed based on a review of land use patterns and existing travel patterns, and existing peak hour directional volumes, as provided in the St. Lucie County 2022 Traffic Counts and Level of Service Report. The link of Bell Ave., between Sunrise and Oleander obviously has the greatest impacts as 100% of the trips must travel on this link to access the site. It is anticipated that during the AM Peak, 60% will be coming from the west, creating a 10% impact to this link, and 40% will be coming from the east, creating a 7% impact. All calculations are illustrated in Exhibit 3 and shown in Exhibit 4.

Future Traffic Conditions

As stated in the opening paragraph, this is an existing site with no additional vertical construction. All impacts have already been created by this site; therefore, future conditions were not evaluated. This report documents that impacts that will occur by reopening an existing business.

Project Driveway Analysis:

In accordance with the FDOT Driveway Information Guide, on roadways with a speed limit of 45 mph or less (Bell Ave. has a posted speed limit of 25 mph), 80-125 right turns per hour are required to warrant a right turn lane. The AM Peak Hour has 106 peak hour trips, with an anticipated 63 trips entering from the east. Based on the speed limit and volume, it does not warrant a turn lane.

No left turn is proposed due to the posted speed limit, and the fact that this is mostly an industrial area with no other left turn lanes.

Scheduled Roadway Improvements:

There are no scheduled improvements on any links on which the project has significant impact.

Required Improvements:

The project entrances shall be modified to conform with FDOT widths and to minimize the amount of driveway connection area.

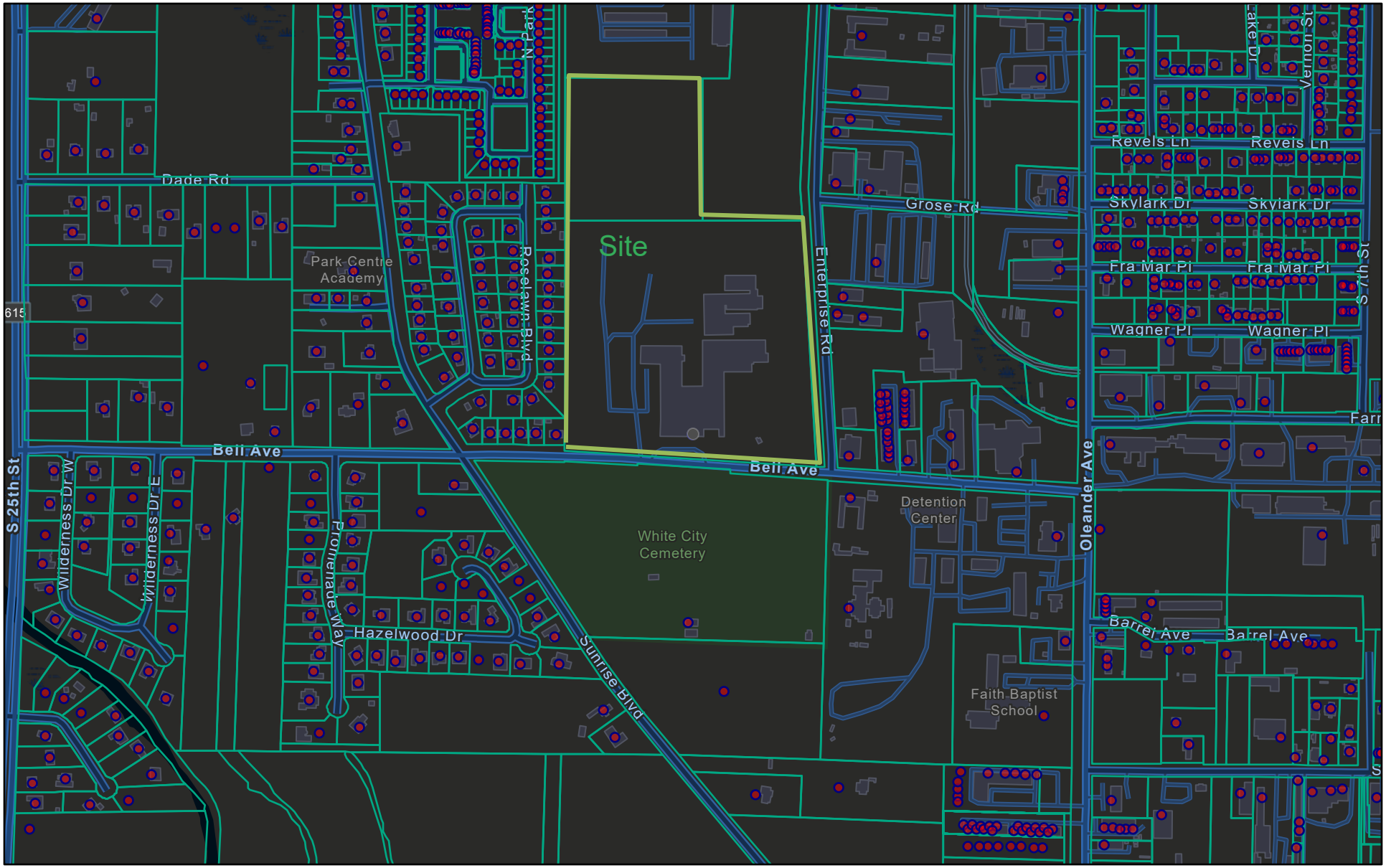
Project Phasing:

There is no project phasing. Construction of the infrastructure for this project will begin in 2023 and will be complete within two years. There is no vertical construction proposed.

Exhibits:

1 – Location Map
2 – Traffic Projections
3 – Traffic Assignment Map
4 – Peak Hour Directional Volume Distribution
5 – SLC 2022 Roadway Level of Service Inventory Report

Fort Pierce Industrial Campus



9/14/2022, 11:39:33 AM

Override 1

Parcels

Address Master

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

St Lucie County GIS

Esri Community Maps Contributors, SLC Property Appraiser's Office, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

Exhibit 2
Fort Pierce Industrial Campus
Trip Generation

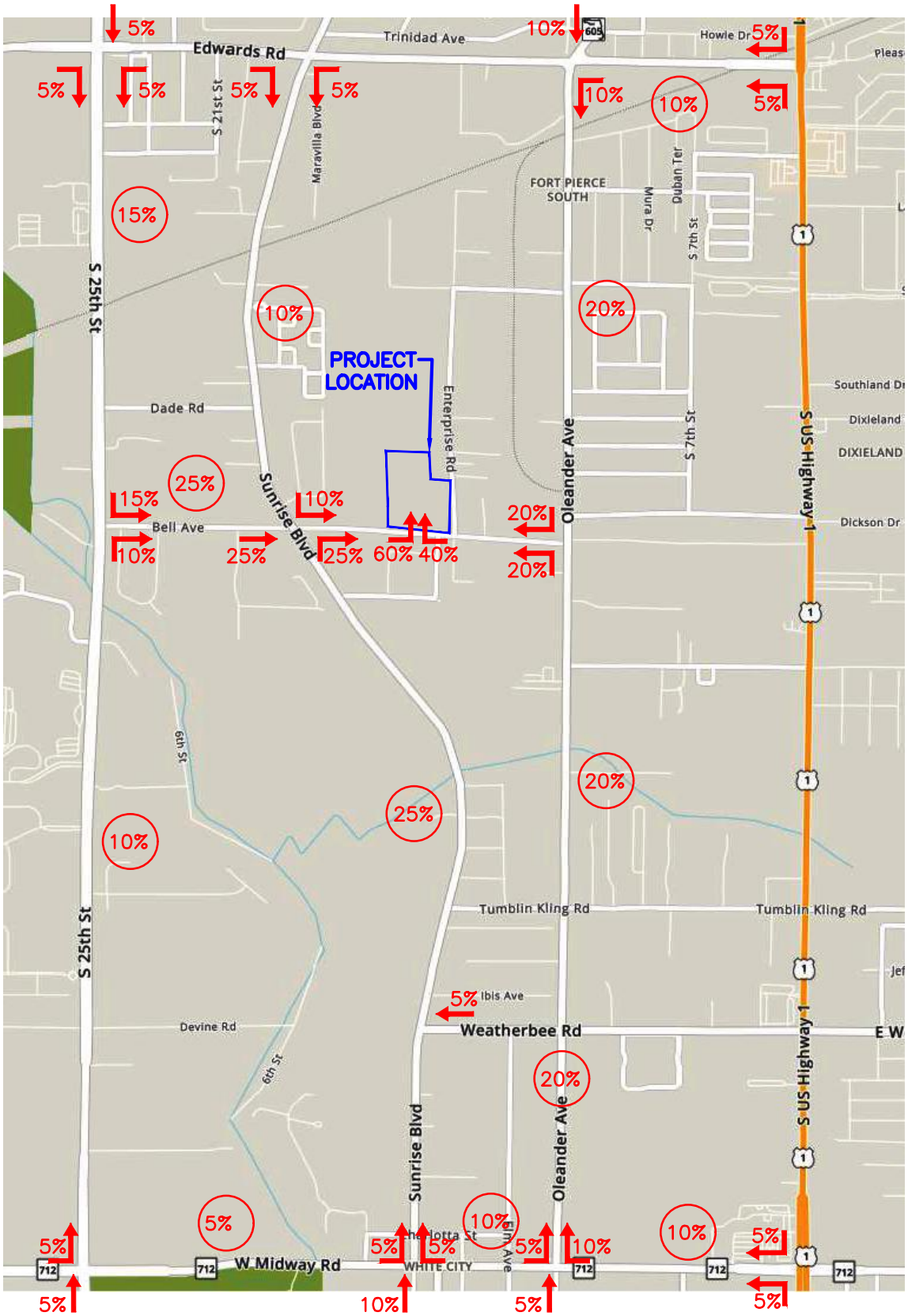
Land Use:	**General Light Industrial**
ITE Code:	110
Trip Generation per 1000 Sq Feet GFA	
X = SF GFA/1000SF =	171

Weekday Daily:	T =	3.76(X) + 50.47	
	T =	693	Total Trips

Weekday, Peak Hour Adj Street	T =	0.68(X) + 3.81	
One Hour Between 7 and 9 am	T =	120	Total Trips
Directional Distribution: 88% Entering & 12% Exiting			
	Entering:	106	Trips
	Exiting:	14	Trips

Weekday, Peak Hour Adj Street	Ln(T) =	0.72Ln(X) .38	
One Hour Between 4 and 6 pm	Ln(T) =	4	
	T =	59	Total Trips
Directional Distribution: 14% Entering & 86% Exiting			
	Entering:	8	Trips
	Exiting:	51	Trips

SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST SAINT LUCIE COUNTY, FLORIDA



J:\A18-All Auto Buyer\A1801-1450 Bell Ave Ft Pierce\DWG\DESIGN\EXHIBITS\EXHIBIT MAPS.dwg, PRINTED BY: Alext ON Wed, Sep 14 2022

NO.	DATE:	REVISION:	BY

CALL 48 HOURS BEFORE YOU DIG 811

VERTICAL DATUM NAVD 88

DRAWN:	AT	9-14-22
PROJECT:	A1801	
FILE: EXHIBIT MAPS.dwg		

THE MILCOR GROUP, INC.

CIVIL ENGINEERS
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455

PH: (772)223-8850
FAX: (772) 223-8851

WWW.THEMILCORGROUP.COM

CERTIFICATE OF AUTHORIZATION: 28246

TRAFFIC ASSIGNMENT MAP

FORT PIERCE INDUSTRIAL CAMPUS

ST LUCIE COUNTY, FLORIDA

SHEET NO.

3

Exhibit 4
Fort Pierce Industrial Campus
Peak Hour Directional Volume Distribution

Project AM Peak Hour Directional Volume = **106** **Vehicle Trips**
Project PM Peak Hour Directional Volume = **51**

AM Peak Hour Directional Analysis			AM Peak Hour Directional Analysis					PM Peak Hour Directional Analysis				
				Project		Service	Project		Project		Service	Project
Road	Link		Direction	% Assign	Volume	Capacity	Impact	Direction	% Assign	Volume	Capacity	Impact
Bell Ave	1	25th to Sunrise	EB	25%	26	790	3.34%	EB	0%	0	790	0.00%
			WB	0%	0	790	0.00%	WB	25%	13	790	1.61%
Bell Ave	2	Sunrise to Oleander	EB	60%	63	600	10.56%	EB	40%	20	600	3.39%
			WB	40%	42	600	7.04%	WB	60%	31	600	5.09%
25th Street	1	Midway to Bell	SB	0%	0	2100	0.00%	SB	15%	8	2100	0.36%
			NB	15%	16	2100	0.75%	NB	0%	0	2100	0.00%
25th Street	2	Bell to Edwards	SB	25%	26	2100	1.26%	SB	0%	0	2100	0.00%
			NB	0%	0	2100	0.00%	NB	25%	13	2100	0.61%
Oleander	1	Midway to Weatherbee	SB	0%	0	750	0.00%	SB	20%	10	750	1.36%
			NB	20%	21	750	2.81%	NB	0%	0	750	0.00%
		Weatherbee to Bell	SB	0%	0	540	0.00%	SB	20%	10	540	1.89%
			NB	20%	21	540	3.91%	NB	0%	0	540	0.00%
		Bell to Edwards	SB	20%	21	750	2.81%	SB	0%	0	750	0.00%
			NB	0%	0	750	0.00%	NB	20%	10	750	1.36%
Edwards	1	25th to Sunrise	EB	5%	5	1630	0.32%	EB	5%	3	1630	0.16%
			WB	5%	5	1630	0.32%	WB	5%	3	1630	0.16%
	2	Sunrise to Oldeander	EB	0%	0	1630	0.00%	EB	5%	3	1630	0.16%
			WB	5%	5	1630	0.32%	WB	0%	0	1630	0.00%
	3	Oleander to US 1	EB	10%	11	1630	0.65%	EB	0%	0	1630	0.00%
			WB	0%	0	1630	0.00%	WB	10%	5	1630	0.31%
Midway	1	25th to Sunrise	EB	5%	5	2100	0.25%	EB	0%	0	2100	0.00%
			WB	0%	0	2100	0.00%	WB	5%	3	2100	0.12%
	2	Sunrise to Oldeander	EB	5%	5	2100	0.25%	EB	5%	3	2100	0.12%
			WB	5%	5	2100	0.25%	WB	5%	3	2100	0.12%
	3	Oleander to US 1	EB	10%	11	2100	0.50%	EB	0%	0	2100	0.00%
			WB	0%	0	2100	0.00%	WB	10%	5	2100	0.24%

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2ND ST	CITRUS AVE to ORANGE AVE	601	2,200	2022	540	193	C	0.357	163	C	0.302
2ND ST	ORANGE AVE to AVENUE A	602	2,300	2022	540	147	C	0.272	138	C	0.256
7TH ST	SUNRISE BLVD to GEORGIA AVE	519	922	2018	600	60	C	0.1	67	C	0.112
7TH ST	GEORGIA AVE to DELAWARE AVE	517	1,543	2018	790	93	C	0.118	98	C	0.124
7TH ST	DELAWARE AVE to CITRUS AVE	515	2,229	2018	790	134	C	0.17	133	C	0.168
7TH ST	CITRUS AVE to ORANGE AVE	515	2,229	2018	750	134	C	0.179	133	C	0.177
7TH ST	ORANGE AVE to AVENUE C	603	3,000	2022	750	206	C	0.275	226	C	0.301
7TH ST	AVENUE C to AE BACKUS AVE	603	3,000	2022	540	206	C	0.381	226	C	0.419
7TH ST	AE BACKUS AVE to AVENUE D	603	3,000	2022	750	206	C	0.275	226	C	0.301
7TH ST	AVENUE D to AVENUE H	604	2,000	2022	750	131	C	0.175	128	C	0.171
10TH ST	DELAWARE AVE to ORANGE AVE	605	1,300	2022	600	141	C	0.235	135	C	0.225
10TH ST	ORANGE AVE to AVENUE C	605	1,300	2022	600	141	C	0.235	135	C	0.225
10TH ST	AVENUE C to AVENUE D	605	1,300	2022	540	141	C	0.261	135	C	0.25
13TH ST	VIRGINIA AVE to NEBRASKA AVE	527	6,515	2019	750	402	D	0.536	421	D	0.561
13TH ST	NEBRASKA AVE to GEORGIA AVE	527	6,515	2019	790	402	D	0.509	421	D	0.533
13TH ST	GEORGIA AVE to DELAWARE AVE	525	4,831	2020	750	237	C	0.316	245	C	0.327
13TH ST	DELAWARE AVE to ORANGE AVE	523	5,300	2022	750	350	C	0.467	327	C	0.436
13TH ST	ORANGE AVE to AVENUE B	521	5,000	2022	750	295	C	0.393	288	C	0.384
13TH ST	AVENUE B to AVENUE D	521	5,000	2022	750	295	C	0.393	288	C	0.384
13TH ST	AVENUE D to AVENUE H	165	4,400	2022	750	262	C	0.349	243	C	0.324
13TH ST	AVENUE H to AVENUE I	165	4,400	2022	540	262	C	0.485	243	C	0.45
13TH ST	AVENUE I to AVENUE O	165	4,400	2022	540	262	C	0.485	243	C	0.45
13TH ST	AVENUE O to AVENUE Q	165	4,400	2022	540	262	C	0.485	243	C	0.45
17TH ST	GEORGIA AVE to DELAWARE AVE	606	2,500	2022	600	138	C	0.23	139	C	0.232
17TH ST	DELAWARE AVE to ORANGE AVE	607	6,449	2019	790	306	C	0.387	294	C	0.372

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17TH ST	ORANGE AVE to AVENUE D	608	2,627	2020	750	147	C	0.196	140	C	0.187
17TH ST	AVENUE D to AVENUE Q	608	2,627	2020	750	147	C	0.196	140	C	0.187
25TH ST	MIDWAY RD to BELL AVE	940016	19,410	2020	2,100	1,235	C	0.588	1,152	C	0.549
25TH ST	BELL AVE to EDWARDS RD	159	18,943	2020	2,100	1,111	C	0.529	1,108	C	0.528
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	21,493	2020	2,000	1,263	C	0.632	1,259	C	0.63
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	24,089	2019	2,000	1,356	C	0.678	1,447	C	0.724
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	21,256	2020	2,000	1,219	C	0.61	1,092	C	0.546
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	21,256	2020	2,000	1,219	C	0.61	1,092	C	0.546
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	21,897	2020	1,630	1,011	D	0.62	1,049	D	0.644
25TH ST	GEORGIA AVE to DELAWARE AVE	609	21,897	2020	1,630	1,011	D	0.62	1,049	D	0.644
25TH ST	DELAWARE AVE to ORANGE AVE	940014	20,450	2020	1,630	1,043	D	0.64	1,037	D	0.636
25TH ST	ORANGE AVE to AVENUE D	610	17,824	2019	1,630	822	D	0.504	848	D	0.52
25TH ST	AVENUE D to AVENUE Q	940050	16,835	2020	1,630	850	D	0.521	826	D	0.507
25TH ST	AVENUE Q to JUANITA AVE	945152	15,107	2020	2,000	787	C	0.394	721	C	0.361
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	15,898	2013	2,100	844	C	0.402	792	C	0.377
25TH ST	ST LUCIE BLVD to US 1	945165	7,932	2020	2,100	390	C	0.186	435	C	0.207
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,788	2019	750	406	D	0.541	357	C	0.476
33RD ST	DELAWARE AVE to ORANGE AVE	948507	5,700	2020	790	263	C	0.333	263	C	0.333
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,724	2019	540	531	D	0.983	433	D	0.802
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,724	2019	790	531	D	0.672	433	D	0.548
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,593	2020	750	226	C	0.301	243	C	0.324
53RD ST	ANGLE RD to JUANITA AVE	614	2,400	2022	540	128	C	0.237	141	C	0.261
AE BACKUS AVE	7TH ST to US 1	632	900	2022	750	61	C	0.081	71	C	0.095
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	17,500	2022	2,100	1,142	C	0.544	961	C	0.458
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	17,500	2022	2,100	1,142	C	0.544	961	C	0.458

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AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	18,250	2020	2,100	915	C	0.436	947	C	0.451
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	15,025	2020	2,000	749	C	0.375	775	C	0.388
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	22,000	2022	2,100	1,167	C	0.556	1,183	C	0.563
ANGLE RD	ORANGE AVE to AVENUE D	100	8,692	2020	790	426	D	0.539	408	D	0.516
ANGLE RD	AVENUE D to AVENUE Q	100	8,692	2020	540	426	D	0.789	408	D	0.756
ANGLE RD	AVENUE Q to 53RD ST	615	8,526	2019	600	503	D	0.838	517	D	0.862
ANGLE RD	53RD ST to KEEN RD	616	6,153	2019	630	327	C	0.519	366	C	0.581
ANGLE RD	KEEN RD to KINGS HWY	616	6,153	2019	880	327	C	0.372	366	C	0.416
ANGLE RD	KINGS HWY to JOHNSTON RD	617	5,900	2022	1,070	364	B	0.34	353	B	0.33
ANGLE RD	KINGS HWY to JOHNSTON RD	617	5,900	2022	1,070	364	B	0.34	353	B	0.33
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	948505	2,089	2020	1,070	109	B	0.102	109	B	0.102
AVENUE A	7TH ST to US 1	945034	1,047	2020	790	99	C	0.125	99	C	0.125
AVENUE A	US 1 to INDIAN RIVER DR	945033	2,182	2020	600	114	C	0.19	105	C	0.175
AVENUE D	ANGLE RD to 29TH ST	164	6,100	2022	600	346	D	0.577	340	D	0.567
AVENUE D	29TH ST to 25TH ST	164	6,100	2022	790	346	C	0.438	340	C	0.43
AVENUE D	25TH ST to 17TH ST	163	5,072	2020	750	252	C	0.336	248	C	0.331
AVENUE D	17TH ST to 13TH ST	162	4,400	2022	750	203	C	0.271	219	C	0.292
AVENUE D	13TH ST to 10TH ST	161	4,300	2022	750	203	C	0.271	227	C	0.303
AVENUE D	10TH ST to 7TH ST	160	3,300	2022	750	165	C	0.22	179	C	0.239
AVENUE D	7TH ST to US 1	160	3,300	2022	750	165	C	0.22	179	C	0.239
AVENUE I	25TH ST to 17TH ST	620	2,200	2022	750	189	C	0.252	148	C	0.197
AVENUE I	17TH ST to 13TH ST	620	2,200	2022	750	189	C	0.252	148	C	0.197
AVENUE H	13TH ST to 7TH ST	618	2,100	2022	540	122	C	0.226	132	C	0.244
AVENUE H	7TH ST to US 1	619	1,600	2022	750	87	C	0.116	86	C	0.115
AVENUE Q	ANGLE RD to 25TH ST	700	6,264	2019	750	331	C	0.441	318	C	0.424

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AVENUE Q	25TH ST to 17TH ST	701	3,356	2020	750	196	C	0.261	204	C	0.272
AVENUE Q	17TH ST to 13TH ST	701	3,356	2020	540	196	C	0.363	204	C	0.378
AVENUE O	13TH ST to US 1	685	2,100	2022	540	119	C	0.22	122	C	0.226
AVENUE C	10TH ST to 7TH ST	631	400	2022	540	23	C	0.043	24	C	0.044
BAYSHORE BLVD	MOUNTWELL ST to PORT ST LUCIE BLVD	621	6,950	2019	830	432	C	0.52	376	C	0.453
BAYSHORE BLVD	PORT ST LUCIE BLVD to THORNHILL DR	309	29,940	2020	2,100	1,478	C	0.704	1,446	C	0.689
BAYSHORE BLVD	THORNHILL DR to CROSSTOWN PKWY	948508	20,369	2020	2,100	940	C	0.448	940	C	0.448
BAYSHORE BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	307	29,022	2020	2,100	1,389	C	0.661	1,411	C	0.672
BAYSHORE BLVD	PRIMA VISTA BLVD to FLORESTA DR	305	18,500	2022	920	876	D	0.952	907	D	0.986
BAYSHORE BLVD	FLORESTA DR to SELVITZ RD	622	14,312	2020	790	746	C	0.944	675	C	0.854
BAYSHORE BLVD	SELVITZ RD to ST JAMES DR	622	14,312	2020	750	746	D	0.995	675	D	0.9
BEACH AVE	OLEANDER AVE to RIO MAR DR	623	3,300	2022	540	233	C	0.431	199	C	0.369
BECKER RD	VILLAGE PKWY to I-95	624	5,250	2020	3,170	399	C	0.126	360	C	0.114
BECKER RD	I-95 to SAVONA BLVD	625	25,500	2022	2,000	2,066	F	1.033	1,946	D	0.973
BECKER RD	SAVONA BLVD to PORT ST LUCIE BLVD	626	20,000	2022	2,100	1,143	C	0.544	1,199	C	0.571
BECKER RD	ALBACORE ST to DARWIN BLVD	302	12,358	2020	1,500	1,100	C	0.733	988	C	0.659
BECKER RD	PORT ST LUCIE BLVD to ALBACORE ST	302	12,358	2020	2,100	1,100	C	0.524	988	C	0.47
BECKER RD	ATHENA DR to FLORIDA'S TURNPIKE	627	14,673	2020	1,500	1,271	C	0.847	1,081	C	0.721
BECKER RD	DARWIN BLVD to ATHENA DR	627	14,673	2020	2,000	1,271	C	0.636	1,081	C	0.541
BECKER RD	FLORIDA'S TURNPIKE to SOUTHBEND BLVD	628	17,000	2022	2,100	1,184	C	0.564	1,445	C	0.688
BECKER RD	SOUTHBEND BLVD to GILSON RD	629	13,836	2020	920	1,220	F	1.326	1,275	F	1.386
BELL AVE	25TH ST to SUNRISE BLVD	104	5,043	2018	790	332	C	0.42	346	C	0.438
BELL AVE	SUNRISE BLVD to OLEANDER AVE	102	3,932	2018	600	222	C	0.37	228	C	0.38
CALIFORNIA BLVD	CAMEO BLVD to DEL RIO BLVD	633	8,361	2020	750	507	D	0.676	439	D	0.585
CALIFORNIA BLVD	DEL RIO BLVD to SAVONA BLVD	634	13,348	2020	920	706	C	0.767	680	C	0.739

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CALIFORNIA BLVD	SAVONA BLVD to DEL RIO BLVD	635	12,982	2020	920	796	C	0.865	653	C	0.71
CALIFORNIA BLVD	DEL RIO BLVD to CROSSTOWN PKWY	636	16,500	2022	920	1,005	F	1.092	873	D	0.949
CALIFORNIA BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	234	18,000	2022	920	872	D	0.948	984	F	1.07
CALIFORNIA BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	234	18,000	2022	920	872	D	0.948	984	F	1.07
CALIFORNIA BLVD	ST LUCIE WEST BLVD to COUNTRY CLUB DR	233	9,100	2022	920	488	C	0.53	484	C	0.526
CALIFORNIA BLVD	COUNTRY CLUB DR to UNIVERSITY BLVD	724	7,300	2022	790	497	C	0.629	436	C	0.552
CALIFORNIA BLVD	UNIVERSITY BLVD to PEACOCK BLVD	724	7,300	2022	630	497	C	0.789	436	C	0.692
CALIFORNIA BLVD	PEACOCK BLVD to TORINO PKWY	637	12,953	2020	630	785	F	1.246	776	F	1.232
CAMEO BLVD	PORT ST LUICE BLVD to CALIFORNIA BLVD	638	4,900	2019	750	400	D	0.533	299	C	0.399
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	639	10,143	2020	790	717	D	0.908	603	D	0.763
CAMPBELL RD	PICOS RD to ORANGE AVE	640	850	2022	540	70	C	0.13	69	C	0.128
CANE SLOUGH RD	US 1 to LENNARD RD	167	9,619	2020	1,710	487	C	0.285	490	C	0.287
CARLTON RD	CARLTON RD (S) to OKEECHOBEE RD	641	750	2022	390	65	B	0.167	60	B	0.154
CASHMERE BLVD	PEACOCK BLVD to TORINO PKWY	676	11,321	2020	630	742	F	1.178	690	F	1.095
CASHMERE BLVD	DEL RIO BLVD to CROSSTOWN PKWY	642	10,621	2020	920	653	C	0.71	640	C	0.696
CASHMERE BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	232	12,370	2020	920	690	C	0.75	605	C	0.658
CASHMERE BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	232	12,370	2020	920	690	C	0.75	605	C	0.658
CASHMERE BLVD	ST LUCIE WEST BLVD to PEACOCK BLVD	231	14,626	2020	920	1,026	F	1.115	993	F	1.079
CITRUS AVE	7TH ST to US 1	643	1,158	2018	750	161	C	0.215	161	C	0.215
CITRUS AVE	US 1 to 2ND ST	940160	4,374	2020	790	219	C	0.277	223	C	0.282
CITRUS AVE	2ND ST to INDIAN RIVER DR	644	4,300	2022	540	262	C	0.485	264	C	0.489
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	647	5,886	2020	1,470	325	C	0.221	339	C	0.231
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	645	5,050	2020	1,710	300	C	0.175	362	C	0.212
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	646	9,900	2022	540	529	D	0.98	607	F	1.124
CORTEZ BLVD	35TH ST to 25TH ST	948500	2,042	2020	750	99	C	0.132	99	C	0.132

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CORTEZ BLVD	25TH ST to SUNRISE BLVD	648	3,100	2018	750	222	C	0.296	203	C	0.271
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	8,879	2019	1,710	572	C	0.335	523	C	0.306
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	17,097	2021	3,170	1,062	C	0.335	911	C	0.287
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	29,056	2020	3,170	1,641	C	0.518	1,845	C	0.582
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	29,435	2020	3,170	1,659	C	0.523	1,560	C	0.492
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	32,571	2020	3,170	1,763	C	0.556	1,694	C	0.534
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	37,282	2020	3,170	1,854	C	0.585	1,943	C	0.613
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	28,807	2020	3,170	1,497	C	0.472	1,470	C	0.464
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	15,859	2021	3,170	1,023	C	0.323	872	C	0.275
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	19,123	2021	3,170	1,030	C	0.325	1,075	C	0.339
CROSSTOWN PKWY	FLORESTA DR to US 1	66	34,000	2022	3,170	2,257	C	0.712	2,055	C	0.648
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,100	2022	790	106	C	0.134	105	C	0.133
DARWIN BLVD	BECKER RD to PAAR DR	235	7,762	2020	630	691	F	1.097	639	F	1.014
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,762	2020	920	691	C	0.751	639	C	0.695
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	12,900	2020	920	608	C	0.661	603	C	0.655
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	10,000	2022	920	781	C	0.849	704	C	0.765
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	2,300	2022	880	140	C	0.159	139	C	0.158
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	5,015	2020	880	267	C	0.303	270	C	0.307
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,900	2022	600	295	C	0.492	237	C	0.395
DELAWARE AVE	33RD ST to 25TH ST	500	3,100	2022	1,710	206	C	0.12	235	C	0.137
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	1,428	2020	1,220	65	C	0.053	65	C	0.053
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	11,714	2019	790	641	D	0.811	597	D	0.756
DELAWARE AVE	13TH ST to 10TH ST	664	7,505	2020	750	408	D	0.544	388	D	0.517
DELAWARE AVE	10TH ST to 7TH ST	664	7,505	2020	600	408	D	0.68	388	D	0.647
DELAWARE AVE	7TH ST to US 1	665	7,231	2019	750	392	D	0.523	403	D	0.537

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EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	12,128	2020	830	715	C	0.861	707	C	0.852
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	14,432	2020	880	936	F	1.064	807	C	0.917
EASY ST	US 1 to BUCHANAN DR	106	7,210	2020	750	400	D	0.533	506	D	0.675
EASY ST	BUCHANAN DR to YUCCA DR	106	7,210	2020	540	400	D	0.741	506	D	0.937
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,057	2021	630	551	C	0.875	571	C	0.906
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,057	2021	700	551	C	0.787	571	C	0.816
EDWARDS RD	SELVITZ RD to 25TH ST	110	15,060	2020	880	757	C	0.86	770	C	0.875
EDWARDS RD	25TH ST to SUNRISE BLVD	108	16,851	2020	1,630	819	D	0.502	820	D	0.503
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,790	2018	1,630	783	D	0.48	763	D	0.468
EDWARDS RD	OLEANDER AVE to US 1	173	9,687	2018	1,630	533	C	0.327	465	C	0.285
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,792	2018	750	124	C	0.165	121	C	0.161
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	15,000	2022	920	1,038	F	1.128	793	C	0.862
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	10,500	2022	880	680	C	0.773	620	C	0.705
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	10,500	2022	880	680	C	0.773	620	C	0.705
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	12,190	2020	920	675	C	0.734	620	C	0.674
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	10,623	2020	920	587	C	0.638	648	C	0.704
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,660	2020	630	334	C	0.53	356	C	0.565
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,660	2020	880	334	C	0.38	356	C	0.405
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,729	2018	540	280	D	0.519	286	D	0.53
GARDENIA AVE	OLEANDER AVE to US 1	666	2,700	2022	750	180	C	0.24	192	C	0.256
GATLIN BLVD	W OF I-95 to E OF I-95	945075	47,867	2020	3,170	3,492	F	1.102	2,846	C	0.898
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	47,867	2020	3,170	3,492	F	1.102	2,846	C	0.898
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	47,867	2020	3,170	3,492	F	1.102	2,846	C	0.898
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	47,867	2020	3,170	3,492	F	1.102	2,846	C	0.898
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	47,867	2020	3,170	3,492	F	1.102	2,846	C	0.898

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GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,951	2019	600	305	D	0.508	276	C	0.46
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,951	2019	750	305	C	0.407	276	C	0.368
GEORGIA AVE	17TH ST to 13TH ST	508	4,705	2018	600	262	C	0.437	266	C	0.443
GEORGIA AVE	13TH ST to 7TH ST	506	2,156	2018	600	133	C	0.222	136	C	0.227
GEORGIA AVE	7TH ST to US 1	504	1,942	2018	600	122	C	0.203	135	C	0.225
GILSON RD	MARTIN C.L. to BECKER RD	111	10,950	2020	710	918	F	1.293	949	F	1.337
GILSON RD	BECKER RD to LAKERIDGE DR	111	10,950	2020	540	918	F	1.7	949	F	1.757
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,700	2022	1,070	191	B	0.179	240	B	0.224
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	7,700	2022	1,070	713	C	0.666	713	C	0.666
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,700	2022	390	191	B	0.49	240	C	0.615
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	3,104	2020	920	181	C	0.197	165	C	0.179
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	10,496	2020	790	629	D	0.796	667	D	0.844
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,831	2019	830	382	C	0.46	399	C	0.481
GRAHAM RD	KINGS HWY to JENKINS RD	669	2,400	2022	630	164	C	0.26	156	C	0.248
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,571	2020	1,070	386	C	0.361	351	B	0.328
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,571	2020	1,070	386	C	0.361	351	B	0.328
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,571	2020	1,070	386	C	0.361	351	B	0.328
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,110	2020	750	291	C	0.388	285	C	0.38
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,110	2020	540	291	D	0.539	285	D	0.528
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,110	2020	790	291	C	0.368	285	C	0.361
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	589	2018	670	49	B	0.073	59	B	0.088
HILLMOOR DR	US 1 to LENNARD RD	671	7,803	2019	790	405	D	0.513	515	D	0.652
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	85,025	2020	5,500	4,596	D	0.836	4,151	C	0.755
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	68,355	2018	5,500	4,058	C	0.738	3,500	C	0.636
I-95	MIDWAY RD to OKEECHOBEE RD	941902	82,322	2018	5,500	5,490	D	0.998	4,457	C	0.81

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I-95	OKEECHOBEE RD to ORANGE AVE	940260	65,287	2020	7,320	3,200	B	0.437	3,200	B	0.437
I-95	ORANGE AVE to INDRIO RD	941905	50,041	2020	7,320	2,690	B	0.367	2,476	B	0.338
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,755	2020	750	285	C	0.38	326	C	0.435
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,907	2020	750	295	C	0.393	287	C	0.383
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	6,514	2020	790	329	C	0.416	387	C	0.49
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	6,514	2020	540	329	D	0.609	387	D	0.717
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	1,038	2020	1,080	51	B	0.047	55	B	0.051
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,038	2020	3,240	51	B	0.016	55	B	0.017
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,195	2020	3,240	527	B	0.163	554	B	0.171
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,195	2020	700	527	C	0.753	554	C	0.791
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,195	2020	880	527	C	0.599	554	C	0.63
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,891	2020	920	572	C	0.622	482	C	0.524
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,891	2020	790	572	D	0.724	482	D	0.61
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,901	2019	790	377	C	0.477	369	C	0.467
INDRIO RD	SLASH PINE TRL to US 1	114	5,901	2019	920	377	C	0.41	369	C	0.401
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,300	2022	750	91	C	0.121	123	C	0.164
JENNINGS RD	US 1 to LENNARD RD	673	5,500	2022	2,100	364	C	0.173	297	C	0.141
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,193	2020	880	480	C	0.545	525	C	0.597
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,669	2020	920	558	C	0.607	564	C	0.613
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,669	2020	630	558	C	0.886	564	C	0.895
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,669	2020	920	558	C	0.607	564	C	0.613
JOHNSTON RD	ANGLE RD to L20	674	2,800	2022	1,070	190	B	0.178	184	B	0.172
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,500	2022	1,070	159	B	0.149	154	B	0.144
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,500	2022	1,070	159	B	0.149	154	B	0.144
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,500	2022	1,070	159	B	0.149	154	B	0.144

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JOHNSTON RD	INDRIO RD to RUSSOS RD	135	8,819	2019	1,070	500	C	0.467	501	C	0.468
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	8,819	2019	1,070	500	C	0.467	501	C	0.468
JUANITA AVE	53RD ST to 25TH ST	122	2,900	2022	750	187	C	0.249	171	C	0.228
JUANITA AVE	25TH ST to US 1	120	4,800	2022	750	268	C	0.357	263	C	0.351
KEEN RD	ANGLE RD to JUANITA AVE	129	3,008	2018	630	181	C	0.287	212	C	0.337
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,008	2018	630	181	C	0.287	212	C	0.337
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,000	2020	880	436	C	0.495	446	C	0.507
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,000	2020	700	436	C	0.623	446	C	0.637
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,762	2020	700	395	C	0.564	379	C	0.541
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,762	2020	880	395	C	0.449	379	C	0.431
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,024	2020	920	794	C	0.863	799	C	0.868
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,387	2020	880	607	C	0.69	611	C	0.694
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,805	2020	880	822	C	0.934	772	C	0.877
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,686	2020	630	156	C	0.248	144	C	0.229
KITTERMAN RD	OLEANDER AVE to US 1	124	3,641	2018	750	239	C	0.319	217	C	0.289
KITTERMAN RD	US 1 to LENNARD EXT	678	2,100	2022	750	120	C	0.16	121	C	0.161
LENNARD RD	US 1 to MARIPOSA AVE	325	18,000	2022	1,710	927	D	0.542	957	D	0.56
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,000	2022	1,710	927	D	0.542	957	D	0.56
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,000	2022	1,630	927	D	0.569	957	D	0.587
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,000	2022	1,710	927	D	0.542	957	D	0.56
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,000	2022	1,710	927	D	0.542	957	D	0.56
LENNARD RD	TIFFANY AVE to WALTON RD	323	9,000	2022	1,710	470	C	0.275	477	C	0.279
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	3,761	2020	790	260	C	0.329	247	C	0.313
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	10,911	2019	920	683	C	0.742	726	C	0.789
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	10,911	2019	920	683	C	0.742	726	C	0.789

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MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	7,018	2019	880	532	C	0.605	753	C	0.856
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	350	2022	540	30	C	0.056	32	C	0.059
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	417	2019	540	36	C	0.067	36	C	0.067
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	6,893	2019	790	422	D	0.534	420	D	0.532
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	6,893	2019	540	422	D	0.781	420	D	0.778
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	10,609	2020	920	624	C	0.678	595	C	0.647
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	24,000	2022	880	1,173	F	1.333	1,233	F	1.401
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	24,000	2022	790	1,173	F	1.485	1,233	F	1.561
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	6,679	2020	760	342	C	0.45	435	C	0.572
MIDWAY RD	SHINN RD to MCCARTY RD	940732	6,679	2020	630	342	C	0.543	435	C	0.69
MIDWAY RD	MCCARTY RD to I-95	940732	6,679	2020	700	342	C	0.489	435	C	0.621
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	19,256	2020	2,100	942	C	0.449	1,044	C	0.497
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	22,500	2022	2,100	1,189	C	0.566	1,223	C	0.582
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	24,000	2022	2,100	1,173	C	0.559	1,233	C	0.587
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	20,000	2022	2,100	961	C	0.458	916	C	0.436
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	20,000	2022	2,100	961	C	0.458	916	C	0.436
MIDWAY RD	25TH ST to SUNRISE BLVD	130	20,000	2022	2,100	1,091	C	0.52	1,002	C	0.477
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	20,000	2022	2,100	1,091	C	0.52	1,002	C	0.477
MIDWAY RD	OLEANDER AVE to US 1	242	16,500	2022	2,100	871	C	0.415	862	C	0.41
MIDWAY RD	US 1 to WALLACE ST	940023	3,764	2020	790	216	C	0.273	239	C	0.303
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,764	2020	920	216	C	0.235	239	C	0.26
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,764	2020	630	216	C	0.343	239	C	0.379
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,300	2022	920	138	C	0.15	132	C	0.143
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,789	2019	880	301	C	0.342	320	C	0.364
NEBRASKA AVE	25TH ST to 13TH ST	684	3,800	2022	1,710	236	C	0.138	199	C	0.116

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OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,950	2019	700	432	C	0.617	376	C	0.537
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	3,600	2022	540	213	C	0.394	208	C	0.385
OHIO AVE	COLONIAL RD to US 1	686	3,600	2022	750	213	C	0.284	208	C	0.277
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,342	2020	1,580	592	B	0.375	637	B	0.403
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,342	2020	2,000	592	B	0.296	637	B	0.319
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	7,535	2020	2,450	370	B	0.151	362	B	0.148
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	7,535	2020	3,110	370	B	0.119	362	B	0.116
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,920	2020	3,240	376	B	0.116	376	B	0.116
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,360	2020	3,240	401	B	0.124	416	B	0.128
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,360	2020	2,100	401	C	0.191	416	C	0.198
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,934	2020	4,240	1,058	C	0.25	1,116	C	0.263
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,526	2020	4,240	1,282	C	0.302	1,310	C	0.309
OKEECHOBEE RD	I-95 to JENKINS RD	940029	31,865	2020	4,240	2,082	C	0.491	1,801	C	0.425
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	31,865	2020	4,040	2,082	C	0.515	1,801	C	0.446
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,519	2020	3,170	1,550	C	0.489	1,618	C	0.51
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,094	2019	2,100	665	C	0.317	704	C	0.335
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,094	2019	1,630	665	C	0.408	704	C	0.432
OKEECHOBEE RD	35TH ST to 33RD ST	689	16,610	2019	1,630	901	D	0.553	881	D	0.54
OKEECHOBEE RD	33RD ST to 25TH ST	689	16,610	2019	1,630	901	D	0.553	881	D	0.54
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,247	2019	1,630	762	D	0.467	724	C	0.444
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,247	2019	1,710	762	C	0.446	724	C	0.423
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	150	2022	790	11	C	0.014	10	C	0.013

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						Volume	LOS	V/C	Volume	LOS	V/C
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,452	2020	750	68	C	0.091	68	C	0.091
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,200	2022	790	162	C	0.205	126	C	0.159
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,323	2020	870	62	C	0.071	62	C	0.071
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,943	2020	540	170	C	0.315	193	C	0.357
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,151	2021	750	384	D	0.512	404	D	0.539
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,759	2019	750	370	C	0.493	401	D	0.535
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,759	2019	540	370	D	0.685	401	D	0.743
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	12,543	2020	540	605	F	1.12	574	E	1.063
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	12,543	2020	750	605	D	0.807	574	D	0.765
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,891	2020	750	600	D	0.8	499	D	0.665
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,891	2020	540	600	F	1.111	499	D	0.924
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,891	2020	790	600	D	0.759	499	D	0.632
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,537	2018	600	258	C	0.43	268	C	0.447
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	5,052	2020	670	295	C	0.44	281	C	0.419
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	5,052	2020	670	295	C	0.44	281	C	0.419
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,851	2020	1,070	156	B	0.146	156	B	0.146
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,851	2020	1,070	156	B	0.146	156	B	0.146
ORANGE AVE	KINGS HWY to I-95	940041	18,954	2020	2,100	902	C	0.43	909	C	0.433
ORANGE AVE	I-95 to JENKINS RD	940035	14,453	2020	2,100	827	C	0.394	778	C	0.37
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	15,435	2020	2,100	797	C	0.38	741	C	0.353
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	15,435	2020	2,100	797	C	0.38	741	C	0.353
ORANGE AVE	ANGLE RD to 25TH ST	940151	9,848	2013	1,710	505	C	0.295	587	C	0.343
ORANGE AVE	25TH ST to 17TH ST	945040	12,894	2020	1,630	622	C	0.382	682	C	0.418
ORANGE AVE	17TH ST to 13TH ST	945040	12,894	2020	1,710	622	C	0.364	682	C	0.399
ORANGE AVE	13TH ST to 10TH ST	945040	12,894	2020	750	622	D	0.829	682	D	0.909

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ORANGE AVE	10TH ST to 7TH ST	940155	8,912	2020	600	428	D	0.713	492	D	0.82
ORANGE AVE	7TH ST to US 1	945134	7,206	2020	600	441	D	0.735	392	D	0.653
ORANGE AVE	US 1 to 2ND ST	945133	3,934	2020	600	208	C	0.347	204	C	0.34
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	3,934	2020	750	208	C	0.277	204	C	0.272
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	3,500	2022	700	257	C	0.367	227	C	0.324
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,954	2019	540	171	C	0.317	130	C	0.241
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	3,500	2022	700	257	C	0.367	227	C	0.324
PARR DR	ROSSER BLVD to SAVONA BLVD	209	3,500	2022	630	257	C	0.408	227	C	0.36
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	5,198	2020	630	329	C	0.522	365	C	0.579
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	10,952	2020	920	752	C	0.817	616	C	0.67
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	16,197	2020	2,100	747	C	0.356	747	C	0.356
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	2,300	2022	540	184	C	0.341	157	C	0.291
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,333	2017	540	92	C	0.17	86	C	0.159
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	15,257	2020	920	704	C	0.765	704	C	0.765
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	15,257	2020	920	704	C	0.765	704	C	0.765
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	15,257	2020	700	704	C	1.006	704	C	1.006
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	15,257	2020	920	704	C	0.765	704	C	0.765
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	697	33,879	2020	3,020	1,733	C	0.574	1,712	C	0.567
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	698	40,895	2020	3,170	2,221	C	0.701	2,108	C	0.665
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	945074	49,241	2020	3,170	3,293	F	1.039	2,989	C	0.943
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	945074	49,241	2020	3,020	3,293	F	1.09	2,989	D	0.99
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	945074	49,241	2020	3,170	3,293	F	1.039	2,989	C	0.943
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	945073	49,214	2020	3,020	3,015	D	0.998	2,987	D	0.989
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	940780	50,635	2020	3,020	3,150	F	1.043	2,761	C	0.914
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	940778	58,844	2020	3,020	4,354	F	1.442	3,247	F	1.075

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PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	38,628	2020	3,020	2,568	C	0.85	2,278	C	0.754
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	39,257	2020	3,170	3,013	C	0.95	1,879	C	0.593
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	24,567	2020	2,100	1,080	C	0.514	1,185	C	0.564
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	24,142	2021	2,100	1,112	C	0.53	1,042	C	0.496
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	34,321	2020	2,100	1,975	C	0.94	1,879	C	0.895
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	34,321	2020	2,000	1,975	D	0.988	1,879	C	0.94
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	23,876	2021	2,100	1,160	C	0.552	1,059	C	0.504
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	8,508	2020	1,710	460	C	0.269	438	C	0.256
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,741	2018	1,080	117	B	0.108	116	B	0.107
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	145	1,741	2018	1,080	117	B	0.108	116	B	0.107
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	145	1,741	2018	1,080	117	B	0.108	116	B	0.107
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,726	2019	750	354	C	0.472	372	D	0.496
RIO MAR DR	BEACH AVE to US 1	147	5,726	2019	790	354	C	0.448	372	C	0.471
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	4,020	2020	920	185	C	0.201	185	C	0.201
ROSSER BLVD	PAAR DR to APRICOT RD	948510	4,020	2020	1,070	185	B	0.173	185	B	0.173
SAVONA BLVD	BECKER RD to PAAR DR	236	10,556	2020	790	939	F	1.189	844	F	1.068
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	10,556	2020	750	939	F	1.252	844	F	1.125
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	14,200	2020	790	659	D	0.834	695	D	0.88
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	4,244	2018	920	280	C	0.304	225	C	0.245
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,157	2018	540	153	C	0.283	151	C	0.28
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	9,240	2020	750	450	D	0.6	450	D	0.6
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	9,240	2020	750	450	D	0.6	450	D	0.6
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	10,073	2020	700	590	C	0.843	594	C	0.849
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	14,479	2020	790	767	D	0.971	764	D	0.967
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	450	2022	580	29	C	0.05	28	C	0.048

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SHINN RD	OKEECHOBEE RD to ORANGE AVE	149	773	2018	1,080	58	B	0.054	58	B	0.054
SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	1,080	2018	670	68	B	0.101	83	B	0.124
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	15,000	2022	790	756	D	0.957	818	E	1.035
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	8,229	2020	920	498	C	0.541	498	C	0.541
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	10,940	2020	920	618	C	0.672	654	C	0.711
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	8,124	2020	920	388	C	0.422	426	C	0.463
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	4,951	2020	920	266	C	0.289	239	C	0.26
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	3,912	2020	700	334	C	0.477	268	C	0.383
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	8,230	2020	600	402	D	0.67	481	D	0.802
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	14,474	2020	600	691	F	1.152	723	F	1.205
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	14,474	2020	790	691	D	0.875	723	D	0.915
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	12,247	2020	1,550	646	C	0.417	585	C	0.377
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	12,247	2020	1,710	646	C	0.378	585	C	0.342
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	18,834	2019	2,100	1,288	C	0.613	1,242	C	0.591
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	18,791	2019	2,100	1,330	C	0.633	1,287	C	0.613
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	18,834	2019	1,800	1,288	C	0.716	1,242	C	0.69
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	24,304	2019	2,100	1,481	C	0.705	1,462	C	0.696
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	4,986	2020	790	276	C	0.349	277	C	0.351
ST LUCIE BLVD	KINGS HWY to KEEN RD	156	6,072	2020	880	406	C	0.461	446	C	0.507
ST LUCIE BLVD	KEEN RD to 25TH ST	156	6,072	2020	880	406	C	0.461	446	C	0.507
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	4,122	2020	750	198	C	0.264	202	C	0.269
ST LUCIE BLVD	SENECA AVE to US 1	940270	4,122	2020	790	198	C	0.251	202	C	0.256
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	16,500	2022	700	758	F	1.083	775	F	1.107
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	37,500	2022	2,100	1,770	C	0.843	1,770	C	0.843
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	318	37,500	2022	2,100	1,770	C	0.843	1,770	C	0.843

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ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	318	37,500	2022	2,100	1,770	C	0.843	1,770	C	0.843
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	316	51,315	2020	3,170	2,250	C	0.71	2,397	C	0.756
SUNRISE BLVD	MIDWAY RD to BELL AVE	155	3,593	2020	540	216	C	0.4	229	C	0.424
SUNRISE BLVD	BELL AVE to EDWARDS RD	153	4,400	2022	750	292	C	0.389	330	C	0.44
SUNRISE BLVD	EDWARDS RD to CORTEZ BLVD	511	6,678	2019	600	591	D	0.985	471	D	0.785
SUNRISE BLVD	CORTEZ BLVD to VIRGINIA AVE	511	6,678	2019	750	591	D	0.788	471	D	0.628
SUNRISE BLVD	VIRGINIA AVE to OLEANDER AVE	509	5,172	2019	750	406	D	0.541	401	D	0.535
SUNRISE BLVD	OLEANDER AVE to 7TH ST	708	5,100	2022	1,540	318	C	0.206	369	C	0.24
SUNRISE BLVD	7TH ST to US 1	708	5,100	2022	1,710	318	C	0.186	369	C	0.216
TIFFANY AVE	US 1 to HILLMOOR DR	322	15,000	2022	2,100	855	C	0.407	862	C	0.41
TIFFANY AVE	HILLMOOR DR to VILLAGE GREEN DR	322	15,000	2022	2,100	855	C	0.407	862	C	0.41
TIFFANY AVE	VILLAGE GREEN DR to LENNARD RD	320	4,308	2020	2,100	209	C	0.1	203	C	0.097
TORINO PKWY	CASHMERE BLVD to CALIFORNIA BLVD	709	6,940	2020	630	444	C	0.705	405	C	0.643
TORINO PKWY	CALIFORNIA BLVD to EAST TORINO PKWY	238	4,824	2020	630	318	C	0.505	260	C	0.413
TRADITION PKWY	COMMUNITY BLVD to VILLAGE PKWY	711	7,380	2020	1,710	772	D	0.451	748	C	0.437
TRADITION PKWY	VILLAGE PKWY to W OF I-95	712	40,000	2022	3,170	2,019	C	0.637	2,189	C	0.691
TULIP BLVD	DARWIN BLVD to PORT ST LUCIE BLVD	713	9,300	2022	790	594	D	0.752	518	D	0.656
TULIP BLVD	PORT ST LUCIE BLVD to PAAR DR	714	10,127	2020	790	566	D	0.716	606	D	0.767
TULIP BLVD	PAAR DR to DARWIN BLVD	714	10,127	2020	790	566	D	0.716	606	D	0.767
TURNPIKE FEEDER RD	TURNPIKE FEEDER RD SB RAMP to US 1	940078	4,937	2015	660	469	C	0.711	469	C	0.711
TURNPIKE FEEDER RD	INDIAN PINES BLVD to TURNPIKE FEEDER RD SB R...	940269	10,885	2020	870	718	C	0.825	658	C	0.756
TURNPIKE FEEDER RD	INDRIO RD to INDIAN PINES BLVD	940745	12,742	2020	870	704	C	0.809	740	C	0.851
US 1	MARTIN C.L. to LENNARD RD	945071	46,725	2020	4,240	2,246	C	0.53	2,641	C	0.623
US 1	LENNARD RD to PORT ST LUCIE BLVD	945071	46,725	2020	4,040	2,246	C	0.556	2,641	C	0.654
US 1	PORT ST LUCIE BLVD to JENNINGS RD	945070	28,759	2020	3,020	1,426	C	0.472	1,513	C	0.501

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

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

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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
2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	JENNINGS RD to TIFFANY AVE	945070	28,759	2020	3,020	1,426	C	0.472	1,513	C	0.501
US 1	TIFFANY AVE to WALTON RD	945070	28,759	2020	3,020	1,426	C	0.472	1,513	C	0.501
US 1	WALTON RD to VILLAGE GREEN DR	945150	44,322	2020	3,020	2,480	C	0.821	2,223	C	0.736
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	940265	47,867	2020	3,170	2,714	C	0.856	2,541	C	0.802
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	940265	47,867	2020	3,170	2,714	C	0.856	2,541	C	0.802
US 1	PRIMA VISTA BLVD to RIO MAR DR	940264	35,721	2020	3,170	1,744	C	0.55	1,717	C	0.542
US 1	RIO MAR DR to KITTERMAN RD	940266	31,340	2020	3,170	1,673	C	0.528	1,515	C	0.478
US 1	KITTERMAN RD to S OF SAEGER AVE	940266	31,340	2020	3,020	1,673	C	0.554	1,515	C	0.502
US 1	S OF SAEGER AVE to EASY ST	940266	31,340	2020	3,170	1,673	C	0.528	1,515	C	0.478
US 1	EASY ST to MIDWAY RD	945156	28,584	2020	3,170	1,455	C	0.459	1,414	C	0.446
US 1	MIDWAY RD to WEATHERBEE RD	940012	30,541	2020	2,100	1,450	C	0.69	1,468	C	0.699
US 1	WEATHERBEE RD to FARMER'S MARKET RD	940012	30,541	2020	2,000	1,450	C	0.725	1,468	C	0.734
US 1	FARMER'S MARKET RD to EDWARDS RD	940012	30,541	2020	2,000	1,450	C	0.725	1,468	C	0.734
US 1	EDWARDS RD to SAVANNAH RD	945002	25,463	2020	2,000	1,245	C	0.623	1,221	C	0.611
US 1	GARDENIA AVE to VIRGINIA AVE	945002	25,463	2020	2,000	1,245	C	0.623	1,221	C	0.611
US 1	SAVANNAH RD to GARDENIA AVE	945002	25,463	2020	2,000	1,245	C	0.623	1,221	C	0.611
US 1	VIRGINIA AVE to OHIO AVE	945003	23,315	2020	2,000	1,147	C	0.574	1,156	C	0.578
US 1	OHIO AVE to GEORGIA AVE	945003	23,315	2020	1,630	1,147	D	0.704	1,156	D	0.709
US 1	GEORGIA AVE to DELAWARE AVE	945008	26,000	2020	1,630	1,341	D	0.823	1,281	D	0.786
US 1	DELAWARE AVE to CITRUS AVE	945014	27,767	2020	1,630	1,437	D	0.882	1,400	D	0.859
US 1	CITRUS AVE to ORANGE AVE	940118	22,183	2020	1,630	1,220	D	0.748	1,100	D	0.675
US 1	ORANGE AVE to AVENUE A	945014	27,767	2020	1,630	1,437	D	0.882	1,400	D	0.859
US 1	AVENUE A to AE BACKUS AVE	945014	27,767	2020	1,630	1,437	D	0.882	1,400	D	0.859
US 1	AE BACKUS AVE to AVENUE D	945014	27,767	2020	1,630	1,437	D	0.882	1,400	D	0.859
US 1	AVENUE D to SR A1A SOUTH	945014	27,767	2020	1,630	1,437	D	0.882	1,400	D	0.859

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Traffic Counts and Level of Service Report
2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	SR A1A SOUTH to AVENUE H	715	34,167	2020	2,100	1,725	C	0.821	1,718	C	0.818
US 1	AVENUE H to OLD DIXIE HWY	715	34,167	2020	2,000	1,725	C	0.863	1,718	C	0.859
US 1	OLD DIXIE HWY to AVENUE O	940123	25,703	2020	2,000	1,599	C	0.8	1,250	C	0.625
US 1	AVENUE O to SR A1A NORTH	940123	25,703	2020	2,100	1,599	C	0.761	1,250	C	0.595
US 1	SR A1A NORTH to JUANITA AVE	940010	18,788	2020	2,100	1,128	C	0.537	903	C	0.43
US 1	JUANITA AVE to ST LUCIE BLVD	940010	18,788	2020	2,100	1,128	C	0.537	903	C	0.43
US 1	ST LUCIE BLVD to 25TH ST	940009	18,940	2020	2,100	1,050	C	0.5	1,007	C	0.48
US 1	25TH ST to INDRIO RD	940009	18,940	2020	2,100	1,050	C	0.5	1,007	C	0.48
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	22,049	2020	2,100	1,129	C	0.538	1,122	C	0.534
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	22,049	2020	2,100	1,129	C	0.538	1,122	C	0.534
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	14,500	2022	2,100	779	C	0.371	817	C	0.389
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	12,747	2020	2,100	651	C	0.31	659	C	0.314
VILLAGE GREEN DR	US 1 to WALTON RD	716	15,504	2020	2,100	927	C	0.441	977	C	0.465
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	5,300	2022	920	285	C	0.31	269	C	0.292
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	23,000	2022	2,650	1,139	C	0.43	1,158	C	0.437
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	23,000	2022	1,710	1,139	D	0.666	1,158	D	0.677
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	24,412	2020	1,710	1,344	D	0.786	1,345	D	0.787
VILLAGE PKWY	WESTCLIFFE LN to CROSSTOWN PKWY	720	14,550	2019	1,710	776	D	0.454	769	C	0.45
VIRGINIA AVE	35TH ST to 25TH ST	940032	21,812	2020	3,020	1,125	C	0.373	1,096	C	0.363
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	21,679	2020	3,020	1,116	C	0.37	1,075	C	0.356
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	21,679	2020	3,020	1,116	C	0.37	1,075	C	0.356
VIRGINIA AVE	25TH ST to 13TH ST	940033	20,792	2020	3,020	1,033	C	0.342	1,100	C	0.364
VIRGINIA AVE	13TH ST to 11TH ST	940794	22,011	2020	3,020	1,083	C	0.359	1,083	C	0.359
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	22,011	2020	3,170	1,083	C	0.342	1,083	C	0.342
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	19,107	2020	3,020	1,009	C	0.334	942	C	0.312

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						Volume	LOS	V/C	Volume	LOS	V/C
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	17,378	2020	3,170	904	C	0.285	884	C	0.279
VIRGINIA AVE	COLONIAL RD to US 1	940034	17,378	2020	3,020	904	C	0.299	884	C	0.293
WALTON RD	US 1 to VILLAGE GREEN DR	330	13,898	2020	1,710	711	C	0.416	750	C	0.439
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	19,500	2022	1,710	1,110	D	0.649	1,039	D	0.608
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	10,505	2020	880	573	C	0.651	625	C	0.71
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	8,300	2022	630	640	F	1.016	661	F	1.049
WEATHERBEE RD	OLEANDER AVE to US 1	721	4,235	2018	750	314	C	0.419	287	C	0.383
WEATHERBEE RD	US 1 to MIDWAY RD	158	6,370	2019	750	436	D	0.581	466	D	0.621
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	8,667	2018	1,470	607	C	0.413	468	C	0.318
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	14,818	2020	920	731	C	0.795	791	C	0.86
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	8,800	2022	920	490	C	0.533	543	C	0.59

Countywide Performance

Weighted V/C = **0.71**

% VMT below Standard = **6.20%**

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Bell
NAPA
AUTO & TRUCK PARTS


FT PIERCE
COMMUNITY RELEASE
CENTER
DEPARTMENT OF
JUVENILE JUSTICE










LOADMASTER








PENSKE
PENSKE
F-150

Technical Review Committee **1. h.**

Meeting Date: 10/20/2022

REQUESTED ACTION

Variance - Central Florida Treatment Center - 1302 N. Lawnwood Circle

LOCATION

1302 N Lawnwood Circle - 2416-604-0007-000-6

RESPONSIBLE STAFF

Ryan Altizer, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 10/06/2022 12:25 PM

Final Approval Date: 10/06/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Planner
RE:	**Variance- 22-12000004** **1302 N. Lawnwood Circle**
BOARD DATE:	October 20, 2022

Variance at 1302 N. Lawnwood Circle

The above referenced project is being submitted for your review and comments. The applicant is requesting a Variance for 1302 N. Lawnwood Circle.

Please send all comments to raltizer@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, October 18, 2022. If you have any questions, please contact the Planning Department at 772-467-3737.

Thank you

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

VARIANCE

Property Information

Property address or Location

1302 N Lawnwood Circle, Fort Pierce, Fl

Parcel ID #(s)

2416-604-000/6

Project description

Proposed Expansion of an Existing Parking Area for an Existing Treatment Center

Reason for request

Additional Parking to Service Patients

Existing Use: Professional Services Date Property was Purchased: 01/29/2007

Alterations made to the site since purchase: Repair to Existing Sidewalks

Has a request for this variance been denied in the past? ☐ Yes ■ No

If yes, what changed since the denial? _____

John C & Carol Ball	Nathaniel J. Holt, PE
Property Owner(s)	**Applicant/Representative, Title, Company**
13306 Laacebark Pine Rd	540 NW University Blvd, 105
Street Address	Street Address
Orlando FI 32832	Port St Lucie FI 34986
City State Zip	City State Zip
407-760-1172	dan@holtengineering.net
Phone Number	Phone Number
balljj7772019@gmail.com	dan@holtengineering.net
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.*

for John C. Ball

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

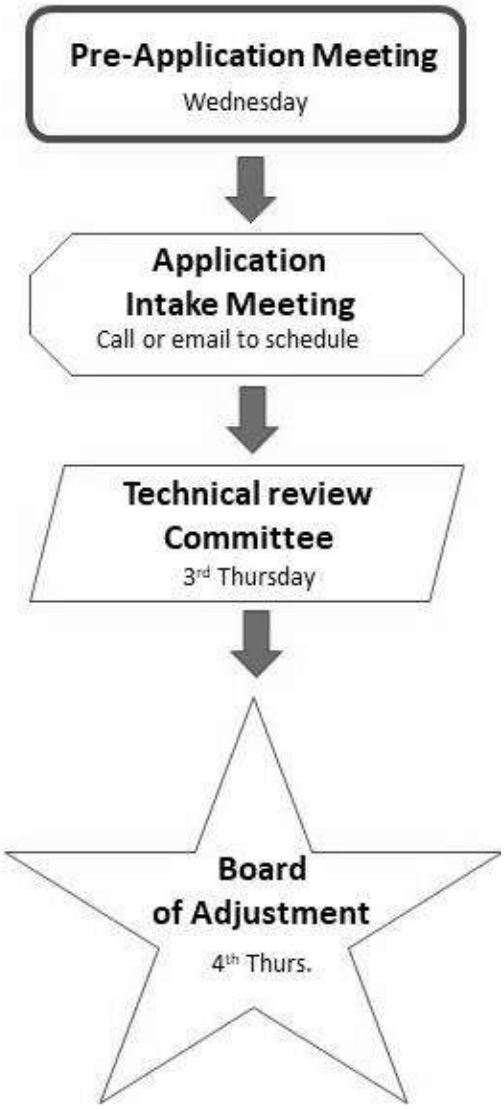
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

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.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-



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.

- ❑ As-built Survey
- ❑ Floor Plan of Existing Buildings
- ❑ Site plan, to scale, including all relative improvements, existing and proposed structures, landscaping, parking, fencing, signs, etc.
- ❑ Criteria Narrative
- ❑ Complete Application

Criteria:

To determine whether your request for Variance meets all the criteria in Section 125-100 of the City Code, please answer the following questions. Please provide answers to the questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

2. Do special conditions or circumstances result from actions other than that of yours? Please explain

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

4. What is the minimum variance that would give the reasonable use of the land, building, or structure?

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

HOLT ENGINEERING & CONSULTING, P.A.

September 15, 2022

Nathaniel J. Holt, P.E.
dan@holtengineering.net

City of Fort Pierce
Planning Department
100 North US 1
Fort Pierce, Fl 34950

RE: Request for Variance
Central Florida Treatment Center
1302 N. Lawnwood Circle

Purpose

The Owner/Applicant is seeking two (2) variences under Paragraph 123-37(6)a of the Fort Pierce Zoning Ordinance to facilitate the expansion of the existing parking facilities to accommodate the patients to the Central Florida Treatment Center.

Requested Relief

The cited paragraph stipulates that a ten (10) foot wide side yard buffer screeing of parking areas be provided. The applicant is seeking to reduce that requirement to five (5) feet along the southerly property line and seven (7) feet along the northerly property line.

Criteria

1. The property at 1302 N. Lawnwood Circle is approximately 28,172 square feet in area and is presently developed with an approximately 3,040 sf one story structure and a paved parking area There are a total of 14 spaces (2 of which are designated "Handicap Accessible"). As a treatment center, the influx of patients typically overlaps that of the patients already being treated; thereby creating the short fall in parking spaces. In addition, those patients that cannot drive are taken to the facility by car service or similar; this often results in cars standing in the travel way, which further block the "dead end" one way in/out flow of traffic or on North Lawnwood Circle.
2. It is not believed that the requested relief will result in any special conditions or circumstances as the existing development on the parcels to the north and south of the subject property are presently developed with parking in the front yards and minimal fuffer landscaping.
3. The Central Florida Treatment Center is providing an important service to the Community as well as those in need for its services. While limiting the available parking under Code will limit the Center's ability to treat each patient on a regular basis, those in need of the services provided by the Center would be felt by the patients of the facility.

4. The required/minimum landscaped buffer between a parking area and the property line ten (10) feet. The applicant is seeking relief to 7 feet on the northerly property line and five feet along the southerly property line. This reduction in the sideyard buffer facilitated the centrally located (planted) island which separates the inbound and outbound traffic flows.

5. The general intent of a sideyard/parking area buffer is to minimize the expanse of impervious area while creating green space. As designed, the greenspace associated with the sideyards was relocated to the proposed central island thereby providing approximately the same area of green space "lost" by the requested variance. The hardship to the general public is the potential to reduce the Center's ability to treat its patients.

   Finally, there are no offsite parking areas in which patients could leave their cars while receiving treatment at the Center.

Nathaniel J. Holt, PE
Holt Engineering & Consulting, PA



LOCATION MAP
nts

GROUND COVER TABLE DRAINAGE AREA "A" (EXISTING CONDITIONS)	
ROOF	1,520 sf
WALKS	650 sf
PAVEMENT	5,565 sf
PERVIOUS	11,295 sf
TOTAL	**19,030 sf**

PROPERTY DATA

OWNER: JOHN C and CAROL S BALL
ADDRESS: 13306 LACEBARK PINE RD
ORLANDO, FL 32832

PROPERTY ADDRESS: 1302 N LAWNWOOD CIRCLE
FORT PIERCE, FL 34950

USE: CENTRAL FLORIDA TREATMENT CENTERS

ZONING DESIGNATION: C-1, PROFESSIONAL SERVICES

PARCEL ID #: 2416-604-000/6

FEMA FIRM CLASSIFICATION: ZONE X - AREA OF MINIMAL FLOOD HAZARD
PLATE #12111C0186J, DATED 2/16/12

SHEET: 1 of 6

5 | 4 | 3 | 2 | 1 | Original Date: August 9, 2022 | Project Number: BAL CFT-08.10

HOLT ENGINEERING & CONSULTING, PA
540 NW UNIVERSITY BLVD., SUITE 105
PORT ST LUCIE, FLORIDA 34986
(772) 204-9550

EXISTING CONDITIONS

PROPOSED PARKING IMPROVEMENTS for CENTRAL FLORIDA TREATMENT CENTERS
1302 N. LAWNWOOD CIRCLE, FORT PIERCE, FL

FOUND NAIL/DISK "PCP 2391"
FOUND IRON ROD & CAP "5564" (0.37'SE)
N 34°30'14" W
229.10'
PEDESTRIAN EASEMENT (NOT IN USE)
30" OAK
20" OAK (OFF PROPERTY)
5x20" CLUSTER
54.2'
N50°00'14"W 30.00'
N 39°59'46" E 134.19'
North Lawnwood Circle
(60' Right-of-way)
N 39°59'46" E (Basis of Bearings)
26' Pavement
CL
EP
BOC
136.0'
DRAINAGE AREA "A"
19,030 sf
DRAINAGE AREA "B"
9,142.5 sf
AT&T UTILITY ACCESS HATCH
5' CONC. WALK
SIGN
3 SPACES
CONCRETE APRON WITH CURB CUT
ASPHALT PARKING
CONCRETE WALK
ONE-STORY COMMERCIAL BUILDING
FFE=18.86'
100.3'
CONCRETE
WALK
A/C
30.3'
5'
PUMP PAD
WELL
24" OAK
14" PINE (OFF PROPERTY)
EDGE OF PAVEMENT
LOT 7
LOT 8 (IMPROVED)
LOT 1 (IMPROVED)
6 SPACES
16" BEECH
6" ACACIA
DAMAGED 12" BOTTLEBRUSH
BACKFLOW PREVENTER
FOUND NAIL/DISK "RCP 2391"
N50°00'14"W 30.00'
BENCHMARK
EL=18.14'
SANITARY MANHOLE RIM
4.30'
SET IRON ROD & CAP "6376"
PLATTED 10' BICYCLE & PEDESTRIAN EASEMENT
CONCRETE WALK 55.1'
FOUND 1/2" IRON PIPE
N 34°30'14" W 206.64'
S 49°34'49" W 130.90'

LEGEND

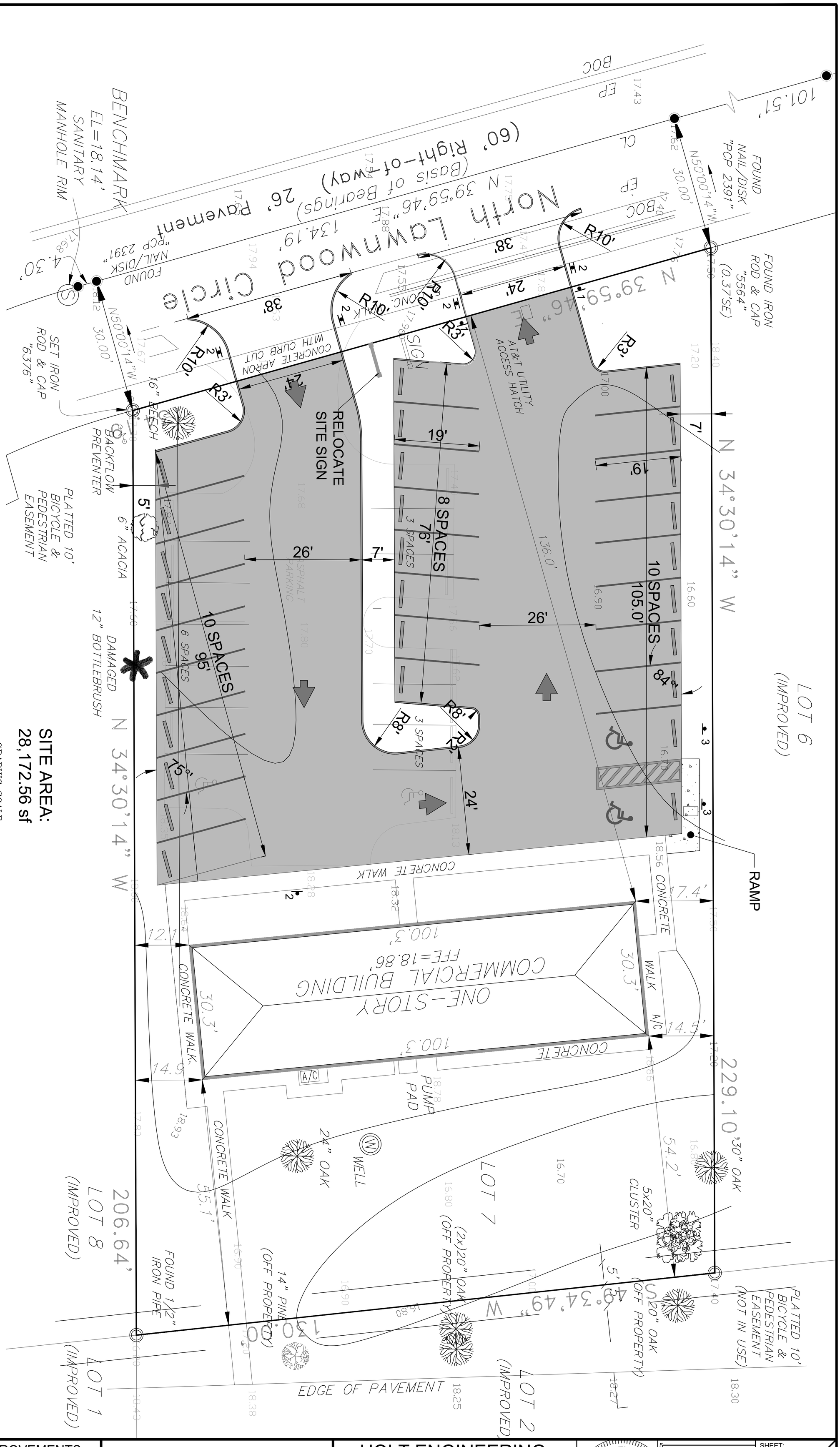
- 490 + — EXIST SPOT GRADE
- PROPERTY LINE
- TP 1 — DEEP TEST PIT
- 490 — EXIST CONTOUR
- TREE TO BE REMOVED
- SF — SILT FENCE
- CF — CONSTRUCTION FENCE
- IP — INLET PROTECTION
- 490 — PROP CONTOUR
- PROP STOP SIGN
- PROP ONE WAY SIGN
- PROP H/C PARKING SIGN
- PROP STOP SIGN

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

SITE AREA:
28,172.56 sf

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LEGEND

- 490 + EXIST SPOT GRADE
- PROPERTY LINE
- TP 1 DEEP TEST PIT
- 490 EXIST CONTOUR
- TREE TO BE REMOVED
- PROP CONTOUR
- PROP STOP SIGN
- PROP ONE WAY SIGN
- PROP H/C PARKING SIGN
- SF SILT FENCE
- CF CONSTRUCTION FENCE
- IP INLET PROTECTION

SITE AREA:
28,172.56 sf

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PROPOSED PARKING IMPROVEMENTS
for
CENTRAL FLORIDA TREATMENT CENTERS

1302 N. LAWNWOOD CIRCLE, FORT PIERCE, FL

SITE PLAN

HOLT ENGINEERING
& CONSULTING, PA
540 NW UNIVERSITY BLVD., SUITE 105
PORT ST LUCIE, FLORIDA 34986
(772) 204-9550

NATHANIEL J. HOLT LICENSE No. 63213 STATE OF FLORIDA PROFESSIONAL ENGINEER

Original Date: Augsut 9, 2022
Project Number: BAL.CFT-O8.10

SHEET: 2 of 6

LOT 6
(IMPROVED)

FOUND NAIL/DISK "PCP 2391"

FOUND IRON ROD & CAP "5564" (0.37'SE)

N 34°30'14" W 229.10'

PLATTED 10' BICYCLE & PEDESTRIAN EASEMENT (NOT IN USE)

101.51'

N50°00'14"W 30.00'

R10'

BOC

EP

CL

North Lawnwood Circle

(60' Right-of-way)

N 39°59'46" E 134.19' (Basis of Bearings)

26' Pavement

PROP D
RIM 17.4±
INV 14.0

PROP INFILTRATION SYSTEM
TOP 15.5±
INV 13.5

A/C UTILITY ACCESS HATCH

5' CONC. WALK

SIGN

3 SPACES

3 SPACES

PROP DI
RIM 17.5±
INV 14.5

PROP INFILTRATION SYSTEM
TOP 15.5±
INV 13.5

ASPHALT PARKING

CONCRETE APRON WITH CURB CUT

6 SPACES

16" BEECH

6" ACACIA

DAMAGED 12" BOTTLEBRUSH

BACKFLOW PREVENTER

FOUND NAIL/DISK "PCP 2391"

N50°00'14"W 30.00'

BENCHMARK
EL=18.14'
SANITARY MANHOLE RIM

SET IRON ROD & CAP "6376"

PLATTED 10' BICYCLE & PEDESTRIAN EASEMENT

CONCRETE

WALK

A/C

30.3'

ONE-STORY COMMERCIAL BUILDING
FFE=18.86'

100.3'

CONCRETE WALK

PUMP PAD

WELL

24" OAK

5x20" CLUSTER

20" OAK (OFF PROPERTY)

54.2'

5'

S 39°34'49" W 130.0'

(2x)20" OAK (OFF PROPERTY)

14" PINE (OFF PROPERTY)

EDGE OF PAVEMENT

CONCRETE WALK 55.1'

CONCRETE WALK 30.3'

14.9'

21.1'

FOUND 1/2" IRON PIPE

N 34°30'14" W 206.64'

LOT 8
(IMPROVED)

LOT 7

LOT 2
(IMPROVED)

LOT 1
(IMPROVED)

SITE AREA:
28,172.56 sf

LEGEND

490 +	EXIST SPOT GRADE	(SF)	SILT FENCE
	PROPERTY LINE	(CF)	CONSTRUCTION FENCE
TP 1	DEEP TEST PIT	(IP)	INLET PROTECTION
490	EXIST CONTOUR	(490)	PROP CONTOUR
*	TREE TO BE REMOVED	▪1	PROP STOP SIGN
		▪2	PROP ONE WAY SIGN
		▪3	PROP H/C PARKING SIGN
		▪4	PROP STOP SIGN

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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SHEET: 3 of 6

Original Date: August 9, 2022
Project Number: BAL CFT-08.10

HOLT ENGINEERING & CONSULTING, PA
540 NW UNIVERSITY BLVD. SUITE 105
PORT ST LUCIE, FLORIDA 34986
(772) 204-9550

IMPROVEMENT PLAN

PROPOSED PARKING IMPROVEMENTS
for
CENTRAL FLORIDA TREATMENT CENTERS
1302 N. LAWNWOOD CIRCLE, FORT PIERCE, FL

PROPOSED PARKING IMPROVEMENTS
for
CENTRAL FLORIDA TREATMENT CENTERS

1302 N. LAWNWOOD CIRCLE, FORT PIERCE, FL

SEDIMENT & EROSION CONTROL PLAN

HOLT ENGINEERING
& CONSULTING, PA
540 NW UNIVERSITY BLVD., SUITE 105
PORT ST LUCIE, FLORIDA 34986
(772) 204-9550

1	2	3	4	5

Original Date: August 9, 2022
Project Number: BAL.CFT.026.10

SHEET: 4 of 6

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LEGEND

490 +	EXIST SPOT GRADE
SF	SILT FENCE
	PROPERTY LINE
CF	CONSTRUCTION FENCE
TP 1	DEEP TEST PIT
IP	INLET PROTECTION
490	EXIST CONTOUR
490	PROP CONTOUR
*	TREE TO BE REMOVED
1	PROP STOP SIGN
2	PROP ONE WAY SIGN
3	PROP H/C PARKING SIGN
4	PROP STOP SIGN

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

SITE AREA:
28,172.56 sf

BENCHMARK
ELEV=18.14'
SANITARY
MANHOLE RIM

FOUND
NAIL/DISK
"PCP 2391"

North Lawnwood Circle
(60' Right-of-way)
N 39°59'46" E 134.19'
(Basis of Bearings)
26' Pavement

FOUND IRON
ROD & CAP
"5564"
(0.37'SE)

FOUND
NAIL/DISK
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N 50°00'14" W
30.00'

N 39°59'46" E 69.62'

SET IRON
ROD & CAP
"6376"

N 50°00'14" W

PLATTED 10'
BICYCLE &
PEDESTRIAN
EASEMENT

BACKFLOW
PREVENTER

6" ACACIA

12" BOTTLEBRUSH
DAMAGED

N 34°30'14" W
206.64'

LOT 8
(IMPROVED)

LOT 1
(IMPROVED)

FOUND 1/2"
IRON PIPE

CONCRETE WALK
55.1'

CONCRETE WALK
14.9'

12.2'

30.3'

18.1

17.75

6 SPACES

16" BEECH

17.65

2

HP

17.75

17.75

17.75

ASPHALT
PARKING

CONCRETE APRON
WITH CURB CUT

ONE-STORY
COMMERCIAL BUILDING
FFE=18.86'

100.3'

100.3'

CONCRETE WALK

3 SPACES

PROP DI
RIM 17.5±
INV 14.5

17.65

2

HP

17.6

17.5

ATT UTILITY
ACCESS HATCH

CONSTRUCTION
ENTRANCE
17.75

136.0'

17.75

16.90

PROP DI
RIM 17.4±
INV 14.0

17.65

2

17.75

18.01

17.9

18.56

CONCRETE

A/C

30.3'

WALK

54.2'

229.10'

N 34°30'14" W

3

3

(IMPROVED)
LOT 6

(IMPROVED)
LOT 7

S 49°34'49" W
150.00'

EDGE OF PAVEMENT

5'

14" PINE
(OFF PROPERTY)

24" OAK

WELL

PUMP
PAD

(2x)20" OAK
(OFF PROPERTY)

20" OAK
(OFF PROPERTY)

5x20"
CLUSTER

30" OAK

PLATTED 10'
BICYCLE &
PEDESTRIAN
EASEMENT
(NOT IN USE)

(IMPROVED)
LOT 2

101.51'

EP

CL

EP

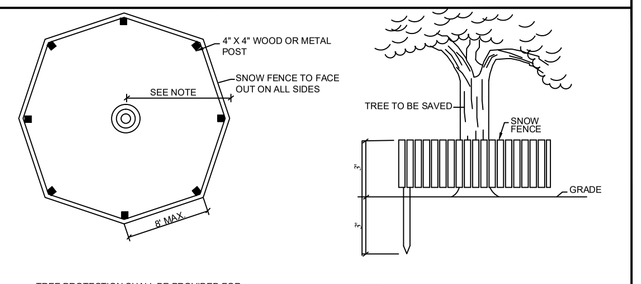
BOC

BOC

Rio

© Data\HEC Projects_Cad\BAL-J\BALL CFTC Site Plan 2022.08.03.dwg, 8/16/2022 11:54:10 AM

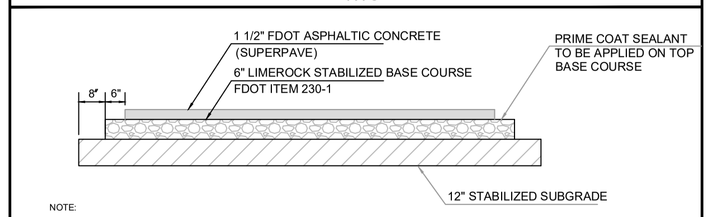
TREE PROTECTION
NTS



TREE PROTECTION SHALL BE PROVIDED FOR SPECIMEN TREES DESIGNATED TO BE SAVED, WITHIN THE DESIGNATED TREE PROTECTION AREA OR AS DIRECTED.

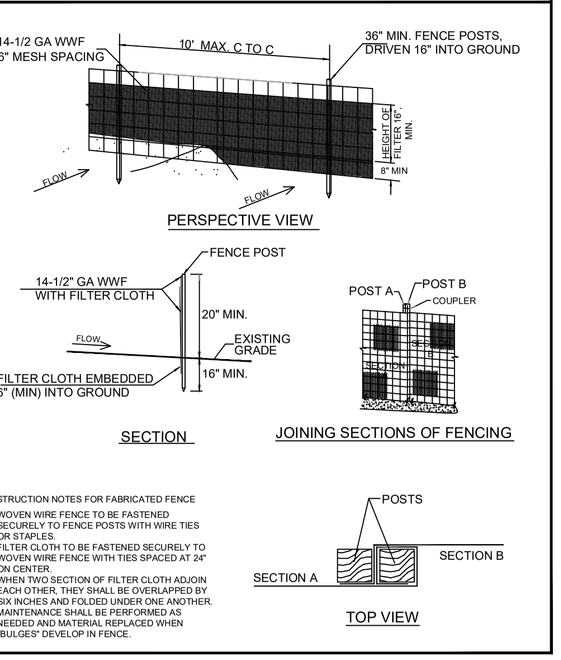
NOTE:
THIS DIMENSION EQUALS THE DRIPLINE OF THE TREE OR 10 FEET FROM THE TRUNK WHICHEVER DISTANCE IS GREATER

TYPICAL PAVEMENT DETAILS
NTS



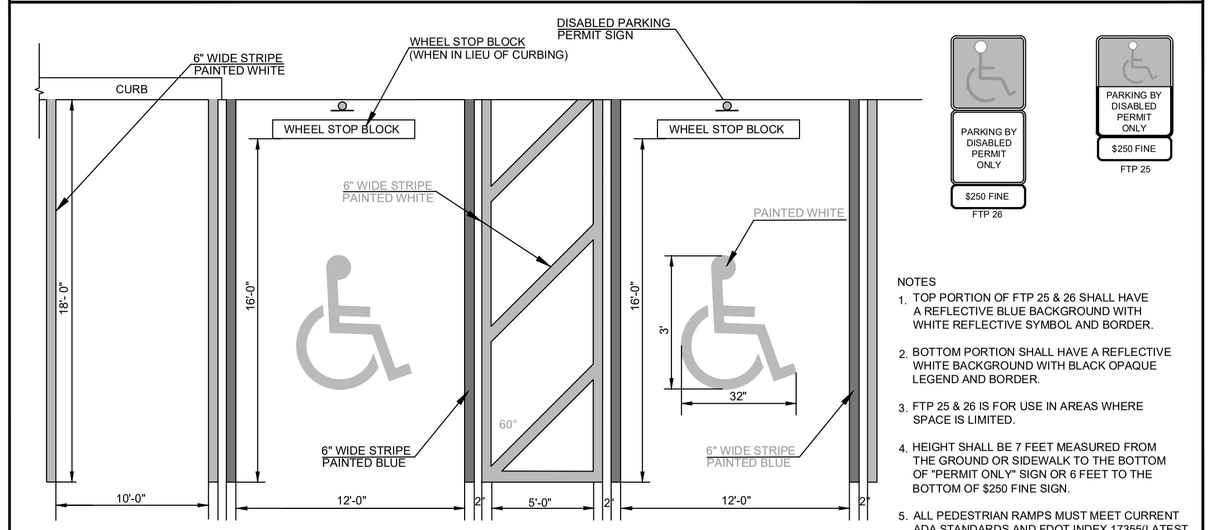
NOTE:
1. CONCRETE PAVEMENT, AT A MINIMUM, MUST BE CONSTRUCTED OF FDOT APPROVED CLASS II CONCRETE. SUBGRADE MATERIAL SHALL BE A MINIMUM THICKNESS OF SIX INCHES WITH A MINIMUM LIMEROCK BEARING RATIO OF 40 OR 75 PSI FBV.
2. CONCRETE SHALL BE REINFORCED WITH FIBER MESH ADDITIVE OR WITH 6X6 #10/#10 W.W.M.
3. STABILIZED SUBGRADE AND BASE COURSES TO BE COMPACTED TO 98% MAX DRY DENSITY, MODIFIED PROCTOR.
4. ASPHALT PAVEMENT SHALL BE SUPERPAVE SP-12.5, TYPE SI

SILT FENCE
NTS



CONSTRUCTION NOTES FOR FABRICATED FENCE
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED AT 24" ON CENTER.
3. WHEN TWO SECTION OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED UNDER ONE ANOTHER.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REPLACED WHEN "BULGES" DEVELOP IN FENCE.

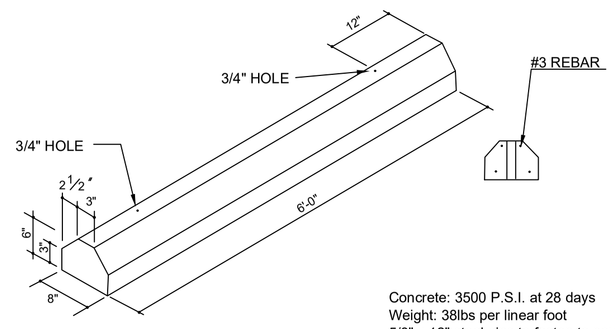
PARKING SPACE DETAILS
N.T.S.



* STANDARD SPACE

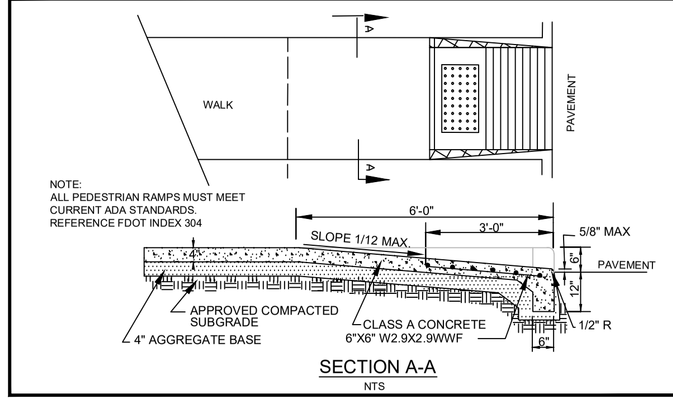
NOTES
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF $250 FINE SIGN.
5. ALL PEDESTRIAN RAMPS MUST MEET CURRENT ADA STANDARDS AND FDOT INDEX 17355(LATEST REVISION).
6. PAVEMENT MARKINGS TO BE IN COMPLIANCE WITH FDOT INDEX 17346 (LATEST REVISION).
7. SIGNAGE TO BE IN ACCORDANCE WITH FDOT INDEX 17355 (LATEST REVISION).

WHEEL STOP BLOCK
NTS

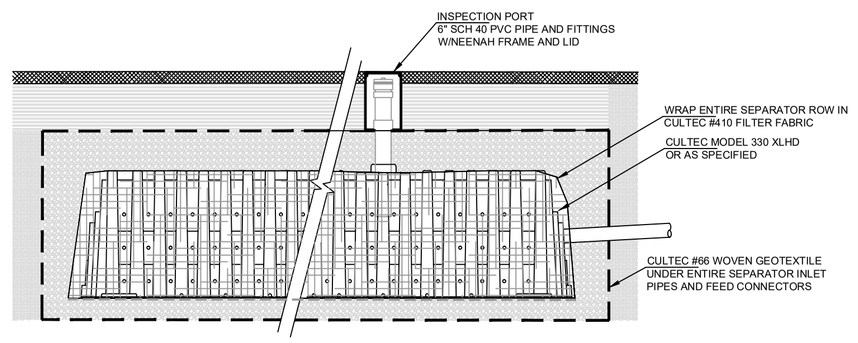


Concrete: 3500 P.S.I. at 28 days
Weight: 38lbs per linear foot
5/8" x 12" steel pins to fasten to pavement

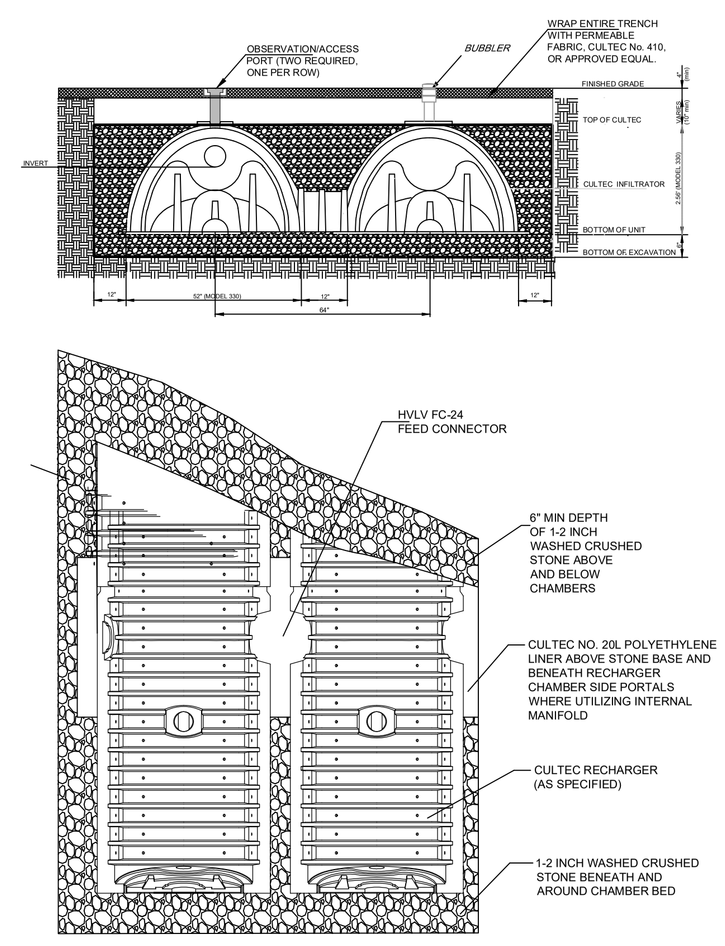
SIDEWALK CURB RAMP
NTS



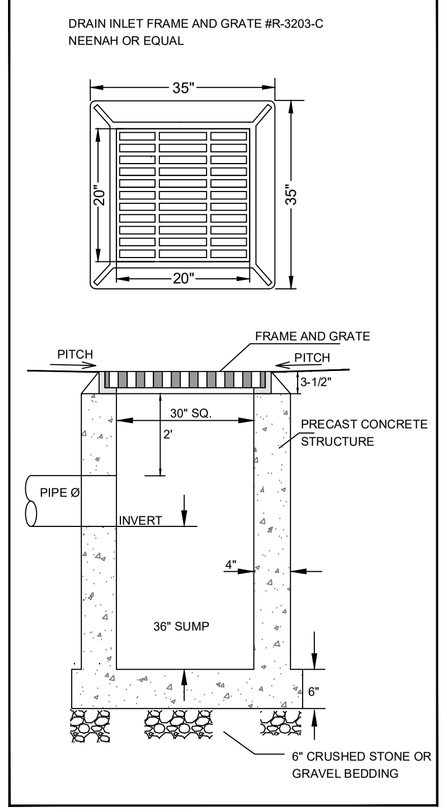
ISOLATOR/SEPARATOR DETAIL



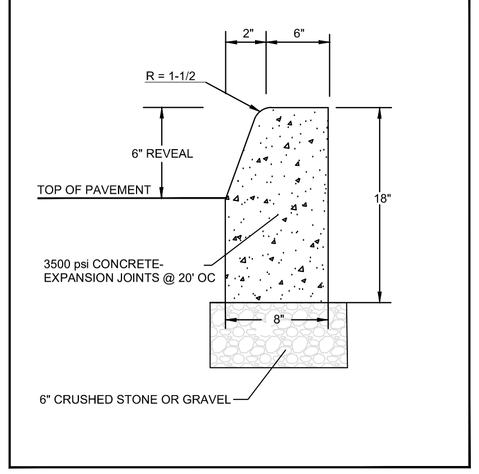
INFILTRATION SYSTEM
N.T.S.



DRAIN INLET DETAIL
N.T.S.



CONCRETE CURB DETAIL
NTS



INSPECTION PROGRAM FOR INFILTRATION SYSTEM

ACTIVITY	SCHEDULE
INSPECT INLET, PRETREATMENT STRUCTURE, OUTLET CONTROL STRUCTURE ETC, TO ENSURE STRUCTURAL INTEGRITY. INSPECT SURFACE AND SUBSURFACE SYSTEMS. INSPECT PAVEMENTS FOR STRUCTURAL INTEGRITY INSPECT NON-PAVED AREAS FOR EROSION OR IMPROPER VEGETATIVE COVER	SEASONALLY/QUATERLY DURING THE FIRST YEAR; BIANNUALLY THEREAFTER
INSPECT INLET, PRETREATMENT STRUCTURE AND OUTLET CONTROL STRUCTURE FOR ACCUMULATION OF SILTS AND DEBRIS INSPECT HEADER PIPE FOR ACCUMULATION OF SILTS AND DEBRIS	SEMI ANNUALLY FOR THE FIRST YEAR; ANNUALLY THEREAFTER
INSPECT YARD DRAINS, CATCH BASINS AND INLETS FOR BLOCKAGE OR ACCUMULATION OF DEBRIS INSPECT OBSERVATION WELLS AND OUTLET CONTROL STRUCTURES FOR PROPER DRAWDOWN BETWEEN STORM EVENTS	MONTHLY AND AFTER SIGNIFICANT RAINFALL/STORM EVENTS

MAINTENANCE PROGRAM FOR INFILTRATION SYSTEM

ACTIVITY	FREQUENCY	EQUIPMENT
CLEAN SPILLS IN PAVEMENT AREA WHICH ARE TRIBUTARY TO THE INFILTRATION SYSTEM	10 SQUARE FEET OR LARGER	STAIN SPECIFIC CLEANER
SWEEP ALL PAVEMENTS AND WALKS CLEAN OF SANDS, SILTS AND DEBRIS	MONTHLY (SOONER IF NECESSARY DUE TO STORM EVENTS)	HAND OR MECHANIZED BROOMS
REPAIR DETERIORATED PAVED SURFACES WITH EXPOSED SUBBASE	10 SQUARE FEET OR LARGER	PACKAGE PAVEMENT OR HOT MIX BASED UPON AREA
MAINTAIN AND REPLANT VEGETATIVE COVER. REPLACE MULCH	SEASONALLY	
CLEAR DEBRIS FROM NON PAVED AREAS	SEASONALLY	RAKES, SAWS, ETC
CLEAN DRAINAGE PIPES	WHEN 25% OF THE PIPE VOLUME HAS BECOME FILLED WITH DEBRIS	USE REAR FACING JET HOSE
INSPECT HEADER PIPES FOR ACCUMULATION OF DEBRIS, SAND, ETC	WHEN 25% OF THE PIPE VOLUME HAS BECOME FILLED WITH DEBRIS	USE REAR FACING JET HOSE TO WASH DEBRIS FROM PIPES AND INTO INLET (OR OUTLET) STRUCTURE REMOVE DEBRIS USING VAC TRUCK, HAND TOOLS (SHOVEL BUCKETS, ETC)
REMOVE SEDIMENT AND DEBRIS FROM PRE-TREATMENT SUMP	WHEN SEDIMENT ACCUMULATION REACHES ONE HALF THE SUMP CAPACITY	HAND TOOLS (SHOVELS, BUCKETS, ETC)
CLEAR PIPES AND CHAMBERS OF SILT AND DEBRIS. REMOVE SEDIMENT AND DEBRIS FROM SUMPS IN PRETREATMENT AND OUTLET CONTROL STRUCTURES.	SEMI ANNUALLY IN THE FIRST YEAR; YEARLY THEREAFTER	VACUUM TRUCK OR SIMILAR

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HOLT ENGINEERING & CONSULTING, PA
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PORT ST LUCIE, FLORIDA 34986
(772) 204-9550

SHEET: 5 of 6

5 4 3 2 1

Original Date: August 9, 2022
Project Number: BALCFT-08.10

DETAILS

PROPOSED PARKING IMPROVEMENTS for CENTRAL FLORIDA TREATMENT CENTERS
1302 N. LAWNWOOD CIRCLE, FORT PIERCE, FL

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GROUND COVER TABLE DRAINAGE AREA "A" (PROPOSED CONDITIONS)	
ROOF	1,520 sf
WALKS	755 sf
PAVEMENT	12,160 sf
PERVIOUS	4,595 sf
TOTAL	**19,030 sf**

LOT 6 (IMPROVED)

FOUND NAIL/DISK "PCP 2391"

FOUND IRON ROD & CAP "5564" (0.37'SE)

N 34°30'14" W 229.10'

PLATTED 10' BICYCLE & PEDESTRIAN EASEMENT (NOT IN USE)

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5x20" CLUSTER

20" OAK (OFF PROPERTY)

101.51'

N50°00'14"W 30.00'

BOC EP CL EP BOC

North Lawnwood Circle

(60' Right-of-way)

N 39°59'46" E 134.19' (Basis of Bearings)

26' Pavement

N 39°59'46" E

136.0'

AT&T UTILITY ACCESS HATCH

5' CONC. WALK

CONCRETE APRON WITH CURB CUT

SIGN

3 SPACES

3 SPACES

RELOCATE SITE SIGN

ASPHALT PARKING

6 SPACES

16" BEECH

BACKFLOW PREVENTER

6" ACACIA

DAMAGED 12" BOTTLEBRUSH

CONCRETE WALK

CONCRETE

WALK

A/C

30.3'

54.2'

ONE-STORY COMMERCIAL BUILDING FFE=18.86'

100.3'

PUMP PAD

WELL

24" OAK

14" PINE (OFF PROPERTY)

DRAINAGE AREA "B"

LOT 7

(2x)20" OAK (OFF PROPERTY)

CONCRETE WALK

55.1'

CONCRETE WALK

FOUND 1/2" IRON PIPE

EDGE OF PAVEMENT

S 49°34'49" W 130.0'

LOT 2 (IMPROVED)

BENCHMARK EL=18.14' SANITARY MANHOLE RIM

FOUND NAIL/DISK "PCP 2391"

N50°00'14"W 30.00'

4.30'

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PLATTED 10' BICYCLE & PEDESTRIAN EASEMENT

N 34°30'14" W 206.64'

LOT 8 (IMPROVED)

LOT 1 (IMPROVED)

SITE AREA:
28,172.56 sf

LEGEND

490 +	EXIST SPOT GRADE	SF	SILT FENCE
	PROPERTY LINE	CF	CONSTRUCTION FENCE
TP 1	DEEP TEST PIT	IP	INLET PROTECTION
490	EXIST CONTOUR	490	PROP CONTOUR
*	TREE TO BE REMOVED	1	PROP STOP SIGN
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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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SHEET: 6 of 6

Original Date: August 9, 2022
Project Number: BAL CFT-08.10

HOLT ENGINEERING & CONSULTING, PA
540 NW UNIVERSITY BLVD. SUITE 105
PORT ST LUCIE, FLORIDA 34986
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PROPOSED GROUND CONDITIONS

PROPOSED PARKING IMPROVEMENTS for CENTRAL FLORIDA TREATMENT CENTERS

1302 N. LAWNWOOD CIRCLE, FORT PIERCE, FL