CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, November 17, 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. Rezoning & Future Land Use Map Amendment (FLUMA) - 33rd Street Rezoning - 1503 S. 33rd Street

   b. Conditional Use - Synergy School of Tomorrow - 5900 Tedder Road

   c. Conditional Use with New Construction - McAteer Single Family Residence - 326 South 2nd Street

   d. Site Plan, Design Review and Conditional Use - Aria Apartments - 3000 Okeechobee Road

   e. Site Plan and Design Review - Hillpointe Residential - 2101 and 2151 S. Jenkins Road

   f. Site Plan and Design Review - Macy Residential Duplexes - 625 Tumblin Kling Road

   g. Preliminary Plat - Bent Creek - 829 Bent Creek Drive

   h. Abandonment – Carlton Court - 1100 Colonnades Drive

   i. Zoning Text Amendment - Port of Fort Pierce - Proposed Maritime Future Land Use and Zoning (DRAFT)

Technical Review Committee **1. a.**

Meeting Date: 11/17/2022

REQUESTED ACTION

Rezoning & Future Land Use Map Amendment (FLUMA) - 33rd Street Rezoning - 1503 S. 33rd Street

LOCATION

1503 S 33rd Street

RESPONSIBLE STAFF

Ryan Altizer, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 11/01/2022 04:53 PM

Final Approval Date: 11/02/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Planner
RE:	**Site Plan - 22-07000022** **2101 & 2151 S Jenkins Road**
BOARD DATE:	November 17, 2022

Site Plan at 2101 & 2151 S Jenkins Rd

The above referenced project is being submitted for your review and comments. The applicant is requesting a Development Review for a Site Plan at 2101 & 2151 S Jenkins Road.

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, November 15, 2022. If you have any questions, please contact the Planning Department at 772-467-3737.

Thank you,
Ryan

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:

- ☐ Warranty Deed & Legal Description
- ☐ 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.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 1503 33rd Street & TBD
2. Property Tax ID(s): 2417-601-0008-000-7 & 2417-601-0009-000-4
3. Total Acreage: 1.35 Acres or 58,683.20 Square Feet
4. Existing Future Land Use Designation: NC, Neighborhood Commercial
5. Existing Zoning Classification: C-2, Neighborhood Commercial
6. Proposed Zoning Classification: C-3, General Commercial
7. Other applications being submitted concurrent with this application, if any: FLU change

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: The applicant would like to change the Zoning and Future Land Use to General Commercial to accommodate a future business on the property.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential	COM(SLC)	CN(SLC)
South	Vacant/Residential	COM(SLC)/RL(FP)	CN(SLC)/E-3(FP)
East	Residential	GC(FP)	C-3(FP)
West	Warehouse/Truck Stroage	NC(FP)	C-2(FP)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	NC	C-2	29,341.60 SF	1.35	X
Proposed	GC	C-3	58,683.20 SF	1.35	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	Total gallons per day 3,668
Proposed Zoning	Total gallons per day 7,335
Change in Demand	**Total gallons per day** 3,668

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	Total gallons per day 2,934
Proposed Zoning	Total gallons per day 5,868
Change in Demand	**Total gallons per day** 2,934

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):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) N/A

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in 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	N/A
Proposed Zoning	N/A
Change in Demand	N/A

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	As per the policy 3.7.1 of the Comprehensive Plan, the listed design criteria for stormwater management will have to be met at the time of the submittal for the future land development (the site plan applications). Being a pre-development order, the Zoning Atlas Map Amendment does not have information required to calculate the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc...) nor the information required to check the compliance with the design criteria (roadway elevation, site perimeter elevations, building floor elevations and similar).

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	1,694	131/165
Proposed Zoning	3,388	262/330
Change in Demand	Trips +1,694	Trips +131/+165
Impact to Capacity	Peak Hour trips for the proposal would be 451 which is under 790 (Peak hour capacity), and under 660 LOC C threshold.	

12. Name of Owner(s): _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____
E-mail: _____

13. Name of Applicant: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: Tod Mowery, AICP
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax # _____
E-mail: todm@redtaildg.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 Date

Address State Zip

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.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as ident

_____
Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

■ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

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●**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

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In addition to a complete application, packets shall include:

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- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 1503 33rd Street & TBD
2. Property Tax ID(s): 2417-601-0008-000-7 & 2417-601-0009-000-4
3. Total Acreage: 1.35 Acres or 58,683.20 Square Feet
4. Existing Future Land Use Designation: NC, Neighborhood Commercial
5. Existing Zoning Classification: C-2, Neighborhood Commercial
6. Proposed Zoning Classification: C-3, General Commercial
7. Other applications being submitted concurrent with this application, if any: Rezoning
8. Describe the existing uses, improvements and structures on the amendment lands: Vacant
9. Are there any identified or possible historical structures on the amendment lands? N/A
10. The reason for making this request: The applicant would like to change the Zoning and Future Land Use to General Commercial to accommodate a future business on the property.

11. Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential	COM(SLC)	CN(SLC)
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(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 Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
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G. Transportation Analysis:
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12. Name of Owner(s): _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____
E-mail: _____

13. Name of Applicant: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: Tod Mowery, AICP
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax # _____
E-mail: todm@redtaildg.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

Date

Address State FL 34982 Zip

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(s) 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.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as identification.

Signature of Notary (seal)

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: 1503 S 33rd ST
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-601-0008-000-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 26980
Map ID: 24/17N
Zoning: Neighborho

Ownership

J T J Enterprises Inc

PO Box 880926
Port St Lucie, FL 34988

Legal Description

VAN DUYN GARDENS-AS UNRECORDED PLAT OF SECTION 17-35-40 LOT 6-LESS N 52.5 FT- AND LOT 7-LESS S 110 FT- (0.85 AC)



Current Values

Just/Market Value:	$37,000
Assessed Value:	$37,000
Exemptions:	$0
Taxable Value:	$37,000

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.85
Land Size (SF):	37,026

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
Jun 28, 2022	4849 / 2630	0205	WD	Haagenson (TR) Roger D	$118,000
Mar 17, 2021	4573 / 2914	0318	CT	Kelly Darrian	$100
Nov 16, 2005	2427 / 0042	XX02	WD	Baker Boguslawa	$97,900
Mar 17, 2004	1924 / 2482	XX01	PR	Baker (EST) Stewart	$100
May 4, 1991	0741 / 0338	XX01	WD	Baker Stewart	$100

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%



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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:	$37,000
Just/Market:	$37,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$37,000
Exemption(s):	$0
Taxable:	$37,000

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	0041	2.5	Fort Pierce Stormwater Charge	$172.50

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.85	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
2021	$37,000	$37,000	$0	$37,000
2020	$37,000	$37,000	$0	$37,000
2019	$37,000	$37,000	$0	$37,000
2018	$37,000	$37,000	$0	$37,000

Permits

Number	Issue Date	Description	Amount	Fee
C22-070568	Jul 19, 2002	Demolition	$2,400	$77

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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October 10, 2022 Via Email

City of Fort Pierce Planning
100 North US Highway 1
Fort Pierce, FL 34950

RE: 33rd Street Rezoning & FLUMA

Dear Planning Staff,

We are pleased to present the City of Fort Pierce with applications for Zoning Atlas Map Amendment and Future Land Use Map Amendment (Small Scale) for two (2) properties (approx. 1.34 acres). The parcel IDs are 2417-601-0008-000-7 and 2417-601-0009-000-4. The current Zoning is C-2, Neighborhood Commercial and the Future Land Use is NC, Neighborhood Commercial. The application would like the rezone the property to C-3, General Commercial and change the Future Land Use to GC, General Commercial.

The properties to the east have the same Zoning and Future Land Use that is being requested by the applicant as well as other parcels in the immediate area. While the property to the west has a Zoning of C-2 and Future Land Use of Neighborhood Commercial, that property's use is Heavy Commercial or Light Industrial in nature making this request consistent with how the area is developing.

We look forward to your assistance and response.

Sincerely,

Thank you,
Tod Mowery
Tod Mowery, AICP
President

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

Property Identification

Site Address: S 33rd ST
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-601-0009-000-4
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 26981
Map ID: 24/17N
Zoning: Neighborho

Ownership

J T J Enterprises Inc

PO Box 880926
Port St Lucie, FL 34988

Legal Description

VAN DUYN GARDENS-AN UNRECORDED PLAT-OF SECTION 17-35-40 E 150 FT OF S 110 FT OF LOT 7 (0.38 AC)



Current Values

Just/Market Value:	$22,300
Assessed Value:	$22,300
Exemptions:	$0
Taxable Value:	$22,300

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):	0.38
Land Size (SF):	16,552.8

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
Jun 28, 2022	4849 / 2630	0205	WD	Haagenson (TR) Roger D	$118,000
Mar 17, 2021	4573 / 2914	0318	CT	Kelly Darrian	$100
Nov 16, 2005	2427 / 0042	XX02	WD	Baker Boguslawa	$97,900
Mar 17, 2004	1924 / 2480	XX01	PR	Baker (EST) Stewart	$100
May 4, 1991	0741 / 0340	XX01	WD	Baker Stewart	$100

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:	$22,300
Just/Market:	$22,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$22,300
Exemption(s):	$0
Taxable:	$22,300

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	0041	1	Fort Pierce Stormwater Charge	$69.00

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.38	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
2021	$22,300	$22,300	$0	$22,300
2020	$22,300	$22,300	$0	$22,300
2019	$22,300	$22,300	$0	$22,300
2018	$22,300	$22,300	$0	$22,300

Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
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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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J T J Enterprises Inc
PO Box 880926
Port St Lucie, FL 34988

OWNER CONSENT FORM

Project Name: 33rd Street Rezoning and FLUMA

Parcel ID: 2417-601-0008-000-7 & 2417-601-0009-000-4 Address: 1503 33rd Street & TBD

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

I hereby give CONSENT to Redtail DG, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

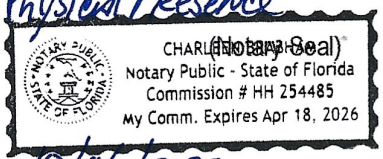
FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 6 day of October, 2022, by Patricia Sola (Name of Person Acknowledging) who is personally known to me or who has produced Driver License (type of identification) as identification and who did (did not) take an oath.

Charleen Bradham
Notary Signature

Charleen Bradham
Printed Name of Notary

Produced Driver License
Physical Presence



(Notary Seal)

10/06/2022

04-18-2026
My commission expires

Owner's Signature

Patricia Sosa
Owner's Name

1137 SW Addie St
Street Address

Port Saint Lucie, FL 34983
City, State, Zip

772-985-7623 / pattysu4e@yahoo.com
Telephone / Email

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5061995 OR BOOK 4849 PAGE 2630, Recorded 06/28/2022 12:44:13 PM Doc Tax: $826.00

Prepared by and return to:
Bryan J. Haagenson, Esq.
Haagenson & Haagenson, P.A.
300 SE 19th Street
Fort Lauderdale, FL 33316
954-463-1331
File Number: **21-867.274**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28 day of **June, 2022** between **Roger D. Haagenson, Facundo Bacardi and Bryan J. Haagenson as Trustees of the BACARDI FOUNDATION, created under a Declaration of Trust dated May 19, 1992, as amended by a First Amendment dated June 17, 1992 and as amended and restated in whole by Agreement dated August 11, 1993** whose post office address is **300 SE 19th Street, Fort Lauderdale, FL 33316**, grantor, and **J T J Enterprises, Inc., a Florida corporation** whose post office address is **PO Box 880926, Port Saint Lucie, FL 34988**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

SEE EXHIBIT "A' ATTACHED HERETO

Parcel Identification Number: 2417-601-0009-000-4 and 2417-601-0008-000/7

A/K/A: 1503 S 33rd Street and S 33rd Street, Fort Pierce, FL 34947

Grantor states that the subject property is not, nor has ever been their homestead, nor is it the homestead of their spouse, and that the subject property is not contiguous to the homestead of the grantor or their spouse.

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, 2021**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Lisa C King

Witness Name: Lisa E Alvarez

Roger D. Haagenson, Trustee

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 28 day of June, 2022 by Roger D. Haagenson, Trustee who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

LISA C. KING
Commission # GG 941747
Expires April 20, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

DoubleTime®

Exhibit A

PARCEL ONE:

The East 150 feet of the South 110 feet of Lot 7, VAN DUYN GARDENS unrecorded plat; the same being more particularly described as follows: From the interior 1/4 corner of Section 17, Township 35 South, Range 40 East, measure North along said 1/4 line 48 feet; thence West, parallel with East-West line (1/4 line) 30 feet to point of beginning; thence continue west 150 feet; thence North parallel with North South 1/4 line, 110 feet; thence East, parallel with the South side, 150 feet; thence South parallel with the North-South 1/4 line, 110 feet to the point of beginning.

PARCEL TWO:

From the interior 1/4 corner of Section 17, Township 35 South, Range 40 East, measure North along said 1/4 line 158 feet; thence West, parallel with East-West 1/4 line 30 feet to point of beginning; thence continue West 310 feet; thence North parallel with North-South 1/4 line, 120 feet; thence East, parallel with the South side 310 feet to a point 30 feet West of the North-South1/4 line; thence South parallel with the North-South 1/4 line, 120 feet to the point of beginning; the same being a part of Lot 6 of the unrecorded Plat of VAN DUYN GARDENS, less the North 52.5 feet thereof, and being the premises situate at 1503 South 33rd Street, Fort Pierce, St. Lucie County, Florida.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential	COM(SLC)	CN(SLC)
South	Vacant/Residential	COM(SLC)/RL(FP)	CN(SLC)/E-3(FP)
East	Residential	GC(FP)	C-3(FP)
West	Warehouse/Truck Stroage	NC(FP)	C-2(FP)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	NC	C-2	29,341.60 SF	1.35	X
****Proposed**	GC	C-3	58,683.20 SF	1.35	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	Maximum23du x 2.6 = 59.8persons x 100gpd = 5,980
Current Zoning/FLU	Total gallons per day 3,668
**Proposed Zoning/FLU	Total gallons per day 7,335
**Change in Demand	Total gallons per day 3,668

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 2,934
**Proposed Zoning/FLU	Total gallons per day 5,868
**Change in Demand	Total gallons per day 2,934

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	N/A
****Proposed Zoning/FLU**	N/A
***Change in Demand**	N/A

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	As per the policy 3.7.1 of the Comprehensive Plan, the listed design criteria for stormwater management will have to be met at the time of the submittal for the future land development (the site plan applications). Being a pre-development order, the Zoning Atlas Map Amendment does not have information required to calculate the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc...) nor the information required to check the compliance with the design criteria (roadway elevation, site perimeter elevations, building floor elevations and similar).

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	1,694	131/165
****Proposed Zoning/FLU**	3,388	262/330
***Change in Demand**	Trips +1,694	Trips +131/+165
Impact to Capacity	Peak Hour trips for the proposal would be 451 which is under 790 (Peak hour capacity), and under 660 LOC C threshold.	

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: 10 Single Family: Multifamily: 10
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

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

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

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

C. Exemptions Requested:

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

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

Project name: 1503 S. 33rd Street
Date: 09/25/2022

DRAINAGE ANALYSIS

Due to the fact that they are pre-development orders, the Future Land Use Map Amendment and the Zoning Atlas Map Amendment lack the data necessary to determine the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc.) as well as the data necessary to verify that the design criteria have been met (roadway elevation, site perimeter elevations, building floor elevations and similar).

Any future development order (minor or major site plan) will be accompanied with a drainage analysis.

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vlada@redtaildg.com

Project name: 1503 S. 33rd Street
Date: 09/25/2022

ENVIRONMENTAL STUDY

Being the pre-development orders, the proposed Zoning Atlas Map Amendment and the Future Land Use Map amendment do not have information required to calculate the environmental impact.

The Environmental Impact Report (EIR) must be provided with a development order (minor or major site plan).

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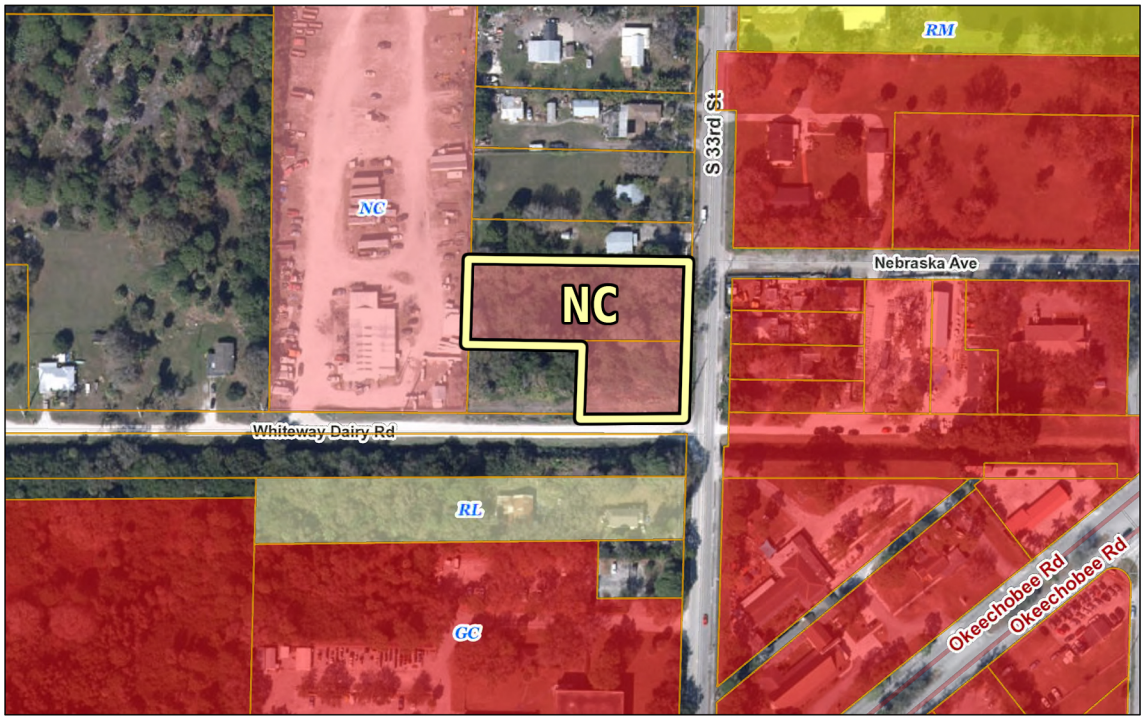
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

FUTURE LAND USE (FLU) MAP AMENDMENT

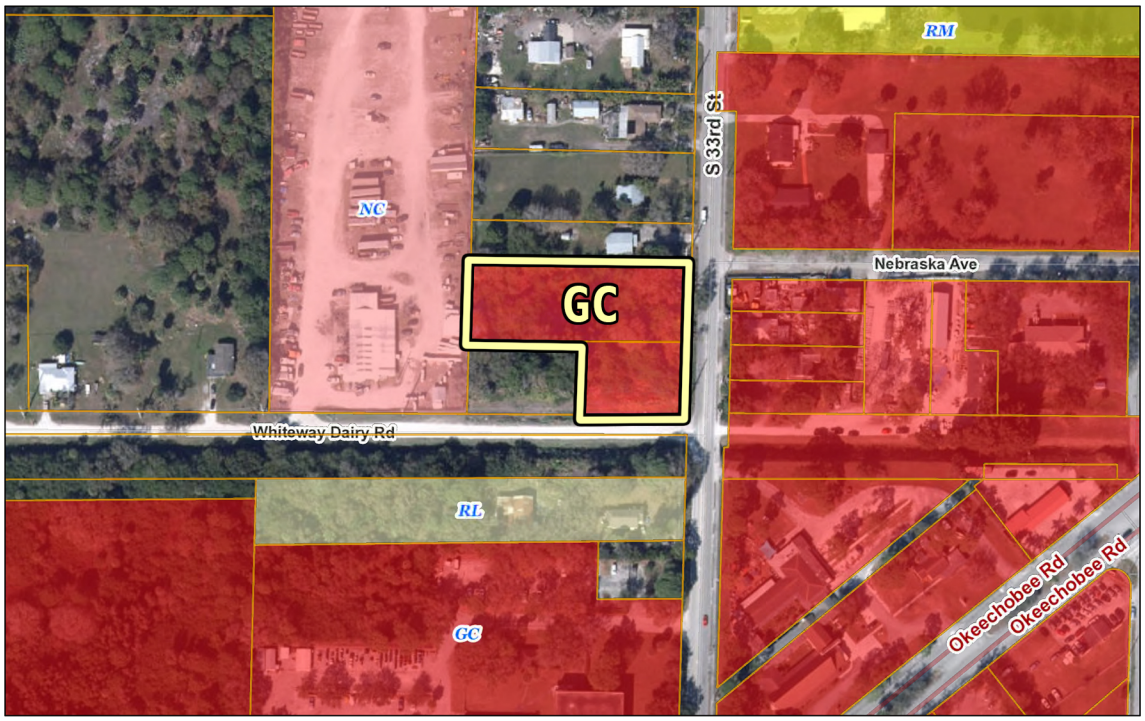
Project name: 1503 S 33RD STREET
Date: 22/09/22
Parcel ID: 2417-601-0008-000-7, 2417-601-0009-000-4



EXISTING FLU

NC
Neighborhood Commercial
1.347 ac

Parcel
Project Boundary
1:2,257
0 90 180 360 ft
0 25 50 100 m
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



PROPOSED FLU

GC
General Commercial
1.347 ac

Parcel
Project Boundary
1:2,257
0 90 180 360 ft
0 25 50 100 m
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
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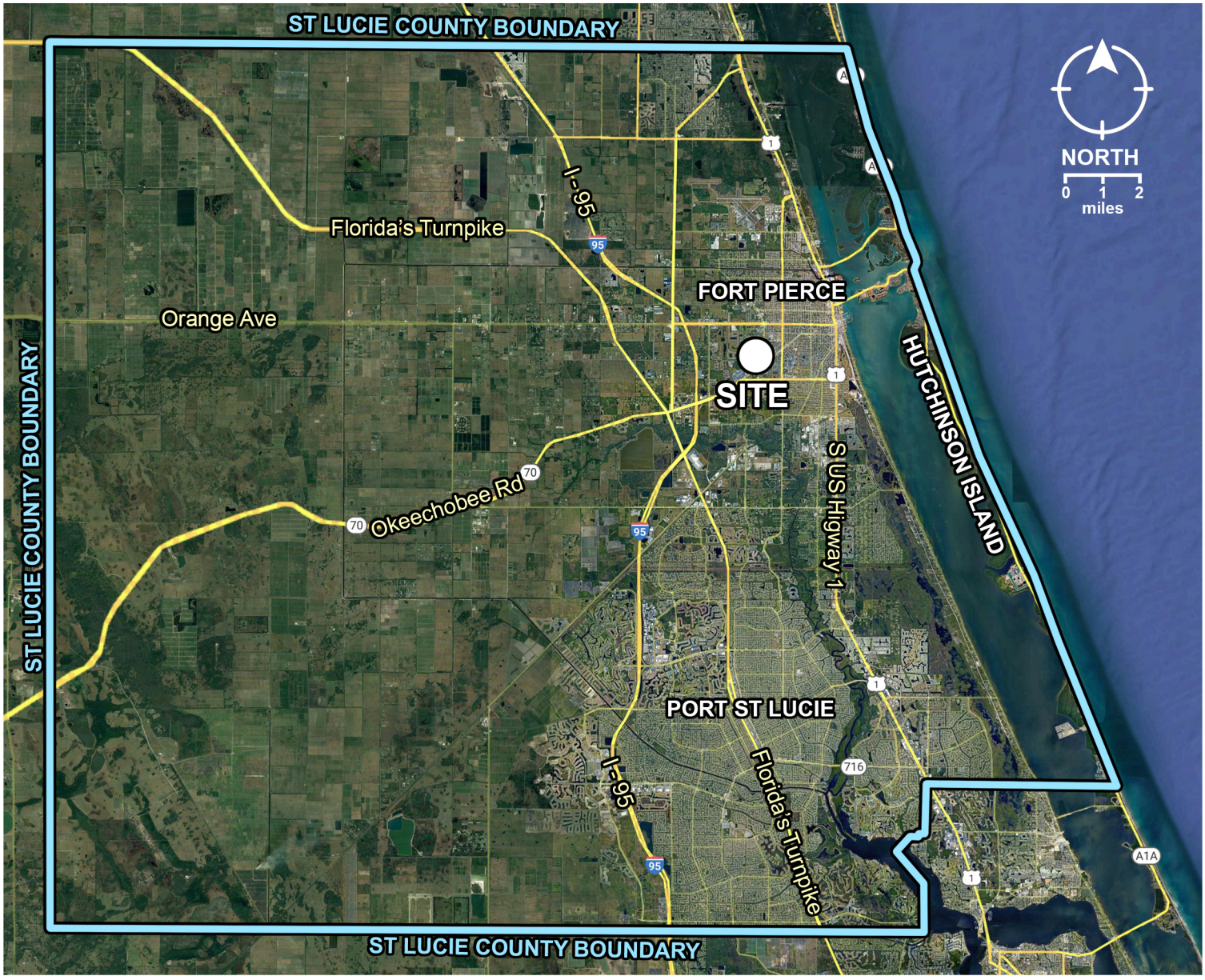
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

LOCATION

Project name: **1503** S 33RD STREET
Date: 22/09/22
Parcel ID: 2417-601-0008-000-7, 2417-601-0009-000-4
Address: 1503 S 33rd ST,
Fort Pierce, Florida
Acreage: 1.347
Description: At the northwest corner of S. 33rd Street and Whiteway Dairy Street, Section 17, Township 35S, Range 40E.



File #:

Order #: 186422

LEGAL DESCRIPTION OF: 1503 S 33RF. ST., FT. PIERCE , FLORIDA, 34947

FROM THE INTERIOR 1/4 CORNER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MEASURE NORTH ALONG SAID 1/4 LINE, 158 FEET, THENCE WEST PARALLEL WITH THE EAST-WEST 1/4 LINE 30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST 310 FEET; THENCE NORTH, PARALLEL WITH THE NORTH-SOUTH 1/4 LINE 120 FEET; THENCE EAST PARALLEL WITH THE SOUTH SIDE 310 FEET TO A POINT 30 FEET WEST OF THE NORTH-SOUTH 1/4 LINE; THENCE SOUTH, PARALLEL WITH THE NORTH-SOUTH 1/4 LINE, 120 FEET TO THE POINT OF BEGINNING; THE SAME BEING A PART OF LOT 6 OF THE UNRECORDED PLAT OF VAN DUYN GARDENS, LESS THE NORTH 52.5 FEET THEREOF, AND BEING THE PREMISES SITUATE AT 1503 SOUTH 33RD STREET, ST. LUCIE COUNTY, FLORIDA.

CERTIFIED TO:
PATRICIA SOLA

FLOOD ZONE:
12111C0186J
ZONE: X
EFF: 02/16/2012

SURVEY NOTES:
- NO NOTABLE CONDITIONS FOUND.

LEGEND

A/C	-AIR CONDITIONER
WM	-WATER METER
AL	- ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
&	-AND
P.B.	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	- PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac.	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
—x—	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
	-ASPHALT
	-CONCRETE
	-PAVER/BRINCK
	-WOOD
	-LIGHT POLE
W	-WELL
	-WATER VALVE
	-CENTER LINE
	-CATCH BASIN
	-FIRE HYDRANT
	-UTILITY POLE
	-MANHOLE
XXX	-ELEVATION

SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING.

GENERAL NOTES:
1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED. 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE. 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988). 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

LB 8111
info@NexGenSurveying.com

561-508-6272
1421 Oglethorpe Rd
West Palm Beach
FL 33405

1503 SOUTH 33rd STREET, FT. PIERCE, FL. 34947

SCALE:1"=50'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)

LINE TABLE		
	BEARING	LENGTH
L1	N01° 23' 00"E	158.00'
L2	S89° 57' 00"W	30.00'
L3	N01° 23' 00"E	48.00'
L4	S89° 57' 00"W	30.00'

REMAINDER OF SECTION 17,
TOWNSHIP 35 S, RANGE 40 E
(NOT INCLUDED)

FOUND 4"X4" CONCRETE MONUMENT

105.00'(D)

BASIS OF BEARINGS

52.50'(D)

WM

FOUND 4"X4" CONCRETE MONUMENT

SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

N89° 57' 00"E 310.00' (D)

30.0'

N01° 23' 00"E 120.00' (D)

PARCEL 1
PORTION
OF SECTION 17,
TOWNSHIP 35 S,
RANGE 40 E
(INCLUDED)

VACANT LOT
1503
TOTAL AREA:
58683.20 SQ.FT.

120.0'

S01° 23' 00"W 230.00' (D)

SOUTH 33rd STREET

ASPHALT ROADWAY / 60' RIGHT-OF-WAY
REMAINDER OF SECTION 17,
TOWNSHIP 35 S, RANGE 40 E (NOT INCLUDED)

150.0'

PLATTED LOT LINE

P.O.B.1

L2(D)

SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

S89° 57' 00"W 160.00' (D)

SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

L1(D)

REMAINDER
OF SECTION 17,
TOWNSHIP 35 S,
RANGE 40 E
(NOT INCLUDED)

S01° 23' 00"W 110.00' (D)

PARCEL 2
PORTION
OF SECTION 17,
TOWNSHIP 35 S,
RANGE 40 E
(INCLUDED)

110.0'

L4(D)

P.O.C.
THE
CENTER
POINT
OF
SECTION
(17-35S-40E)

SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

S89° 57' 00"W 150.00' (D)

P.O.B. 2 SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

L3(D)

WHITEWAY DAIRY RD
DIRT ROADWAY

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 06-12-2022
Drawn By: Oleg
Order #: 186422
Last Revision Date: None
Boundary Survey prepared by: LB8111
NexGen Surveying, LLC
561-508-6272
1421 Oglethorpe Rd
West Palm Beach, FL 33405

NEXGEN SURVEYING, LLC.

THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CLYDE O. MCNEAL PSM 2883 ON 06-15-2022 STATE OF FLORIDA Professional Surveyor and Mapper

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

Project name: 1503 S. 33rd Street
Date: 09/27/2022

TRANSPORTATION DEMAND ANALYSIS
ZONING ATLAS MAP AMENDMENT, FUTURE LAND USE MAP AMENDMENT, AND CAPACITY ANALYSIS

The following analysis was made to determine the level of impact of the proposed Zoning Atlas Map and Future Land Use Map Amendments on the traffic in terms of trip generation. The method of the maximum demand will be used to find the amount of newly generated Average Annual Daily Traffic (AADT) and AM/PM Peak Hour Trips, as requested on the Capacity Analysis, the Zoning Atlas Map Amendment and Future Land Use Map Amendment application forms.

DESCRIPTION

The site is located in the City of Fort Pierce within St. Lucie County on Florida (Figure 1,), at the northwest corner of S. 33rd Street and Whiteway Dairy Road, Section 17, Township 35S, Range 40E. It consists of two parcels, with Parcel IDs: 2417-601-0008-000-7 and 2417-601-0009-000-4. The total site area is 1.347 acres and both parcels have Primary Land Use 1000 - vacant commercial.

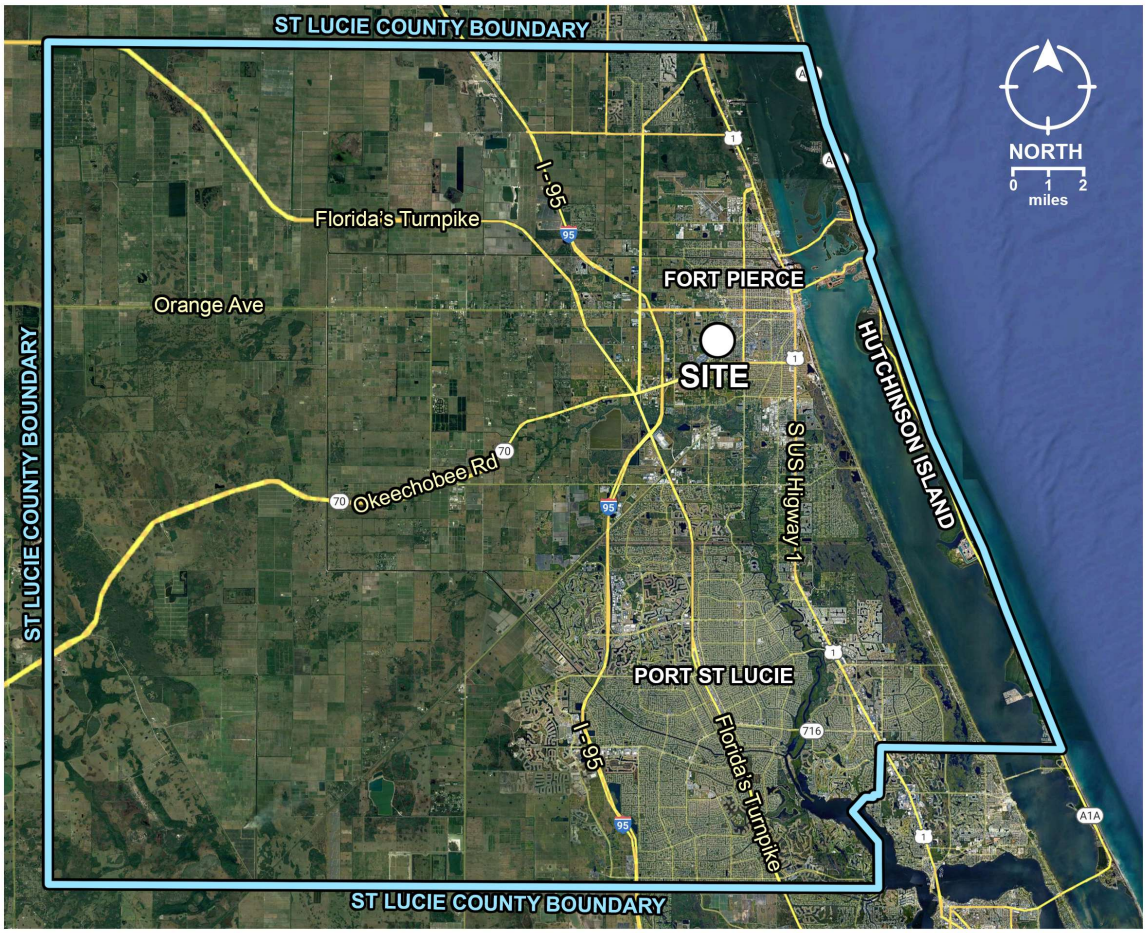


Figure 1. Location

In the near vicinity of the site, there are major roadways, such as Okechobee Road to the south (distance 0.12 miles), Hartman Road to the east (distance 0.42 miles) and Orange Avenue to the north (0.94 miles).

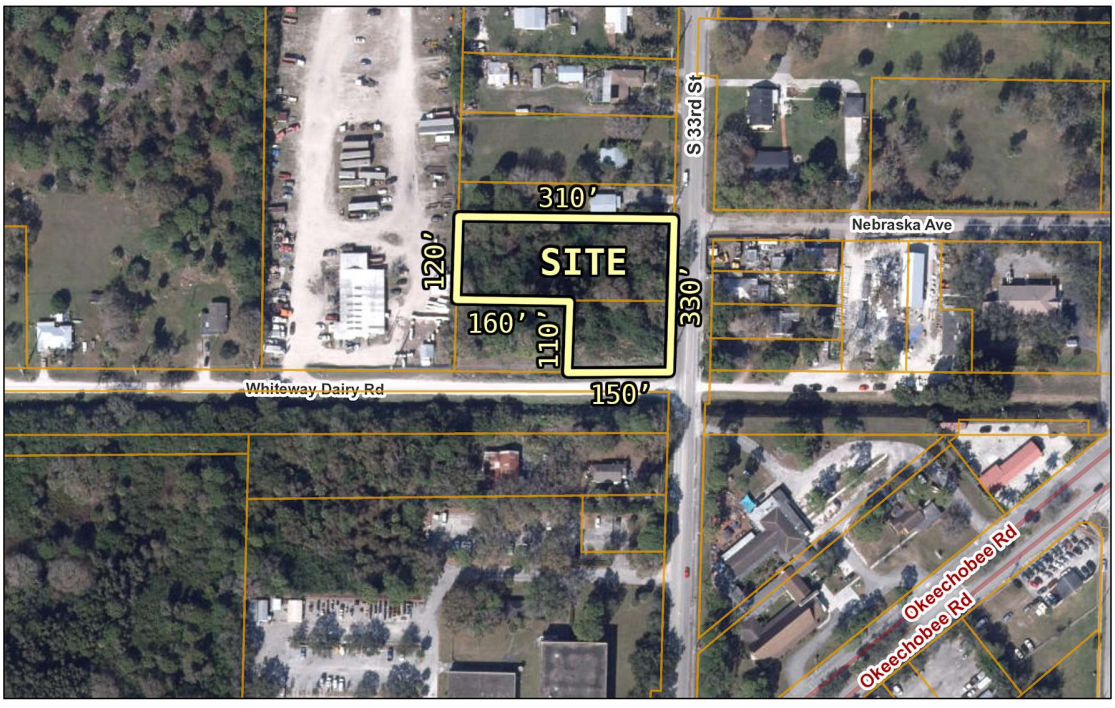
The site is ‘L’ shaped, and has road frontage on S. 33rd Street (330 feet) and Whiteway Dairy Road (150 feet).

S. 33rd Street is a paved 2-lane road with a maximum speed limit of 35 mph. The segment from Okeechobee Road to Delaware Avenue has an Average Annual Daily Traffic (AADT) of 7,000 with Peak Hour Service Capacity of 750. PM Peak Hour volume is 419 and has a “D” level of service. AM Peak Hour volume is 368 and has a “C” level of service. (Exhibit 1.)

Whiteway Dairy Road is a substandard unpaved road.



VICINITY MAP



TAX MAP

PROJECT AREA

1.347 ac

Figure 2. Vicinity

The existing Future Land Use is Neighborhood Commercial (NC) with a Non-Residential Floor Area Ratio (FAR) of 0.5 and a Residential Density of 10 dwelling units per gross acre (Residential uses may comprise up to 20% of the total floor area of the NC future land use designation.)

The proposed Future Land Use is General Commercial (GC) with a Non-Residential Floor Area Ratio (FAR) of 1.0 and a Residential Density of 15 dwelling units per gross acre (Residential uses may comprise up to 20% of the total floor area of the GC future land use designation.)

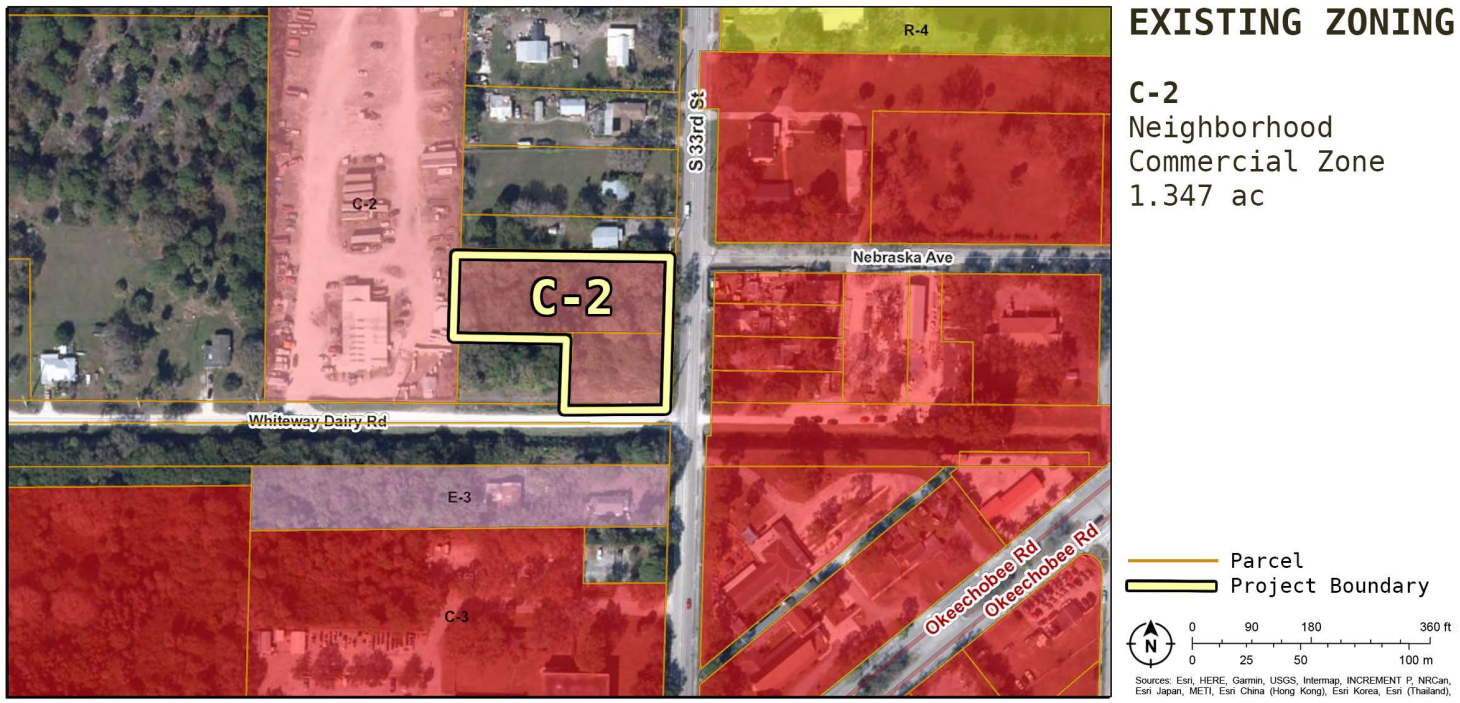
The existing and proposed Future Land Uses are shown in Figure 3.



Figure 3. Future Land Use Map

The existing Zoning district is Neighborhood Commercial (C-2) and the proposed Zoning District is General Commercial (C-3).

The surrounding area is predominantly zoned C-3 which is what this proposal seeks, therefore it is a logical continuation of this commercially zoned area. The properties that abut the north and south sides of the project area are located within unincorporated St. Lucie County and have a zoning of Commercial (COM).The properties that abut the east and west sides of the project area are within the City Limits of the City of Fort Pierce and have commercial zonings of C-3 (same as project proposal) and C-2 respectively.



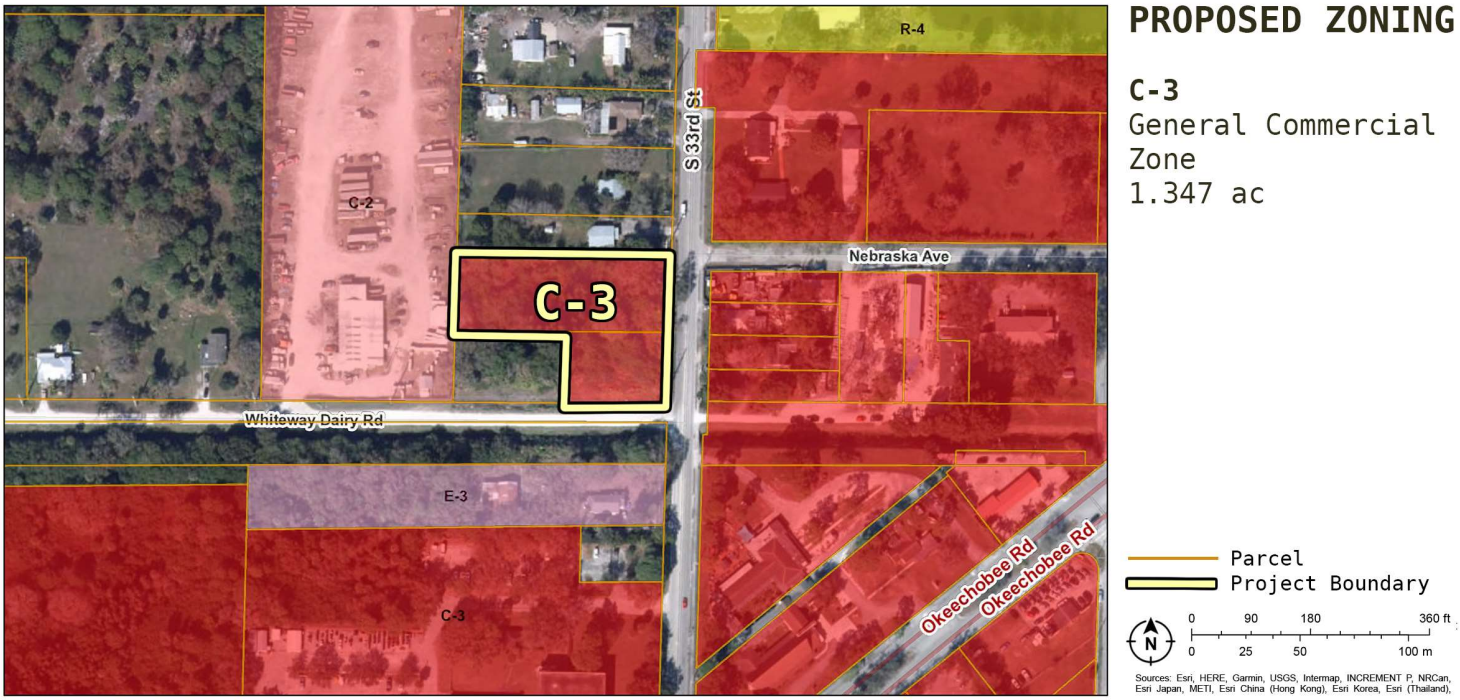


Figure 4. Zoning Map

TRANSPORTATION ANALYSIS

ITE Trip Generation Manual (11th Edition)

For the purposes of the calculations below, the shopping plaza data will be used as it appears in the latest ITE Trip Generation Manual (11th Edition). Since there are two different shopping plaza options, the one with a supermarket will be used as it generates more traffic and is considered to be the most intense use allowed by right on this property.

LAND USE: Shopping Plaza (40-150K SF) with Supermarket
USE CODE: 821

VEHICLE TRIP GENERATION PER 1,000 SF GLA (GENERAL URBAN/SUBURBAN AREA)
(values in brackets have been calculated)

WEEKDAY AVERAGE RATE:	94.49	50% entering (47.245)	50% exiting (47.245)
WEEKDAY PEAK AM HOUR:	7.06	52% entering (3.67)	48% exiting (3.39)
WEEKDAY PEAK PM HOUR:	9.72	49% entering (4.76)	51% exiting (4.96)
SATURDAY AVERAGE RATE:	116.15	50% entering (58.075)	50% exiting (58.075)
SATURDAY PEAK HOUR:	9.26	51% entering (4.72)	49% exiting (4.54)
SUNDAY AVERAGE RATE:	84.87	50% entering (42.435)	50% exiting (42.435)
SUNDAY PEAK HOUR:	7.59	49% entering (3.72)	51% exiting (3.87)

Since the ITE manual does not have the AM and PM peak hours listed for the land use 821 for Saturdays and Sundays, the peak hours volumes will be used for both AM and PM for Saturdays and Sundays. For calculating the Average Annual Daily Traffic and the Peak AM and PM hours, the following formulas will be used:

AADT = (5 x Weekday average rate + Saturday average rate + Sunday average rate)/7
Peak AM = (5 x Weekday peak AM hour + Saturday peak hour + Sunday peak hour)/7
Peak PM = (5 x Weekday peak PM hour + Saturday peak hour + Sunday peak hour)/7

which gives the following results:

AADT:	96.21	50% entering (48.105)	50% exiting (48.105)
PEAK AM HOUR:	7.45	51% entering (3.83)	49% exiting (3.62)
PEAK PM HOUR:	9.35	49% entering (4.61)	51% exiting (4.74)

EXISTING FLU - Neighborhood Commercial (FAR 0.5)
Commercial area, based on FAR of 0.5 per the Future Land Use, is 29,341.60 SF.
The pass-by rate for the shopping plaza is 40% (ITE Trip Generation Manual 11th edition)

AADT:	1,694	50% entering (847)	50% exiting (847)
PEAK AM HOUR:	131	51% entering (65)	49% exiting (65)
PEAK PM HOUR:	165	49% entering (82)	51% exiting (83)

PROPOSED FLU - General Commercial (FAR 0.5)
Commercial area, based on FAR of 0.5 per the Future Land Use, is 58,683.20 SF.
The pass-by rate for the shopping plaza is 40% (ITE Trip Generation Manual 11th edition)

AADT:	3,388	50% entering (1,694)	50% exiting (1,694)
PEAK AM HOUR:	262	51% entering (131)	49% exiting (131)
PEAK PM HOUR:	330	49% entering (164)	51% exiting (166)

CONCLUSION

In the case of the proposed Zoning Atlas Map Amendment and Future Land Use Map Amendment where the 1.347 acres of land would change the Future Land Use from the Neighborhood Commercial (NC) to the General Commercial (GC) and the Zoning from Neighborhood Commercial (C-2) to the General Commercial (C-3), the additional traffic would be as follows:

AADT:	+1,694	50% entering	(+847)	50% exiting	(+847)
PEAK AM HOUR:	+131	51% entering	(+66)	49% exiting	(+65)
PEAK PM HOUR:	+165	49% entering	(+82)	51% exiting	(+83)

Assuming that S. 33rd will take all of the additional trips because Whiteway Dairy Road is not paved, we can see that in the case of AM Peak Hour Trips, the addition of 131 trips to the existing 286 trips would amount to a total of to 417 trips which would be under the 790 trips that are considered peek hour capacity for this request.

The same can be applied to the PM peak hours, since adding an additional 165 trips to the existing 286 would amount to a total of 451 trips that are also under the 790 trips that are considered peek hour capacity for this request.

Additionally, the Peak Hour threshold of LOS C for S. 33rd Street is 660, which is above 417/451 for AM/PM Peak hours.

Based on the calculations above, the requested amendments to both the Zoning Atlas Map and Future Land Use Map **will not have a negative traffic impact** on the road network and the roads will remain at the same level of service (LOS) even under the worst-case-scenario of the maximum allowable intensities.

EXHIBIT 1.

TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT
ST. LUCIE TRANSPORTATION PLANNING ORGANIZATION

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

VICINITY AND TAX MAP

Project name: 1503 S 33RD STREET
Date: 22-09-22
Parcel ID: 2417-601-0008-000-7, 2417-601-0009-000-4

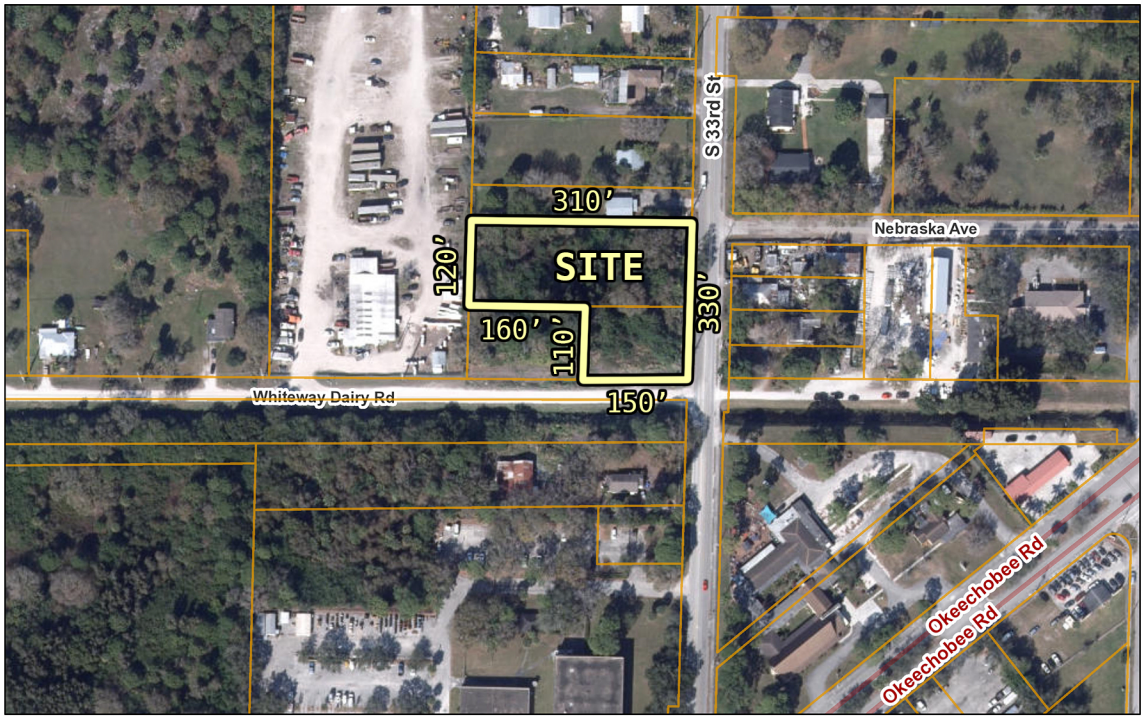
VICINITY MAP



TAX MAP

PROJECT AREA

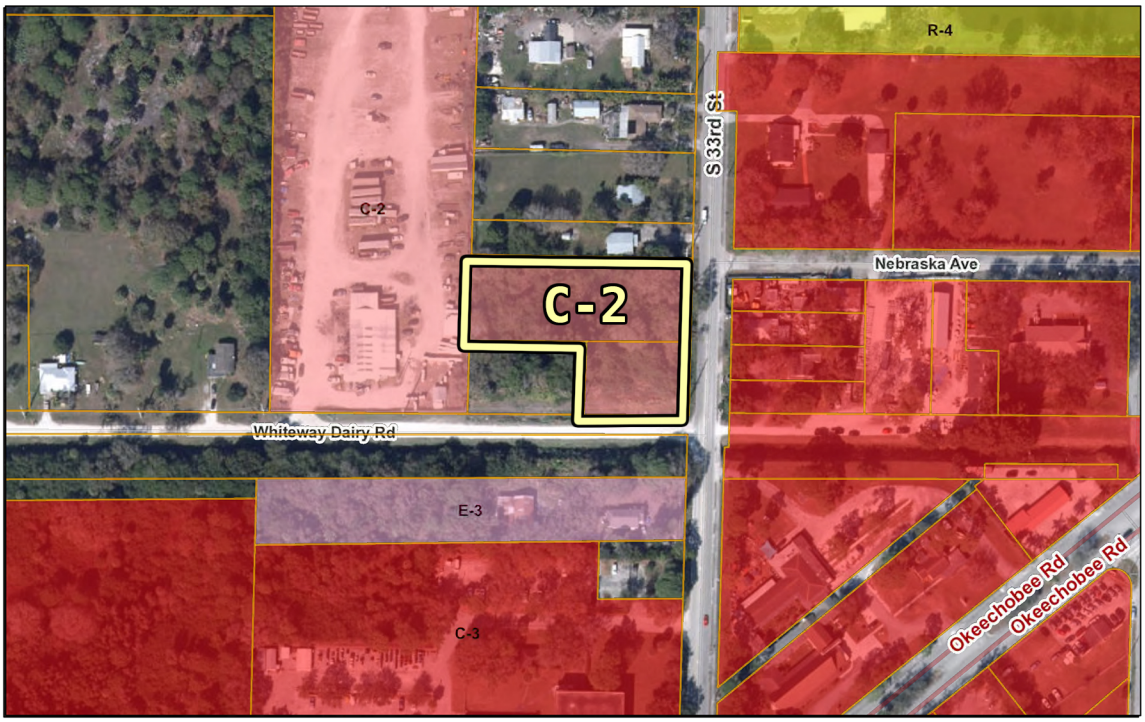
1.347 ac



Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

ZONING ATLAS MAP AMENDMENT

Project name: 1503 S 33RD STREET
Date: 22/09/22
Parcel ID: 2417-601-0008-000-7, 2417-601-0009-000-4



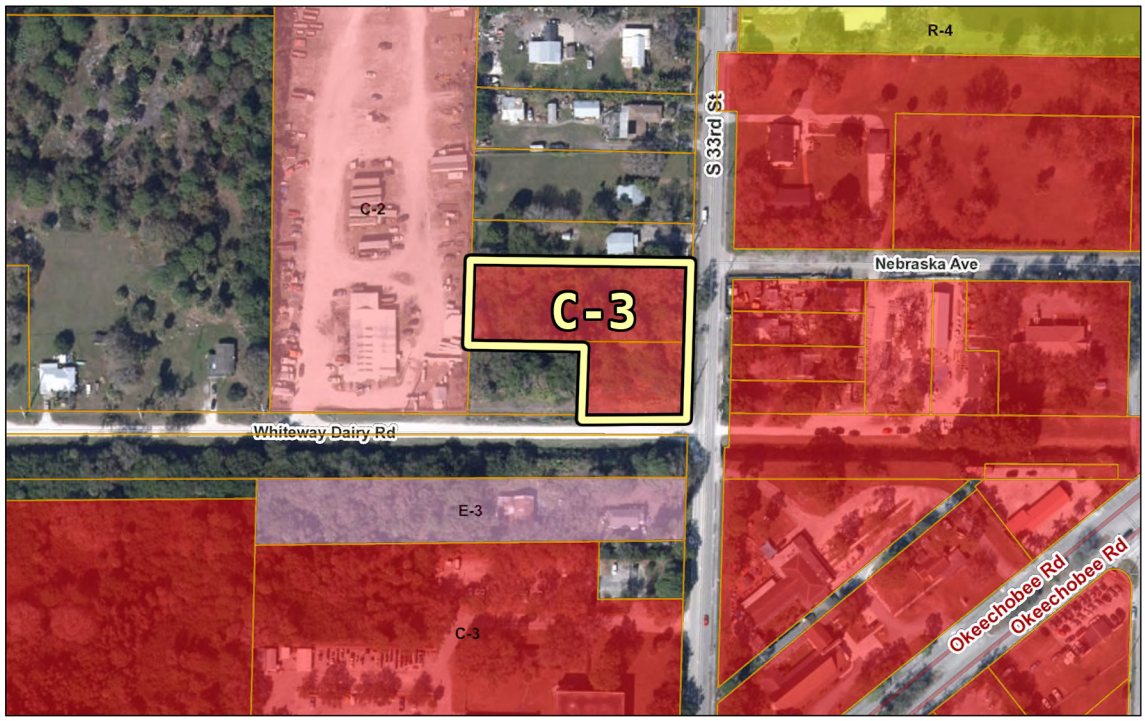
EXISTING ZONING

C-2
Neighborhood Commercial Zone
1.347 ac

Parcel
Project Boundary

0 90 180 360 ft
0 25 50 100 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



PROPOSED ZONING

C-3
General Commercial Zone
1.347 ac

Parcel
Project Boundary

0 90 180 360 ft
0 25 50 100 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Technical Review Committee **1. b.**

Meeting Date: 11/17/2022

REQUESTED ACTION

Conditional Use - Synergy School of Tomorrow - 5900 Tedder Road

LOCATION

5900 Tedder Rd

RESPONSIBLE STAFF

Ryan Altizer, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 11/01/2022 04:48 PM

Final Approval Date: 11/02/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Planner
RE:	**Conditional Use with No New Construction - 22-04000008** **5900 Tedder Road**
BOARD DATE:	November 17, 2022

Conditional Use with No New Construction at 5900 Tedder Road

The above referenced project is being submitted for your review and comments. The applicant is requesting a Conditional Use with No New Construction at 5900 Tedder Road.

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, November 15, 2022. If you have any questions, please contact the Planning Department at 772-467-3737.

Thank you,
Ryan

PROJECT NARRATIVE & COVER LETTER
Synergy School of Tomorrow – 5900 Tedder Road
Conditional Use Application
October 14, 2022

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. (EDC, Inc.) is requesting approval of a Conditional Use Application for the following subject property to be known further as Synergy School of Tomorrow, located within the City of Fort Pierce, FL. The Applicant is the owner and operator of multiple thriving, previously improved locations for Synergy School of Tomorrow, in Fort Pierce, FL. Applicant is proposing to occupy and utilize a pre-existing series of structures on site, currently owned and formerly occupied by Indian River State College, located at 5900 Tedder Road.

The location, previously utilized as an educational facility for a number of decades, is now proposed for use as a 6-8th grade private educational facility by Synergy School of Tomorrow. Within this facility, young people would take part in a well-established curriculum, technologically advanced and state-of-the-art educational programs, while receiving optimal instructional guidance from local educators in broad fields of study.

As per a conversation dated October 12, 2022 at 10:13am, a series of items listed on the application for Conditional Use have been omitted by authorization of Mr. Kevin (Kev) Freeman, Director of Planning, City of Fort Pierce. Items omitted may be provided upon request should they be a requirement at a later date. Mr. Freeman has asked that he be consulted for discussion should there be reason for concern regarding this matter.

SITE CHARACTERISTICS & PROJECT HISTORY

Subject parcel acreage is identified in the table below:

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2324-113-0002-000-2	5900 TEDDER ROAD	9.42	RL	R-1
	TOTAL ACRES:	**9.42**		

The parcel in question, 2324-113-0002-000-2 is generally located at the western-most end of the northeast corner of Tedder Rd and has an underlying Future Land Use designation of Low Density Residential (RL) and is within the Single-Family, Low Density Residential (R-1) Zoning District.

The parcels immediately to the northeast of the parcel in question have an underlying Future Land Use designation of Low Density Residential (RL) and are within the Residential, single-family – two units per acre (E-2) Zoning District. The parcels immediately to the east of the parcel in question have a Future Land Use designation of Low Density Residential (RL) and are within the Single-Family, Low Density Residential (R-1) Zoning District.

Two properties to the southwest of the parcel in question are zoned within St Lucie County's jurisdiction and have an underlying Future Land Use designation of Residential Urban (RU) and are zoned Residential, Sing-Family (RS-2). The property immediately to the northwest is within the jurisdiction of the City of Ft Pierce and has an underlying Future Land Use of Low Density Residential (RL) and is currently within the Planned Development (PD) Zoning District.

The parcel to the immediate south of Tedder Road is within the City of Fort Pierce's jurisdiction, has a Future Land Use designation of General Commercial (GC) and is currently within the Commercial (C-3) Zoning District.

Included in this submittal, please find the required Conditional Use Application and approved material necessary to pass the Sufficiency Review process for the City of Ft Pierce Planning Division.

Based on the above and attached, Applicant and EDC, Inc. respectfully request approval of this application.

Z:\EDC-2022\22-396 - Synergy School - 5900 Tedder Road\ENGINEERING\Documents\Submittal Documents\Applications\2022-10-14_5900_Tedder_Rd_Conditional_Use\1- Narrative.docx

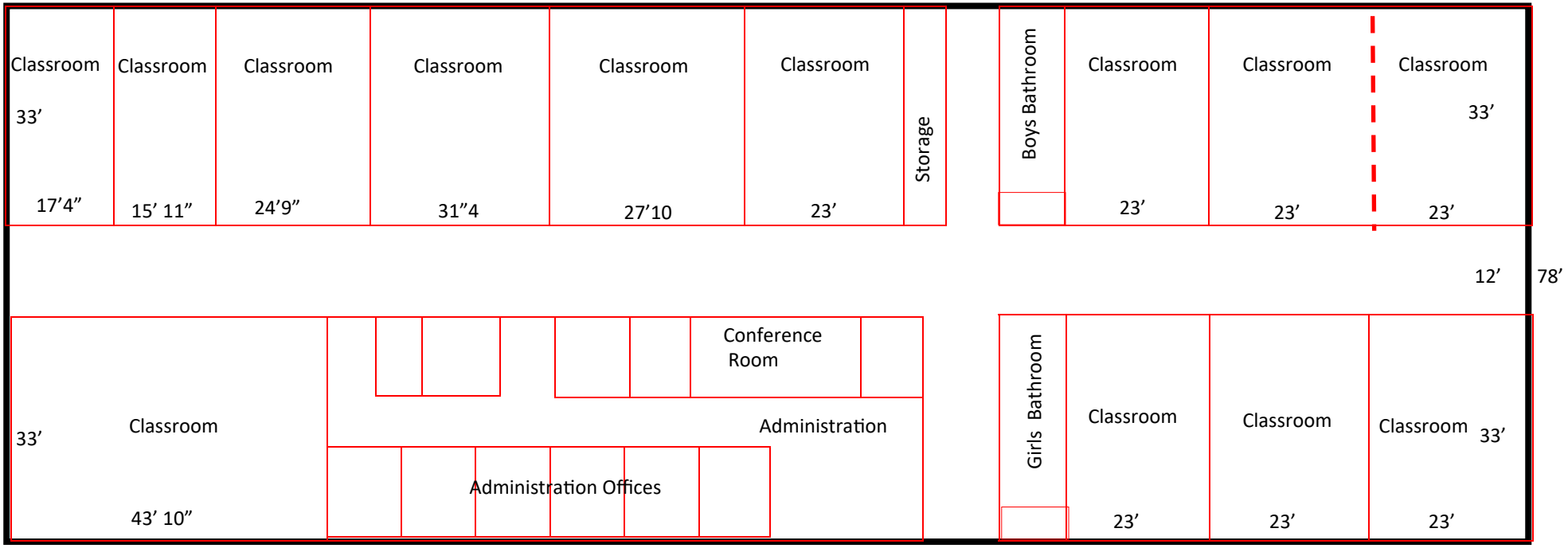


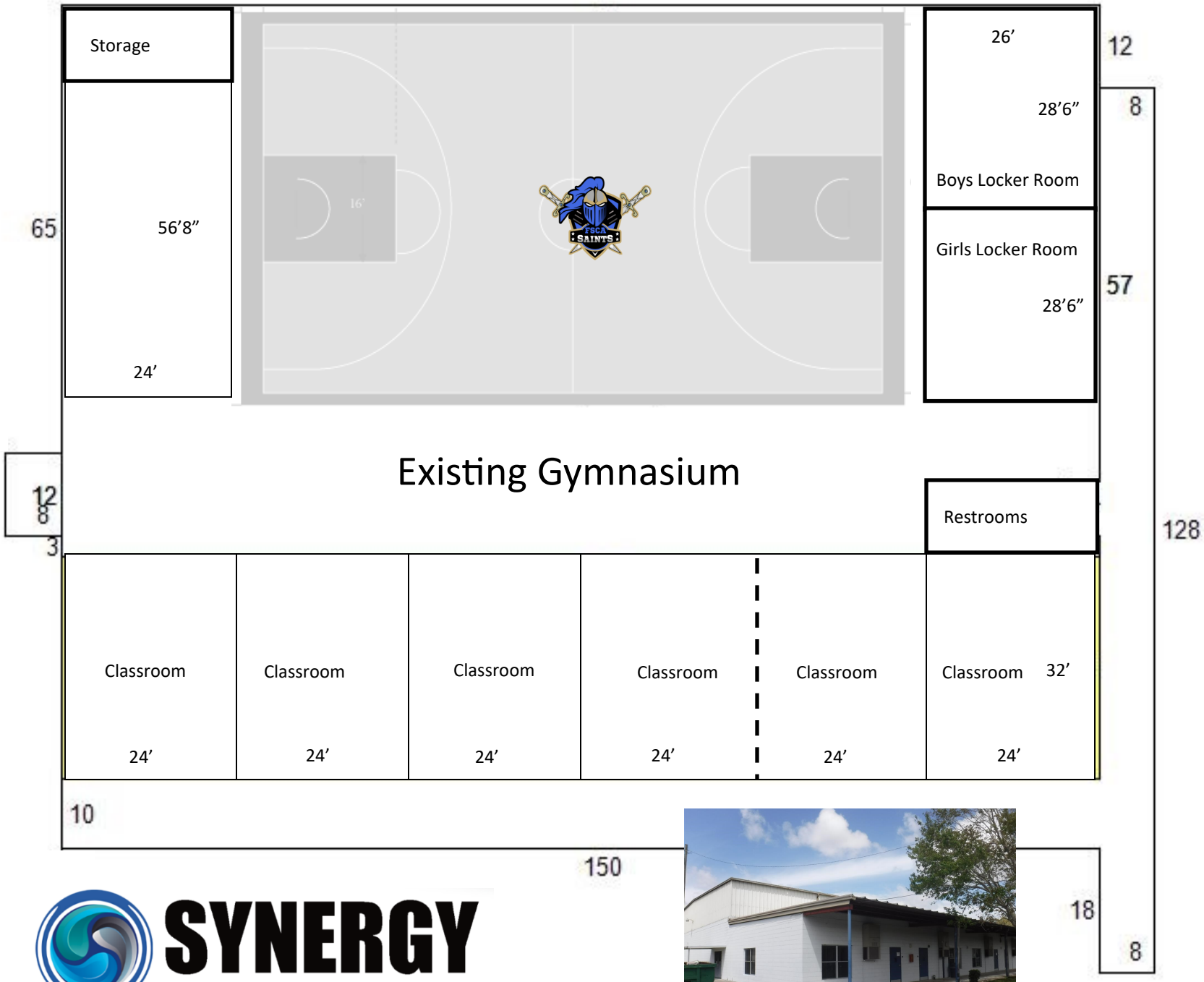
Proposed High School Location

SYNERGY
VOCATIONAL ACADEMY K-12

5900 Tedder Road, Fort Pierce, FL 34945

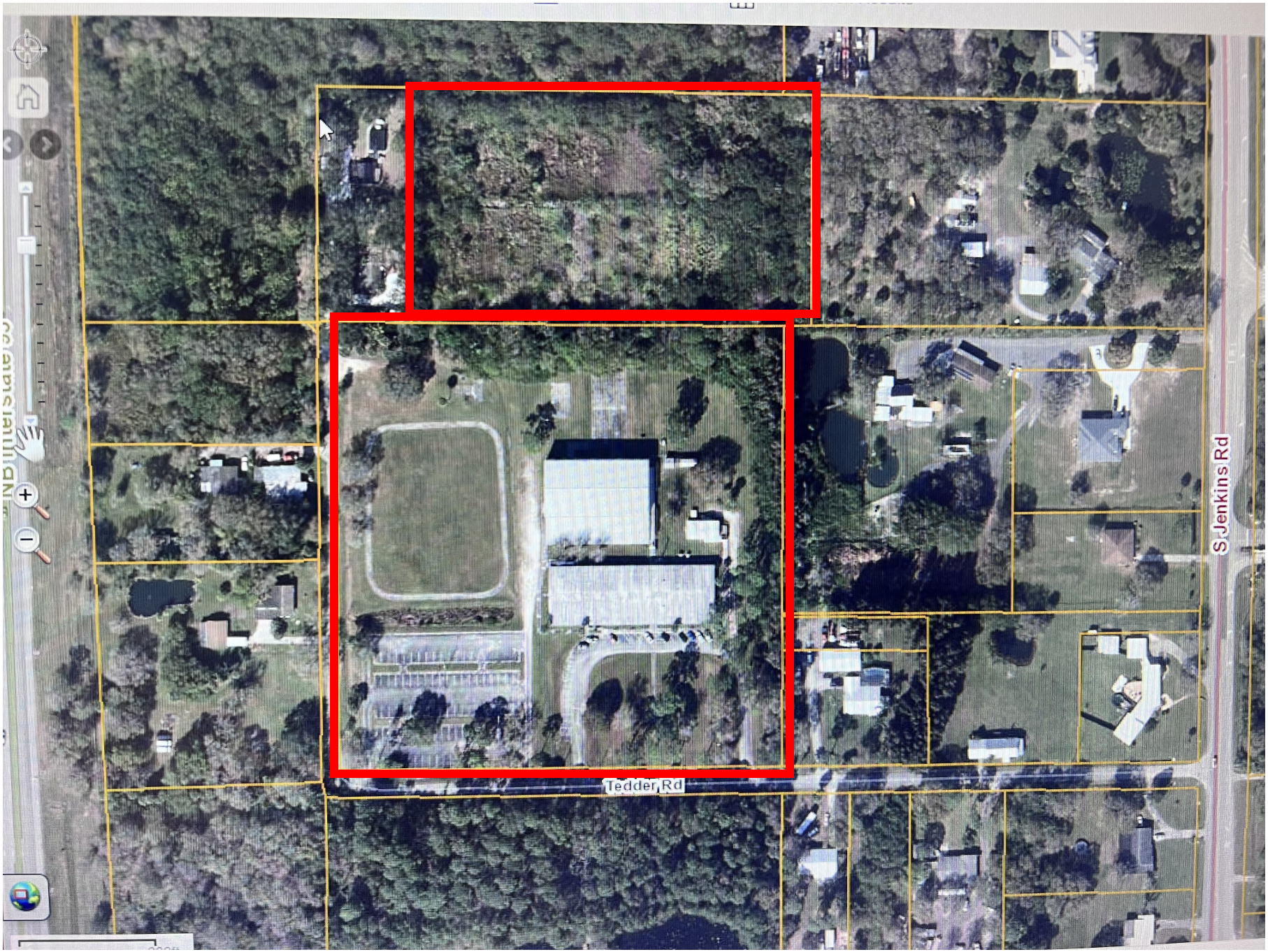
240’





SYNERGY
VOCATIONAL ACADEMY K-12

Site Location 5900 Tedder Road, Fort Pierce



120 Existing Parking Spaces for Vehicle Parking



Proposed Bus Pickup Area





Proposed Bus
Pickup Area


SYNERGY
VOCATIONAL ACADEMY K-12
SYNERGY
SAINTS





THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONDITIONAL USE – NO NEW CONSTRUCTION

Property Information

Property address or Location
5900 Tedder Road, Ft Pierce, FL 34947 (West of Jenkins Rd, North of Okeechobee Rd)

Parcel ID #(s)
2324-113-0002-000-2

Project description
Existing facility - educational - New 6-8th Grade Private School Occupant

Site Information

Building Size: 18,576 Parking Spaces: +/- 120

IRSC- Michelle Humes - Special Counsel for IRSC (Akerman LLP)	Bradley J. Currie, AICP (Agent for Applicant)
Property Owner(s)	**Applicant/Representative, Title, Company**
5900 Tedder Road	10250 SW Village Parkway #201
Street Address	Street Address
Fort Pierce FL 34947	Port St Lucie FL 34987
City State Zip	City State Zip
407-419-8430	772-462-2455
Phone Number	Phone Number
Michelle.Humes@akerman.com	bradcurrie@edc-inc.com
Email Address	Email Address

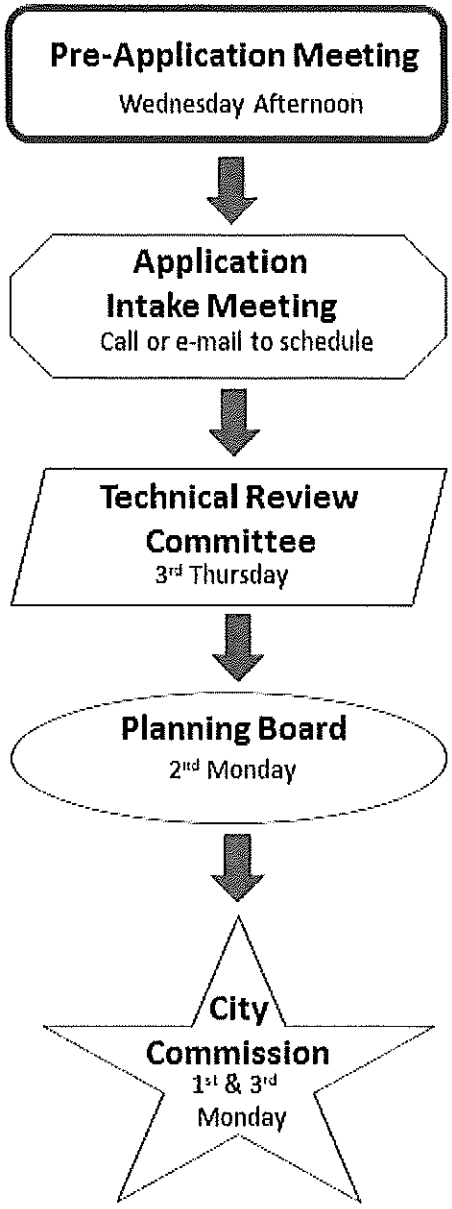
Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

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.

Project Location:
5900 Tedder Road
Fort Pierce, FL 34947

AGENT CONSENT FORM

Project Name: **Synergy School of Tomorrow**

Parcel ID: **2324-113-0002-000-2**

BEFORE ME THIS DAY PERSONALLY APPEARED Michael Hageloh, 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 for Conditional Use Application only to the City of Fort Pierce and all required material and documents as it relates to this application process, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project and application 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 Conditional Use application for the proposed use of the commercial development at 5900 Tedder Road only.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 13th day of October, 2022, by Michael Hageloh (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.

Steffany R. Lemieux
Notary Signature

Steffany R. Lemieux
Printed Name of Notary

NOTARY PUBLIC STATE OF FLORIDA
Steffany R Lemieux
Notary Public, State of Florida
My Commission Expires 01/04/2025
Commission No. HH 74087
(Notary Seal)

01/04/2025
My commission expires

Owner's Signature

Michael Hageloh
Owner's Name

3209 Virginia Ave.
Street Address

Fort Pierce, FL. 34981
City, State, Zip

(772) 462-7072
Telephone / Email

Technical Review Committee **1. c.**

Meeting Date: 11/17/2022

REQUESTED ACTION

Conditional Use with New Construction - McAteer Single Family Residence - 326 South 2nd Street

LOCATION

326 S 2nd Street (Parcel ID: 2410-808-0006-000-7)

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Maria Lewicka Started On: 11/03/2022 02:50 PM

Final Approval Date: 11/03/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: TECHNICAL REVIEW COMMITTEE

THROUGH: KEVIN FREEMAN, PLANNING DIRECTOR

FROM: MARIA LEWICKA, AICP, HISTORIC PRESERVATION PLANNER

RE: **CONDITIONAL USE – NO NEW CONSTRUCTION**

326 SOUTH 2ND STREET

TECHNICAL REVIEW PROJECT# 22-04000006

DATE: NOVEMBER 3, 2022

Conditional Use Application – 326 S 2nd Street

Parcel ID: 2410-808-0006-000-7

Attached is an Application for Conditional Use submitted by Michael Menard, Architectonic Inc., to convert the existing office building back to single family residence including:

· Extension of the back porch

· Addition of the swimming pool

· Remodeling the garage

· Addition of entry pergola

· Removing of part of parking lot

The property is zoned C-1, Office Commercial. Single Family Residence is listed as a conditional use in C-1 Zoning District.

Please review and provide comments on the project. Please send all comments to my email mlewicka@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments please respond by November 15, 2022.

Please do not hesitate to contact me should you require any additional information at 772-467-3738.

Thank you.

Maria Lewicka, AICP

Attachments

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 326 South 2nd Street Ft. Pierce, Florida

Parcel ID #(s) _____

Project description Conversion of Historic structure back to single family residence with site improvements and additions

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.: 5266 s.f. Site Acreage: .37

Marc McAteer	Michael Menard Architectonic Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
411 Walnut St. Box # 17680	806 Delaware Ave.
Street Address	Street Address
Green Cove Springs FL 32043	Ft. Pierce FL 34950
City State Zip	City State Zip
410-5067-5225	772-460-7751
Phone Number	Phone Number
m.mcateer@outlook.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.*

_____

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

Design Intent:

Careful consideration and thought have been given to the restoration design presented herein, regarding orientation, access, landscaping, building design and budget.

Criteria as follows:

The property is within the Downtown Historic District with auto access to the property from Second Street utilizing the existing curb cut, thus allowing safer entry and departure.
Second Street is zoned for Commercial Use and Mixed Use in the vicinity of this property there is a combination of freestanding buildings from Commercial, Retail, Assembly, Vacation Rentals, Bed and Breakfast along with Historic Homes. There is no consistent architectural style or theme along Second Street.

The majority of the architectural details selected exist on the Historic structure and nearby Historic Buildings. Articulation of the building façade is achieved by the use of horizontal lap siding, one over one single hung window with wood trim, and 5V Crimp Metal roofing. Other design elements include a balcony, entry pergola, raised wood deck, and semi raised pool. The exterior colors will complement the façade articulation with accent colors distinguishing the window and door trim banding from the body colors of the building.

The intention is to rehabilitate the Historic Structure by removing all the commercial conversions that have been done over the years and bringing the structure back to a wonderful Historical Single Family Residence with in the Downtown Historic District.

806 Delaware Avenue
Fort Pierce, Florida 34950
Tel: 772 460 7751
Fax: 772 460 4244
www.architectonicinc.com
FL Reg #AA26003348

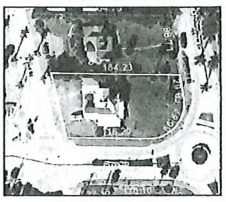
TYPE OF SURVEY:
☐ BOUNDARY ■ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☐ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):
PROPERTY IMPROVEMENTS

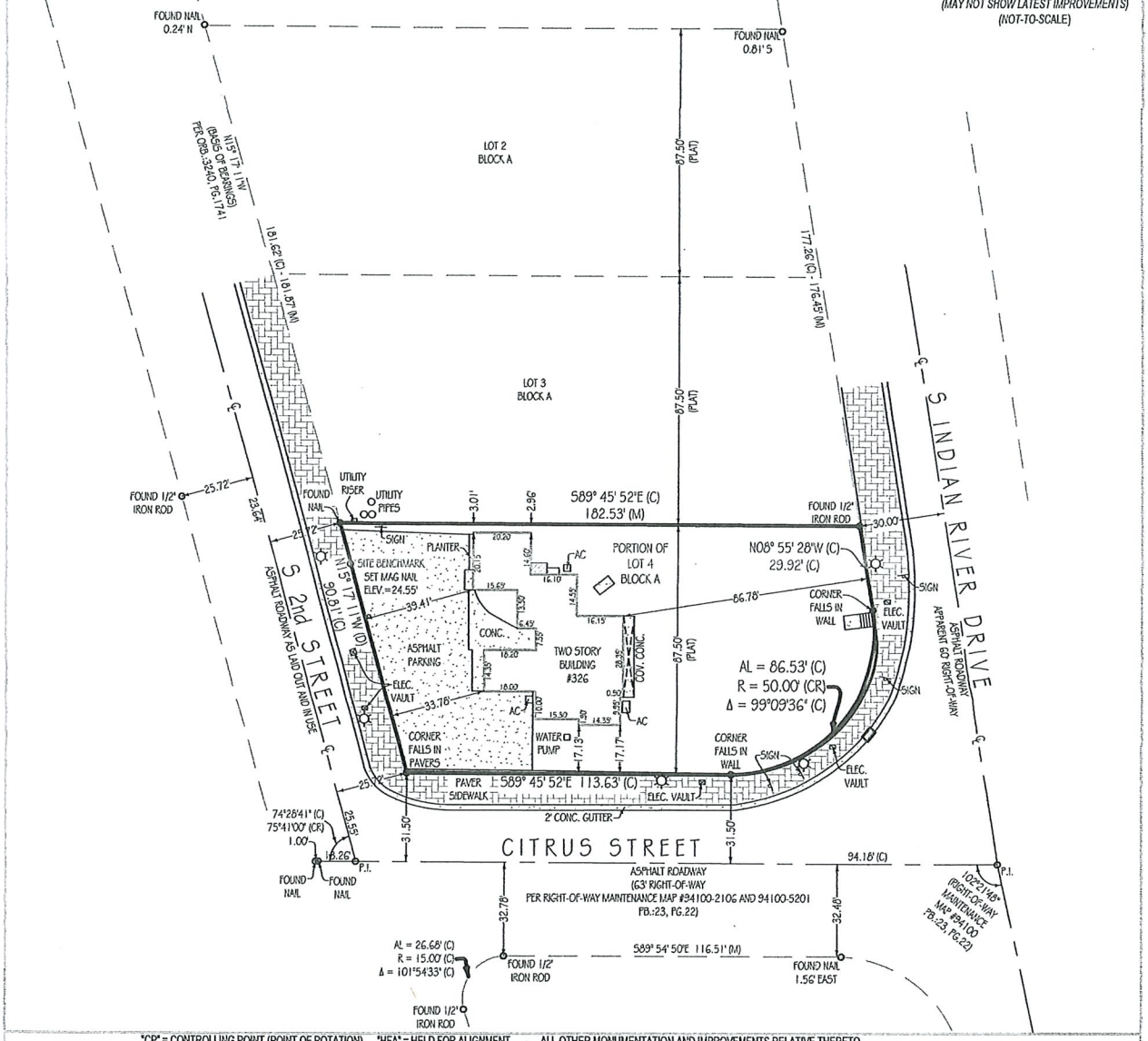
N
W E
S
SCALE:1"=30'

BEARING REFERENCE:

EAST LINE OF SOUTH 2nd STREET AS N 15°17'11" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH	EL OR ELEV = ELEVATION	PRC = POINT OF REVERSE CURVE	M = MEASURED	WM = WATER METER
C/O = CLEANOUT	P = PLAT	PT = POINT OF TANGENCY	OHC = OVERHEAD CABLE	WV = WATER VALVE
CA = CENTRAL ANGLE	PC = POINT OF CURVE	EM = ELECTRIC METER	QTR = QUARTER	
CATV = CABLE TV RISER	PCC = POINT OF COMPOUND	F.F.E. = FINISHED FLOOR ELEV.	R = RADIUS	
CF = CALCULATED FROM FIELD	CURVE	FIR = FOUND IRON ROD	RNG = RANGE	
CH = CHORD DISTANCE	PH = POOL HEATER	FN = FOUND NAIL	SEC = SECTION	
CONC. = CONCRETE	PI = POINT OF INTERSECTION	FND = FOUND	TR = TELEPHONE RISER	
CR = CALCULATED FROM RECORD	POB = POINT OF BEGINNING	G.F.F.= GARAGE FINISHED FLOOR	TWP = TOWNSHIP	
DE = DRAINAGE EASEMENT	POC = POINT OF COMMENCEMENT	LE = UTILITY EASEMENT	UP = UTILITY POLE	
	PP = POOL PUMP	L= LEGAL DESCRIPTION		

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE, = LIGHT POLE, = CATCH BASIN, = FIRE HYDRANT, = MANHOLE, = WATER VALVE, = WATER METER, = WELL, = CENTER LINE, = PARTY WALL, = AIR CONDITIONER, = SEPTIC LID, = ELEV. SHOT, = HANDICAP PARKING SPACE, = SEC. QTR. CORNER, = SECTION CORNER

LINETYPES:
BOUNDARY, BUILDING, EASEMENT, CHAIN LINK FENCE, WOOD FENCE, PLASTIC FENCE, OVERHEAD CABLE

GENERAL NOTES:
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

Job Nr: 152520-SE | Date of Field Work : 09/15/2022 | Drawn by: N.M.

Elevations, if shown:
Benchmark: XXX
Benchmark Elev.: X'
Benchmark Datum: NAVD1988
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ■

Revisions:

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... measurably better!
LICENSED BUSINESS No. 8007

TYPE OF SURVEY:
☑ BOUNDARY ☑ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☐ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):
Property Improvements

LEGAL DESCRIPTION:
ALL THAT PART OF LOT 4, BLOCK A, SITUATE AND BEING WEST OF INDIA RIVER DRIVE, OF W.F. RICHARDS AND JAMES E. ANDREWS SUBDIVISION OF LOTS 3,4, 5 AND 6, EAST OF THE FLORIDA EAST COAST RAILWAY OF TYLER'S SUBDIVISION OF LOT 4, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING ANDREWS AND RICHARDS ADDITION TO FORT PIERCE, ACCORDING TO PLAT RECORDED *IN PLAT BOOK 1, PAGE 194, ST, LUCI COUNTY, FLORIDA.*

PROPERTY ADDRESS:
326 SOUTH 2ND STREET
FORT PIERCE , FL 34950

INVOICE NUMBER: 152520-SE
DATE OF FIELD WORK: 09/15/2022

CERTIFIED TO
MARC MCATEER

FLOOD ZONE: X
FLOOD MAP: 12111C
PANEL: 0179
SUFFIX: K
PANEL DATE: 02/19/2020

BASE FLOOD ELEVATION OR DEPTH: N/A NAVD 1988
COMMUNITY NUMBER: 120286

This survey has been issued by the following Landtec Surveying office:
481 E. Hillsboro Blvd. Ste 100-A
Deerfield Beach, FL 33441
Office: (561) 367-3587 Fax: (561) 465-3145
www.Landtecsurvey.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):
A or AL = ARC LENGTH; CA = CENTRAL ANGLE; CATV = CABLE TV RISER; CF = CALCULATED FROM FIELD; CR = CALCULATED FROM RECORD; CH = CHORD DISTANCE; C/O = CLEANOUT; CONC. = CONCRETE; DE = DRAINAGE EASEMENT; EL or ELEV = ELEVATION; EM = ELECTRIC METER; FIR = FOUND IRON ROD; FN = FOUND NAIL; FND = FOUND; LE = LEGAL DESCRIPTION; M = MEASURED; OHC = OVERHEAD CABLE; P = PLAT; PI = POINT OF INTERSECTION; PT = POINT OF TANGENCY; PC = POINT OF CURVE; PRC = POINT OF REVERSE CURVE; PCC = POINT OF COMPOUND CURVE; POB = POINT OF BEGINNING; POC = POINT OF COMMENCEMENT; PH = POOL HEATER; PP = POOL PUMP; R = RADIUS; SEC = SECTION; TWP = TOWNSHIP; RNG = RANGE; QTR = QUARTER; TR = TELEPHONE RISER; UE = UTILITY EASEMENT; UP = UTILITY POLE; WM = WATER METER; WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):
= UTILITY POLE; = WELL; = LIGHT POLE; = CENTER LINE; = HANDICAP PARKING SPACE; = CATCH BASIN; = PARTY WALL; = FIRE HYDRANT; A/C = AIR CONDITIONER; = SEC. QTR. CORNER; = MANHOLE; S = SEPTIC LID; = WATER VALVE; X = ELEV. SHOT; = SECTION CORNER; WM = WATER METER

LINETYPES:
BOUNDARY; BUILDING; EASEMENT; CHAIN LINK FENCE; WOOD FENCE; PLASTIC FENCE; OVERHEAD CABLE

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I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

Andrew Snyder LS 5639 STATE OF FLORIDA

Digitally signed by Andrew Snyder
DN: c=US, o=LANDTEC SURVEYING INC, dnQualifier=A01410C00000180E1EC7817000CCA2C, cn=Andrew Snyder
Date: 2022.09.28 15:56:16 -04'00'
Adobe Acrobat version: 2022.002.20212

SIGNATURE _____ DATE: 09/28/2022
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Elevations, if shown:
Benchmark: XXXXXXXX
Benchmark Elev.: XXXX
Benchmark Datum: XXXXXX
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☐

Revisions:

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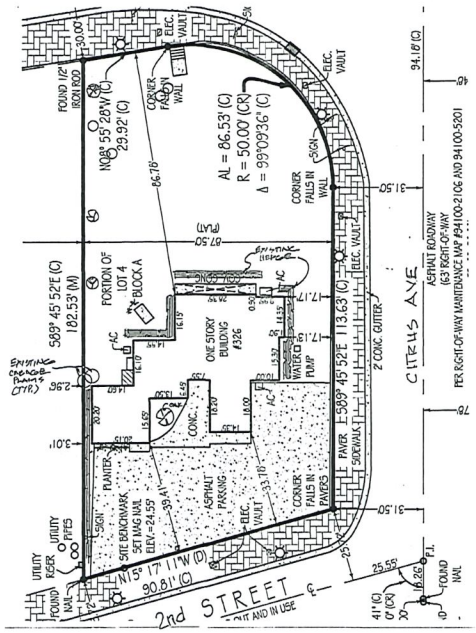


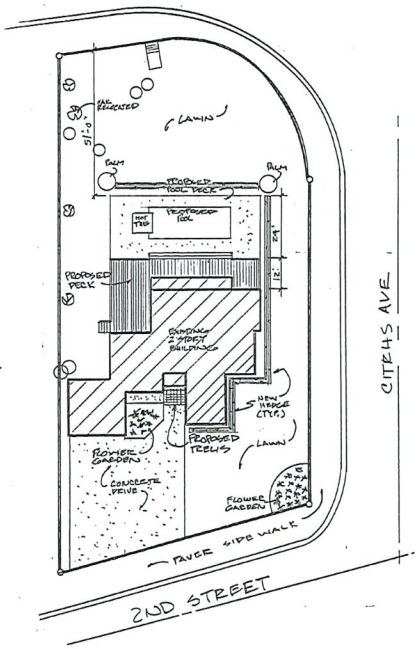
AS-BUILT SITE PLAN

1"=20'

SQUARE FOOTAGE

FIRST FLOOR LIVING	1721 S.F.
SECOND FLOOR LIVING	782 S.F.
PORCH	170 S.F.
BALCONY	170 S.F.
DECK	692 S.F.
ENTRY	83 S.F.
GARAGE	400 S.F.
POOL AND DECK	1248 S.F.
TOTAL	5266 S.F.
31.8% LOT COVERAGE	

NORTH



PROPOSED SITE PLAN

1"=20'

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CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR98698

REVISIONS

NO	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

S-1 OF 1

PROJECT NUMBER 22120

DATE

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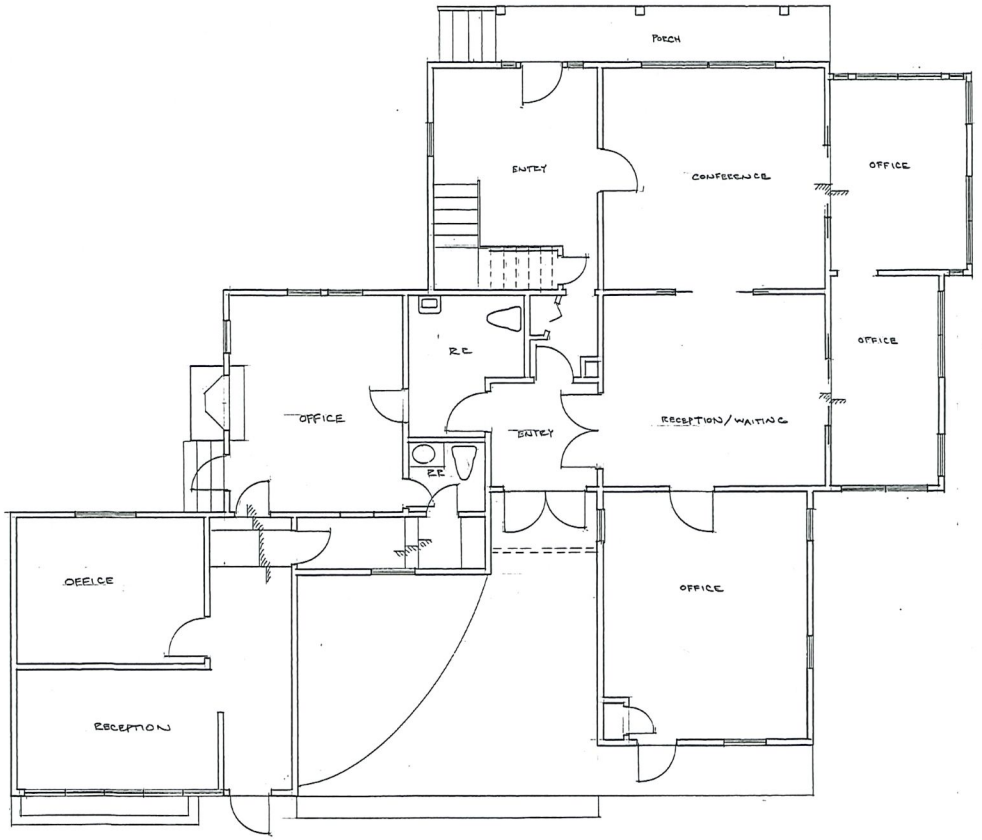

AS-BUILT
FIRST FLOOR PLAN

1/4"

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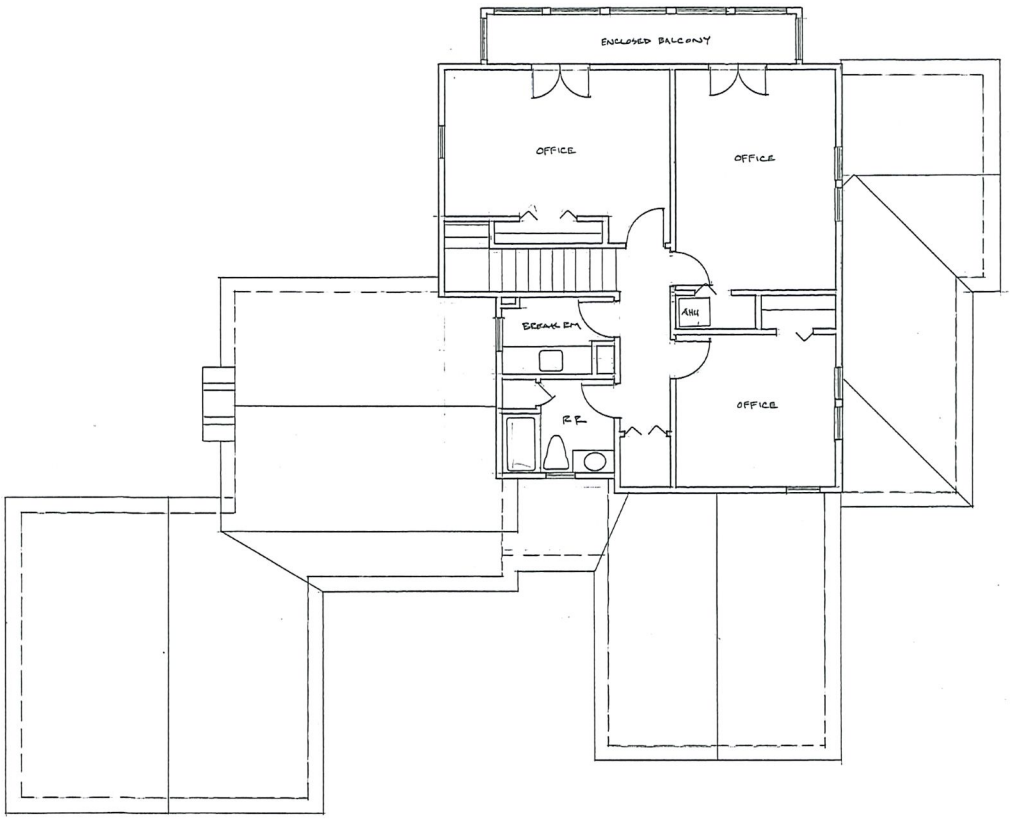
A-1 OF 8

PROJECT NUMBER E22120
DATE



AS-BUILT
SECOND FLOOR PLAN

1/4"

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A-2 OF 8

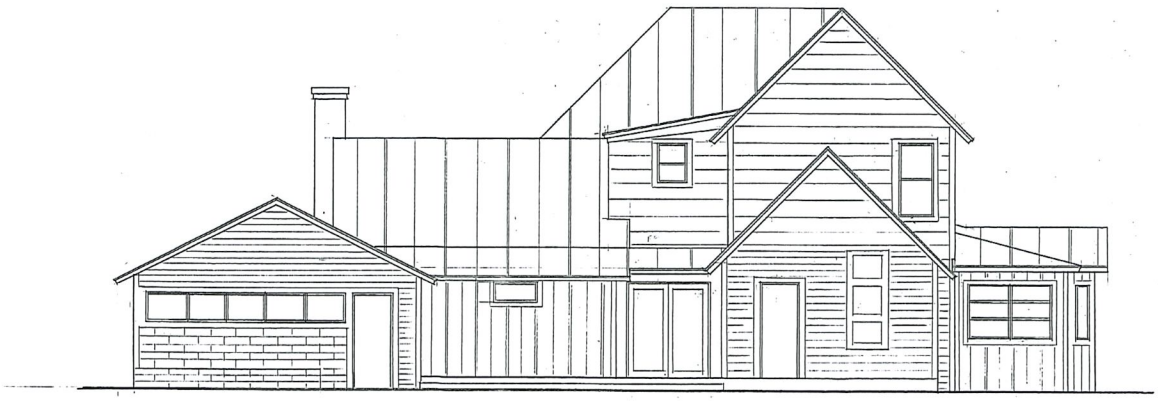
PROJECT NUMBER 22.120

DATE



AS-BUILT REAR ELEVATION

1/4"



AS-BUILT FRONT ELEVATION

1/4"

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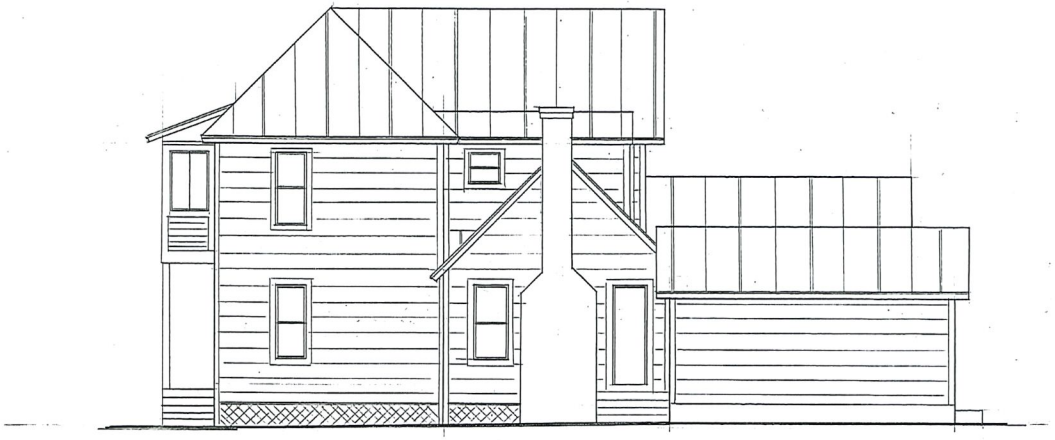
A-3 of 8

PROJECT NUMBER E2212a

DATE



AS-BUILT RIGHT SIDE ELEVATION



AS-BUILT LEFT SIDE ELEVATION

1/4"

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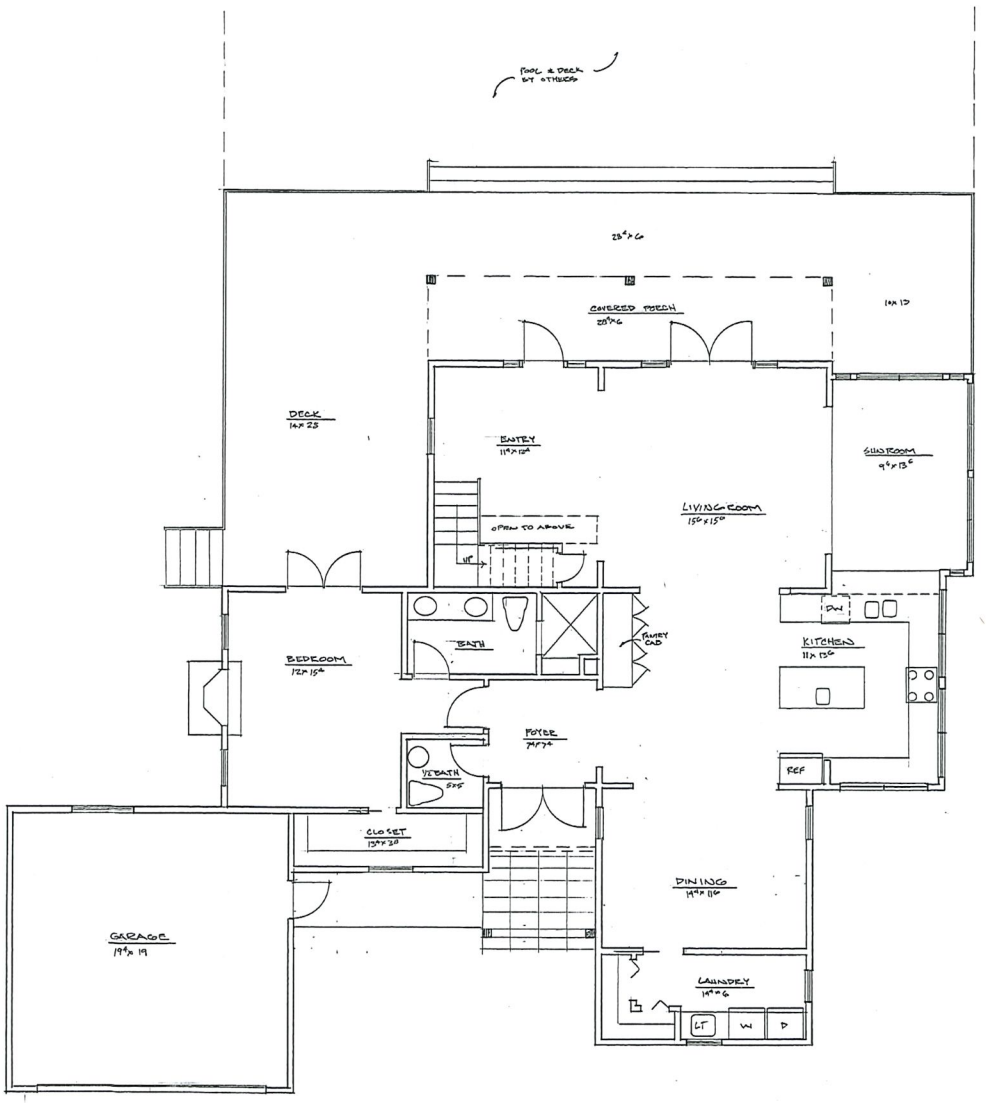
PROJECT NUMBER 2212.0

DATE



RENOVATION
FIRST FLOOR PLAN

1/4"

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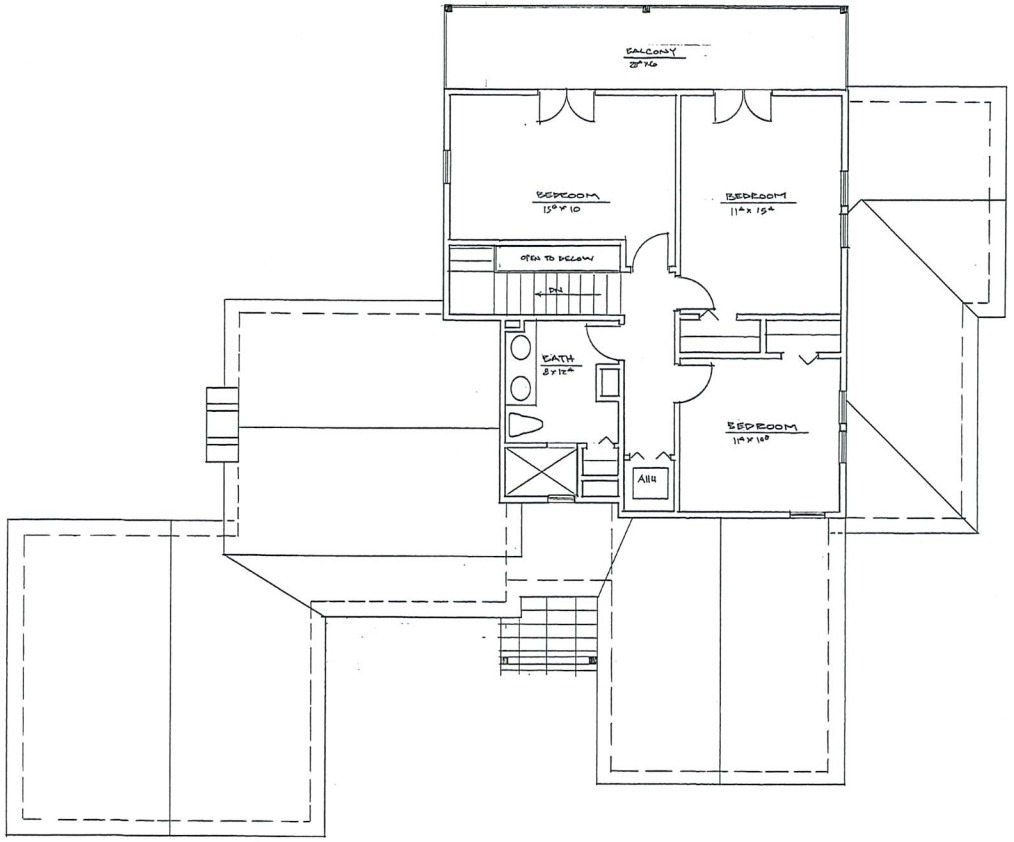
PROJECT NUMBER 22120
DATE



RENOVATION
SECOND FLOOR PLAN

1/4"

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PROJECT NUMBER 22120
DATE

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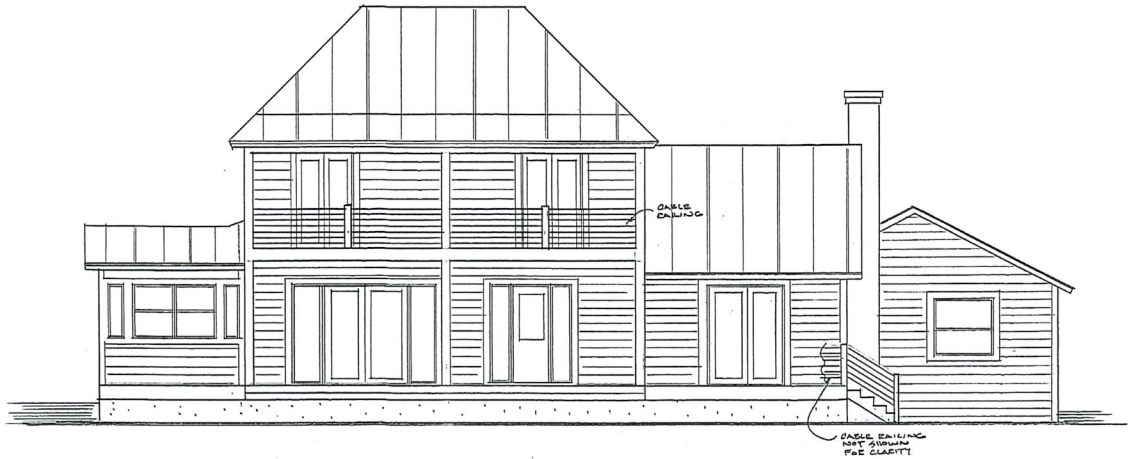
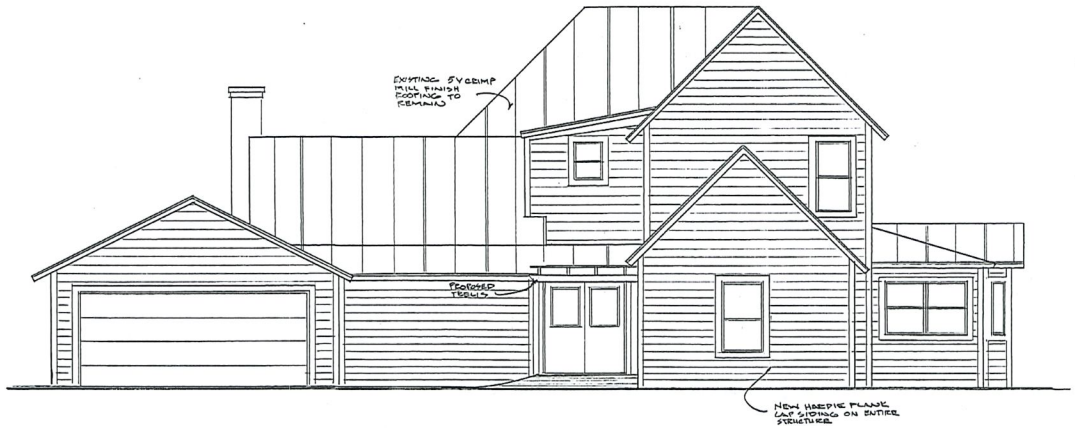


PROPOSED REAR ELEVATION

1/4"



PROPOSED FRONT ELEVATION

1/4"

COLOR CHART

BODY	SHERWIN-WILLIAMS WHITE
TRIM	SHERWIN-WILLIAMS BLACK
FRONT DOORS	MAHOGANY WHITE LEADED GLASS
GARAGE DOOR	GRAIN SLATE
METAL ROOF	GALVALUME MILL FINISH

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NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-7 OF 8

PROJECT NUMBER R 22 120

DATE



PROPOSED RIGHT SIDE ELEVATION

1/4"



PROPOSED LEFT SIDE ELEVATION

1/4"

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REVISIONS

NO.	DATE	REVISION

KEY PLAN

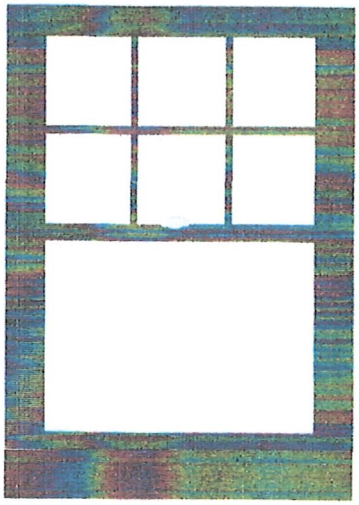
SHEET TITLE / SHEET NUMBER

A-8 OF 8

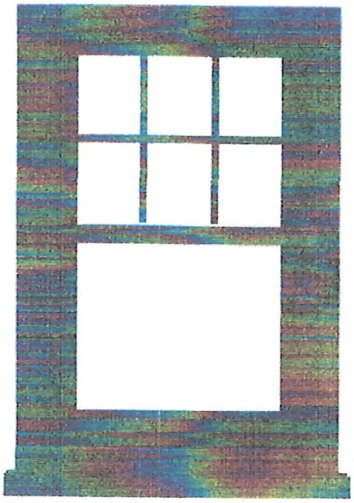
PROJECT NUMBER 22120
DATE

ANDERSEN WINDOWS & DOORS

400 SERIES DOUBLE-HUNG WINDOW



Interior



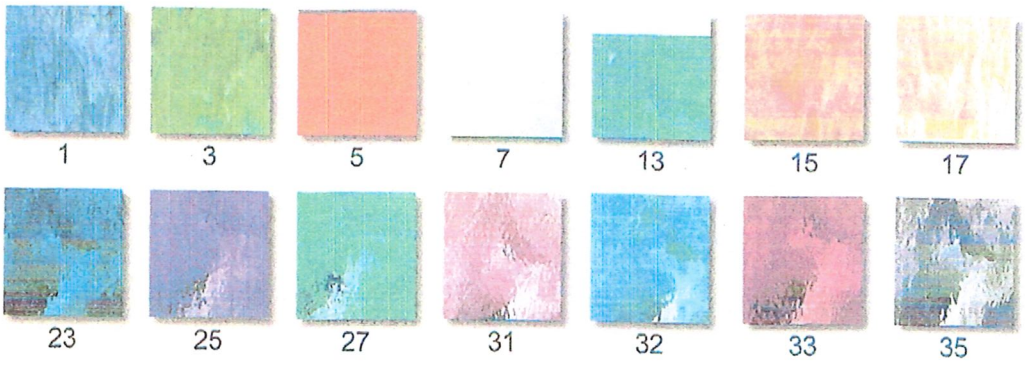
Exterior

Summary

Product ID#	TW2636
Unit Width	31 5/8"
Unit Height	44 7/8"
Interior Color	Black
Glass	Low-E4® Glass
Hardware	Standard Lock and Keeper, Black
Optional Hardware	None
Grille Pattern	Colonial - Top Sash Only
Grille Width	3/4"
Exterior Color	Black
Exterior Trim Profile	2" Brick Mould w/ Sill Nose
Exterior Trim Color	Black

Art Glass Options

Color Glass Options



1 - Steel Blue Whispy Opal
3 - Dark Green Whispy Opal
5 - Red Whispy Opal
7 - Cloud White Opal
13 - Whispy Teal
15 - Medium Gold
17 - White Light Amber
23 - Steel Blue Water
25 - Grape Water
27 - Teal Water
31 - Pale Rose Water
32 - Sky Blue Water
33 - Light Purple Water
35 - Gray Water

Texture Glass Options

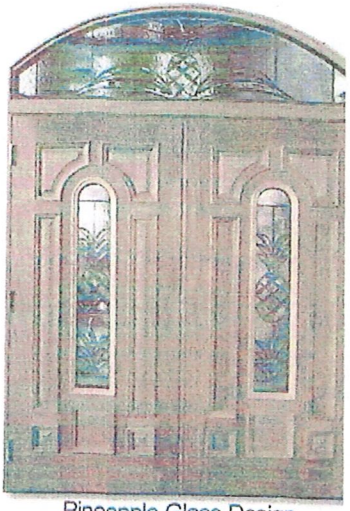


Sandblast | Clear Baroque | Frosted Delta | Clear Seedy | Glue Chip | Clear Chord | Double Granite | Clear Water | Reeded (1

Caming Options



With Signature Door, customizing your glass has never been easier! We can send you a line drawing upon request, and you indicate the areas to be changed.



Pineapple Glass Design

FRONT DOORS

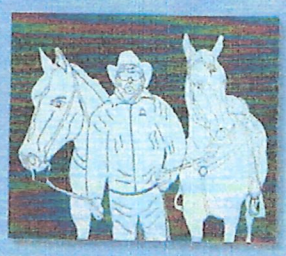


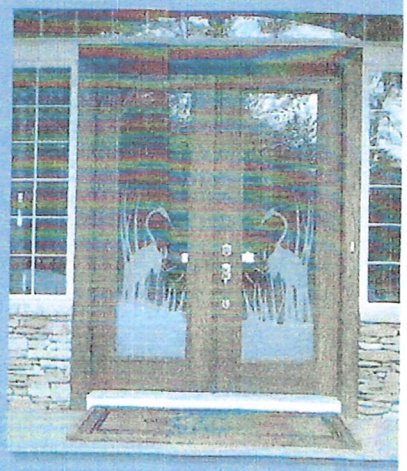
Custom Sandblasting

Add a touch of personality to your glass with our sandblast designs or come up with your own. Etch your name, house number or family crest into your decorative glass.

Signature's soft 2-dimensional etching adds beauty to any design.

Scan for more info.

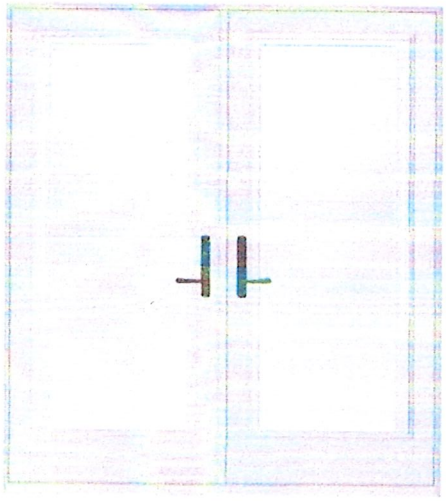




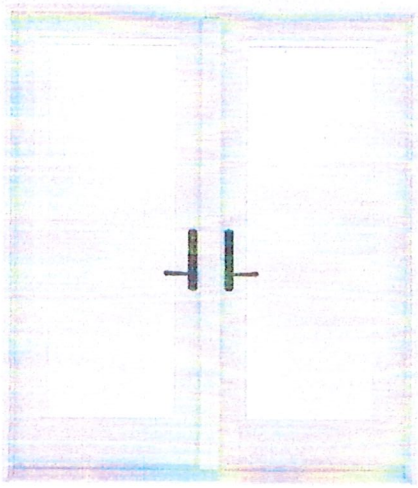
sales@SignatureDoor.com 800-741-2265

ANDERSEN WINDOWS & DOORS

400 SERIES FRENCHWOOD® HINGED PATIO DOOR



Interior



Black Exterior

Summary

Product ID#	FWH6068
Unit Width	71 1/4"
Unit Height	79 1/2"
Interior Color	White
Glass	Low-E4® Glass
Hardware	Albany, Black
Blinds Between Glass	White Blinds
Grille Pattern	None
Exterior Door Color	White
Exterior Trim Profile	2" Brick Mould
Exterior Trim Color	White

#1 Home Improvement Retailer

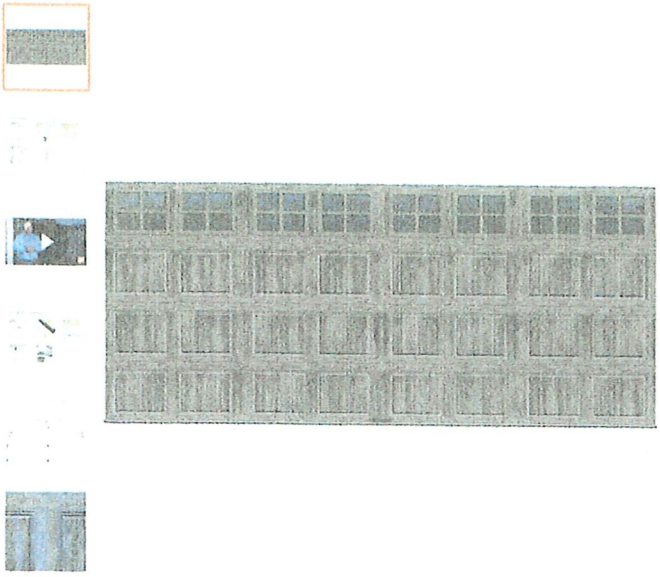
You're shopping Ft Pierce
OPEN until 10 pm
Delivering to 34947
Search
Cart | 0 items

Home / Doors & Windows / Garage Doors

Internet #305732640 Model #GR2SU_SLG_SQ22 Store SKU #1003054418

Clopay
Gallery Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated Ultra-Grain Slate Garage Door with SQ22 Window

★★★★★ (76) Questions & Answers (3)



Hover Image to Zoom

$3782.24

$631.00 /mo* suggested payments with 6 months' financing Apply Now

Garage Door Size: 16 ft x 7 ft
8 ft x 7 ft | 16 ft x 7 ft

How to Get It

Delivering to: 34947 | Change

Store Pickup
Unavailable at Ft Pierce
Check Nearby Stores

Ship to Home
Not available in Florida
Change Zip

Scheduled Delivery
Not available for this item

Live Chat
Feedback

We found similar options you might like



Clopay Classic Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated White Garage Door with Plain Windows
★★★★★ (279)
$2914.80

Clopay Gallery Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated Ultra-Grain Slate Garage Door with SQ24 Window
★★★★★ (42)
$3782.24

Clopay Gallery Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated Solid Ultra-Grain Walnut Garage Door
★★★★★ (131)
$3360.00

Clopay Classic Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated Solid White Garage Door
★★★★★ (309)
$2213.40

Clopay Gallery Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated White Garage Door with SQ24 Window
★★★★★ (141)
$4084.50

Clopay Classic Collection 16 ft. x 7 ft. Non-Insulated White Garage Door with Plain Windows
★★★★ (99)
$1493.10

Clopay ft. x 7 ft Intellico Ultra-G
★★★
$320

Product Overview



DESIGN, VISUALIZE, & ORDER YOUR CUSTOM GARAGE DOOR

Customize your garage door with our Clopay Design Tool

Clopay Garage Doors featuring Intellicore insulation technology represent the ultimate smart choice for homeowners. Clopay Intellicore is proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, while its industry leading R-values provide year-round comfort and improved energy efficiency. This door also features Clopay ultra-grain, a painted steel surface simulating a real stained door without the hassles of staining and the ongoing maintenance of wood. Clopay very best door.

Additional Resources

From the Manufacturer

Installation, Service & Rentals

DIY Projects & Ideas

Prepared by and return to:
Brian T. Anderson, Esq.
Attorney at Law
Becht Anderson LLP
321 S. 2nd Street
Fort Pierce, FL 34950
772-465-5500
File Number: **Wilhocapa**

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 5067641 07/11/2022 02:19:28 PM
OR BOOK 4856 PAGE 722 - 723 Doc Type: DEED
RECORDING: $18.50
Doc Tax: $3850.00

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Warranty Deed

This Warranty Deed made this **8th** day of **July, 2022** between **Wilhocapa Inc., a Florida corporation** whose post office address is **2931 North Indian River Drive, Fort Pierce, FL 34946**, grantor, and **Marc D. McAteer and Karen A McAteer, husband and wife** whose post office address is **411 WALNUT ST #17680, Green Cove Springs, FL 32043**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County**, **Florida** to-wit:

All that part of Lot 4, Block A, situate and being West of India River Drive, of W.F. Richards and James E. Andrews Subdivision of Lots 3, 4, 5 and 6, East of the Florida East Coast Railway of Tyler's Subdivision of Lot 4, Section 10, Township 35 South, Range 40 East, being Andrews and Richards Addition to Fort Pierce, according to Plat recorded in Plat Book 1, Page 191, St. Lucie County, Florida.

Parcel Identification Number: 2410-808-0006-000-7

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, 2021**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Edward W. Bechit

Witness Name: Brian Anderson

Wilhocapa, Inc.

By: Beth P Hoskins
Beth P. Hoskins, President

(Corporate Seal)

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 8th day of July, 2022 by Beth P. Hoskins, President of Wilhocapa, Inc., on behalf of the corporation. She [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

BRIAN T. ANDERSON
Commission # HH 125352
Expires May 3, 2025
Bonded Thru Budget Notary Services

Notary Public, State of Florida

Printed Name: _____

My Commission Expires: _____

DoubleTime®

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 5067640 07/11/2022 02:19:28 PM
OR BOOK 4856 PAGE 720 - 721 Doc Type: AFF
RECORDING: $18.50

Prepared by and return to:
Brian T. Anderson, Esq.
Attorney at Law
Becht Anderson LLP
321 S. 2nd Street
Fort Pierce, FL 34950
772-465-5500
File Number: **Wilhocapa**

[Space Above This Line For Recording Data]

Title Affidavit
(Seller)

Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned ("Affiant"), who, after being by me first duly sworn, depose(s) and say(s) that:

1. **Wilhocapa Inc., a Florida corporation** ("Seller"), is the owner of and is selling the following described property to **Marc D. McAteer and Karen A McAteer, husband and wife** ("Buyer"), to wit:

   All that part of Lot 4, Block A, situate and being West of India River Drive, of W.F. Richards and James E. Andrews Subdivision of Lots 3, 4, 5 and 6, East of the Florida East Coast Railway of Tyler's Subdivision of Lot 4, Section 10, Township 35 South, Range 40 East, being Andrews and Richards Addition to Fort Pierce, according to Plat recorded in Plat Book 1, Page 191, St. Lucie County, Florida.

   Parcel Identification Number: 2410-808-0006-000-7

2. Affiant, Beth P. Hoskins, is the President of Wilhocapa, Inc. (the Corporation) and has personal knowledge of the facts recited herein. The Board of Directors of the Corporation has ratified and approved the subject transaction and authorized Affiant to to execute any and all documents with respect thereto. The subject transaction does not represent the sale of all, or substantially all, the assets of the Corporation. The shareholder(s) of said Corporation have also authorized and approved the subject transaction. The Corporation is duly incorporated, existing and operating under the laws of the State and Florida, and is in good standing under the laws of said State from the date of acquisition of the above-described real property through the date of the subject transaction. The Corporation has not been dissolved or otherwise terminated.

3. All recording references set forth herein are to the Public Records of **Saint Lucie County**, **Florida**, unless otherwise noted. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **Becht Anderson LLP** and **Old Republic National Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds **Becht Anderson LLP** and **Old Republic National Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorney's fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Wilhocapa, Inc.

By: Beth P Hoskins
Beth P. Hoskins, President

(Corporate Seal)

State of Florida
County of Saint Lucie

The foregoing instrument was sworn to and subscribed before me by means of [X] physical presence or [_] online notarization, this 8th day of July, 2022 by Beth P. Hoskins, President of Wilhocapa, Inc., on behalf of the corporation. She [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

BRIAN T. ANDERSON
Commission # HH 125352
Expires May 3, 2025
Bonded Thru Budget Notary Services

Notary Public, State of Florida

Printed Name: _____

My Commission Expires: _____

Closing Affidavit
(Buyer)

Before me, the undersigned authority, personally appeared **Marc D. McAteer and Karen A McAteer, husband and wife** ("Affiant"), who being by me first duly sworn, on oath, depose(s) and say(s) that:

1. **Marc D. McAteer and Karen A McAteer, husband and wife** ("Buyer"), is purchasing the following described property from **Wilhocapa Inc., a Florida corporation** ("Seller"), to wit:

   All that part of Lot 4, Block A, situate and being West of India River Drive, of W.F. Richards and James E. Andrews Subdivision of Lots 3, 4, 5 and 6, East of the Florida East Coast Railway of Tyler's Subdivision of Lot 4, Section 10, Township 35 South, Range 40 East, being Andrews and Richards Addition to Fort Pierce, according to Plat recorded in Plat Book 1, Page 191, St. Lucie County, Florida.

2. Buyer's marital status as reflected in this affidavit and the other closing documents is true and correct. The Buyer is of legal age and has never been adjudged incompetent. There are no matters pending against the Buyer that could give rise to a lien that would attach to the property prior to the recording of the interests to be insured, and Buyer has not and will not execute any instrument (nor permit any action to be taken) that would adversely affect the title or interests to be insured. There are no judgments or liens against Buyer and no bankruptcy proceedings are currently pending with respect to Buyer. That if in possession, Buyer's possession of said property has never been questioned by any person whomsoever, and all other persons now residing on the property are Buyer's tenants or members of Buyer's family who have no interest whatsoever in said lands.

3. To the best of Buyer's knowledge, information, and belief: (a) within the past 90 days there have been no improvements, alterations, or repairs to the above described property for which the costs thereof remain unpaid, and that within the past 90 days there have been no claims for labor or material furnished for repairing or improving the same, which remain unpaid; (b) there are no actual or potential mechanic's, materialmen's, or laborer's liens against the property; (c) there are no tenancies, leases or other occupancies (oral or written) affecting the property; (d) no other person or entity has any contract to purchase, option to purchase, right of first refusal, or other potential claim of right to purchase the property.

4. Buyer knows of no violations of municipal ordinances pertaining to the property, or any action or proceeding relating to the property which is pending in any court, nor does the Buyer know of any judgment, tax lien, or matter of any nature whatsoever which could create a lien or charge upon the property. Buyer has no knowledge of any matters that could or does create a cloud on the title to the subject property.

5. There are no matters pending against the Buyer that could give rise to a lien that would attach to the property between the effective date of commitment and the recording of the interest to be insured. Borrower has not and will not execute any instruments that would adversely affect the interest to be insured.

6. There are no actions or proceedings now pending in any State or Federal Court to which the Buyer is a party, including but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments, bankruptcies, liens or executions of any nature which constitute or could constitute a charge or lien upon said property.

7. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **Becht Anderson LLP** and **Old Republic National Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein.

8. Buyer hereby holds **Becht Anderson LLP** and **Old Republic National Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. Buyer is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Buyer has read, or heard read, the full facts of this Affidavit and understands its context.

9. Affiant recognizes and has been advised that the closing agent, **Becht Anderson LLP**, will prepare all documents in accordance with the Contract and closing instructions, however legal advice has only been given to the SELLER(S) in this transaction. All other parties are free to consult their personal attorney prior to closing or to request the closing to be postponed to allow time to review the transaction. Where a lending institution is involved, advice may be given to the lender regarding security documents which would not be for the benefit of the borrower.

10. That unless a survey was requested, completed, and available prior to closing, the Closing Agent has made no review of compliance relative to side yards or setbacks. Where a survey is furnished, review of compliance is limited to physical matters such as side yards and setbacks disclosed on the survey necessary for insurance of title purposes only. Affiant acknowledges the right to inspect any improvements and by executing this affidavit indicates satisfaction with the conditions of said improvements.

11. Affiant acknowledges that Affiant has been advised that the Closing Agent has not physically inspected the property and has made no review or analysis as to consistency with any Comprehensive Plan, Zoning Regulations, or Land Development Regulations. Title insurance concerns itself with ownership and encumbrance issues and does not insure as to *use* issues raised by government regulations. The undersigned has satisfied himself of the suitability of the property for his intended purposes.

12. That Closing Agent has made no representations that the subject property is suitable or permitted for the Affiant's intended use.

13. That for and in consideration of the above-referenced Closing Agent this date closing the pending transaction, Affiant agrees, if requested by the Closing Agent, to fully cooperate and adjust for clerical or funding errors, any and all closing documentation if deemed necessary or desirable in the reasonable discretion of the Closing Agent to completely and professionally consummate the transaction in accordance with generally accepted Real Estate and Closing Standards. It is acknowledged that the Closing Agent must assure that the closing documentation executed this date will conform and be acceptable in the market place in the instance of transfer, sale, or conveyance of any party's interest in and to said documentation of transaction.

14. Affiant has been advised that if the property is going to be the Affiant's homestead, Affiant MUST file for homestead exemption at the County Property Appraiser's Office prior to March 1st of the following year. Affiant further understands that the Closing Agent places on the Deed the address provided in the Contract and it is to this address that the TAX BILL will be mailed. It is the Affiant's responsibility to verify this address or to notify the Property Appraiser's Office of an alternate. If the closing takes place AFTER July 1st, that year's tax bill MAY be forwarded to the Seller(s). Affiant can either obtain a DUPLICATE tax bill from the County Tax Collector's Office or from the Seller(s). It will be Affiant's responsibility for payment of the real estate taxes for the year of closing.

    If the property is to be use for agricultural purposes, the purchasers MUST apply for agricultural exemption and understands that the Seller's exemption is not automatically transferred.

15. If different from the address shown on the deed, the following address should be used to forward documents following the closing:

    _____.

16. Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant has read, or heard read, the full facts of this Affidavit and understand its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

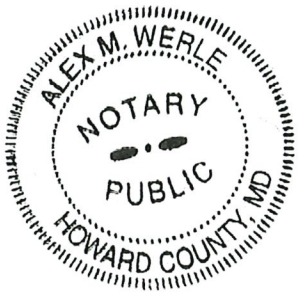
Marc D. McAteer

Karen A McAteer

State of MARYLAND
County of HOWARD

The foregoing instrument was sworn to and subscribed before me by means of [X] physical presence or [_] online notarization, this 7 day of July, 2022 by Marc D. McAteer and Karen A McAteer, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Alexander M Werle

My Commission Expires: 12/11/2025

Technical Review Committee **1. d.**

Meeting Date: 11/17/2022

REQUESTED ACTION

Site Plan, Design Review and Conditional Use - Aria Apartments - 3000 Okeechobee Road

LOCATION

3000 Okeechobee Road

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director
Ryan Altizer, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 11/02/2022 06:52 PM
Final Approval Date: 11/03/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Assistant Planning Director
RE	:	Technical Review Project: #22-07000024
BOARD DATE	:	November 17, 2022

Site Plan (Development & Design Review) & Conditional Use – Aria Apartments – 3000 Okeechobee Road

Aria Apartments Future Land Use Map Amendment, Zoning Atlas Amendment, Site Plan and Conditional Use (for Innovative Residential Development) was approved by the City of Fort Pierce City Commission on October 5, 2020. The Site Plan and Conditional Use expired one year later during the COVID 19 pandemic recovery. The developer, Arrow Investment Group, LLC, now requests the reconsideration of the approved and expired Site Plan and Conditional Use. No changes are proposed from the original approved Plan, consisting of 112 multifamily units and associated amenities on a 6.796 acres parcel facing Okeechobee Road.

Please review and provide comments on this application. Please send all comments to the following emails raltizer@cityoffortpierce.com, 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 Ryan Altizer, should you require any additional information or clarification at 772-467-3742.

Thank You,

Vennis Gilmore
Assistant Planning Director

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
OCT 31 2022
CITY OF FORT PIERCE
PLANNING & ZONING

DEVELOPMENT REVIEW

Property Information

Property address or Location 3000 Okeechobee Road

Parcel ID #(s) 2417-504-0020-001/6

Project description Innovative Multifamily Residential development of 112 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: 112 Proposed Sq. Ft.:_____ Site Acreage: 6.796

Arrow Investment Group, LLC	Leslie Olson, AICP, Principal, District Planning Group
Property Owner(s)	**Applicant/Representative, Title, Company**
4512 N. Flagler Dr. Ste. 206	130 South Indian River Drive Ste. 202
Street Address	Street Address
West Palm Beach FL 33407	Fort Pierce FL 34950
City State Zip	City State Zip
(561) 249-1684	(772) 882-5811
Phone Number	Phone Number
capitalinvestments@usa.com	leslie@districtplanninggroup.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.*

ARROW INVESTMENT GROUP

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 3000 Okeechobee Road

Parcel ID #(s) 2417-505-0020-001/5

Project description Innovative Multifamily Residential development of 112 units

Arrow Investment Group, LLC
Property Owner(s)

4512 N. Flagler Dr. Ste. 206
Street Address

West Palm Beach FL 33407
City State Zip

(561) 249-1684
Phone Number

capitalinvestments@usa.net
Email Address

Leslie Olson, AICP, Principal, District Planning Group
Applicant/Representative, Title, Company

130 South Indian River Drive, Ste. 202
Street Address

Fort Pierce FL 34950
City State Zip

(772) 882-5811
Phone Number

leslie@districtplanninggroup.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)

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For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

Design Review Application Checklist
(City Code of Ordinances 125-314)

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Single Family	RL - Low Density Residential	R2 - SIngle Family Intermediate Density
South	Commercial	GC - General Commercial	C3 - General Commercial
East	Commercial	GC - General Commercial	C3 - General Commercial
West	Commercial/Religious Institution	RM - Medium Density Residential GC - General Commercial	R4 - Medium Density Residential C3 - General Commercial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC - General Commercial	C3 - General Commercial	1.0 FAR = 296,033 SF	6.796 acres	
****Proposed**	RM - Medium Density Residential	R4 - Medium Density Residential	12 du/ac + 5 du/ac bonus per FLUE Policy 1.1.5 = 17du/ac = 115 units	6.796 acres	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 29,900
**Proposed Zoning/FLU	Total gallons per day 37,004
**Change in Demand	Total gallons per day -7,104

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 29,900
**Proposed Zoning/FLU	Total gallons per day 29,603
**Change in Demand	Total gallons per day +297

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	884.54	890.52	+5.98
Urban District	5 acres per 1,000 people	221.14	222.63	+1.49
Community	2.5 acres per 1,000 people	110.57	113.32	+0.75
Neighborhood	1.36 acres per 1,000 people	60.15	60.56	+0.41

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	Chester A Moore Elementary/Dan McCarty Middle	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	0.5-0.8 mile	0.5 mile
Current Zoning/FLU Enrollment Demand	N/A	N/A
****Proposed Zoning/FLU Enrollment Demand**	34.01	79.35
****Change in Demand**	+34.01	+79.35

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	Demand for commercial not listed above
****Proposed Zoning/FLU**	16 yards
***Change in Demand**	Need demand for commercial

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	See drainage report provided with submittal.

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	8,300	65/83
****Proposed Zoning/FLU**	609	38/49
***Change in Demand**	Trips	Trips
Impact to Capacity	-7,691	-27/-34

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: 112 Single Family: Multifamily: 112					
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		112	6.796	03/21	03/22
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

DISTRICT PLANNING GROUP

PROJECT NARRATIVE

Aria Apartments

3000 Okeechobee Road

October 18, 2022

Summary

Aria Apartments Future Land Use Map Amendment, Zoning Atlas Amendment, Site Plan and Conditional Use (for Innovative Residential Development) was approved by the City of Fort Pierce City Commission on October 5, 2020. The Site Plan and Conditional Use expired one year later during the COVID 19 pandemic recovery. The developer, Arrow Investment Group, LLC, now requests the reconsideration of the approved and expired Site Plan and Conditional Use. No changes are proposed from the original approved Plan, consisting of 112 multifamily units and associated amenities on a 6.796 acres parcel facing Okeechobee Road.

Site

The site (Parcel ID 2417-505-0020-001/5) is 6.796 acres of previously cleared vacant land whose vegetation is primarily invasive with some Sabal palms, and a very small wetland area on the western property line adjacent to an existing drainage ditch. On October 5, 2020, the City Commission approved a Future Land Use designation of RM, Residential Medium, and a Zoning of R-4, Medium Density Residential, for this site.



Adjacent Properties

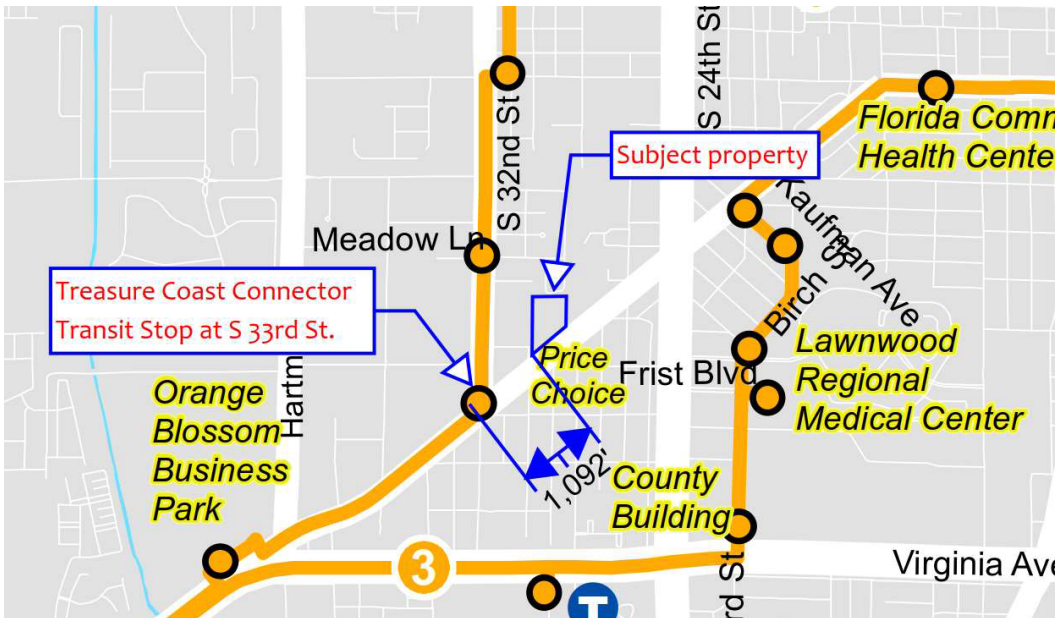
The property faces SR 70, Okeechobee Road, to the south and is adjacent to a mix of commercial and institutional/church uses to the west, commercial use to the east, and vacant single-family lots to the north.

	FUTURE LAND USE	ZONING	USE	JURISDICTION
SOUTH	GC	C-3	Commercial	Fort Pierce
WEST	GC & RM	C-3 & R-4	Institutional & Commercial	Fort Pierce
EAST	GC	C-3	Commercial	Fort Pierce
NORTH	RL	R-2	Vacant single-family lots	Fort Pierce

Project Details

Density

This project was approved for 112 units on 6.796 acres for a density of 16.48 dwelling units per acre. While this exceeds the City's Future Land Use RM density of 6.5 – 12 du/ac, the City's Comprehensive Plan, Policy 1.1.7, provides for up to 5 units per acre as a density bonus for those developments sited within ¼ mile of a transit stop. A transit stop is located less than ¼ mile from the subject site at 32nd Street and Okeechobee Road. This close proximity provides for an RM Future Land Use density of 17 units per acre at this site.



With respect to zoning, the Medium Density Residential Zone (R-4) allows for a maximum density of ten (10) du/ac for conventional developments and twelve (12) du/ac for innovative developments. The Applicant proposes a Conditional Use to allow an "Innovative Residential Development" as demonstrated in the "Innovative Residential Development/Conditional Use Approval" section of this narrative which utilizes the additional density allowed for such developments (12 du/ac) for the purposes of this application. Maximum density has been calculated at 17 du/ac based on the 12 du/ac allowed with an innovative development, plus the additional five (5) du/ac density bonus authorized by Policy 1.1.7 of the Comprehensive Plan for developments within a ¼ mile of a transit stop.

Development Program

The Project involves a multifamily apartment complex consisting of 112 dwelling units ranging from one (1) to three (3) bedrooms in five (5) buildings. Four (4) of the buildings will be three (3) stories and the fifth building will be two (2) stories. A clubhouse, pool area and other amenities listed below are also proposed.

Design Intent and Amenities

This project intends to create an innovative, walkable and compact multifamily development with quality architecture, landscaping and amenities that sets a new standard for the Okeechobee Road corridor, increases property values and creates an inviting sense of place for its residents. Four (4) of the residential buildings are arranged around a central lake which acts as an amenity for the Project. The lake features a fountain and littoral plantings to enhance the amenity, and a walking path will be constructed around the entire lake with benches so that residents can enjoy the lake views and recreate/exercise around the lake. The entrance roundabout features a specimen tree as a focal point and acts to calm traffic, create visual interest and beautify the entrance. Parking and dumpsters are evenly and conveniently distributed throughout the Project. Other amenities include: a clubhouse with a fitness center, kitchen, multipurpose room, restrooms and a covered area over the pool deck for shade lounging; a passive park with picnic tables, benches and shade trees; a large pool with seating

areas and planters; a tot lot with playground equipment and fenced dog park. Additionally, Building 1 and the clubhouse have been placed adjacent to the primary road to form the street front, which also screens the parking area from the adjacent roadway.

Architecture

Both the two-story and three-story buildings are designed in a contemporary style that mirrors current trends in many residential projects. The building footprints allow refinement of the building mass, reducing the sense of scale and creating a more visually engaging facade. The fenestration utilizes contemporary features and materials, including cantilevered balconies, horizontal railings, variations in roof types and heights, metal eyebrow shades, alternating faux-wood horizontal siding and smooth stucco to differentiate wall panels. The color and material palette is contemporary and blends cohesion and contrast, using white for trim, window frames, walls, sun shades and railings; light grey for wall panels, medium grey for the faux wood siding and dark grey for the flat concrete roof tiles.

The maximum height allowed in the Medium Density Residential (R-4) zoning district is 45'-0". The maximum height of the tallest proposed building is 39'-0". Mechanical equipment will be located on the roof and screened from view. A monument sign is proposed on the south side of the project entrance, and details regarding said sign are provided with this submittal on "Sheet A-1 – Entry Monument." The design of the monument sign incorporates the same colors and materials as the buildings on site and has been sized in accordance with the City's requirements for residential development signage.

Landscaping & Tree Mitigation

The Applicant has committed to saving and/or relocating existing native trees on site, which include Pine, Live Oak and Cabbage Palm. The Tree Mitigation Plans provided with this submittal provide that:

(1) 155 cabbage palms will be relocated on site;
(2) 552" of trees will be removed to facilitate construction; and
(3) 316" of trees will be preserved in place.

This preservation total reflects 70" more than the total mitigation requirement of 236".

In addition to these generous preservation efforts, a dense landscape design above Code-required minimums is proposed, providing additional trees to satisfy the mitigation requirement and provide additional landscaping to satisfy the "Innovative Residential Development" requirements as further discussed in the "Innovative Residential Development/Conditional Use Approval" section of this narrative.

- Interior Trees Increased 196% beyond Code minimum: The Project requires 56 interior trees, where 166 interior trees are being provided (110 additional trees).
- Buffer Trees increased 22.3% beyond Code minimum: The project requires 112 buffer trees, where 137 trees are being provided (25 additional trees).
- A total of 137 additional trees are proposed on the Project.
- Tree Size increased by at least 10% beyond Code minimum size requirements: Additionally, the height of trees and palms proposed (Slash Pine, Bald Cypress, Live Oak, Japanese Blueberry, Crape Myrtle, Yellow Tabebuia, Royal Poinciana, Christmas Palm, Washington Palms, etc.) have been increased at time of planting to provide additional justification for the Innovative Residential Development proposal.
- Landscape Buffers along the west, north and east sides increased beyond the minimum 10-foot requirement to 20', 15' and 15' respectively, to further justify the project and provide additional buffering for adjacent properties.

The proposed landscape palette provides native vegetation and careful placement of trees to provide shade in open space areas, screening where required, planting of the littoral areas of the retention pond for aesthetics and enhanced aesthetics at the project entrance, residential buildings, clubhouse and other areas. A cabbage palm hammock is proposed at the southwest corner of the project, and a "Range Live Oak" is proposed at the roundabout at the project entrance to serve as a focal point.

Site Lighting

A photometric plan depicts the proposed exterior lighting within the project. Pole mounted lights and building lights are proposed to provide lighting within the parking areas and pedestrian walks, bollard lighting is provided at the passive park, and pedestrian-scale pole-mounted lights are provided within the pool area. All lighting will be high efficiency LED.

Stormwater

The proposed surface water management system collects stormwater runoff and directs it to the on-site detention area via a network of underground pipes. Stormwater is stored in the detention area and on surface for large, infrequent storm events. A small exfiltration system is provided to assist with pre-treatment prior to discharge. Finished floors will be protected from the 100-year 3-day storm event, and

roadways will be protected from the 10-year 1-day storm event. A perimeter berm will be established and retain the 25-year 3-day storm event on-site.

The drainage ditch along the west side of the property will lie outside the storage basin and act as the receiving body for controlled discharge. Water from the ditch will exit to the west via a culvert under South 31st Street into a City of Fort Pierce drainage ditch that runs west to and under South 33rd Street. At that point, the drainage system becomes part of North St. Lucie River Water Control District Canal 6 and stormwater flows west to Five Mile Creek.

Utilities

Potable Water and Fire Water supply will be provided through an 8" FPUA water main loop through the project with two connection points to the existing water main located within Okeechobee Road right-of-way. This system will be constructed to Fort Pierce Utility Authority standards and be turned over to the utility for operation and maintenance.

Sanitary sewer will be collected via a service from each building that connects to a sanitary main. The main directs flow to an on-site private lift station located near Building 1 at the southwest corner of the site. The lift station will pump flow to an existing manhole operated and maintained by Fort Pierce Utility Authority. The onsite sanitary system is proposed to be privately operated and maintained.

Traffic Impact

Included with this submittal is a traffic impact analysis for the Project (the "TIA"). The TIA concludes that:

(1) the roadway links are sufficient to accommodate the Project traffic in the AM and PM peak hours;
(2) the existing geometry at the intersections of S 25th Street & Okeechobee Road and Okeechobee Road and Virginia Avenue are expected to operate acceptably under existing, background and future total conditions; and
(3) an eastbound left turn lane is required. The Project plans provided with this submittal include the required eastbound left turn lane.

<u>Innovative Residential Development</u>

Section 22-82 of the City's Land Development Code contains the following standards applicable to multifamily residential developments that shall be satisfied in order to qualify for the two (2) additional dwelling units per acre and the related Conditional Use approval by the City. The Applicant's demonstration of compliance with said criteria is summarized as follows and listed below.

Purpose. Innovative residential developments are developments which achieve a more creative and imaginative housing environment than normally occurs by use of the clustering technique, by employing various other methods to achieve distinctiveness and excellence in siting, design and/or landscaping. Density bonuses and reductions in various building restrictions are used to encourage these developments.

Demonstration of Compliance. The project has been thoughtfully and carefully designed to create a more innovative development than what normally occurs. Factors that, in the opinion of the Applicant, qualify the project as an innovative residential development that are above-and-beyond a "normal" apartment building project and the minimum requirements of the City are as follows:

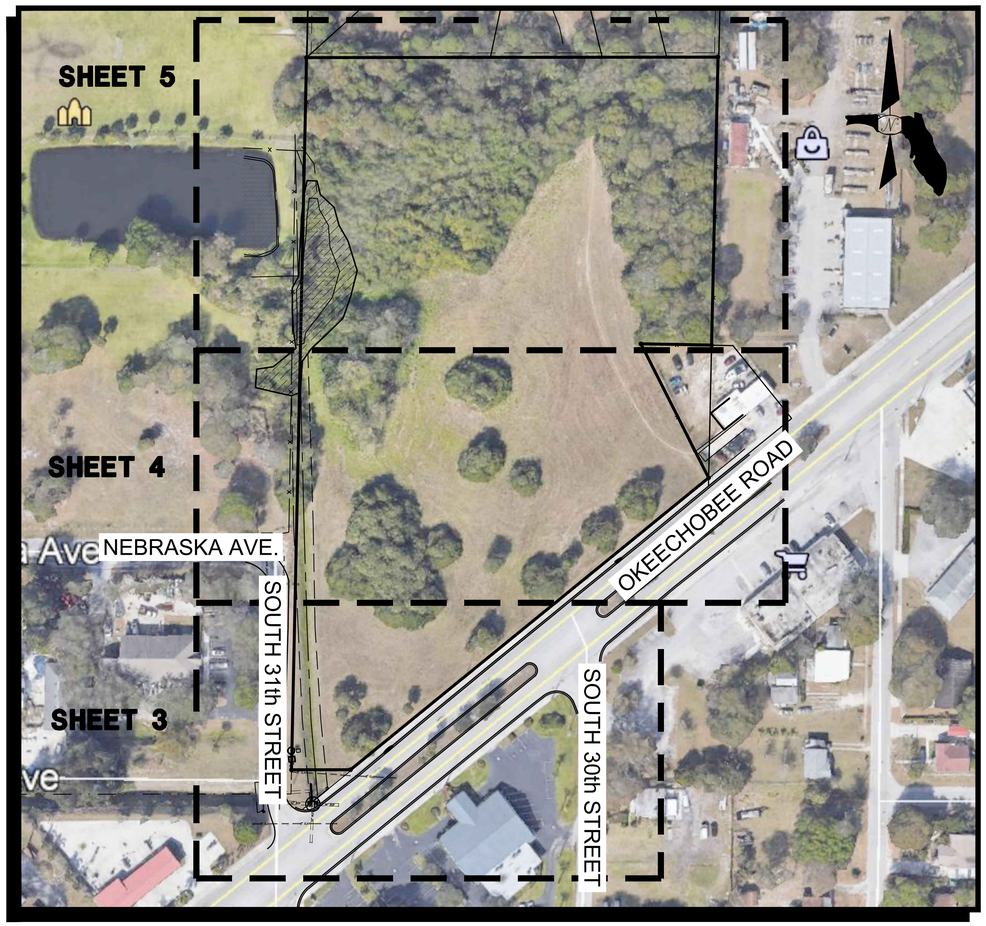
- Four (4) of the five (5) residential buildings have been clustered around a central retention lake which is proposed as an amenity (as opposed to a depressed grassed stormwater detention area).
- The fifth residential building and the clubhouse have been located adjacent to Okeechobee Road to provide visual interest and to screen the parking area from public view.
- The central lake will have a fountain and a walking trail with sitting areas.
- A passive park is proposed as a project amenity with picnic tables, benches and shade trees.
- A luxurious clubhouse with a multipurpose room, kitchen, and fitness center is proposed.
- A generously-sized pool and deck area decorated with planters is proposed.
- A fenced dog park and tot lot are provided as extra amenities.
- Pedestrian paths are provided throughout the project.
- A central roundabout with a large oak tree will serve as a focal point upon entry into the project.
- High quality architecture is proposed as discussed in the "Architecture" section of this narrative.
- A substantial number of trees and palms are either being preserved or relocated on site.
- The landscape buffer along the west side has been increased to 20 feet and the landscape buffers on the north and east sides have been increased to 15, where ten (10) feet is required on the sides and rear of the project.

CLOSING

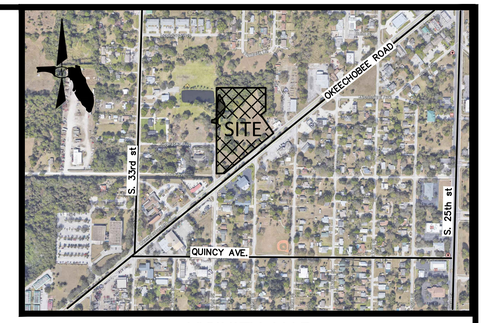
The Applicant respectfully requests the City's consideration and approval of the Aria Apartment's application based on the justification provided herein. The Applicant believes that the Project provides the type of development the City is seeking and believes that the Project will spur other redevelopments and improvements like this along the Okeechobee Corridor. The Applicant looks forward to working with the City to bring a high-quality project to Fort Pierce.

ST. LUCIE COUNTY
STATE OF FLORIDA

SKETCH OF BOUNDARY SURVEY
FOR
FORT PIERCE NORTH PROPERTY
OKEECHOBEE ROAD



KEY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS:
P.O.C.– POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
P.B. – PLAT BOOK
ORB – OFFICIAL RECORD BOOK
D.B. – DEED BOOK
PG. – PAGE
R/W – RIGHT–OF–WAY
R – RADIUS
Δ – CENTRAL ANGLE
A – ARC LENGTH
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
(P) – PLAT DIMENSION
(D) – DEED DIMENSION
(M) – MEASURED DIMENSION
℄ – CENTERLINE
IR – IRON ROD
IR/C – IRON ROD WITH CAP AS NOTED
C.M. – 4"x4" CONCRETE MONUMENT
PRM – PERMANENT REFERENCE MONUMENT
PCP – PERMANENT CONTROL POINT
N/D – NAIL & DISK
PK – PARKER KALON
NAD – NORTH AMERICAN DATUM
NAVD – NORTH AMERICAN VERTICAL DATUM
LB – LICENSED BUSINESS
WM – WATER MAIN
TOW – TOP OF WALL
INV – INVERT
DIP – DUCTILE IRON PIPE
PVC – POLYVINYL CHLORIDE PIPE
CMP – CORRUGATED METAL PIPE
CONC – CONCRETE
MON – MONUMENT
RCP – REINFORCED CONCRETE PIPE
HDPE – HIGH DENSITY POLYETHYLENE PIPE
EL. – ELEVATION

LEGAL DESCRIPTION (ORB 3204, PAGE 743):

BLOCK "D", LESS RIGHTS–OF–WAY, COLLIER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST, LUCIE COUNTY, FLORIDA;
THENCE RUN N 88°42'30"E, ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1/4, A DISTANCE OF 661.40 FEET TO THE WEST LINE OF BLOCK "D" OF COLLIER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 63, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;
THENCE RUN N 00°00'18" W, ALONG THE WEST LINE OF SAID BLOCK D, A DISTANCE OF 27.01 FEET, TO THE POINT OF BEGINNING;
THENCE CONTINUE N 00°00'18" W, A DISTANCE OF 796.62 FEET, TO THE NORTHWEST CORNER OF SAID BLOCK D;
THENCE RUN N 88°43'25" E, ALONG THE NORTH LINE OF SAID BLOCK D, A DISTANCE OF 460.00 FEET;
THENCE RUN S 00°04'02" W, A DISTANCE OF 470.52 FEET, TO THE NORTHERLY RIGHT–OF–WAY LINE OF OKEECHOBEE ROAD [STATE ROAD 70];
THENCE RUN S 49°35'30" W, ALONG THE SAID NORTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 516.56 FEET;
THENCE RUN S 88°42'30" W, A DISTANCE OF 65.96 FEET, TO THE POINT OF BEGINNING,
ALL LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPTING THE FOLLOWING:

A PORTION OF BLOCK "D", COLLIER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 63, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "D", SAID CORNER BEING SITUATED ON THE NORTHERLY RIGHT–OF–WAY LINE OF OKEECHOBEE ROAD [STATE ROAD 70];
THENCE, NORTH 28°00'23" W, A DISTANCE OF 167.87 FEET;
THENCE, NORTH 89°51'15" E, A DISTANCE OF 79.00 FEET TO THE EAST LINE OF SAID BLOCK D;
THENCE, SOUTH 00°04'02" W, ALONG SAID EAST LINE, A DISTANCE OF 148.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.
SAID LANDS SITUATE, LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J–17.051 THROUGH 5J–17.053, FLORIDA ADMINISTRATIVE CODE. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 30, 2019.
2. THE SURVEY WAS BASED ON INSTRUCTIONS FROM CLIENT, AND ST. LUCIE COUNTY SURVEY DEPARTMENT INFORMATION.
3. BEARINGS ARE BASED ON S49°35'30"W (DEED) ALONG THE NORTH RIGHT–OF–WAY OF OKEECHOBEE ROAD.
4. THE LEGAL DESCRIPTION IS RECORDED IN OFFICIAL RECORD BOOK 3204 PAGE 743.
5. AREA = 6.796 ACRES, MORE OR LESS.
6. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO.756647, DATED JULY 8, 2019.

   NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.

   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.
7. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
8. THE PROPERTY WAS VACANT AS OF THE DATE OF SURVEY. THE PROPOSED USE IS FOR SITE PLANNING.
9. ALL FIELD–MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1:7,500.
10. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR SITE PLANNING THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
11. 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.
12. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
    –ARROW INVESTMENT GROUP, LLC
    –LIGHTHOUSE GLOBAL INVESTMENTS, INC.
    –OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
13. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' (SHEET 2) AND 1"=50' (SHEETS 3–5), ON 24"x 36" SHEETS.
14. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
15. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
16. ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE REFERENCED TO ST. LUCIE COUNTY BENCHMARK "VIR 3–10", ELEVATION=17.47.
17. +10.0 DENOTES SPOT ELEVATION, REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
18. © COPYRIGHT 2019 BY BROWN & PHILLIPS, INC. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561–615–3988, 615–3991 FAX

DATE	REVISIONS	#
12/19/19	ADD WETLANDS & TREE CHART	1
3/12/20	ADD'L WETLANDS DATA	2

DRAWN: JAO
CHECKED: JEP
F.B.ST. LUCIE CO.
PAGES: 32 – 33

PROJ. No. 19–098
SCALE: N.T.S.
DATE: SEPT 2019
SHT. 1 OF 6

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: _____

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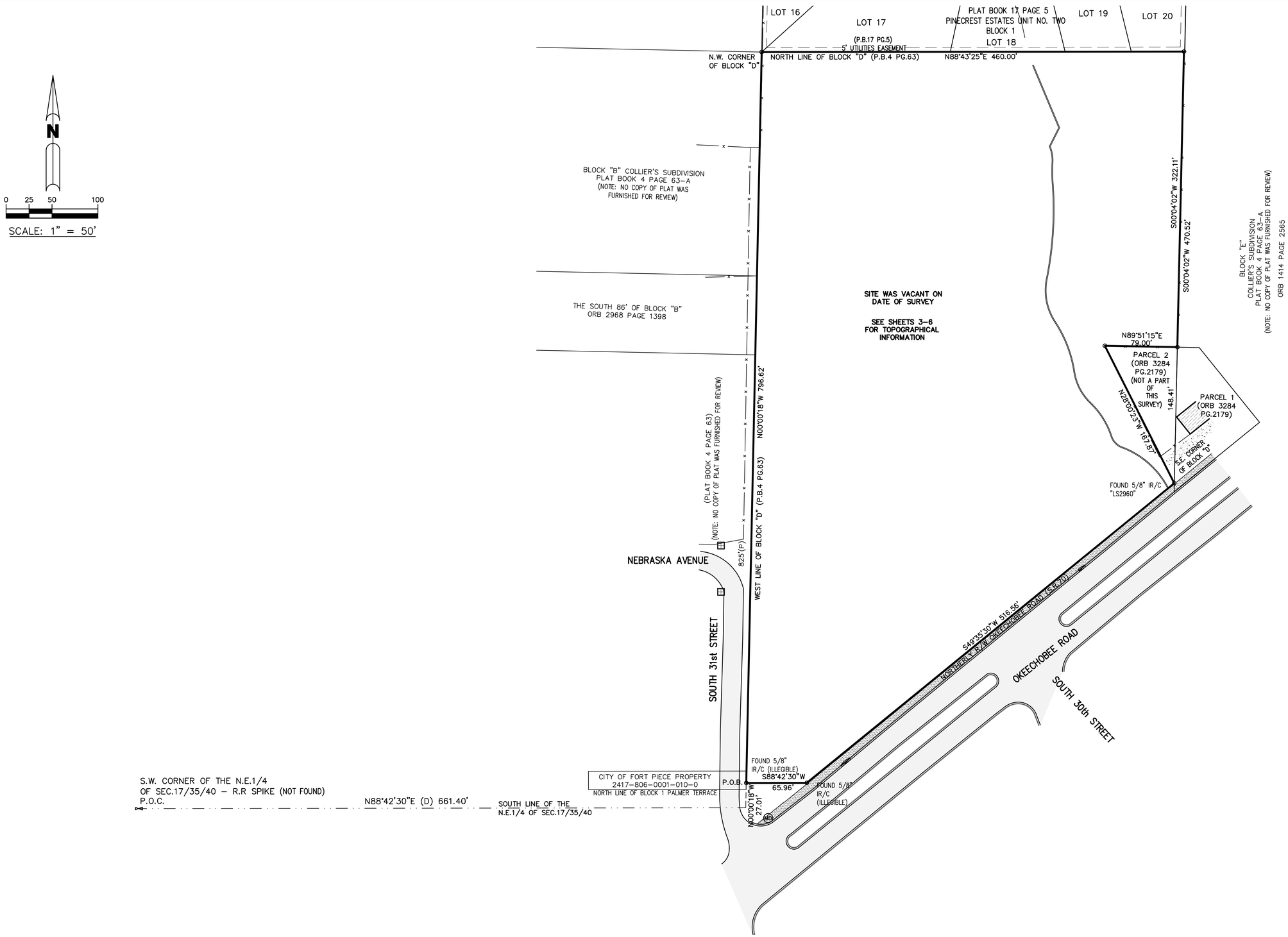


BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#

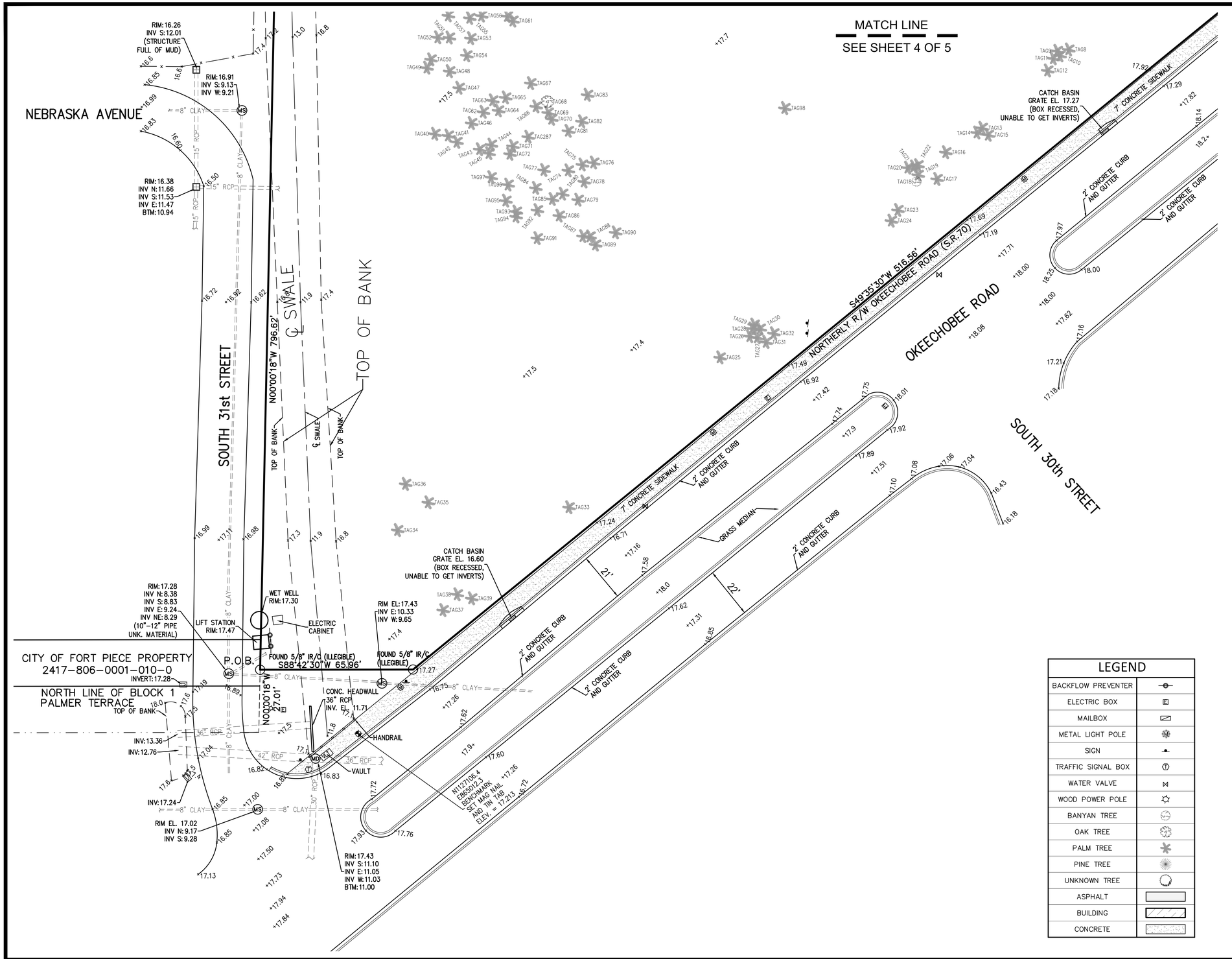
SKETCH OF BOUNDARY SURVEY

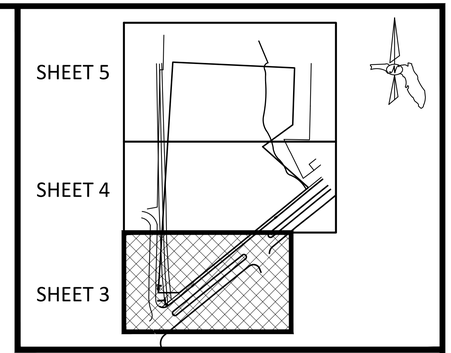
FORT PIERCE NORTH PROPERTY
OKEECHOBEE ROAD

DRAWN: JAO
CHECKED: JEP
F.B. ST. LUCIE Co.
PAGES: 32 - 33

PROJ. No. 19-098
SCALE: 1"=50'
DATE: SEPT. 2019
SHEET 2 OF 6

C:\Projects\Brown & Phillips\2019\19-098\19-098 Fort Pierce North Property Boundary Survey.dwg, 3/12/2020 10:39:42 PM, AutoCAD PDF (Smallest File).pc3





KEY MAP
NOT TO SCALE

N

0 10 20 40

SCALE: 1" = 20'

LEGEND	
BACKFLOW PREVENTER	
ELECTRIC BOX	
MAILBOX	
METAL LIGHT POLE	
SIGN	
TRAFFIC SIGNAL BOX	
WATER VALVE	
WOOD POWER POLE	
BANYAN TREE	
OAK TREE	
PALM TREE	
PINE TREE	
UNKNOWN TREE	
ASPHALT	
BUILDING	
CONCRETE	

ABBREVIATIONS:
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(D) - DEED DIMENSION
(M) - MEASURED DIMENSION
℄ - CENTERLINE
IR - IRON ROD
IR/C - IRON ROD WITH CAP AS NOTED
C.M. - 4"x4" CONCRETE MONUMENT
PRM - PERMANENT REFERENCE MONUMENT
PCP - PERMANENT CONTROL POINT
N/D - NAIL & DISK
PK - PARKER KALON
NAD - NORTH AMERICAN DATUM
NAVD - NORTH AMERICAN VERTICAL DATUM
LB - LICENSED BUSINESS
WM - WATER MAIN
TOW - TOP OF WALL
INV - INVERT
DIP - DUCTILE IRON PIPE
PVC - POLYVINYL CHLORIDE PIPE
CMP - CORRUGATED METAL PIPE
CONC - CONCRETE
MON - MONUMENT
RCP - REINFORCED CONCRETE PIPE
HDPE - HIGH DENSITY POLYETHYLENE PIPE
EL. - ELEVATION

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#

SKETCH OF BOUNDARY SURVEY

FORT PIERCE NORTH PROPERTY OKEECHOBEE ROAD

DRAWN: JAO
CHECKED: JEP
F.B. ST. LUCIE Co.
PAGES: 32 - 33

PROJ. No. 19-098
SCALE: 1"=20'
DATE: SEPT. 2019
SHEET 3 OF 6

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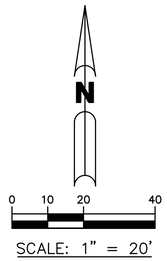

LEGEND			
BACKFLOW PREVENTER		BANYAN TREE	
ELECTRIC BOX		OAK TREE	
MAILBOX		PALM TREE	
METAL LIGHT POLE		PINE TREE	
SIGN		UNKNOWN TREE	
TRAFFIC SIGNAL BOX		ASPHALT	
WATER VALVE		BUILDING	
WOOD POWER POLE		CONCRETE	

ABBREVIATIONS:
P.O.C.– POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
P.B. – PLAT BOOK
ORB – OFFICIAL RECORD BOOK
D.B. – DEED BOOK
PG. – PAGE
R/W – RIGHT–OF–WAY
R – RADIUS
Δ – CENTRAL ANGLE
A – ARC LENGTH
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
(P) – PLAT DIMENSION
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(M) – MEASURED DIMENSION
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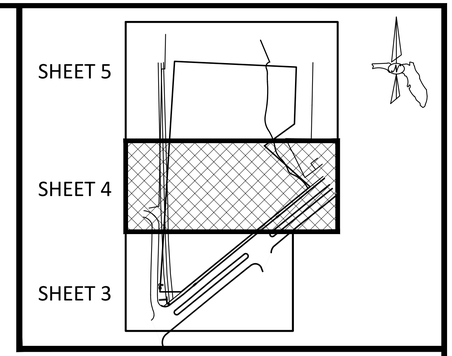
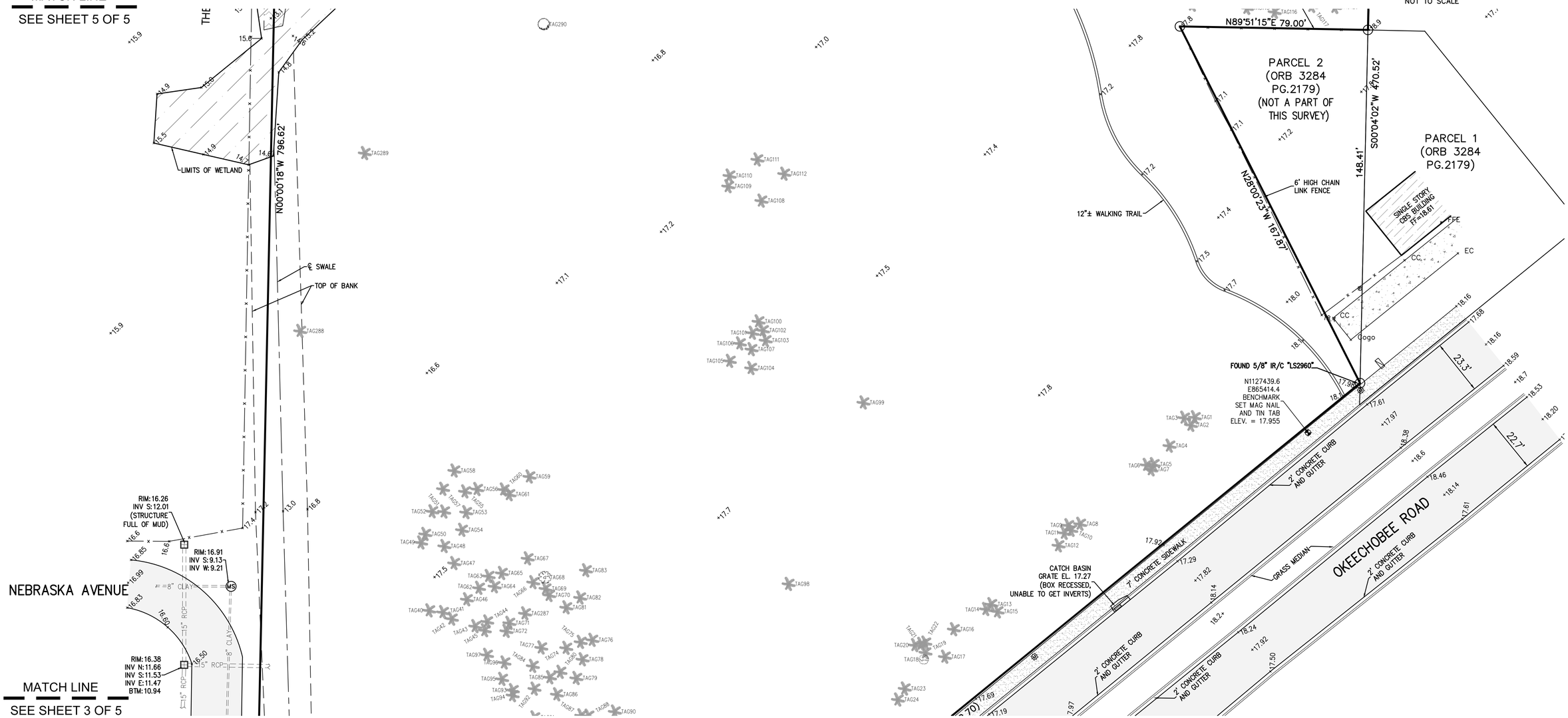


KEY MAP
NOT TO SCALE

MATCH LINE
SEE SHEET 5 OF 5



MATCH LINE
SEE SHEET 3 OF 5

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561–615–3988

DATE	REVISIONS	#

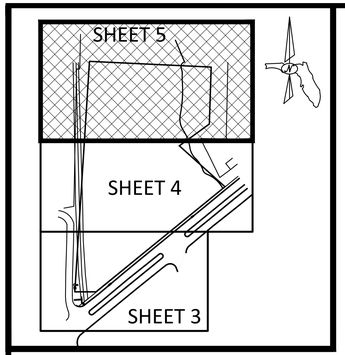
SKETCH OF
BOUNDARY SURVEY

FORT PIERCE NORTH
PROPERTY
OKEECHOBEE ROAD

DRAWN: JAO
CHECKED: JEP
F.B. ST. LUCIE Co.
PAGES: 32 – 33

PROJ. No. 19–098
SCALE: 1"=20'
DATE: SEPT. 2019
SHEET 4 OF 6

C:\Projects\Brown & Phillips\2019\19-098\19-098 Fort Pierce North Property Boundary Survey.dwg, 3/12/2020 10:30:45 PM, AutoCAD PDF (Smallest File).pc3



KEY MAP
NOT TO SCALE

LOTS VACANT ON DATE OF SURVEY

LOTS VACANT ON DATE OF SURVEY

℄ WALKING TRAIL

N88°43'25"E 460.00'

N00°00'18"W 796.62'

CHAINLINK FENCE

TOP OF BANK

TOP OF WATER
EL=14.6 ON 11/27/19

TOP OF BANK

EDGE OF WATER

EDGE OF WATER

LIMITS OF WETLAND

CHAINLINK FENCE

WETLAND
AREA=0.186ACRES
(WITHIN PROPOERTY)

TOP OF WATER
EL=13.7 ON 11/27/19

12"± WALKING TRAIL

6' HIGH CHAIN LINK FENCE

S00°04'02"W 322.11'

S00°04'02"W 470.52'

6' HIGH CHAIN LINK FENCE

N89°51'15"E 79.00'

PARCEL 2

MATCH LINE
SEE SHEET 4 OF 5

N

0 10 20 40

SCALE: 1" = 20'

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

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SHEET 5 OF 6

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TAG NUMBER	TREE TYPE	DBH (INCHES)	CLEAR TRUNK HEIGHT
1	PALM	20	17'
2	PALM	16	17'
3	PALM	18	15'
4	PALM	14	22'
5	PALM	18	18'
6	PALM	16	14'
7	PALM	18	14'
8	PALM	20	18'
9	PALM	16	15'
10	PALM	24	15'
11	PALM	16	18'
12	PALM	16	19'
13	PALM	22	10'
14	PALM	24	15'
15	PALM	24	13'
16	PALM	16	14'
17	PALM	20	17'
18	BANYAN	48	
19	PALM	16	18'
20	PALM	14	18'
21	PALM	16	15'
22	PALM	16	10'
23	PALM	20	14'
24	PALM	18	15'
25	PALM	18	18'
26	PALM	16	15'
27	PALM	20	15'
28	PALM	16	17'
29	PALM	16	11'
30	PALM	18	14'
31	PALM	24	16'
32	PALM	16	7'
33	PALM	18	19'
34	PALM	16	17'
35	PALM	18	17'
36	PALM	18	18'
37	PALM	18	20'
38	PALM	16	21'
39	PALM	14	17'
40	PALM	20	18'
41	PALM	18	20'
42	PALM	16	19'
43	PALM	16	19'
44	PALM	16	21'
45	PALM	18	19'
46	PALM	20	22'
47	PALM	16	19'
48	PALM	16	18'
49	PALM	18	17'
50	PALM	16	20'
51	PALM	18	19'
52	PALM	10	18'
53	PALM	14	18'
54	PALM	18	18'
55	PALM	20	22'
56	PALM	14	19'
57	PALM	10	18'
58	PALM	14	19'
59	PALM	18	16'
60	PALM	16	16'
61	PALM	18	15'
62	PALM	16	23'
63	PALM	16	21'
64	PALM	20	18'
65	PALM	12	19'
66	PALM	18	21'
67	PALM	18	17'
68	OAKK	5	
69	PALM	20	18'
70	PALM	22	20'
71	PALM	20	20'
72	PALM	16	18'
74	PALM	14	18'
75	PALM	14	9'
76	PALM	24	19'
77	PALM	18	18'
78	PALM	18	17'
79	PALM	14	13'
80	PALM	18	18'
81	PALM	24	19'
82	PALM	18	16'
83	PALM	16	15'
84	PALM	16	19'
85	PALM	16	20'
86	PALM	18	17'
87	PALM	16	20'
88	PALM	16	18'
89	PALM	16	16'
90	PALM	18	22'
91	PALM	18	22'
92	PALM	16	19'
93	PALM	18	21'
94	PALM	14	20'
95	PALM	16	20'
96	PALM	18	20'

TAG NUMBER	TREE TYPE	DBH (INCHES)	CLEAR TRUNK HEIGHT
97	PALM	18	20'
98	PALM	18	19'
99	PALM	16	16'
100	PALM	18	17'
101	PALM	16	17'
102	PALM	18	19'
103	PALM	16	18'
104	PALM	16	18'
105	PALM	16	18'
106	PALM	14	15'
107	PALM	10	8'
108	PALM	18	19'
109	PALM	16	35'
110	PALM	14	20'
111	PALM	16	20'
112	PALM	18	18'
113	OAK	6	
114	PALM	14	13'
115	PALM	22	18'
116	PALM	20	20'
117	PALM	10	7'
118	UNKNOWN	12	
119	OAK	38	
120	PALM	14	18'
121	OAK	18	
122	OAK	12	
123	PALM	18	21'
124	PALM	18	16'
125	PALM	16	26'
126	PALM	18	29'
127	OAK	24	
128	PALM	16	32'
129	UNKNOWN	10	
130	PINE	28	
131	PALM	16	24'
132	UNKNOWN	24	
133	OAK	10	
134	OAK	28	
135	PALM	18	30'
136	OAK	40	
137	PALM	18	18'
138	PINE	10	
139	UNKNOWN	8	
140	OAK	36	
141	PALM	16	20'
142	PALM	14	25'
143	PALM	16	25'
144	OAK	20	
145	PALM	14	26'
146	PALM	16	21'
147	PALM	18	23'
148	OAK	16	
149	UNKNOWN	18	
150	PALM	22	18'
151	PALM	14	7'
152	PALM	22	22'
153	PALM	16	20'
154	PALM	22	18'
155	PALM	18	17'
156	PALM	18	16'
157	PALM	16	13'
158	PALM	12	10'
159	OAK	10	
160	OAK	16	
161	PALM	12	7'
162	PALM	18	24'
163	PALM	16	21'
164	OAK	36	
165	UNKNOWN	14	
166	UNKNOWN	10	
167	UNKNOWN	8	
168	OAKK	12	
169	OAKK	22	
170	OAKK	18	
171	PALM	16	17'
172	PALM	18	13'
173	PALM	12	6'
174	UNKNOWN	16	
175	OAKK	16	
176	UNKNOWN	20	
177	PALM	18	28'
178	PALM	8	8'
179	PALM	20	22'
180	PALM	12	6'
181	PALM	18	18'
182	PALM	18	16'
183	PALM	18	17'
184	OAKK	26	
185	PALM	16	28'
186	PALM	14	23'
187	PALM	16	14'
188	PALM	16	18'
189	PALM	16	20'
190	UNKNOWN	24	
191	PALM	16	14'
192	OAKK	36	
193	UNKNOWN	10	

TAG NUMBER	TREE TYPE	DBH (INCHES)	CLEAR TRUNK HEIGHT
194	OAK	36	
195	PALM	18	26'
196	OAK	18	
197	UNKNOWN	8	
198	UNKNOWN	8	
199	UNKNOWN	8	
200	OAK	10	
201	OAK	6	
202	OAK	6	
203	OAK	4	
204	OAK	6	
205	OAK	8	
206	OAK	8	
207	OAK	8	
208	OAK	6	
209	OAK	6	
210	UNKNOWN	10	
211	PALM	16	18'
212	PALM	18	18'
213	PALM	14	
214	OAK	20	
215	OAK	26	
216	OAK	30	
217	UNKNOWN	10	
218	OAK	14	
219	PALM	20	19'
220	OAK	30	
221	UNKNOWN	8	
222	UNKNOWN	12	
223	UNKNOWN	8	
224	PALM	18	20'
225	UNKNOWN	6	
226	UNKNOWN	6	
227	UNKNOWN	4	
228	UNKNOWN	6	
229	OAK	6	
230	UNKNOWN	12	
231	PALM	22	18'
232	UNKNOWN	30	
233	PALM	22	17'
234	OAK	12	
235	OAK	10	
236	UNKNOWN	8	
237	UNKNOWN	6	
238	UNKNOWN	6	
239	OAK	16	
240	OAK	10	
241	UNKNOWN	14	
242	UNKNOWN	8	
243	UNKNOWN	8	
244	UNKNOWN	10	
245	PINE	10	
246	PINE	10	
247	OAK	10	
248	OAK	10	
249	PALM	18	23'
250	PALM	18	20'
251	PINE	10	
252	PALM	16	22'
253	OAK	26	
254	OAK	16	
255	OAK	14	
256	OAK	12	
257	OAK	14	
258	PALM	22	28'
259	UNKNOWN	8	
260	PALM	12	6'
261	PALM	14	10'
262	UNKNOWN	10	
263	PINE	14	
264	OAK	18	
265	PALM	16	21'
266	PALM	18	20'
267	PALM	20	18'
268	PALM	20	20'
269	OAK	20	
270	OAK	10	
271	PALM	16	13'
272	OAK	36	
273	PALM	16	14'
274	UNKNOWN	6	
275	UNKNOWN	6	
276	PALM	16	25'
277	PALM	12	11'
278	PALM	18	18'
279	OAK	18	
280	OAK	18	
281	PALM	18	22'
282	PALM	18	18'
283	PALM	16	10'
284	PINE	16	
285	PINE	12	
286	PINE	10	
287	PALM	18	19'
288	PALM	16	18'
289	PALM	18	19'
290	UNKNOWN	30	

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUNKNOWNHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAKD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#

SKETCH OF
BOUNDARY SURVEY

FORT PINEERCE NORTH
PROPERTY
OKEECHOBEE ROAKD

DRAWN: JAO
CHECKED: JEP
F.B. ST. LUCIE Co.
PAGES: 32 - 33

PROJ. No. 19-098
SCALE: 1"=20'
DATE: SEPT. 2019
SHEET 6 OF 6

C:\Projects\Brown & Phillips\2019\19-098\19-098 Fort Pierce North Property Boundary Survey.dwg, 3/12/2020 10:35:47 PM, AutoCAD PDF (Smallest File).pc3

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4623280 OR BOOK 4327 PAGE 333, Recorded 10/01/2019 12:37:51 PM Doc Tax: $3150.00

Prepared by and return to:
James H. Ryan
Attorney at Law
Gary, Dytrych & Ryan, P.A.
701 U. S. Highway One Suite 402
North Palm Beach, FL 33408
561-844-3700
File Number: **84101**

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Special Warranty Deed

This Special Warranty Deed made this **30th** day of **September, 2019** between **Cypress Trust Company, a Florida corporation**, as Trustee under Special Purpose Revocable Trust Agreement dated November 22, 2013, as modified; Cypress Trust Company, as Trustee under Special Purpose Revocable Trust Agreement dated May 18, 2004, as modified; Cypress Trust Company, as Trustee under Special Purpose Revocable Trust Agreement dated June 8, 2004; Cypress Trust Company, as Trustee under Special Purpose Revocable Trust Agreement dated June 2, 2004; Cypress Trust Company, as Trustee under Special Purpose Revocable Trust Agreement dated October 17, 2003; Cypress Trust Company, as Trustee under Special Purpose Revocable Trust Agreement dated March 23, 2005; Cypress Trust Company, as Trustee under Special Purpose Revocable Trust Agreement dated February 21, 2006; and Cypress Trust Company, as Trustee under IRA Self-directed Trust Agreement dated February 13, 2005, whose post office address is **251 Royal Palm Way, Suite 500, Palm Beach, FL 33480**, grantor, and **Arrow Investment Group LLC, a Florida limited liability company**, whose post office address is **4512 North Flagler Dr., #2056, West Palm Beach, FL 33407**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

Block "D", Less rights-of-way, COLLIER'S SUBDIVISION, according to the Plat thereof, recorded in Plat Book 4, Page 63, Public Records of St. Lucie County, Florida, being more particularly described as follows:
Commence at a railroad spike at the Southwest corner of the Northeast 1/4 of Section 17, Township 35 South, Range 40 East, St, Lucie County, Florida; thence run N 88°42'30"E, along the South line of the said Northeast 1/4, a distance of 661.40 feet to the West line of Block "D" of Collier's Subdivision, as recorded in Plat Book 4, Page 63, Public Records of St. Lucie County, Florida; thence run N 00°00'18" W, along the West line of said Block D, a distance of 27.01 feet, to the POINT OF BEGINNING; thence continue N 00°00'18" W, a distance of 796.62 feet, to the Northwest corner of said Block D; thence run N 88°43'25" E, along the North line of said Block D, a distance of 460.00 feet; thence run S 00°04'02" W, a distance of 470.52 Feet, to the Northerly right-of-way line of Okeechobee Road [State Road 70]; thence run S 49°35'30" W, along the said Northerly right-of-way line, a distance of 516.56 feet; thence run S 88°42'30" W, a distance of 65.96 feet, to the POINT OF BEGINNING, all lying and being in Section 17, Township 35 South, Range 40 East, St. Lucie County, Florida.
Less and excepting the following:
A portion of Block "D", COLLIER'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 4, Page 63, of the Public Records of St. Lucie County, Florida.
Being more particularly described as follows:

Begin at the Southeast corner of said Block "D", said corner being situated on the Northerly right-of-way line of Okeechobee Road [State Road 70]; thence, North 28°00'23" W, a distance of 167.87 feet; thence, North 89°51'15" E, a distance of 79.00 feet to the East line of said Block D; thence,
South 00°04'02" W, along said East line, a distance of 148.41 feet to the Point of Beginning of the herein described parcel of land.
Said lands situate, lying and being in Section 17, Township 35 South, Range 40 East, City of Fort Pierce, St. Lucie County, Florida.

Parcel Identification Number: 2417-504-0020-001-6

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor is an institutional lender and is acting solely in a fiduciary capacity.

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 claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Donna Pfister

Witness Name: Jamie Reid

Cypress Trust Company, a Florida corporation, as Trustee

By: _____
Roxanne Ertle, Vice President

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 26 day of September, 2019 by Roxanne Ertle, Vice President of Cypress Trust Company, a Florida corporation, as Trustee, on behalf of the corporation. He/she [ ] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

JAMIE REID
Notary Public - State of Florida
Commission # FF 936732
My Comm. Expires Jan 21, 2020
Bonded through National Notary Assn.

Notary Public

Printed Name: Jamie Reid

My Commission Expires: 01/21/2020

DoubleTime®

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

Property Identification

Site Address: 3000 OKEECHOBEE RD	Parcel ID: 2417-504-0020-001-6	Account #: 26668	Sec/Town/Range: 17/35S/40E
Use Type: 1000	Jurisdiction: Fort Pierce	Map ID: 24/17N	Zoning: General Co

Ownership

Arrow Investment Group LLC
4512 N Flagler DR Ste 206
West Palm Beach, FL 33407

Legal Description

COLLIER`S S/D BLK D ALL BLK D-LESS S 27 FT AND SELY 7 FT FOR RD R/W AND LESS THAT PART MPDAF: BEG INT OF SE COR OF BLK D AND NLY RD R/W LI OF OKEEC RD RUN N 28 00 23 W 167.87 FT,TH N 89 51 15 E 79 FT TO E LI OF BLK D,TH S 00 04 02 W ALG E LI 148.41 FT TO NLY RD R/W LI OF OKEEC RD AND POB- (6.86 AC)

Current Values

Just/Market:	$732,700	Assessed:	$436,590
Exemptions:	$0	Taxable:	$436,590

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2022	$732,700	$436,590	$0	$436,590
2021	$396,900	$396,900	$0	$396,900
2020	$396,900	$396,900	$0	$396,900

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-26-2019	4327 / 0333	0002	SP	Cypress Trust Company (TR)	$450,000
05-27-2010	3204 / 0743	0112	SP	Cypress Trust Company (TR)	$100
12-17-2008	3049 / 2156	XX01	CT	Mid South Acquisitions LLC	$299,000

Primary Building Information

Finished Area of this building: 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	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	6.87
Land Size (SF):	299,058
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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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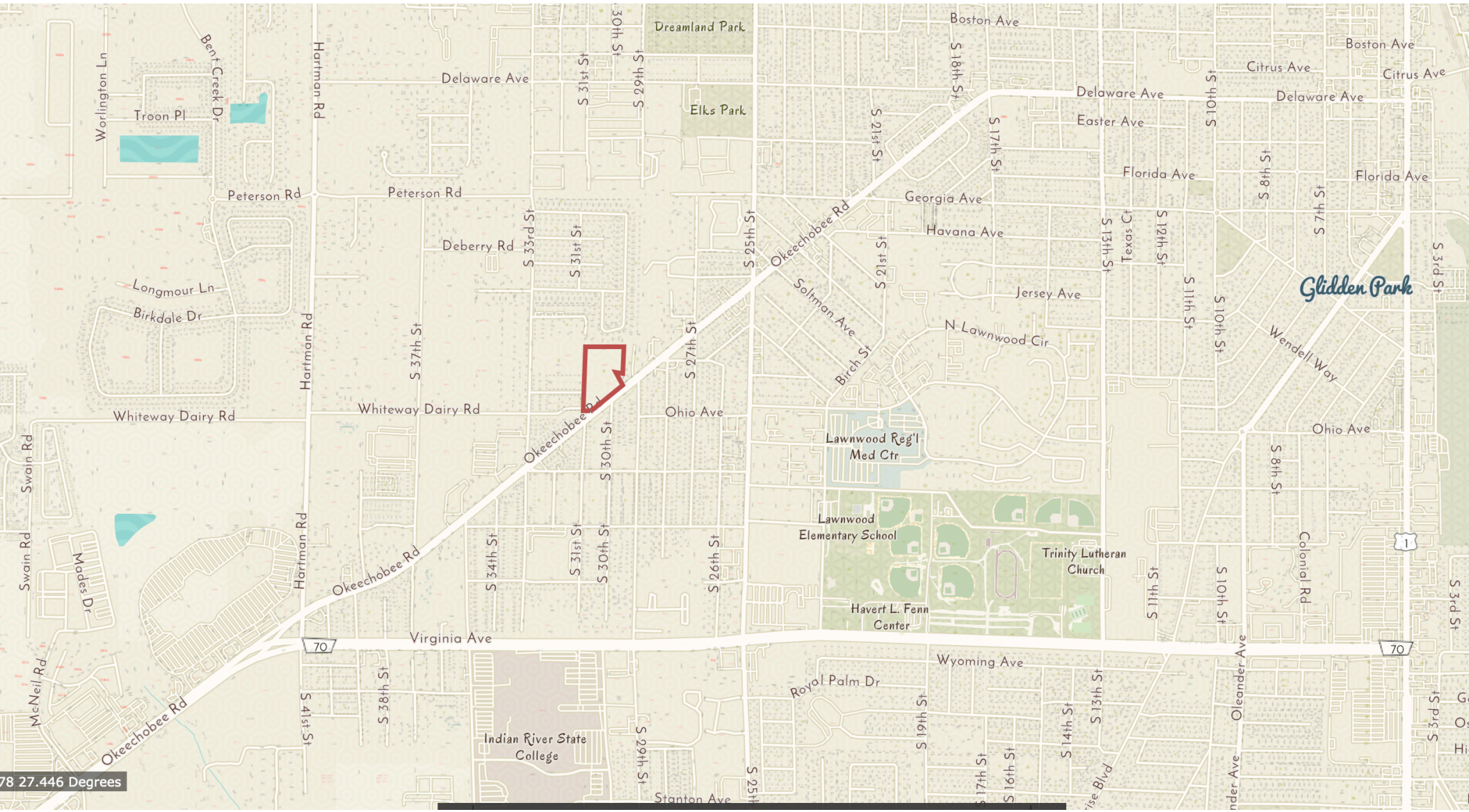
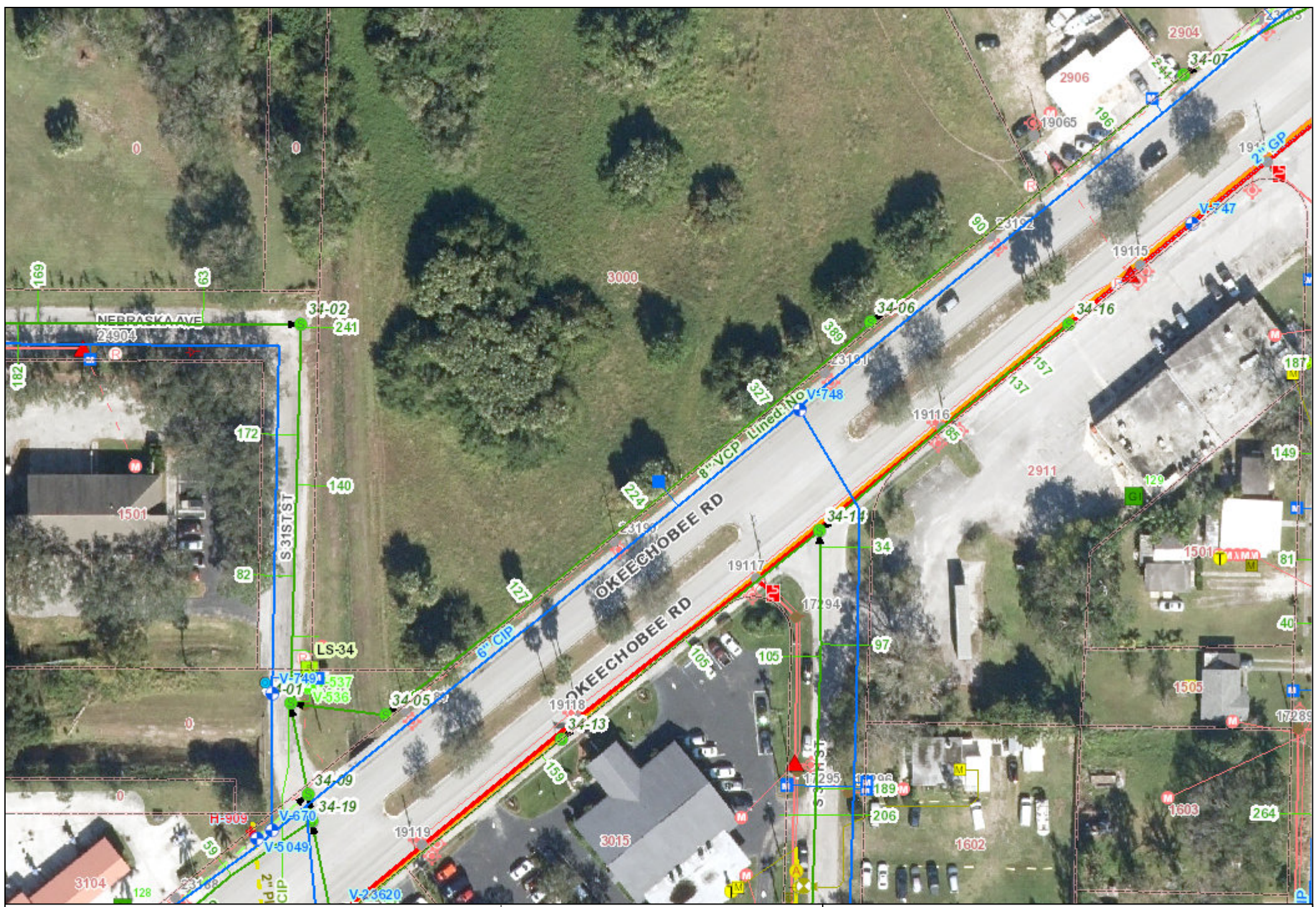


78 27.446 Degrees



Legend

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

Disclaimer:

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

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

Date: 10/18/2022

FPUA COMMUNITY PROUD

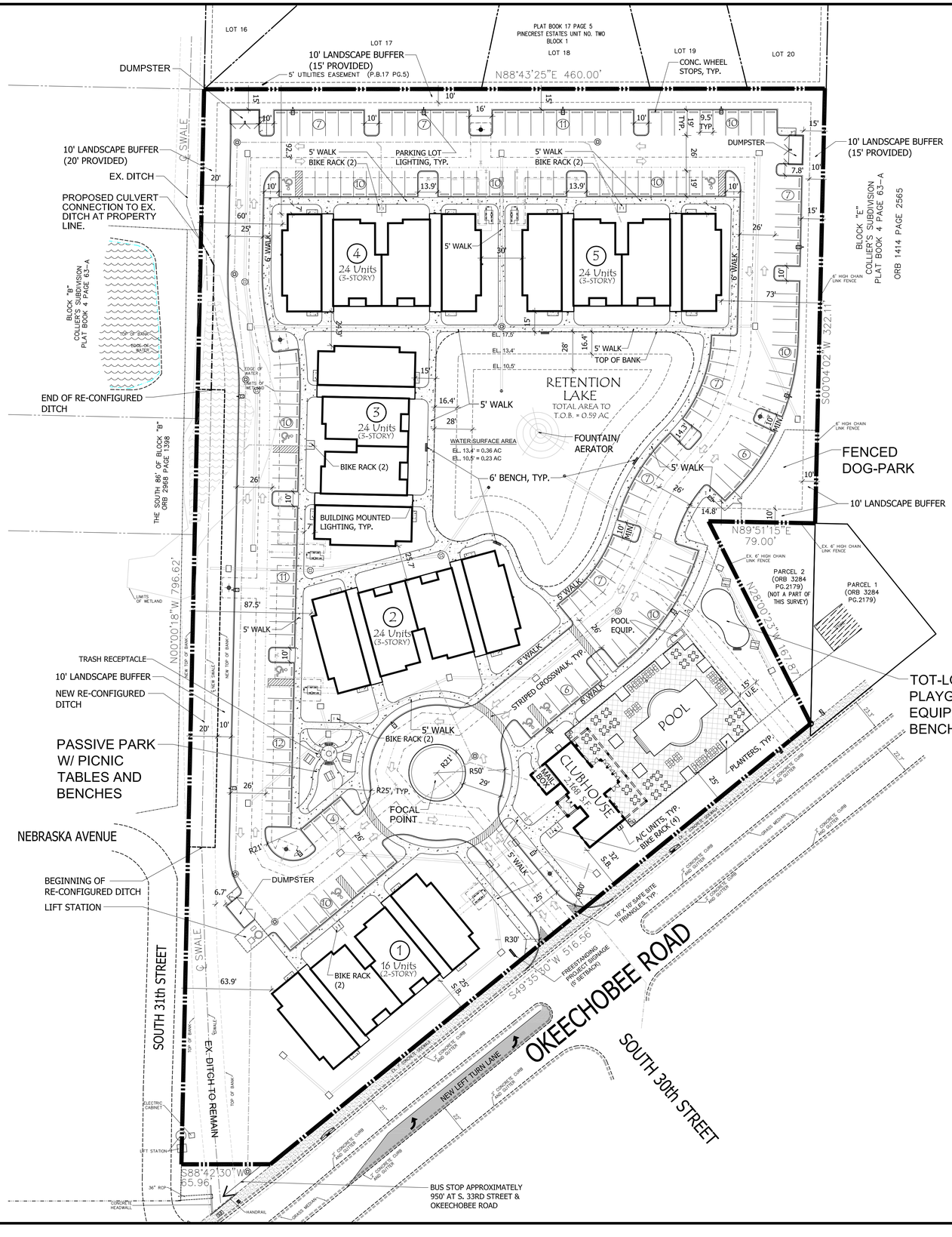
N

1 inch = 87 feet

3000 Okeechobee Road

Created By:
Name

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



REFER TO SHEET SP-2 FOR SITE PLAN DETAILS

APPLICATION DATA:

NAME OF APPLICATION:	ARIA AAPARTMENTS
PARCEL ID:	2417-504-0020-001-6
SITE ADDRESS:	TBD
EXISTING FUTURE LAND USE:	GENERAL COMMERCIAL (GC)
PROPOSED FUTURE LAND USE:	MEDIUM DENSITY RESIDENTIAL (RM)
EXISTING ZONING DESIGNATION:	GENERAL COMMERCIAL (C3)
PROPOSED ZONING DESIGNATION:	MEDIUM DENSITY RESIDENTIAL (R-4)
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL (112 UNITS)
PROPOSED DENSITY:	*16.48 D.U.'S PER ACRE

*PROJECT UTILIZES DENSITY BONUS FOR PROXIMITY TO TRANSIT STOP (+5 D.U.'S/ACRE) AND FOR INNOVATIVE DESIGN (+2 D.U.'S/ACRE)

SITE DATA:

GROSS SITE AREA:	296,012.97 S.F. (6.796 ACRES)
OPEN SPACE REQUIRED:	118,405.19 S.F. (40%)
PERVIOUS AREA PROVIDED:	102,259.94 S.F. (34.5%)
RETENTION AREA PROVIDED:	25,674.63 S.F. (8.7%)
TOTAL OPEN SPACE AREA:	127,934.57 S.F. (43.2%)
MAX. BUILDING COVERAGE:	50% (148,006.5 S.F.)
BUILDING COVERAGE PROVIDED:	18.0% (53,184 S.F.)

SETBACKS

SETBACK	REQUIRED:	PROVIDED:
FRONT	25'	25'
SIDE:	10'	60'
REAR:	20'	92.3'

BUILDING HEIGHT

REQUIRED:	45' (MAX)
PROVIDED:	39'-0"

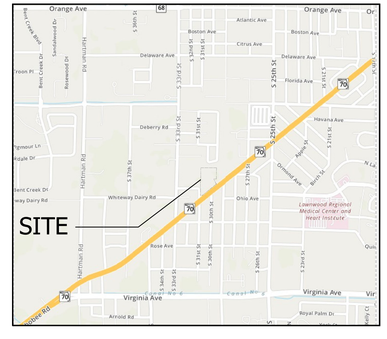
PARKING DATA:

PROPOSED USES (FLEX SPACE)

USE	UNITS	PARKING RATE	REQUIRED PARKING
MULTI-FAMILY RESIDENTIAL	112 UNITS	1.5/UNIT	168 SPACES
	TOTAL PARKING REQUIRED:		168 SPACES
	TOTAL PARKING PROVIDED:		172 SPACES
	HANDICAP SPACES REQ'D.:		6 SPACES
	HANDICAP SPACES PROV.:		7 SPACES

BICYCLE PARKING REQUIRED: 12 SPACES (1 PER 10 UNITS)
BICYCLE PARKING PROVIDED: 14 SPACES

LOCATION MAP



Site Plan

0 20' 40' 80' 120' 160'

NORTH

Scale: 1" = 40'

MANAGED LAND ENTITLEMENTS
3710 BUCKEYE STREET, SUITE 100, PALM BEACH GARDENS, FL 33410 • P 561.568.8045

PROJECT TEAM

OWNER
Arrow Investment Group, LLC
4512 North Flagler Drive, Suite 2056
West Palm Beach, Florida 33407

ARCHITECT
Architectural Studios, Inc.
300 Avenue of the Champios, Suite 260
Palm Beach Gardens, Florida 33418
Contact: Scott Disher (561-202-6990)

CIVIL ENGINEER/SURVEYOR
Michael B. Schorah & Associates, Inc.
1850 Forest Hill Blvd., Suite 206
West Palm Beach, Florida 33406
Contact: Michael LaCoursiere (561-968-0080)

DEVELOPMENT MANAGER/AGENT
Managed Land Entitlements, LLC
3710 Buckeye Street, Suite 100
Palm Beach Gardens, Florida 33410
Contact: Michael Sanchez (561-568-8045)

LANDSCAPE ARCHITECT
Litterick Landscape Architecture
2740 SW Martin Downs Blvd., #199
Palm City, Florida 34990
Contact: Jason LItterick (561-719-3876)

SURVEYOR
Brown & Phillips, Inc.
1860 Old Okeechobee Road, Suite 509
West Palm Beach, Florida 33409
Contact: John Phillips (561-615-3988)

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Aria Apartments

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" = 40'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	6/25/2020
Job no.	
Revisions:	7/23/20

Sheet No.

SP-1

STANDARD LIGHTING POLE DETAIL

(1) LIGHTING POLE. THE MANUFACTURER IS TO PROVIDE CERTIFICATION BY FLORIDA PE, SHOWING WIND LOAD RATING OF 170 MPH WITH SPECIFIED FIXTURES INSTALLED. THE FINAL POLE SET IS TO BE DETERMINED BY THE PROFESSIONAL ENGINEER.

(2) INTERNAL WIRING. INTERNAL WIRING TO BE IN UL LISTED CONDUITS, INSIDE POLE. SEE NOTE 3.

(3) LIGHT FIXTURE CONNECTIONS. REFER TO LIGHT MANUFACTURER FOR REQUIREMENTS, INCLUDING TEMPERATURE REQUIREMENTS (COMMONLY 150C). CONDUCTORS TO BE UL LISTED "FIXTURE" CONDUCTORS. (UL "RECOGNIZED" APPLIANCE WIRES NOT PERMITTED.) OBTAIN BUILDING DEPARTMENT APPROVAL FOR CONDUCTORS, CONNECTORS, AND ACCESSIBILITY.

(4) CONDUITS. CONDUITS BELOW HAND HOLE IN POLE TO BE UL LISTED WITH "BRANCH CIRCUIT" THWN CONDUCTORS.

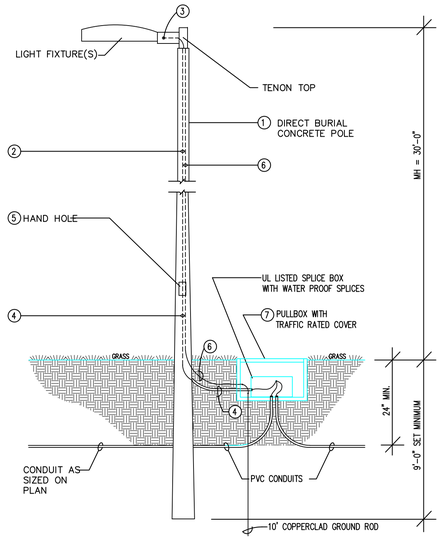
(5) HAND HOLE. HAND HOLE WITH UL LISTED BOX CAST IN POLE WITH WATERPROOF SPLICES.

(6) GROUND WIRE IN POLE. CONNECT BOTTOM TO #4 BARE GROUND CONDUCTOR. CONNECT TOP TO GROUND LUG IN FIXTURES.

(7) TRAFFIC RATED PULL BOX. HIGH STRENGTH COMPOSITE CONSTRUCTION RATED FOR DESIGN LOAD OF 5,000 LBS OVER A 10" SQUARE. COVER LETTERING = "LIGHTING". DO NOT PLACE IN PAVED AREA, KEEP IN GRASSED AREAS. QUAZITE COMPOSOLITE PX STYLE. 1-800-346-3067

(8) MUCK. IF SOFT SOILS ARE FOUND ON THE PROPERTY, THIS POLE DESIGN WILL BE MODIFIED TO ACCOMMODATE. NOTIFY ENGINEER IMMEDIATELY.

(9) SITE CONDITIONS. IF SITE CONDITIONS ARE DISCOVERED WHICH REQUIRE ANY POLE (S) TO BE MOVED OVER 4 FEET, NOTIFY THE ENGINEER IMMEDIATELY.



CONCRETE LIGHT POLE DETAIL

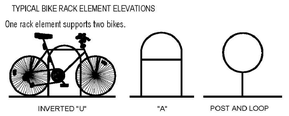
TO BE USED ON ALL PARKING LOT LIGHTING (20' MOUNTING HEIGHT) N.T.S.



"LANDSCAPEFORMS - CHASE PARK LITTER"

TRASH RECEPTACLE DETAIL

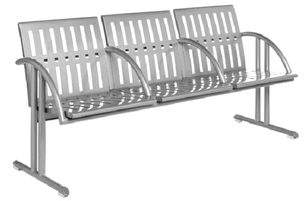
N.T.S.



- ELEMENT STYLE CONSISTENT WITH THE ABOVE TYPICAL ELEVATION TO BE SELECTED BY OWNER AT TIME OF BUILDING PERMIT, SUBJECT TO APPROVAL BY ZONING STAFF.
- A RACK IS ONE OR MORE ELEMENTS JOINED ON A COMMON BASE
- BIKE RACK AND RACK AREA DIMENSIONAL CRITERIA BASED ON RECOMMENDATIONS FROM THE ASSOCIATION OF PEDESTRIAN AND BICYCLE PROFESSIONALS (APBP)

BIKE RACK DETAIL

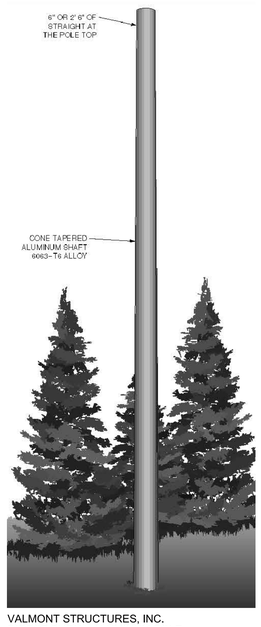
N.T.S.

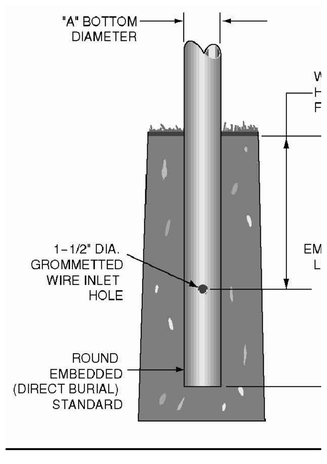


LANDSCAPE FORMS - CHASE PARK BENCH
CAST ALUM. W/ STEEL FRAMES & DIVIDER ARMS

BENCH DETAIL

N.T.S.

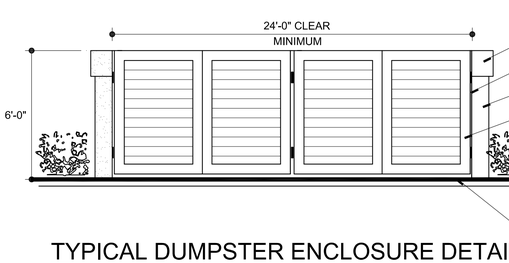




VALMONT STRUCTURES, INC.
DIRECT BURIAL ALUMINUM POLE

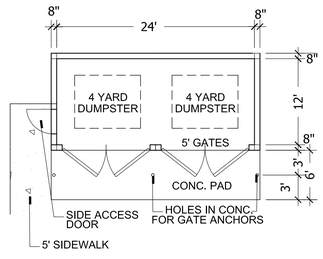
ALUMINUM LIGHT POLE DETAIL

TO BE USED ON ALL POOL LIGHTING (13' MOUNTING HEIGHT) N.T.S.

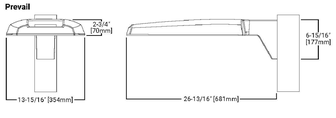


TYPICAL DUMPSTER ENCLOSURE DETAIL

N.T.S.







VALMONT STRUCTURES, INC.
DIRECT BURIAL CONCRETE POLE

PARKING LOT LIGHTING FIXTURE

TO BE USED ON ALL PARKING LOT LIGHTING (20' MOUNTING HEIGHT) N.T.S.



LXS LUXESCAPE COLLECTION

DECORATIVE LUMINAIRE

INVUE LED LIGHT FIXTURE
ON DIRECT BURIAL ALUMINUM POLE

POOL AREA LIGHTING FIXTURE

TO BE USED ON ALL POOL AREA POLE LIGHTING (13' MOUNTING HEIGHT) N.T.S.



ILP 15W LED BOLLARD

BOLLARD LIGHTS

N.T.S.



GWC GALLEON WALL

1-2 Light Squares
Solid State LED

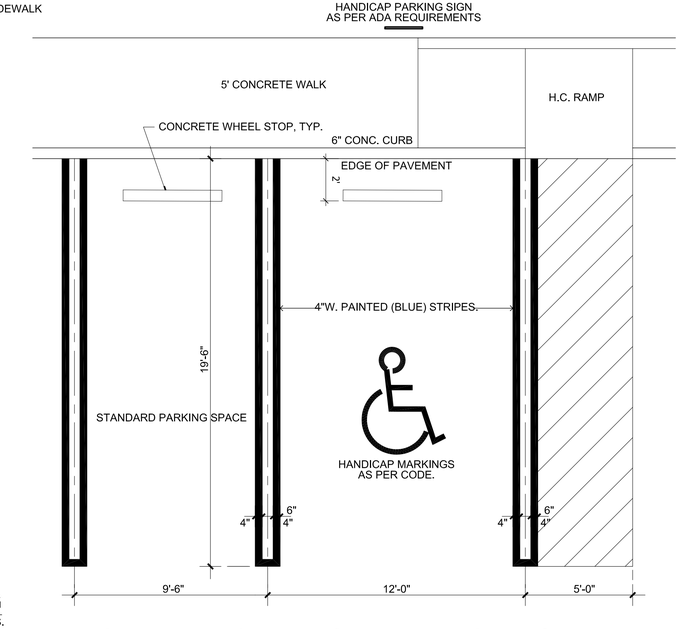
WALL MOUNT LUMINAIRE

WaveLinx

MCGRAW - EDISON WALL MOUNT LED LUMIERE

BUILDING MOUNTED LIGHTING

N.T.S.



STANDARD & HANDICAP PARKING LAYOUT

N.T.S.

MANAGED LAND ENTITLEMENTS
3710 BUCKEYE STREET, SUITE 100, PALM BEACH GARDENS, FL 33410 • P 561.568.8045

Site Plan Details

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Aria Apartments

Ft. 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:	6/25/2020
Job no.	
Revisions:	7/23/20

Sheet No.

SP-2



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



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

revisions

no.	date
REVIEW	6/17/20

designed	SBD
drawn	LTH, ST
checked	SBD
date	03/25/2020
scale	3/16"=1'-0" (U.O.N.)
job no.	190725_A16

Scott Blakeslee Disher
AR-0011586 AA-0003285

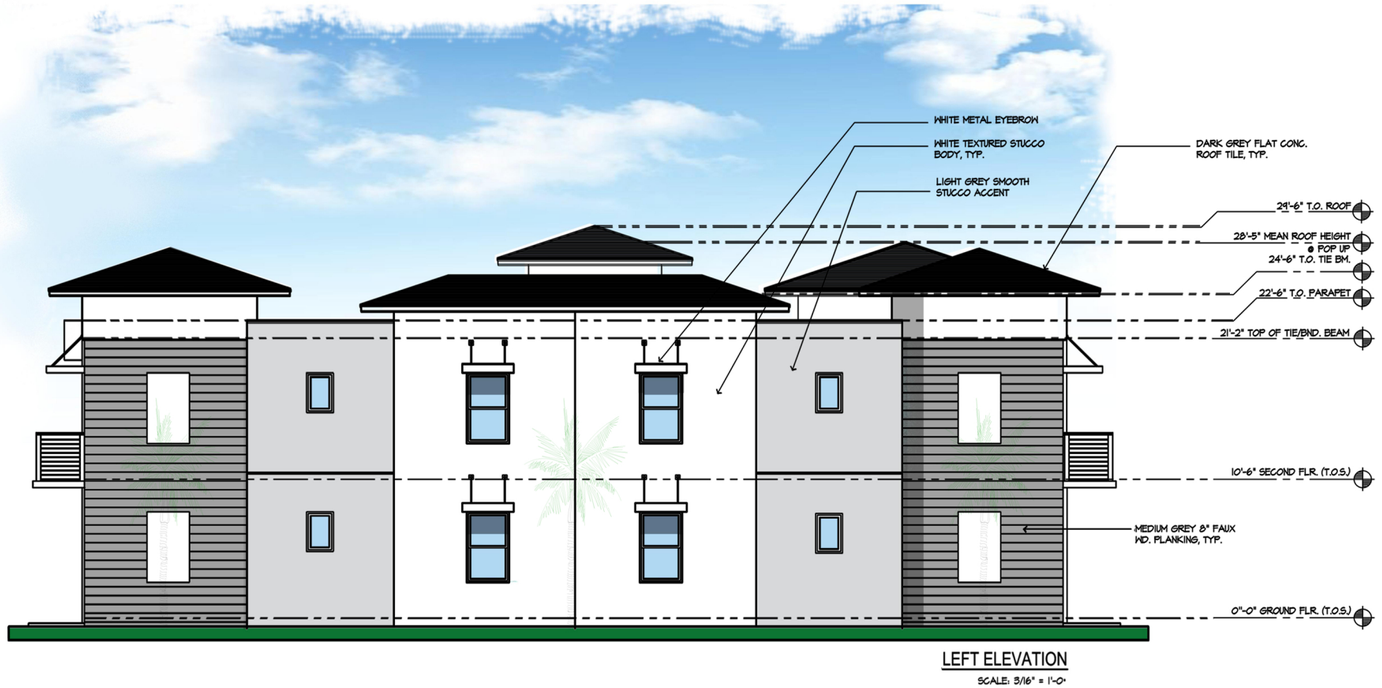
project

16 UNIT APARTMENT BUILDING
ARIA APARTMENTS
FORT PIERCE, FLORIDA
by: ARROW INVESMENT GROUP, LLC

ARCHITECTURAL Studio, Inc.
Architecture • Planning
300 Avenue of Champions
Suite 260
Palm Beach Gardens, Florida 33418
Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

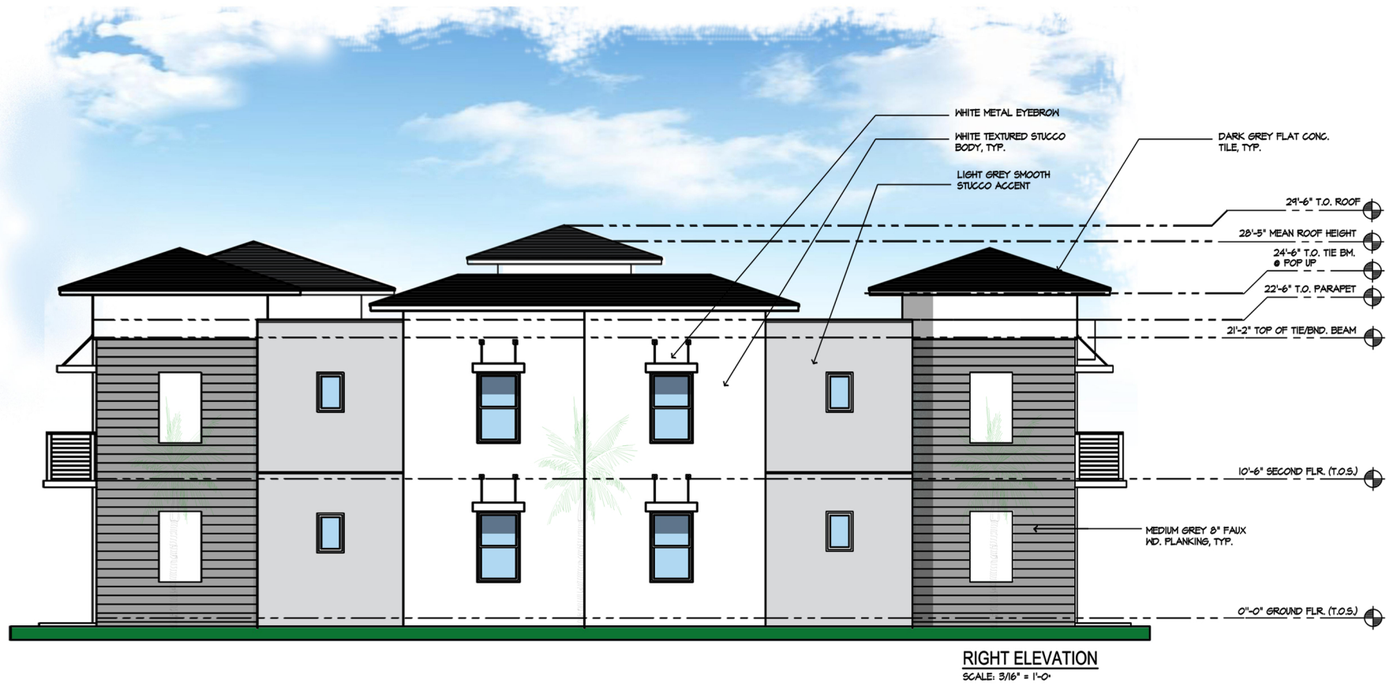
drawing
COLORED ELEVATIONS

sheet
A-3



LEFT ELEVATION

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



RIGHT ELEVATION

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

revisions

no.	date
REVIEW	6/17/20

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drawn	LTH, ST
checked	SBD
date	03/25/2020
scale	3/16"=1'-0" (U.O.N.)
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Scott Blakeslee Disher
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16 UNIT APARTMENT BUILDING

ARIA APARTMENTS
FORT PIERCE, FLORIDA

by: ARROW INVESMENT GROUP, LLC.

ARCHITECTURAL Studio, Inc.

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COLORED ELEVATIONS

sheet

A-4

CALCULATIONS
(PER LEVEL)

AIR CONDITIONED AREAS

AC	UNIT A	735 SF
AC (2)	UNIT B	1227 SF
AC (3)	UNIT C	957 SF
AC (4)	UNIT D	957 SF
AC (4)	UNIT D	957 SF
AC (3)	UNIT C	957 SF
AC (2)	UNIT B	1227 SF
AC	UNIT A	735 SF
	TTL.	7752 SF

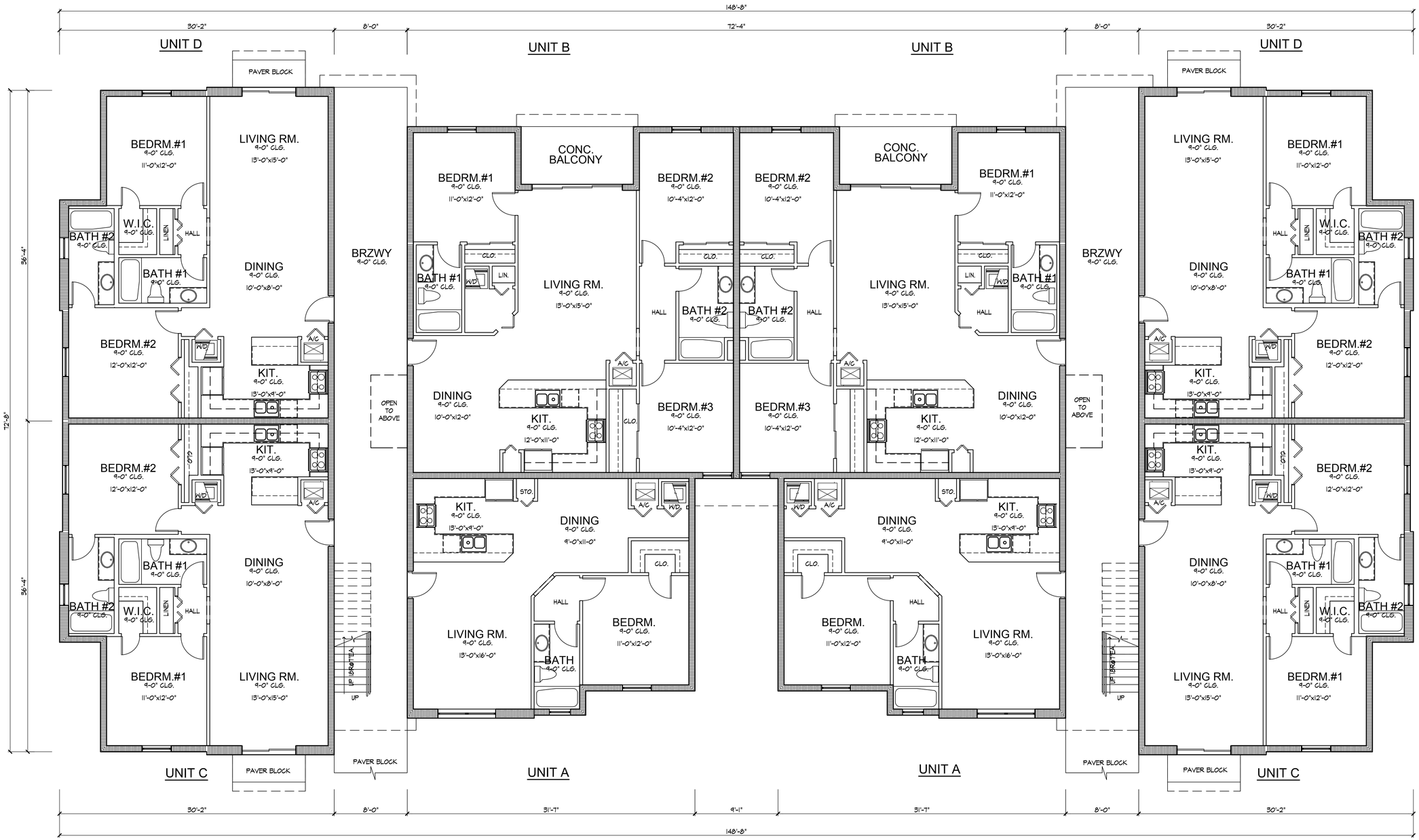
NON CONDITIONED AREAS

NC	BREEZEWAY	522 SF
NC (2)	BREEZEWAY	522 SF
NC (4)	BALCONY(B)	96 SF
NC (8)	BALCONY(B)	96 SF
NC (3)	BALCONY(C)	32 SF
NC (5)	BALCONY(C)	32 SF
NC (7)	BALCONY(D)	32 SF
NC (6)	BALCONY(D)	32 SF
	TTL.	1364 SF

GROSS AREA

GROSS AREA	8159 SF

TOTAL ALL LEVELS:	
TOTAL AC AREA:	23256 SF
TOTAL NON-AC AREA:	4092 SF
TOTAL GROSS AREA:	24477 SF



Scott Blakeslee Disher
AR-0011586 AA-0003285

revisions

no.		date
REVIEW		6/17/20

designed	SBD
drawn	LTH, ST
checked	SBD
date	05/25/2020
scale	3/16"=1'-0" (U.O.N.)
job no.	190725_AIG

project

16 UNIT APARTMENT BUILDING
ARIA APARTMENTS
FORT PIERCE, FLORIDA
by: ARROW INVESMENT GROUP, LLC.

ARCHITECTURAL Studio, Inc.
Architecture
▪
Planning

300 Avenue of Champions
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Palm Beach Gardens, Florida 33418

Phone 561.202.6990
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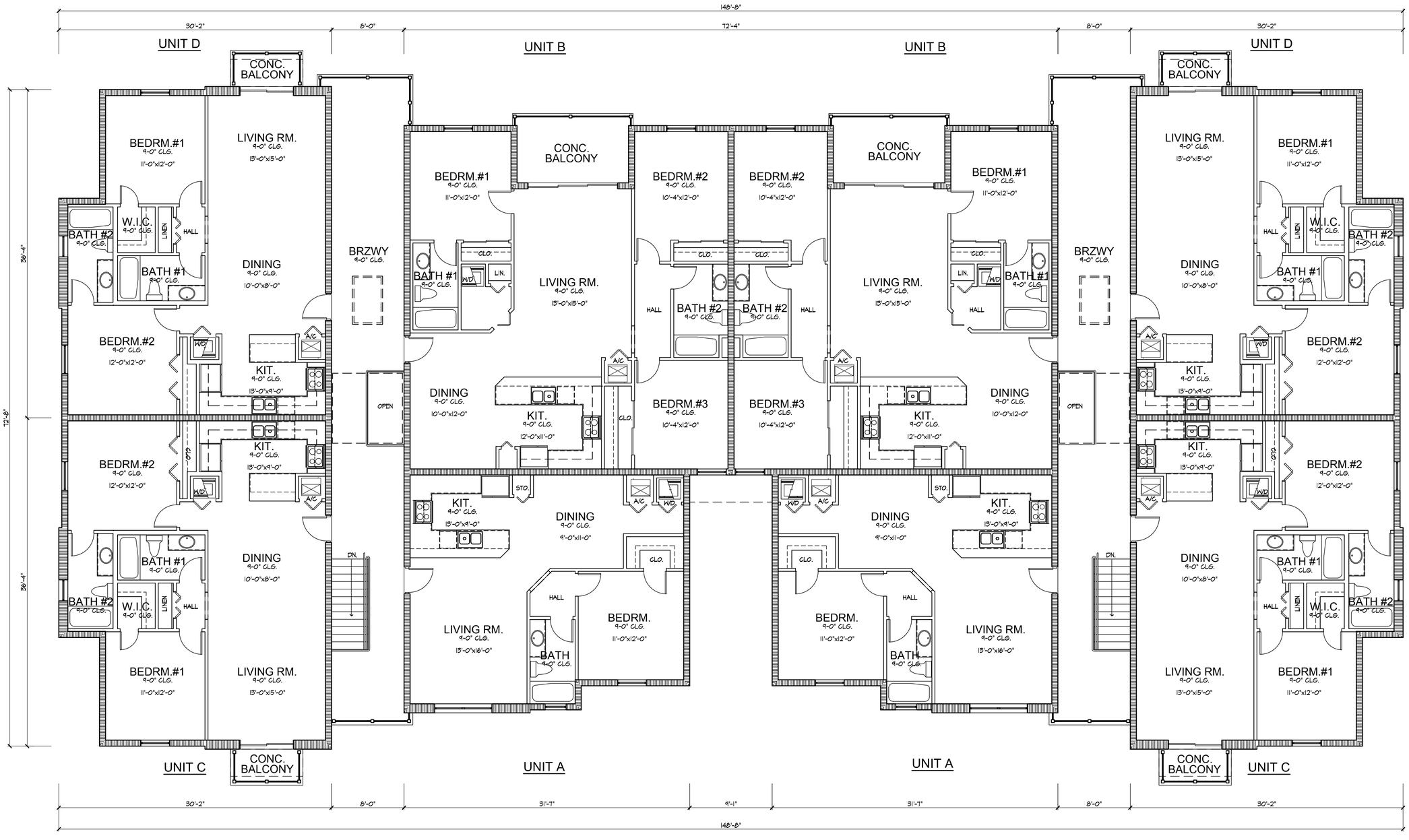
drawing
GROUND FLOOR PLAN

sheet
A-1



revisions

no.	date
REVIEW	6/17/20

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drawn	LTH, ST
checked	SBD
date	05/25/2020
scale	3/16"=1'-0" (U.O.N.)
job no.	190725_AIG

Scott Blakeslee Disher
AR-0011586 AA-0003285

project

16 UNIT APARTMENT BUILDING
ARIA APARTMENTS
FORT PIERCE, FLORIDA
by: ARROW INVESMENT GROUP, LLC.

ARCHITECTURAL Studio, Inc.
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Planning
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Phone 561.202.6990
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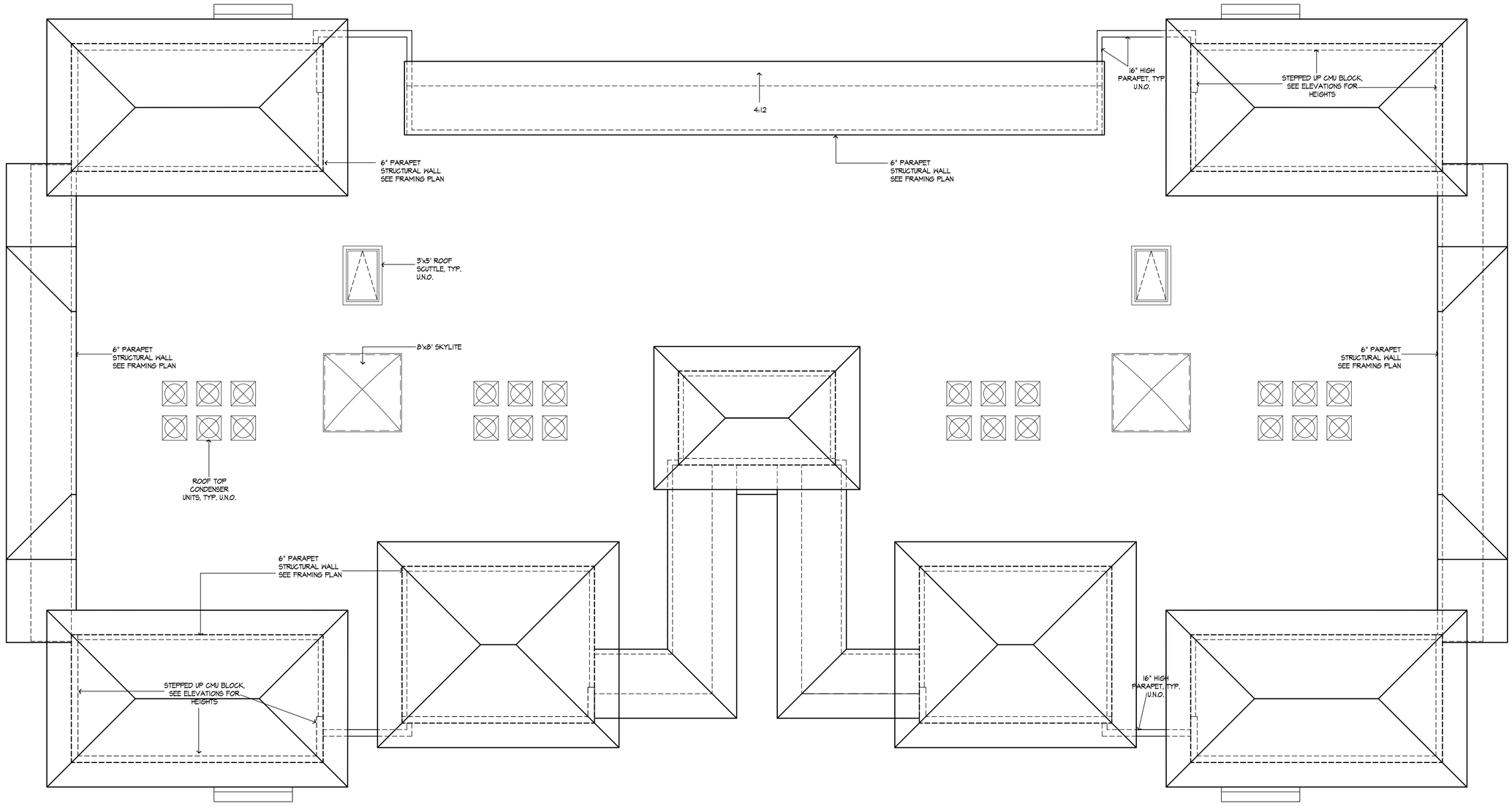
drawing

SECOND FLOOR PLAN

sheet

A-3



revisions

no.	date
REVIEW	6/17/20

designed	SBD
drawn	LTH, ST
checked	SBD
date	05/25/2020
scale	3/16"=1'-0" (U.O.N.)
job no.	190725_AIG

Scott Blakeslee Disher
AR-0011586 AA-0003285

project

16 UNIT APARTMENT BUILDING
ARIA APARTMENTS
FORT PIERCE, FLORIDA
by: ARROW INVESMENT GROUP, LLC.

ARCHITECTURAL Studio, Inc.
Architecture
▪
Planning
300 Avenue of Champions
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Palm Beach Gardens, Florida 33418
Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing

ROOF PLAN

sheet

A-6



REAR ELEVATION

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



FRONT ELEVATION

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

revisions

no.	date
REVIEW	6/18/20

designed	SBD
drawn	LTH, ST
checked	SBD
date	03/25/2020
scale	3/16"=1'-0" (U.O.N.)
job no.	190725_A16

Scott Blakeslee Disher
AR-0011586 AA-0003285

24 UNIT APARTMENT BUILDING

ARIA APARTMENTS
FORT PIERCE, FLORIDA

by: ARROW INVESMENT GROUP, LLC

project

ARCHITECTURAL Studio, Inc.

Architecture
•
Planning

300 Avenue of Champions
Suite 260
Palm Beach Gardens, Florida 33418

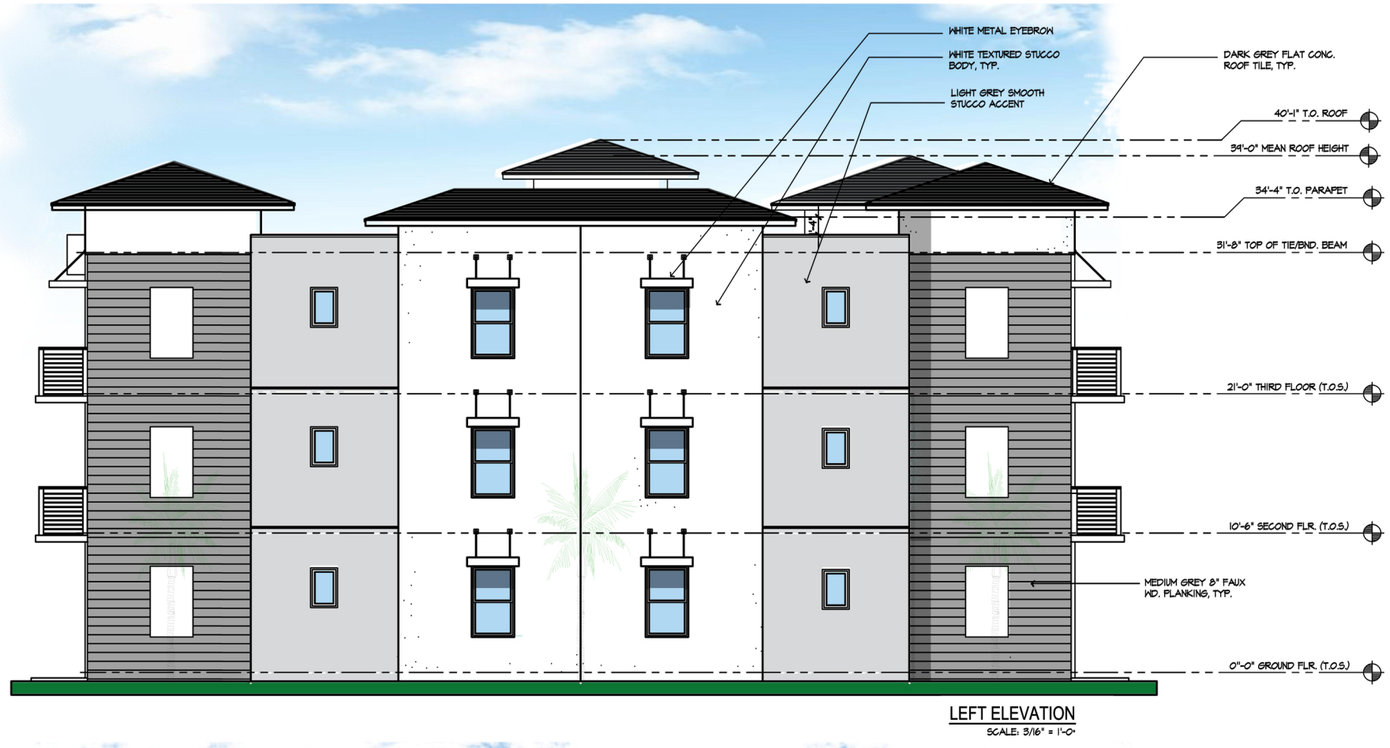
Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing

COLORED ELEVATIONS

sheet

A-4



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



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

revisions

no.	date
REVIEW	6/18/20

designed	SBD
drawn	LTH, ST
checked	SBD
date	03/25/2020
scale	3/16"=1'-0" (U.O.N.)
job no.	190725_A16

Scott Blakeslee Disher
AR-0011586 AA-0003285

project
24 UNIT APARTMENT BUILDING
ARIA APARTMENTS
FORT PIERCE, FLORIDA
by: ARROW INVESMENT GROUP, LLC.

ARCHITECTURAL Studio, Inc.
Architecture
•
Planning
300 Avenue of Champions
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Palm Beach Gardens, Florida 33418
Phone 561.202.6990
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archstudiofl.com

drawing
COLORED ELEVATIONS

sheet
A-5

CALCULATIONS
(PER LEVEL)

AIR CONDITIONED AREAS

AC	UNIT A	735 SF
AC (2)	UNIT B	1227 SF
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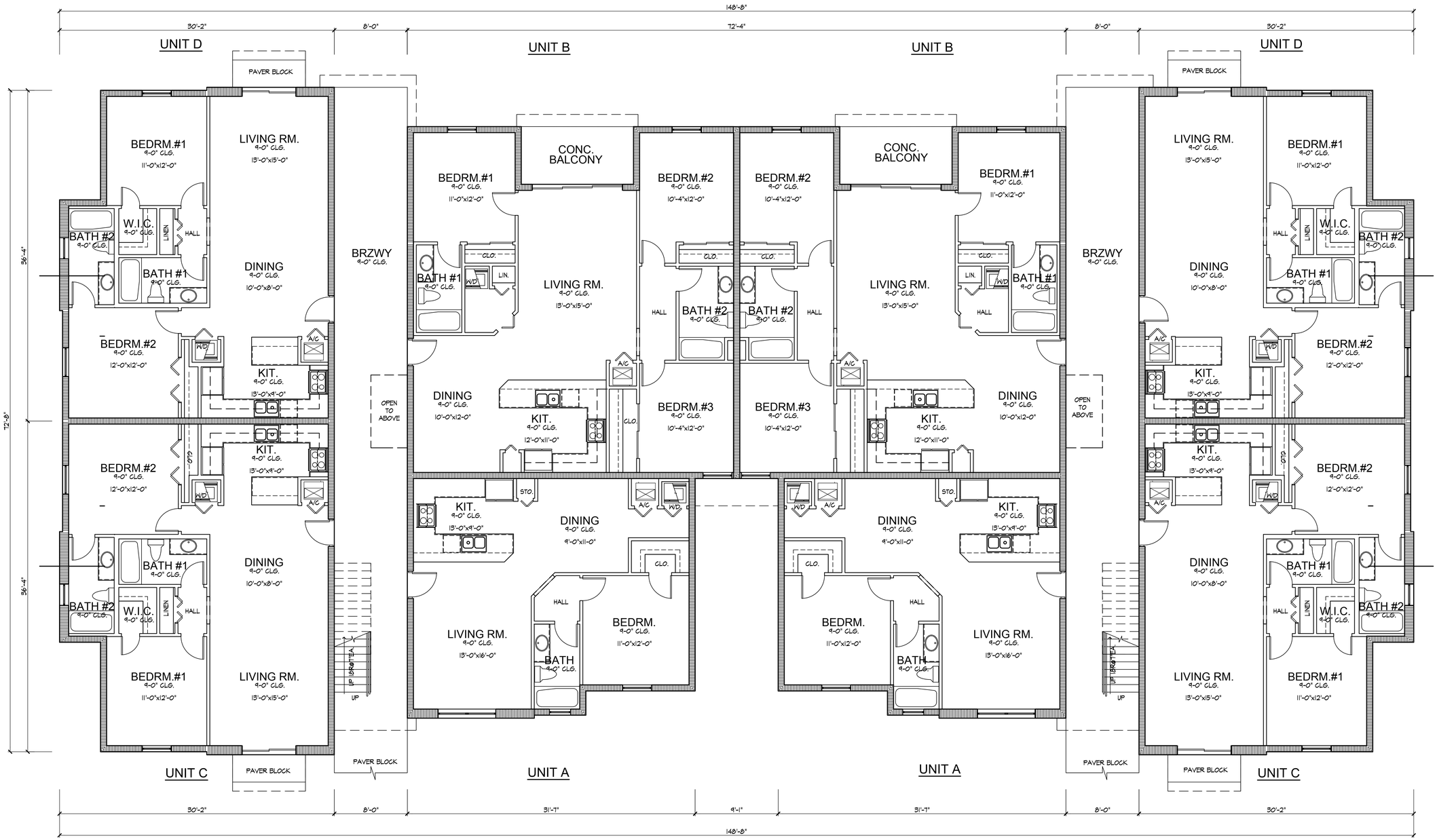
NC (4)	BALCONY(B)	96 SF
NC (8)	BALCONY(B)	96 SF
NC (3)	BALCONY(C)	32 SF
NC (5)	BALCONY(C)	32 SF
NC (7)	BALCONY(D)	32 SF
NC (6)	BALCONY(D)	32 SF
	TTL.	1364 SF

GROSS AREA

GROSS AREA	8159 SF

TOTAL ALL LEVELS:	
TOTAL AC AREA:	23256 SF
TOTAL NON-AC AREA:	4092 SF
TOTAL GROSS AREA:	24477 SF



Scott Blakeslee Disher
AR-0011586 AA-0003285

revisions

no.		date
REVIEW		6/18/20

designed	SBD
drawn	LTH, ST
checked	SBD
date	05/25/2020
scale	3/16"=1'-0" (U.O.N.)
job no.	190725_AIG

project

24 UNIT APARTMENT BUILDING

ARIA APARTMENTS
FORT PIERCE, FLORIDA

by: ARROW INVESMENT GROUP, LLC.

ARCHITECTURAL Studio, Inc.

Architecture
•
Planning

300 Avenue of Champions
Suite 260
Palm Beach Gardens, Florida 33418

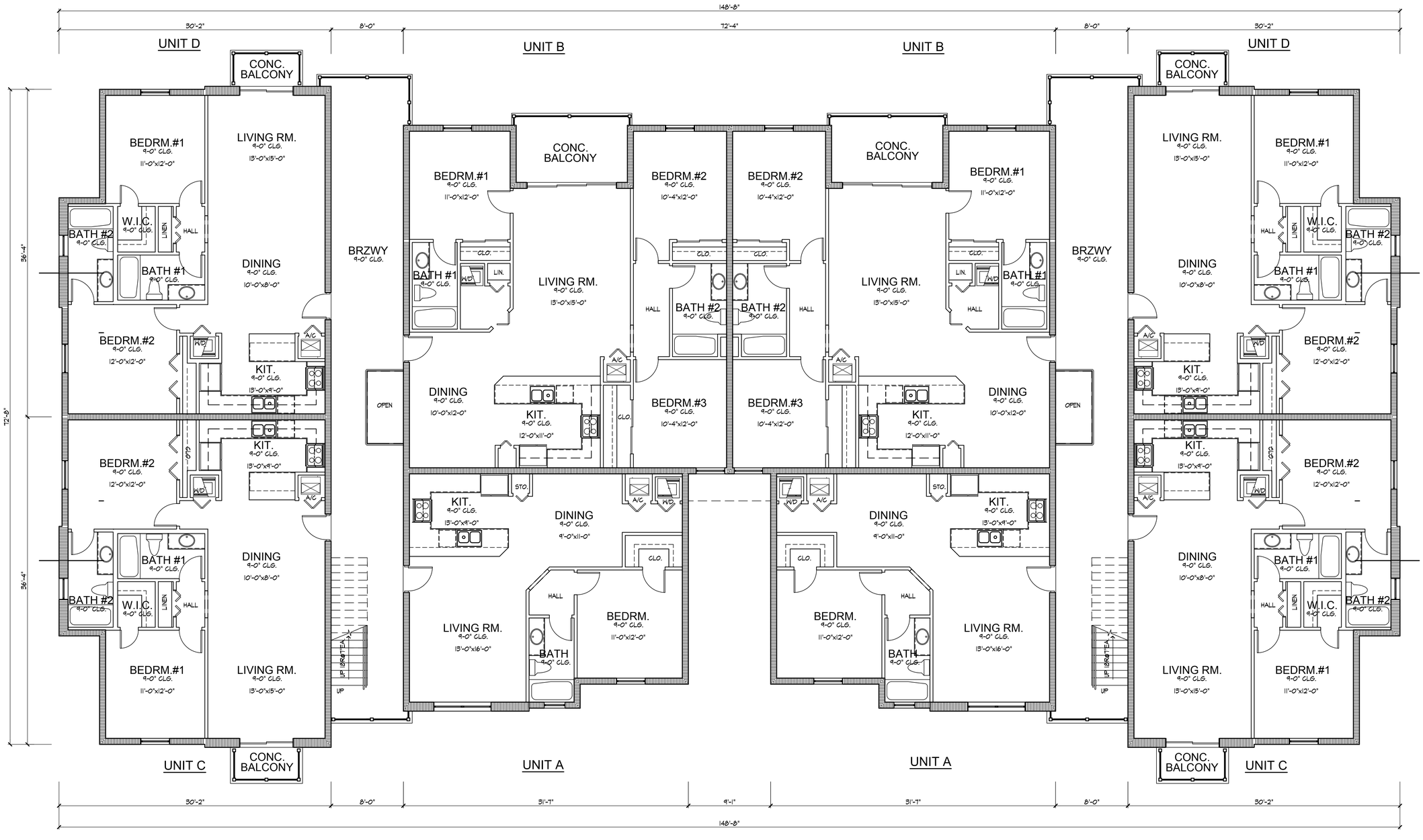
Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing

GROUND FLOOR PLAN

sheet

A-1



revisions

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scale	3/16"=1'-0" (U.O.N.)
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Scott Blakeslee Disher
AR-0011586 AA-0003285

project

24 UNIT APARTMENT BUILDING

ARIA APARTMENTS
FORT PIERCE, FLORIDA

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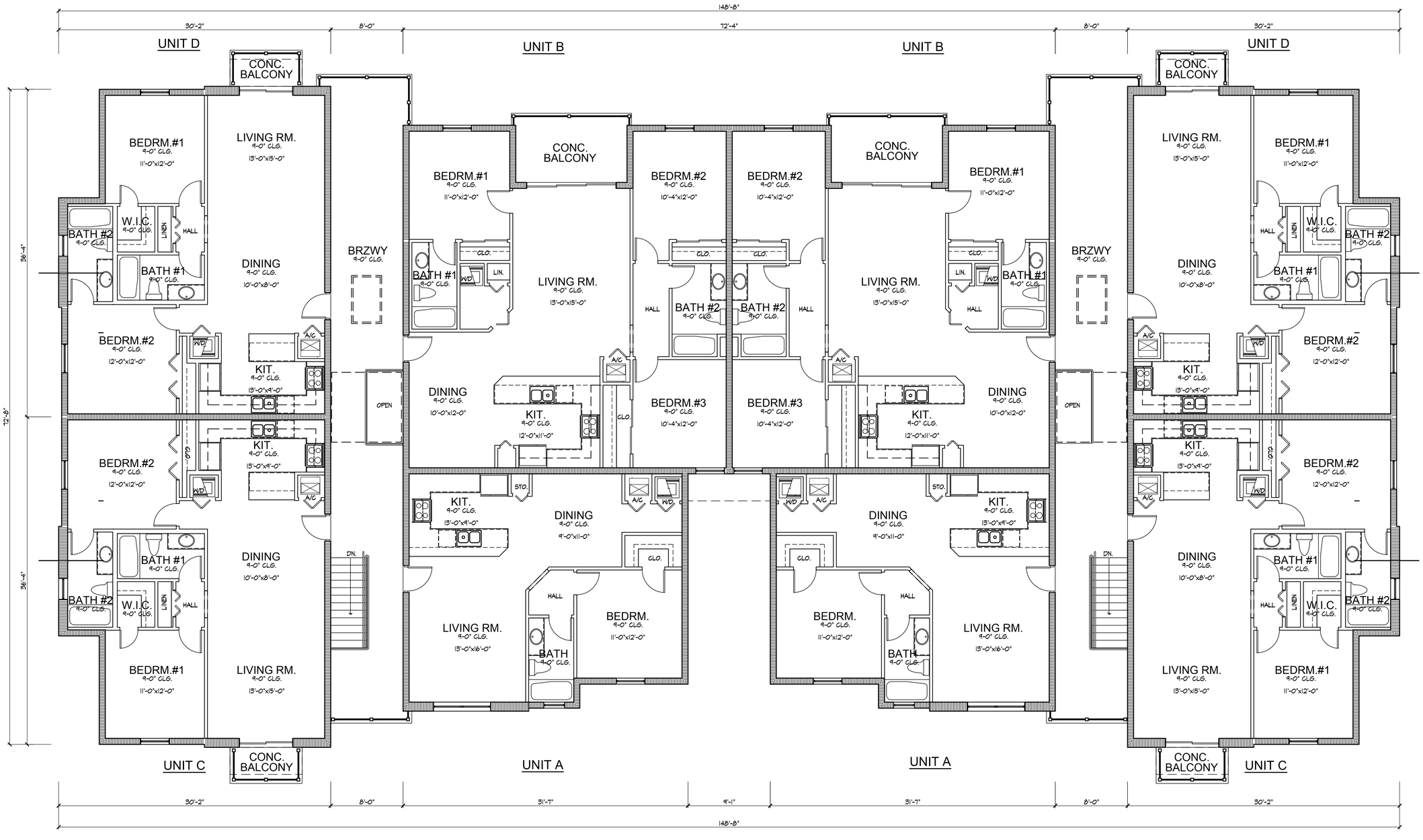
drawing

SECOND FLOOR PLAN

sheet

A-2



revisions

no.	date
REVIEW	6/18/20

designed	SBD
drawn	LTH, ST
checked	SBD
date	05/25/2020
scale	3/16"=1'-0" (U.O.N.)
job no.	190725_AIG

Scott Blakeslee Disher
AR-0011586 AA-0003285

project

24 UNIT APARTMENT BUILDING
ARIA APARTMENTS
FORT PIERCE, FLORIDA
by: ARROW INVESMENT GROUP, LLC.

ARCHITECTURAL Studio, Inc.
Architecture
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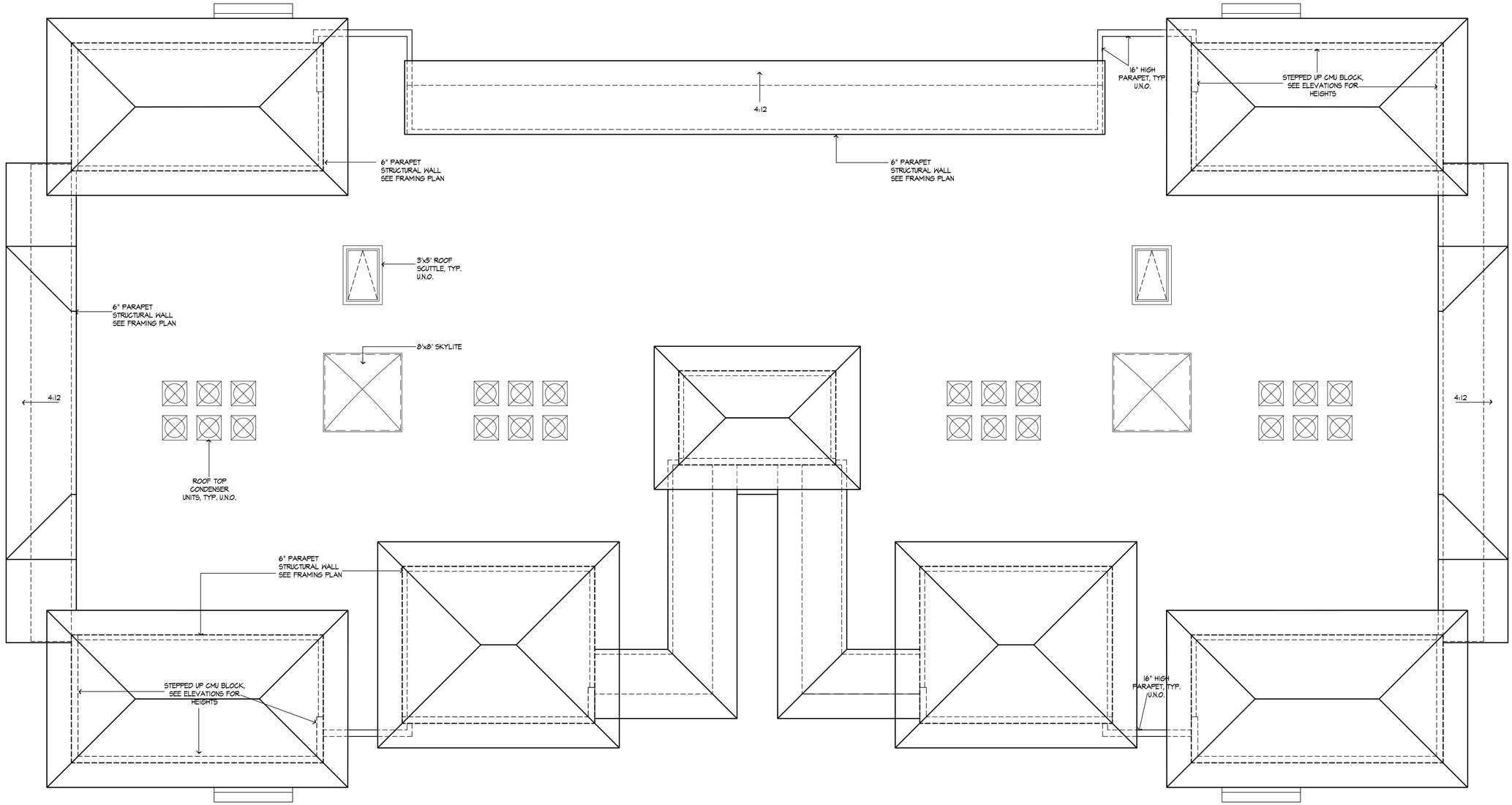
drawing

THIRD FLOOR PLAN

sheet

A-3



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no.	date
REVIEW	6/18/20

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drawn	LTH, ST
checked	SBD
date	03/25/2020
scale	3/16"=1'-0" (U.O.N.)
job no.	190725_AIG

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AR-0011586 AA-0003285

24 UNIT APARTMENT BUILDING

ARIA APARTMENTS
FORT PIERCE, FLORIDA

by: ARROW INVESMENT GROUP, LLC.

project

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ROOF PLAN

sheet

A-6



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

revisions

no.	date
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designed	SBD
drawn	VHV
checked	SBD
date	6/19/20
scale	1/4"= 1'-0" (U.O.N.)
job no.	190123_CH.AIG

Scott Blakeslee Disher
AR-0011586 AA-0003285

project

CLUBHOUSE

ARIA APARTMENTS
FT. PIERCE, FLORIDA

by: ARROW INVESMENT GROUP

ARCHITECTURAL Studio, Inc.

Architecture
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Planning

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Fax 561.296.2494
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drawing

ELEVATIONS

sheet

A-2



LEFT ELEVATION



RIGHT ELEVATION

revisions

no.	date
0	//

designed	SBD
drawn	VHV
checked	SBD
date	6/19/20
scale	1/4"= 1'-0" (U.O.N.)
job no.	190123_CH.AIG

Scott Blakeslee Disher
AR-0011586 AA-0003285

project

CLUBHOUSE

ARIA APARTMENTS
FT. PIERCE, FLORIDA

by: ARROW INVESMENT GROUP

ARCHITECTURAL Studio, Inc.

Architecture
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Planning

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archstudiofl.com

drawing

ELEVATIONS

sheet

A-3

CALCULATIONS

AIR CONDITIONED AREAS

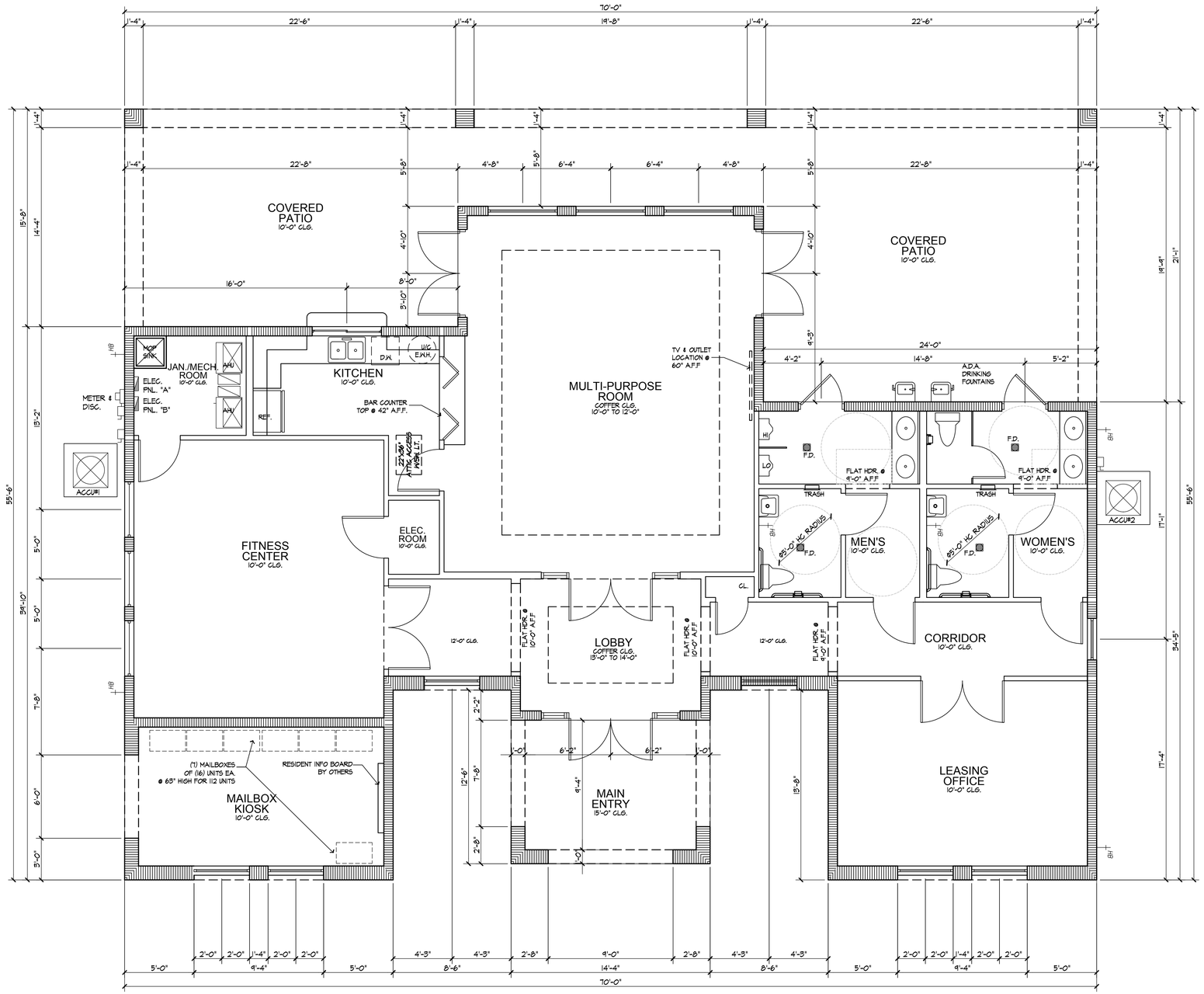
CLUBHOUSE A/C	2239 SF
	2239 SF

NON CONDITIONED AREAS

MAIN ENTRY	148 SF
MAILBOX KIOSK	213 SF
COVERED PATIO	1036 SF
	1397 SF

GROSS AREA

GROSS AREA	3636 SF



revisions

no.	date
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designed	SBD
drawn	VHV
checked	SBD
date	6/19/20
scale	1/4"= 1'-0" (U.O.N.)
job no.	190723_CH.AIG

Scott Blakeslee Disher
AR-0011586 AA-0003285

project

CLUBHOUSE

ARIA APARTMENTS
FT. PIERCE, FLORIDA

by: ARROW INVESMENT GROUP

ARCHITECTURAL Studio, Inc.

Architecture
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Planning

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Fax 561.296.2494
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drawing

FLOOR PLAN

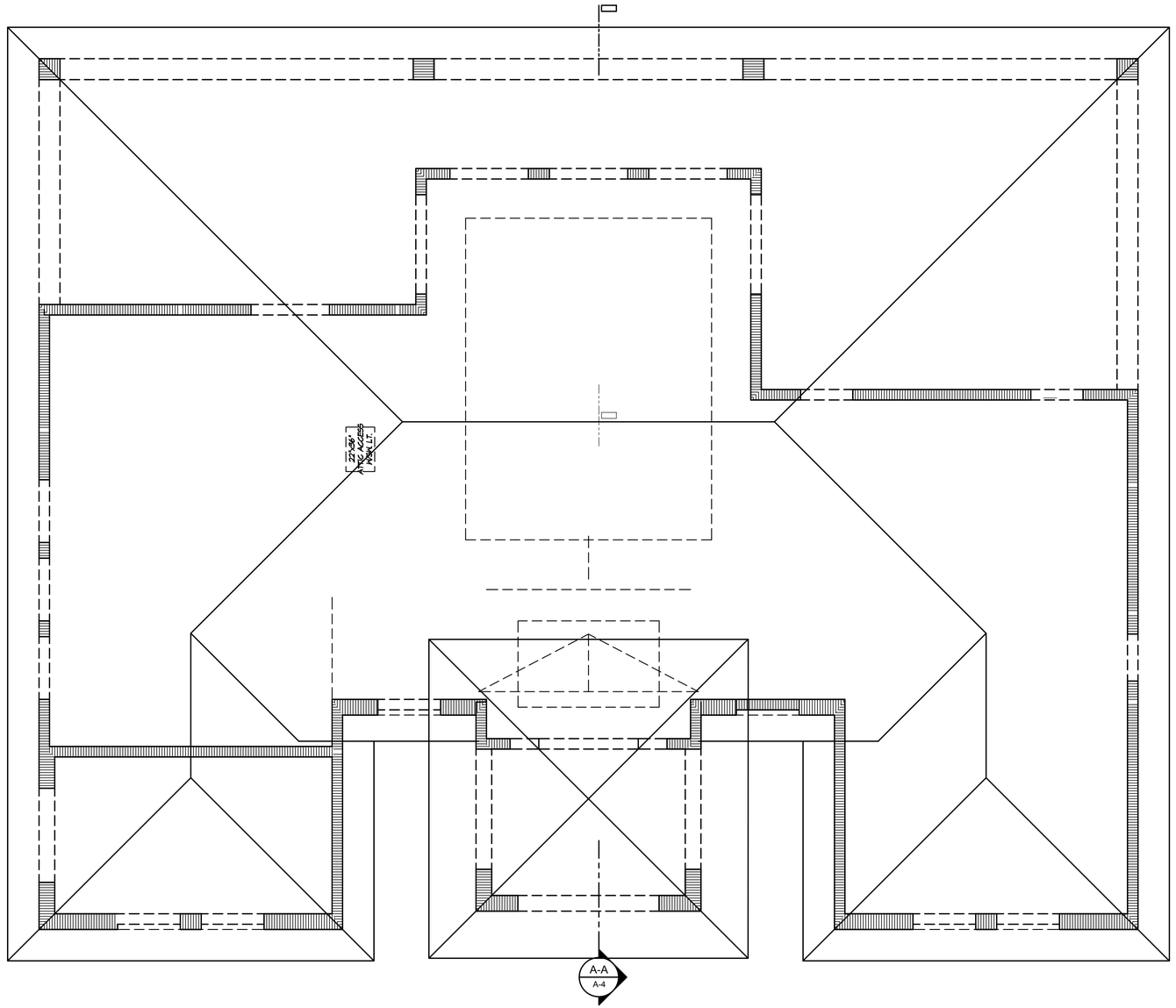
sheet

A-1

revisions

no.	date
0	//

designed	SBD
drawn	VHV
checked	SBD
date	6/19/20
scale	1/4"= 1'-0" (U.O.N.)
job no.	190723_CH.AIG



Scott Blakeslee Disher
AR-0011586 AA-0003285

CLUBHOUSE
project

ARIA APARTMENTS
FT. PIERCE, FLORIDA

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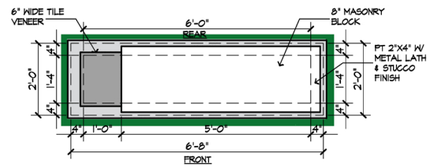
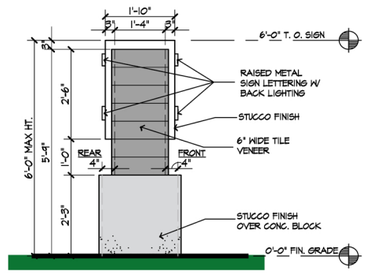
drawing
ROOF
FRAMING
PLAN

sheet
S-2



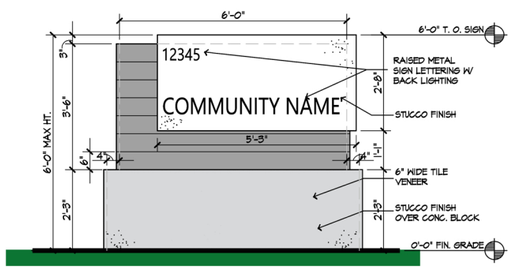
ENTRY MONUMENT PLAN

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



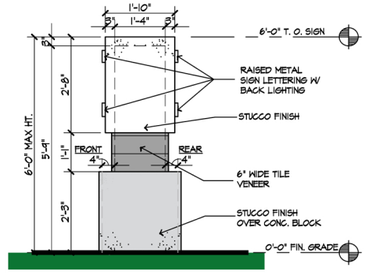
ENTRY MONUMENT LEFT SIDE ELEVATION

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



ENTRY MONUMENT FRONT ELEVATION

SCALE: 1/2" = 1'-0" (REAR ELEVATION TO MATCH FRONT ELEVATION)



ENTRY MONUMENT RIGHT SIDE ELEVATION

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

revisions

no.	date
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designed	SBD
drawn	VHV
checked	SBD
date	06/12/20
scale	1/4"= 1'-0" (U.O.N.)
job no.	190724_EM.dig

Scott Blakeslee Disher
AR-0011586 AA-0003285

PROGRESS SET
06/15/20

project

ENTRY MONUMENT

FORT PIERCE NORTH APTS. & COMMERCIAL CENTER
FT. PIERCE, FLORIDA

by: ARROW INVESMENT GROUP

ARCHITECTURAL Studio, Inc.

Architecture
+
Planning

300 Avenue of Champions
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Fax 561.296.2494
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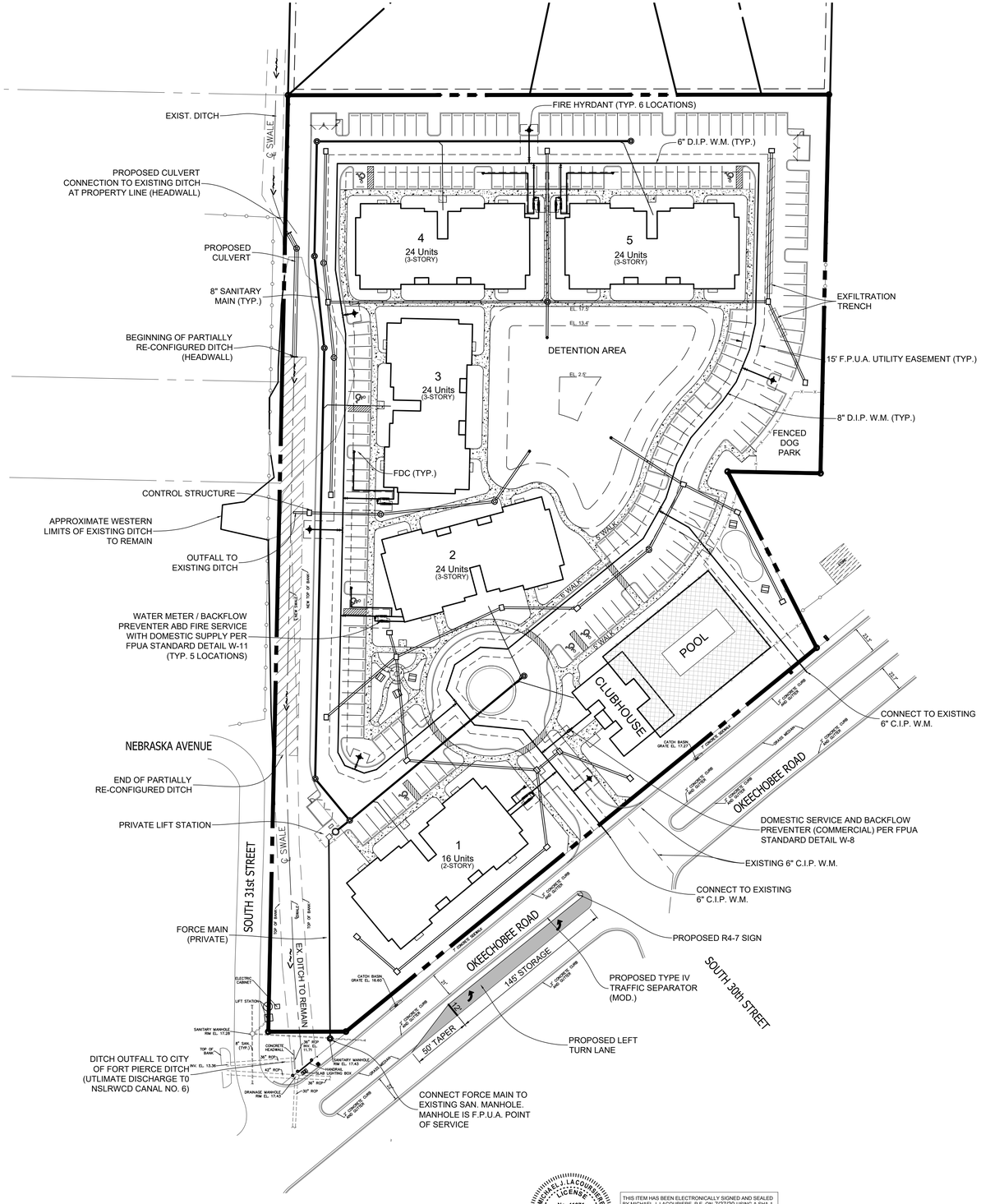
drawing

ENTRY MONUMENT

sheet

A-1



GRAPHIC SCALE

0 25 50 100 150

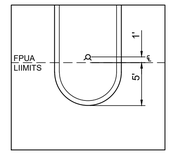
(IN FEET)
1 INCH = 50 FT.

LEGEND

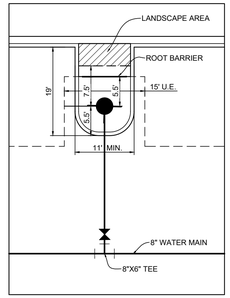
- DRAINAGE PIPE AND INLET (FINAL PIPE SIZES TO BE DETERMINED)
- SANITARY MAIN (8" PVC) AND MANHOLE (SANITARY SYSTEM TO BE PRIVATE)
- WATER MAIN (8" C-900 / D.I.P.)
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE HYDRANT
- RE-CONFIGURED DITCH

NOTES:

1. MINIMUM FINISHED FLOOR ELEVATION TO BE SET AT OR ABOVE 100 - YEAR, 3 - DAY STAGE (ZERO DISCHARGE)
2. MINIMUM PERIMETER ELEVATION TO BE SET AT OR ABOVE 25 - YEAR, 3- DAY STAGE.
3. RESIDENTIAL BUILDINGS TO BE FIRE SPRINKLED. FIRE DEPARTMENT CONNECTIONS TO BE LOCATED 100' MAXIMUM FROM A FIRE HYDRANT.
4. SANITARY SYSTEM TO BE PRIVATE.
5. WATER DISTRIBUTION SYSTEM TO BE PUBLIC, FORT PIERCE UTILITY AUTHORITY.
6. THIS DRAWING UTILIZES BASE SITE PLAN AND SURVEY INFORMATION PREPARED BY LITTERICK LANDSCAPE ARCHITECTURE AND BROWN AND PHILIPS. INC. USED WITH PERMISSION.

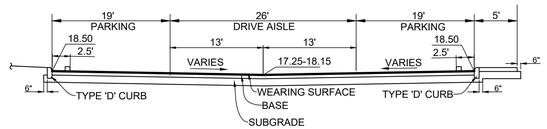


FDC NEAR UTILITY EASEMENT
NOT TO SCALE

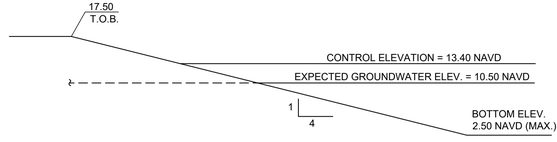


FIRE HYDRANT SHALL HAVE 5' CLEAR ON ALL SIDES
LANDSCAPE MATERIAL SHALL BE LIMITED TO SOD WITHIN 7.5' OF FIRE HYDRANT

HYDRANT LOCATION DETAIL
NOT TO SCALE



TYPICAL PARKING / DRIVE SECTION



DETENTION AREA BANK SECTION

100 YR - 3 D RAINFALL	12.23 INCHES
100 YR - 3 D FLOOD ELEV.	18.58' NAVD
MINIMUM FINISHED FLOOR	19.50' NAVD
25 YR - 3 D RAINFALL	9.5 INCHES
25 YR - 3 D FLOOD ELEV	17.76' NAVD
MINIMUM PERIMETER ELEVATION	17.90' NAVD
10 YR - 1 D RAINFALL	6.0 INCHES
10 YR - 1 D FLOOD ELEV	16.16 NAVD
MINIMUM ROADWAY ELEVATION	17.25' NAVD

CONCEPTUAL SURFACE WATER MANAGEMENT DATA

MICHAEL J. LACOURSIERE
LICENSE
No. 41071
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL J. LACOURIERE, P.E. ON 7/27/20 USING A SHA-1 AUTHENTICATION CODE.

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MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS ◆ SURVEYORS ◆ DEVELOPMENT CONSULTANTS
TEL. (561) 968.0080 LB# 2438
FAX. (561) 642-9726
www.schorah.com
EB# 2438
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406

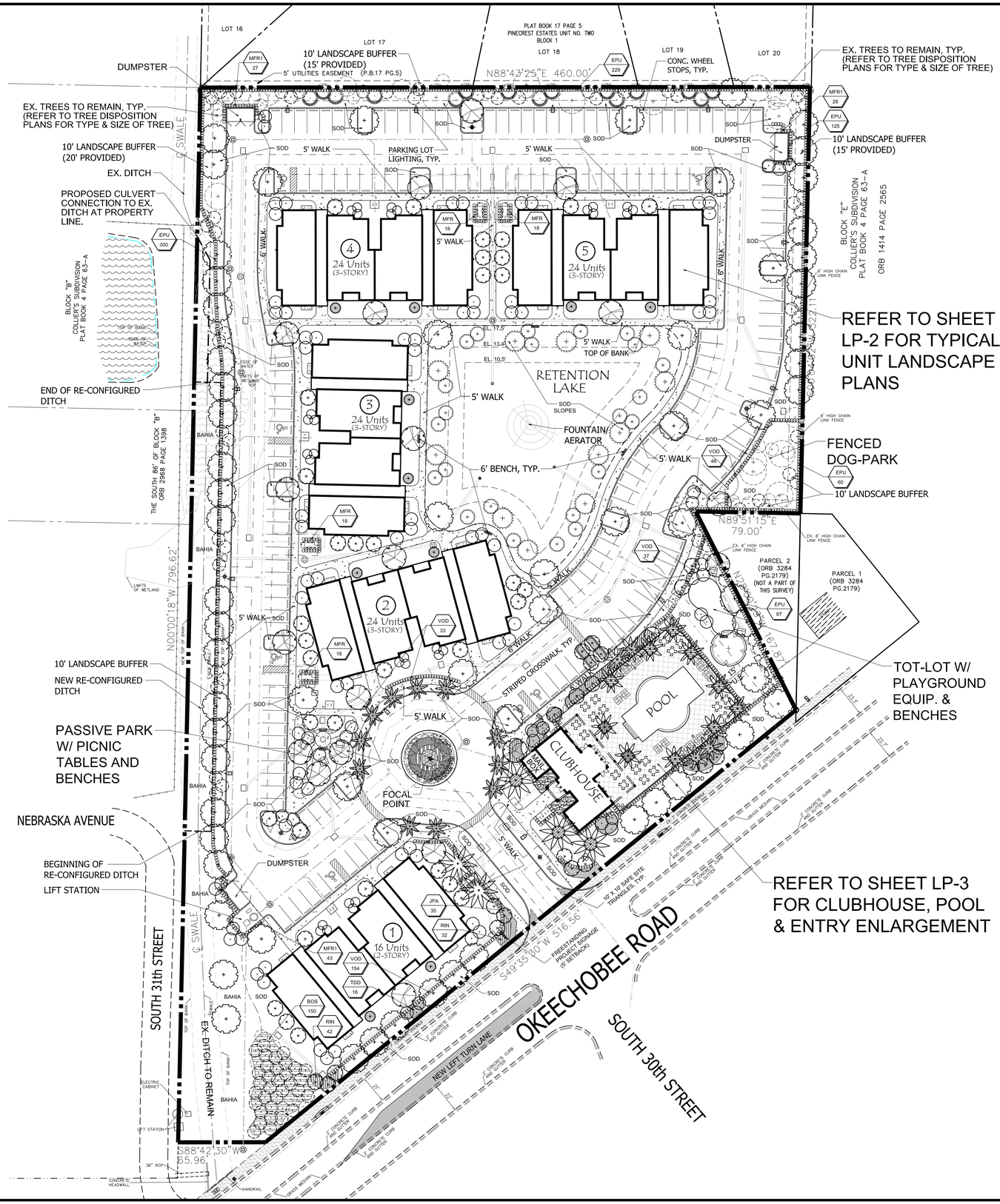
REVISIONS

DRAWN/CHECKED: AMG/MJL
SCALE: 1" = 50'
DATE: MARCH 2020
MICHAEL J. LACOURSIERE, P.E. FLORIDA LICENSE NO. 41071, FOR MICHAEL B. SCHORAH AND ASSOCIATES, INC.
DATE:

PROJECT: ARIA APARTMENTS
DESCRIPTION: CONCEPTUAL ENGINEERING PLAN

JOB NO. 1769
SHEET NO. 1
OF 1C

Path\Name : P:\1769 FORT PIERCE NORTH\CIVIL\CAD\1769 SITE.dwg
Date\Time : Mon, 27 Jul 2020 - 9:36am



EXISTING TREE LEGEND

	SYMBOL	QUANTITY
EXISTING PALM TO REMAIN	ESP	20
RELOCATED PALM	RSP	155
EXISTING PINE TO REMAIN	EPE	5
EXISTING OAK TO REMAIN	EQL	11

PROPOSED TREE LEGEND

	SYMBOL	QUANTITY
SPECIMEN LIVE OAK, RANCH STYLE *(QUERCUS VIRGINIANA)*	QV1	1
ROYAL POINCIANA *(DELONIX REGIA)*	DR	1
LIVE OAK *(QUERCUS VIRGINIANA)*	QV	67
SYLVESTER PALM *(PHOENIX SYLVESTRIS)*	PS	5
YELLOW TABEBUIA *(TABEBUIA CARAIBA)*	TC	19
CRAPE MYRTLE (MULTI-TRUNK) *(LAGERSTROEMIA INDICA 'MUSKOGEE')*	LM	25
CRAPE MYRTLE (SINGLE TRUNK) *(LAGERSTROEMIA INDICA 'NATCHEZ')*	LI	33
CABBAGE PALM *(SABAL PALMETTO)*	SP	91
WASHINGTON PALM *(WASHINGTONIA ROBUSTA)*	WR	11
COCONUT PALM *(COCOS NUCIFERA)*	CN	14
JAPANESE BLUEBERRY *(ELAEOCARPUS DECIPIENS)*	ED	10
BALD CYPRESS (SMALL) *(TAXODIUM DISTICHUM)*	TD	23
BALD CYPRESS (LARGE) *(TAXODIUM DISTICHUM)*	TD1	11
CHRISTMAS PALM (TRIPLE) *(ADONIDIA MERRILLII)*	AM3	10
S. FLORIDA SLASH PINE *(PINUS ELLIOTTII 'DENSA')*	PE	15

NOTE: REFER TO SHEET LP-4 FOR TREE SIZES AND SPECIFICATIONS

LANDSCAPE DATA

SITE AREA:	296,012.97 S.F. (6.796 ACRES)
VEHICULAR USE AREA:	82,965.43 S.F. (28.0%)
INTERIOR LANDSCAPE AREA REQUIRED:	5,531 S.F. (1 S.F. PER 15 S.F. OF VEH. USE AREA)
INTERIOR LANDSCAPE AREA PROVIDED:	8,284.25 S.F.
INTERIOR TREES REQUIRED:	56 TREES (1 TREE PER 100 S.F. OF REQ'D. INT. LANDSCAPE AREA)
INTERIOR TREES PROVIDED:	166 TREES (110 ADDITIONAL TREES)

PERIMETER LANDSCAPING REQUIREMENTS

BUFFER (SIDE)	LENGTH (L.F.)	REQ'D. WIDTH	PROVIDED WIDTH	REQ'D. AREA (S.F.)	TREES REQ'D.	TREES PROVIDED
NORTH	460'	10'	15'	4,600	*23	33 TREES
SOUTH	582.52'	10'	25'	5,825.2	**20	25 TREES
EAST	568.98'	10'	10-15'	5,689.8	*29	33 TREES
WEST	796.62'	10'	10-20'	7,966.2	*40	46 TREES
				TOTALS:	112	***137 TREES

* REQUIRES 1 TREE PER 200 S.F. OF BUFFER
** REQUIRES 1 TREE PER 300 S.F. OF BUFFER
*** 25 ADDITIONAL TREES

REFER TO SHEET LP-4 FOR PLANT LIST

Landscape Plan

0 20' 40' 80' 120' 160'

Scale: 1" = 40'

NORTH

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY "GRADES AND STANDARDS" LATEST EDITION.
2. ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FT. PIERCE CODE.
3. THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF FT. PIERCE, THE OWNER AND THE LANDSCAPE ARCHITECT.
4. THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.
6. ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.
7. ALL SOD SHALL BE STENOTAPHRUM SECONDATUM 'FLORITAM' (ST. AUGUSTINE SOD), UNLESS OTHERWISE NOTED.
8. ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO FLORIDA DEPARTMENT OF TRANSPORTATION SIGHT LINE GUIDELINES.
9. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30" AND 8' WITHIN SIGHT VISIBILITY TRIANGLES. 10' X 10' SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION, ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.
10. ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.
11. ALL PROPOSED LANDSCAPE AREAS SHALL RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSING DEVICE ACCORDING TO LOCAL AND STATE CODES. IRRIGATION WATER SHALL BE PULLED FROM A WELL SOURCE AND CITY WATER WILL BE USED AROUND BUILDING.
12. ALL ABOVE GROUND UTILITIES SHALL BE SCREENED FROM VIEW ON THREE SIDES WITH AN APPROPRIATE HEDGE MATERIAL. HEIGHT OF PLANT MATERIAL AT TIME OF INSTALLATION SHALL BE AT LEAST AS TALL AS THE UTILITY BEING SCREENED AND SHALL BE SPACED APPROPRIATELY IN ORDER TO PROVIDE COMPLETE SCREENING OF UTILITY WITHIN ONE YEAR OF INSTALLATION.
13. ALL TREES NOT LOCATED WITHIN A LANDSCAPE BED SHALL RECEIVE A 4-5' DIA. MULCH RING.
14. ALL EXOTIC AND NUISANCE VEGETATION SHALL BE REMOVED FROM SUBJECT PROPERTY PRIOR TO ANY CERTIFICATE OF OCCUPANCY.
15. TREES ARE TO BE INSTALLED WITH A 10' SEPARATION FROM FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A 10' SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER IN NO CASE SHALL A TREE ENCROACH CLOSER THAT 5' WITH A ROOT BARRIER PRESENT. ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL.
16. ALL PLANT MATERIAL SHALL BE INSTALLED AT THE HEIGHT, SPREAD AND DBH SHOWN ON THE PLANT LIST, CONTAINER SIZES ARE GIVEN AS A SUGGESTION ONLY.

MANAGED LAND ENTITLEMENTS
3710 BUCKEYE STREET, SUITE 100, PALM BEACH GARDENS, FL 33410 • P 561.568.8045

LC26000482
Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Aria Apartments

Ft. Pierce, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA (LA0001677)

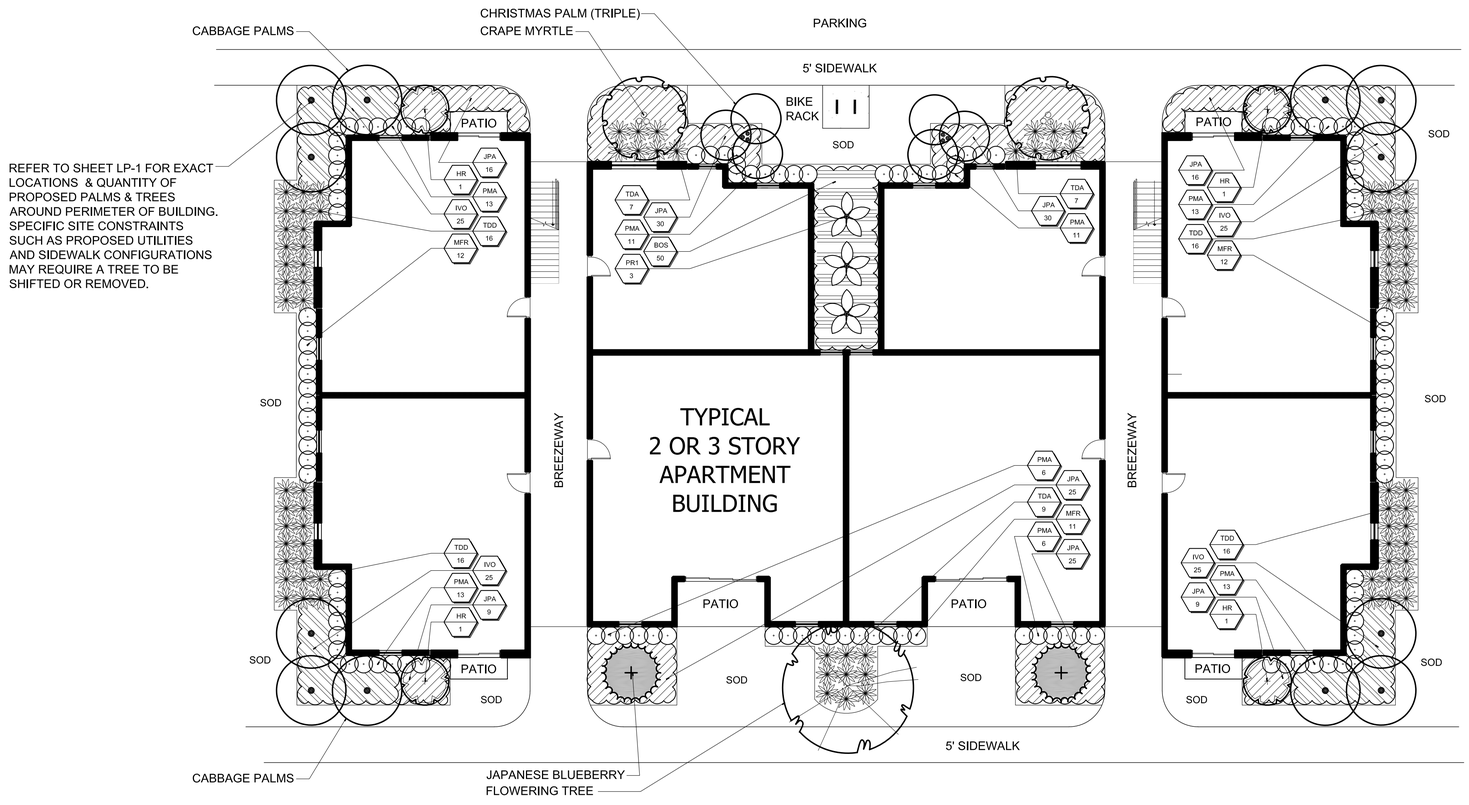
Scale: 1" = 40'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	6/25/2020
Job no.	
Revisions:	7/23/20

Sheet No.

LP-1

MANAGED LAND ENTITLEMENTS
3710 BUCKEYE STREET, SUITE 100, PALM BEACH GARDENS, FL 33410 • P 561.568.8045



TYPICAL UNIT PLANT LIST (5 BUILDINGS)

QUANTITIES ARE FOR EACH BUILDING

TREES

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
M	PR1	3	PHOENIX ROEBELENII	PYGMY DATE PALM (SINGLE)	7' O.A.	7'	FULL & THICK, SINGLE TRUNK SPECIMEN, MATCHED
M	HR	4	HIBISCUS ROSA-SINENSIS	PINK HIBISCUS STD.	6-7' O.A. STD.	3-4'	FULL & THICK, SINGLE TRUNK STD.

SHRUBS & GROUNDCOVERS

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES:
* V	TDD	64	TRIPSACUM FLORIDANA	FLORIDA GAMA GRASS	#3, 16" O.A.	36" O.C.	FULL & THICK
* V	TDA	23	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	#3, 24" O.A.	48" O.C.	FULL & THICK
* V	BOS	50	NEPHROLEPIS EXALTATA	BOSTON FERN	#3, 16" O.A.	24" O.C.	FULL & THICK
M	PMA	86	PODOCARPUS MACROPHYLLUS	PODOCARPUS	#3, 24" O.A.	24" O.C.	FULL & THICK
* V	MFR	35	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	#3, 24" O.A.	24" O.C.	FULL & THICK
* V	IVO	100	ILEX VOMITORIA	DWF. YAUPON HOLLY	#3, 14" O.A.	24" O.C.	FULL & THICK
M	JPA	160	JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	#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.

Typical Unit Landscape Plan

0 5' 10' 20' 30' 40'
NORTH
Scale: 1" = 10'

Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Aria Apartments

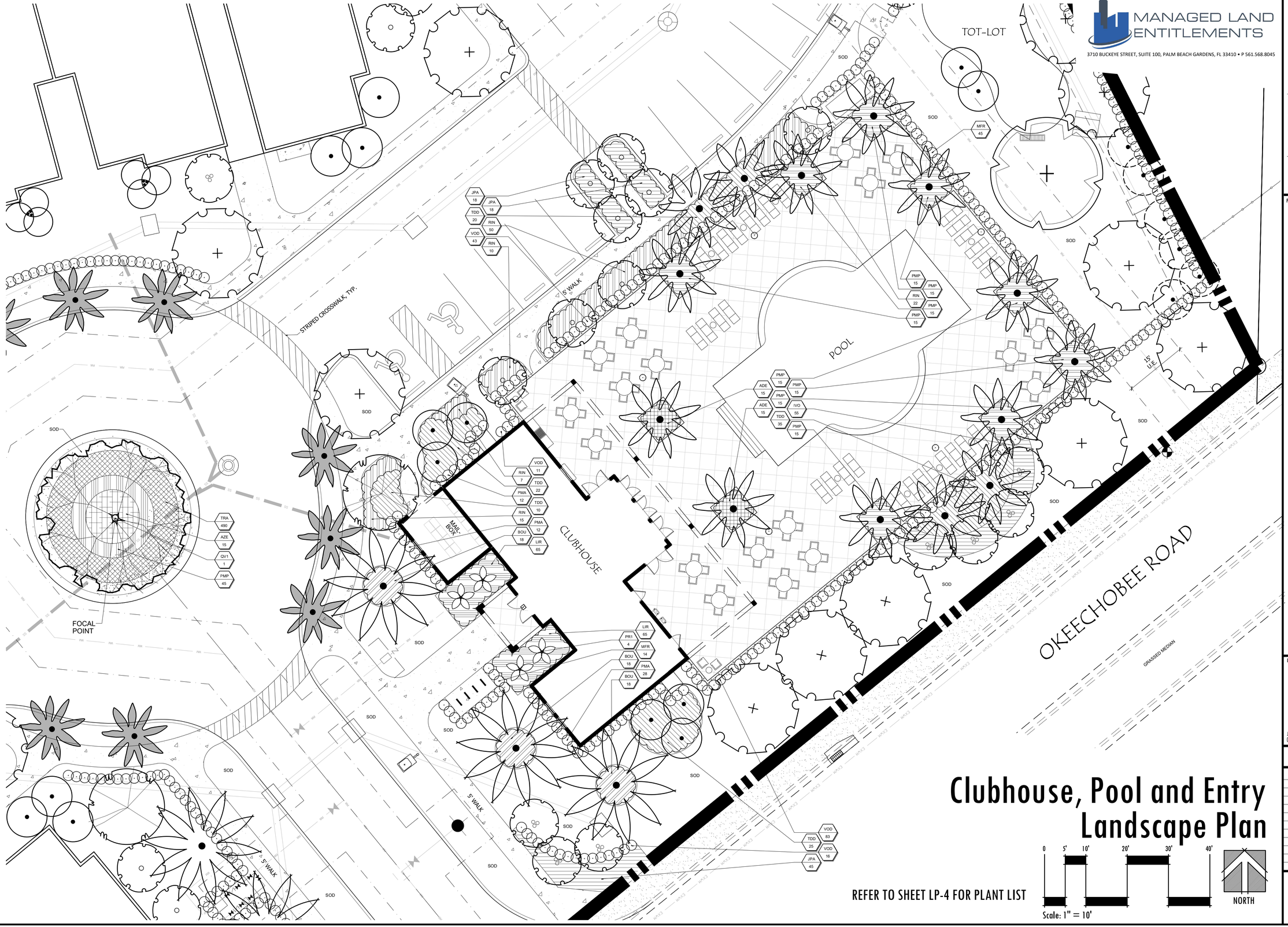
Ft. Pierce, Florida

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:	6/25/2020
Job no.	
Revisions:	7/23/20

Sheet No.
LP-2



REFER TO SHEET LP-4 FOR PLANT LIST

0 5' 10' 20' 30' 40'

Scale: 1" = 10'

NORTH

Clubhouse, Pool and Entry Landscape Plan

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LC26000482

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Ft. Pierce, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT
JASON M. LITTERICK
LA 0001677
STATE OF FLORIDA

Jason M. Litterick, RLA
(LA0001677)

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Designed:	JML
Drawn:	JML
Approved:	JML
Date:	6/25/2020
Job no.	
Revisions:	7/23/20

Sheet No.
LP-3

PLANT LIST (LP-1 & LP-3)

NOTE: DOES NOT INCLUDE PLANTS SPECIFIED ON SHEET LP-2, TYPICAL UNIT LANDSCAPE PLAN

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
* V	RSP	155	SABAL PALMETTO	CABBAGE PALM	SEE DISPOSITION CHART		RELOCATED CABBAGE PALM
* V	ESP	20	SABAL PALMETTO	CABBAGE PALM	SEE DISPOSITION CHART		EXISTING CABBAGE PALM TO REMAIN
* V	EPE	5	PINUS ELLIOTTII 'DENSA'	S. FLA. SLASH PINE	SEE DISPOSITION CHART		EXISTING SLASH PINE TO REMAIN
* V	EQL	11	QUERCUS LAURIFOLIA	LAUREL OAK	SEE DISPOSITION CHART		EXISTING LAUREL OAK TO REMAIN
* V	PE	15	PINUS ELLIOTTII 'DENSA'	S. FLA. SLASH PINE	14' O.A., 3" DBH	6'	FULL & THICK, SINGLE TRUNK
* V	SP	91	SABAL PALMETTO	CABBAGE PALM	12-22' C.T.	N/A	SLICK TRUNK, HURRICANE CUT, STAGGER HEIGHTS
M	DR	1	DELONIX REGIA	ROYAL POINCIANA	14-16' O.A., 3.5" DBH	7'	FULL & THICK, SINGLE TRUNK, 3" CAL.
* V	TD	23	TAXODIUM DISTICHUM	BALD CYPRESS	8' O.A., 1.5" DBH	4'	FULL & THICK, SINGLE TRUNK
* V	TD1	11	TAXODIUM DISTICHUM	BALD CYPRESS	14' O.A., 3" DBH	6'	FULL & THICK, SINGLE TRUNK
M	WR	11	WASHINGTONIA ROBUSTA	WASHINGTON PALM	20' O.A.	N/A	FULL & THICK, MATCHED
* V	QV	67	QUESRCUS VIRGINIANA	LIVE OAK	14' O.A., 3" DBH	6'	FULL & THICK
* V	QV1	1	QUESRCUS VIRGINIANA	RANCH LIVE OAK	20' O.A., 8" DBH	20'	FULL & THICK, RANCH STYLE, MULTI-TRUNK SPECIMEN
V	PS	5	PHOENIX SYLVESTRIS	SYLVESTER PALM	12' WD	-	FULL & THICK, MATCHED SPECIMENS
M	ED	10	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY	14' O.A., 3" DBH	5'	FULL & THICK TO GROUND
M	LM	25	LAGERSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE (LAVENDER)	14' O.A.	6'	FULL & THICK, MULTI-TRUNK, 5' C.T.
M	LI	33	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE (WHITE)	12-14' O.A.	5'	FULL & THICK, SINGLE TRUNK STD., 2.5" DBH
M	TC	19	TABEBUIA CARAIBA	YELLOW TABEBUIA	14' O.A., 3" DBH	5'	FULL & THICK
M	AM3	10	ADONIDIA MERRILLII	CHRISTMAS PALM (TRIPLE)	14' O.A., TRIPLE	-	FULL & THICK, TRIPLE TRUNK
M	CN	14	COCOS NUCIFERA	COCONUT PALM	12' WD.	-	FULL & THICK, MATCHED HEIGHTS
M	PR1	4	PHOENIX ROEBELENII	PYGMY DATE PALM	7' O.A., SINGLE	7'	FULL & THICK, MATCHED HEIGHTS, SINGLE TRUNK

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES:
* V	TDD	128	TRIPSACUM FLORIDANA	FLORIDA GAMA GRASS	#3, 16" O.A.	36" O.C.	FULL & THICK
V	PMA	52	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	#7, 30" O.A.	24" O.C.	FULL & THICK
M	PMP	165	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWF. PODOCARPUS	#3, 14" X 14"	24" O.C.	FULL & THICK
* V	IVO	55	ILEX VOMITORIA	DWF. YAUPON HOLLY	#3, 14" X 14"	24" O.C.	FULL & THICK
* V	MFR	131	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	423	VIBURNUM ODORITISSIMUM	SWEET VIBURNUM	#3, 24" O.A.	24" O.C.	FULL & THICK
M	LIR	130	LIRIOPE MUSCARI	GREEN LIRIOPE	#3, 14" X 14"	18" O.C.	FULL & THICK
M	EPU	801	ELEAGNUS PUNGENS	SILVERTHORN	#3, 24" O.A.	24" O.C.	FULL & THICK
M	RIN	178	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	#3, 16" X 16"	24" O.C.	FULL & THICK
M	ADE	30	ASPARAGUS DENSIFLORUS 'MYERII'	FOXTAIL FERN	#3, 16" X 16"	24" O.C.	FULL & THICK
M	JPA	116	JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	#3, 16" SPD.	24" O.C.	FULL & THICK
* V	BOS	150	NEPHROLEPIS BISSERATA	BOSTON FERN	#3, 16" O.A.	36-48" O.C.	FULL & THICK
V	BOU	54	BOUGAINVILLEA 'HELEN JOHNSON'	DWF. BUGAINVILLEA	#3, 16" X 16"	24" O.C.	FULL & THICK
M	AZE	15	ALPINIA ZERUMBET	VAR. SHELL GINGER	#3, 20" O.A.	36" O.C.	FULL & THICK
M	TRA	490	TRACHELOSPERMUM ASIATICUM 'MINIMA'	DWF. JASMINE	#1, 12" SPD.	12" O.C.	FULL & THICK

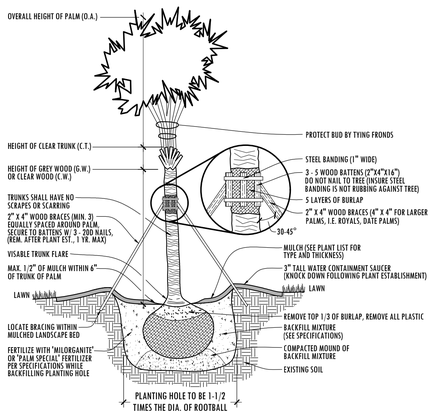
* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

SOD: ST. AUGUSTINE 'FLORITAM' (BAHIA WHERE NOTED)
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

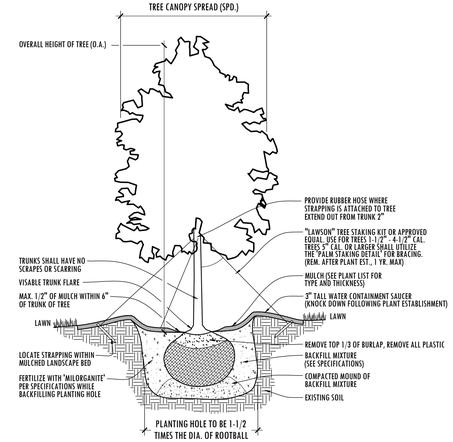
IRRIGATION NOTE:
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

IRRIGATION WATER SOURCE: WELL & PUMP

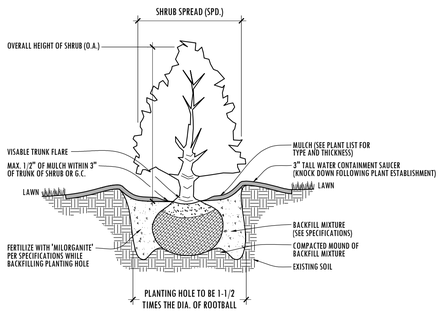
PLANTING DETAILS



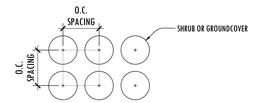
PALM PLANTING DETAIL



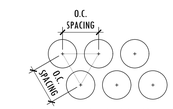
TREE PLANTING DETAIL



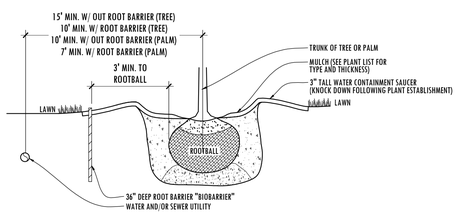
SHRUB & GROUNDCOVER PLANTING DETAIL



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.

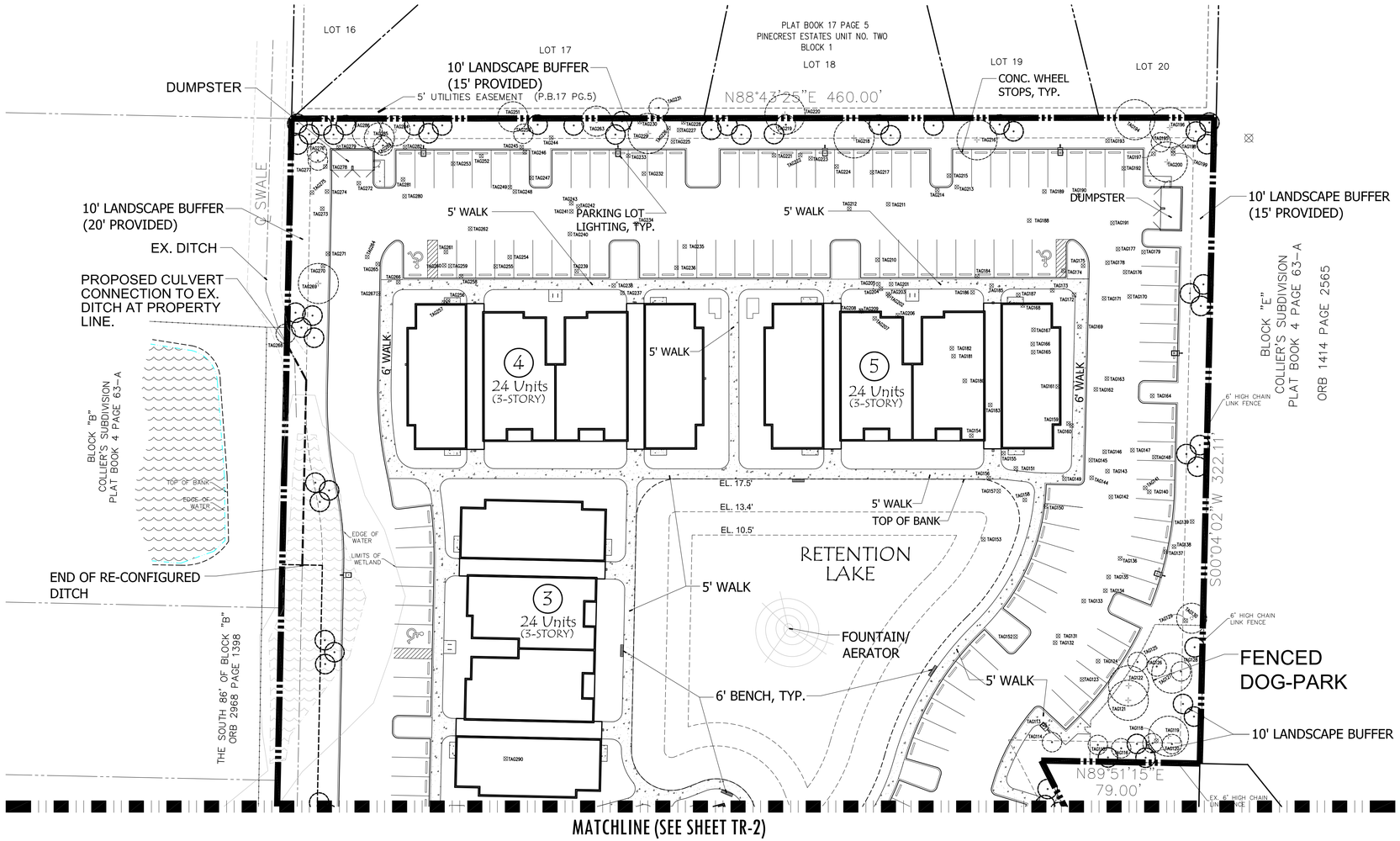
ANY SOIL, PEAT OR SIMILAR MATERIAL WHICH HAS BEEN BROUGHT ONTO ANY PAVED AREAS SHALL BE REMOVED PROMPTLY KEEPING THESE AREAS CLEAN AS THE WORK PROGRESSES. UPON COMPLETION OF THE PLANTING, ALL EXCESS SOIL, STONES AND DEBRIS WHICH HAS NOT BEEN PREVIOUSLY CLEANED UP SHALL BE REMOVED FROM THE SITE.

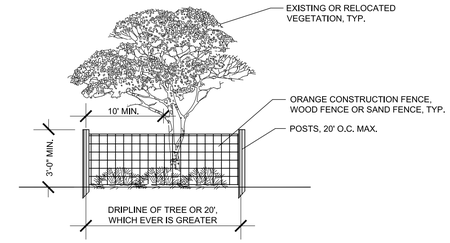
INSPECTION & ACCEPTANCE
THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT UPON COMPLETION OF THE WORK TO REQUEST A FINAL INSPECTION OF THE INSTALLATION AND PLANT MATERIALS. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WILL NOTIFY THE LANDSCAPE CONTRACTOR OF ANY DEFICIENCIES VIA A "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 RESPONSIBLE FOR GENERAL PLANT MAINTENANCE INCLUDING WATERING AND MOWING UP UNTIL THE DATE OF CONDITIONAL ACCEPTANCE.

PLANT MATERIAL SUBSTITUTION

THERE WILL BE NO SUBSTITUTION OF PLANT MATERIAL UNLESS AUTH





FENCING OF UNDISTURBED AREAS AND/OR EXISTING TREES:

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL ENCLOSE THE ENTIRE UNDISTURBED AREA, OR TREE, WITHIN A FENCE OR SIMILAR BARRIER AS SHOWN. THE PLACEMENT OF SUCH BARRIER OR FENCE SHALL BE LOCATED NO CLOSER THAN THE DRIP LINE OF THE PRESERVED OR RELOCATED TREE OR A MIN. OF 10' FROM TRUNK, WHICHEVER IS GREATER. WOODEN (OR EQUIVALENT) POSTS AT LEAST 2 x 2 INCHES SHALL BE IMPLANTED IN THE GROUND DEEP ENOUGH TO BE STABLE AND WITH AT LEAST 3 FEET VISIBLE ABOVE THE GROUND. THE PROTECTIVE POSTS SHALL BE PLACED NOT MORE THAN 20 FEET APART, AND SHALL BE LINKED TOGETHER BY ORANGE NET FENCE FABRIC, OR OTHER. NO HEAVY EQUIPMENT, VEHICLES, STORAGE OF MATERIALS, ETC., SHALL OCCUR WITHIN THE VEG. PROTECTION ZONE. EXTREME CARE SHALL BE TAKEN WHEN WORKING NEAR THE BASE OF TREES. NO FINISH GRADE FILL SHALL BE PLACED WITHIN A ZONE OF 2/3 THE DIAMETER OF THE TREE CANOPY.

CONSTRUCTION WITHIN CANOPY & TREE BARRICADE SHALL BE BE DONE WITH EXTREME CARE TO MINIMIZE DISTURBANCE TO THE ROOTS BY EXCAVATING, COMPACTING OR ADDING FILL.

UTILITY WORK (TRENCHING) WITHIN THE CANOPY & TREE BARRICADE SHALL BE DONE WITH EXTREME CARE TO MINIMIZE DISTURBANCE TO THE ROOTS BY EXCAVATING, COMPACTING OR ADDING FILL. THE TREE BARRICADE WILL BE MODIFIED TEMPORARILY TO ALLOW ONLY THE MINIMUM WORK ZONE TRESPASS INTO THE CANOPY AREA, CONTINUING TO PROTECT THE REST OF THE CANOPY AREA WITH BARRICADE. NO FILL, EVEN TEMPORARY, SHALL BE PLACED IN ANY PROTECTED ZONE. AT THE CONCLUSION OF SAID ACTIVITY, THE WORKZONE SHALL BE CLEANED UP & TREE BARRICADES REPLACED TO THEIR ORIGINAL CONFIGURATION.

TREE PROTECTION DETAIL

N.T.S.

EXISTING TREE LEGEND

EXISTING TREEE TO BE RELMOVED OR RELOCATED — TREE NO. TAG267

EXISTING PALM TO REMAIN — TREE NO. TAG267

RELOCATED PALM — TREE NO. TAG267

EXISTING PINE TO REMAIN — TREE NO. TAG267

EXISTING OAK TO REMAIN — TREE NO. TAG267

REFER TO SHEET TR-3 FOR TREE DISPOSITION CHART

Tree Dispostion Plan

0 15' 30' 60' 90' 120'

Scale: 1" = 30'

NORTH

MANAGED LAND ENTITLEMENTS
3710 BUCKEYE STREET, SUITE 100, PALM BEACH GARDENS, FL 33410 • P 561.568.8045

Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Aria Apartments

Ft. Pierce, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA
(LA0001677)

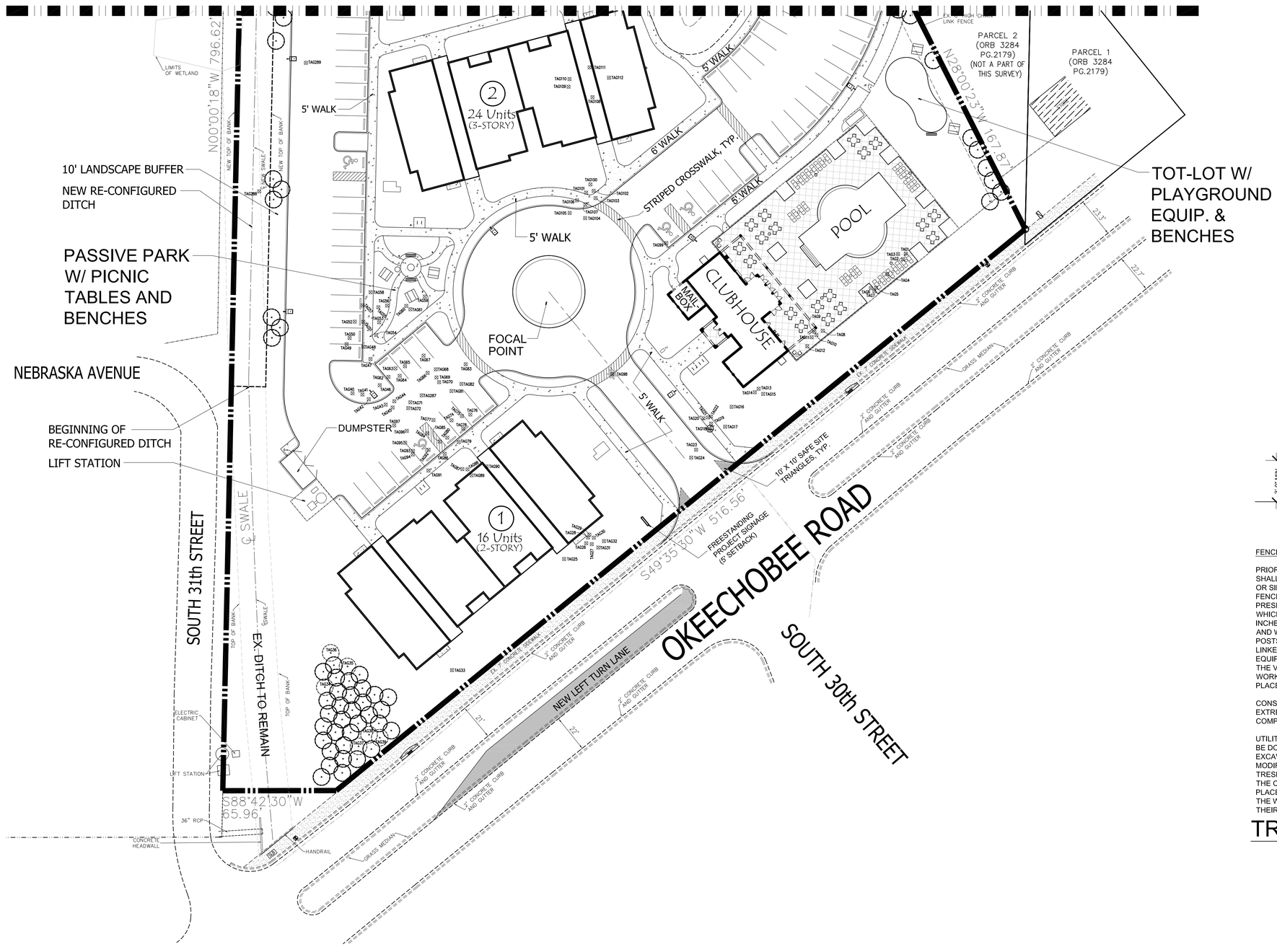
Scale: 1" =30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	6/25/2020
Job no.	
Revisions:	7/23/20

Sheet No.
TR-1

MANAGED LAND ENTITLEMENTS
3710 BUCKEYE STREET, SUITE 100, PALM BEACH GARDENS, FL 33410 • P 561.568.8045

MATCHLINE (SEE SHEET TR-1)



EXISTING TREE LEGEND

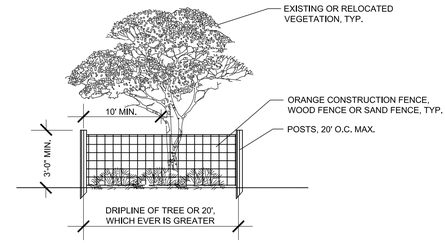
EXISTING TREEE TO BE RELMOVED OR RELOCATED — TREE NO. TAG267

EXISTING PALM TO REMAIN — TREE NO. TAG267

RELOCATED PALM

EXISTING PINE TO REMAIN — TREE NO. TAG267

EXISTING OAK TO REMAIN — TREE NO. TAG267



FENCING OF UNDISTURBED AREAS AND/OR EXISTING TREES:

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TREE PROTECTION DETAIL

N.T.S.

Tree Dispostion Plan

REFER TO SHEET TR-3 FOR TREE DISPOSITION CHART

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

Aria Apartments

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" =30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	6/25/2020
Job no.	
Revisions:	7/23/20

Sheet No.

TR-2

TREE DISPOSITION CHART

TAG NUMBER	TREE TYPE	NATIVE	DBH (INCHES)	CLEAR TRUNK HEIGHT	DISPOSITION	MITIGATION REQ'D.
1	PALM	YES	20	17'	RELOCATE	
2	PALM	YES	16	17'	RELOCATE	
3	PALM	YES	18	15'	RELOCATE	
4	PALM	YES	14	22'	RELOCATE	
5	PALM	YES	18	18'	RELOCATE	
6	PALM	YES	16	14'	RELOCATE	
7	PALM	YES	18	14'	RELOCATE	
8	PALM	YES	20	18'	RELOCATE	
9	PALM	YES	16	15'	RELOCATE	
10	PALM	YES	24	15'	RELOCATE	
11	PALM	YES	16	18'	RELOCATE	
12	PALM	YES	16	19'	RELOCATE	
13	PALM	YES	22	10'	RELOCATE	
14	PALM	YES	24	15'	RELOCATE	
15	PALM	YES	24	13'	RELOCATE	
16	PALM	YES	16	14'	RELOCATE	
17	PALM	YES	20	17'	RELOCATE	
18	BANYAN	NO	48		REMOVE	
19	PALM	YES	16	18'	RELOCATE	
20	PALM	YES	14	18'	RELOCATE	
21	PALM	YES	16	15'	RELOCATE	
22	PALM	YES	16	10'	RELOCATE	
23	PALM	YES	20	14'	RELOCATE	
24	PALM	YES	18	15'	RELOCATE	
25	PALM	YES	18	18'	RELOCATE	
26	PALM	YES	16	15'	RELOCATE	
27	PALM	YES	20	15'	RELOCATE	
28	PALM	YES	16	17'	RELOCATE	
29	PALM	YES	16	11'	RELOCATE	
30	PALM	YES	18	14'	RELOCATE	
31	PALM	YES	24	16'	RELOCATE	
32	PALM	YES	16	7'	REMOVE	NONE
33	PALM	YES	18	19'	RELOCATE	
34	PALM	YES	16	17'	REMAIN	
35	PALM	YES	18	17'	REMAIN	
36	PALM	YES	18	18'	REMAIN	
37	PALM	YES	18	20'	REMAIN	
38	PALM	YES	16	21'	REMAIN	
39	PALM	YES	14	17'	REMAIN	
40	PALM	YES	20	18'	RELOCATE	
41	PALM	YES	18	20'	RELOCATE	
42	PALM	YES	16	19'	RELOCATE	
43	PALM	YES	16	19'	RELOCATE	
44	PALM	YES	16	21'	RELOCATE	
45	PALM	YES	18	19'	RELOCATE	
46	PALM	YES	20	22'	RELOCATE	
47	PALM	YES	16	19'	RELOCATE	
48	PALM	YES	16	18'	RELOCATE	
49	PALM	YES	18	17'	RELOCATE	
50	PALM	YES	16	20'	RELOCATE	
51	PALM	YES	18	19'	RELOCATE	
52	PALM	YES	10	18'	RELOCATE	
53	PALM	YES	14	18'	RELOCATE	
54	PALM	YES	18	18'	RELOCATE	
55	PALM	YES	20	22'	RELOCATE	
56	PALM	YES	14	19'	RELOCATE	
57	PALM	YES	10	18'	RELOCATE	
58	PALM	YES	14	19'	RELOCATE	
59	PALM	YES	18	16'	RELOCATE	
60	PALM	YES	16	16'	RELOCATE	
61	PALM	YES	18	15'	RELOCATE	
62	PALM	YES	16	23'	RELOCATE	
63	PALM	YES	16	21'	RELOCATE	
64	PALM	YES	20	18'	RELOCATE	
65	PALM	YES	12	19'	RELOCATE	
66	PALM	YES	18	21'	RELOCATE	
67	PALM	YES	18	17'	RELOCATE	
68	OAK	YES	5		REMOVE	NONE
69	PALM	YES	20	18'	RELOCATE	
70	PALM	YES	22	20'	RELOCATE	
71	PALM	YES	20	20'	RELOCATE	
72	PALM	YES	16	18'	RELOCATE	
74	PALM	YES	14	18'	RELOCATE	
75	PALM	YES	14	9'	REMOVE	NONE
76	PALM	YES	24	19'	RELOCATE	
77	PALM	YES	18	18'	RELOCATE	
78	PALM	YES	18	17'	RELOCATE	
79	PALM	YES	14	13'	RELOCATE	
80	PALM	YES	18	18'	RELOCATE	
81	PALM	YES	24	19'	RELOCATE	
82	PALM	YES	18	16'	RELOCATE	
83	PALM	YES	16	15'	RELOCATE	
84	PALM	YES	16	19'	RELOCATE	
85	PALM	YES	16	20'	RELOCATE	
86	PALM	YES	18	17'	RELOCATE	
87	PALM	YES	16	20'	RELOCATE	
88	PALM	YES	16	18'	RELOCATE	
89	PALM	YES	16	16'	RELOCATE	
90	PALM	YES	18	22'	RELOCATE	
91	PALM	YES	18	22'	RELOCATE	
92	PALM	YES	16	19'	RELOCATE	
93	PALM	YES	18	21'	RELOCATE	
94	PALM	YES	14	20'	RELOCATE	
95	PALM	YES	16	20'	RELOCATE	
96	PALM	YES	18	20'	RELOCATE	

OAK – LAUREL OAK (QUERCUS LAURIFOLIA)
PINE – SLASH PINE (PINUS ELLIOTTII)
PALM – CABBAGE PALM (SABAL PALMETTO)
UNKNOWN – NON-NATIVE EXOTIC

TOTAL MITIGATION (COLUMN)	0"
*TOTAL PRESERVED TREES (IN)	0"
TOTAL RELOCATED PALMS	86 PALMS

*"OFF-SITE" TREES HAVE BEEN EXCLUDED FROM PRESERVED TREE CALCULATION

TAG NUMBER	TREE TYPE	NATIVE	DBH (INCHES)	CLEAR TRUNK HEIGHT	DISPOSITION	MITIGATION REQ'D.
97	PALM	YES	18	20'	RELOCATE	
98	PALM	YES	18	19'	RELOCATE	
99	PALM	YES	16	16'	RELOCATE	
100	PALM	YES	18	17'	RELOCATE	
101	PALM	YES	16	17'	RELOCATE	
102	PALM	YES	18	19'	RELOCATE	
103	PALM	YES	16	18'	RELOCATE	
104	PALM	YES	16	18'	RELOCATE	
105	PALM	YES	16	18'	RELOCATE	
106	PALM	YES	14	15'	RELOCATE	
107	PALM	YES	10	8'	REMOVE	NONE
108	PALM	YES	18	19'	RELOCATE	
109	PALM	YES	16	35'	RELOCATE	
110	PALM	YES	14	20'	RELOCATE	
111	PALM	YES	16	20'	RELOCATE	
112	PALM	YES	18	18'	RELOCATE	
113	OAK	YES	6		REMOVE	NONE
114	PALM	YES	14	13'	REMAIN	
115	PALM	YES	22	18'	REMAIN	
116	PALM	YES	20	20'	REMAIN	
117	PALM	YES	10	7'	REMAIN	
118	UNKNOWN	NO	12		REMOVE	NONE
119	OAK	YES	38		REMAIN	
120	PALM	YES	14	18'	REMAIN	
121	OAK	YES	18		REMAIN	
122	OAK	YES	12		REMAIN	
123	PALM	YES	18	21'	RELOCATE	
124	PALM	YES	18	16'	RELOCATE	
125	PALM	YES	16	26'	REMAIN	
126	PALM	YES	18	29'	REMAIN	
127	OAK	YES	24		REMAIN	
128	PALM	YES	16	32'	REMAIN	
129	UNKNOWN	NO	10		REMOVE	NONE
130	PINE	YES	28		REMAIN	
131	PALM	YES	16	24'	RELOCATE	
132	UNKNOWN	NO	24		REMOVE	NONE
133	OAK	YES	10		REMOVE	NONE
134	OAK	YES	28		REMOVE	28"
135	PALM	YES	18	30'	RELOCATE	
136	OAK	YES	40		REMOVE	40"
137	PALM	YES	18	18'	RELOCATE	
138	PINE	YES	10		REMOVE	NONE
139	UNKNOWN	NO	8		REMOVE	NONE
140	OAK	YES	36		REMOVE	36"
141	PALM	YES	16	20'	RELOCATE	
142	PALM	YES	14	25'	RELOCATE	
143	PALM	YES	16	25'	RELOCATE	
144	OAK	YES	20		REMOVE	20"
145	PALM	YES	14	26'	RELOCATE	
146	PALM	YES	16	21'	RELOCATE	
147	PALM	YES	18	23'	RELOCATE	
148	OAK	YES	16		REMOVE	16"
149	UNKNOWN	NO	18		REMOVE	NONE
150	PALM	YES	22	18'	RELOCATE	
151	PALM	YES	14	7'	REMOVE	NONE
152	PALM	YES	22	22'	RELOCATE	
153	PALM	YES	16	20'	RELOCATE	
154	PALM	YES	22	18'	RELOCATE	
155	PALM	YES	18	17'	RELOCATE	
156	PALM	YES	18	16'	RELOCATE	
157	PALM	YES	16	13'	RELOCATE	
158	PALM	YES	12	10'	RELOCATE	
159	OAK	YES	10		REMOVE	NONE
160	OAK	YES	16		REMOVE	16"
161	PALM	YES	12	7'	REMOVE	
162	PALM	YES	18	24'	RELOCATE	
163	PALM	YES	16	21'	RELOCATE	
164	OAK	YES	36		REMOVE	36"
165	OAK	YES	14		REMOVE	14"
166	OAK	YES	10		REMOVE	NONE
167	POINCIANA	NO	8		REMOVE	NONE
168	OAK	YES	12		REMOVE	NONE
169	OAK	YES	22		REMOVE	22"
170	OAK	YES	18		REMOVE	18"
171	PALM	YES	16	17'	RELOCATE	
172	PALM	YES	18	13'	RELOCATE	
173	PALM	YES	12	6'	REMOVE	
174	UNKNOWN	NO	16		REMOVE	NONE
175	OAK	YES	16		REMOVE	16"
176	UNKNOWN	NO	20		REMOVE	NONE
177	PALM	YES	18	28'	RELOCATE	
178	PALM	YES	8	8'	REMOVE	NONE
179	PALM	YES	20	22'	RELOCATE	
180	PALM	YES	12	6'	REMOVE	
181	PALM	YES	18	18'	RELOCATE	
182	PALM	YES	18	16'	RELOCATE	
183	PALM	YES	18	17'	RELOCATE	
184	OAK	YES	26		REMOVE	26"
185	PALM	YES	16	28'	RELOCATE	
186	PALM	YES	14	23'	RELOCATE	
187	PALM	YES	16	14'	RELOCATE	
188	PALM	YES	16	18'	RELOCATE	
189	PALM	YES	16	20'	RELOCATE	
190	UNKNOWN	NO	24		REMOVE	NONE
191	PALM	YES	16	14'	RELOCATE	
192	OAK	YES	36		REMOVE	36"
193	UNKNOWN	NO	10		REMOVE	NONE

OAK – LAUREL OAK (QUERCUS LAURIFOLIA)
PINE – SLASH PINE (PINUS ELLIOTTII)
PALM – CABBAGE PALM (SABAL PALMETTO)
UNKNOWN – NON-NATIVE EXOTIC

TOTAL MITIGATION (COLUMN)	324"
*TOTAL PRESERVED TREES (IN)	120"
TOTAL RELOCATED PALMS	49

*"OFF-SITE" TREES HAVE BEEN EXCLUDED FROM PRESERVED TREE CALCULATION

TAG NUMBER	TREE TYPE	NATIVE	DBH (INCHES)	CLEAR TRUNK HEIGHT	DISPOSITION	MITIGATION REQ'D.
194	OAK	YES	36		REMAIN	
195	PALM	YES	18	26'	REMAIN	
196	OAK	YES	18		REMAIN	
197	UNKNOWN	NO	8		REMOVE	
198	UNKNOWN	NO	8		REMOVE	
199	UNKNOWN	NO	8		REMOVE	
200	OAK	YES	10		REMAIN	
201	OAK	YES	6		REMOVE	NONE
202	OAK	YES	6		REMOVE	NONE
203	OAK	YES	4		REMOVE	NONE
204	OAK	YES	6		REMOVE	NONE
205	OAK	YES	8		REMOVE	NONE
206	OAK	YES	8		REMOVE	NONE
207	OAK	YES	8		REMOVE	NONE
208	OAK	YES	6		REMOVE	NONE
209	OAK	YES	6		REMOVE	NONE
210	UNKNOWN	NO	10		REMOVE	NONE
211	PALM	YES	16	18'	RELOCATE	
212	PALM	YES	18	18'	RELOCATE	
213	PALM	YES	14		RELOCATE	
214	OAK	YES	20		REMOVE	26"
215	OAK	YES	26		REMOVE	26"
216	OAK	YES	30		REMAIN	
217	SILK OAK	NO	10		REMOVE	NONE
218	OAK	YES	14		REMAIN	
219	PALM	YES	20	19'	REMAIN	
220	OAK	YES	30		REMAIN	OFF-SITE
221	UNKNOWN	NO	8		REMOVE	NONE
222	UNKNOWN	NO	12		REMOVE	NONE
223	UNKNOWN	NO	8		REMOVE	NONE
224	PALM	YES	18	20'	RELOCATE	
225	UNKNOWN	NO	6		REMOVE	NONE
226	UNKNOWN	NO	6		REMOVE	NONE
227	UNKNOWN	NO	4		REMOVE	NONE
228	UNKNOWN	NO	6		REMOVE	NONE
229	OAK	YES	6		REMAIN	
230	UNKNOWN	NO	12		REMOVE	NONE
231	PALM	YES	22	18'	REMAIN	OFF-SITE
232	UNKNOWN	NO	30		REMOVE	NONE
233	PALM	YES	22	17'	RELOCATE	
234	OAK	YES	12		REMOVE	NONE
235	OAK	YES	10		REMOVE	NONE
236	UNKNOWN	NO	8		REMOVE	NONE
237	UNKNOWN	NO	6		REMOVE	NONE
238	UNKNOWN	NO	6		REMOVE	NONE
239	OAK	YES	16		REMOVE	16"
240	OAK	YES	10		REMOVE	NONE
241	UNKNOWN	NO	14		REMOVE	NONE
242	UNKNOWN	NO	8		REMOVE	NONE
243	UNKNOWN	NO	8		REMOVE	NONE
244	UNKNOWN	NO	10		REMOVE	NONE
245	PINE	YES	10		REMOVE	NONE
246	PINE	YES	10		REMOVE	NONE
247	OAK	YES	10		REMOVE	NONE
248	OAK	YES	10		REMOVE	NONE
249	PALM	YES	18	23'	RELOCATE	
250	PALM	YES	18	20'	REMAIN	
251	PINE	YES	10		REMAIN	OFF-SITE
252	PALM	YES	16	22'	RELOCATE	
253	OAK	YES	26		REMOVE	26"
254	OAK	YES	16		REMOVE	16"
255	OAK	YES	14		REMOVE	14"
256	OAK	YES	12		REMOVE	NONE
257	OAK	YES	14		REMOVE	14"
258	PALM	YES	22	28'	RELOCATE	
259	UNKNOWN	NO	8		REMOVE	NONE
260	PALM	YES	12	6'	REMOVE	NONE
261	PALM	YES	14	10'	RELOCATE	
262	UNKNOWN	NO	10		REMOVE	NONE
263	PINE	YES	14		REMAIN	
264	OAK	YES	18		REMOVE	18"
265	PALM	YES	16	21'	RELOCATE	
266	PALM	YES	18	20'	RELOCATE	
267	PALM	YES	20	18'	RELOCATE	
268	PALM	YES	20	20'	REMAIN	OFF-SITE
269	OAK	YES	20		REMAIN	
270	OAK	YES	10		REMOVE	NONE
271	PALM	YES	16	13'	RELOCATE	
272	OAK	YES	36		REMOVE	36"
273	PALM	YES	16	14'	RELOCATE	
274	UNKNOWN	NO	6		REMOVE	NONE
275	UNKNOWN	NO	6		REMOVE	NONE
276	PALM	YES	16	25'	REMAIN	
277	PALM	YES	12	11'	REMAIN	
278	PALM	YES	18	18'	RELOCATE	
279	OAK	YES	18		REMOVE	18"
280	OAK	YES	18		REMOVE	18"
281	PALM	YES	18	22'	RELOCATE	
282	PALM	YES	18	18'	RELOCATE	
283	PALM	YES	16	10'	REMAIN	
284	PINE	YES	16		REMAIN	
285	PINE	YES	12		REMAIN	
286	PINE	YES	10		REMAIN	
287	PALM	YES	18	19'	RELOCATE	
288	PALM	YES	16	18'	RELOCATE	
289	PALM	YES	18	19'	RELOCATE	
290	UNKNOWN	NO	30		REMOVE	NONE

OAK – LAUREL OAK (QUERCUS LAURIFOLIA)
PINE – SLASH PINE (PINUS ELLIOTTII)
PALM – CABBAGE PALM (SABAL PALMETTO)
UNKNOWN – NON-NATIVE EXOTIC

TOTAL MITIGATION (COLUMN)	228"
*TOTAL PRESERVED TREES (IN)	186"
TOTAL RELOCATED PALMS	20

*"OFF-SITE" TREES HAVE BEEN EXCLUDED FROM PRESERVED TREE CALCULATION

TOTAL RELOCATED PALMS: 155 PALMS
TOTAL MITIGATION REQUIRED (IN.): 552"
TOTAL PRESERVED TREES (IN.): 306"
TOTAL MITIGATION: 246"

ADDITIONAL TREES PROVIDED ON LANDSCAPE PLANS: 135 TREES OR 337.5" @ 2.5" PER TREE

SINCE THE ADDITIONAL TREES PROVIDED AMOUNT TO MORE DBH INCHES THAN IS REQUIRED TO BE MITIGATED, NO ADDITIONAL MITIGATION IS NEEDED.

Tree Dispostion Plan

MANAGED LAND ENTITLEMENTS
3710 BUCKEYE STREET, SUITE 100, PALM BEACH GARDENS, FL 33410 • P 561.568.8045

LC26000482
Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Aria Apartments
Ft. 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:	6/25/2020
Job no.	
Revisions:	7/23/20

Sheet No.
TR-3

ARIA APARTMENTS

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLT	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
SA	LED SITE HEAD	LUMARK	PRV-PA2A-740-U-T3-FINISH / MA1017-FINISH	UNV	LED	N/A	112W	20' POLE	NOTE 1, 2
SB	LED SITE HEAD	LUMARK	PRV-PA2A-740-U-T4W	UNV	LED	N/A	112W	20' POLE	NOTE 1, 2
SC	LED SITE HEAD	LUMARK	PRV-PA2A-740-U-T4W-HSS-FINISH / MA1017-FINISH	UNV	LED	N/A	112W	20' POLE	NOTE 1, 2
SD	LED DECORATIVE LUMINAIRE	INVUE	LXS-B3-LED-D1-T4-FINISH-S / ARPA2	UNV	LED	N/A	99W	13' POLE	NOTE 1, 3
SE	LED DECORATIVE LUMINAIRE	INVUE	LXS-B3-LED-D1-T5-FINISH-S / ARPA2	UNV	LED	N/A	86W	13' POLE	NOTE 1, 3
SF	LED BOLLARD	ILP	BLDT-15WLED-UNIV-4000K	UNV	LED	N/A	16.5W	IN-GROUND	
SW	LED WALL PACK	McGRAW-EDISON	GWC-AF-01-LED-E1-T4FT-FINISH-600	UNV	LED	N/A	34W	WALL	NOTE 1
SX	LED WALL PACK	LUMARK	XTOR3B-FINISH	UNV	LED	N/A	26W	WALL	NOTE 1

FIXTURE SCHEDULE NOTES

NOTE 1: ADVISE FINISH

NOTE 2: FIXTURE MOUNTED ON 20' CONCRETE POLE #: USI28TH-4-9666

NOTE 3: FIXTURE MOUNTED ON 13' DIRECT BURIAL ALUMINUM POLE #: 1208-30504TE TO ACHIEVE 15FT AFG

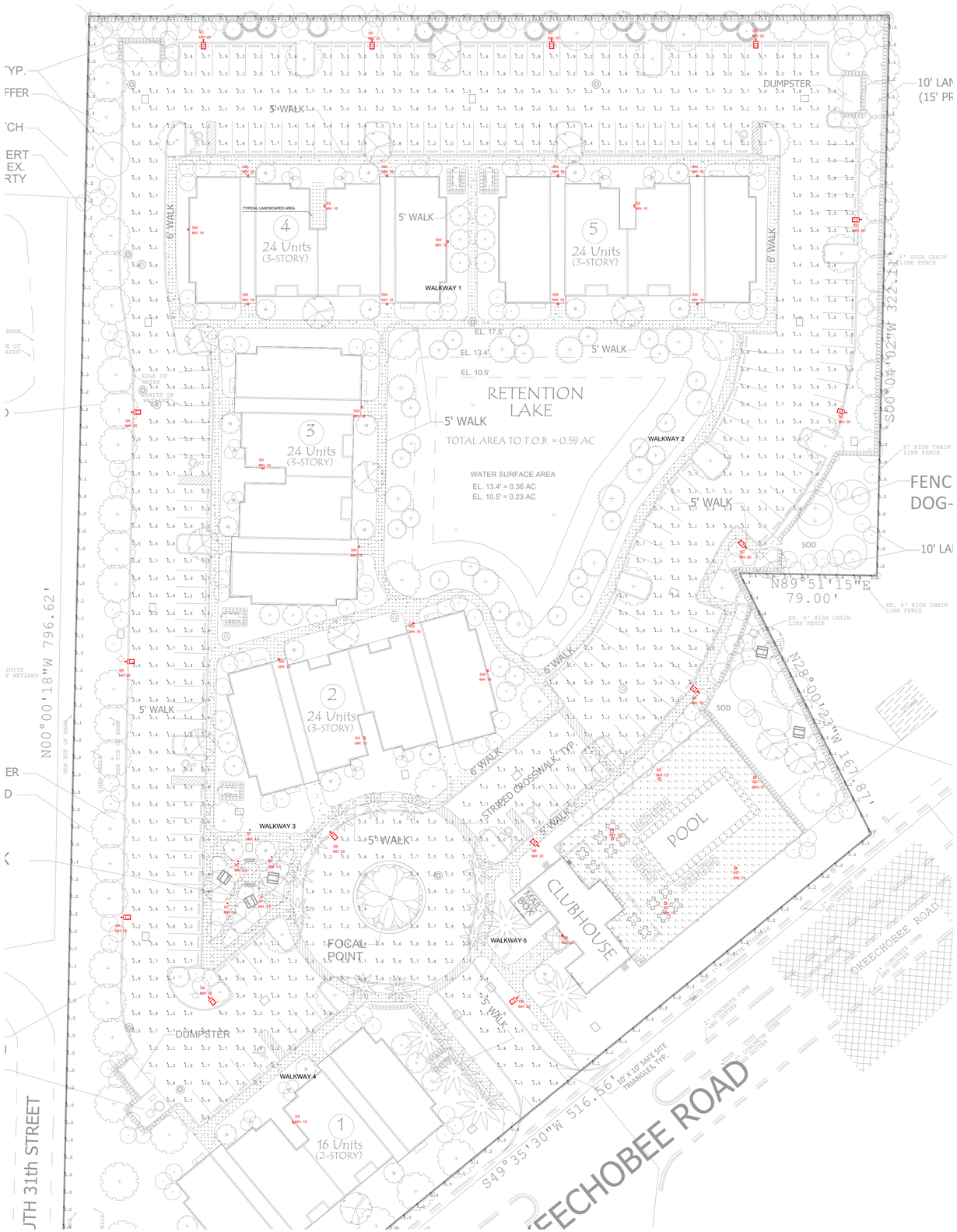
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT RYAN HUFF @ LIGHTING DYNAMICS- 772-285-7169

Photometrics Calculation Software Generated Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	3	SA	SINGLE	15749	15749	0.900	112	112
	5	SB	SINGLE	15560	15560	0.900	112	112
	7	SC	SINGLE	11268	11268	0.900	112	112
	3	SD	SINGLE	8200	8200	0.900	99	99
	2	SE	SINGLE	9131	9131	0.900	86	86
	5	SF	SINGLE	1209	1209	0.900	16.5	16.5
	16	SW	SINGLE	4311	4311	0.900	34	34
	5	SX	SINGLE	2751	2751	0.900	26	26

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING & ROADWAY	Illuminance	Fc	1.65	4.5	0.5	3.30	9.00
POOL AREA	Illuminance	Fc	2.79	5.2	0.7	3.99	7.43
PROPERTY LINE	Illuminance	Fc	0.08	0.4	0.0	N.A.	N.A.
TYPICAL LANDSCAPED AREA	Illuminance	Fc	4.95	12.4	1.0	4.95	12.40
WALKWAY 1	Illuminance	Fc	1.11	2.0	0.4	2.78	5.00
WALKWAY 2	Illuminance	Fc	0.95	2.0	0.3	3.17	6.67
WALKWAY 3	Illuminance	Fc	1.29	15.1	0.4	3.23	37.75
WALKWAY 4	Illuminance	Fc	0.67	1.3	0.3	2.23	4.33
WALKWAY 5	Illuminance	Fc	2.11	4.4	0.3	7.03	14.67
WET DECK	Illuminance	Fc	3.65	5.3	3.0	1.22	1.77



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
4	PHOTOMETRIC STUDY	07/27/20
3	UPDATE LFS	06/22/20
2	PHOTOMETRIC STUDY	06/19/20
1	PHOTOMETRIC STUDY	06/17/20

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

ARIA APARTMENTS
Site lighting layout
Fort Pierce, FL

FILE	P:\PROJECTS\2020\MARCH
CLIENT	Managed Land Entitlements

Project: ARIA Apartments	Sheet: L0
Date: 07/27/2020	
Scale: 1/32" = 1'-0"	DRAWN BY: E.MONTERO

ENVIRONMENTAL ASSESSMENT

6.87-ACRE PARCEL ALONG OKEECHOBEE ROAD

FT. PIERCE, ST. LUCIE COUNTY, FLORIDA

August 2019
Updated June 2020

For

Michael Moore
Arrow Investments
4512 North Flagler Drive, Ste. 216
West Palm Beach, Florida 33412

Prepared by:
David Nickerson, Inc.
6687 SE. Silverbell Avenue
Stuart, Florida 34997
561-891-1572

www.environmentalconsultflorida.com

Environmental Assessment

Project Name: 6.87-Acre Parcel **Project No.** C19012

Work Date: August 7 and 8, 2019

Site Location: Just east of South 31st Street, north side of Okeechobee Road
Ft. Pierce, Florida

Objective of Work: David Nickerson, Inc., (DNI) conducted an environmental assessment to document occurrences of any significant environmental resources including vegetative communities, jurisdictional wetland areas, and listed plant or wildlife species.

Site Description: The 6.87acre parcel is a vacant commercially zoned lot established in a commercial district located in Section 19, Township 35 South, Range 40 East, in Ft. Pierce, Florida (Figure 1). The property comprises 6.87 acres and is located east of South 31st Street, north of Okeechobee Road, west of developed commercial enterprises and south of undeveloped land. A small wetland ditch exists near the northwestern corner of the property and is connected to the dry drainage ditch located along the western property boundary. The entire site is disturbed and is dominated by cleared land on which a variety of weedy herbaceous plants occur. Remnant forest communities occur along the northeastern, northern and northwestern portions of the site. Several small to large isolated Cabbage palm (*Sabal palmetto*)/Brazilian pepper (*Schinus terebinthifolius*) heads occur along the southern site boundary and interior to the property. The largest of these, near the southwestern portion, supports an active homeless camp. Two well-worn foot paths occur onsite. One servicing the homeless camp from offsite at the intersection of Nebraska Avenue and South 31st Street and the other occurs along the eastern portion from the northern property line south to the business located offsite at the extreme southeastern property corner. No structures or other site improvements occur on the parcel.

Methodology: Prior to the site visit, the U.S. Geological Survey 7.5-minute Quadrangle Topographic Map, Ft. Pierce Quadrangle (Photo-revised 2015) and the Soil Survey of St. Lucie County Florida (U.S. Department of Agriculture 2014) were reviewed to determine topographic features and site soil map



NORTH

David Nickerson, Inc. www.environmentalconsultflorida.com	**Location Map** **6.87-Acre Okeechobee Road Parcel** **Ft. Pierce, Florida**	**Figure 1** August 2019 Not To Scale

units. Copies of Google 2016 aerial photographs of the parcel were obtained and reviewed to determine potential location of environmental features.

Pedestrian surveys of the parcel were conducted on August 7 and 8, 2019 to map approximate locations and boundaries of significant environmental resources, vegetative communities and occurrence of listed plant or animal species. Approximate locations of vegetative community cover type boundaries and other features were mapped on an aerial photograph of the site. Vegetative communities were identified in accordance with Florida Land Use Cover and Forms Classification System Handbook (FLUCFCS) (Florida Department of Transportation 1999).

Listed species of plants and wildlife are found in Florida's Endangered Species, Threatened Species, and Species of Special Concern, Official Lists (Florida Fish and Wildlife Conservation Commission 2013) and Preservation of Native Flora of Florida, Chapter 5B-40 (Florida Department of Agriculture and Consumer Services, Division of Plant Industry, October 2017). Any occurrences of listed species were recorded.

Technical Staff: David Nickerson

Findings: The entire 6.87-acre parcel is disturbed including vegetation and soil surface. Site investigation confirmed mapped soils on the southern half of the property as Tantile and Pomona sands and the northern half is underlain by Nettles and Oldsmar sands. Natural Resource and Conservation Service mapped soils are shown in Attachment A. Relatively intact native upland habitat does not occur on the property. Due to previous clearing, exotic and nuisance plant pioneers have replaced the historic pine flatwood understory vegetation naturally occurring on Tantile and Pomona sands and Nettles and Oldsmar sands soils in this part of St. Lucie County. The narrow forested areas along western and southern portions comprise mostly exotic plant species and the wetland buffer also contains exotic canopy and subcanopy species. Following partial clearing and local/regional historic drainage, six cover types currently occur on site and include Disturbed Herbaceous, Brazilian Pepper, Disturbed Mixed Hardwoods, Brazilian Pepper Cabbage Palm, Disturbed Pine Oak Cabbage Palm and Ditches. The cover types are described below and their locations on the parcel are depicted in Figure 2.



NORTH

LEGEND

- Parcel Boundary
- Human Paths

3101 – Disturbed Herbaceous
4141 – Disturbed Pine Oak Cabbage Palm
4220 – Brazilian Pepper
4221 – Brazilian Pepper Cabbage Palm
4381 – Disturbed Mixed Hardwoods
5101– Ditches
Source – *Florida Land Use, Cover and Forms Classification System* 1999

David Nickerson, Inc. www.environmentalconsultflorida.com	**Vegetation Communities Map 6.87 Acre Okeechobee Road Parcel Ft. Pierce, Florida**	Figure 2 August 2019 Not to Scale

Disturbed Herbaceous – FLUCFCS 3101; Disturbed Herbaceous cover type is the dominant cover on site, occurring on approximately 2.25 acres of the 6.87-acre parcel. Because this cover type has been cleared of all but herbaceous plants, no canopy, subcanopy or shrub plants occur. Bahiagrass (*Paspalum notatum*), in the eastern and southern portions, and St. Augustine grass (*Stenotaphrum secundatum*), in the northern and western portions, dominate the vegetation in the ground cover layer. Additional exotic and native herbaceous plants found in the ground cover include creeping oxeye (*Sphagneticola trilobata*), beggarticks (*Bidens pilosa*), sandspur (*Cenchrus spinifex*), morning glory (*Ipomea imperati*), frostweed (*Verbesina virginica*), creeping beggar weed (*Desmodium incanum*), pepper vine (*Ampleopsis arborea*), creeping indigo (*Indigofera spicata*), large flower pusley (*Richardia grandiflora*), West Indian dropseed (*Sporobolus jacquemontii*), shrubby false button (*Spermacoce verticillata*) and Guinea grass (*Panicum maximum*). Occasionally, ragweed (*Ambrosia artimisifolia*), dayflower (*Commelina* sp.), wild grape (*Vitis rotundifolia*), broomsedge bluestem (*Andropogon virginicus*), catbriar (*Smilax* spp.), wild poinsettia (*Poinsettia cyathophora*), Florida threeawn (*Aristida rhizomophora*), and dog fennel (*Eupatorium capillifolium*) also occur. Select photographs of this cover type are provided in Attachment B.

Disturbed Pine Oak Cabbage Palm – FLUCFCS 4141: Disturbed Pine Oak Cabbage Palm cover type occurs along the northern and eastern property boundaries. It comprises 2.1 acres. Evidence of disturbance observed includes abundant solid waste, soil disturbance and invasion of exotic plants. Only a few slash pine (*Pinus elliottii*) remain in the community and they occur in the northern extreme of the cover type. Other canopy plants include cabbage palm, laurel oak (*Quercus laurifolia*), melaleuca (*Melaleuca quinquenervia*) and Brazilian pepper with occasional horse bush (*Peltophorum dubium*), Mexican fan palm (*Washingtonia robusta*), and Queen Palm (*Syagrus romanzoffiana*). Subcanopy vegetation comprises Brazilian pepper, cabbage palm, melaleuca, Guinea grass and carrotwood (*Cupaniopsis anacardioides*). Ground cover includes Brazilian pepper, cabbage palm, carrotwood, Surinam cherry (*Ugenia uniflora*), blechnum fern (*Blechnum serrulatum*), with occasional marlberry (*Ardisia escallonioides*), beauty berry (*Callicarpa americana*), caesar weed (*Urena lobata*), frostweed, cat briar (*Smilax* sp.), and monk orchid (*Oceoclades maculata*).

Brazilian Pepper – FLUCFCS 4220; Brazilian Pepper cover type occurs south of the Disturbed Pine Oak Cabbage Palm and north of Disturbed Herbaceous and Disturbed Mixed Hardwoods in the northwestern forested portion of the property. It

comprises approximately 0.92 acres. Canopy trees are dominated by the exotic Brazilian pepper (*Schinus terebinthifolius*) with occasional representation by cabbage palm (*Sabal palmetto*), laurel oak and queen palm. Brazilian pepper also dominates the subcanopy with occasional laurel oak and cabbage palm. Ground cover plants are sparse and include seedlings of Brazilian pepper, Caesar weed (*Urena lobata*), pepper vine and frostweed (*Verbesina virginica*). Select photographs of this cover type are provided in Attachment B.

Brazilian Pepper Cabbage Palm – FLUCFCS 4221; Brazilian Pepper Cabbage Palm cover type occurs mostly as isolated tree "heads" within the Disturbed Herbaceous cover and includes an upland fringing community along the west central site boundary. It comprises approximately 0.92 acres. This community is highly disturbed as evidenced by dominance of exotic and invasive plants and scattered solid waste in each area. The largest of the heads contains an active homeless camp with several tents, makeshift tables and clothes lines (Figure 2) and Attachment B. Trees in the canopy layer of this cover type are dominated by the exotic Brazilian pepper and include Cabbage palm and an occasional laurel oak. Subcanopy plants include Brazilian pepper, strangler fig (*Ficus aurea*), occasional laurel oak and the invasive Surinam cherry (*Ugenia uniflora*). Ground cover plants are sparse but include Brazilian pepper, West Indian dropseed, Caesar weed, bahia grass and Florida threeawn. Select photographs of this cover type are provided in Attachment B.

Disturbed Mixed Hardwoods – FLUCFCS 4381; Disturbed Mixed Hardwoods cover type occurs in a small area along the west central portion of the property south of the Brazilian Pepper and north of the Disturbed Herbaceous cover type. It comprises 0.39 acres. Canopy vegetation comprises False Tamarind (*Lysiloma latisiliquum*), cabbage palm, rosewood (*Dalbergia sissoo*), Brazilian pepper and laurel oak. Subcanopy plants include Brazilian pepper, rosewood, cabbage palm, Surinam cherry and laurel oak. Ground cover comprises seedlings of canopy and subcanopy species as well as Guinea grass, pepper vine, frostweed, Bahia grass and Caesar weed. A photograph of this cover type is provided in Attachment B.

Ditches – FLUCFCS 5101; Ditches cover type occurs as a 10-20 foot wide mostly dry drainage ditch along and just within the western property boundary from Okeechobee Road north to the Disturbed Pine Oak Cabbage Palm community. It comprises approximately 0.29 acres. On the day of this assessment, standing water was observed to occur only in the northern half of the ditch. The southern two fifths of the ditch and its banks are open and without any shrubs or trees. The northern three fifths of the ditch length are covered by

overhanging vegetation and the portion west of the Disturbed Mixed Hardwoods community has Primrose willow (*Ludwigia peruviana*) plants growing in the ditch. No canopy trees actually grow in the ditch but overhanging Brazilian pepper predominates over the ditch in that community and an occasional laurel oak and Carolina willow (Salix caroliniana) overhang to the south. Herbaceous plants growing in the open portion of the ditch include Guinea grass, West Indian dropseed, pepper vine, Caesar weed, rattlebox, blechnum fern (*Blechnum serrulatum*), with occasional maidencane (*Panicum hemitomon*) and plants typically found in the Disturbed Herbaceous cover type to the east. Select photographs of this cover type are provided in Attachment B.

A Gopher Tortoise Burrow Survey was conducted on the property. No active or inactive burrows were found. No other animals listed as protected by federal, state, or local environmental regulatory agencies, nor any signs of such animals, were observed on the parcel. Unlisted animal species and/or sign observed on the parcel included southern leopard frog (*Lithobates utricularia*), common oak toad (*Bufo quercicus*), Cuban anole (*Anolis sagrei*), Southern black racer (*Coluber constrictor*), mourning dove (*Zenaida macroura*), northern cardinal (*Cardinalis cardinalis*), blue jay (*Cyanocitta cristata*), mockingbird (*Mimus polyglottos*), loggerhead shrike (*Lanius ludovicianus*), zebra longwing butterfly (*Heliconius charitonia*) and a few other butterflies. Sign of animal occurrence observed include common rabbit (*Sylvilagus floridanus*) scat.

No plant species regulated by the Florida Department of Agriculture and Consumer Services were observed on the property.

Recommendations: Ft. Pierce Land Development Regulations address Tree Protection of native trees. A tree removal permit and a land clearing permit must be obtained prior to conducting any site work. No tree removal permit is required should only Brazilian pepper, Australian pine or Melaleuca trees be removed. Ft. Pierce Landscape Code defines material standards as to species and sizes. A tree survey may be necessary as the few native trees occurring onsite are required to be protected onsite or replaced with same species in future landscaping areas.

A small area of low land adjacent to and east of northern portions of the western drainage ditch is jurisdictional wetland and a wetland delineation was conducted to determine and mark the actual jurisdictional wetland limits on site in accordance with South Florida Water Management District (SFWMD) rules. The wetland delineation has been approved by SFWMD and the wetland has been determined to be an isolated wetland less than 0.5

acre in area. Should the wetland be maintained as part of the site plan, a 25 foot wide upland buffer must be maintained outside and surrounding the jurisdictional wetland line. Should the isolated wetland be impacted by the project, no mitigation would be required in accordance with SFWMD rules.

Because native upland habitat does not occur on site, Ft. Pierce Land Development Regulations (LDR) do not require any portion of onsite upland habitat to be protected in an upland preserve area on site.

Additionally, in accordance with Fort Pierce rules, all prohibited exotic plant species occurring on the property must be eradicated as a condition of building permit approval. Consequently, all prohibited species, including Brazilian pepper, camphor tree, Old World climbing fern and Guinea grass found on the site must be removed during the development process.

DNI can assist in addressing all of the above topics by conducting pre-permit application meetings with environmental regulatory agencies, preparing permit applications in cooperation with planners and engineers, and defining options that will assist in the development goals for the parcel.

Figures:

Figure 1 – Location Map
Figure 2 – Vegetative Communities Map

References:

Florida Association of Environmental Soil Scientists. 1995. Hydric Soils of Florida Handbook, second edition. University of Florida, United States Department of Agriculture, Florida Department of Environmental Protection, and St. Johns River Water Management District. 409p.

Florida Fish and Wildlife Conservation Commission. 2013. Florida's Endangered Species, Threatened Species and Species of Special Concern, Official Lists. Tallahassee, Florida. 12p.

U. S. Department of Agriculture, Soil Conservation Service. 2014. NRCS Web Soil Survey, Custom Soil Resource Report for St Lucie County

Attachment A

Area Soils Map



Map Scale: 1:8,520 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 100 200 400 600

Feet
0 400 800 1600 2400

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Natural Resources Web Soil Survey **Conservation Service** National Cooperative Soil Survey Soil Map—St. Lucie County, Florida (6.87 Acre Parcel)

MAP LEGEND

Area of Interest (AOI)
Area of Interest (AOI)
Soils
Soil Map Unit Polygons
Soil Map Unit Lines
Soil Map Unit Points
Special Line 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 Point 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 m

Warning: Soil Map may not be valid at this

Enlargement of maps beyond the scale of misunderstanding of the detail of mapping line placement. The maps do not show th contrasting soils that could have been sho 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 re

This product is ge NRCS certified data as of the version date(s) lis

Soil Survey Area: St. Lucie
Survey Area Data: Version 11, Sep 17, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were 2019—Mar 23, 2019

The orthophoto or other base map on which compiled and digitized probably differs from the displayed on these maps. As a result, some mir shifting of map unit boundaries may be evident.

Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	12.2	3.7%
4	Arents, 0 to 5 percent slopes	5.6	1.7%
21	Lawnwood and Myakka sands	1.9	0.6%
25	Nettles and Oldsmar sands	29.7	9.0%
31	Pepper and EauGallie sands	55.0	16.6%
32	Pineda sand, 0 to 2 percent slopes	1.5	0.4%
40	Samsula muck, frequently ponded, 0 to 1 percent slopes	2.7	0.8%
44	Tantile and Pomona sands	188.8	57.0%
50	Waveland and Immokalee fine sands	1.2	0.4%
52	Waveland-Urban land complex	29.7	9.0%
99	Water	2.6	0.8%
Totals for Area of Interest		**330.9**	**100.0%**

Attachment B
Selected Photographs



Brazilian Pepper Cabbage Palm Head & Disturbed Herbaceous cover at SE property corner view to W



Disturbed Herbaceous cover and Human Path at SE property corner view to N



Disturbed Pine Oak Cabbage Palm, Disturbed Herbaceous & Human Path at NE corner view to S



Disturbed Herbaceous and Pine Oak Cabbage Palm at NE corner view to W



Adjacent land, Ditch, Disturbed Herbaceous & Brazilian Pepper head at SW corner view to N



Ditch, Disturbed Herbaceous & Brazilian Pepper Cabbage Palm head at SW corner view to ENE



Disturbed Herbaceous & Brazilian Pepper Heads from S of Disturbed Mixed Hardwoods view to SE



BP head, Disturbed Herbaceous and Brazilian Pepper head along street near SW corner view to E



Eastern Disturbed Pine Oak Cabbage Palm interior view to SE



Northern Disturbed Pine Oak Cabbage Palm western interior view to SW



False Tamarind tree and Brazilian pepper in Disturbed Mixed Hardwoods View to NW



Disturbed Herbaceous, Wetland portion of Ditch and Mexican fan palms in NW portion view to NNW



Homeless camp in Largest Brazilian Pepper Cabbage Palm head in SW portion of site view to ESE

TRAFFIC IMPACT ANALYSIS

ARIA APARTMENTS
FT PIERCE, FL

PREPARED FOR:
ARROW INVESTMENT GROUP, LLC.

Kimley»Horn

Project # 043264001
June 22, 2020
CA 00000696
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, Florida 33411
561/845-0665 TEL

TRAFFIC IMPACT ANALYSIS

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Introduction

Kimley-Horn and Associates, Inc. has performed a traffic impact analysis to evaluate future traffic conditions associated with the proposed development located on the northeast corner of Okeechobee Road & S 31st Street in Fort Pierce, Florida. The traffic impact analysis has been conducted using a buildout year of 2025. Figure 1 illustrates the location of the project site. The Parcel ID for the site is 2417-504-0020-001-6.

The proposed site plan and parcel information are included in *Appendix A*.

Kimley-Horn and Associates, Inc was retained to prepare a traffic impact analysis for the proposed development. The study quantifies the project's impact on the adjacent transportation network. This report summarizes the project trip generation, distribution, and intersection analyses. This analysis followed the methodology and procedures determined by St Lucie County's *Standardized Traffic Impact Studies Methodology and Procedures.*



NORTH

LEGEND

Project Site

FIGURE 1
SITE LOCATION
ARIA APARTMENTS

Kimley»Horn

Inventory and Planning Data

The data used in this analysis was obtained from St. Lucie County and from the Florida Department of Transportation. The data included:

- Roadway link volume data
- Committed Developments
- Historical growth rate information

Turning movement counts were collected at the following intersections during the AM peak period (7:00 am to 9:00 am) and PM peak period (4:00 pm to 6:00 pm). Counts at the intersection of N 25th Street & Okeechobee Road were performed on Tuesday, October 22, 2019 and the interaction of Okeechobee Road & Virginia Avenue were performed on Wednesday, April 3, 2019:

- N 25th Street & Okeechobee Road
- Okeechobee Road & Virginia Avenue

Roadway link volumes and the committed developments are included in *Appendix B.* The growth rate calculation is included in *Appendix C* and turning movement counts are included in *Appendix D.*

Project Traffic

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The existing site is vacant. The proposed plan of development includes 112 multifamily (mid-rise) dwelling units.

Trip Generation

The trip generation potential for the proposed redevelopment was calculated using the trip generation rates and equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 10th Edition*. Land Use [221] rates and equations were used for multifamily residential (mid-rise) use. As indicated in Table 1, the proposed development is projected to generate 609 net new external daily trips, an increase in 38 net new AM peak hour trips (+10 in, +28 out), and an increase of 49 net new external PM peak hour trips (+30 in, +19 out). Based on the new external daily trips, the area of influence is one-mile.

Table 1: Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed								
Multifamily Residential (Mid-Rise)	112 DU	609	38	10	28	49	30	19
Driveway Volumes		609	38	10	28	49	30	19
Net External Trips		*609*	*38*	*10*	*28*	*49*	*30*	*19*

Trip generation was calculated using the following data:

Daily Trip Generation
- Multifamily Residential (Mid-Rise) [ITE 221] = T = 5.45(X) - 1.75 trips/DU

AM Peak Hour Trip Generation
- Multifamily Residential (Mid-Rise) [ITE 221] = Ln(T) = 0.98Ln(X) - 0.98 trips/DU (26% in, 74% out)

PM Peak Hour Trip Generation
- Multifamily Residential (Mid-Rise) [ITE 221] = Ln(T) = 0.96Ln(X) - 0.63 trips/DU (61% in, 39% out)

Traffic Distribution

Traffic distribution is the pairing of trip ends from the subject site with other land uses in the area. The project assignment on the study roadway links based on the characteristics of the proposed land use and existing travel demands.

The distribution is the following:

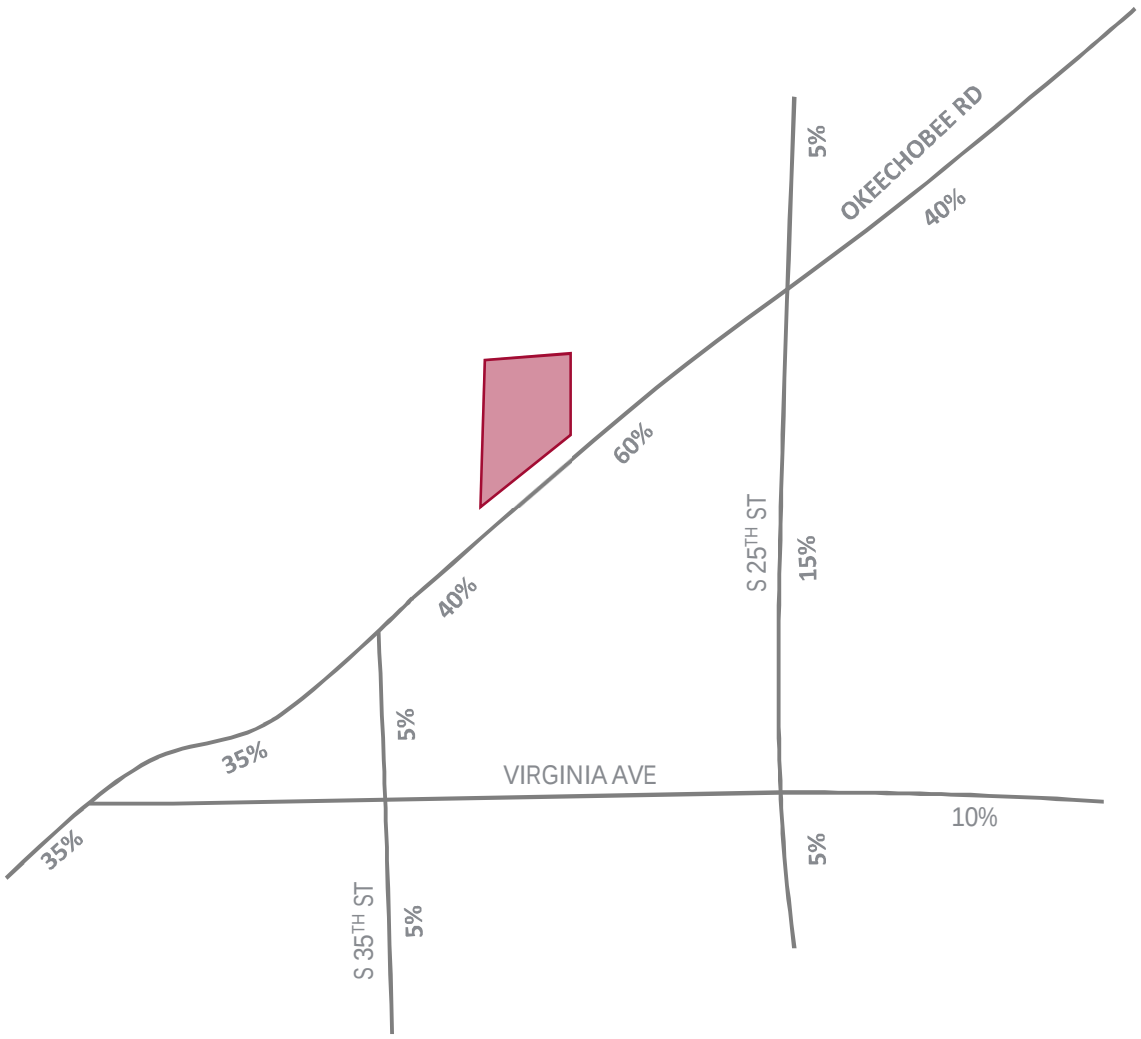
NORTH	5 percent
SOUTH	10 percent
WEST	35 percent
EAST	40 percent

Traffic Assignment

The site traffic was assigned to the surrounding roadway network based upon existing travel patterns and the traffic distribution. The function classification of the surround roadways is the following:

- Okeechobee Road – Minor Arterial
- S 35th Street – Major Collector
- S 25th Street – Other Principal Arterial
- Virginia Avenue – Other Principal Arterial

Figure 2 illustrates the roadway link assignment. The AM and PM peak hour trips for the project were then assigned to the surrounding roadway network projected to be in place by 2025.



NORTH

LEGEND

Project Site

XX% Project Assignment

FIGURE 2
PROJECT ASSIGNMENT
ARIA APARTMENTS

Kimley»Horn

Background Traffic

Background traffic is calculated from historical annual growth rates and/or traffic from the unbuilt portions of committed developments. For this study, the areawide growth rate was calculated as 2.53% and was applied to links and intersections to account for background growth not related to the approved projects. Growth rate calculations are included in *Appendix C*. St Lucie County provided committed development projects in the area. The impacts of the approved projects were added to links and intersections that were subject to analysis.

A nominal 1% growth rate was applied to links and intersections (to which committed project traffic was already added) to account for background growth not related to the approved projects. The total background traffic for each significantly impacted link and intersection was then determined as the greater of the following:

- Existing traffic volumes plus growth due to a historic growth rate of 2.53%
- Existing traffic volumes plus growth due to committed projects and a nominal 1% background growth rate

Roadway Segment Analysis

The roadway segments within the adjacent influence area were analyzed and are summarized in Table 2. Significantly impacted roadways, where the project traffic consumes one percent or more of the existing peak hour peak direction service capacity, are considered significantly impacted and required further analysis. The following roadway segments were significantly impacted due to the project traffic:

AM Peak Hour and PM Peak Hour

- Okeechobee Road: S 25th Street to Georgia Avenue

The future volume on each significantly impacted roadway segment was analyzed in comparison to its peak hour directional service capacity volume. Committed development information for each significantly impacted link was provided by St Lucie County. It should be noted, committed developments which were identified to be insignificant (fewer than 20 peak hour trips) did not have a provided inbound/outbound distribution. Committed developments that generated greater traffic volumes were applied using the corresponding approved traffic study, attached in *Appendix B*. As seen in Table 2, the significantly impacted roadways are projected to operate acceptably during the AM and PM peak hours through buildout 2025.

Table 2: Peak Hour Peak Direction Roadway Segment Analysis

Roadway			Existing		Existing Base Peak Direction Volume/LOS		Peak Hour Peak Direction Project Traffic					Background Traffic			Capacity	
From	To		Lanes	Peak Hour Service Capacity			Last Count Year	% Assignment	Project Trips	% Impact	Significant Impact ?	Growth Rate (1)	2025 Background Growth	2025 Background Traffic	2025 Project	Over Capacity ?
AM PEAK HOUR PEAK DIRECTION																
Okeechobee Rd																
Virginia Ave	S 35th Street		4	1630	687	C	2020	35%	10	0.61%	No	2.53%	91	778	788	-
S 35th Street	Project Driveway		4	1630	922	C	2020	35%	10	0.61%	No	2.53%	123	1,045	1,055	-
Project Driveway	S 25th Street		4	1630	922	C	2020	40%	11	0.67%	No	2.53%	123	1,045	1,056	-
S 25th Street	Georgia Ave		4	1630	777	C	2020	60%	17	1.04%	Yes	2.53%	103	880	897	No
S 35th Street																
Cortez Blvd	Virginia Ave		2	790	497	D	2020	5%	1	0.13%	No	2.53%	66	563	564	-
Virginia Ave	Okeechobee Rd		2	750	279	C	2016	5%	1	0.13%	No	2.53%	70	349	350	-
S 25th Street																
Cortez Blvd	Virginia Ave		5	2000	1182	C	2020	5%	1	0.05%	No	2.53%	157	1,339	1,340	-
Virginia Ave	Okeechobee Rd		5	2000	1193	C	2017	15%	4	0.20%	No	2.53%	264	1,457	1,461	-
Okeechobee Rd	Georgia Ave		5	1630	1196	D	2017	5%	1	0.06%	No	2.53%	265	1,461	1,462	-
Virginia Avenue																
Okeechobee Rd	S 35th Street		6	3020	1169	C	2017	0%	0	0.00%	No	2.53%	259	1,428	1,428	-
S 35th Street	S 25th Street		6	3020	1169	C	2017	0%	0	0.00%	No	2.53%	259	1,428	1,428	-
S 25th Street	13th Street		6	3020	1093	C	2017	10%	3	0.10%	No	2.53%	242	1,335	1,338	-
PM PEAK HOUR PEAK DIRECTION																
Okeechobee Rd																
Virginia Ave	S 35th Street		4	1630	727	C	2020	35%	11	0.67%	No	2.53%	97	824	835	-
S 35th Street	Project Driveway		4	1630	902	C	2020	35%	11	0.67%	No	2.53%	120	1,022	1,033	-
Project Driveway	S 25th Street		4	1630	922	C	2020	40%	12	0.74%	No	2.53%	123	1,045	1,057	-
S 25th Street	Georgia Ave		4	1630	738	C	2020	60%	18	1.10%	Yes	2.53%	98	836	854	No
S 35th Street																
Cortez Blvd	Virginia Ave		2	790	406	D	2020	5%	2	0.25%	No	2.53%	54	460	462	-
Virginia Ave	Okeechobee Rd		2	750	280	C	2016	5%	2	0.27%	No	2.53%	71	351	353	-
S 25th Street																
Cortez Blvd	Virginia Ave		5	2000	1261	C	2020	5%	2	0.10%	No	2.53%	168	1,429	1,431	-
Virginia Ave	Okeechobee Rd		5	2000	1069	C	2017	15%	5	0.25%	No	2.53%	237	1,306	1,311	-
Okeechobee Rd	Georgia Ave		5	1630	1159	D	2017	5%	2	0.12%	No	2.53%	256	1,415	1,417	-
Virginia Avenue																
Okeechobee Rd	S 35th Street		6	3020	1126	C	2017	0%	0	0.00%	No	2.53%	249	1,375	1,375	-
S 35th Street	S 25th Street		6	3020	1126	C	2017	0%	0	0.00%	No	2.53%	249	1,375	1,375	-
S 25th Street	13th Street		6	3020	1164	C	2017	10%	3	0.10%	No	2.53%	258	1,422	1,425	-

Intersection Analysis

The operating conditions for the existing, background, and future total buildout was analyzed using Trafficware's *Synchro 10.0* Software during the AM peak hour and the PM peak hour at the following intersections because the intersection is part of the impacted roadway:

1. S 25th Street & Okeechobee Road (signalized)

In addition to the intersection of S 25th Street & Okeechobee Road, the intersection of Okeechobee Road & Virginia Avenue was analyzed for the existing, background, and future total buildout.

These analyses use the methodologies outlined in the *Highway Capacity Manual*, 6th *Edition* in order to determine the overall intersection level of service and delay. The signal timing sheet was provided by the City of Ft Pierce and is included in *Appendix E.* Table 3 summarizes the level of service and delay at the study intersections under existing, background, and future total conditions. As shown in Table 3, the intersection operates at an acceptable overall level of service during the existing, background, and future total (with project traffic) conditions.

Table 3: Intersection Analysis

Intersection	Type	Movement	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
Existing Scenario						
S 25th Street & Okeechobee Road	Signalized	EB	42.7	D	35.4	D
		WB	31.1	C	34.2	C
		NB	32.9	C	45.3	D
		SB	52.1	D	58.8	E
		Overall	41.1	D	45.3	D
Okeechobee Road & Virginia Avenue	Signalized	EB	6.3	A	10.1	B
		WB	53.8	D	45.8	D
		SB	5.6	A	10.6	B
		Overall	16.3	B	20.7	C
Background Scenario						
S 25th Street & Okeechobee Road	Signalized	EB	24.4	C	44.0	D
		WB	20.5	C	40.8	D
		NB	43.9	D	47.0	D
		SB	85.6	F	67.5	E
		Overall	49.3	D	51.5	D
Okeechobee Road & Virginia Avenue	Signalized	EB	8.0	A	14.8	B
		WB	51.5	D	42.3	D
		SB	7.1	A	15.8	B
		Overall	17.1	B	23.0	C
Future Total Scenario						
S 25th Street & Okeechobee Road	Signalized	EB	24.2	C	40.7	D
		WB	20.2	C	34.8	C
		NB	43.9	D	47.8	D
		SB	85.9	F	62.6	E
		Overall	49.3	D	49.0	D
Okeechobee Road & Virginia Avenue	Signalized	EB	8.0	A	27.0	C
		WB	51.5	D	26.4	C
		SB	7.1	A	29.1	C
		Overall	17.0	B	27.2	C

The 95th percentile queue lengths are summarized in Table 4 for the study intersection of S 25th Street & Okeechobee Road. As shown in Table 4, the queues will remain within the provided storage through future total buildout year.

Table 4: 95th Percentile Queue Lengths

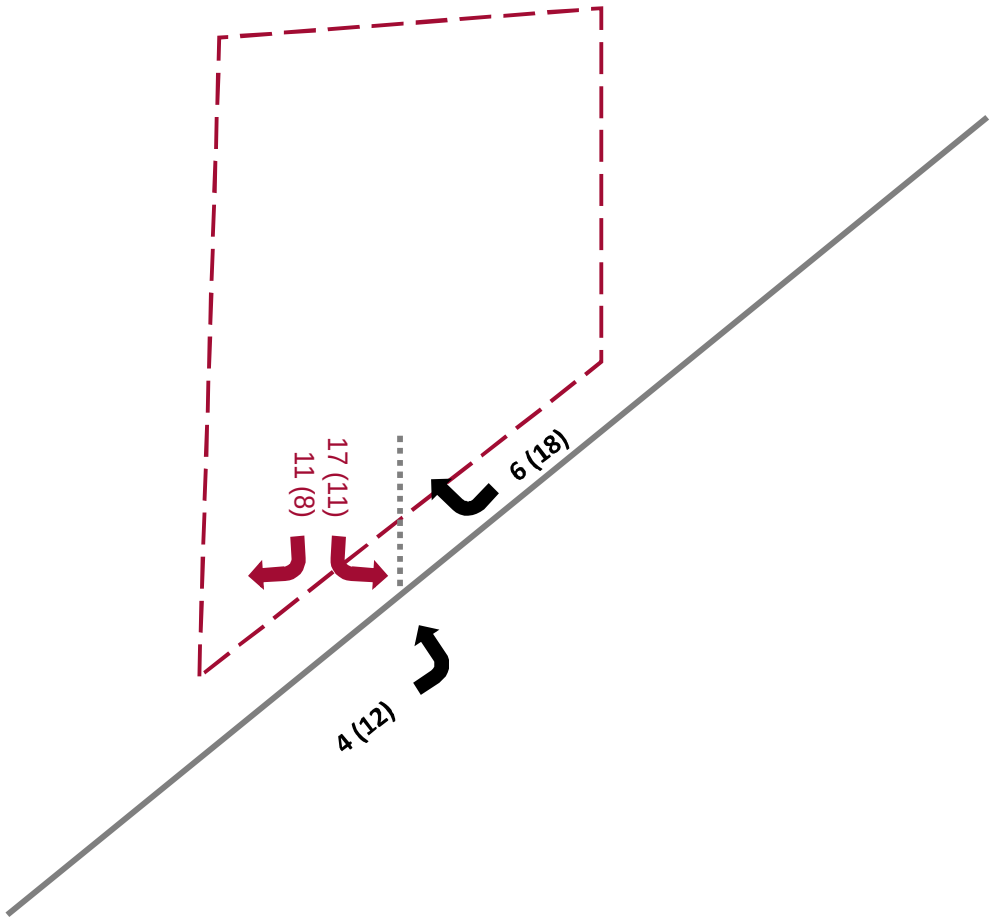
Movement	EBL	WBL	NBL	SBL
Provided Storage	225	200	225	200
Existing Scenario				
AM Peak Hour	108	84	80	33
PM Peak Hour	184	154	145	43
Background Scenario				
AM Peak Hour	125	97	102	37
PM Peak Hour	266	199	182	48
Future Total Scenario				
AM Peak Hour	126	97	109	37
PM Peak Hour	186	141	149	47

The volume development sheet is included in *Appendix F*. The Synchro output sheets are included in *Appendix G*.

Access Review

Access to the proposed site includes one proposed full-access driveway on Okeechobee Road *Figure 3* illustrates the AM peak hour and PM peak hour driveway volumes. According to the FDOT's Driveway Information Guide, exclusive right-turn lanes are recommended at unsignalized intersections for roadways with a posted speed limit of 45 mph or less when the volume of right turns per hour exceed 80 vehicles. As shown in *Figure 3,* the project driveway volume on Okeechobee Road is not expected to generate 80 vehicles; therefore, a right-turn lane is not required. The need for left-turn lanes is evaluated based on the Pennsylvania Department of Transportation's (PennDOT) Publication 46. This warrant considers the left-turn volume, the adjacent volume ("advancing" volume), the conflicting volume ("opposing" volume), and the posted speed limit to determine whether the percentage of left-turns justifies the presence of an exclusive left-turn lane.

Under existing conditions, the advancing volume is the eastbound through volume and the opposing volume is the westbound through volume. The highest eastbound left-turn volume is anticipated to be 12 vehicles per hour, which is projected to occur during the PM peak hour and constitutes approximately 1.8% percent of the total advancing volume. The opposing volume during this hour is 733 vehicles. The volumes were compared to the thresholds defined for a four-lane divided highway with a speed of 35 mph. The left-turn lane warrant worksheet is included in *Appendix H* for Okeechobee Road. The results of the analysis show that an eastbound left turn lane is warranted on Okeechobee Road at the proposed project driveway under current conditions. With the buildout of the proposed development, a left turn lane will be provided on Okeechobee Road.



NORTH

LEGEND

Project Site

XX (XX) AM (PM) Inbound Driveway Volumes

XX (XX) AM (PM) Outbound Driveway Volumes

FIGURE 3
DRIVEWAY VOLUMES
ARIA APARTMENTS

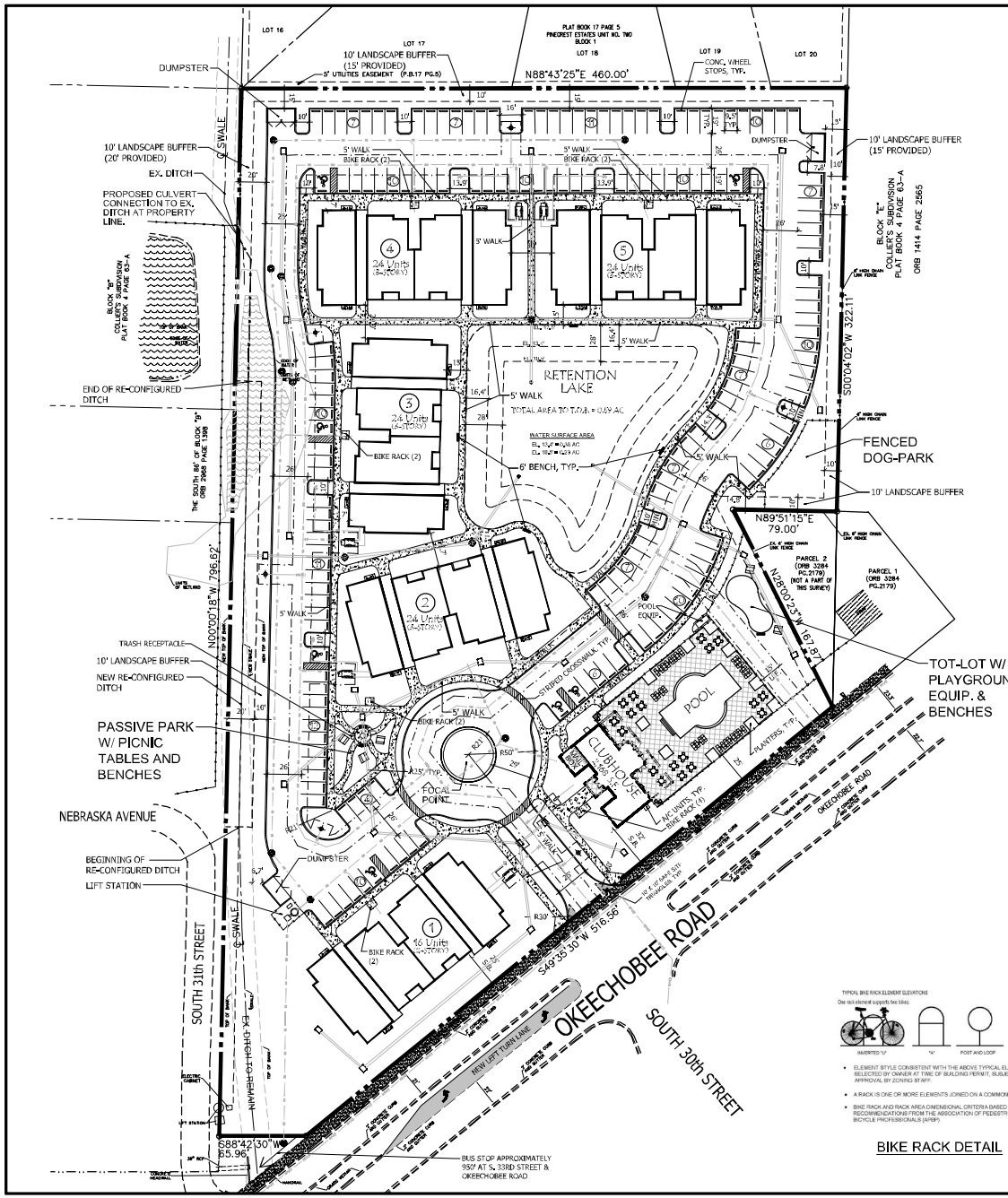
Kimley»Horn

Conclusion

The proposed plan of development includes 112 multifamily (mid-rise) dwelling units located in the northeast corner of Okeechobee Road & S 31st Street in Fort Pierce, Florida. Based on the analysis undertaken, the roadway links are sufficient to accommodate the project traffic during the AM and PM peak hours.

An intersection analysis was conducted at the signalized intersection of S 25th Street & Okeechobee Road, which is the intersection that was part of a significantly impacted roadway. In addition, an intersection analysis was conducted at Okeechobee Road & Virginia Avenue. Based on the intersection analysis, the existing geometry is expected to operate acceptably under existing, background, and future total conditions. The 95th percentile queue lengths at S 25th Street & Okeechobee Road are within the provided storage through future total conditions. An eastbound left turn lane is required per Pennsylvania Department of Transportation's (PennDOT) Publication 46 warrant criteria. With the buildout of the proposed development, a left turn lane will be provided on Okeechobee Road.

Appendix A: Project Site Data



APPLICATION DATA:

NAME OF APPLICATION:	ARIA AAPARTMENTS
PARCEL ID:	2417-504-3020-001-6
SITE ADDRESS:	TBD
EXISTING FUTURE LAND USE:	GENERAL COMMERCIAL (GC)
PROPOSED FUTURE LAND USE:	MEDIUM DENSITY RESIDENTIAL (RM)
EXISTING ZONING DESIGNATION:	GENERAL COMMERCIAL (CG)
PROPOSED ZONING DESIGNATION:	MEDIUM DENSITY RESIDENTIAL (R-4)
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL (112 UNITS)
PROPOSED DENSITY:	*16.48 D.U.'S PER ACRE

*PROJECT UTILIZES DENSITY BONUS FOR PROXIMITY TO TRANSIT STOP (+5 D.U.'S/ACRE) AND FOR INNOVATIVE DESIGN (+2 D.U.'S/ACRE)

SITE DATA:

GROSS SITE AREA:	296,912.97 S.F. (6.796 ACRES)
OPEN SPACE REQUIRED:	118,405.19 S.F. (40%)
PERVIOUS AREA PROVIDED:	109,454.95 S.F. (36.9%)
RETENTION AREA PROVIDED:	25,674.63 S.F. (8.7%)
TOTAL OPEN SPACE AREA:	135,129.58 S.F. (45.6%)

PARKING DATA:

PROPOSED USES (FLEX SPACE)

USE	UNITS	PARKING RATE	REQUIRED PARKING
MULTI-FAMILY RESIDENTIAL	112 UNITS	1.5/UNIT	168 SPACES
	TOTAL PARKING REQUIRED:		168 SPACES
	TOTAL PARKING PROVIDED:		172 SPACES
	HANDICAP SPACES REQ'D.:		6 SPACES
	HANDICAP SPACES PROV.:		7 SPACES

BICYCLE PARKING REQUIRED: 12 SPACES (1 PER 10 UNITS)
BICYCLE PARKING PROVIDED: 14 SPACES



TRASH RECEPTACLE DETAIL
N.T.S.

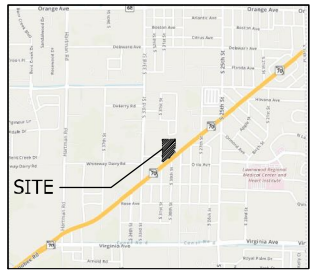
BIKE RACK DETAIL



LANDSCAPE FORMS • CHASE PARK BENCH CAST ALUM./W STEEL FRAMES & ARMREST ARMS

BENCH DETAIL
N.T.S.

LOCATION MAP



Site Plan

0 20' 40' 80' 120' 160'

NORTH

Scale: 1" = 40'

MANAGED LAND ENTITLEMENTS
3710 BUCKEYE STREET, SUITE 100, PALM BEACH GARDENS, FL 33410 • P 561.568.8045

PROJECT TEAM

OWNER
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4512 North Flagler Drive, Suite 2056
West Palm Beach, Florida 33407

ARCHITECT
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Palm Beach Gardens, Florida 33418
Contact: Scott Dilsher (561-202-6990)

CIVIL ENGINEER/SURVEYOR
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Contact: Michael LaCoursiere (561-368-0080)

DEVELOPMENT MANAGER/AGENT
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Palm Beach Gardens, Florida 33410
Contact: Michael Sanchez (561-568-8045)

LANDSCAPE ARCHITECT
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2740 SW Martin Downs Blvd. #199
Palm City, Florida 34990
Contact: Jason Litterick (561-719-3878)

SURVEYOR
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1860 Old Okeechobee Road, Suite 509
West Palm Beach, Florida 33409
Contact: John Phillips (561-478-3888)

Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3878
Jasonl.LA1677@yahoo.com

Project Name

Aria Apartments

Ft. Pierce, Florida

Landscape Architect of Record

Jason M. Litterick FLA 0001677

Scale: 1" = 40'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	6/15/2020
Job No.	
Revisions:	

Sheet No.

SP-1

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

Property Identification

Site Address: OKEECHOBEE RD	Parcel ID: 2417-504-0020-001-6	Account #: 26668	Sec/Town/Range: 17/35S/40E
Use Type: 1000	Jurisdiction: Fort Pierce	Map ID: 24/17N	Zoning: General Co

Ownership

Arrow Investment Group LLC
4512 N Flagler DR # 2056
West Palm Beach, FL 33407

Legal Description

COLLIER`S S/D BLK D ALL BLK D-LESS S 27 FT AND SELY 7 FT FOR RD R/W AND LESS THAT PART MPDAF: BEG INT OF SE COR OF BLK D AND NLY RD R/W LI OF OKEEC RD RUN N 28 00 23 W 167.87 FT,TH N 89 51 15 E 79 FT TO E LI OF BLK D,TH S 00 04 02 W ALG E LI 148.41 FT TO NLY RD R/W LI OF OKEEC RD AND POB- (6.86 AC)

Current Values

Just/Market:	$732,700	Assessed:	$732,700
Exemptions:	$0	Taxable:	$732,700

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	$732,700	$732,700	$0	$732,700
2018	$732,700	$732,700	$0	$732,700
2017	$732,700	$732,700	$0	$732,700

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-26-2019	4327 / 0333	0112	SP	Cypress Trust Company (TR)	$450,000
05-27-2010	3204 / 0743	0112	SP	Cypress Trust Company (TR)	$100
12-17-2008	3049 / 2156	XX01	CT	Mid South Acquisitions LLC	$299,000

Primary Building Information

Finished Area of this building: 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	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	6.87
Land Size (SF):	299,058
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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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Appendix B: St Lucie County Traffic Data

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
17TH ST	ORANGE AVE to AVENUE D	608	4,033	2016	750	236	C	0.638	225	C	0.608
17TH ST	AVENUE D to AVENUE Q	608	4,033	2016	750	236	C	0.638	225	C	0.608
25TH ST	MIDWAY RD to BELL AVE	940016	18,275	2017	2,100	1,310	C	0.652	1,222	C	0.608
25TH ST	BELL AVE to EDWARDS RD	159	19,040	2019	2,100	1,056	C	0.525	1,053	C	0.524
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	22,049	2017	2,000	1,405	C	0.736	1,401	C	0.734
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	21,000	2020	2,000	1,182	C	0.619	1,261	C	0.660
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	20,801	2017	2,000	1,193	C	0.625	1,069	C	0.560
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	20,801	2017	2,000	1,193	C	0.625	1,069	C	0.560
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	23,000	2020	1,630	1,196	D	0.734	1,159	D	0.711
25TH ST	GEORGIA AVE to DELAWARE AVE	609	23,000	2020	1,630	1,196	D	0.734	1,159	D	0.711
25TH ST	DELAWARE AVE to ORANGE AVE	940014	19,612	2017	1,630	1,021	D	0.626	1,015	D	0.623
25TH ST	ORANGE AVE to AVENUE D	610	19,000	2020	1,630	877	D	0.538	904	D	0.555
25TH ST	AVENUE D to AVENUE Q	940050	15,331	2017	1,630	807	D	0.495	784	D	0.481
25TH ST	AVENUE Q to JUANITA AVE	945152	13,301	2017	2,000	752	C	0.394	689	C	0.361
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	14,647	2013	2,100	794	C	0.395	745	C	0.371
25TH ST	ST LUCIE BLVD to US 1	945165	5,924	2017	2,100	340	C	0.169	380	C	0.189
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	7,000	2020	750	419	D	0.559	368	C	0.995
33RD ST	DELAWARE AVE to ORANGE AVE	948507	4,991	2017	790	230	C	0.622	230	C	0.622
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,300	2020	540	497	D	0.920	406	D	0.752
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,300	2020	790	497	D	0.629	406	D	0.514
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,600	2016	750	279	C	0.754	280	C	0.757
53RD ST	ANGLE RD to JUANITA AVE	614	2,767	2016	540	148	C	0.548	163	C	0.604
AE BACKUS AVE	7TH ST to US 1	632	1,033	2017	750	70	C	0.189	81	C	0.219
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	15,500	2019	2,100	1,011	C	0.503	851	C	0.423
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	15,500	2019	2,100	1,011	C	0.503	851	C	0.423

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

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

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Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	AVENUE H to OLD DIXIE HWY	715	33,500	2020	2,000	1,766	C	0.925	1,742	C	0.912
US 1	OLD DIXIE HWY to AVENUE O	940123	22,051	2017	2,000	1,530	C	0.801	1,196	C	0.626
US 1	AVENUE O to SR A1A NORTH	940123	22,051	2017	2,100	1,530	C	0.761	1,196	C	0.595
US 1	SR A1A NORTH to JUANITA AVE	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	JUANITA AVE to ST LUCIE BLVD	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	ST LUCIE BLVD to 25TH ST	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	25TH ST to INDRIO RD	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	14,500	2019	2,100	779	C	0.388	817	C	0.406
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	14,911	2017	2,100	756	C	0.376	804	C	0.400
VILLAGE GREEN DR	US 1 to WALTON RD	716	9,600	2017	2,100	619	C	0.308	575	C	0.286
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,633	2017	920	249	C	0.286	235	C	0.270
VIRGINIA AVE	35TH ST to 25TH ST	940032	21,557	2017	3,020	1,111	C	0.378	1,083	C	0.368
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	25TH ST to 13TH ST	940033	20,913	2017	3,020	1,093	C	0.372	1,164	C	0.396
VIRGINIA AVE	13TH ST to 11TH ST	940794	22,873	2017	3,020	1,101	C	0.374	1,101	C	0.374
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	22,873	2017	3,170	1,101	C	0.356	1,101	C	0.356
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	19,519	2017	3,020	1,063	C	0.362	992	C	0.337
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,483	2017	3,170	1,043	C	0.338	1,020	C	0.330
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,483	2017	3,020	1,043	C	0.355	1,020	C	0.347
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	14,000	2019	2,650	732	C	0.595	797	C	0.648
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	14,000	2019	1,710	732	C	0.951	797	D	0.466
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,000	2019	1,710	1,208	D	0.706	1,265	D	0.740

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

Appendix C: Growth Rate Calculations

Road Segment	2015 Volume	2018 Volume	Growth Rate	Yearly Growth
Virginia Ave	22,000	22,000	0.00%	0
S 35th Street	7,900	10,900	11.33%	1235
S 25th Street	22,000	22,500	0.75%	169
Sum		55,400		1,404
Area Wide Growth Rate =			2.53%	

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0032 - SR 70/VIRGINIA AVE - W OF SR 615/25 ST

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	22000 C	E 11000	W 11000	9.00	51.30	6.10
2017	20900 C	E 9900	W 11000	9.00	50.90	4.10
2016	20800 C	E 9800	W 11000	9.00	50.90	4.10
2015	22000 C	E 11000	W 11000	9.00	51.00	4.10
2014	21000 C	E 11000	W 10000	9.00	50.80	4.20
2013	21000 C	E 10500	W 10500	9.00	50.80	3.70
2012	23000 F	E 12000	W 11000	9.00	56.80	4.30
2011	23000 C	E 12000	W 11000	9.00	57.20	5.10
2010	22500 C	E 11500	W 11000	10.32	55.40	5.10
2009	22500 C	E 11500	W 11000	10.27	57.35	5.10
2008	23500 C	E 11500	W 12000	10.45	58.06	4.10
2007	25000 C	E 13000	W 12000	10.31	58.74	4.10
2006	21500 C	E 11500	W 10000	10.73	65.89	4.10
2005	23500 C	E 12000	W 11500	10.80	60.70	6.00
2004	22500 C	E 11500	W 11000	10.30	57.70	6.00
2003	20500 C	E 10500	W 10000	10.20	59.60	2.70

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
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0083 - S 35 ST- NORTH OFARNOLD RD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10900 C	N 6500	S 4400	9.00	51.30	5.80
2017	8100 V	0	0	9.00	50.90	10.00
2016	8000 R	0	0	9.00	50.90	6.20
2015	7900 T	0	0	9.00	51.00	41.80
2014	7900 S			9.00	50.80	49.50
2013	7900 F	0	0	9.00	50.80	11.90
2012	7900 C	N 0	S 0	9.00	56.80	7.10

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
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0015 - SR 615/25 ST - N OF SR 70/VIRGINIA AVE (COUNTY 15)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	22500 C	N 11500	S 11000	9.00	51.30	5.40
2017	20500 C	N 11000	S 9500	9.00	50.90	4.80
2016	22500 C	N 11000	S 11500	9.00	50.90	4.80
2015	22000 C	N 11000	S 11000	9.00	51.00	4.80
2014	21000 C	N 10000	S 11000	9.00	50.80	4.20
2013	20500 C	N 10500	S 10000	9.00	50.80	4.20
2012	22500 C	N 11500	S 11000	9.00	56.80	4.20
2011	22500 C	N 12000	S 10500	9.00	57.20	3.00
2010	23000 C	N 12000	S 11000	10.32	55.40	3.00
2009	22500 C	N 12000	S 10500	10.27	57.35	3.00
2008	21500 C	N 11000	S 10500	10.45	58.06	3.90
2007	25000 C	N 13000	S 12000	10.31	58.74	3.90
2006	23000 C	N 11500	S 11500	10.73	65.89	3.90
2005	24000 C	N 12000	S 12000	10.80	60.70	3.10
2004	23000 C	N 11500	S 11500	10.30	57.70	3.10
2003	22500 C	N 11500	S 11000	10.20	59.60	3.60

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 D: Turning Movement Counts

Traffic Survey Specialists, Inc.

Delray Beach, Florida

Phone (561) 272-3255 www.trafficsurveyspecialists.com

S 25TH STREET & OKEECHOBEE ROAD
FORT PIERCE, FLORIDA

File Name : 25TH & OKEECHOBEE
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- ALL VEHICLES

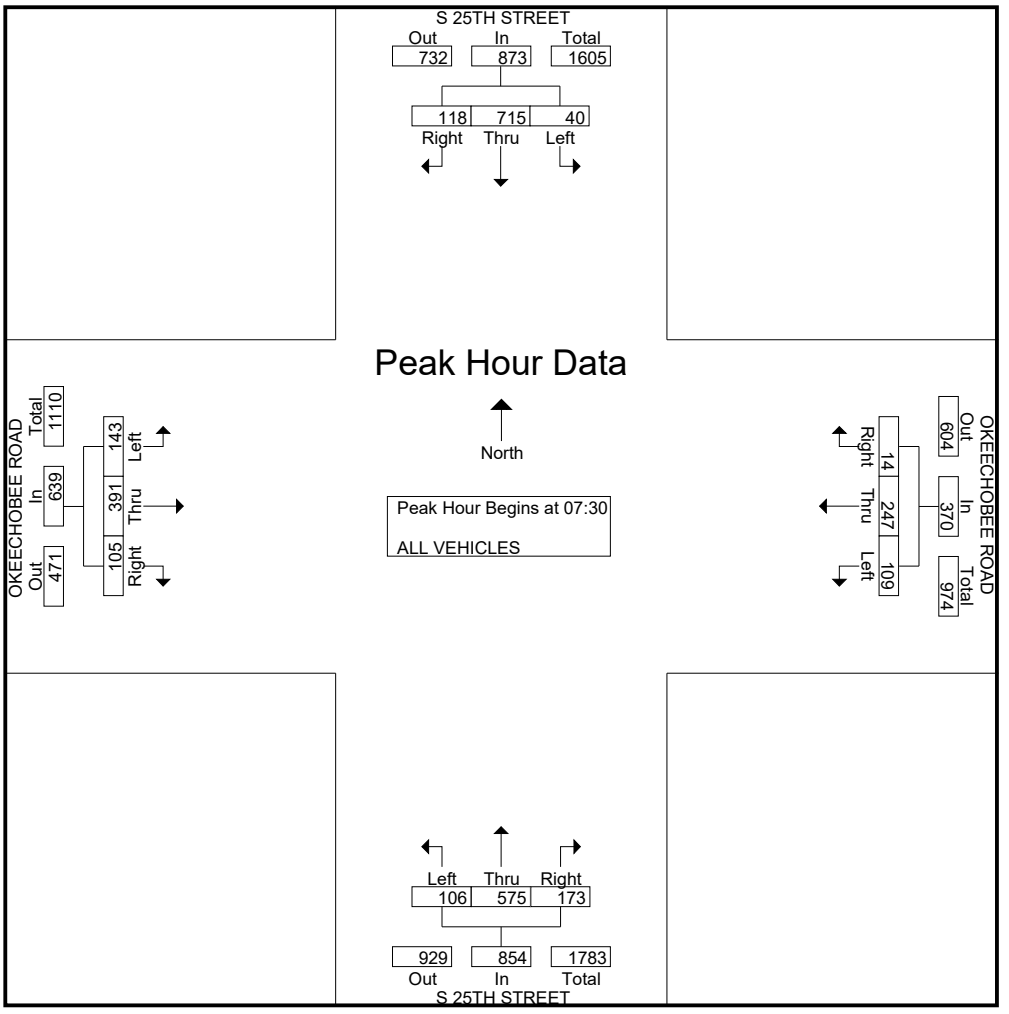
	S 25TH STREET From North				OKEECHOBEE ROAD From East				S 25TH STREET From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	5	135	26	0	26	49	2	0	19	162	24	0	37	40	9	534
07:15	0	6	159	33	0	25	50	4	0	24	162	35	0	37	52	14	601
07:30	0	5	177	35	0	26	46	1	0	30	158	37	0	28	74	27	644
07:45	0	11	186	28	2	26	62	4	0	27	171	50	0	38	95	30	730
Total	0	27	657	122	2	103	207	11	0	100	653	146	0	140	261	80	2509
08:00	0	13	197	33	1	27	75	6	0	24	115	45	0	37	124	25	722
08:15	0	11	155	22	0	27	64	3	0	25	131	41	1	39	98	23	640
08:30	0	18	152	18	2	28	48	3	0	23	106	41	1	36	49	12	537
08:45	0	11	164	19	1	27	71	3	0	21	97	26	0	25	63	23	551
Total	0	53	668	92	4	109	258	15	0	93	449	153	2	137	334	83	2450
16:00	0	7	162	24	0	42	76	7	0	29	137	49	1	30	73	16	653
16:15	0	10	155	29	3	41	84	3	0	31	151	32	1	37	82	26	685
16:30	0	10	160	23	0	44	88	2	0	32	141	48	1	44	51	18	662
16:45	0	7	171	25	0	28	112	3	0	36	154	31	1	42	78	31	719
Total	0	34	648	101	3	155	360	15	0	128	583	160	4	153	284	91	2719
17:00	0	13	182	43	0	46	112	3	0	33	166	39	0	39	75	34	785
17:15	0	12	194	37	1	28	96	5	0	24	162	41	0	42	93	25	760
17:30	0	9	194	35	0	36	80	2	0	33	157	33	0	43	111	22	755
17:45	0	6	157	26	0	33	66	5	0	22	148	25	1	28	98	16	631
Total	0	40	727	141	1	143	354	15	0	112	633	138	1	152	377	97	2931
Grand Total	0	154	2700	456	10	510	1179	56	0	433	2318	597	7	582	1256	351	10609
Apprch %	0	4.7	81.6	13.8	0.6	29.1	67.2	3.2	0	12.9	69.2	17.8	0.3	26.5	57.2	16	
Total %	0	1.5	25.5	4.3	0.1	4.8	11.1	0.5	0	4.1	21.8	5.6	0.1	5.5	11.8	3.3	

Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

S 25TH STREET & OKEECHOBEE ROAD
FORT PIERCE, FLORIDA

File Name : 25TH & OKEECHOBEE
Site Code : 190177
Start Date : 10/22/2019

	S 25TH STREET From North					OKEECHOBEE ROAD From East					S 25TH STREET From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	5	177	**35**	217	0	26	46	1	73	0	**30**	158	37	225	0	28	74	27	129	644
07:45	0	11	186	28	225	**2**	26	62	4	94	0	27	**171**	**50**	**248**	0	38	95	**30**	163	**730**
08:00	0	**13**	**197**	33	**243**	1	**27**	**75**	**6**	**109**	0	24	115	45	184	0	37	**124**	25	**186**	722
08:15	0	11	155	22	188	0	27	64	3	94	0	25	131	41	197	**1**	**39**	98	23	161	640
Total Volume	0	40	715	118	873	3	106	247	14	370	0	106	575	173	854	1	142	391	105	639	2736
% App. Total	0	4.6	81.9	13.5		0.8	28.6	66.8	3.8		0	12.4	67.3	20.3		0.2	22.2	61.2	16.4		
PHF	.000	.769	.907	.843	.898	.375	.981	.823	.583	.849	.000	.883	.841	.865	.861	.250	.910	.788	.875	.859	.937



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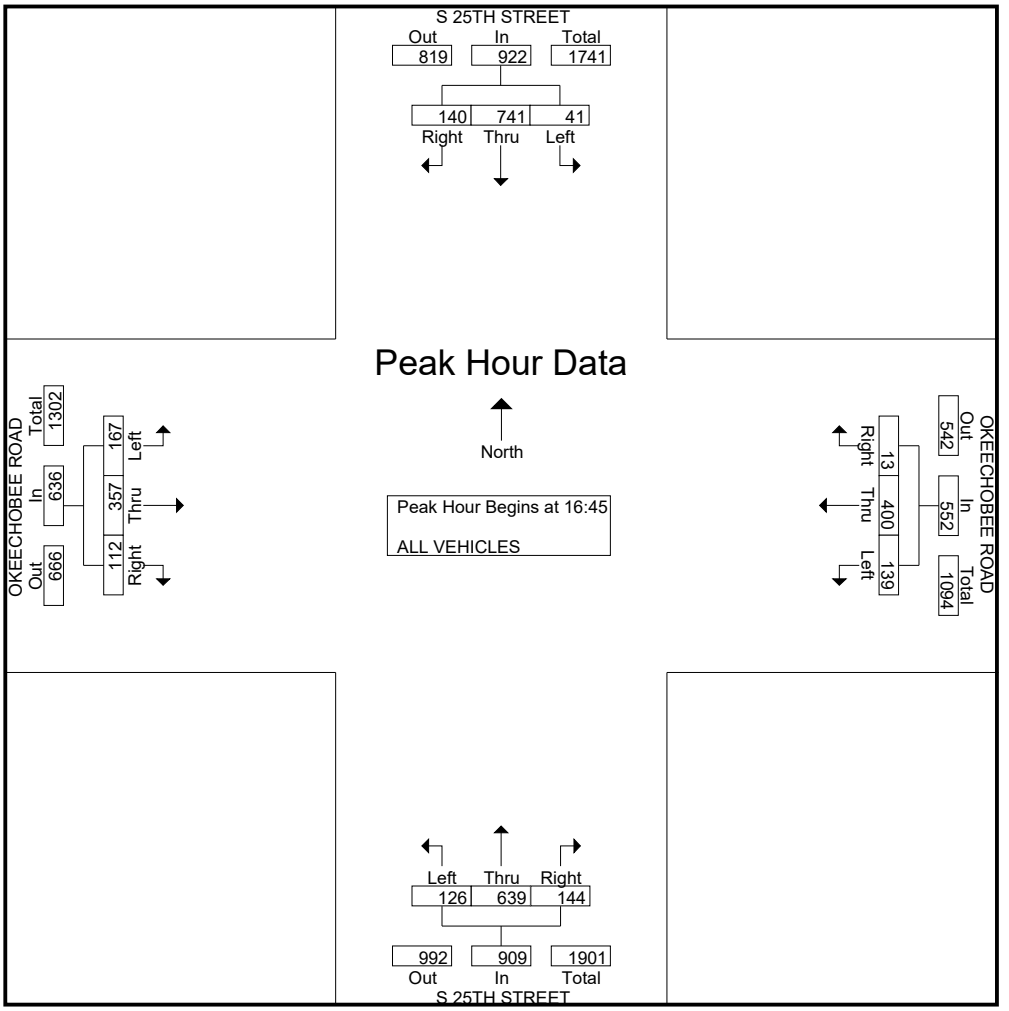
Phone (561) 272-3255 www.trafficsurveyspecialists.com

S 25TH STREET & OKEECHOBEE ROAD
FORT PIERCE, FLORIDA

File Name : 25TH & OKEECHOBEE
Site Code : 190177
Start Date : 10/22/2019
Page No : 3

	S 25TH STREET From North					OKEECHOBEE ROAD From East					S 25TH STREET From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	7	171	25	203	0	28	**112**	3	143	0	**36**	154	31	221	**1**	42	78	31	152	719
17:00	0	**13**	182	**43**	238	0	**46**	112	3	**161**	0	33	**166**	39	**238**	0	39	75	**34**	148	**785**
17:15	0	12	**194**	37	**243**	**1**	28	96	**5**	130	0	24	162	**41**	227	0	42	93	25	160	760
17:30	0	9	194	35	238	0	36	80	2	118	0	33	157	33	223	0	**43**	**111**	22	**176**	755
Total Volume	0	41	741	140	922	1	138	400	13	552	0	126	639	144	909	1	166	357	112	636	3019
% App. Total	0	4.4	80.4	15.2		0.2	25	72.5	2.4		0	13.9	70.3	15.8		0.2	26.1	56.1	17.6		
PHF	.000	.788	.955	.814	.949	.250	.750	.893	.650	.857	.000	.875	.962	.878	.955	.250	.965	.804	.824	.903	.961



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S 25TH STREET & OKEECHOBEE ROAD
FORT PIERCE, FLORIDA

File Name : 25TH & OKEECHOBEE
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- PEDESTRIANS & BIKES

	S 25TH STREET From North				OKEECHOBEE ROAD From East				S 25TH STREET From South				OKEECHOBEE ROAD From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
08:00	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2
08:30	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Total	1	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	3
16:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
16:15	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
16:45	0	0	1	0	0	0	0	0	0	0	0	0	1	0	2	0	4
Total	0	0	2	0	0	0	0	0	0	0	1	0	1	0	2	0	6
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
17:15	0	0	1	0	0	0	0	0	1	0	1	0	1	0	0	0	4
17:45	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	2
Total	0	0	1	0	0	0	1	0	1	0	2	0	1	0	1	0	7
Grand Total	1	0	4	0	0	0	1	0	2	0	3	0	2	0	3	0	16
Apprch %	20	0	80	0	0	0	100	0	40	0	60	0	40	0	60	0	
Total %	6.2	0	25	0	0	0	6.2	0	12.5	0	18.8	0	12.5	0	18.8	0	

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

VIRGINIA AVENUE & OKEECHOBEE ROAD
FT PIERCE, FLORIDA
COUNTED BY: S. SALVO & L. PALOMINO (V)
NOT SIGNALIZED

Site Code : 00190070
Start Date: 04/03/19
File I.D. : VIRG_OKE
Page : 1

ALL VEHICLES

	OKEECHOBEE ROAD From North				VIRGINIA AVENUE From East				----- From South				VIRGINIA AVENUE From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 04/03/19																	
07:00	0	0	47	0	0	0	102	0	0	0	0	0	0	0	70	114	333
07:15	0	0	71	0	0	0	114	0	0	0	0	0	0	0	82	165	432
07:30	0	0	104	0	0	0	136	0	0	0	0	0	0	0	126	252	618
07:45	0	0	99	0	0	0	124	0	0	0	0	0	0	0	134	317	674
Hr Total	0	0	321	0	0	0	476	0	0	0	0	0	0	0	412	848	2057
08:00	0	0	97	0	0	0	133	0	0	0	0	0	0	0	113	258	601
08:15	0	0	89	0	0	0	133	0	0	0	0	0	0	0	104	259	585
08:30	0	0	103	0	0	0	144	0	0	0	0	0	0	0	112	244	603
08:45	0	0	103	0	0	0	149	0	0	0	0	0	0	0	90	216	558
Hr Total	0	0	392	0	0	0	559	0	0	0	0	0	0	0	419	977	2347
---------- * BREAK * ----------																	
16:00	0	0	129	0	0	0	229	0	0	0	0	0	0	0	128	207	693
16:15	0	0	105	0	0	0	197	0	0	0	0	0	0	0	128	225	655
16:30	0	0	149	0	0	0	203	0	0	0	0	0	0	0	119	227	698
16:45	0	0	141	0	0	0	231	0	0	0	0	0	0	0	123	215	710
Hr Total	0	0	524	0	0	0	860	0	0	0	0	0	0	0	498	874	2756
17:00	0	0	161	0	0	0	272	0	0	0	0	0	0	0	109	233	775
17:15	0	0	167	0	0	0	200	0	0	0	0	0	0	0	160	223	750
17:30	0	0	130	0	0	0	210	0	0	0	0	0	0	0	145	256	741
17:45	0	0	137	0	0	0	202	0	0	0	0	0	0	0	144	245	728
Hr Total	0	0	595	0	0	0	884	0	0	0	0	0	0	0	558	957	2994
TOTAL	0	0	1832	0	0	0	2779	0	0	0	0	0	0	0	1887	3656	10154

TRAFFIC SURVEY SPECIALISTS, INC.

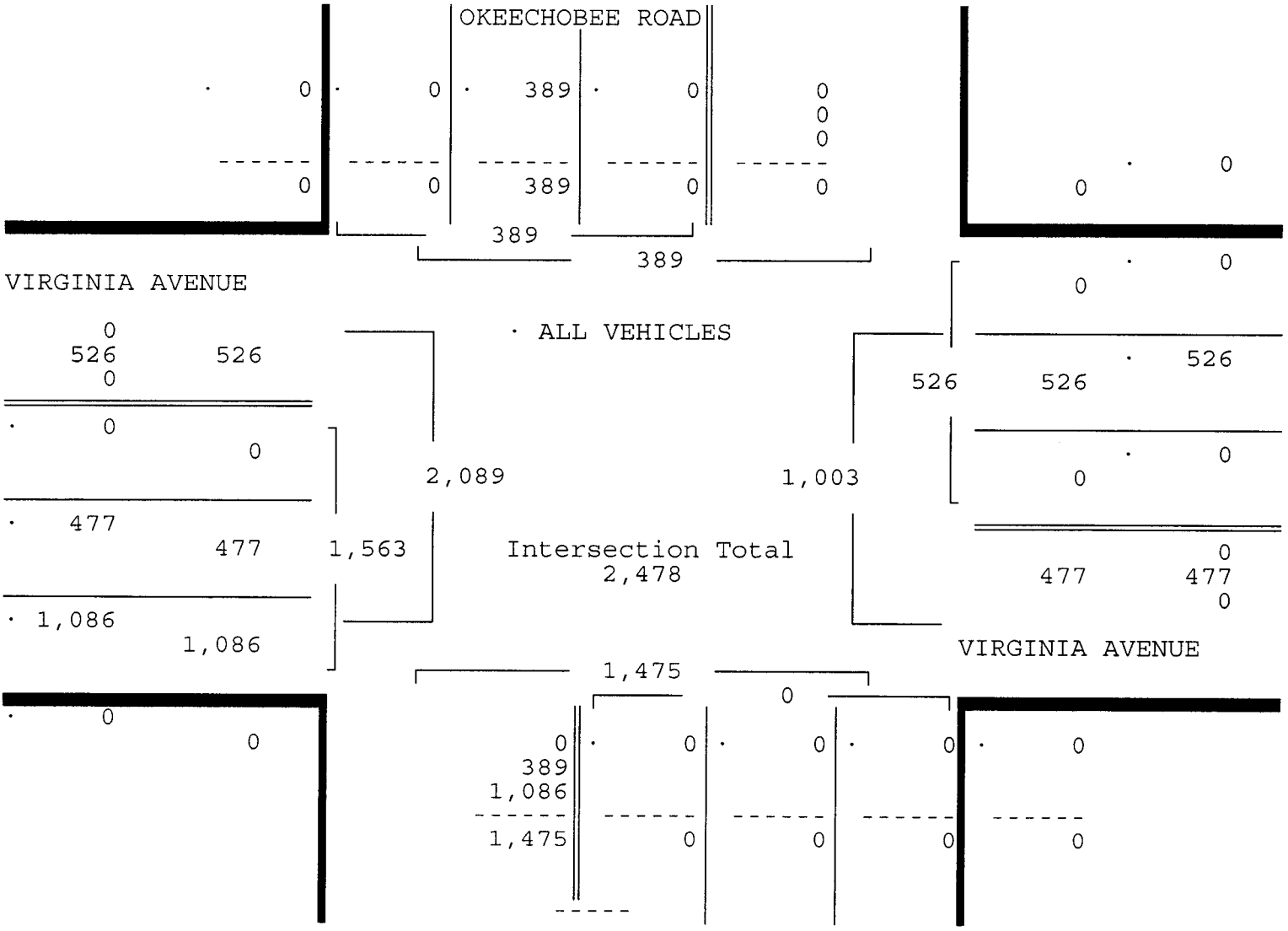
VIRGINIA AVENUE & OKEECHOBEE ROAD
FT PIERCE, FLORIDA
COUNTED BY: S. SALVO & L. PALOMINO (V)
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00190070
Start Date: 04/03/19
File I.D. : VIRG_OKE

ALL VEHICLES

	OKEECHOBEE ROAD From North				VIRGINIA AVENUE From East				----- From South				VIRGINIA AVENUE From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 04/03/19																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 04/03/19																	
Peak start	07:30				07:30				07:30				07:30				
Volume	0	0	389	0	0	0	526	0	0	0	0	0	0	0	477	1086	
Percent	0%	0%	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	31%	69%	
Pk total	389				526				0				1563				
Highest	07:30				07:30				07:00				07:45				
Volume	0	0	104	0	0	0	136	0	0	0	0	0	0	0	134	317	
Hi total	104				136				0				451				
PHF	.94				.97				.0				.87				



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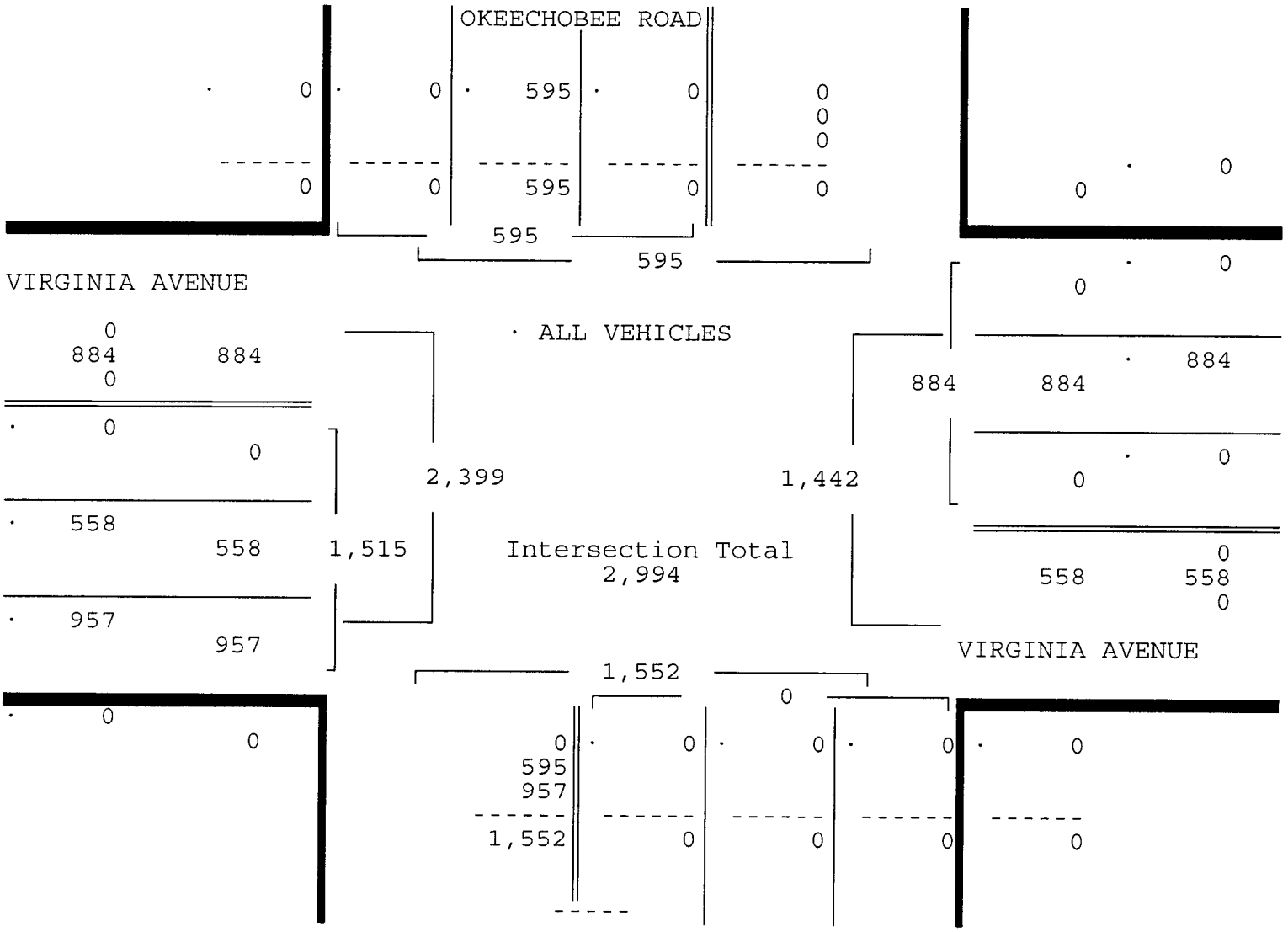
VIRGINIA AVENUE & OKEECHOBEE ROAD
FT PIERCE, FLORIDA
COUNTED BY: S. SALVO & L. PALOMINO (V)
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00190070
Start Date: 04/03/19
File I.D. : VIRG_OKE
Page : 3

ALL VEHICLES

	OKEECHOBEE ROAD From North				VIRGINIA AVENUE From East				----- From South				VIRGINIA AVENUE From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 04/03/19																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 04/03/19																	
Peak start	17:00				17:00				17:00				17:00				
Volume	0	0	595	0	0	0	884	0	0	0	0	0	0	0	558	957	
Percent	0%	0%	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	37%	63%	
Pk total	595				884				0				1515				
Highest	17:15				17:00				07:00				17:30				
Volume	0	0	167	0	0	0	272	0	0	0	0	0	0	0	145	256	
Hi total	167				272				0				401				
PHF	.89				.81				.0				.94				



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VIRGINIA AVENUE & OKEECHOBEE ROAD
FT PIERCE, FLORIDA
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PHONE (561)272-3255

Site Code : 00190070
Start Date: 04/03/19
File I.D. : VIRG_OKE
Page : 1

PEDESTRIANS & BIKES

	OKEECHOBEE ROAD From North				VIRGINIA AVENUE From East				----- From South				VIRGINIA AVENUE From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 04/03/19																	
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
* BREAK *																	
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
TOTAL	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2

Appendix E: Signal Timing Sheet

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-615 at Okeechobee Road**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach	EBLT	WB	SBLT	NB	WBLT	EB	NBLT	SB		
Initial	12	12	9	12	12	12	9	12		
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
Max1	15.0	35.0	20.0	45.0	15.0	35.0	20.0	45.0		
Yellow	4.0	3.7	4.0	4.4	3.7	4.0	4.4	4.0		
Red	2.6	2.7	2.0	2.1	2.6	2.7	2.0	2.1		
Walk		7.0		7.0		7.0		7.0		
Ped Clear		28.0		25.0		30.0		29.0		
Recall		Min				Min				
LT Type	Prot+Perm		Prot+Perm		Prot+Perm		Prot+Perm			

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1	17	25	15	33	17	25	15	33	90	59
Split Pattern 2	18	31	15	36	18	31	15	36	100	50
Split Pattern 3	17	44	15	64	17	44	23	56	140	49
Split Pattern 4	15	22	15	28	15	22	15	28	80	42
Split Pattern 5	15	33	15	37	15	33	15	37	100	30

Schedule Implementation

Schedule Notes

Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
Start	End	Split	Start	End	Split			
0:00	6:30	100	0:00	7:00	100			
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	100			
21:00	0:00	100						

Part III — Notes and Comments

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

Office DEPOT®

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at Okeechobee Road**

Part I — *Actuated Timing Information*

Non-coordinated Operation

Phase	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*		
Approach		EB/SBR		WBT						
Initial		12		12						
Passage		5.0		5.0						
Max1		60.0		60.0						
Max2										
Yellow		4.8		4.8						
Red		2.5		2.5						
Walk		5.0								
Ped Clear		9.0								
Recall				Min						
LT Type										

Part II — *Coordinated Timing Information*

Pattern Tables

PHASE	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*Cycle*	*Offset*
Split Pattern 1		60		70					130	34
Split Pattern 2		65		65					130	22
Split Pattern 3		65		65					130	103
Split Pattern 4		50		50					100	70
Split Pattern 5		55		65					120	80

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)
2. Coord offset reference - Phase 4

Appendix F: Volume Development Worksheet

VOLUME DEVELOPMENT SHEET
ARROW FORT PIERCE NORTH RESIDENTIAL
OKEECHOBEE ROAD & VIRIGNIA AVENUE

Peak Season =	1.01	1.01
Buildout Year =	2025	2025
Years =	6	6

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 04/03/2019	0	0	0	0	389	0	0	477	1,086	0	526	0
Peak Season Volume	0	0	0	0	393	0	0	482	1,097	0	531	0
Growth Rate				2.53%	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%
Traffic Volume Growth	0	0	0	0	64	0	0	78	177	0	86	0
Committed Celebration Pointe												
Inbound Traffic Assignment					5.0%						15.0%	
Inbound Traffic Volumes					5						15	
Outbound Traffic Assignment								5.0%	15.0%			
Outbound Traffic Volumes								19	56			
Project Traffic	0	0	0	0	5	0	0	19	56	0	15	0
Committed Bent Creek												
Inbound Traffic Assignment					10.0%						10.0%	
Inbound Traffic Volumes					38						38	
Outbound Traffic Assignment								10.0%	10.0%			
Outbound Traffic Volumes								51	51			
Project Traffic	0	0	0	0	38	0	0	51	51	0	38	0
Committed Carriage Pointe												
Inbound Traffic Assignment					20.0%							
Inbound Traffic Volumes					7							
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	7	0	0	0	0	0	0	0
Committed Camping World												
Inbound Traffic Assignment					5.0%						25.0%	
Inbound Traffic Volumes					2						11	
Outbound Traffic Assignment								5.0%	25.0%			
Outbound Traffic Volumes								1	3			
Project Traffic	0	0	0	0	2	0	0	1	3	0	11	0
Total Committed Projects	0	0	0	0	52	0	0	71	110	0	64	0
1.0% Traffic Volume Growth	0	0	0	0	24	0	0	30	67	0	33	0
Committed + 1.0% Growth	0	0	0	0	76	0	0	101	177	0	97	0
Max (Committed + 1.0% or Historic Growth)	0	0	0	0	76	0	0	101	177	0	97	0
Background Traffic Volumes	0	0	0	0	469	0	0	583	1,274	0	628	0
Project Traffic												
Inbound Traffic Assignment								35.0%				
Inbound Traffic Volumes								4				
Outbound Traffic Assignment					35.0%							
Outbound Traffic Volumes					10							
Project Traffic	0	0	0	0	10	0	0	4	0	0	0	0
Total Traffic w/o RTOR	0	0	0	0	479	0	0	587	1,274	0	628	0
RTOR Reduction												
TOTAL TRAFFIC	0	0	0	0	479	0	0	587	1,274	0	628	0

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 04/03/2019	0	0	0	0	595	0	0	558	957	0	884	0
Peak Season Volume	0	0	0	0	601	0	0	564	967	0	893	0
Growth Rate				2.53%	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%
Traffic Volume Growth	0	0	0	0	97	0	0	91	156	0	144	0
Committed Celebration Pointe												
Inbound Traffic Assignment					5.0%						15.0%	
Inbound Traffic Volumes					20						60	
Outbound Traffic Assignment								5.0%	15.0%			
Outbound Traffic Volumes								11	32			
Project Traffic	0	0	0	0	20	0	0	11	32	0	60	0
Committed Bent Creek												
Inbound Traffic Assignment					10.0%						10.0%	
Inbound Traffic Volumes					23						23	
Outbound Traffic Assignment								10.0%	10.0%			
Outbound Traffic Volumes								63	63			
Project Traffic	0	0	0	0	23	0	0	63	63	0	23	0
Committed Carriage Pointe												
Inbound Traffic Assignment					20.0%							
Inbound Traffic Volumes					25							
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	25	0	0	0	0	0	0	0
Committed Camping World												
Inbound Traffic Assignment					5.0%						25.0%	
Inbound Traffic Volumes					3						17	
Outbound Traffic Assignment								5.0%	25.0%			
Outbound Traffic Volumes								4	20			
Project Traffic	0	0	0	0	3	0	0	4	20	0	17	0
Total Committed Projects	0	0	0	0	71	0	0	78	115	0	100	0
1.0% Traffic Volume Growth	0	0	0	0	37	0	0	35	59	0	55	0
Committed + 1.0% Growth	0	0	0	0	108	0	0	113	174	0	155	0
Max (Committed + 1.0% or Historic Growth)	0	0	0	0	108	0	0	113	174	0	155	0
Background Traffic Volumes	0	0	0	0	709	0	0	677	1,141	0	1,048	0
Project Traffic												
Inbound Traffic Assignment								35.0%				
Inbound Traffic Volumes								11				
Outbound Traffic Assignment					35.0%							
Outbound Traffic Volumes					7							
Project Traffic	0	0	0	0	7	0	0	11	0	0	0	0
Total Traffic w/o RTOR	0	0	0	0	716	0	0	688	1,141	0	1,048	0
RTOR Reduction												
TOTAL TRAFFIC	0	0	0	0	716	0	0	688	1,141	0	1,048	0

VOLUME DEVELOPMENT SHEET
ARROW FORT PIERCE NORTH RESIDENTIAL
S 25TH STREET & OKEECHOBEE ROAD

Peak Season =	1.11	1.11
Buildout Year =	2025	2025
Years =	6	6

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	106	575	173	40	715	118	143	391	105	109	247	14
Peak Season Volume	118	638	192	44	794	131	159	434	117	121	274	16
Growth Rate	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%
Traffic Volume Growth	19	103	31	7	128	21	26	70	19	20	44	3
1.0% Traffic Volume Growth	7	39	12	3	49	8	10	27	7	7	17	1
Committed + 1.0% Growth	7	39	12	3	49	8	10	27	7	7	17	1
Max (Committed + 1.0% or Historic Growth)	19	103	31	7	128	21	26	70	19	20	44	3
Background Traffic Volumes	137	741	223	51	922	152	185	504	136	141	318	19
Project Traffic												
Inbound Traffic Assignment	15.0%				5.0%						40.0%	
Inbound Traffic Volumes	2				1						4	
Outbound Traffic Assignment							5.0%	40.0%	15.0%			
Outbound Traffic Volumes							1	11	4			
Project Traffic	2	0	0	0	1	0	1	11	4	0	4	0
Total Traffic w/o RTOR	139	741	223	51	923	152	186	515	140	141	322	19
RTOR Reduction												
TOTAL TRAFFIC	139	741	223	51	923	152	186	515	140	141	322	19

PM Peak Hour

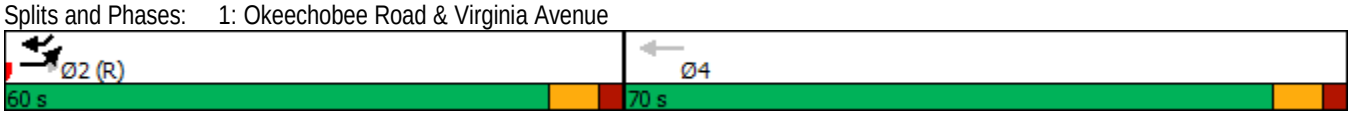
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	126	639	144	41	741	140	167	357	112	139	400	13
Peak Season Volume	140	709	160	46	823	155	185	396	124	154	444	14
Growth Rate	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%	2.53%
Traffic Volume Growth	23	115	26	7	133	25	30	64	20	25	72	2
1.0% Traffic Volume Growth	9	44	10	3	51	10	11	24	8	9	27	1
Committed + 1.0% Growth	9	44	10	3	51	10	11	24	8	9	27	1
Max (Committed + 1.0% or Historic Growth)	23	115	26	7	133	25	30	64	20	25	72	2
Background Traffic Volumes	163	824	186	53	956	180	215	460	144	179	516	16
Project Traffic												
Inbound Traffic Assignment	15.0%				5.0%						40.0%	
Inbound Traffic Volumes	5				2						12	
Outbound Traffic Assignment							5.0%	40.0%	15.0%			
Outbound Traffic Volumes							1	8	3			
Project Traffic	5	0	0	0	2	0	1	8	3	0	12	0
Total Traffic w/o RTOR	168	824	186	53	958	180	216	468	147	179	528	16
RTOR Reduction												
TOTAL TRAFFIC	168	824	186	53	958	180	216	468	147	179	528	16

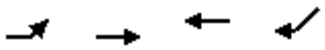
Appendix G: Synchro Analyses

Lane Group	EBL	EBT	WBT	SWR
Lane Configurations				
Traffic Volume (vph)	482	1097	531	393
Future Volume (vph)	482	1097	531	393
Turn Type	Prot	NA	NA	Over
Protected Phases	2			2
Permitted Phases		2	4	
Detector Phase	2	2	4	2
Switch Phase				
Minimum Initial (s)	12.0	12.0	12.0	12.0
Minimum Split (s)	25.3	25.3	25.3	25.3
Total Split (s)	60.0	60.0	70.0	60.0
Total Split (%)	46.2%	46.2%	53.8%	46.2%
Yellow Time (s)	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	C-Max
Act Effct Green (s)	94.5	94.5	20.9	94.5
Actuated g/C Ratio	0.73	0.73	0.16	0.73
v/c Ratio	0.20	0.31	0.68	0.19
Control Delay	6.3	6.8	55.6	0.7
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	6.3	6.8	55.6	0.7
LOS	A	A	E	A
Approach Delay		6.6	55.6	
Approach LOS		A	E	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 34 (26%), Referenced to phase 2:EBTL, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.68	
Intersection Signal Delay: 16.1	Intersection LOS: B
Intersection Capacity Utilization 36.2%	ICU Level of Service A
Analysis Period (min) 15	

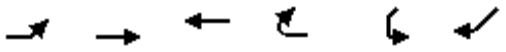
Splits and Phases: 1: Okeechobee Road & Virginia Avenue





Lane Group	EBL	EBT	WBT	SWR
Lane Group Flow (vph)	507	1155	559	414
v/c Ratio	0.20	0.31	0.68	0.19
Control Delay	6.3	6.8	55.6	0.7
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	6.3	6.8	55.6	0.7
Queue Length 50th (ft)	62	112	164	0
Queue Length 95th (ft)	96	155	198	15
Internal Link Dist (ft)		358	1207	
Turn Bay Length (ft)				
Base Capacity (vph)	2494	3694	2452	2141
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.20	0.31	0.23	0.19

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	482	1097	531	0	0	393
Future Volume (vph)	482	1097	531	0	0	393
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	7.3			7.3
Lane Util. Factor	0.97	0.91	0.91			0.88
Frt	1.00	1.00	1.00			0.85
Flt Protected	0.95	1.00	1.00			1.00
Satd. Flow (prot)	3433	5085	5085			2787
Flt Permitted	0.95	1.00	1.00			1.00
Satd. Flow (perm)	3433	5085	5085			2787
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	507	1155	559	0	0	414
RTOR Reduction (vph)	0	0	0	0	0	113
Lane Group Flow (vph)	507	1155	559	0	0	301
Turn Type	Prot	NA	NA			Over
Protected Phases	2					2
Permitted Phases		2	4			
Actuated Green, G (s)	94.5	94.5	20.9			94.5
Effective Green, g (s)	94.5	94.5	20.9			94.5
Actuated g/C Ratio	0.73	0.73	0.16			0.73
Clearance Time (s)	7.3	7.3	7.3			7.3
Vehicle Extension (s)	3.0	3.0	3.0			3.0
Lane Grp Cap (vph)	2495	3696	817			2025
v/s Ratio Prot	0.15					0.11
v/s Ratio Perm		c0.23	c0.11			
v/c Ratio	0.20	0.31	0.68			0.15
Uniform Delay, d1	5.7	6.3	51.4			5.4
Progression Factor	1.00	1.00	1.00			1.00
Incremental Delay, d2	0.2	0.2	2.4			0.2
Delay (s)	5.9	6.5	53.8			5.6
Level of Service	A	A	D			A
Approach Delay (s)		6.3	53.8		5.6	
Approach LOS		A	D		A	

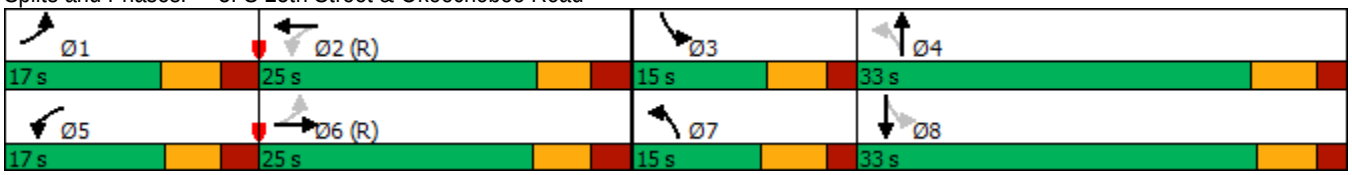
Intersection Summary			
HCM 2000 Control Delay	16.3	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.38		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	14.6
Intersection Capacity Utilization	36.2%	ICU Level of Service	A
Analysis Period (min)	15		

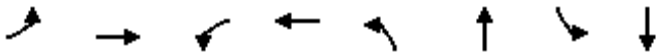
c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	159	434	121	274	118	638	44	794
Future Volume (vph)	159	434	121	274	118	638	44	794
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	7	4	3	8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	7	4	3	8
Switch Phase								
Minimum Initial (s)	10.4	12.0	10.7	12.0	8.6	12.0	9.0	12.0
Minimum Split (s)	17.0	24.7	17.0	24.7	15.0	24.5	15.0	24.1
Total Split (s)	17.0	25.0	17.0	25.0	15.0	33.0	15.0	33.0
Total Split (%)	18.9%	27.8%	18.9%	27.8%	16.7%	36.7%	16.7%	36.7%
Yellow Time (s)	4.0	4.0	3.7	3.7	4.4	4.4	4.0	4.0
All-Red Time (s)	2.6	2.7	2.6	2.7	2.0	2.1	2.0	2.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.6	6.7	6.3	6.4	6.4	6.5	6.0	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	28.9	18.4	29.5	18.7	37.7	32.4	35.9	26.8
Actuated g/C Ratio	0.32	0.20	0.33	0.21	0.42	0.36	0.40	0.30
v/c Ratio	0.41	0.80	0.42	0.42	0.51	0.69	0.15	0.93
Control Delay	22.0	41.7	22.5	32.4	23.7	28.6	14.7	46.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.0	41.7	22.5	32.4	23.7	28.6	14.7	46.3
LOS	C	D	C	C	C	C	B	D
Approach Delay		37.3		29.5		28.0		44.9
Approach LOS		D		C		C		D

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 59 (66%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 85	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.93	
Intersection Signal Delay: 35.7	Intersection LOS: D
Intersection Capacity Utilization 79.2%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 3: S 25th Street & Okeechobee Road

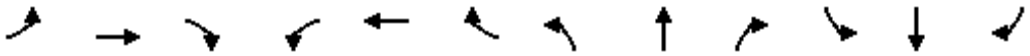




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	167	580	127	305	124	874	46	974
v/c Ratio	0.41	0.80	0.42	0.42	0.51	0.69	0.15	0.93
Control Delay	22.0	41.7	22.5	32.4	23.7	28.6	14.7	46.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.0	41.7	22.5	32.4	23.7	28.6	14.7	46.3
Queue Length 50th (ft)	62	156	46	77	39	233	14	276
Queue Length 95th (ft)	108	#234	84	117	80	#333	33	#402
Internal Link Dist (ft)		1962		574		2034		690
Turn Bay Length (ft)	225		200		225		200	
Base Capacity (vph)	409	725	305	732	243	1259	298	1050
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.41	0.80	0.42	0.42	0.51	0.69	0.15	0.93

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	159	434	117	121	274	16	118	638	192	44	794	131
Future Volume (vph)	159	434	117	121	274	16	118	638	192	44	794	131
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.6	6.7		6.3	6.4		6.4	6.5		6.0	6.1	
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00	0.95		1.00	0.95	
Frt	1.00	0.97		1.00	0.99		1.00	0.97		1.00	0.98	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	3427		1770	3510		1770	3417		1770	3464	
Flt Permitted	0.54	1.00		0.25	1.00		0.12	1.00		0.22	1.00	
Satd. Flow (perm)	1001	3427		457	3510		230	3417		405	3464	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	167	457	123	127	288	17	124	672	202	46	836	138
RTOR Reduction (vph)	0	28	0	0	5	0	0	28	0	0	14	0
Lane Group Flow (vph)	167	552	0	127	300	0	124	846	0	46	960	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases	6			2			4			8		
Actuated Green, G (s)	26.4	16.0		27.0	16.3		41.0	32.4		34.6	29.2	
Effective Green, g (s)	26.4	16.0		27.0	16.3		41.0	32.4		34.6	29.2	
Actuated g/C Ratio	0.29	0.18		0.30	0.18		0.46	0.36		0.38	0.32	
Clearance Time (s)	6.6	6.7		6.3	6.4		6.4	6.5		6.0	6.1	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	382	609		293	635		251	1230		237	1123	
v/s Ratio Prot	0.05	c0.16		c0.05	0.09		c0.05	c0.25		0.01	c0.28	
v/s Ratio Perm	0.08			0.08			0.18			0.06		
v/c Ratio	0.44	0.91		0.43	0.47		0.49	0.69		0.19	0.85	
Uniform Delay, d1	24.8	36.3		24.2	33.0		17.5	24.5		18.1	28.4	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.8	19.6		1.0	2.5		1.5	1.6		0.4	6.5	
Delay (s)	25.6	55.8		25.2	35.5		19.1	26.1		18.5	34.9	
Level of Service	C	E		C	D		B	C		B	C	
Approach Delay (s)		49.1			32.5			25.2			34.2	
Approach LOS		D			C			C			C	

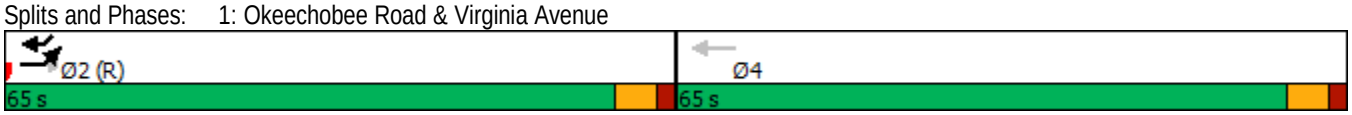
Intersection Summary			
HCM 2000 Control Delay	34.6	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.76		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	25.5
Intersection Capacity Utilization	79.2%	ICU Level of Service	D
Analysis Period (min)	15		

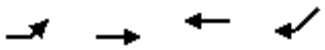
c Critical Lane Group

Lane Group	EBL	EBT	WBT	SWR
Lane Configurations				
Traffic Volume (vph)	564	967	893	601
Future Volume (vph)	564	967	893	601
Turn Type	Prot	NA	NA	Over
Protected Phases	2			2
Permitted Phases		2	4	
Detector Phase	2	2	4	2
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0
Total Split (s)	65.0	65.0	65.0	65.0
Total Split (%)	50.0%	50.0%	50.0%	50.0%
Yellow Time (s)	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	C-Max
Act Effct Green (s)	84.5	84.5	33.5	84.5
Actuated g/C Ratio	0.65	0.65	0.26	0.65
v/c Ratio	0.27	0.31	0.72	0.34
Control Delay	10.6	10.8	46.9	9.2
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	10.6	10.8	46.9	9.2
LOS	B	B	D	A
Approach Delay		10.7	46.9	
Approach LOS		B	D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 103 (79%), Referenced to phase 2:EBTL and 6:, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.72	
Intersection Signal Delay: 21.1	Intersection LOS: C
Intersection Capacity Utilization 48.3%	ICU Level of Service A
Analysis Period (min) 15	

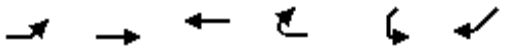
Splits and Phases: 1: Okeechobee Road & Virginia Avenue





Lane Group	EBL	EBT	WBT	SWR
Lane Group Flow (vph)	594	1018	940	633
v/c Ratio	0.27	0.31	0.72	0.34
Control Delay	10.6	10.8	46.9	9.2
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	10.6	10.8	46.9	9.2
Queue Length 50th (ft)	102	128	265	100
Queue Length 95th (ft)	153	178	293	159
Internal Link Dist (ft)		326	1056	
Turn Bay Length (ft)				
Base Capacity (vph)	2230	3304	2307	1853
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.27	0.31	0.41	0.34

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	564	967	893	0	0	601
Future Volume (vph)	564	967	893	0	0	601
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0	6.0			6.0
Lane Util. Factor	0.97	0.91	0.91			0.88
Frt	1.00	1.00	1.00			0.85
Flt Protected	0.95	1.00	1.00			1.00
Satd. Flow (prot)	3433	5085	5085			2787
Flt Permitted	0.95	1.00	1.00			1.00
Satd. Flow (perm)	3433	5085	5085			2787
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	594	1018	940	0	0	633
RTOR Reduction (vph)	0	0	0	0	0	42
Lane Group Flow (vph)	594	1018	940	0	0	591
Turn Type	Prot	NA	NA			Over
Protected Phases	2					2
Permitted Phases		2	4			
Actuated Green, G (s)	84.5	84.5	33.5			84.5
Effective Green, g (s)	84.5	84.5	33.5			84.5
Actuated g/C Ratio	0.65	0.65	0.26			0.65
Clearance Time (s)	6.0	6.0	6.0			6.0
Vehicle Extension (s)	3.0	3.0	3.0			3.0
Lane Grp Cap (vph)	2231	3305	1310			1811
v/s Ratio Prot	0.17					c0.21
v/s Ratio Perm		0.20	c0.18			
v/c Ratio	0.27	0.31	0.72			0.33
Uniform Delay, d1	9.6	10.0	43.9			10.1
Progression Factor	1.00	1.00	1.00			1.00
Incremental Delay, d2	0.3	0.2	1.9			0.5
Delay (s)	9.9	10.2	45.8			10.6
Level of Service	A	B	D			B
Approach Delay (s)		10.1	45.8		10.6	
Approach LOS		B	D		B	

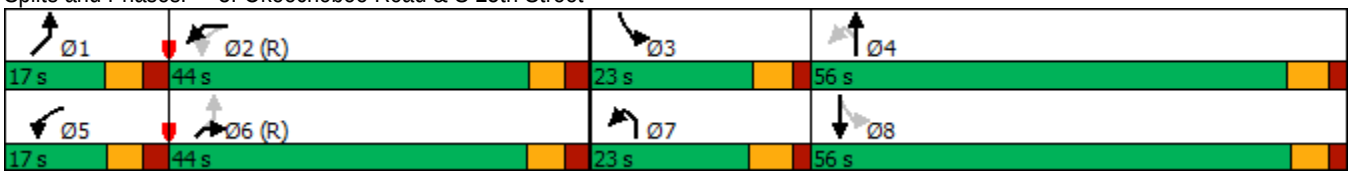
Intersection Summary			
HCM 2000 Control Delay	20.7	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.44		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	12.0
Intersection Capacity Utilization	48.3%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	WBL2	WBL	NBL	NBT	SBL	SBT	NEL	NER
Lane Configurations								
Traffic Volume (vph)	154	444	140	709	46	823	185	396
Future Volume (vph)	154	444	140	709	46	823	185	396
Turn Type	pm+pt	Prot	pm+pt	NA	pm+pt	NA	pm+pt	Prot
Protected Phases	5	2	7	4	3	8	1	6
Permitted Phases	2		4		8		6	
Detector Phase	5	2	7	4	3	8	1	6
Switch Phase								
Minimum Initial (s)	10.7	12.0	8.6	12.0	9.0	12.0	10.4	12.0
Minimum Split (s)	17.0	24.7	15.0	24.5	15.0	24.1	17.0	24.7
Total Split (s)	17.0	44.0	23.0	56.0	23.0	56.0	17.0	44.0
Total Split (%)	12.1%	31.4%	16.4%	40.0%	16.4%	40.0%	12.1%	31.4%
Yellow Time (s)	3.7	3.7	4.4	4.4	4.0	4.0	4.0	4.0
All-Red Time (s)	2.6	2.7	2.0	2.1	2.0	2.1	2.6	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.3	6.4	6.4	6.5	6.0	6.1	6.6	6.7
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	None	None	None	C-Max
Act Effct Green (s)	53.6	42.1	65.6	54.6	56.6	47.5	54.2	42.4
Actuated g/C Ratio	0.38	0.30	0.47	0.39	0.40	0.34	0.39	0.30
v/c Ratio	0.53	0.43	0.67	0.68	0.20	0.87	0.55	0.59
Control Delay	34.0	30.6	42.8	37.3	20.3	51.4	35.3	35.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	34.0	30.6	42.8	37.3	20.3	51.4	35.3	35.1
LOS	C	C	D	D	C	D	D	D
Approach Delay		31.5		38.1		50.1	35.2	
Approach LOS		C		D		D	D	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 49 (35%), Referenced to phase 2:WBL and 6:NEL, Start of Green	
Natural Cycle: 85	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.87	
Intersection Signal Delay: 39.9	Intersection LOS: D
Intersection Capacity Utilization 80.1%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 3: Okeechobee Road & S 25th Street





Lane Group	WBL2	WBL	NBL	NBT	SBL	SBT	NEL	NER
Lane Group Flow (vph)	162	482	147	914	48	1029	195	548
v/c Ratio	0.53	0.43	0.67	0.68	0.20	0.87	0.55	0.59
Control Delay	34.0	30.6	42.8	37.3	20.3	51.4	35.3	35.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	34.0	30.6	42.8	37.3	20.3	51.4	35.3	35.1
Queue Length 50th (ft)	93	138	77	357	22	445	115	192
Queue Length 95th (ft)	154	193	145	414	43	533	184	267
Internal Link Dist (ft)		574		2034		690	3530	
Turn Bay Length (ft)	200	200	225		200		225	
Base Capacity (vph)	306	1122	260	1360	337	1249	354	934
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.53	0.43	0.57	0.67	0.14	0.82	0.55	0.59

Intersection Summary

Movement	WBL2	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NER	NER2
Lane Configurations												
Traffic Volume (vph)	154	444	14	140	709	160	46	823	155	185	396	124
Future Volume (vph)	154	444	14	140	709	160	46	823	155	185	396	124
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.3	6.4		6.4	6.5		6.0	6.1		6.6	6.7	
Lane Util. Factor	1.00	0.97		1.00	0.95		1.00	0.95		1.00	0.88	
Frt	1.00	1.00		1.00	0.97		1.00	0.98		1.00	0.85	
Flt Protected	0.95	0.95		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	3431		1770	3442		1770	3455		1770	2787	
Flt Permitted	0.29	0.95		0.08	1.00		0.19	1.00		0.36	1.00	
Satd. Flow (perm)	539	3431		142	3442		363	3455		679	2787	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	162	467	15	147	746	168	48	866	163	195	417	131
RTOR Reduction (vph)	0	91	0	0	13	0	0	11	0	0	91	0
Lane Group Flow (vph)	162	391	0	147	901	0	48	1018	0	195	457	0
Turn Type	pm+pt	Prot		pm+pt	NA		pm+pt	NA		pm+pt	Prot	
Protected Phases	5	2		7	4		3	8		1	6	
Permitted Phases	2			4			8			6		
Actuated Green, G (s)	52.4	41.0		67.8	54.6		55.8	48.6		53.0	41.3	
Effective Green, g (s)	52.4	41.0		67.8	54.6		55.8	48.6		53.0	41.3	
Actuated g/C Ratio	0.37	0.29		0.48	0.39		0.40	0.35		0.38	0.29	
Clearance Time (s)	6.3	6.4		6.4	6.5		6.0	6.1		6.6	6.7	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	301	1004		222	1342		217	1199		348	822	
v/s Ratio Prot	0.04	0.11		c0.06	c0.26		0.01	c0.29		c0.05	0.16	
v/s Ratio Perm	0.16			0.26			0.08			c0.17		
v/c Ratio	0.54	0.39		0.66	0.67		0.22	0.85		0.56	0.56	
Uniform Delay, d1	31.0	39.5		29.1	35.3		27.3	42.3		30.8	41.6	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	1.9	1.1		7.2	1.3		0.5	5.8		2.1	2.7	
Delay (s)	32.8	40.6		36.4	36.6		27.8	48.1		32.9	44.3	
Level of Service	C	D		D	D		C	D		C	D	
Approach Delay (s)		38.7			36.6			47.2		41.3		
Approach LOS		D			D			D		D		

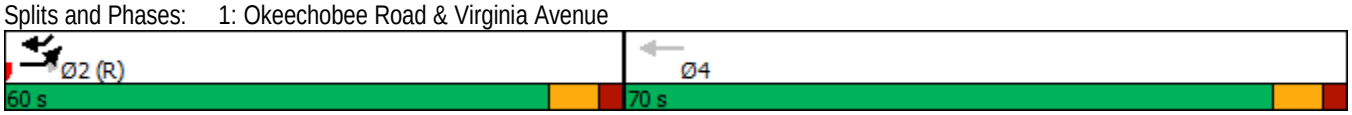
Intersection Summary			
HCM 2000 Control Delay	41.2	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.70		
Actuated Cycle Length (s)	140.0	Sum of lost time (s)	25.5
Intersection Capacity Utilization	80.1%	ICU Level of Service	D
Analysis Period (min)	15		

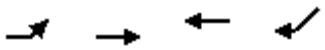
c Critical Lane Group

Lane Group	EBL	EBT	WBT	SWR
Lane Configurations				
Traffic Volume (vph)	583	1274	628	469
Future Volume (vph)	583	1274	628	469
Turn Type	Prot	NA	NA	Over
Protected Phases	2			2
Permitted Phases		2	4	
Detector Phase	2	2	4	2
Switch Phase				
Minimum Initial (s)	12.0	12.0	12.0	12.0
Minimum Split (s)	25.3	25.3	25.3	25.3
Total Split (s)	60.0	60.0	70.0	60.0
Total Split (%)	46.2%	46.2%	53.8%	46.2%
Yellow Time (s)	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	C-Max
Act Effct Green (s)	91.0	91.0	24.4	91.0
Actuated g/C Ratio	0.70	0.70	0.19	0.70
v/c Ratio	0.26	0.38	0.69	0.24
Control Delay	7.8	8.6	53.0	2.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	7.8	8.6	53.0	2.9
LOS	A	A	D	A
Approach Delay		8.4	53.0	
Approach LOS		A	D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 34 (26%), Referenced to phase 2:EBTL and 6:, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.69	
Intersection Signal Delay: 17.0	Intersection LOS: B
Intersection Capacity Utilization 40.9%	ICU Level of Service A
Analysis Period (min) 15	

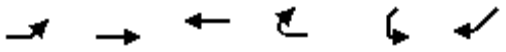
Splits and Phases: 1: Okeechobee Road & Virginia Avenue





Lane Group	EBL	EBT	WBT	SWR
Lane Group Flow (vph)	614	1341	661	494
v/c Ratio	0.26	0.38	0.69	0.24
Control Delay	7.8	8.6	53.0	2.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	7.8	8.6	53.0	2.9
Queue Length 50th (ft)	88	153	191	24
Queue Length 95th (ft)	132	207	225	51
Internal Link Dist (ft)		282	721	
Turn Bay Length (ft)				
Base Capacity (vph)	2402	3559	2452	2046
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.26	0.38	0.27	0.24

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	583	1274	628	0	0	469
Future Volume (vph)	583	1274	628	0	0	469
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	7.3			7.3
Lane Util. Factor	0.97	0.91	0.91			0.88
Frt	1.00	1.00	1.00			0.85
Flt Protected	0.95	1.00	1.00			1.00
Satd. Flow (prot)	3433	5085	5085			2787
Flt Permitted	0.95	1.00	1.00			1.00
Satd. Flow (perm)	3433	5085	5085			2787
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	614	1341	661	0	0	494
RTOR Reduction (vph)	0	0	0	0	0	95
Lane Group Flow (vph)	614	1341	661	0	0	399
Turn Type	Prot	NA	NA			Over
Protected Phases	2					2
Permitted Phases		2	4			
Actuated Green, G (s)	91.0	91.0	24.4			91.0
Effective Green, g (s)	91.0	91.0	24.4			91.0
Actuated g/C Ratio	0.70	0.70	0.19			0.70
Clearance Time (s)	7.3	7.3	7.3			7.3
Vehicle Extension (s)	3.0	3.0	3.0			3.0
Lane Grp Cap (vph)	2403	3559	954			1950
v/s Ratio Prot	0.18					0.14
v/s Ratio Perm		c0.26	c0.13			
v/c Ratio	0.26	0.38	0.69			0.20
Uniform Delay, d1	7.1	7.9	49.3			6.8
Progression Factor	1.00	1.00	1.00			1.00
Incremental Delay, d2	0.3	0.3	2.2			0.2
Delay (s)	7.4	8.3	51.5			7.1
Level of Service	A	A	D			A
Approach Delay (s)		8.0	51.5		7.1	
Approach LOS		A	D		A	

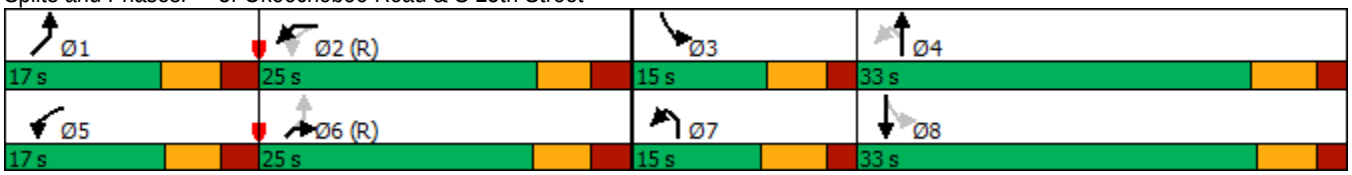
Intersection Summary			
HCM 2000 Control Delay	17.1	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.44		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	14.6
Intersection Capacity Utilization	40.9%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	WBL2	WBL	NBL	NBT	SBL	SBT	NEL	NER
Lane Configurations								
Traffic Volume (vph)	141	318	137	741	51	922	185	504
Future Volume (vph)	141	318	137	741	51	922	185	504
Turn Type	pm+pt	Prot	pm+pt	NA	pm+pt	NA	pm+pt	Prot
Protected Phases	5	2	7	4	3	8	1	6
Permitted Phases	2		4		8		6	
Detector Phase	5	2	7	4	3	8	1	6
Switch Phase								
Minimum Initial (s)	10.7	12.0	8.6	12.0	9.0	12.0	10.4	12.0
Minimum Split (s)	17.0	24.7	15.0	24.5	15.0	24.1	17.0	24.7
Total Split (s)	17.0	25.0	15.0	33.0	15.0	33.0	17.0	25.0
Total Split (%)	18.9%	27.8%	16.7%	36.7%	16.7%	36.7%	18.9%	27.8%
Yellow Time (s)	3.7	3.7	4.4	4.4	4.0	4.0	4.0	4.0
All-Red Time (s)	2.6	2.7	2.0	2.1	2.0	2.1	2.6	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.3	6.4	6.4	6.5	6.0	6.1	6.6	6.7
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	None	None	None	C-Max
Act Effct Green (s)	29.4	18.6	37.8	32.5	36.0	26.9	28.8	18.3
Actuated g/C Ratio	0.33	0.21	0.42	0.36	0.40	0.30	0.32	0.20
v/c Ratio	0.48	0.41	0.59	0.80	0.21	1.08	0.51	0.93
Control Delay	24.0	14.7	27.6	33.0	15.6	82.3	24.2	45.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	24.0	14.7	27.6	33.0	15.6	82.3	24.2	45.7
LOS	C	B	C	C	B	F	C	D
Approach Delay		17.5		32.4		79.2	40.9	
Approach LOS		B		C		E	D	

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 59 (66%), Referenced to phase 2:WBL and 6:NEL, Start of Green	
Natural Cycle: 95	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.08	
Intersection Signal Delay: 47.3	Intersection LOS: D
Intersection Capacity Utilization 79.4%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 3: Okeechobee Road & S 25th Street





Lane Group	WBL2	WBL	NBL	NBT	SBL	SBT	NEL	NER
Lane Group Flow (vph)	148	355	144	1015	54	1131	195	674
v/c Ratio	0.48	0.41	0.59	0.80	0.21	1.08	0.51	0.93
Control Delay	24.0	14.7	27.6	33.0	15.6	82.3	24.2	45.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	24.0	14.7	27.6	33.0	15.6	82.3	24.2	45.7
Queue Length 50th (ft)	54	38	46	288	16	~377	74	155
Queue Length 95th (ft)	97	76	#102	#427	37	#507	125	#276
Internal Link Dist (ft)		574		2034		690	2264	
Turn Bay Length (ft)	200	200	225		200		225	
Base Capacity (vph)	306	866	243	1261	258	1050	386	726
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.48	0.41	0.59	0.80	0.21	1.08	0.51	0.93

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	WBL2	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NER	NER2
Lane Configurations												
Traffic Volume (vph)	141	318	19	137	741	223	51	922	152	185	504	136
Future Volume (vph)	141	318	19	137	741	223	51	922	152	185	504	136
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.3	6.4		6.4	6.5		6.0	6.1		6.6	6.7	
Lane Util. Factor	1.00	0.97		1.00	0.95		1.00	0.95		1.00	0.88	
Frt	1.00	0.99		1.00	0.97		1.00	0.98		1.00	0.85	
Flt Protected	0.95	0.95		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	3422		1770	3416		1770	3464		1770	2787	
Flt Permitted	0.25	0.95		0.12	1.00		0.15	1.00		0.48	1.00	
Satd. Flow (perm)	460	3422		229	3416		272	3464		888	2787	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	148	335	20	144	780	235	54	971	160	195	531	143
RTOR Reduction (vph)	0	164	0	0	29	0	0	14	0	0	165	0
Lane Group Flow (vph)	148	191	0	144	986	0	54	1117	0	195	509	0
Turn Type	pm+pt	Prot		pm+pt	NA		pm+pt	NA		pm+pt	Prot	
Protected Phases	5	2		7	4		3	8		1	6	
Permitted Phases	2			4			8			6		
Actuated Green, G (s)	26.9	16.2		41.1	32.5		34.7	29.3		26.3	15.9	
Effective Green, g (s)	26.9	16.2		41.1	32.5		34.7	29.3		26.3	15.9	
Actuated g/C Ratio	0.30	0.18		0.46	0.36		0.39	0.33		0.29	0.18	
Clearance Time (s)	6.3	6.4		6.4	6.5		6.0	6.1		6.6	6.7	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	293	615		251	1233		194	1127		361	492	
v/s Ratio Prot	0.06	0.06		c0.05	c0.29		0.02	c0.32		c0.06	c0.18	
v/s Ratio Perm	0.09			0.21			0.09			0.10		
v/c Ratio	0.51	0.31		0.57	0.80		0.28	0.99		0.54	1.04	
Uniform Delay, d1	25.0	32.0		19.1	25.8		18.8	30.2		25.4	37.0	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	1.4	1.3		3.2	3.7		0.8	24.5		1.7	50.0	
Delay (s)	26.4	33.4		22.3	29.6		19.6	54.7		27.0	87.0	
Level of Service	C	C		C	C		B	D		C	F	
Approach Delay (s)		31.3			28.7			53.1		73.6		
Approach LOS		C			C			D		E		

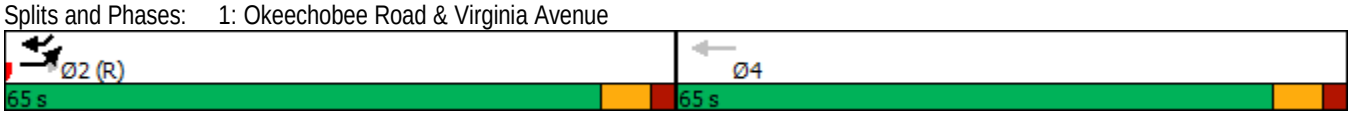
Intersection Summary			
HCM 2000 Control Delay	47.3	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.88		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	25.5
Intersection Capacity Utilization	79.4%	ICU Level of Service	D
Analysis Period (min)	15		

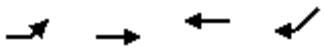
c Critical Lane Group

Lane Group	EBL	EBT	WBT	SWR
Lane Configurations				
Traffic Volume (vph)	677	1141	1048	709
Future Volume (vph)	677	1141	1048	709
Turn Type	Prot	NA	NA	Over
Protected Phases	2			2
Permitted Phases		2	4	
Detector Phase	2	2	4	2
Switch Phase				
Minimum Initial (s)	12.0	12.0	12.0	12.0
Minimum Split (s)	25.3	25.3	25.3	25.3
Total Split (s)	65.0	65.0	65.0	65.0
Total Split (%)	50.0%	50.0%	50.0%	50.0%
Yellow Time (s)	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	C-Max
Act Effct Green (s)	76.3	76.3	39.1	76.3
Actuated g/C Ratio	0.59	0.59	0.30	0.59
v/c Ratio	0.35	0.40	0.72	0.45
Control Delay	15.4	15.7	43.1	15.3
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	15.4	15.7	43.1	15.3
LOS	B	B	D	B
Approach Delay		15.6	43.1	
Approach LOS		B	D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:EBTL, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.72	
Intersection Signal Delay: 23.6	Intersection LOS: C
Intersection Capacity Utilization 57.2%	ICU Level of Service B
Analysis Period (min) 15	

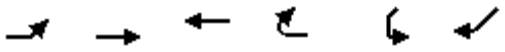
Splits and Phases: 1: Okeechobee Road & Virginia Avenue





Lane Group	EBL	EBT	WBT	SWR
Lane Group Flow (vph)	713	1201	1103	746
v/c Ratio	0.35	0.40	0.72	0.45
Control Delay	15.4	15.7	43.1	15.3
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	15.4	15.7	43.1	15.3
Queue Length 50th (ft)	154	191	304	172
Queue Length 95th (ft)	224	259	326	259
Internal Link Dist (ft)		557	1265	
Turn Bay Length (ft)				
Base Capacity (vph)	2015	2984	2256	1663
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.35	0.40	0.49	0.45

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	677	1141	1048	0	0	709
Future Volume (vph)	677	1141	1048	0	0	709
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	7.3			7.3
Lane Util. Factor	0.97	0.91	0.91			0.88
Frt	1.00	1.00	1.00			0.85
Flt Protected	0.95	1.00	1.00			1.00
Satd. Flow (prot)	3433	5085	5085			2787
Flt Permitted	0.95	1.00	1.00			1.00
Satd. Flow (perm)	3433	5085	5085			2787
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	713	1201	1103	0	0	746
RTOR Reduction (vph)	0	0	0	0	0	28
Lane Group Flow (vph)	713	1201	1103	0	0	718
Turn Type	Prot	NA	NA			Over
Protected Phases	2					2
Permitted Phases		2	4			
Actuated Green, G (s)	76.3	76.3	39.1			76.3
Effective Green, g (s)	76.3	76.3	39.1			76.3
Actuated g/C Ratio	0.59	0.59	0.30			0.59
Clearance Time (s)	7.3	7.3	7.3			7.3
Vehicle Extension (s)	3.0	3.0	3.0			3.0
Lane Grp Cap (vph)	2014	2984	1529			1635
v/s Ratio Prot	0.21					c0.26
v/s Ratio Perm		0.24	c0.22			
v/c Ratio	0.35	0.40	0.72			0.44
Uniform Delay, d1	14.0	14.5	40.6			14.9
Progression Factor	1.00	1.00	1.00			1.00
Incremental Delay, d2	0.5	0.4	1.7			0.9
Delay (s)	14.5	14.9	42.3			15.8
Level of Service	B	B	D			B
Approach Delay (s)		14.8	42.3		15.8	
Approach LOS		B	D		B	

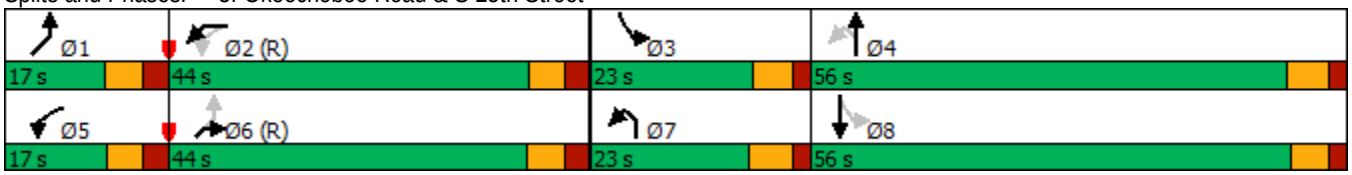
Intersection Summary			
HCM 2000 Control Delay	23.0	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.53		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	14.6
Intersection Capacity Utilization	57.2%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	WBL2	WBL	NBL	NBT	SBL	SBT	NEL	NER
Lane Configurations								
Traffic Volume (vph)	179	516	163	824	53	956	215	460
Future Volume (vph)	179	516	163	824	53	956	215	460
Turn Type	pm+pt	Prot	pm+pt	NA	pm+pt	NA	pm+pt	Prot
Protected Phases	5	2	7	4	3	8	1	6
Permitted Phases	2		4		8		6	
Detector Phase	5	2	7	4	3	8	1	6
Switch Phase								
Minimum Initial (s)	10.7	12.0	8.6	12.0	9.0	12.0	10.4	12.0
Minimum Split (s)	17.0	24.7	15.0	24.5	15.0	24.1	17.0	24.7
Total Split (s)	17.0	44.0	23.0	56.0	23.0	56.0	17.0	44.0
Total Split (%)	12.1%	31.4%	16.4%	40.0%	16.4%	40.0%	12.1%	31.4%
Yellow Time (s)	3.7	3.7	4.4	4.4	4.0	4.0	4.0	4.0
All-Red Time (s)	2.6	2.7	2.0	2.1	2.0	2.1	2.6	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.3	6.4	6.4	6.5	6.0	6.1	6.6	6.7
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	None	None	None	C-Max
Act Effct Green (s)	49.2	38.3	70.9	59.2	60.3	51.1	49.3	38.3
Actuated g/C Ratio	0.35	0.27	0.51	0.42	0.43	0.36	0.35	0.27
v/c Ratio	0.80	0.54	0.74	0.72	0.26	0.94	0.80	0.74
Control Delay	55.9	35.3	50.9	36.9	20.4	56.9	55.0	42.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	55.9	35.3	50.9	36.9	20.4	56.9	55.0	42.9
LOS	E	D	D	D	C	E	D	D
Approach Delay		40.5		38.9		55.3	46.1	
Approach LOS		D		D		E	D	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 49 (35%), Referenced to phase 2:WBL and 6:NEL, Start of Green	
Natural Cycle: 95	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.94	
Intersection Signal Delay: 45.7	Intersection LOS: D
Intersection Capacity Utilization 89.6%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 3: Okeechobee Road & S 25th Street





Lane Group	WBL2	WBL	NBL	NBT	SBL	SBT	NEL	NER
Lane Group Flow (vph)	188	560	172	1063	56	1195	226	636
v/c Ratio	0.80	0.54	0.74	0.72	0.26	0.94	0.80	0.74
Control Delay	55.9	35.3	50.9	36.9	20.4	56.9	55.0	42.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	55.9	35.3	50.9	36.9	20.4	56.9	55.0	42.9
Queue Length 50th (ft)	116	174	101	421	25	540	143	246
Queue Length 95th (ft)	#200	234	182	511	48	#705	#261	327
Internal Link Dist (ft)		574		2034		690	4088	
Turn Bay Length (ft)	200	200	225		200		225	
Base Capacity (vph)	235	1031	260	1467	319	1271	282	856
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.80	0.54	0.66	0.72	0.18	0.94	0.80	0.74

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	WBL2	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NER	NER2
Lane Configurations												
Traffic Volume (vph)	179	516	16	163	824	186	53	956	180	215	460	144
Future Volume (vph)	179	516	16	163	824	186	53	956	180	215	460	144
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.3	6.4		6.4	6.5		6.0	6.1		6.6	6.7	
Lane Util. Factor	1.00	0.97		1.00	0.95		1.00	0.95		1.00	0.88	
Frt	1.00	1.00		1.00	0.97		1.00	0.98		1.00	0.85	
Flt Protected	0.95	0.95		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	3431		1770	3441		1770	3455		1770	2787	
Flt Permitted	0.19	0.95		0.07	1.00		0.15	1.00		0.28	1.00	
Satd. Flow (perm)	360	3431		128	3441		285	3455		527	2787	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	188	543	17	172	867	196	56	1006	189	226	484	152
RTOR Reduction (vph)	0	95	0	0	12	0	0	11	0	0	95	0
Lane Group Flow (vph)	188	465	0	172	1051	0	56	1184	0	226	541	0
Turn Type	pm+pt	Prot		pm+pt	NA		pm+pt	NA		pm+pt	Prot	
Protected Phases	5	2		7	4		3	8		1	6	
Permitted Phases	2			4			8			6		
Actuated Green, G (s)	47.9	37.1		72.5	59.2		59.5	52.2		48.1	37.2	
Effective Green, g (s)	47.9	37.1		72.5	59.2		59.5	52.2		48.1	37.2	
Actuated g/C Ratio	0.34	0.27		0.52	0.42		0.42	0.37		0.34	0.27	
Clearance Time (s)	6.3	6.4		6.4	6.5		6.0	6.1		6.6	6.7	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	231	909		234	1455		198	1288		277	740	
v/s Ratio Prot	0.06	0.14		c0.08	c0.31		0.01	c0.34		c0.06	0.19	
v/s Ratio Perm	0.21			0.31			0.11			c0.22		
v/c Ratio	0.81	0.51		0.74	0.72		0.28	0.92		0.82	0.73	
Uniform Delay, d1	35.8	43.7		36.5	33.6		25.9	41.9		38.1	46.8	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	19.3	2.1		11.3	1.8		0.8	10.6		16.7	6.3	
Delay (s)	55.1	45.8		47.8	35.4		26.7	52.5		54.8	53.1	
Level of Service	E	D		D	D		C	D		D	D	
Approach Delay (s)		48.1			37.1			51.3		53.6		
Approach LOS		D			D			D		D		

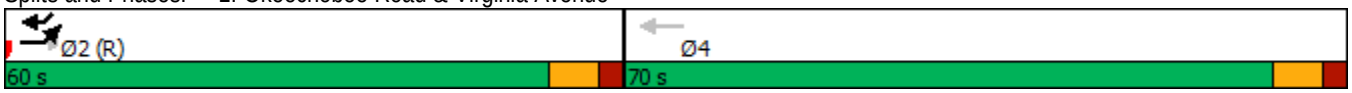
Intersection Summary			
HCM 2000 Control Delay	46.9	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.86		
Actuated Cycle Length (s)	140.0	Sum of lost time (s)	25.5
Intersection Capacity Utilization	89.6%	ICU Level of Service	E
Analysis Period (min)	15		

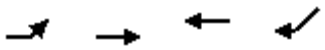
c Critical Lane Group

Lane Group	EBL	EBT	WBT	SWR
Lane Configurations				
Traffic Volume (vph)	587	1274	628	479
Future Volume (vph)	587	1274	628	479
Turn Type	Prot	NA	NA	Over
Protected Phases	2			2
Permitted Phases		2	4	
Detector Phase	2	2	4	2
Switch Phase				
Minimum Initial (s)	12.0	12.0	12.0	12.0
Minimum Split (s)	25.3	25.3	25.3	25.3
Total Split (s)	60.0	60.0	70.0	60.0
Total Split (%)	46.2%	46.2%	53.8%	46.2%
Yellow Time (s)	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	C-Max
Act Effct Green (s)	91.0	91.0	24.4	91.0
Actuated g/C Ratio	0.70	0.70	0.19	0.70
v/c Ratio	0.26	0.38	0.69	0.25
Control Delay	7.8	8.6	53.0	3.0
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	7.8	8.6	53.0	3.0
LOS	A	A	D	A
Approach Delay		8.4	53.0	
Approach LOS		A	D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 34 (26%), Referenced to phase 2:EBTL and 6:, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.69	
Intersection Signal Delay: 17.0	Intersection LOS: B
Intersection Capacity Utilization 41.1%	ICU Level of Service A
Analysis Period (min) 15	

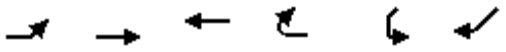
Splits and Phases: 1: Okeechobee Road & Virginia Avenue





Lane Group	EBL	EBT	WBT	SWR
Lane Group Flow (vph)	618	1341	661	504
v/c Ratio	0.26	0.38	0.69	0.25
Control Delay	7.8	8.6	53.0	3.0
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	7.8	8.6	53.0	3.0
Queue Length 50th (ft)	89	153	191	26
Queue Length 95th (ft)	132	207	225	53
Internal Link Dist (ft)		281	1314	
Turn Bay Length (ft)				
Base Capacity (vph)	2402	3559	2452	2046
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.26	0.38	0.27	0.25

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	587	1274	628	0	0	479
Future Volume (vph)	587	1274	628	0	0	479
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	7.3			7.3
Lane Util. Factor	0.97	0.91	0.91			0.88
Frt	1.00	1.00	1.00			0.85
Flt Protected	0.95	1.00	1.00			1.00
Satd. Flow (prot)	3433	5085	5085			2787
Flt Permitted	0.95	1.00	1.00			1.00
Satd. Flow (perm)	3433	5085	5085			2787
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	618	1341	661	0	0	504
RTOR Reduction (vph)	0	0	0	0	0	95
Lane Group Flow (vph)	618	1341	661	0	0	409
Turn Type	Prot	NA	NA			Over
Protected Phases	2					2
Permitted Phases		2	4			
Actuated Green, G (s)	91.0	91.0	24.4			91.0
Effective Green, g (s)	91.0	91.0	24.4			91.0
Actuated g/C Ratio	0.70	0.70	0.19			0.70
Clearance Time (s)	7.3	7.3	7.3			7.3
Vehicle Extension (s)	3.0	3.0	3.0			3.0
Lane Grp Cap (vph)	2403	3559	954			1950
v/s Ratio Prot	0.18					0.15
v/s Ratio Perm		c0.26	c0.13			
v/c Ratio	0.26	0.38	0.69			0.21
Uniform Delay, d1	7.1	7.9	49.3			6.9
Progression Factor	1.00	1.00	1.00			1.00
Incremental Delay, d2	0.3	0.3	2.2			0.2
Delay (s)	7.4	8.3	51.5			7.1
Level of Service	A	A	D			A
Approach Delay (s)		8.0	51.5		7.1	
Approach LOS		A	D		A	

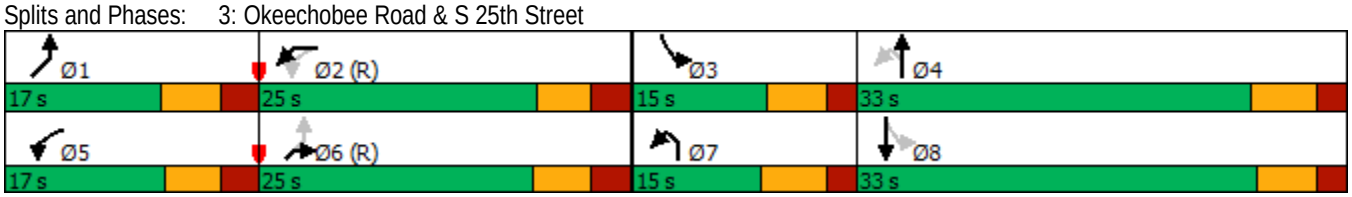
Intersection Summary			
HCM 2000 Control Delay	17.0	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.44		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	14.6
Intersection Capacity Utilization	41.1%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	WBL2	WBL	NBL	NBT	SBL	SBT	NEL	NER
Lane Configurations								
Traffic Volume (vph)	141	322	139	741	51	923	186	515
Future Volume (vph)	141	322	139	741	51	923	186	515
Turn Type	pm+pt	Prot	pm+pt	NA	pm+pt	NA	pm+pt	Prot
Protected Phases	5	2	7	4	3	8	1	6
Permitted Phases	2		4		8		6	
Detector Phase	5	2	7	4	3	8	1	6
Switch Phase								
Minimum Initial (s)	10.7	12.0	8.6	12.0	9.0	12.0	10.4	12.0
Minimum Split (s)	17.0	24.7	15.0	24.5	15.0	24.1	17.0	24.7
Total Split (s)	17.0	25.0	15.0	33.0	15.0	33.0	17.0	25.0
Total Split (%)	18.9%	27.8%	16.7%	36.7%	16.7%	36.7%	18.9%	27.8%
Yellow Time (s)	3.7	3.7	4.4	4.4	4.0	4.0	4.0	4.0
All-Red Time (s)	2.6	2.7	2.0	2.1	2.0	2.1	2.6	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.3	6.4	6.4	6.5	6.0	6.1	6.6	6.7
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	None	None	None	C-Max
Act Effct Green (s)	29.4	18.6	37.8	32.5	36.0	26.9	28.8	18.3
Actuated g/C Ratio	0.33	0.21	0.42	0.36	0.40	0.30	0.32	0.20
v/c Ratio	0.48	0.41	0.60	0.80	0.21	1.08	0.51	0.95
Control Delay	24.0	15.0	28.1	33.0	15.6	82.6	24.4	49.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	24.0	15.0	28.1	33.0	15.6	82.6	24.4	49.4
LOS	C	B	C	C	B	F	C	D
Approach Delay		17.6		32.4		79.5	43.9	
Approach LOS		B		C		E	D	

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 59 (66%), Referenced to phase 2:WBL and 6:NEL, Start of Green	
Natural Cycle: 95	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.08	
Intersection Signal Delay: 48.1	Intersection LOS: D
Intersection Capacity Utilization 79.6%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 3: Okeechobee Road & S 25th Street



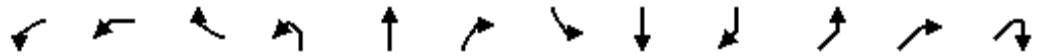


Lane Group	WBL2	WBL	NBL	NBT	SBL	SBT	NEL	NER
Lane Group Flow (vph)	148	359	146	1015	54	1132	196	689
v/c Ratio	0.48	0.41	0.60	0.80	0.21	1.08	0.51	0.95
Control Delay	24.0	15.0	28.1	33.0	15.6	82.6	24.4	49.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	24.0	15.0	28.1	33.0	15.6	82.6	24.4	49.4
Queue Length 50th (ft)	54	39	47	288	16	~377	74	161
Queue Length 95th (ft)	97	77	#109	#427	37	#507	126	#286
Internal Link Dist (ft)		574		2034		690	4876	
Turn Bay Length (ft)	200	200	225		200		225	
Base Capacity (vph)	306	866	243	1261	258	1050	383	726
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.48	0.41	0.60	0.80	0.21	1.08	0.51	0.95

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	WBL2	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NER	NER2
Lane Configurations												
Traffic Volume (vph)	141	322	19	139	741	223	51	923	152	186	515	140
Future Volume (vph)	141	322	19	139	741	223	51	923	152	186	515	140
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.3	6.4		6.4	6.5		6.0	6.1		6.6	6.7	
Lane Util. Factor	1.00	0.97		1.00	0.95		1.00	0.95		1.00	0.88	
Frt	1.00	0.99		1.00	0.97		1.00	0.98		1.00	0.85	
Flt Protected	0.95	0.95		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	3422		1770	3416		1770	3464		1770	2787	
Flt Permitted	0.25	0.95		0.12	1.00		0.15	1.00		0.47	1.00	
Satd. Flow (perm)	460	3422		229	3416		272	3464		878	2787	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	148	339	20	146	780	235	54	972	160	196	542	147
RTOR Reduction (vph)	0	164	0	0	29	0	0	14	0	0	165	0
Lane Group Flow (vph)	148	195	0	146	986	0	54	1118	0	196	524	0
Turn Type	pm+pt	Prot		pm+pt	NA		pm+pt	NA		pm+pt	Prot	
Protected Phases	5	2		7	4		3	8		1	6	
Permitted Phases	2			4			8			6		
Actuated Green, G (s)	26.9	16.2		41.1	32.5		34.7	29.3		26.3	15.9	
Effective Green, g (s)	26.9	16.2		41.1	32.5		34.7	29.3		26.3	15.9	
Actuated g/C Ratio	0.30	0.18		0.46	0.36		0.39	0.33		0.29	0.18	
Clearance Time (s)	6.3	6.4		6.4	6.5		6.0	6.1		6.6	6.7	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	293	615		251	1233		194	1127		359	492	
v/s Ratio Prot	0.06	0.06		c0.06	c0.29		0.02	c0.32		c0.06	c0.19	
v/s Ratio Perm	0.09			0.21			0.09			0.10		
v/c Ratio	0.51	0.32		0.58	0.80		0.28	0.99		0.55	1.07	
Uniform Delay, d1	25.0	32.1		19.1	25.8		18.8	30.2		25.4	37.0	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	1.4	1.4		3.4	3.7		0.8	24.7		1.7	59.2	
Delay (s)	26.4	33.4		22.6	29.6		19.6	55.0		27.1	96.3	
Level of Service	C	C		C	C		B	D		C	F	
Approach Delay (s)		31.4			28.7			53.3		80.9		
Approach LOS		C			C			D		F		

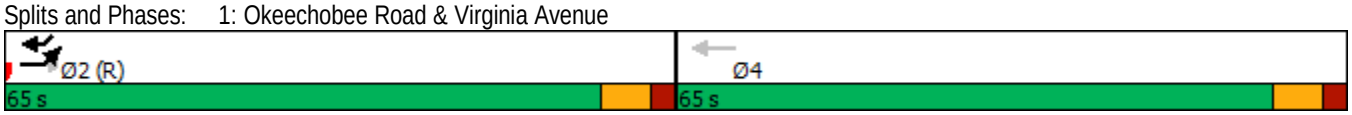
Intersection Summary			
HCM 2000 Control Delay	49.2	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.89		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	25.5
Intersection Capacity Utilization	79.6%	ICU Level of Service	D
Analysis Period (min)	15		

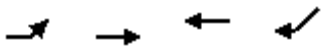
c Critical Lane Group

Lane Group	EBL	EBT	WBT	SWR
Lane Configurations				
Traffic Volume (vph)	688	1141	1048	716
Future Volume (vph)	688	1141	1048	716
Turn Type	Prot	NA	NA	Over
Protected Phases	2			2
Permitted Phases		2	4	
Detector Phase	2	2	4	2
Switch Phase				
Minimum Initial (s)	12.0	12.0	12.0	12.0
Minimum Split (s)	25.3	25.3	25.3	25.3
Total Split (s)	65.0	65.0	65.0	65.0
Total Split (%)	50.0%	50.0%	50.0%	50.0%
Yellow Time (s)	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	Max	Max	Max	Max
Act Effct Green (s)	57.7	57.7	57.7	57.7
Actuated g/C Ratio	0.44	0.44	0.44	0.44
v/c Ratio	0.48	0.53	0.49	0.59
Control Delay	26.8	27.4	26.6	26.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	26.8	27.4	26.6	26.9
LOS	C	C	C	C
Approach Delay		27.2	26.6	
Approach LOS		C	C	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 103 (79%), Referenced to phase 2:EBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	
Maximum v/c Ratio: 0.59	
Intersection Signal Delay: 27.0	Intersection LOS: C
Intersection Capacity Utilization 57.5%	ICU Level of Service B
Analysis Period (min) 15	

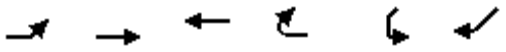
Splits and Phases: 1: Okeechobee Road & Virginia Avenue





Lane Group	EBL	EBT	WBT	SWR
Lane Group Flow (vph)	724	1201	1103	754
v/c Ratio	0.48	0.53	0.49	0.59
Control Delay	26.8	27.4	26.6	26.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	26.8	27.4	26.6	26.9
Queue Length 50th (ft)	218	265	237	244
Queue Length 95th (ft)	272	310	279	315
Internal Link Dist (ft)		228	779	
Turn Bay Length (ft)				
Base Capacity (vph)	1523	2256	2256	1274
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.48	0.53	0.49	0.59

Intersection Summary



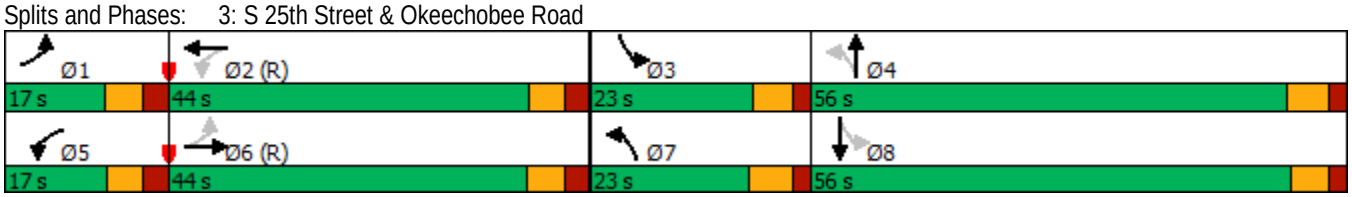
Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	688	1141	1048	0	0	716
Future Volume (vph)	688	1141	1048	0	0	716
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	7.3			7.3
Lane Util. Factor	0.97	0.91	0.91			0.88
Frt	1.00	1.00	1.00			0.85
Flt Protected	0.95	1.00	1.00			1.00
Satd. Flow (prot)	3433	5085	5085			2787
Flt Permitted	0.95	1.00	1.00			1.00
Satd. Flow (perm)	3433	5085	5085			2787
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	724	1201	1103	0	0	754
RTOR Reduction (vph)	0	0	0	0	0	37
Lane Group Flow (vph)	724	1201	1103	0	0	717
Turn Type	Prot	NA	NA			Over
Protected Phases	2					2
Permitted Phases		2	4			
Actuated Green, G (s)	57.7	57.7	57.7			57.7
Effective Green, g (s)	57.7	57.7	57.7			57.7
Actuated g/C Ratio	0.44	0.44	0.44			0.44
Clearance Time (s)	7.3	7.3	7.3			7.3
Lane Grp Cap (vph)	1523	2256	2256			1236
v/s Ratio Prot	0.21					c0.26
v/s Ratio Perm		0.24	c0.22			
v/c Ratio	0.48	0.53	0.49			0.58
Uniform Delay, d1	25.5	26.3	25.7			27.1
Progression Factor	1.00	1.00	1.00			1.00
Incremental Delay, d2	1.1	0.9	0.8			2.0
Delay (s)	26.5	27.2	26.4			29.1
Level of Service	C	C	C			C
Approach Delay (s)		27.0	26.4		29.1	
Approach LOS		C	C		C	

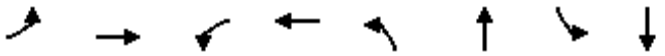
Intersection Summary			
HCM 2000 Control Delay	27.2	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.53		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	14.6
Intersection Capacity Utilization	57.5%	ICU Level of Service	B
Analysis Period (min)	15		
c Critical Lane Group			

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	186	515	141	322	139	741	51	923
Future Volume (vph)	186	515	141	322	139	741	51	923
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	7	4	3	8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	7	4	3	8
Switch Phase								
Minimum Initial (s)	10.4	12.0	10.7	12.0	8.6	12.0	9.0	12.0
Minimum Split (s)	17.0	24.7	17.0	24.7	15.0	24.5	15.0	24.1
Total Split (s)	17.0	44.0	17.0	44.0	23.0	56.0	23.0	56.0
Total Split (%)	12.1%	31.4%	12.1%	31.4%	16.4%	40.0%	16.4%	40.0%
Yellow Time (s)	4.0	4.0	3.7	3.7	4.4	4.4	4.0	4.0
All-Red Time (s)	2.6	2.7	2.6	2.7	2.0	2.1	2.0	2.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.6	6.7	6.3	6.4	6.4	6.5	6.0	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	51.5	40.4	51.0	40.1	68.3	57.3	59.5	50.3
Actuated g/C Ratio	0.37	0.29	0.36	0.29	0.49	0.41	0.42	0.36
v/c Ratio	0.51	0.69	0.60	0.36	0.68	0.72	0.24	0.90
Control Delay	34.9	47.5	38.9	41.2	44.5	37.1	20.5	52.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	34.9	47.5	38.9	41.2	44.5	37.1	20.5	52.7
LOS	C	D	D	D	D	D	C	D
Approach Delay		44.7		40.5		38.0		51.2
Approach LOS		D		D		D		D

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 49 (35%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 95	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.90	
Intersection Signal Delay: 44.1	Intersection LOS: D
Intersection Capacity Utilization 86.9%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 3: S 25th Street & Okeechobee Road

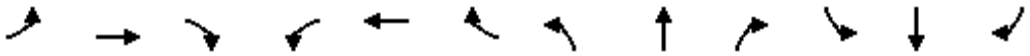




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	196	689	148	359	146	1015	54	1132
v/c Ratio	0.51	0.69	0.60	0.36	0.68	0.72	0.24	0.90
Control Delay	34.9	47.5	38.9	41.2	44.5	37.1	20.5	52.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	34.9	47.5	38.9	41.2	44.5	37.1	20.5	52.7
Queue Length 50th (ft)	122	293	89	139	77	390	24	486
Queue Length 95th (ft)	186	367	141	186	149	475	47	#641
Internal Link Dist (ft)		2355		574		2034		690
Turn Bay Length (ft)	225		200		225		200	
Base Capacity (vph)	384	1004	247	1009	258	1414	321	1275
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.51	0.69	0.60	0.36	0.57	0.72	0.17	0.89

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	186	515	140	141	322	19	139	741	223	51	923	152
Future Volume (vph)	186	515	140	141	322	19	139	741	223	51	923	152
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.6	6.7		6.3	6.4		6.4	6.5		6.0	6.1	
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00	0.95		1.00	0.95	
Frt	1.00	0.97		1.00	0.99		1.00	0.97		1.00	0.98	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	3426		1770	3510		1770	3416		1770	3464	
Flt Permitted	0.46	1.00		0.21	1.00		0.07	1.00		0.16	1.00	
Satd. Flow (perm)	848	3426		385	3510		130	3416		299	3464	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	196	542	147	148	339	20	146	780	235	54	972	160
RTOR Reduction (vph)	0	17	0	0	3	0	0	18	0	0	9	0
Lane Group Flow (vph)	196	672	0	148	356	0	146	997	0	54	1123	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases	6			2			4			8		
Actuated Green, G (s)	50.1	39.1		49.7	38.9		70.3	57.3		58.9	51.6	
Effective Green, g (s)	50.1	39.1		49.7	38.9		70.3	57.3		58.9	51.6	
Actuated g/C Ratio	0.36	0.28		0.36	0.28		0.50	0.41		0.42	0.37	
Clearance Time (s)	6.6	6.7		6.3	6.4		6.4	6.5		6.0	6.1	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	375	956		243	975		217	1398		202	1276	
v/s Ratio Prot	0.04	c0.20		c0.05	0.10		c0.06	c0.29		0.01	c0.32	
v/s Ratio Perm	0.15			0.17			0.27			0.10		
v/c Ratio	0.52	0.70		0.61	0.37		0.67	0.71		0.27	0.88	
Uniform Delay, d1	32.7	45.2		33.3	40.6		31.6	34.5		26.2	41.3	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	1.3	4.3		4.3	1.1		8.0	1.7		0.7	7.2	
Delay (s)	34.0	49.5		37.6	41.7		39.5	36.2		26.9	48.5	
Level of Service	C	D		D	D		D	D		C	D	
Approach Delay (s)		46.1			40.5			36.7			47.5	
Approach LOS		D			D			D			D	

Intersection Summary			
HCM 2000 Control Delay	42.9	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.78		
Actuated Cycle Length (s)	140.0	Sum of lost time (s)	25.5
Intersection Capacity Utilization	86.9%	ICU Level of Service	E
Analysis Period (min)	15		

c Critical Lane Group

Appendix H: Turn Lane Warrant Worksheet

Turn Lane Warrant and Length Analysis Workbook

STUDY LOCATION AND ANALYSIS INFORMATION

AR Number:	N/A	Analysis Date:	3/19/2020
County:	Saint Lucie	Conducted By:	MAG
FDOT District:	5	Checked By:	ABK
		Agency/Company Name:	Kimley Horn

Intersection & Approach Description: Okeechobee Road and Project Driveway

Analysis Scenario:	Existing 2020	Number of Approach Lanes:	2
Design Hour:	PM Peak Hour	Undivided or Divided Highway:	Divided
Intersection Control:	Unsignalized		
Posted Speed Limit (MPH):	35		
Type of Terrain:	Level		

VOLUME CALCULATIONS

Left Turn Lane Volume Calculations

Movement		Include?	Volume	% Trucks	PCEV
Advancing	Left	Yes	12	2.0%	13
	Through	-	705	2.0%	713
	Right	No		0.0%	N/A
Opposing	Left	No		0.0%	N/A
	Through	-	739	2.0%	747
	Right	Yes	18	2.0%	19

Advancing Volume:	726
Opposing Volume:	766
Left Turn Volume:	13
% Left Turns in Advancing Volume:	1.79%

TURN LANE WARRANT FINDINGS

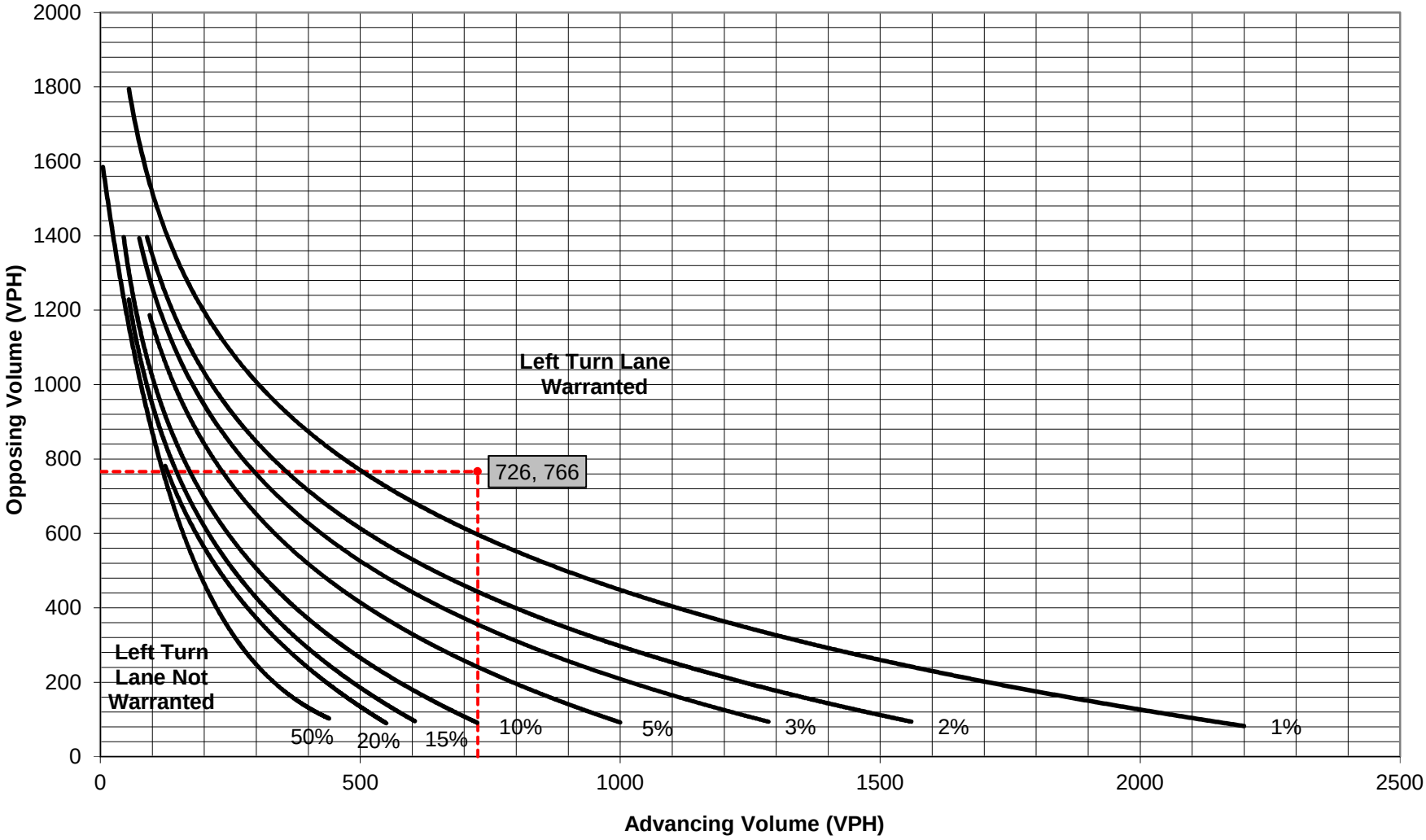
Left Turn Lane Warrant Findings

Applicable Warrant Figure: Figure 8

Warrant Met?: Yes

Additional Comments / Justifications:

Figure 8. Warrant for left turn lanes on four-lane, divided highways (unsignalized and signalized intersections)
(L = % Left Turns in Advancing Volume)



Technical Review Committee **1. e.**

Meeting Date: 11/17/2022

REQUESTED ACTION

Site Plan and Design Review - Hillpointe Residential - 2101 and 2151 S. Jenkins Road

LOCATION

2101 & 2151 S Jenkins Rd

RESPONSIBLE STAFF

Ryan Altizer, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 11/01/2022 04:40 PM

Final Approval Date: 11/02/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Planner
RE:	**Site Plan - 22-07000022** **2101 & 2151 S Jenkins Road**
BOARD DATE:	November 17, 2022

Site Plan at 2101 & 2151 S Jenkins Rd

The above referenced project is being submitted for your review and comments. The applicant is requesting a Development Review for a Site Plan at 2101 & 2151 S Jenkins Road.

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, November 15, 2022. If you have any questions, please contact the Planning Department at 772-467-3737.

Thank you,
Ryan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 2101 & 2151 S. Jenkins Road

Parcel ID #(s): 2313-800-0002-000-7 & 2313-800-0004-000-1

Project description: 252 units; multifamily residential development with associated site improvements

Application Type

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

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: n/a Site Acreage: n/a

Residential: Proposed Units: 252 Proposed Sq. Ft.: 305,187.90 Site Acreage: 17.25

FreedomRoads Property Company, LLC	Alejandro Toro, Engineering Design & Construction, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
250 Parkway Dr Ste 270	10250 SW Village Parkway
Street Address	Street Address
Lincolnshire IL 66069	Port St. Lucie FL 34987
City State Zip	City State Zip
303 656 8506	772-462-2455
Phone Number	Phone Number
neverly@hillpointe.com	alejandrotoro@edc-inc.com
Email Address	Email Address

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

Authorized Agent

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

General Information

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



Site Plan submittal requirements:

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

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

Hillpointe, LLC
1031 W. Morse Boulevard, Suite 240
Winter Park, FL 32789

AGENT CONSENT FORM

Project Name: Hillpointe Residential – 2101 & 2151 S. Jenkins Road

Parcel ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

BEFORE ME THIS DAY PERSONALLY APPEARED Brent Moody, 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 10th day of May, 2022, by Brent Moody, as President of FreedomRoads Property Company, LLC (Name of Person Acknowledging) who is personally known to me or who has produced NA (type of identification) as identification and who ~~did~~ (did not) take an oath.

Mauricio Rodriguez
Notary Signature

Mauricio Rodriguez
Printed Name of Notary

OFFICIAL SEAL
MAURICIO RODRIGUEZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/16/26
(Notary Seal)

2/16/26
My commission expires

Owner's Signature

Brent Moody, as President of FreedomRoads Property Company, LLC
Owner's Name

250 Parkway Drive, Suite 270
Street Address

Lincolnshire, IL 60069
City, State, Zip

mauricio.rodriguez@campingworld.com
Telephone / Email

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location: 2101 & 2151 S. Jenkins Road

Parcel ID #(s): 2313-800-0002-000-7 & 2313-800-0004-000-1

Project description: 252 units; multifamily residential development with associated site improvements

FreedomRoads Property Company, LLC	Alejandro Toro, Engineering Design & Construction, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
250 Parkway Dr Ste 270	10250 SW Village Parkway
Street Address	Street Address
Lincolnshire IL 66069	Port St. Lucie FL 34987
City State Zip	City State Zip
303 656 8506	772-462-2455
Phone Number	Phone Number
neverly@hillpointe.com	alejandrotoro@edc-inc.com
Email Address	Email Address

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

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

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.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4606311 OR BOOK 4309 PAGE 826, Recorded 08/15/2019 03:48:00 PM Doc Tax $3675.00

This Instrument Prepared By:
Dennis G. Corrick, Esq.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

For Official Use Only
Tax Parcel Identification Nos.:
2313-800-0002-000-7
2313-800-0004-000-1
2324-112-0000-000-5
2324-124-0002-000-6

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 13th day of August, 2019, by **STRUCTURED REA – FT. PIERCE, LLC**, an Arizona limited liability company, authorized to transact business in Florida, document number M17000003591, whose address is 2025 N. Third Street, Suite 200, Phoenix, Arizona 85004 ("**Grantor**"), to **FREEDOMROADS PROPERTY COMPANY, LLC**, a Minnesota limited liability company, whose address is 250 Parkway Drive, Suite 270, Lincolnshire, Illinois 60069 ("**Grantee**").

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

WITNESSETH:

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

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

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is subject to taxes accruing subsequent to December 31, 2018, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: David W. Gigger

Linda M. Briglia
Print Name: Linda M. Briglia

GRANTOR:

STRUCTURED REA – FT. PIERCE, LLC, an Arizona limited liability company

By: STRUCTURED REA – FT. PIERCE MANAGER, LLC, an Arizona limited liability company, its Manager

By: Stephen Doyle
Stephen Doyle, Manager

STATE OF Florida
COUNTY OF St. Lucie

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of August, 2019, by STEPHEN DOYLE, as Manager of STRUCTURED REA – FT. PIERCE MANAGER, LLC, an Arizona limited liability company, as the Manager of STRUCTURED REA – FT. PIERCE, LLC, an Arizona limited liability company. Said person (check one) ☑ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

Linda M. Briglia
Print Name: Linda M. Briglia
Notary Public, State of Florida
Commission No.: FF899597
My Commission Expires: 9/1/19

{Notary Stamp}

LINDA M BRIGLIA
Commission # FF 899597
Expires September 1, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Exhibit "A"

Legal Description

TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 7, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

AND THE FOLLOWING PARCELS:

PARCEL 5: (6133 TEDDER ROAD - TAX ID 2324-112-0000-000-5)

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE NORTH 40.5 FEET THEREOF, ALL LOCATED IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS;

PARCEL 6: (ADDRESS TBD ON TEDDER ROAD - TAX ID 2324-124-0002-000.6)

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS ROAD RIGHTS-OF-WAY AND DRAINAGE CANALS. ALSO LESS A TRIANGULAR PARCEL IN THE NORTHEAST CORNER BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE EAST LINE 15 FEET; THENCE RUN NORTHWESTERLY TO THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTH 1/2 TO A POINT 15 FEET WEST OF THE POINT OF BEGINNING; THENCE RUN EAST 15 FEET TO THE POINT OF BEGINNING.

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

Property Identification

Site Address: 2101 S Jenkins RD
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-800-0002-000-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 185066
Map ID: 23/13S
Zoning: General Co

Ownership

FREEDOMROADS PROPERTY COMPANY LLC
250 Parkway DR Ste 270
Lincolnshire, IL 60069

Legal Description

CAMPING WORLD (PB 80-7) TRACT 1



Current Values

Just/Market Value:	$645,800
Assessed Value:	$645,800
Exemptions:	$0
Taxable Value:	$645,800

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):	14.83
Land Size (SF):	645,777

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 13, 2019	4309 / 0826	0330	SP	Structured REA-FT Pierce LLC	$525,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building: $0

Current Year Exemption Value Breakdown

Land:	$645,800
Just/Market:	$645,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$645,800
Exemption(s):	$0
Taxable:	$645,800

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	14.825	North St. Lucie Water Management District	$303.91

Start Year	AssessCode	Units	Description	Amount
2019	0041	40.3	Fort Pierce Stormwater Charge	$2,780.70

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$645,800	$645,800	$0	$645,800
2020	$645,800	$645,800	$0	$645,800
2019	$645,800	$645,800	$0	$645,800

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2151 S Jenkins RD
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-800-0004-000-1
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 185068
Map ID: 23/13S
Zoning: General Co

Ownership

FREEDOMROADS PROPERTY COMPANY LLC
250 Parkway DR Ste 270
Lincolnshire, IL 60069



Legal Description

CAMPING WORLD (PB 80-7) TRACT 3

Current Values

Just/Market Value:	$105,900
Assessed Value:	$105,900
Exemptions:	$0
Taxable Value:	$105,900

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):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.43
Land Size (SF):	105,894

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 13, 2019	4309 / 0826	0330	SP	Structured Rea Ft Pierce LLC	$525,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building: $0

Current Year Exemption Value Breakdown

Land:	$105,900
Just/Market:	$105,900
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$105,900
Exemption(s):	$0
Taxable:	$105,900

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	2.431	North St. Lucie Water Management District	$49.84

Start Year	AssessCode	Units	Description	Amount
2020	0041	6.6	Fort Pierce Stormwater Charge	$455.40

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	$105,900	$105,900	$0	$105,900
2020	$105,900	$105,900	$0	$105,900
2019	$105,900	$105,900	$0	$105,900

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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LETTER OF JUSTIFICATION
HILLPOINTE RESIDENTIAL
Development Review Application
October 14, 2022

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting a Site Plan approval for a proposed 252-unit multi-family development located in the City of Fort Pierce, Florida. The project consists of eight (8) multi-family buildings, a clubhouse with gym and associated site improvements. The subject parcels are located at the southwest corner of South Jenkins Road and Graham Road in Fort Pierce Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

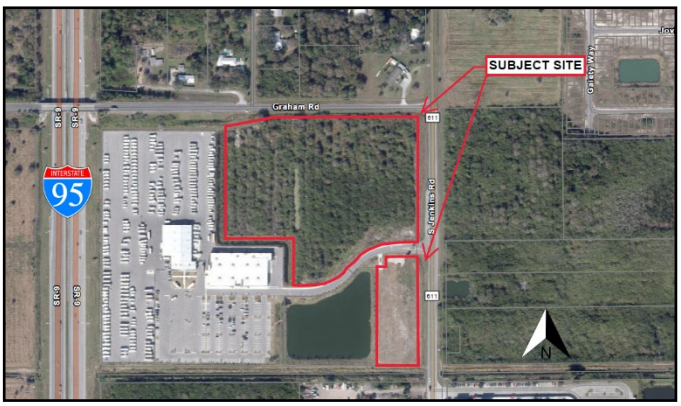
The subject parcels are currently undeveloped. The property addresses and parcel information are outlined in the below table:

Parcel ID	Parcel Address	Acreage	FLU	Zoning
2313-800-0002-000-7	2101 S. Jenkins Road	14.82	RH	R-5
2313-800-0004-000-1	2151 S. Jenkins Road	2.43	RH	R-5
TOTAL ACRES:		17.25		

The subject parcels total approximately 17.25 acres. The applicant is proposing a 252-unit multi-family development with recreation areas and associated site improvements. The applicant has recently received approval for a FLUMA and Zoning Amendment for the subject parcels. On September 19, 2022, The City of Fort Pierce City Commission approved a Future Land Use Amendment and a Zoning Atlas Map Amendment to change the FLU and Zoning of the properties from General Commercial (CG) to High Density Residential (RH) and General Commercial Zone (C-3) to High Density Residential (R-5) Zoning district.

The owner's name and address is:
FREEDOMROADS PROPERTY COMPANY LLC
250 Parkway DR Ste 270
Lincolnshire, IL 60069

The map to the right depicts the parcels associated with this request.



Parcel 1 North Parcel:
To the north of this parcel lies the right-of-way of Graham Road followed by single family

homes. These parcels are located in the Low-Density Residential Future land use and in the C-1 Zoning district

To the south of this parcel lies the access to an existing commercial development known as Camping world followed by a 3-acre drainage lake. These parcels have a Future Land Use Designation of General Commercial (GC) and are located in the General Commercial Zone (C-3) Zoning district.

To the west of the subject parcel lies the Camping World commercial facility. This site has a Future Land Use Designation of General Commercial (GC) and is located in the General Commercial Zone (C-3) Zoning district

To the east of this parcel lies the right-of-way of S Jenkins Road followed by vacant parcels across this road. These vacant lots lie in the Future Land Use Designation of High Density Residential (RH) and the High-Density Residential Zone (R-5)

Parcel 2 South Parcel:
To the north of this parcel lies the access to an existing commercial development known as Camping world followed by a 3-acre drainage lake. These parcels have a Future Land Use Designation of General Commercial (GC) and are located in the General Commercial Zone (C-3) Zoning district.

To the south of this parcel lies truck and boat storage. This site has a future land use of Low Density Residential and lies in the AR-1 Zoning district.

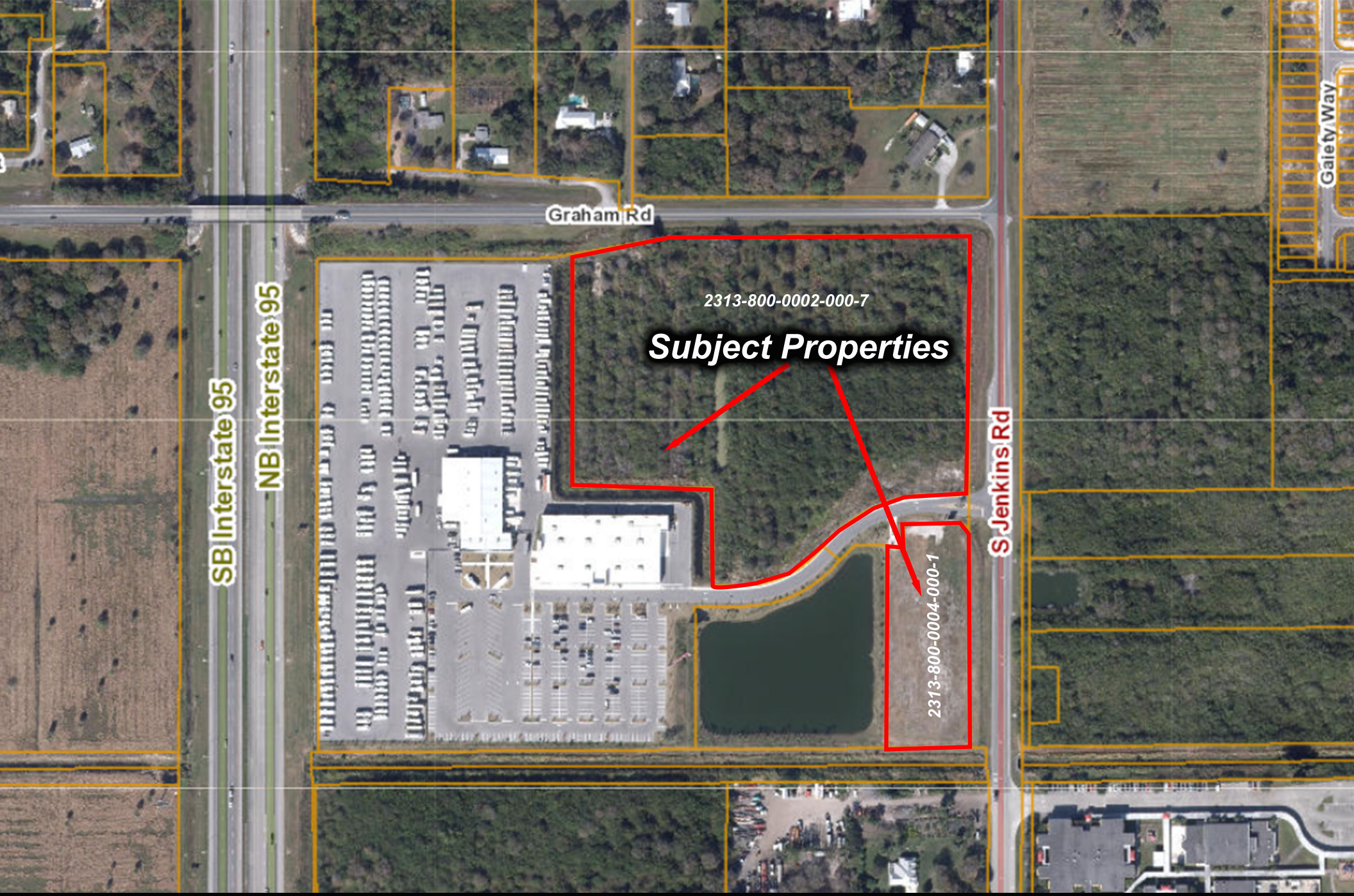
To the west of this parcel lies by a 3-acre drainage lake that this project will incorporate in the drainage design and the Camping World commercial Facility. These parcels have a Future Land Use Designation of General Commercial (GC) and are located in the General Commercial Zone (C-3) Zoning district.

To the east of this parcel lies the right-of-way of S Jenkins Road followed by vacant parcels across this road. These vacant lots lie in the Future Land Use Designation of High Density Residential (RH) and the High-Density Residential Zone (R-5)

The Development Review application outlines the required submittal requirements for site plan submittals. Most of the items are included in this submittal package. the following are not applicable to this application and are not included

- Beach / Dune System Protection Plan

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



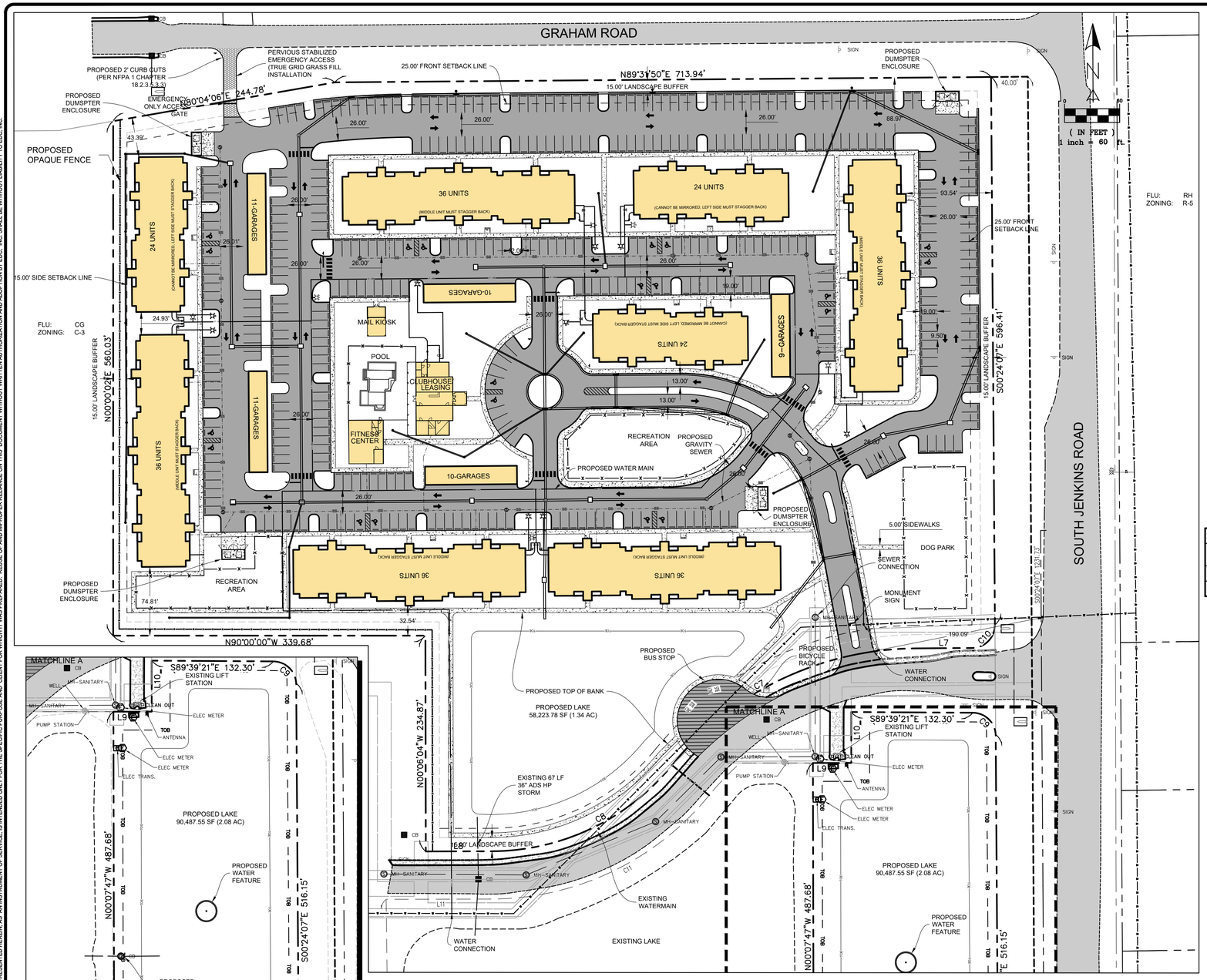
Freedomroads Property Company

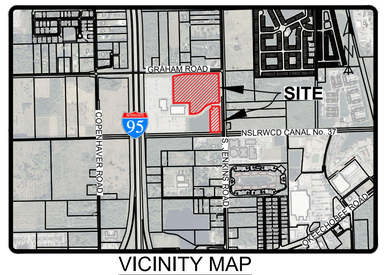
Fort Pierce, FL

Aerial Map

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL





VICINITY MAP

SCALE: 1:1500

SITE DATA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 7 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL ID #: 2313-800-0002-000-7
2313-800-0004-000-1

PROJECT NAME: HILLPOINTE MULTI-FAMILY RESIDENTIAL
OWNER: FREEDOM ROADS PROPERTY COMPANY
250 PARKWAY DR STE 270
LINCOLNSHIRE, IL 66069

FUTURE LAND USE: HIGH DENSITY RESIDENTIAL (RH)
ZONING: HIGH DENSITY RESIDENTIAL ZONE (R-5)
LAND SIZE: 751,714.92 S.F. (17.30 AC)

BUILDING DATA

THREE STORY 36-UNIT BUILDINGS (5)	207,177.07 SF
THREE STORY 24- UNIT BUILDINGS (3)	82,870.83 SF
5 GARAGES:	10,200 SF
CLUBHOUSE:	3,036 SF
FITNESS CENTER:	1,824 SF
MAIL KIOSK:	800 SF
TOTAL:	305,187.90 SF

MAX DENSITY: 259 UNITS
PROPOSED DENSITY: 252 UNITS

ZONING CODE FOR: HIGH DENSITY RESIDENTIAL ZONE (R-5)								
	YARD SETBACKS FRONT	REAR	SIDE	CORNER	BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)	DENSITY
PER CODE	25'	25'	10'	15'	50% MAX.	45' MAX.	20% MIN.	15DU/AC
PROPOSED	25'	25'	10'	15'	15.07%	40.58'	32.98%	14.6DU/AC

SITE AREA DATA

TOTAL AREA:	751,715 SF	17.26 AC	100%
IMPERVIOUS AREA:	350,145SF	8.04 AC	46.58%
PROPOSED BUILDINGS:	112,543 SF	2.58 AC	14.97%
PROPOSED ASPHALT:	196,517 SF	4.51 AC	26.14%
PROPOSED CONCRETE:	41,086 SF	0.94 AC	5.47%
PERVIOUS AREA:	401,570 SF	9.22 AC	53.42%
OPEN SPACE:	252,858 SF	5.80 AC	33.64%
LAKE:	148,711 SF	3.41 AC	19.78%

PROVIDER OF UTILITIES:

WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: WELL
SOLID WASTE: WASTEPRO

PARKING DATA

PARKING REQUIRED MULTIFAMILY (1.5 SPACES PER EACH DWELLING UNIT PER SEC. 125-315)
TOTAL REQUIRED PARKING SPACES 378 SPACES (9 HC)

STANDARD PARKING PROVIDED 409 SPACES (18 HC)
PARKING GARAGE SPACES PROVIDED 51 SPACES
TOTAL PARKING PROVIDED: 460 SPACES

STORMWATER DRAINAGE:

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO A PROPOSED WET DETENTION LAKE WITH AN ULTIMATE OUTFALL ONTO NSLRWCD CANAL NO.37

SOLID WASTE:

BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A COMPACTOR AREA 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.

LANDSCAPE:

REFER TO LANDSCAPE PLAN BY OTHERS.

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

LEGEND

M	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	EXISTING MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
	PROPOSED HYDRANT		EXISTING DRAINAGE
S	SANITARY MANHOLE		PROPOSED DRAINAGE PIPE

TRAFFIC STATEMENT:
THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), TRIP GENERATION, 11TH EDITION, LAND USE CODE 220 - MULTIFAMILY HOUSING (LOW-RISE) WAS USED TO DETERMINE EXPECTED DAILY TRIP GENERATION RATES FOR THE PROPOSED PROJECT. A TOTAL OF 252 DWELLINGS UNITS WAS USED TO OBTAIN THE FOLLOWING RESULT:

AVERAGE TRIPS GENERATED: 220 - MULTIFAMILY HOUSING (LOW-RISE)				
TIME PERIOD	TRIP GENERATION RATE	TOTAL TRIPS	ENTRY	EXIT
WEEKDAY	6.74	1,698	849	849
WEEKDAY, A.M. PEAK HOUR	0.47	118	28	90
WEEKDAY, P.M. PEAK HOUR	0.57	144	89	55
SATURDAY	4.55	1,147	573	574
SATURDAY, PEAK HOUR	0.41	103	52	51
SUNDAY	3.86	973	486	487
SUNDAY, PEAK HOUR	0.36	91	45	46

F.I.R.M. PANEL:
12111C0167J
ST. LUCIE COUNTY
CITY OF FORT PIERCE
120285
ZONE X

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L.B. CERTIFICATE OF AUTHORIZATION 8098

AT | DESIGNED BY
AT | DRAWN BY
22-154 - hillpointe_mf_site_plan_r4.dwg | FILENAME
SP | LAYOUT
AS SHOWN | SCALE
26/OCT/2022 | DATE

REVISION COMMENTS
X | X/XX/XXXX | DATE

HILLPOINTE
MULTI-FAMILY RESIDENTIAL
FORT PIERCE FLORIDA

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
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22-154

1 OF 2

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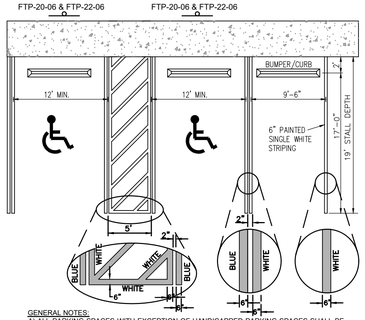
Z:\EDC 2022\22-154 - Hillpointe LLC - Camping World Outparcel\ENGINEERING\AutoCAD\DWG\22-154 - Hillpointe_MF_Site_Plan_R4.dwg, SITE PLAN, 10/14/2022 11:27:56 AM, victo, EDC Inc., EDC, Inc.



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.

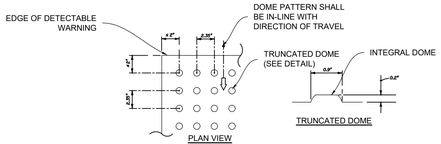
B) ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 711-001 FOR PAVEMENT MARKING DETQUK & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS

C) ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR TIRE STOP.

HANDICAPPED SPACE DETAIL 19' PARKING STALL DETAIL



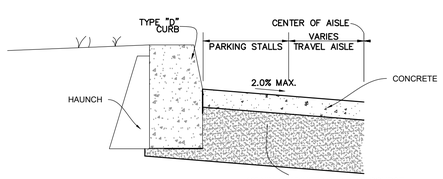
NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND 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.



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

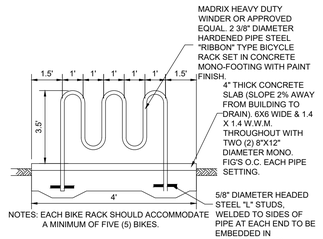
NOTES:
REFER TO FDOT INDEX 304 FOR FURTHER DETAILS
CAST IN PLACE

DETECTABLE WARNING



NOTES:
1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT.
5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLARITY.

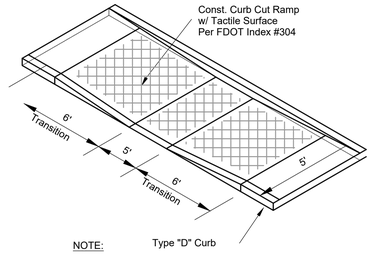
PARKING LOT SECTION W/ TYPE "D" CURB



NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES.

TYPICAL BIKE RACK DETAIL

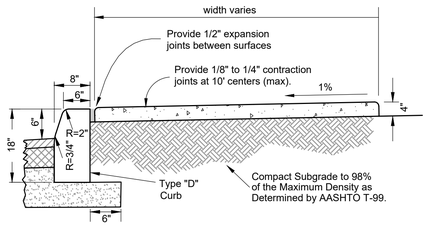
N.T.S.



NOTE:

1. SIDEWALK IS PARALLEL TO CURB.

HANDICAP CURB CUT RAMP

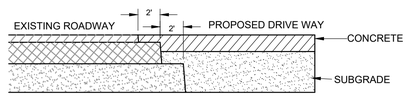


NOTES:

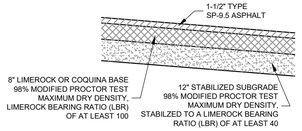
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
2. SUBGRADE TO EXTEND AN ADDITIONAL 6" BEYOND TYPE "D" CURB.

TYPE "D" CURB & SIDEWALK COMBINATION

NOT TO SCALE

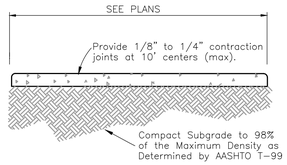


MATERIAL BENCHING DETAIL
(FOR ATTACHING TO EXISTING ROADWAY)



TYPICAL PAVEMENT SECTION

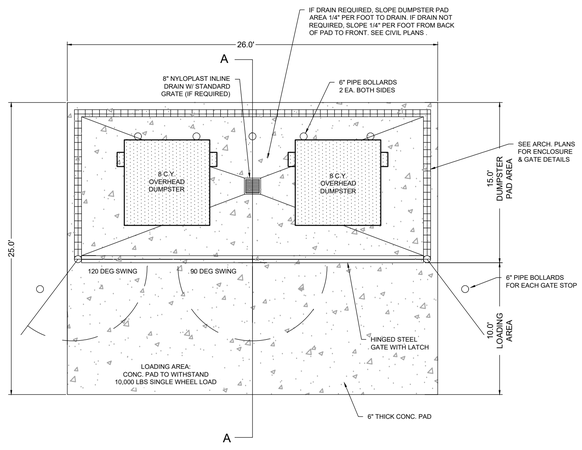
N.T.S.



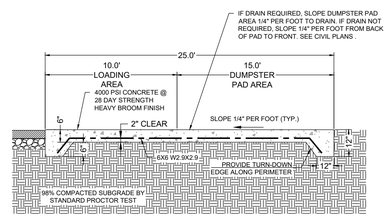
NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR SIDEWALK CONSTRUCTION.
2. SIDEWALK THICKNESS TO BE INCREASED TO 6" THICK AT DRIVEWAY LOCATIONS.
3. ALL REPAIRS REQUIRED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED 10' MINIMUM TO NEXT FULL JOINT.
4. ALL SIDEWALK WITHIN FDOT RIGHT-OF-WAY TO BE CONSTRUCTED PER STANDARD PLANS 522-001.

4" THICK SIDEWALK DETAIL

NOT TO SCALE



PLAN VIEW



SECTION VIEW A - A

CXXX CONCRETE DUMPSTER PAD

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	AT
DRAWN BY	AT
FILENAME	22-154 - hillpointe_mf_site_plan_r4.dwg
LAYOUT	DETAILS
SCALE	AS SHOWN
DATE	2/28/2023

REVISION COMMENTS

DATE

HILLPOINTE

FORT PIERCE FLORIDA

SITE PLAN DETAIL

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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	ROW of Graham Rd. Followed by Residential	N-NW: (SLC) RU NE: (FP) RL	N-NW:(SLC) AR-1 and R-2 NE: (FP): C-1
South	Private Access followed by Storm water Retention Lake; followed by Vacant Residential (SW) & Outdoor Storage (SE)	RL	PD & AR1
East	ROW of S. Jenkins Road Followed by Vacant Residential	RH	R-5
West	Commercial	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	High Density Residential (RH)	High Density Residential Zone (R-5)	18 du/acre	17.25	x
****Proposed**	High Density Residential (RH)	High Density Residential Zone (R-5)	14.6 du/acre	17.25	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 310d/u x 2.6 = 806 persons x 100 gdp = 80,600 gpd
**Proposed Zoning/FLU	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gdp = 65,520 gpd
**Change in Demand	Total gallons per day 65,520 gpd (Decrease 15,080 gpd)

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 310d/u x 2.6 = 806 persons x 100 gdp = 80,600 gpd
**Proposed Zoning/FLU	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gpd = 65,520 gpd
**Change in Demand	Total gallons per day 65,520 gpd (Decrease 15,080 gpd)

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	2,244	2,244
Urban District	5 acres per 1,000 people	0	8,976	8,976
Community	2.5 acres per 1,000 people	0	17,953	17,953
Neighborhood	1.36 acres per 1,000 people	0	33,002	33,002

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

	K-8	High
School Name	Samuel S. Gaines Academy	Fort Pierce Westwood High School
City	Fort Pierce	Fort Pierce
Distance	0.23 Miles	2.03 miles
Current Zoning/FLU Enrollment Demand	91.67	213.9
****Proposed Zoning/FLU Enrollment Demand**	74.52	173.88
****Change in Demand**	Decrease 17.15	Decrease 40.02

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	38 yards
****Proposed Zoning/FLU**	32 yards
***Change in Demand**	Decrease: 6 yards

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

Impact	The outparcels will only be required to provide removal of nitrogen and phosphorus utilizing a wet retention system. Further, the project will be limited to a discharge rate of 2-inches of rain fall depth over the entire developed project area designed for the 10-year – 3-day design storm event for any given 24-hour time period. The allowable discharge rate was calculated to be 2.47 ac – ft. the exact amount of nutrient removal and water quality required for the project will be determined when construction plans are developed

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	LU Code 222 - 2089	146/177
****Proposed Zoning/FLU**	LU Code 222 - 1698	118/144
***Change in Demand**	Trips -391	Trips 28/33
Impact to Capacity	Decrease in Capacity	

IV. Project Description

PHASING					
Is this project (phase) part of a larger project? ☐ Yes ☑ No					
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential Units: 252		Single Family: N/A		Multifamily: 252	
Non-residential (square footage): N/A					
Mixed-use (describe use): N/A					
(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	I	252	17.25	01/2023	01/2025
Other (specify)					

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

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

April 25, 2022

Hillpointe LLC
Attn: Nicholas Everly

VIA Email: klee@hillpointe.com and neverly@hillpointe.com

Reference: **Environmental Assessment**
2151 & 2101 S Jenkins Road
Fort Pierce, Florida
Parcel ID # 2313-800-0002-000-7 and 2313-800-0004-000-1

Dear Mr. Everly,

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

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce land developmental review regulations.

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

Respectfully submitted,
EDC, Inc.

Madison Quinones, BS, FWC AGTA, AWB®
Wildlife Biologist | Project Scientist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2313-800-0002-000-7 and 2313-800-0004-000-1
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Date: April 25, 2022
Project # 22-154

Prepared For:
Hillpointe LLC
Attn: Nicholas Everly
Email: klee@hillpointe.com and neverly@hillpointe.com

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

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID # 2313-800-0002-000-7 & 2313-800-0004-000-1) comprised of 17.25 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial land (land use code 1000). The subject property has a Future Land Use designation of Commercial General (CG) and is zoned as commercial (C-3). The subject property is located at 2151 and 2101 S Jenkins Road on the west side of Jenkins, north of Okeechobee Road in Fort Pierce, Florida. The subject property is further located within Section 13, Township 35 South, and Range 39 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on April 20, 2022 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The subject property consisted of mowed grass (southern tax parcel) and a fallow grove (northern tax parcel) comprised predominantly of exotic vegetation. The upland habitat associations were determined via onsite analysis and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Natural Areas Inventory (FNAI), and Florida's water management districts. The following CLC codes were identified onsite; 214 – fallow grove and 1810 – mowed grass. Please refer to the attached Florida CLC Map for the approximate location of the habitat(s) delineated onsite.

It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat.

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Laurel Oak	*Quercus laurifolia*
Dwarf Palmetto	*Sabal minor*
Flatsedge	*Cyperus spp.*
Saltbush	*Baccharis halimifolia*
Grassleaf Rush	*Juncus marginatus*
Brazilian Pepper**	*Schinus terebinthifolia*
Caesar's Weed**	*Urena lobata*
Cogon Grass**	*Imperata cylindrica*
Giant Reed**	*Arundo donax*
Torpedo Grass**	*Panicum repens*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

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

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property.

An agricultural ditch is located on the northern tax parcel. According to State rules, this area is classified as "other surface waters" (OSW). OSWs are surface waters that are not identified as wetlands. Please refer to the attached Florida CLC Map for the approximate location of the OSW.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises, their burrows, or habitat were identified onsite. No other state or federally listed plant/animal species or their habitat(s) were observed on site.

Due to there being no native upland habitat or wetlands located on site, historical and continued anthropogenic disturbance (agricultural, clearing, mowing, etc.), and no connection to any adjoining significant native habitats, it is unlikely that any listed animal/plant species is located onsite.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the site is composed of the following soil series:

Hilolo loamy sand, 0-2% slopes – Hilolo sand is fine-loamy, silicious, poorly drained and slowly permeable soil. These soils are found in dense palm hammocks and along the borders of sloughs and depressional areas. The surface layer is fine sand to a depth of eight inches. The water table is at a depth of less than 10 inches for 2 to 4 months in most years. Natural vegetation is cabbage palm, water oak, longleaf pine and slash pine with an understory of wax myrtle, saw palmetto and inkberry. Citrus crops are well suited for this soil. The soil has high potential for dwellings without basements, small commercial buildings and roads. Water control measures are necessary to overcome excessive wetness.

Wabasso sand, 0-2% slopes – This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

Winder loamy sand – This is a poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax

myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

SITE HISTORY:

According to the earliest available Google Earth aerial photographs, the subject property has been used as a grove from 1994 until around 2006 when the grove appeared to be out of production. At this time the grove appeared to have been cleared and was left to be claimed by exotic vegetation overtime. The southern tax parcel was cleared in 2019.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Code of Ordinances that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Section 123-64: *No person shall remove a protected tree situated within the city, without first obtaining a tree removal permit. Protected trees include any native tree with at least 14 inches in diameter (DBH), except for palms which have a minimum clear trunk of ten feet (**Sec. 123-66**).*

It is the opinion of EDC that trees meeting the protected trees criteria were observed onsite. Therefore, a tree survey is required prior to the submittal of a tree removal permit and land clearing permit.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID # 2313-800-0002-000-7 & 2313-800-0004-000-1) comprised of 17.25 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial land (land use code 1000). The subject property has a Future Land Use designation of Commercial General (CG) and is zoned as commercial (C-3). The subject property is located at 2151 and 2101 S Jenkins Road on the west side of Jenkins, north of Okeechobee Road in Fort Pierce, Florida.

It is the professional opinion of EDC that no native upland habitat or wetlands are located onsite. In addition, no listed animal or plant species or their habitat(s) were located onsite. Lastly, trees meeting the protected tree criteria were observed onsite. A tree survey will be required prior to the submittal of a tree removal permit and land clearing permit.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

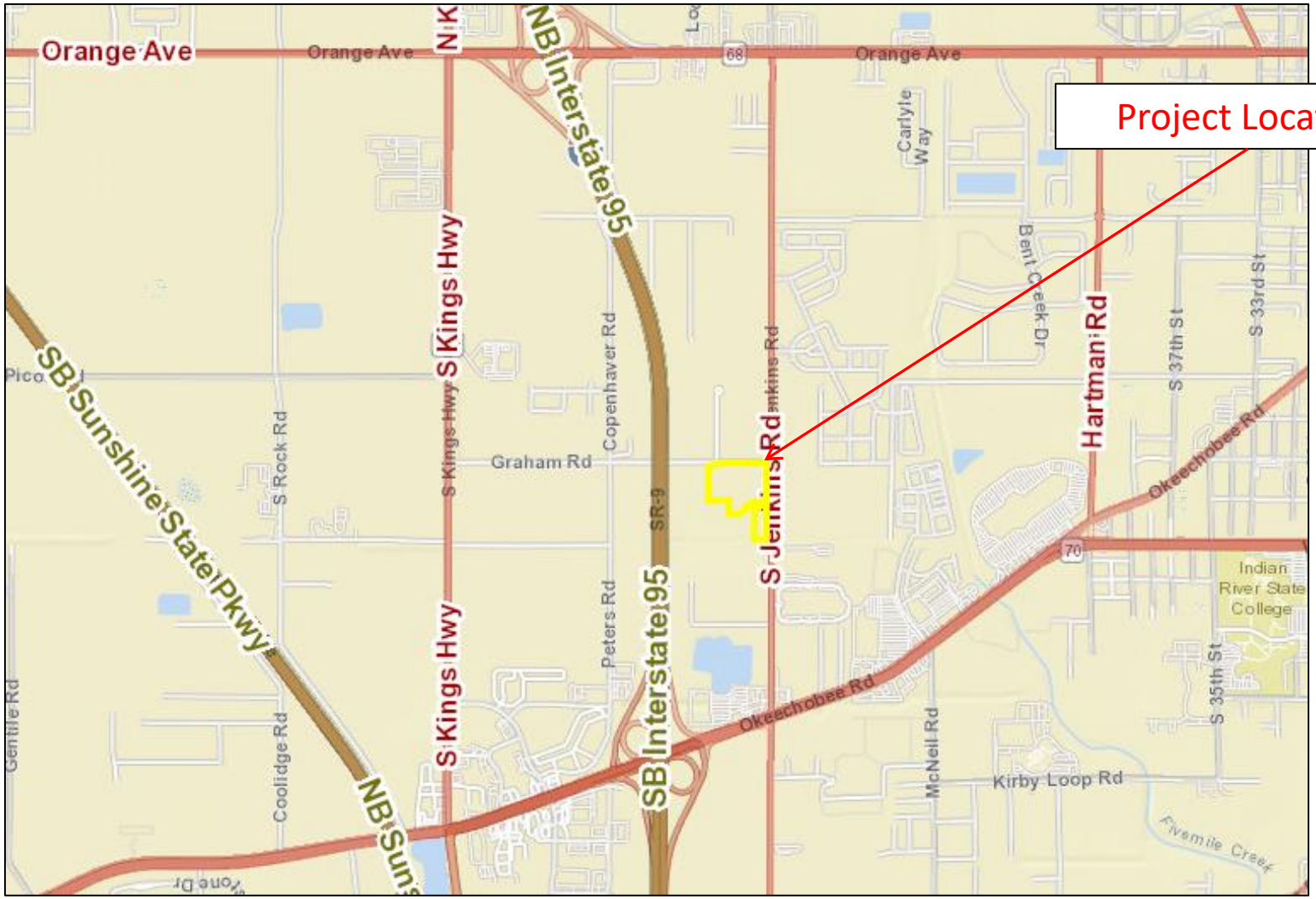
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Location Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

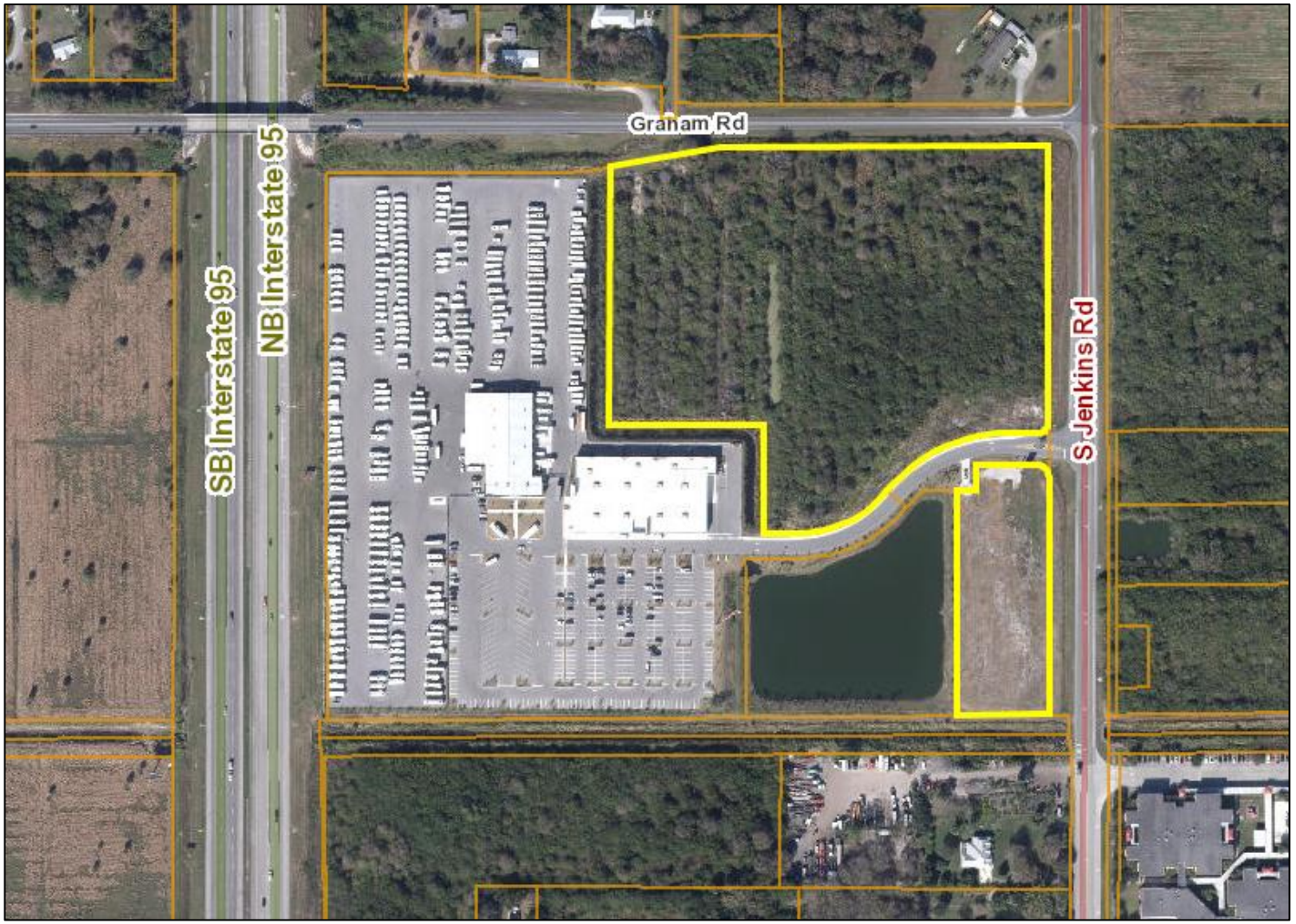
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Property Appraiser Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

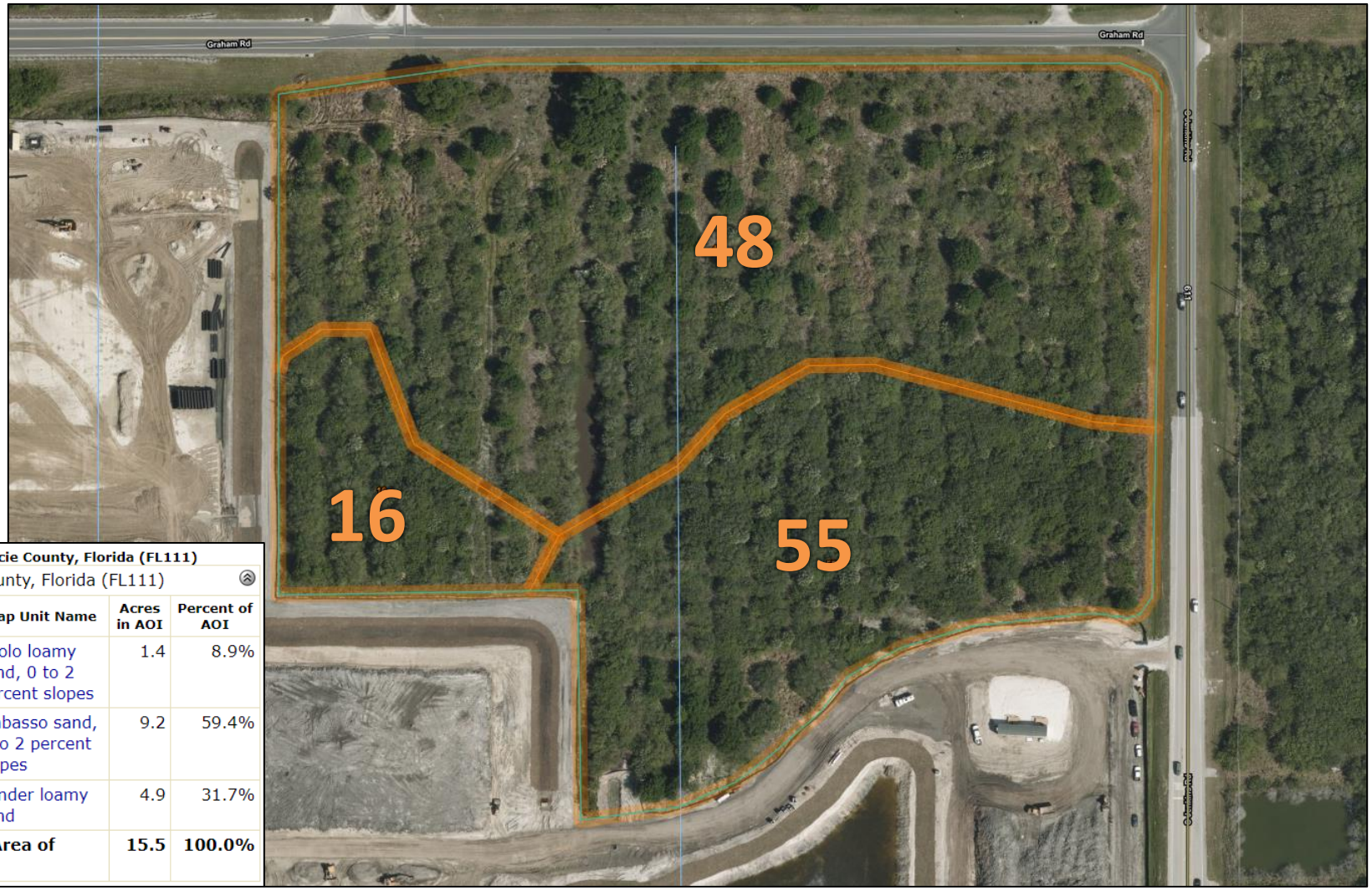
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

USDA Web Soil Survey North Parcel Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Hilolo loamy sand, 0 to 2 percent slopes	1.4	8.9%
48	Wabasso sand, 0 to 2 percent slopes	9.2	59.4%
55	Winder loamy sand	4.9	31.7%
Totals for Area of Interest		**15.5**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

USDA Web Soil Survey South Parcel Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
55	Winder loamy sand	2.7	100.0%
Totals for Area of Interest		**2.7**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

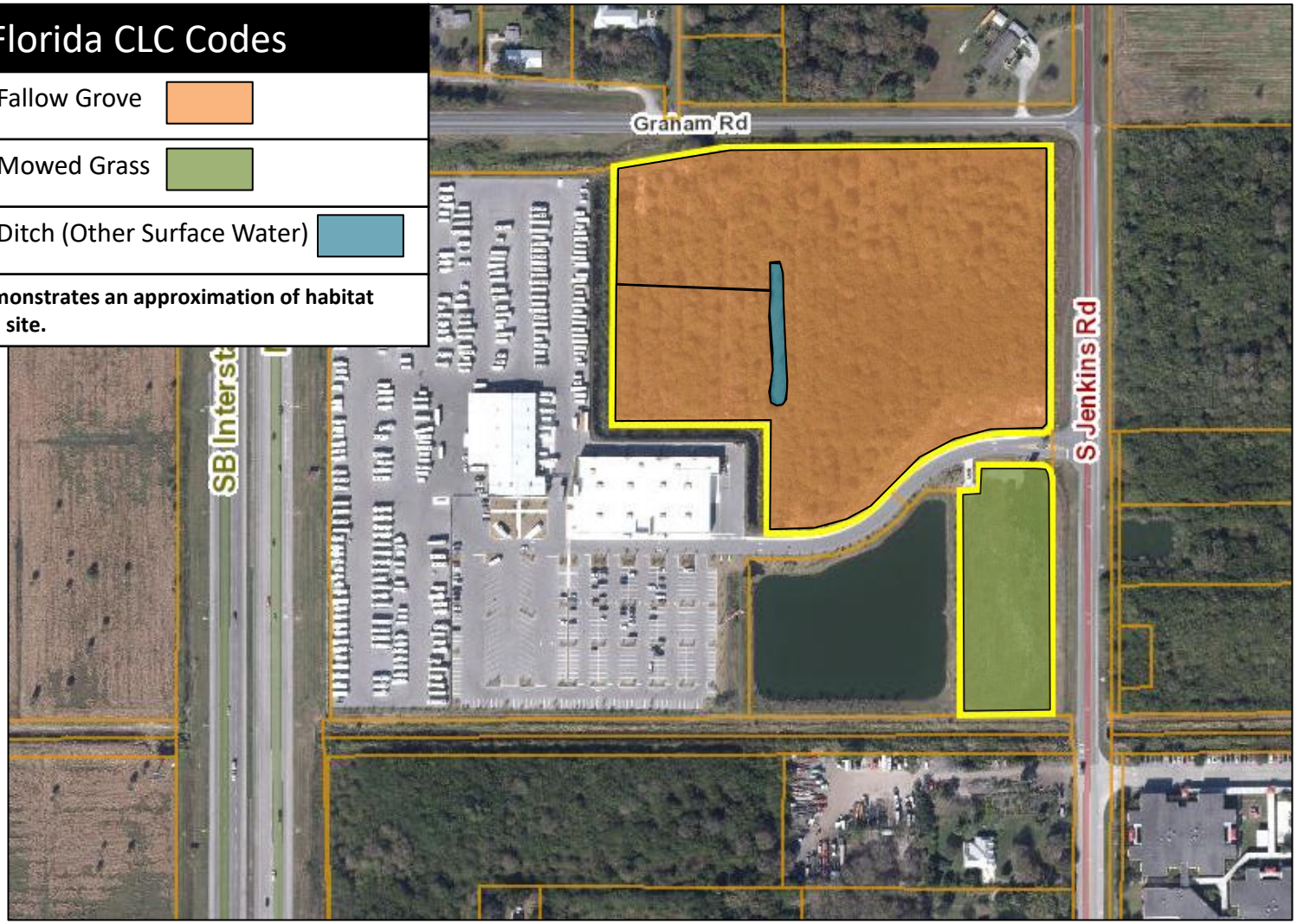
Florida Cooperative Land Cover (CLC) Map

Project: 22-154	Hillpointe LLC	04/25/2022

N

Florida CLC Codes	
214	Fallow Grove
1810	Mowed Grass
4220	Ditch (Other Surface Water)

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



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

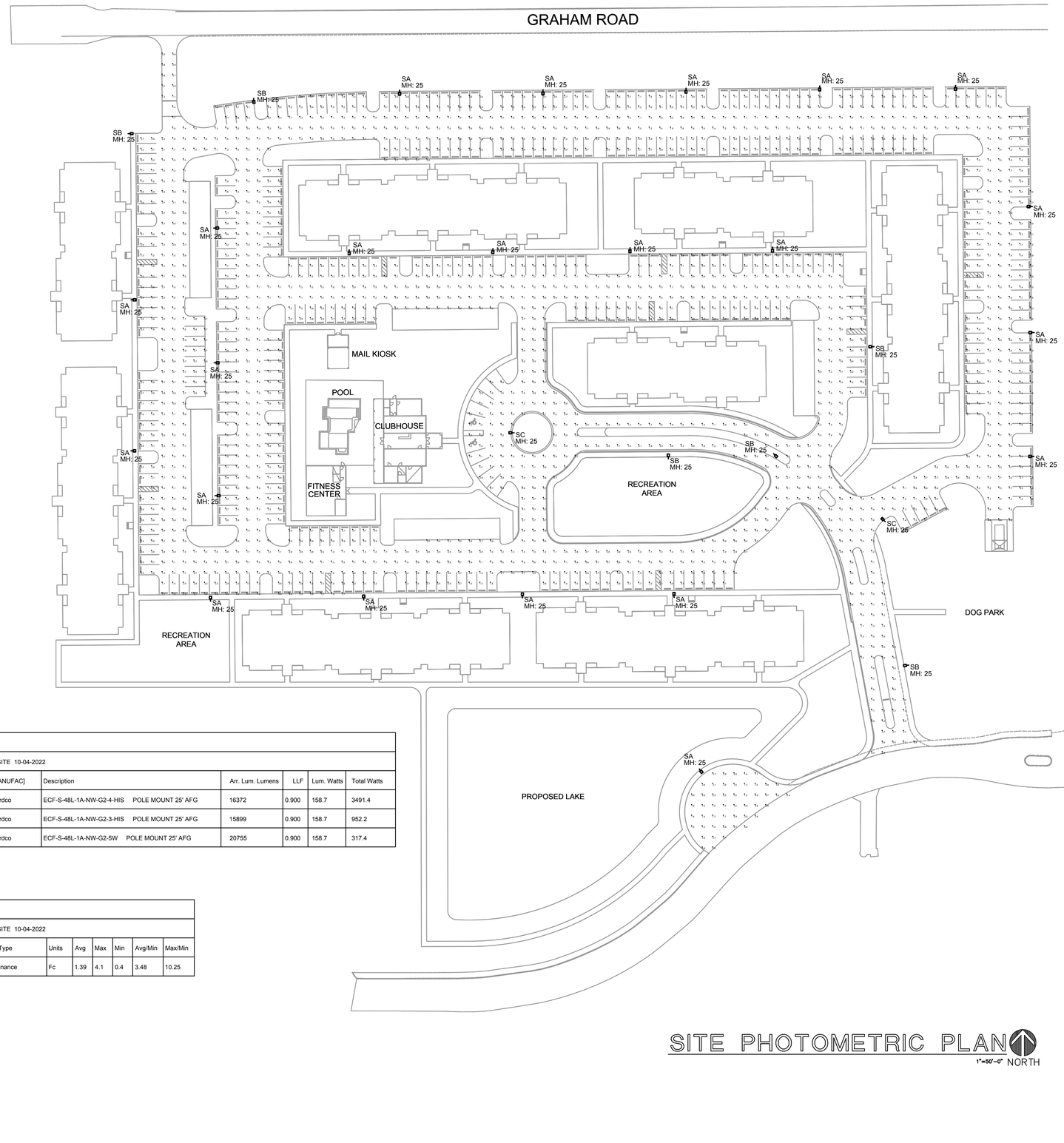
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Google Earth 1994 Aerial Image

Project: 22-154	Hillpointe LLC	04/25/2022

N



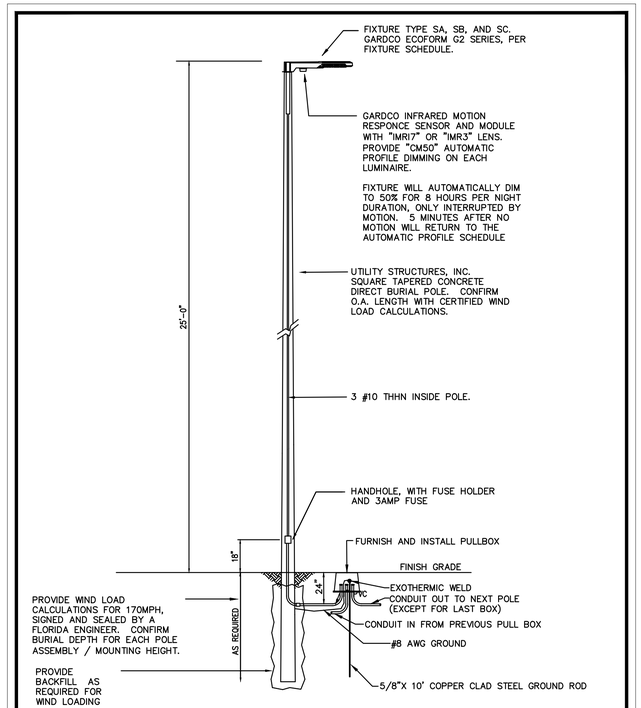


Luminaire Schedule								
Project: HILLPOINT FT PIERCE SITE 10-04-2022								
Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	22	SA	Gardco	ECF-S-48L-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	16372	0.900	158.7	3491.4
	6	SB	Gardco	ECF-S-48L-1A-NW-G2-3-HIS POLE MOUNT 25' AFG	15899	0.900	158.7	952.2
	2	SC	Gardco	ECF-S-48L-1A-NW-G2-5W POLE MOUNT 25' AFG	20755	0.900	158.7	317.4

Calculation Summary							
Project: HILLPOINT FT PIERCE SITE 10-04-2022							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE & PARKING_Planar	Illuminance	Fc	1.39	4.1	0.4	3.48	10.25

SITE PHOTOMETRIC PLAN

1"=50'-0" NORTH



LIGHT POLE DETAIL

N.T.S.

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

DESIGNED BY | DRAWN BY | FILENAME | LAYOUT AS SHOWN | SCALE | DATE

REVISION COMMENTS | DATE

HILLPOINTE
MULTI-FAMILY RESISDENTIAL
FORT PIERCE FLORIDA

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

SITE PHOTOMETRIC PLAN

KAMM CONSULTING PROJECT #:
PROJECT MANAGER:
KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
JMAYR@kammconsulting.com
Certification of Authorization #8189
PRINCIPAL
Bradly I. Brown Florida License #58232
date
signed

E1.1

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Hillpointe Residential

Prepared for:

Alejandro Toro
EDC, Inc.
10250 SW Village Parkway – Suite 201
Port Saint Lucie, Florida 34987

Prepared by

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

May 26, 2022

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 5/26/2022 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

May 26, 2022

Mr. Alejandro Toro
EDC, Inc.
10250 SW Village Parkway – Suite 201
Port Saint Lucie, Florida 34987

Re: Hillpointe Residential

Dear Mr. Lott:

O'Rourke Engineering & Planning has completed the traffic analysis for 252 multifamily dwelling units to be located west of Jenkins Road in St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,

O'Rourke Engineering & Planning

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

Hillpointe Residential Traffic Analysis 5.26.2022

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ROADWAY CONDITIONS	3
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PROJECT DISTRIBUTION / ASSIGNMENT	5
LINK ANALYSIS	8
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APPENDICES

APPENDIX A: Site Location
APPENDIX B: Roadway Details
APPENDIX C: St. Lucie County 2019/2020 Level of Service Report, Model Data, FDOT 2012 Quality Level of Service,
APPENDIX D: Other Project Data and Growth Rate Data
APPENDIX E: Intersection Analysis

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed 252 multifamily units to be located west of Jenkins Road in St. Lucie County, Florida. The purpose of this report is to determine the project impact on the surrounding roadway system.

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

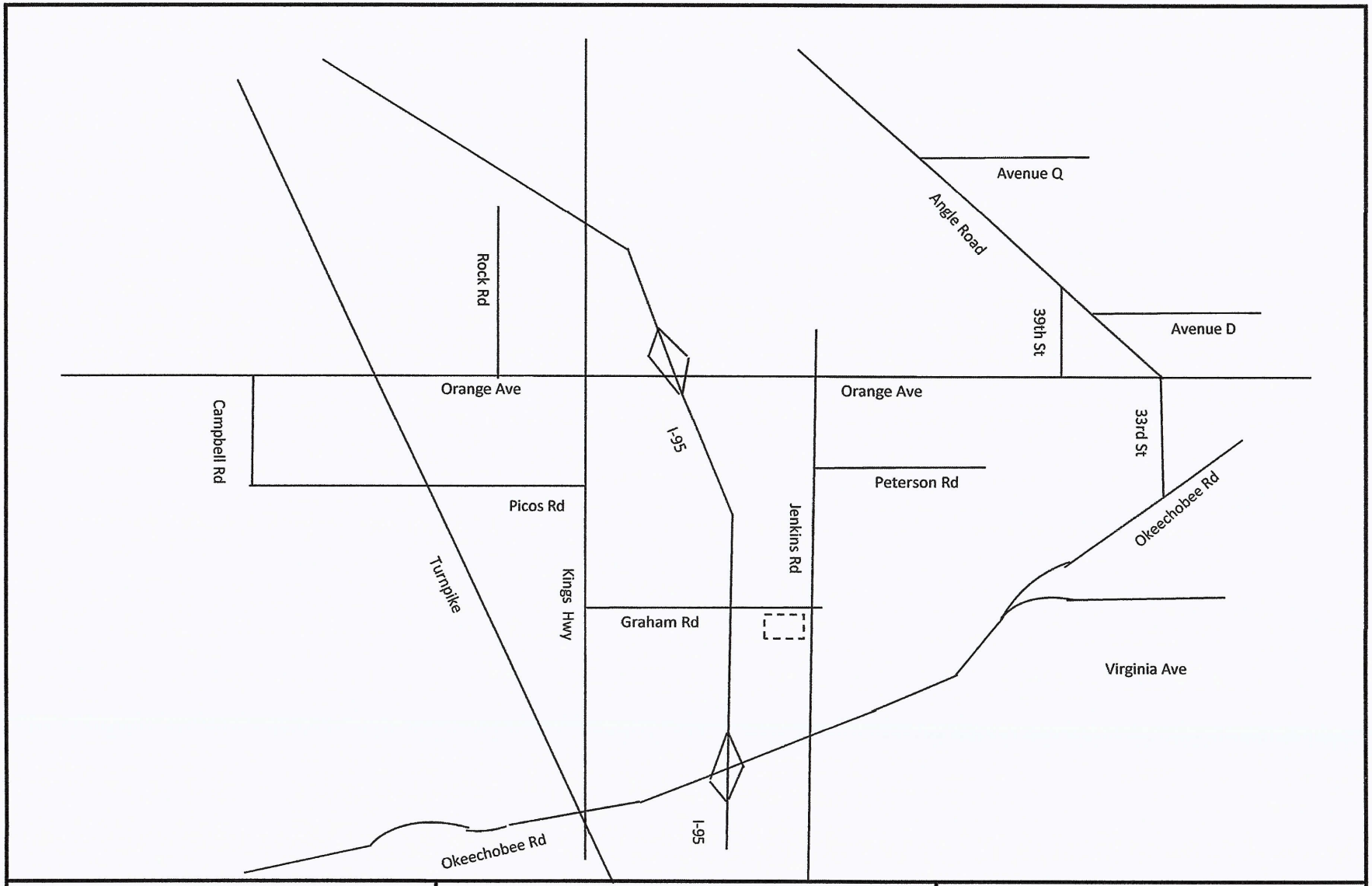
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short-term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The subject property consists of 252 multifamily units located off Jenkins Road in St. Lucie County, Florida. The buildout year is estimated as 2026.

The project location is shown in **Figure 1**.


Avenue Q
Angle Road
Rock Rd
39th St
Avenue D
Orange Ave
Orange Ave
Campbell Rd
I-95
33rd St
Peterson Rd
Picos Rd
Jenkins Rd
Okeechobee Rd
Turnpike
Kings Hwy
Graham Rd
Virginia Ave
I-95
Okeechobee Rd
NTS
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR22051.0
Date: 5/26/2022
Legend
= Project Location
Figure 1
Project Location
Hillpointe Residential

ROADWAY CONDITIONS

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

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

Existing/Proposed Lane Geometrics and Traffic Control

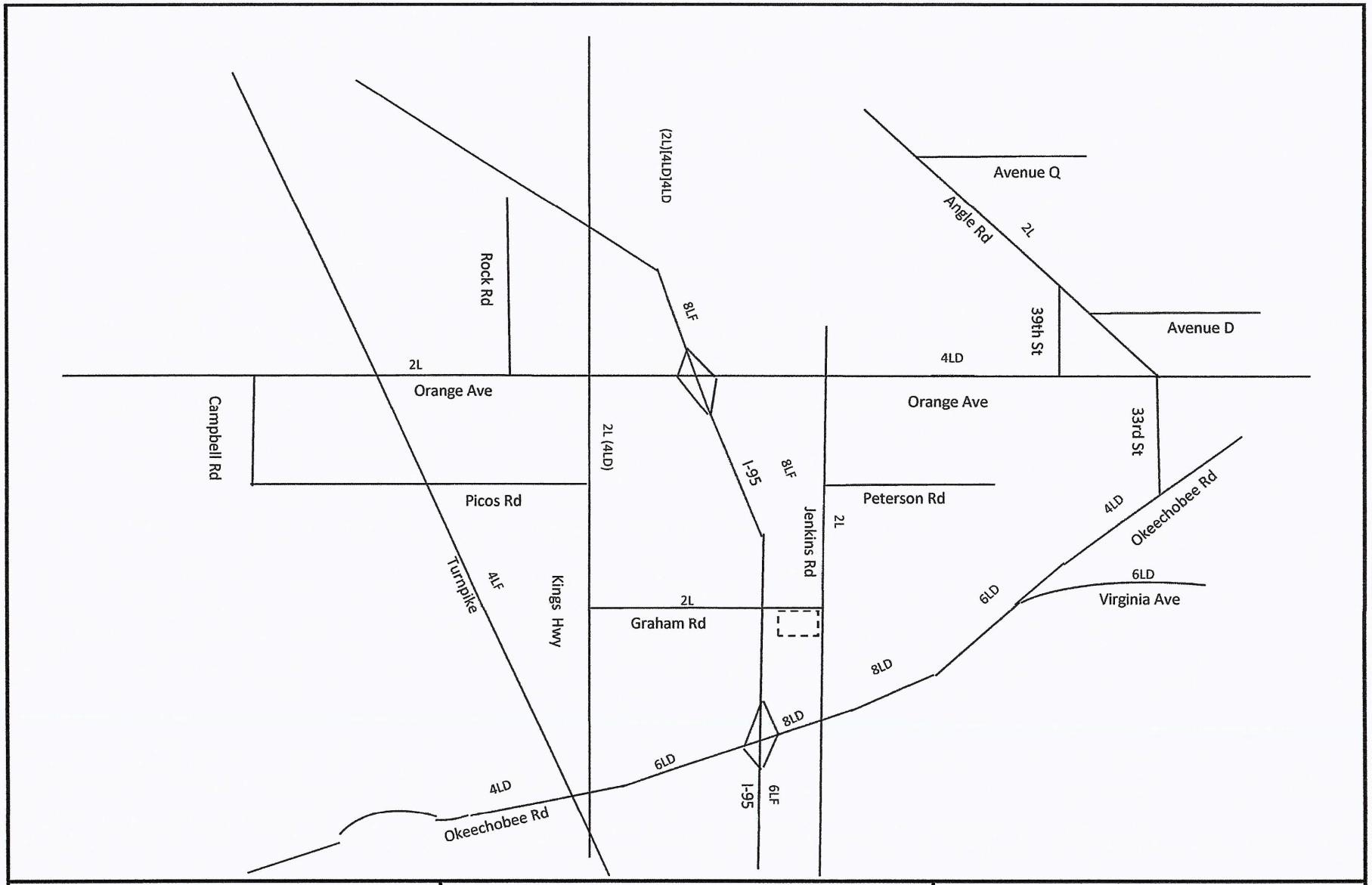
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Edwards Road is a two-lane local roadway with an east/west alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment.
- Graham Road is a two-lane local roadway with an east/west alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Orange Avenue is a four-lane divided arterial with an east/west alignment east of I-95.
- Kings Highway is a two-lane arterial with a north/south alignment and is included in the 5-year TIP to be widened to a four-lane divided roadway.

The roadway network is shown in **Figure 2** with notations for Existing and Existing + Committed. Roadway details are included in **Appendix B**.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The FDOT Quality Level of Service was used to augment data included in the St. Lucie TPO 2021 Level of Service Report. These documents are included in **Appendix C.**



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR22051.0 | Date: 5/26/2022

Legend

= Project Location

(XX) = Existing Conditions if different then 2040 Network

[XX] = Commited 5-Year TIP

Figure 2

Lane Geometrics

Hillpointe Residential

PROJECT TRAFFIC

To estimate future traffic, the ITE Trip Generation, 11th Edition trip rates for the highest reasonable use in the land use category were applied. Multi-family Housing (Land Use Code 220) was applied to estimate the trips generated by the 252 units. These calculations are shown in **Tables 1a, 1b, and 1c.**

As shown, the proposed project will generate 2,152 net daily trips. There will be 123 AM peak hour trips and 160 PM peak hour trips.

PROJECT DISTRIBUTION/ ASSIGNMENT

The project traffic was distributed using LRTP employment data and then assigned to the roadway network. Future employment data reflects 19% to the north, 17% to the west, 43% east and 21% south from the project.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 3. Appendix C** provides the supporting data for the distribution.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	252	DU	T = 6.41(X) + 75.31	50%	50%	846	845	1,691
TOTALS							**846**	**845**	**1,691**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

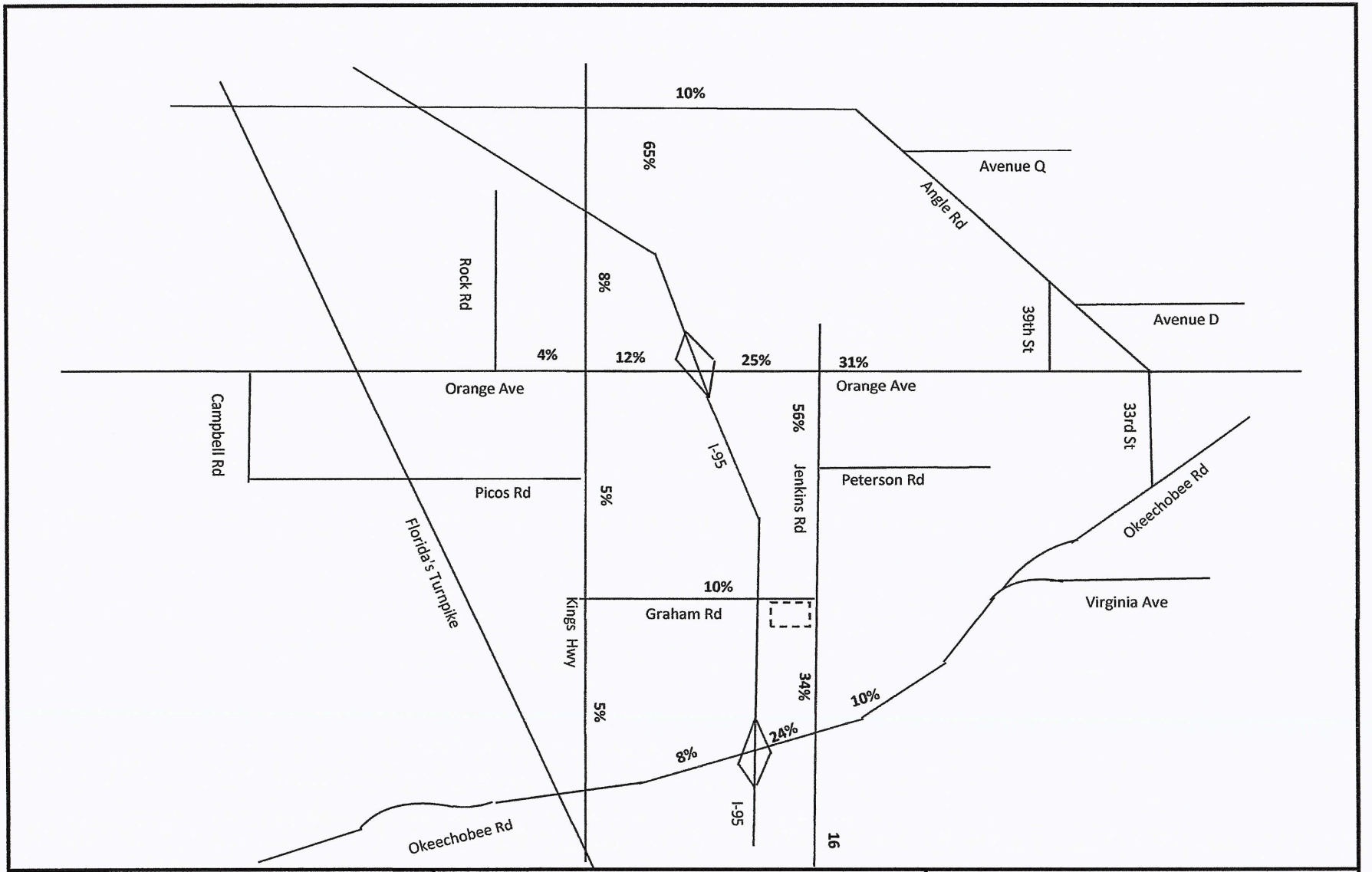
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	252	DU	(T) = 0.31(X) + 22.85	24%	76%	24	77	101
TOTALS							**24**	**77**	**101**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	252	DU	(T) = 0.43(X) + 20.55	63%	37%	81	48	129
TOTALS							**81**	**48**	**129**

Source: ITE 11th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR22051.0 | Date: 5/26/2022

Legend

= Project Location

Figure 3

Percent Assignment

Hillpointe Residential

Link Analysis

Tables 2a and 2b summarize the project percent impact on the roadway network. These links were analyzed further to ensure they will meet concurrency. Existing traffic volumes were grown using a 2.13% growth rate. Approved background projects (committed trips) were then added. Finally, the trips from the proposed project were then added to generate total traffic. The total traffic volumes were then compared to the allowable service volumes to determine concurrency. **Table 3a and 3b** summarizes the results of the link analysis. As shown, Jenkins Road will operate at below levels of service with the existing network. However, since this is a deficiency before the project traffic is added, the project can assume the improvements to fix the deficiency in place.

Appendix D includes the growth rate calculation and background traffic.

INTERSECTION ANALYSIS

The intersections of Jenkins/Graham, Jenkins/Orange, and Jenkins/Okeechobee were analyzed using HCS. The intersections were analyzed for the 2026 with and without project scenarios.

Table 4 summarizes the results. As shown, all intersections will operate at acceptable levels of service. The intersection of Graham and Jenkins will have delay to the westbound approach. There will be an addition of a left-turn lane at both eastbound and westbound approaches when the east leg is added by Waypoint.

DRIVEWAY ANALYSIS

There is one driveway located on Jenkins Road. A southbound right turn lane and a northbound left turn lane will be provided.

CONCLUSION

The proposed project can be accommodated on the roadway network at acceptable levels of service. Therefore, the project meets the requirements for concurrency.

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	Lanes	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	2L	OUT	YES	920	43	4.67%	56%
	Orange Ave	Peterson Rd	SB	2L	IN	NO	920	13	1.41%	56%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	43	6.83%	56%
	Peterson Rd	Graham Rd	SB	2L	IN	NO	630	13	2.06%	56%
	Graham Rd	Okeechobee Rd	NB	2L	IN	NO	920	8	0.87%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	26	2.83%	34%
Orange Ave	Campbell Rd	Kings Hwy	EB	2L	IN	NO	1,070	1	0.09%	4%
	Campbell Rd	Kings Hwy	WB	2L	OUT	NO	1,070	3	0.28%	4%
	Kings Hwy	I-95	EB	4LD	IN	NO	2,000	3	0.15%	12%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	9	0.45%	12%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	6	0.30%	25%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	19	0.95%	25%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	24	1.20%	31%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	7	0.35%	31%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Okeechobee Rd	Crossroads Pkwy	SB	4LD	OUT	NO	2,000	4	0.20%	5%
	Crossroads Pkwy	Graham Rd	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Crossroads Pkwy	Graham Rd	SB	4LD	OUT	NO	2,000	4	0.20%	5%
	Graham Rd	Picos Rd	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Graham Rd	Picos Rd	SB	4LD	OUT	NO	2,000	4	0.20%	5%
	Picos Rd	Orange Ave	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Picos Rd	Orange Ave	SB	4LD	OUT	NO	2,000	4	0.20%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	6	0.30%	8%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	2	0.10%	8%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	6	0.14%	24%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	18	0.42%	24%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	8	0.20%	10%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	2	0.05%	10%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	8	0.25%	10%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	2	0.06%	10%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

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

Net In: 24
Net Out: 77

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	Lanes	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	2L	OUT	NO	920	27	2.93%	56%
	Orange Ave	Peterson Rd	SB	2L	IN	YES	920	45	4.89%	56%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	27	4.29%	56%
	Peterson Rd	Graham Rd	SB	2L	IN	YES	630	45	7.14%	56%
	Graham Rd	Okeechobee Rd	NB	2L	IN	YES	920	28	3.04%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	16	1.74%	34%
Orange Ave	Campbell Rd	Kings Hwy	EB	2L	IN	NO	1,070	3	0.28%	4%
	Campbell Rd	Kings Hwy	WB	2L	OUT	NO	1,070	2	0.19%	4%
	Kings Hwy	I-95	EB	4LD	IN	NO	2,000	10	0.50%	12%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	6	0.30%	12%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	20	1.00%	25%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	12	0.60%	25%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	15	0.75%	31%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	25	1.25%	31%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000	4	0.20%	5%
	Okeechobee Rd	Crossroads Pkwy	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Crossroads Pkwy	Graham Rd	NB	4LD	IN	NO	2,000	4	0.20%	5%
	Crossroads Pkwy	Graham Rd	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Graham Rd	Picos Rd	NB	4LD	IN	NO	2,000	4	0.20%	5%
	Graham Rd	Picos Rd	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Picos Rd	Orange Ave	NB	4LD	IN	NO	2,000	4	0.20%	5%
	Picos Rd	Orange Ave	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	4	0.20%	8%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	6	0.30%	8%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	19	0.45%	24%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	12	0.28%	24%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	5	0.12%	10%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	8	0.20%	10%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	5	0.16%	10%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	8	0.25%	10%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

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

Net In: 81
Net Out: 48

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2020 Peak Hour Directional Volumes	Growth Rate	2026 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2026 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	OUT	YES	517	2.13%	587	147	734	920	43	777	4.67%	YES	56%
	Peterson Rd	Graham Rd	NB	OUT	YES	517	2.13%	587	93	680	630	43	723	6.83%	YES(4)	56%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	497	2.13%	564	100	664	920	26	690	2.83%	YES	34%

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

(2) Growth rate calculated from St. Lucie County 2017 and 2019/2020 Traffic Counts and Level of Service Report

(3) Off peak direction based on FDOT D factor relationship

(4) Concurrency satisfied based on assuming improvements needed to address deficient/backlogged facilities are in place and not the responsibilty of the applicant

Net In: 24
Net Out: 77
Years Grown: 6

TABLE 6b -Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2020 Peak Hour Directional Volumes	Growth Rate	2026 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2026 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	SB	IN	YES	523	2.13%	594	199	793	920	45	838	4.89%	YES	56%
	Peterson Rd	Graham Rd	NB	OUT	YES	502	2.13%	570	95	665	630	27	692	4.29%	YES(4)	56%
	Peterson Rd	Graham Rd	SB	IN	YES	523	2.13%	594	141	735	630	45	780	7.14%	YES(4)	56%
	Graham Rd	Okeechobee Rd	NB	IN	YES	502	2.13%	570	95	665	920	28	693	3.04%	YES	34%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	523	2.13%	594	141	735	920	16	751	1.74%	YES	34%

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

(2) Growth rate calculated from St. Lucie County 2017 and 2019/2020 Traffic Counts and Level of Service Report

(3) Off peak direction based on FDOT D factor relationship

(4) Concurrency satisfied based on assuming improvements needed to address deficient/backlogged facilities are in place and not the responsibilty of the applicant

Net In: 101
Net Out: 59
Years Grown: 6

Table 4: Intersection Results

Intersection	Existing				2026 w/o Project				2026 with Project			
	AM		PM		AM		PM		AM		PM	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Graham/Jenkins [1] [2]	B/A	11.3/3.3	B/A	14.3/3.3	B/A	13.2/2.7	C/A	21.3/3.2	C/B [3]	15.7/12.1	E/B	41.2/14.4
Jenkins/Orange	B	16.7	B	17.1	C	25.1	C	24.2	C	26.2	C	25.0
Jenkins/Okeechobee	C	34.6	C	30.8	D	44.5	D	46.9	D	43.5	D	47.4

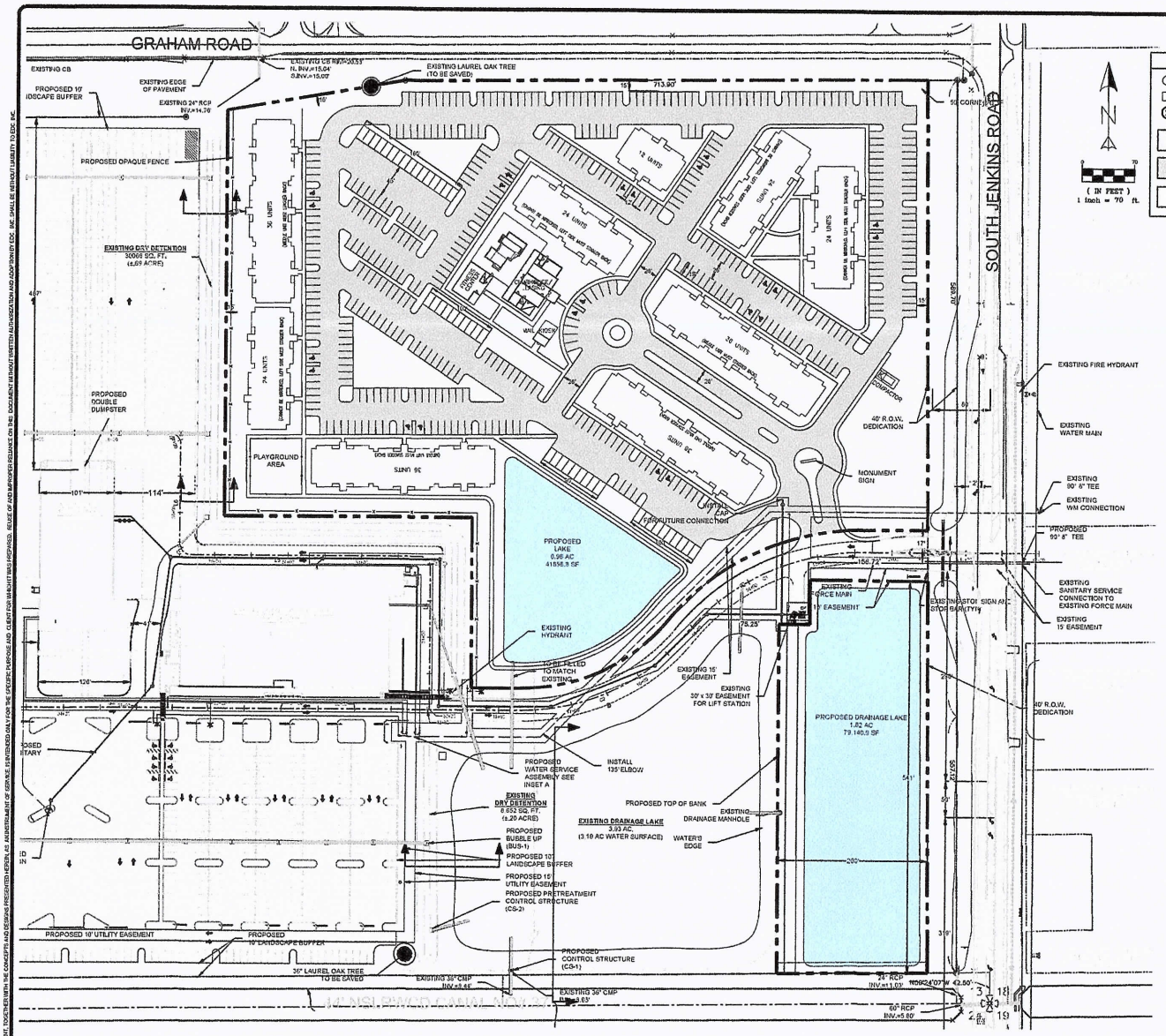
[1] EB Approach / NB Approach for existing and 2026 w/o Project

[2] EB Approach / WB Approach for 2026 with Project

[3] 13.7 B AM, 22.6 C PM w/ left turn lanes on both plus EB/WB approach

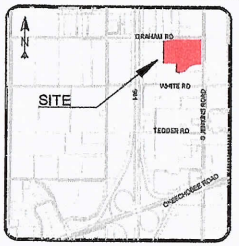
APPENDIX A

SITE DATA



LEGEND

- DRAINAGE MANHOLE
- CATCH BASIN
- SANITARY MANHOLE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT



SITE DATA

PROPERTY DATA

LEGAL DESCRIPTION:
CAMPING WORLD (PB 80-7) TRACT 1

PROPERTY SIZE:	751,410 SF (17.25)
FUTURE LAND USE:	GC
ZONING:	C-3
PARCEL ID	2313-650-0002-000-7 2313-650-0004-000-1
ADDRESS:	2101 S JENKINS ROAD 2151 S JENKINS ROAD FORT PIERCE, FL 34947
OWNER:	FREEDOMROADS PROPERTY COMPANY LLC 250 PARKWAY DR STE 270 LINCOLNSHIRE, IL 60069

BUILDING DATA

PROPOSED BUILDING TYPE:	MULTI-FAMILY DWELLINGS
MAXIMUM UNITS:	258
PROPOSED UNITS:	252

BUILDING SETBACKS

FRONT:	25
SIDE:	15
REAR:	20

DRAINAGE

PROPOSED:	120,998.9 SF	2.77 AC	16.7%

PARKING MULTI-FAMILY 1.5 SPACES PER EACH DWELLING UNIT)

REQUIRED:	358 SPACES
PROVIDED:	483 SPACES
HANDICAP REQUIRED:	8 SPACES
HANDICAP PROVIDED:	22 SPACES

EDC
ENGINEERS @ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

AT	
DESIGNED BY	
DRAWN BY	
FILENAME	
SITE PLAN	
LAYOUT	
AS SHOWN	
SCALE	
APRIL 1, 2022	
DATE	

REVISED PER TRH COMMENTS (04-18-19)
REVISION COMMENTS

HILLPOINTE LLC RESIDENTIAL

CONCEPTUAL SITE PLAN

FORT PIERCE FLORIDA

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

22-154

1 OF 1

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

APPENDIX B

Roadway Details

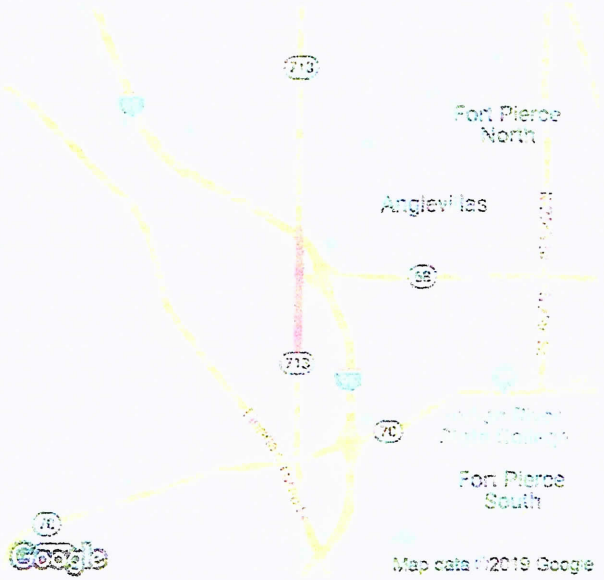
5 Year Plan

LRTP Cost Feasible Map

FDOT 2012 QUALITY LEVEL OF SERVICE

KINGS HWY FROM NORTH OF PICOS ROAD TO NORTH OF I-95 OVERPASS

2302567 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2013 TPO PRIORITY #1 CONCRETE AT THE INTERSECTION OF 68/ORANGE AVENUE
Lead Agency: MANAGED BY FDOT **From:** NORTH OF PICOS RD
Length: 1.217 **To:** NORTH OF SR-9/I-95 OVERPASS
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	DDR	175,083	0	0	0	0	175,083
		175,083					**175,083**

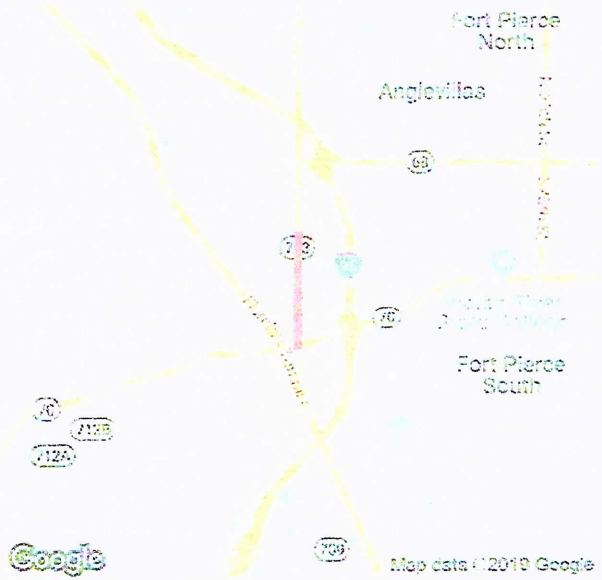
Prior Year Cost: 71,626,501
Future Year Cost: 0
Total Project Cost: 83,381,682
LRTP: Page 6-2

B-1

Notes

KINGS HWY FROM 500 FEET S OF OKEECHOBEE ROAD TO NORTH OF PICOS ROAD

2302566 SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2012 TPO PRIORITY #2 1,550 FT OF PROJECT WILL BE CONCRETE, BALANCE IS FLEXIBLE PAVEMENT PHS202=LFA WITH ST LUCIE COUNTY; $187,669 LF REC'D 3/1/17
Lead Agency: MANAGED BY FDOT
From: 500 feet S OF OKEECHOBEE
Length: 2.2
To: NORTH OF PICOS ROAD
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	GFSA	65,007	0	0	0	0	65,007
ROW	SA	192,741	0	0	0	0	192,741
ROW	SU	656,235	0	0	0	0	656,235
ROW	DDR	1,907,675	0	0	0	0	1,907,675
ROW	DS	7,000	0	0	0	0	7,000
		2,828,658					**2,828,658**

Prior Year Cost: 71,626,501
Future Year Cost: 0
Total Project Cost: 83,381,682
LRTP: Page 6-5

Notes

KINGS HWY FR N OF I-95 OVERPASS TO N OF COMMERCIAL CIR

4383791 Non-SIS



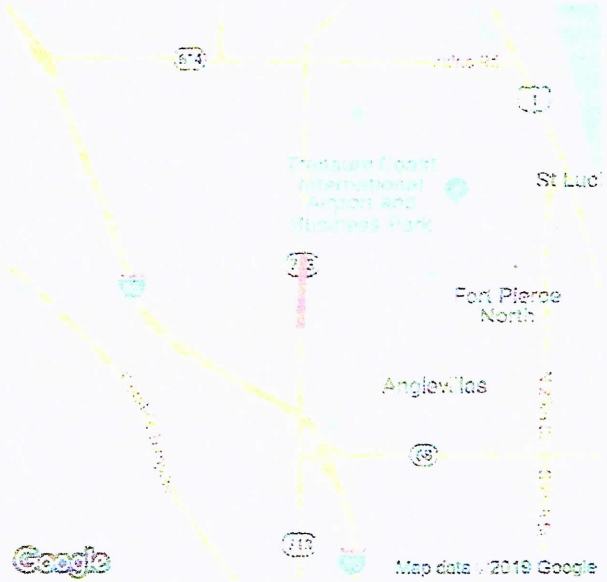
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING 2 TO 4 LANES PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** N OF I-95 OVERPASS
Length: 1.4 **To:** N OF COMMERCIAL CIR
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	DDR	12,740,314	64,992	0	0	0	12,805,306
ROW	DIH	106,090	106,090	0	0	0	212,180
CST	DDR	0	0	0	16,120,659	0	16,120,659
CST	DIH	0	0	0	396,144	0	396,144
CST	DS	0	0	0	12,916,408	0	12,916,408
ENV	DDR	5,000	0	60,000	0	0	65,000
		12,851,404	**171,082**	**60,000**	**29,433,211**		**42,515,697**

Prior Year Cost: 4,342,411
Future Year Cost: 0
Total Project Cost: 83,222,192
LRTP: Page 6-5

Notes

KINGS HIGHWAY FROM NORTH OF COMMERCIAL CIRCLE TO NORTH OF ST LUCIE BLVD
4383792 Non-SIS



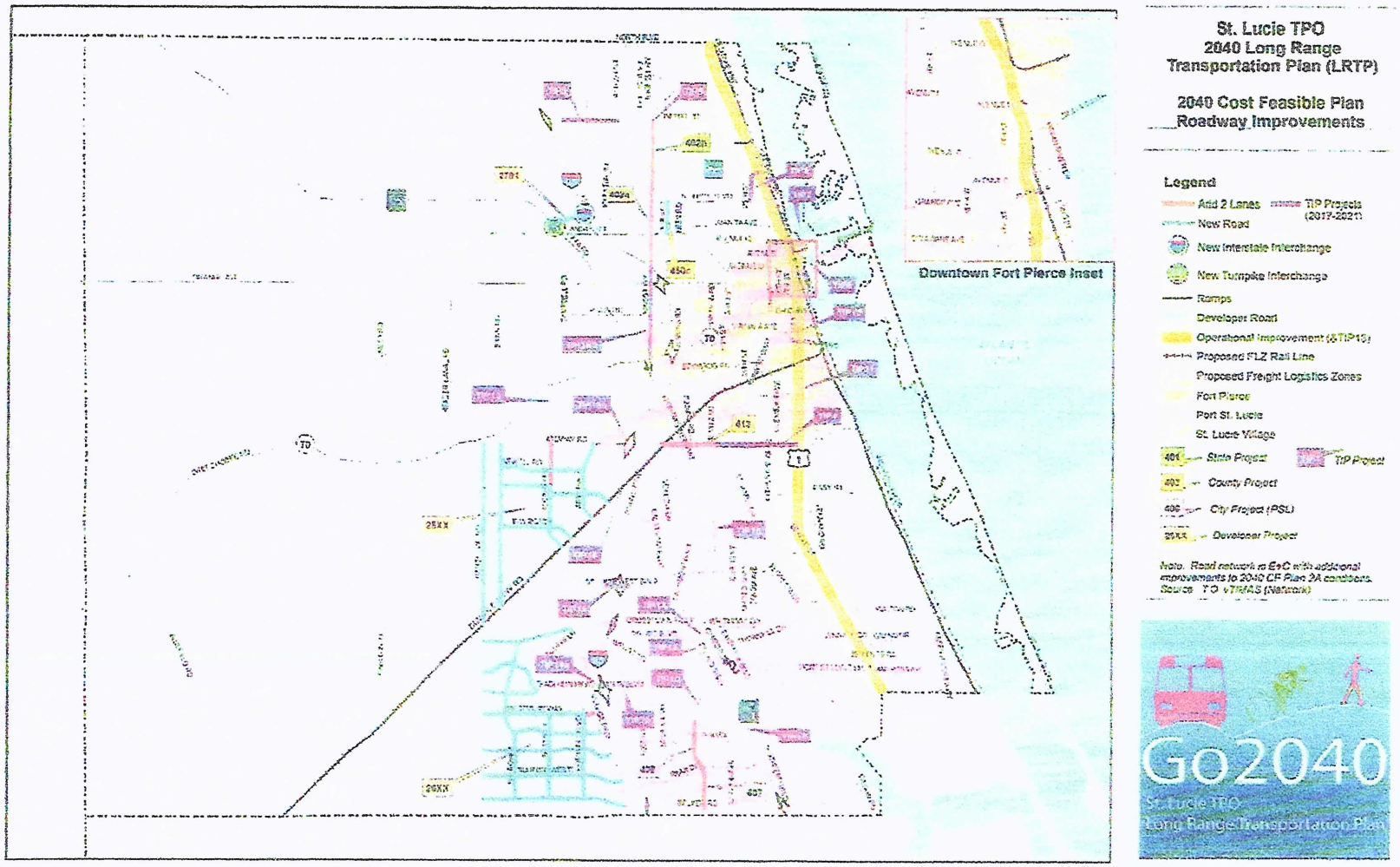
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** NORTH OF COMMERCIAL CIRCLE
Length: 1.21 **To:** NORTH OF ST LUCIE BLVD
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	SU	0	656,819	0	0	0	656,819
ROW	DDR	1,004,226	684,559	2,000,000	0	0	3,688,785
ROW	DIH	133,673	0	0	0	0	133,673
CST	DDR	0	0	0	12,829,249	0	12,829,249
CST	DIH	0	0	0	387,010	0	387,010
CST	DS	0	0	0	16,583,548	0	16,583,548
ENV	DDR	75,000	0	0	0	0	75,000
		1,212,899	**1,341,378**	**2,000,000**	**29,799,807**		**34,354,084**

Prior Year Cost: 4,342,411
Future Year Cost: 0
Total Project Cost: 83,222,192
LRTP: Page 6-5

Notes

Map 6-1: Go2040 Cost Feasible Plan Roadway Improvements



APPENDIX C

2040 Model Data Volumes

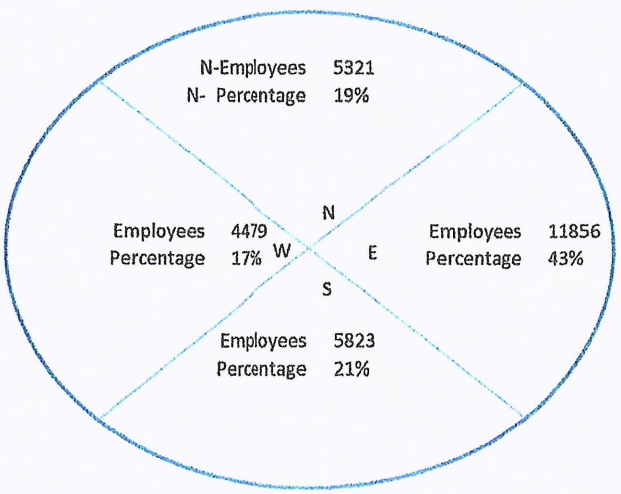
2040 Employment Data/Distribution

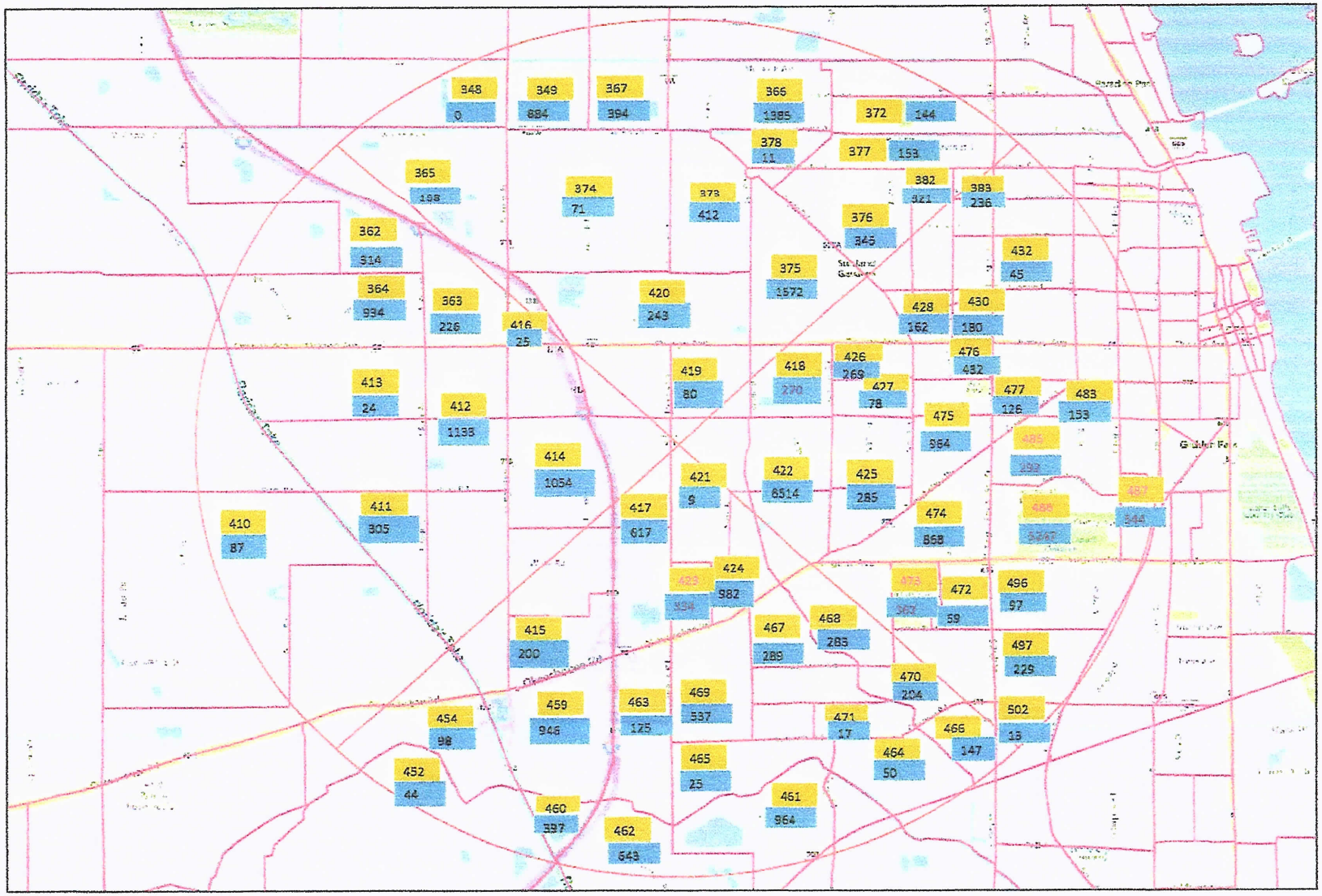
ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT

Distribution Based on Employment Location (2040)

Location	TAZ Number	POP	HH	Total Employees
N	348	134	73	0
N	349	1,215	296	884
W	362	1,073	589	314
W	363	0	0	226
W	364	1,463	729	934
2/3 N 1/3 W	365	114	42	158
N	366	1,229	467	1,385
N	367	220	71	394
N	372	1,393	426	144
N	373	1,328	440	412
N	374	191	81	71
2/3 N 1/3 E	375	764	229	1,572
2/3 N 1/3 E	376	1,443	470	345
N	377	706	244	153
N	378	412	133	11
1/3 N 2/3 E	382	2,744	928	321
1/3 N 2/3 E	383	2,492	862	236
W	410	603	237	87
W	411	11	5	305
W	412	653	231	1,133
W	413	138	54	24
W	414	501	201	1,054
S	415	0	0	200
2/3 N 1/3 W	416	0	0	25
1/2 S 1/2 W	417	210	82	617
1/3 N 2/3 E	418	540	173	270
2/3 N 1/3 E	419	65	22	80
N	420	127	52	243
1/2 S 1/2 E	421	6	3	9
E	422	1,686	978	6,514
S	424	1,220	480	982

Location	TAZ Number	POP	HH	Total Employees
E	425	248	86	285
E	426	38	15	269
E	427	158	55	78
E	428	419	130	162
E	430	458	153	180
E	432	517	153	45
S	452	435	145	44
2/3 S 1/3 W	454	1,542	539	98
S	459	0	0	946
S	460	25	10	397
S	461	553	143	964
S	462	73	19	643
S	463	306	143	125
S	464	289	114	50
S	465	928	327	25
2/3 S 1/3 E	466	841	336	`147
S	467	287	104	289
2/3 S 1/3 E	468	410	143	283
S	469	766	256	537
1/2 S 1/2 E	470	1,000	403	204
S	471	141	51	17
E	472	891	362	59
E	474	1,630	569	868
E	475	1,535	451	964
E	476	1,233	336	432
E	477	685	189	126
E	483	658	222	153
E	496	2,041	634	97
E	497	1,205	442	229
E	502	407	142	13





NTS O'ROURKE ENGINEERING & PLANNING 969 SE Federal Hwy, Suite 402 Stuart, Fl, 34994 Job Number: Date:	Legend ### = TAZ Number ### = 2040 Total Employees	Figure # TAZ & Employment Distributions Jenkins Pointe

St Lucie TPO 2040 LRTP
CF 2040 Final - Volume Smoothing

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
1510	ANGLE RD	ORANGE AVE	AVENUE D	CR	2U	D	D	9,200	9547	13,161	11,498	2,298	-347	10,685	11,845	11,498	12,175	11,837
1520.1	ANGLE RD	AVENUE D	AVENUE Q	CR	2U	D	D	8,876	8233	12,339	11,748	2,872	643	10,309	11,105	11,748	12,771	12,259
1520.21	ANGLE RD	AVENUE Q	53RD ST	CR	2U	D	D	6,600	6972	10,647	9,210	2,610	-372	7,665	9,582	9,210	9,675	9,443
1520.22	ANGLE RD	53RD ST	KEEN RD	CR	2U	D	D	5,450	7617	12,827	9,377	3,927	-2,167	6,330	11,544	9,377	8,811	9,094
1530	ANGLE RD	KEEN RD	KINGS HWY	CR	2U	D	D	4,300	5702	10,793	8,312	4,012	-1,402	4,994	9,714	8,312	7,814	8,063
1540	ANGLE RD	KINGS HWY	JOHNSTON RD	CR	2U	D	D	2,700	3178	4,302	3,394	694	-478	3,136	3,872	3,394	3,509	3,452
1550.11	ANGLE RD	JOHNSTON RD	FLORIDAS TURNPIKE	CR	2U	D	D	1,000	1286	2,101	1,605	605	-286	1,161	1,891	1,605	1,568	1,587
1550.12	ANGLE RD	FLORIDAS TURNPIKE	1/2 MI E OF GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1,161	225	882	700	791
1550.2	ANGLE RD	1/2 MI E OF GODWIN RD	GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1,161	225	882	700	791
4410.1	JENKINS RD	OKEECHOBEE RD	GRAHAM RD	CR	2U	D	D	7,100	3791	7,270	9,852	2,752	3,309	8,246	6,543	9,852	13,072	11,462
4410.2	JENKINS RD	GRAHAM RD	PETERSON RD	CR	2U	D	D	7,100	1586	2,441	7,711	611	5,514	8,246	2,197	7,711	10,490	9,101
4410.3	JENKINS RD	PETERSON RD	ORANGE AVE	CR	2U	D	D	7,100	1533	2,268	7,608	508	5,567	8,246	2,041	7,608	10,084	8,846
4800.1	KINGS HWY	OKEECHOBEE RD	CROSSROADS PKWY	SR	4D	F	F	13,500	6198	8,822	16,844	3,344	8,904	15,679	7,939	15,241	18,446	16,844
4800.2	KINGS HWY	CROSSROADS PKWY	GRAHAM RD	SR	4D	F	F	11,200	6300	12,212	18,366	7,166	7,376	13,008	10,991	15,691	20,842	18,366
4800.3	KINGS HWY	GRAHAM RD	PICOS RD	SR	4D	F	F	11,200	7190	13,939	18,699	7,499	6,155	13,008	12,545	16,555	20,844	18,699
4800.4	KINGS HWY	PICOS RD	ORANGE AVE	SR	4D	F	F	8,900	6415	12,663	15,374	6,474	3,977	10,336	11,397	13,882	16,866	15,374
4810.1	KINGS HWY	ORANGE AVE	N OF I-95 OVERPASS	SR	4D	F	F	13,374	16999	27,084	20,603	7,229	-3,772	15,533	24,375	20,750	20,456	20,603
4810.2	KINGS HWY	N OF I-95 OVERPASS	ANGLE RD	SR	4D	F	F	12,700	16620	26,569	19,741	7,041	-4,171	14,750	23,912	19,992	19,490	19,741
4820	KINGS HWY	ANGLE RD	ST LUCIE BLVD	SR	4D	F	F	12,700	11888	19,709	19,382	6,682	1,643	14,750	17,738	18,550	20,213	19,382
4830	KINGS HWY	ST LUCIE BLVD	INDRIO RD	SR	4D	F	F	13,550	15206	24,127	20,349	6,799	-1,365	15,737	21,714	20,058	20,639	20,349
6250.2	OKEECHOBEE RD	MCCARTY RD	FLORIDAS TURNPIKE	SR	4D	F	F	5,700	5412	9,288	9,019	3,319	660	6,620	8,359	8,647	9,390	9,019
6260	OKEECHOBEE RD	FLORIDAS TURNPIKE	KINGS HWY	SR	4D	F	F	21,500	5764	11,094	32,723	11,223	22,739	24,970	9,985	25,721	39,726	32,723
6270.1	OKEECHOBEE RD	KINGS HWY	CROSSROADS PKWY	SR	8D	F	F	21,500	23051	26,436	22,956	1,456	-836	24,970	23,792	22,241	23,671	22,956
6270.2	OKEECHOBEE RD	CROSSROADS PKWY	I-95	SR	8D	F	F	25,000	24608	33,328	31,444	6,444	1,451	29,035	29,994	30,386	32,503	31,444
6280	OKEECHOBEE RD	I-95	JENKINS RD	SR	8D	F	F	30,500	35848	62,649	51,103	20,603	-5,281	35,423	56,384	51,036	51,171	51,103
6290.1	OKEECHOBEE RD	JENKINS RD	MCNEIL RD	SR	8D	F	F	30,500	31176	53,820	49,154	18,654	716	35,423	48,438	47,762	50,546	49,154
6630.2	ORANGE AVE	CAMPBELL RD	KINGS HWY	CR	2U	D	D	10,513	6776	11,329	13,933	3,420	3,737	12,210	10,196	13,933	16,873	15,403
6640	ORANGE AVE	KINGS HWY	I-95	SR	4D	F	F	18,600	18558	31,555	29,401	10,801	1,002	21,602	28,399	28,441	30,361	29,401
6650	ORANGE AVE	I-95	JENKINS RD	SR	4D	F	F	13,800	9635	20,522	25,426	11,626	6,956	16,027	18,470	22,635	28,217	25,426
6660	ORANGE AVE	JENKINS RD	HARTMAN RD	SR	4D	F	F	12,300	9164	20,775	24,301	12,001	5,604	14,285	18,698	21,834	26,769	24,301
6670	ORANGE AVE	HARTMAN RD	ANGLE RD	SR	4D	F	F	6,375	10375	20,369	13,174	6,799	-5,158	7,404	18,332	14,332	12,015	13,174
6680	ORANGE AVE	ANGLE RD	25TH ST	SR	4D	F	F	12,232	8144	16,547	21,419	9,187	6,527	14,206	14,892	18,980	23,858	21,419

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AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	19,000	2021	2,100	952	C	0.453	986	C	0.47
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,500	2021	2,000	723	C	0.362	748	C	0.374
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,862	2019	2,100	1,160	C	0.552	1,176	C	0.56
ANGLE RD	ORANGE AVE to AVENUE D	100	9,500	2021	840	465	D	0.554	446	D	0.531
ANGLE RD	AVENUE D to AVENUE Q	100	9,500	2021	580	465	D	0.802	446	D	0.769
ANGLE RD	AVENUE Q to 53RD ST	615	8,119	2020	640	479	D	0.748	492	D	0.769
ANGLE RD	53RD ST to KEEN RD	616	5,786	2020	630	308	C	0.489	344	C	0.546
ANGLE RD	KEEN RD to KINGS HWY	616	5,786	2020	880	308	C	0.35	344	C	0.391
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,333	2016	1,480	205	B	0.139	199	B	0.134
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	948505	2,400	2020	1,480	125	B	0.084	125	B	0.084
AVENUE A	7TH ST to US 1	945034	1,100	2020	840	99	C	0.118	99	C	0.118
AVENUE A	US 1 to INDIAN RIVER DR	945033	2,300	2020	640	114	C	0.178	105	C	0.164
AVENUE D	ANGLE RD to 29TH ST	164	3,579	2016	600	203	C	0.338	200	C	0.333
AVENUE D	29TH ST to 25TH ST	164	3,579	2016	790	203	C	0.257	200	C	0.253
AVENUE D	25TH ST to 17TH ST	163	7,000	2021	750	348	C	0.464	342	C	0.456
AVENUE D	17TH ST to 13TH ST	162	3,458	2016	750	160	C	0.213	172	C	0.229
AVENUE D	13TH ST to 10TH ST	161	1,763	2016	750	83	C	0.111	93	C	0.124
AVENUE D	10TH ST to 7TH ST	160	2,305	2016	750	115	C	0.153	125	C	0.167
AVENUE D	7TH ST to US 1	160	2,305	2016	750	115	C	0.153	125	C	0.167
AVENUE I	25TH ST to 17TH ST	620	2,483	2016	750	214	C	0.285	167	C	0.223
AVENUE I	17TH ST to 13TH ST	620	2,483	2016	750	214	C	0.285	167	C	0.223
AVENUE H	13TH ST to 7TH ST	618	1,533	2017	540	89	C	0.165	96	C	0.178
AVENUE H	7TH ST to US 1	619	1,250	2017	750	68	C	0.091	67	C	0.089
AVENUE Q	ANGLE RD to 25TH ST	700	5,981	2020	750	316	C	0.421	303	C	0.404
AVENUE Q	25TH ST to 17TH ST	701	3,200	2021	750	187	C	0.249	194	C	0.259

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I-95	ORANGE AVE to INDRIO RD	941905	48,500	2020	7,320	2,470	B	0.337	2,274	B	0.311
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	6,600	2020	800	310	C	0.388	355	C	0.444
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,500	2020	750	260	C	0.347	253	C	0.337
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	7,200	2020	840	344	C	0.41	405	D	0.482
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	7,200	2020	540	344	C	0.637	405	D	0.75
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	850	2020	1,080	40	B	0.037	43	B	0.04
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	850	2020	3,240	40	B	0.012	43	B	0.013
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	9,800	2020	3,240	480	B	0.148	505	B	0.156
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	9,800	2020	700	480	C	0.686	505	C	0.721
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	9,800	2020	880	480	C	0.545	505	C	0.574
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	8,600	2020	920	471	C	0.512	397	C	0.432
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	8,600	2020	790	471	D	0.596	397	D	0.503
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,909	2020	840	378	C	0.45	370	C	0.44
INDRIO RD	SLASH PINE TRL to US 1	114	5,909	2020	920	378	C	0.411	370	C	0.402
INDRIO RD	US 1 to OLD DIXIE HWY	672	900	2016	750	63	C	0.084	85	C	0.113
JENNINGS RD	US 1 to LENNARD RD	673	4,633	2016	2,100	306	C	0.146	250	C	0.119
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	11,500	2021	880	541	C	0.615	593	C	0.674
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,900	2021	920	517	C	0.562	523	C	0.568
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,900	2021	630	517	C	0.821	523	C	0.83
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,900	2021	920	517	C	0.562	523	C	0.568
JOHNSTON RD	ANGLE RD to L20	674	2,700	2016	1,070	183	B	0.171	177	B	0.165
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	8,424	2020	1,070	477	C	0.446	479	C	0.448

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JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	8,424	2020	1,070	477	C	0.446	479	C	0.448
JUANITA AVE	53RD ST to 25TH ST	122	2,176	2017	750	140	C	0.187	128	C	0.171
JUANITA AVE	25TH ST to US 1	120	3,226	2017	750	180	C	0.24	177	C	0.236
KEEN RD	ANGLE RD to JUANITA AVE	129	2,926	2019	630	176	C	0.279	206	C	0.327
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,926	2019	630	176	C	0.279	206	C	0.327
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	7,900	2020	880	363	C	0.413	371	C	0.422
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	7,900	2020	700	363	C	0.519	371	C	0.53
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,000	2020	700	337	C	0.481	324	C	0.463
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,000	2020	880	337	C	0.383	324	C	0.368
KINGS HWY	ORANGE AVE to ANGLE RD	940077	14,100	2020	920	662	C	0.72	666	C	0.724
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	10,500	2020	880	531	C	0.603	533	C	0.606
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,200	2020	880	744	C	0.845	699	C	0.794
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,400	2021	630	139	C	0.221	129	C	0.205
KITTERMAN RD	OLEANDER AVE to US 1	124	3,482	2018	750	229	C	0.305	208	C	0.277
KITTERMAN RD	US 1 to LENNARD EXT	678	2,233	2017	750	127	C	0.169	129	C	0.172
LENNARD RD	US 1 to MARIPOSA AVE	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	20,078	2019	1,630	1,034	D	0.634	1,068	D	0.655
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,764	2016	1,710	301	C	0.176	305	C	0.178
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	3,600	2021	790	249	C	0.315	236	C	0.299
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	10,536	2020	920	659	C	0.716	701	C	0.762
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	10,536	2020	920	659	C	0.716	701	C	0.762
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,912	2019	880	524	C	0.595	741	C	0.842

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OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,400	2017	540	261	C	0.483	255	C	0.472
OHIO AVE	COLONIAL RD to US 1	686	4,400	2017	750	261	C	0.348	255	C	0.34
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,000	2021	1,580	575	B	0.364	618	B	0.391
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,000	2021	2,000	575	B	0.288	618	B	0.309
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	7,500	2020	2,450	349	B	0.142	341	B	0.139
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	7,500	2020	3,110	349	B	0.112	341	B	0.11
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	5,584	2020	3,240	303	B	0.094	303	B	0.094
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,600	2020	3,240	391	B	0.121	405	B	0.125
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,600	2020	2,100	391	C	0.186	405	C	0.193
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	22,500	2020	4,240	1,028	C	0.242	1,085	C	0.256
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,500	2020	4,240	1,213	C	0.286	1,240	C	0.292
OKEECHOBEE RD	I-95 to JENKINS RD	940029	32,000	2020	4,240	1,981	C	0.467	1,713	C	0.404
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	32,000	2020	4,040	1,981	C	0.49	1,713	C	0.424
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,500	2020	3,170	1,468	C	0.463	1,531	C	0.483
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,171	2020	2,100	669	C	0.319	708	C	0.337
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,171	2020	1,630	669	C	0.41	708	C	0.434
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,993	2020	1,630	868	D	0.533	849	D	0.521
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,993	2020	1,630	868	D	0.533	849	D	0.521
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,110	2020	1,630	754	D	0.463	716	C	0.439
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,110	2020	1,710	754	C	0.441	716	C	0.419
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,233	2017	790	407	D	0.515	369	C	0.467
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,750	2020	750	82	C	0.109	82	C	0.109

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OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,019	2016	790	148	C	0.187	115	C	0.146
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,350	2020	870	63	C	0.072	63	C	0.072
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2021	540	168	C	0.311	190	C	0.352
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	5,500	2021	750	320	C	0.427	320	C	0.427
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,055	2020	750	386	D	0.515	418	D	0.557
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,055	2020	580	386	D	0.666	418	D	0.721
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	11,500	2021	580	555	E	0.957	526	D	0.907
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	11,500	2021	800	555	D	0.694	526	D	0.658
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2021	800	558	D	0.698	464	D	0.58
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2021	580	558	E	0.962	464	D	0.8
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,200	2021	840	558	D	0.664	464	D	0.552
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,553	2019	640	259	C	0.405	269	C	0.42
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,600	2021	670	269	C	0.401	256	C	0.382
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,600	2021	670	269	C	0.401	256	C	0.382
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,700	2020	1,070	148	B	0.138	148	B	0.138
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,700	2020	1,070	148	B	0.138	148	B	0.138
ORANGE AVE	KINGS HWY to I-95	940041	19,000	2020	2,100	856	C	0.408	863	C	0.411
ORANGE AVE	I-95 to JENKINS RD	940035	14,700	2020	2,100	797	C	0.38	750	C	0.357
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312
ORANGE AVE	ANGLE RD to 25TH ST	945044	10,449	2020	1,710	507	C	0.296	590	C	0.345
ORANGE AVE	25TH ST to 17TH ST	945040	11,700	2020	1,630	534	C	0.328	586	C	0.36
ORANGE AVE	17TH ST to 13TH ST	945040	11,700	2020	1,710	534	C	0.312	586	C	0.343
ORANGE AVE	13TH ST to 10TH ST	945040	11,700	2020	750	534	D	0.712	586	D	0.781
ORANGE AVE	10TH ST to 7TH ST	940155	9,200	2020	600	418	D	0.697	481	D	0.802

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

APPENDIX D

OTHER PROJECT DATA

GROWTH RATE DATA

| AM APPROVED PROJECTS | | | 39 Acre Residential Development | | | | | 9 Kings Center St. Lucie County | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | WaWa | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | | Directional N/E | | Directional S/W | |
|---|---|---

| PM APPROVED PROJECTS | | | 39 Acre Residential Development | | | | | 9 Kings Center St. Lucie County | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | WaWa | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | | Directional N/E | | Directional S/W | |
|---|---|---

Historical Growth Rate Calculation

Segment	From	To	2017 AADT	2021 AADT	4 Year Historical Growth Rate
Jenkins Rd	Okeechobee Hwy	Orange Ave	9,100	9,900	2.13%

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall 2017

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	42,866	2015	7,320	-	-	-	-	-	-
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	4,629	2015	750	-	-	-	-	-	-
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,429	2015	750	-	-	-	-	-	-
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,505	2015	790	-	-	-	-	-	-
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,505	2015	540	-	-	-	-	-	-
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	820	2015	1,080	-	-	-	-	-	-
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	820	2015	3,240	-	-	-	-	-	-
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	9,800	2015	3,240	-	-	-	-	-	-
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	9,800	2015	700	-	-	-	-	-	-
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	9,800	2015	880	-	-	-	-	-	-
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,446	2015	920	-	-	-	-	-	-
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,446	2015	790	-	-	-	-	-	-
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,542	2016	790	358	C	0.918	343	C	0.879
INDRIO RD	SLASH PINE TRL to US 1	114	5,542	2016	920	358	C	0.411	343	C	0.394
INDRIO RD	US 1 to OLD DIXIE HWY	672	950	2016	750	66	C	0.178	89	C	0.241
JENNINGS RD	US 1 to LENNARD RD	673	4,533	2016	2,100	300	C	0.149	245	C	0.122
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	7,613	2016	880	431	C	0.519	404	C	0.487
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,100	2017	920	543	C	0.624	545	C	0.626
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,100	2017	630	543	C	0.905	545	C	0.908
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,100	2017	920	543	C	0.624	545	C	0.626
JOHNSTON RD	ANGLE RD to L20	674	2,400	2016	1,070	163	B	0.429	158	B	0.416
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	7,282	2016	1,070	439	C	0.578	440	C	0.579

D4

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	9200 C	N 4600	S 4600	9.00	51.00	7.80
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

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 E

INTERSECTION ANALYSIS

TURNING MOVEMENT VOLUME COUNTS

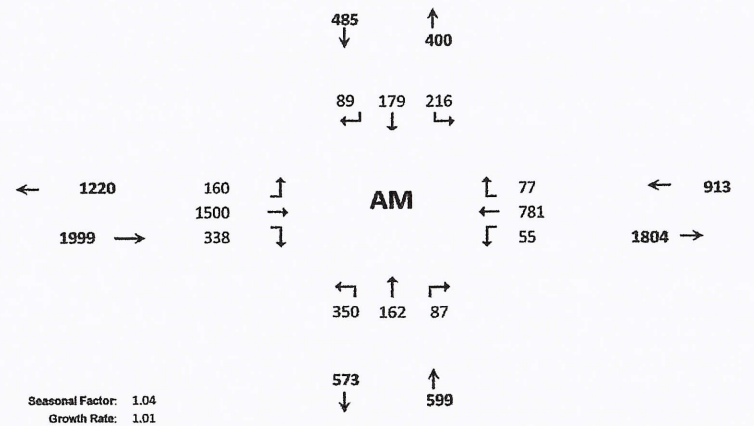
N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized

FILENAME: Jenkins Pointe - Waypoint

COUNT DATE: 12/10/2020 **DAY:** Thursday **CITY:** St Lucie

REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2022

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	65	31	2	26	45	19	11	215	66	11	127	31	649	3641
7:15-7:30	87	40	23	29	42	16	27	326	73	11	186	15	875	3767
7:30-7:45	102	39	36	66	61	26	48	388	100	14	201	14	1095	3672
7:45-8:00	78	28	16	60	32	25	40	434	81	13	196	19	1022	3202
8:00-8:15	63	46	7	49	34	17	36	266	65	14	153	25	775	2817
8:15-8:30	66	32	9	76	29	12	22	277	50	8	165	34	780	
8:30-8:45	57	36	10	71	37	14	24	165	41	3	143	24	625	
8:45-9:00	51	27	4	40	30	18	33	178	42	7	175	32	637	



AM PEAK HOUR IS FROM:	7:15AM TO 8:15AM												
Volumes	330	153	82	204	169	84	151	1414	319	52	736	73	3767
Season Factor	343	159	85	212	176	87	157	1471	332	54	765	76	3918
Growth	350	162	87	216	179	89	160	1500	338	55	781	77	3996
In/Out Percentage													
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0
SUBPROJECTS													
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	350	162	87	216	179	89	160	1500	338	55	781	77	3996

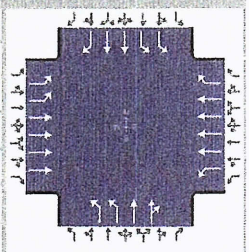
Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 2

	Trips In	Trips Out

E-1

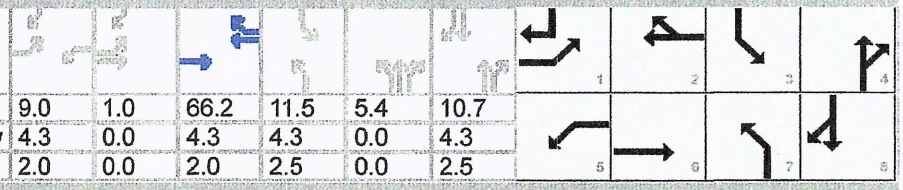
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	12/16/2021	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.86
Urban Street	Okeechobee Road	Analysis Year	2021	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - EXISTING AM.xus		
Project Description	Existing AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	160	1500		55	781	77	350	162	87	216	179	89

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	9.0	1.0		66.2	11.5	5.4	10.7					
Yellow	4.3	0.0		4.3	4.3	0.0	4.3					
Red	2.0	0.0		2.0	2.5	0.0	2.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	16.3	73.5	15.3	72.5	23.8	22.9	18.3	17.5
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (MAH), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	8.7		6.4		16.8	12.4	11.1	9.5
Green Extension Time (g_e), s	0.4	0.0	0.1	0.0	0.2	1.1	0.4	1.1
Phase Call Probability	1.00		0.90		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	186	1744		64	908	90	407	149	140	251	208	103
Adjusted Saturation Flow Rate (s), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1682	1757	1809	1610
Queue Service Time (g_s), s	6.7	21.3		4.4	9.7	3.8	14.8	9.7	10.4	9.1	7.3	7.5
Cycle Queue Clearance Time (g_c), s	6.7	21.3		4.4	9.7	3.8	14.8	9.7	10.4	9.1	7.3	7.5
Green Ratio (g/C)	0.08	0.52		0.07	0.51	0.51	0.13	0.12	0.12	0.09	0.08	0.16
Capacity (c), veh/h	270	3565		125	3513	820	459	235	208	312	296	256
Volume-to-Capacity Ratio (X)	0.689	0.489		0.510	0.258	0.109	0.887	0.635	0.674	0.805	0.702	0.405
Back of Queue (Q), ft/ln (95 th percentile)	133.5	323.5		91.5	168.8	63.2	297.3	203.8	195.3	182.3	149.2	134.7
Back of Queue (Q), veh/ln (95 th percentile)	5.3	12.9		3.7	6.8	2.5	11.9	8.2	7.8	7.3	6.0	5.4
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	58.5	20.3		58.4	18.0	16.6	55.6	54.2	54.4	58.1	58.1	49.2
Incremental Delay (d_2), s/veh	1.2	0.5		1.2	0.2	0.3	16.0	1.1	1.4	1.9	1.1	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	59.7	20.8		59.6	18.2	16.9	71.5	55.2	55.9	60.0	59.3	49.5
Level of Service (LOS)	E	C		E	B	B	E	E	E	E	E	D
Approach Delay, s/veh / LOS	24.5	C		20.6	C		64.9	E		57.8	E	
Intersection Delay, s/veh / LOS	34.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.42	B	2.56	C	2.98	C	2.98	C
Bicycle LOS Score / LOS	1.28	A	0.93	A	1.06	A	0.95	A

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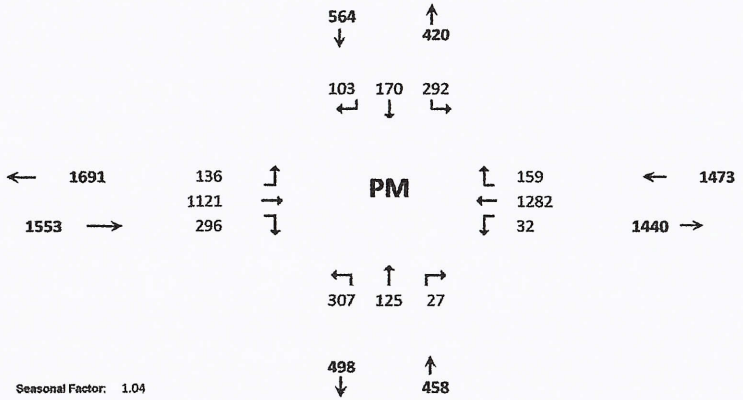
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 12/10/2020 **DAY:** Thursday **CITY:** St Lucie
REPORT DATE: 12/3/2021 **ANALYSIS YEAR:** 2022

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	63	37	4	91	45	32	18	231	59	8	260	35	883	3577
4:15-4:30	95	39	19	87	48	38	27	230	97	8	240	27	955	3680
4:30-4:45	79	17	10	74	51	21	29	251	68	8	199	86	893	3755
4:45-5:00	69	26	7	71	35	17	32	206	60	3	279	41	846	3778
5:00-5:15	92	38	5	54	44	30	27	281	65	12	307	31	986	3816
5:15-5:30	73	33	6	75	47	24	32	253	78	6	366	37	1030	
5:30-5:45	67	23	8	72	31	25	38	252	79	4	271	46	916	
5:45-6:00	57	24	6	74	38	18	31	271	57	8	264	36	884	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	289	118	25	275	160	97	128	1057	279	30	1208	150	3816	
Season Factor	301	123	26	286	166	101	133	1099	290	31	1256	156	3969	
Growth	307	125	27	292	170	103	136	1121	296	32	1282	159	4048	
In/Out Percentage														
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30.0%		
In/Out		IN		OUT	OUT	OUT	IN					IN		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN		OUT	OUT	OUT	IN							
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN		OUT	OUT	OUT	IN							
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0.0%	0.0%	55.0%	5.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN		OUT	OUT	OUT	IN					IN		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	307	125	27	292	170	103	136	1121	296	32	1282	159	4048	

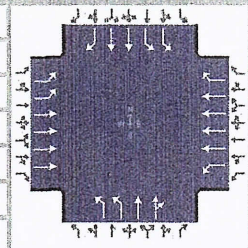


Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 2

Trips In **Trips Out**

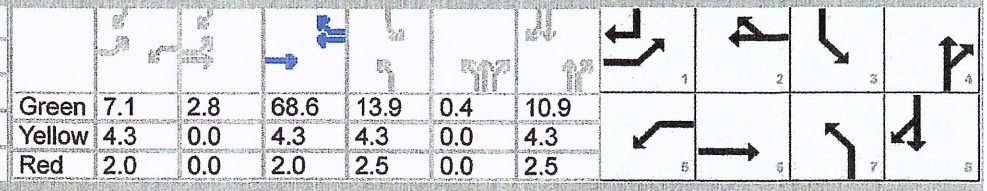
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.25
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.93
Urban Street	Okeechobee Road	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - EXISTING PM.xus		
Project Description	Existing PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	136	1121		32	1282	159	307	125	27	292	170	103

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB				SB			
Green	7.1	2.8	68.6	13.9	0.4	10.9							
Yellow	4.3	0.0	4.3	4.3	0.0	4.3							
Red	2.0	0.0	2.0	2.5	0.0	2.5							

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	16.2	77.8	13.4	74.9	21.1	18.1	20.7	17.7
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	7.2		4.4		14.0	7.6	13.4	10.1
Green Extension Time (g_e), s	0.3	0.0	0.0	0.0	0.3	0.9	0.5	0.9
Phase Call Probability	0.99		0.71		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.33	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	146	1205		34	1378	171	330	83	81	314	183	111
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1785	1757	1809	1610
Queue Service Time (g_s), s	5.2	12.4		2.4	15.3	7.3	12.0	5.4	5.6	11.4	6.3	8.1
Cycle Queue Clearance Time (g_c), s	5.2	12.4		2.4	15.3	7.3	12.0	5.4	5.6	11.4	6.3	8.1
Green Ratio (*g/C*)	0.08	0.55		0.05	0.53	0.53	0.11	0.09	0.09	0.11	0.08	0.16
Capacity (*c*), veh/h	269	3793		99	3642	850	387	166	156	376	304	258
Volume-to-Capacity Ratio (*X*)	0.544	0.318		0.347	0.378	0.201	0.853	0.498	0.520	0.836	0.602	0.428
Back of Queue (*Q*), ft/ln (95 th percentile)	103.3	206.2		49.2	246.6	121.5	240.4	115.9	114.1	218.3	129.2	144.5
Back of Queue (*Q*), veh/ln (95 th percentile)	4.1	8.2		2.0	9.9	4.9	9.6	4.6	4.6	8.7	5.2	5.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	57.8	16.0		59.2	18.1	16.2	56.8	56.6	56.7	56.9	57.4	49.2
Incremental Delay (d_2), s/veh	0.6	0.2		0.8	0.3	0.5	9.3	0.9	1.0	1.9	0.7	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	58.5	16.2		60.0	18.4	16.7	66.2	57.5	57.7	58.9	58.2	49.6
Level of Service (LOS)	E	B		E	B	B	E	E	E	E	E	D
Approach Delay, s/veh / LOS	20.8	C		19.1	B		63.3	E		57.0	E	
Intersection Delay, s/veh / LOS	30.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.9	C	3.0	C	3.8	D	3.8	D
Bicycle LOS Score / LOS	1.0	A	1.1	A	0.9	A	1.0	A

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TURNING MOVEMENT VOLUME COUNTS

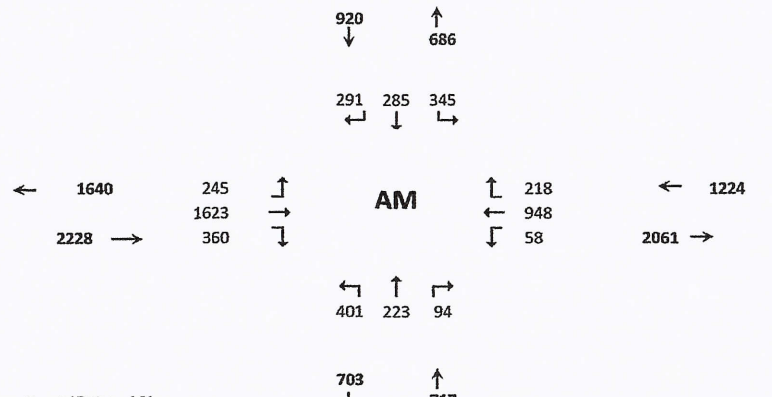
N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized

FILENAME: Jenkins Pointe - Waypoint

COUNT DATE: 12/10/2020 **DAY:** Thursday **CITY:** St Lucie

REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 - Without Project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	65	31	2	26	45	19	11	215	66	11	127	31	649	3641
7:15-7:30	87	40	23	29	42	16	27	326	73	11	186	15	875	3767
7:30-7:45	102	39	36	66	61	26	48	388	100	14	201	14	1095	3672
7:45-8:00	78	28	16	60	32	25	40	434	81	13	196	19	1022	3202
8:00-8:15	63	46	7	49	34	17	36	266	65	14	153	25	775	2817
8:15-8:30	66	32	9	76	29	12	22	277	50	8	165	34	780	
8:30-8:45	57	36	10	71	37	14	24	165	41	3	143	24	625	
8:45-9:00	51	27	4	40	30	18	33	178	42	7	175	32	637	



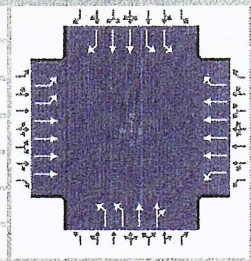
AM PEAK HOUR IS FROM:	7:15AM TO 8:15AM														
Volumes	330	153	82	204	169	84	151	1414	319	52	736	73	3767		
Season Factor	343	159	85	212	176	87	157	1471	332	54	765	76	3918		
Growth	364	169	91	225	187	93	167	1561	352	57	813	81	4159		
In/Out															
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0		

Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 6

SUBPROJECTS															Trips In	Trips Out
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	18	0	27	5	5	18	0	0	0	0	109	0	Kings Highway Commerce Park	362	90
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	14	0	0	62	0	0	St. Lucie Commerce Center	563	124
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21%	0%	0.0%	0.0%	0.0%	10.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	5	0	17	17	35	9	0	0	0	0	5	0	Whispering Oaks	45	167
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	12	0	37	37	78	26	0	0	0	0	12	0	Bent Creek	123	371
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	36	7	3	0	1	0	0	0	8	1	0	0	0	39 Acre Residential	14	66
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	38	0	0	38	0	0	Kings Highway Warehouse	342	341
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	6	0	0	22	0	0	Stonemont	197	55
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Sunset Lakes	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	5	0	0	14	0	0	Project Hurricane	36	12
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	12	0	39	39	81	25	0	0	0	0	12	0	Celebration Pointe	121	385
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	232	42	21	0	14	0	0	0	79	7	0	0		Mariner Cove	143	421
Subtotal	36	54	3	119	98	198	79	62	8	1	136	138	0			
Total	401	223	94	345	285	291	245	1623	360	58	948	218	4159			

HCS7 Signalized Intersection Results Summary

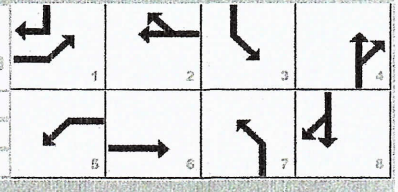
General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	12/16/2021	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.86
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - AM Without Proje...		
Project Description	AM - Without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	245	1623		58	948	218	401	223	94	345	285	291

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On





	EB			WB			NB			SB		
Green	9.1	3.7		45.1	17.1	1.1	27.7					
Yellow	4.3	0.0		4.3	4.3	0.0	4.3					
Red	2.0	0.0		2.0	2.5	0.0	2.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	19.1	55.1	15.4	51.4	25.0	35.6	23.9	34.5
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (MAH), s	3.0	0.0	3.0	0.0	3.0	3.1	3.0	3.1
Queue Clearance Time (g_s), s	12.3		6.7		19.1	13.8	16.5	25.8
Green Extension Time (g_e), s	0.5	0.0	0.1	0.0	0.0	2.1	0.6	1.9
Phase Call Probability	1.00		0.91		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.05	0.04

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	285	1887		67	1102	253	466	190	178	401	331	338
Adjusted Saturation Flow Rate (s), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1711	1757	1809	1610
Queue Service Time (g_s), s	10.3	30.6		4.7	16.1	15.9	17.1	11.3	11.8	14.5	10.3	23.8
Cycle Queue Clearance Time (g_c), s	10.3	30.6		4.7	16.1	15.9	17.1	11.3	11.8	14.5	10.3	23.8
Green Ratio (g/C)	0.10	0.38		0.07	0.35	0.35	0.14	0.22	0.22	0.13	0.21	0.31
Capacity (c), veh/h	347	2588		127	2392	558	492	421	379	463	771	502
Volume-to-Capacity Ratio (X)	0.821	0.729		0.531	0.461	0.454	0.948	0.452	0.470	0.867	0.430	0.674
Back of Queue (Q), ft/ln (95 th percentile)	202.3	462.5		96.6	273	264.9	356.5	224.4	213.9	276.2	201	356.3
Back of Queue (Q), veh/ln (95 th percentile)	8.1	18.5		3.9	10.9	10.6	14.3	9.0	8.6	11.0	8.0	14.3
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	57.5	34.9		58.4	33.0	32.9	55.4	43.8	44.0	55.3	44.3	39.0
Incremental Delay (d_2), s/veh	1.9	1.8		1.3	0.6	2.7	27.6	0.3	0.3	7.6	0.1	1.1
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	59.3	36.8		59.7	33.7	35.6	83.0	44.1	44.3	62.9	44.4	40.0
Level of Service (LOS)	E	D		E	C	D	F	D	D	E	D	D
Approach Delay, s/veh / LOS	39.7	D		35.2	D		65.9	E		50.0	D	
Intersection Delay, s/veh / LOS	44.5						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.58	C	2.97	C	2.97	C
Bicycle LOS Score / LOS	1.38	A	1.07	A	1.18	A	1.37	A

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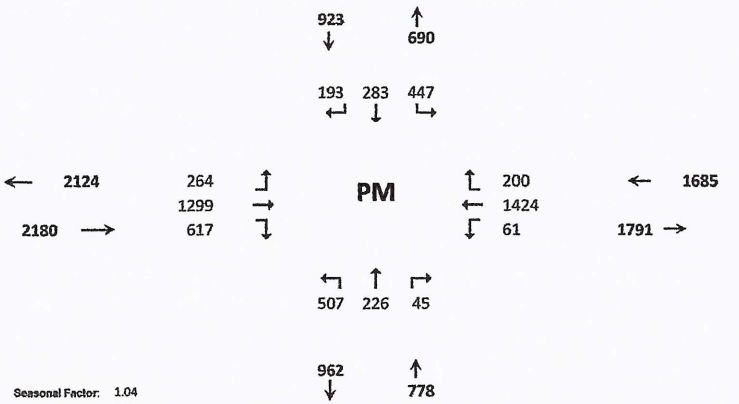
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 12/10/2020 **DAY:** Thursday **CITY:** St Lucie
REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 without project

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	63	37	4	91	45	32	18	231	59	8	260	35	883	3577
4:15-4:30	95	39	19	87	48	38	27	230	97	8	240	27	955	3680
4:30-4:45	79	17	10	74	51	21	29	251	68	8	199	86	893	3755
4:45-5:00	69	26	7	71	35	17	32	206	60	3	279	41	846	3778
5:00-5:15	92	38	5	54	44	30	27	281	65	12	307	31	986	3816
5:15-5:30	73	33	6	75	47	24	32	253	78	6	366	37	1030	
5:30-5:45	67	23	8	72	31	25	38	252	79	4	271	46	916	
5:45-6:00	57	24	6	74	38	18	31	271	57	8	264	36	884	



PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	289	118	25	275	160	97	128	1057	279	30	1208	150	3816	
Season Factor	301	123	26	286	166	101	133	1099	290	31	1256	156	3969	
Growth	319	130	28	304	177	107	141	1167	308	33	1334	166	4213	
In/Out	0	0	0	0	0	0	0	0	0	0	0	0		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	

Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 6

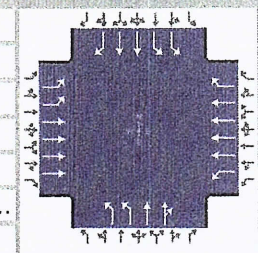
	Trips In	Trips Out
Jenkins Pointe - Waypoint	0	0

SUBPROJECTS

%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30.0%			
In/Out		IN		OUT	OUT	OUT	IN					IN			
Volume	0	6	0	111	19	19	6	0	0	0	0	35	0	Kings Highway Commerce Park	115	371
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	86	0	0	23	0	0	St. Lucie Commerce Center	208	784
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN		OUT	OUT	OUT	IN									
Volume	0	17	0	9	9	20	36	0	0	0	0	0	0	Whispering Oaks	172	94
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN		OUT	OUT	OUT	IN									
Volume	0	39	0	23	23	47	81	0	0	0	0	0	0	Bent Creek	385	226
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0.0%	0.0%	55.0%	5.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	17	3	2	0	6	0	0	0	35	3	0	0	0	39 Acre Residential	64	31
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	24	0	0	50	0	0	Kings Highway Warehouse	458	216
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	7	0	0	7	0	0	Stonemont	68	186
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Sunset Lakes	268	137
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	15	0	0	9	0	0	Project Hurricane	23	37
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe	398	229
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	171	31	16	0	50	0	0	0	274	25	0	0	0	Mariner Cove	498	311
Subtotal	188	96	17	143	107	86	123	132	309	28	90	35	0			
Total	507	226	45	447	283	193	264	1299	617	61	1424	200	4213			

HCS7 Signalized Intersection Results Summary

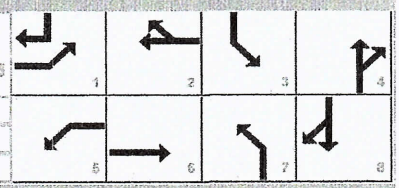
General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.93
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - PM Without Proje...		
Project Description	PM - Without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	264	1299		61	1424	200	507	226	45	447	283	193

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

	EB			WB			NB			SB		
Green	9.1		3.8	54.5		18.2	1.7	16.5				
Yellow	4.3		0.0	4.3		4.3	0.0	4.3				
Red	2.0		0.0	2.0		2.5	0.0	2.5				



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	19.2	64.7	15.4	60.8	25.0	23.3	26.7	25.0
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (MAH), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	12.3		6.5		20.2	11.9	19.4	16.6
Green Extension Time (g_e), s	0.6	0.0	0.1	0.0	0.0	1.6	0.5	1.5
Phase Call Probability	1.00		0.91		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.58	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	284	1397		66	1531	215	545	148	143	481	304	208
Adjusted Saturation Flow Rate (s), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1791	1757	1809	1610
Queue Service Time (g_s), s	10.3	18.2		4.5	21.5	11.6	18.2	9.6	9.9	17.4	10.3	14.6
Cycle Queue Clearance Time (g_c), s	10.3	18.2		4.5	21.5	11.6	18.2	9.6	9.9	17.4	10.3	14.6
Green Ratio (g/C)	0.10	0.45		0.07	0.42	0.42	0.14	0.13	0.13	0.15	0.14	0.24
Capacity (c), veh/h	348	3098		126	2895	676	492	240	227	539	506	385
Volume-to-Capacity Ratio (X)	0.815	0.451		0.520	0.529	0.318	1.108	0.615	0.633	0.892	0.601	0.539
Back of Queue (Q), ft/ln (95 th percentile)	201.5	291.7		93.9	338.1	201.2	491.4	201.4	197.1	330.8	202.9	241.9
Back of Queue (Q), veh/ln (95 th percentile)	8.1	11.7		3.8	13.5	8.0	19.7	8.1	7.9	13.2	8.1	9.7
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	57.4	24.8		58.4	28.1	25.3	55.9	53.8	53.9	54.0	52.5	43.2
Incremental Delay (d_2), s/veh	1.8	0.5		1.2	0.7	1.2	73.5	1.0	1.1	12.6	0.4	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	59.2	25.2		59.6	28.8	26.5	129.4	54.7	55.0	66.5	52.9	43.7
Level of Service (LOS)	E	C		E	C	C	F	D	D	E	D	D
Approach Delay, s/veh / LOS	31.0		C	29.7		C	103.4		F	57.6		E
Intersection Delay, s/veh / LOS	46.9						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.57	C	2.98	C	2.98	C
Bicycle LOS Score / LOS	1.18	A	1.23	A	1.18	A	1.31	A

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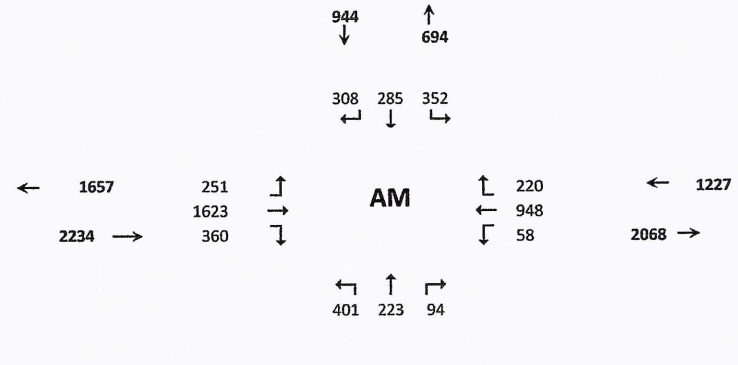
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd
E/W STREET: Okeechobee Rd
CONTROL: Signalized
FILENAME: Hillpointe Residential
COUNT DATE: 12/10/2020
DAY: Thursday
CITY: St Lucie
REPORT DATE: 3/10/2022
ANALYSIS YEAR: 2026 - With Project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	65	31	2	26	45	19	11	215	66	11	127	31	649	3641
7:15-7:30	87	40	23	29	42	16	27	326	73	11	186	15	875	3767
7:30-7:45	102	39	36	66	61	26	48	388	100	14	201	14	1095	3672
7:45-8:00	78	28	16	60	32	25	40	434	81	13	196	19	1022	3202
8:00-8:15	63	46	7	49	34	17	36	266	65	14	153	25	775	2817
8:15-8:30	66	32	9	76	29	12	22	277	50	8	165	34	780	
8:30-8:45	57	36	10	71	37	14	24	165	41	3	143	24	625	
8:45-9:00	51	27	4	40	30	18	33	178	42	7	175	32	637	



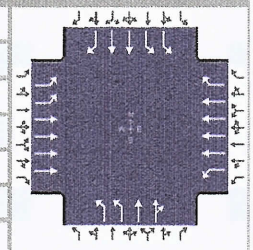
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	330	153	82	204	169	84	151	1414	319	52	736	73	3767	
Season Factor	343	159	85	212	176	87	157	1471	332	54	765	76	3918	
Growth	364	169	91	225	187	93	167	1561	352	57	813	81	4159	
In/Out				OUT		OUT	IN					IN		
Percentage	0%	0%	0%	10%	0%	24%	24%	0%	0%	0%	0%	10%	0%	
PROJECT	0	0	0	7	0	17	6	0	0	0	0	2	32	

Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 6

SUBPROJECTS														Trips In	Trips Out
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30%			
In/Out		IN		OUT	OUT	OUT	IN					IN			
Volume	0	18	0	27	5	5	18	0	0	0	0	109	0	Kings Highway Commerce Park	362	90
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%			
In/Out								OUT			IN				
Volume	0	0	0	0	0	0	0	14	0	0	62	0	0	St. Lucie Commerce Center	563	124
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21%	0%	0.0%	0.0%	0.0%	10.0%			
In/Out		IN		OUT	OUT	OUT	IN					IN			
Volume	0	5	0	17	17	35	9	0	0	0	0	5	0	Whispering Oaks	45	167
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	10.0%			
In/Out		IN		OUT	OUT	OUT	IN					IN			
Volume	0	12	0	37	37	78	26	0	0	0	0	12	0	Bent Creek	123	371
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%			
In/Out	OUT	OUT	OUT		IN				IN	IN					
Volume	36	7	3	0	1	0	0	0	8	1	0	0	0	39 Acre Residential	14	66
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%			
In/Out								OUT			IN				
Volume	0	0	0	0	0	0	0	38	0	0	38	0	0	Kings Highway Warehouse	342	341
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%			
In/Out								OUT			IN				
Volume	0	0	0	0	0	0	0	6	0	0	22	0	0	Stonemont	197	55
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
In/Out															
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Sunset Lakes	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%			
In/Out								OUT			IN				
Volume	0	0	0	0	0	0	0	5	0	0	14	0	0	Project Hurricane	36	12
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	10.0%			
In/Out		IN		OUT	OUT	OUT	IN					IN			
Volume	0	12	0	39	39	81	25	0	0	0	0	12	0	Celebration Pointe	121	385
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%			
In/Out	OUT	OUT	OUT		IN				IN	IN					
Volume	232	42	21	0	14	0	0	0	79	7	0	0		Mariner Cove	143	421
Subtotal	36	54	3	119	98	198	79	62	8	1	136	138	0			
Total	401	223	94	352	285	308	251	1623	360	58	948	220	4191			

HCS Signalized Intersection Results Summary

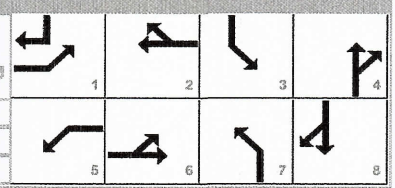
General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	MM	Analysis Date	12/16/2021	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.86
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	Okeechobee and Jenkins - AM With Project Hillpo...		
Project Description	AM - With Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	253	1623		58	948	221	401	223	94	354	285	313

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	9.1	0.9		45.5	17.5	0.7	30.1					
Yellow	4.3	0.0		4.3	4.3	0.0	4.3					
Red	2.0	0.0		2.0	2.5	0.0	2.5					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	16.3	52.7	15.4	51.8	25.0	37.6	24.3	36.9
Change Period, (*Y+R c*), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.1	3.0	3.1
Queue Clearance Time (*g s*), s	8.8		6.7		19.1	13.5	16.9	28.3
Green Extension Time (*g e*), s	0.5	0.0	0.1	0.0	0.0	2.2	0.6	1.8
Phase Call Probability	1.00		0.91		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.07	0.09

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	294	1887		67	1102	257	466	190	178	412	331	364
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1711	1757	1809	1610
Queue Service Time (*g s*), s	6.8	31.5		4.7	16.1	16.0	17.1	11.0	11.5	14.9	10.1	26.3
Cycle Queue Clearance Time (*g c*), s	6.8	31.5		4.7	16.1	16.0	17.1	11.0	11.5	14.9	10.1	26.3
Green Ratio (*g/C*)	0.43	0.36		0.07	0.35	0.35	0.14	0.24	0.24	0.13	0.23	0.31
Capacity (*c*), veh/h	616	2462		127	2415	564	492	450	406	473	838	497
Volume-to-Capacity Ratio (*X*)	0.477	0.767		0.531	0.456	0.456	0.948	0.423	0.440	0.871	0.396	0.733
Back of Queue (Q), ft/ln (95 th percentile)												
Back of Queue (Q), veh/ln (95 th percentile)	5.0	19.1		3.9	10.9	10.7	14.3	8.8	8.4	11.3	7.9	15.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	24.7	37.0		58.4	32.7	32.7	55.4	42.1	42.2	55.1	42.3	40.2
Incremental Delay (*d 2*), s/veh	0.2	2.3		1.3	0.6	2.6	27.6	0.2	0.3	8.3	0.1	2.7
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	24.9	39.4		59.7	33.3	35.3	83.0	42.3	42.5	63.4	42.4	42.9
Level of Service (LOS)	C	D		E	C	D	F	D	D	E	D	D
Approach Delay, s/veh / LOS	37.4	D		34.9	C		65.1	E		50.4	D	
Intersection Delay, s/veh / LOS	43.5						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.58	C	2.97	C	2.97	C
Bicycle LOS Score / LOS	1.39	A	1.08	A	1.18	A	1.40	A

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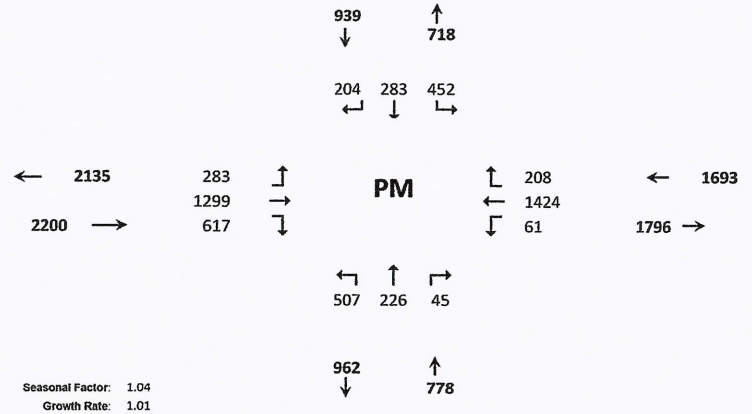
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 12/10/2020 **DAY:** Thursday **CITY:** St Lucie
REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 With - Project

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	63	37	4	91	45	32	18	231	59	8	260	35	883	3577
4:15-4:30	95	39	19	87	48	38	27	230	97	8	240	27	955	3680
4:30-4:45	79	17	10	74	51	21	29	251	68	8	199	86	893	3755
4:45-5:00	69	26	7	71	35	17	32	206	60	3	279	41	846	3778
5:00-5:15	92	38	5	54	44	30	27	281	65	12	307	31	986	3816
5:15-5:30	73	33	6	75	47	24	32	253	78	6	366	37	1030	
5:30-5:45	67	23	8	72	31	25	38	252	79	4	271	46	916	
5:45-6:00	57	24	6	74	38	18	31	271	57	8	264	36	884	



PM PEAK HOUR IS FROM: 5:00PM TO 6:00PM

Volumes	289	118	25	275	160	97	128	1057	279	30	1208	150	3816
Season Factor	301	123	26	286	166	101	133	1099	290	31	1256	156	3969
Growth	319	130	28	304	177	107	141	1167	308	33	1334	166	4213
In/Out	0	0	0	OUT	0	OUT	IN	0	0	0	0	IN	0
Percentage	0%	0%	0%	10%	0%	24%	24%	0%	0%	0%	0%	10%	0%
PROJECT	0	0	0	5	0	12	19	0	0	0	0	8	44

Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 6

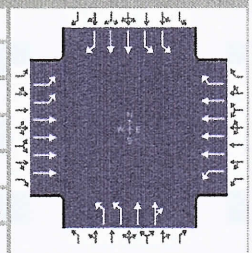
	Trips In	Trips Out
Hillpointe Residential	81	48

SUBPROJECTS

%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30.0%			
In/Out		IN		OUT	OUT	OUT	IN					IN			
Volume	0	6	0	111	19	19	6	0	0	0	0	35	0	Kings Highway Commerce Park	115	371
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	86	0	0	23	0	0	St. Lucie Commerce Center	208	784
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN		OUT	OUT	OUT	IN									
Volume	0	17	0	9	9	20	36	0	0	0	0	0	0	Whispering Oaks	172	94
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN		OUT	OUT	OUT	IN									
Volume	0	39	0	23	23	47	81	0	0	0	0	0	0	Bent Creek	385	226
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0.0%	0.0%	55.0%	5.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	17	3	2	0	6	0	0	0	35	3	0	0	0	39 Acre Residential	64	31
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	24	0	0	50	0	0	Kings Highway Warehouse	458	216
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	7	0	0	7	0	0	Stonemont	68	186
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Sunset Lakes	268	137
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	15	0	0	9	0	0	Project Hurricane	23	37
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe	398	229
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	171	31	16	0	50	0	0	0	274	25	0	0	0	Mariner Cove	498	311
Subtotal	188	96	17	143	107	86	123	132	309	28	90	35	0			
Total	507	226	45	452	283	204	283	1299	617	61	1424	208	4257			

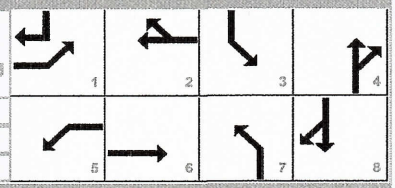
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	MM	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.93
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	Okeechobee and Jenkins - PM With Project Hillpo...		
Project Description	PM - With Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	283	1299		61	1424	208	507	226	45	452	283	207

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	9.1	4.6		52.8	18.2	1.9	17.3					
Yellow	4.3	0.0		4.3	4.3	0.0	4.3					
Red	2.0	0.0		2.0	2.5	0.0	2.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	20.0	63.7	15.4	59.1	25.0	24.1	26.9	26.0
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	13.0		6.5		20.2	11.8	19.6	17.6
Green Extension Time (g_e), s	0.6	0.0	0.1	0.0	0.0	1.6	0.5	1.6
Phase Call Probability	1.00		0.91		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.67	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	304	1397		66	1531	224	545	148	143	486	304	223
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1791	1757	1809	1610
Queue Service Time (g_s), s	11.0	18.4		4.5	22.0	12.5	18.2	9.5	9.8	17.6	10.2	15.6
Cycle Queue Clearance Time (g_c), s	11.0	18.4		4.5	22.0	12.5	18.2	9.5	9.8	17.6	10.2	15.6
Green Ratio (*g/C*)	0.11	0.44		0.07	0.41	0.41	0.14	0.13	0.13	0.15	0.15	0.25
Capacity (*c*), veh/h	369	3046		126	2802	654	492	252	238	544	533	406
Volume-to-Capacity Ratio (*X*)	0.824	0.459		0.520	0.546	0.342	1.108	0.587	0.604	0.894	0.571	0.548
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	8.5	11.8		3.8	13.8	8.5	19.7	8.0	7.8	13.4	8.0	10.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	57.0	25.4		58.4	29.5	26.6	55.9	53.0	53.2	53.9	51.6	42.2
Incremental Delay (d_2), s/veh	1.8	0.5		1.2	0.8	1.4	73.5	0.8	0.9	12.9	0.4	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	58.8	25.9		59.6	30.2	28.1	129.4	53.8	54.1	66.8	52.0	42.6
Level of Service (LOS)	E	C		E	C	C	F	D	D	E	D	D
Approach Delay, s/veh / LOS	31.8	C		31.0	C		103.1	F		57.0	E	
Intersection Delay, s/veh / LOS	47.4						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.58	C	2.98	C	2.98	C
Bicycle LOS Score / LOS	1.19	A	1.24	A	1.18	A	1.32	A

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TURNING MOVEMENT VOLUME COUNTS

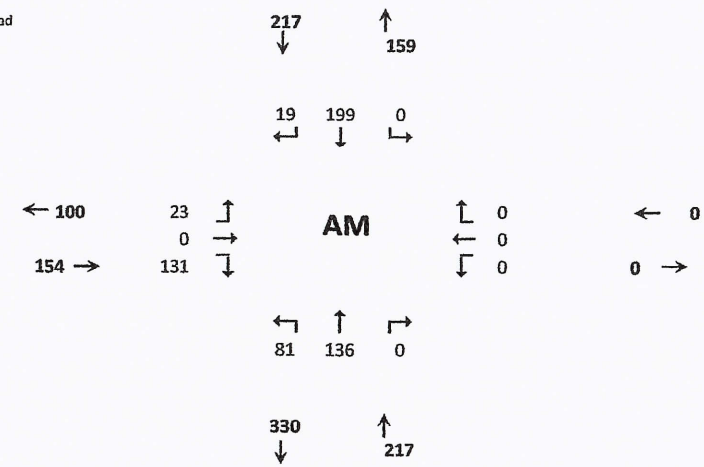
N/S STREET: Jenkins Road | E/W STREET: Graham Road | CONTROL: Unsignalized

FILENAME: Hillpointe

COUNT DATE: 2/27/2018 | DAY: Tuesday | CITY: Ft. Pierce | INTERSECTION: Jenkins Road & Graham Road

REPORT DATE: 3/10/2022 | ANALYSIS YEAR: 2022

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	13	22	0	0	27	4	13	0	25	0	0	0	104	581
7:15-7:30	16	35	0	0	32	14	5	0	31	0	0	0	133	592
7:30-7:45	27	38	0	0	36	9	16	0	42	0	0	0	168	592
7:45-8:00	17	36	0	0	50	12	14	0	47	0	0	0	176	575
8:00-8:15	18	27	0	0	35	3	6	0	26	0	0	0	115	566
8:15-8:30	24	35	0	0	38	5	1	0	30	0	0	0	133	
8:30-8:45	18	32	0	0	58	5	9	0	29	0	0	0	151	
8:45-9:00	18	37	0	0	60	5	6	0	41	0	0	0	167	
AM PEAK HOUR IS FROM:			8:00AM TO 9:00AM											
Volumes	78	131	0	0	191	18	22	0	126	0	0	0	566	
Season Factor	78	131	0	0	191	18	22	0	126	0	0	0	566	
Growth	81	136	0	0	199	19	23	0	131	0	0	0	589	
In/Out														
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	81	136	0	0	199	19	23	0	131	0	0	0	589	



Seasonal Factor: 1
Trips In
Trips Out
Growth Rate: 1.01
Years Grown: 4

HCS7 Two-Way Stop-Control Report

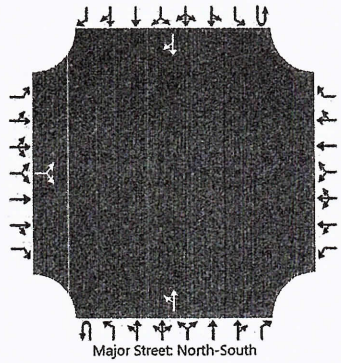
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	3/10/2022
Analysis Year	2022
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Jenkins Pointe - Waypoint

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		23		131						81	136				199	19
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			162							85						
Capacity, c (veh/h)			736							1331						
v/c Ratio			0.22							0.06						
95% Queue Length, Q_{95} (veh)			0.8							0.2						
Control Delay (s/veh)			11.3							7.9						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		11.3								3.3						
Approach LOS		B														

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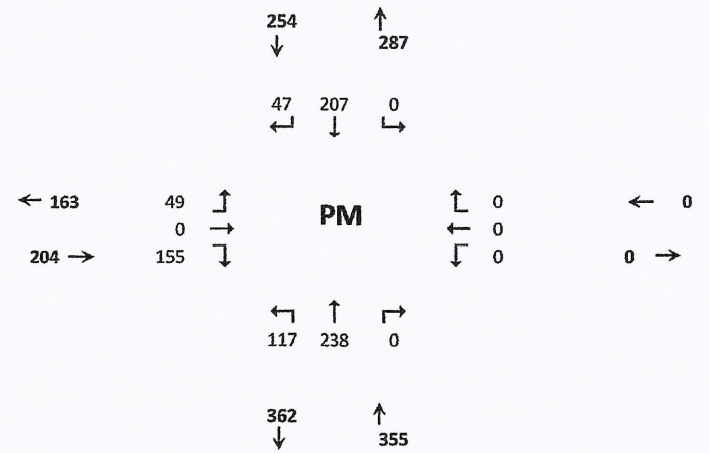
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Road **E/W STREET:** Graham Road
FILENAME: Hillpointe **ANALYSIS YEAR:** 2022

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	36	52	0	0	66	4	8	0	30	0	0	0	196	773
4:15-4:30	35	71	0	0	41	14	6	0	39	0	0	0	206	781
4:30-4:45	26	55	0	0	47	6	18	0	37	0	0	0	189	749
4:45-5:00	30	54	0	0	50	14	5	0	29	0	0	0	182	727
5:00-5:15	21	49	0	0	61	11	18	0	44	0	0	0	204	701
5:15-5:30	30	42	0	0	42	8	7	0	45	0	0	0	174	
5:30-5:45	40	43	0	0	42	5	6	0	31	0	0	0	167	
5:45-6:00	31	35	0	0	42	14	5	0	29	0	0	0	156	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	112	229	0	0	199	45	47	0	149	0	0	0	781	
Season Factor	112	229	0	0	199	45	47	0	149	0	0	0	781	
Growth	117	238	0	0	207	47	49	0	155	0	0	0	813	
In/Out	0	0	0	0	0	0	0	0	0	Out	0	0	0	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	117	238	0	0	207	47	49	0	155	0	0	0	813	



Seasonal Factor: 1
Growth Rate: 1.01
Trips In:
Trips Out:
Years Grown: 4

E-15

HCS7 Two-Way Stop-Control Report

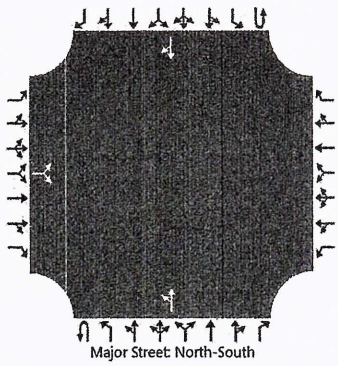
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	03/10/2022
Analysis Year	2022
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		49		155						117	238				207	47
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			215							123						
Capacity, c (veh/h)			601							1289						
v/c Ratio			0.36							0.10						
95% Queue Length, Q_{95} (veh)			1.6							0.3						
Control Delay (s/veh)			14.3							8.1						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		14.3								3.3						
Approach LOS		B														

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TURNING MOVEMENT VOLUME COUNTS

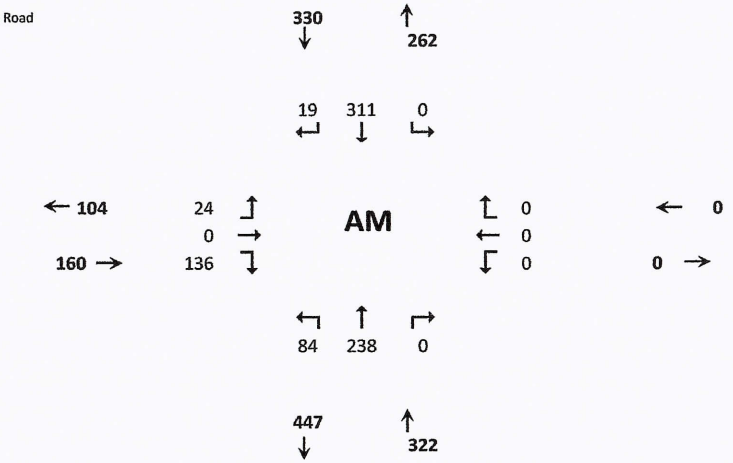
N/S STREET: Jenkins Road **E/W STREET:** Graham Road **CONTROL:** Unsignalized

FILENAME: Hillpointe Residential

COUNT DATE: 2/27/2018 **DAY:** Tuesday **CITY:** Ft. Pierce **INTERSECTION:** Jenkins Road & Graham Road

REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 - Without Project

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	13	22	0	0	27	4	13	0	25	0	0	0	104	581
7:15-7:30	16	35	0	0	32	14	5	0	31	0	0	0	133	592
7:30-7:45	27	38	0	0	36	9	16	0	42	0	0	0	168	592
7:45-8:00	17	36	0	0	50	12	14	0	47	0	0	0	176	575
8:00-8:15	18	27	0	0	35	3	6	0	26	0	0	0	115	566
8:15-8:30	24	35	0	0	38	5	1	0	30	0	0	0	133	
8:30-8:45	18	32	0	0	58	5	9	0	29	0	0	0	151	
8:45-9:00	18	37	0	0	60	5	6	0	41	0	0	0	167	
AM PEAK HOUR IS FROM:			8:00AM TO 9:00AM											
Volumes	78	131	0	0	191	18	22	0	126	0	0	0	566	
Season Factor	78	131	0	0	191	18	22	0	126	0	0	0	566	
Growth	84	142	0	0	207	19	24	0	136	0	0	0	613	
In/Out														
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Mariner Cove	0	2	0	0	8	0	0	0	0	0	0	0		
39 Acre Residential	0	2	0	0	6	0	0	0	0	0	0	0		
Whispering Oaks	0	20	0	0	5	0	0	0	0	0	0	0		
SLCC	0	16	0	0	59	0	0	0	0	0	0	0		
WaWa	0	7	0	0	7	0	0	0	0	0	0	0		
Kings Center	0	0	0	0	0	0	0	0	0	0	0	0		
Celebration Point	0	48	0	0	15	0	0	0	0	0	0	0		
Bent Creek	0	1	0	0	4	0	0	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	0	0	0	0	0	0	0	0	0	0	0	0		
Total	84	238	0	0	311	19	24	0	136	0	0	0	813	



Seasonal Factor: 1
Trips In
Trips Out
Growth Rate: 1.01
Years Grown: 8

HCS7 Two-Way Stop-Control Report

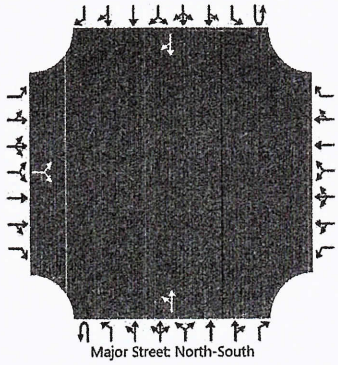
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	3/10/2022
Analysis Year	2026
Time Analyzed	AM - Without Project
Intersection Orientation	North-South
Project Description	Hillpointe

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		24		136						84	238				311	19
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			168							88						
Capacity, c (veh/h)			604							1205						
v/c Ratio			0.28							0.07						
95% Queue Length, Q_{95} (veh)			1.1							0.2						
Control Delay (s/veh)			13.2							8.2						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)	13.2								2.7							
Approach LOS	B															

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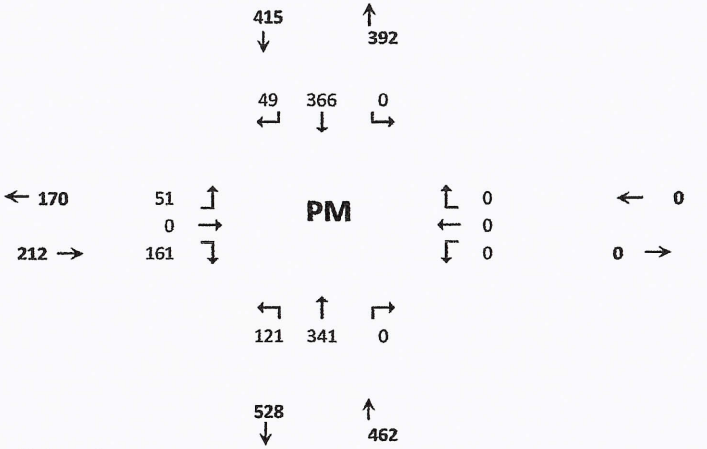
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Road
FILENAME: Hillpointe
E/W STREET: Graham Road
ANALYSIS YEAR: 2026 - Without Project

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period Ianes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	36	52	0	0	66	4	8	0	30	0	0	0	196	773
4:15-4:30	35	71	0	0	41	14	6	0	39	0	0	0	206	781
4:30-4:45	26	55	0	0	47	6	18	0	37	0	0	0	189	749
4:45-5:00	30	54	0	0	50	14	5	0	29	0	0	0	182	727
5:00-5:15	21	49	0	0	61	11	18	0	44	0	0	0	204	701
5:15-5:30	30	42	0	0	42	8	7	0	45	0	0	0	174	
5:30-5:45	40	43	0	0	42	5	6	0	31	0	0	0	167	
5:45-6:00	31	35	0	0	42	14	5	0	29	0	0	0	156	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	112	229	0	0	199	45	47	0	149	0	0	0	781	
Season Factor	112	229	0	0	199	45	47	0	149	0	0	0	781	
Growth	121	248	0	0	215	49	51	0	161	0	0	0	846	
In/Out	0	0	0	0	0	0	0	0	0	Out	0	0	0	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	
Mariner Cove	0	4	0	0	8	0	0	0	0	0	0	0		
39 Acre Residential	0	12	0	0	3	0	0	0	0	0	0	0		
Whispering Oaks	0	20	0	0	21	0	0	0	0	0	0	0		
SLCC	0	16	0	0	59	0	0	0	0	0	0	0		
WaWa	0	8	0	0	8	0	0	0	0	0	0	0		
Creekside	0	0	0	0	0	0	0	0	0	0	0	0		
King's Center	0	0	0	0	0	0	0	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Bent Creek	0	4	0	0	2	0	0	0	0	0	0	0		
Celebration Point	0	29	0	0	50	0	0	0	0	0	0	0		
Total	121	341	0	0	366	49	51	0	161	0	0	0	1090	



Seasonal Factor: 1
Growth Rate: 1.01
Trips In:
Trips Out:
Years Grown: 8

HCS7 Two-Way Stop-Control Report

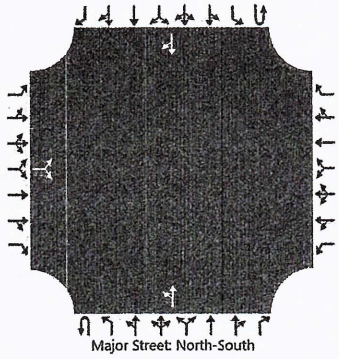
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	03/10/2022
Analysis Year	2026
Time Analyzed	PM - Without Project
Intersection Orientation	North-South
Project Description	Hill pointe

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		51		161						121	341				366	49
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			223							127						
Capacity, c (veh/h)			440							1116						
v/c Ratio			0.51							0.11						
95% Queue Length, Q_{95} (veh)			2.8							0.4						
Control Delay (s/veh)			21.3							8.6						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)	21.3								3.2							
Approach LOS	C															

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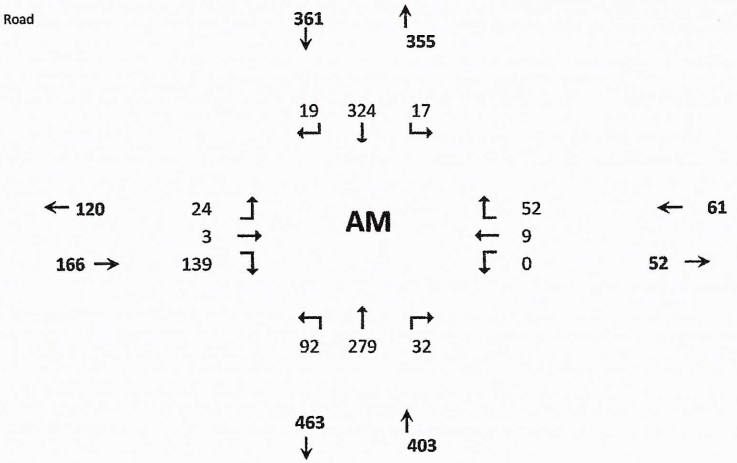
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Road **E/W STREET:** Graham Road **CONTROL:** Unsignalized
FILENAME: Hillpointe Residential
COUNT DATE: 2/27/2018 **DAY:** Tuesday **CITY:** Ft. Pierce **INTERSECTION:** Jenkins Road & Graham Road
REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 - With Project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	13	22	0	0	27	4	13	0	25	0	0	0	104	581
7:15-7:30	16	35	0	0	32	14	5	0	31	0	0	0	133	592
7:30-7:45	27	38	0	0	36	9	16	0	42	0	0	0	168	592
7:45-8:00	17	36	0	0	50	12	14	0	47	0	0	0	176	575
8:00-8:15	18	27	0	0	35	3	6	0	26	0	0	0	115	566
8:15-8:30	24	35	0	0	38	5	1	0	30	0	0	0	133	
8:30-8:45	18	32	0	0	58	5	9	0	29	0	0	0	151	
8:45-9:00	18	37	0	0	60	5	6	0	41	0	0	0	167	
AM PEAK HOUR IS FROM:			8:00AM TO 9:00AM											
Volumes	78	131	0	0	191	18	22	0	126	0	0	0	566	
Season Factor	78	131	0	0	191	18	22	0	126	0	0	0	566	
Growth	84	142	0	0	207	19	24	0	136	0	0	0	613	
In/Out	OUT	OUT			IN				IN					
Percentage	10%	56%	0%	0%	56%	0%	0%	0%	10%	0%	0%	0%	0%	
PROJECT	7	41	0	0	13	0	0	0	2	0	0	0	**0**	
Mariner Cove	0	2	0	0	8	0	0	0	0	0	0	0		
39 Acre Residential	0	2	0	0	6	0	0	0	0	0	0	0		
Whispering Oaks	0	20	0	0	5	0	0	0	0	0	0	0		
SLCC	0	16	0	0	59	0	0	0	0	0	0	0		
WaWa	0	7	0	0	7	0	0	0	0	0	0	0		
Kings Center	0	0	0	0	0	0	0	0	0	0	0	0		
Celebration Point	0	48	0	0	15	0	0	0	0	0	0	0		
Bent Creek	0	1	0	0	4	0	0	0	0	0	0	0		
Waypoint	0	0	32	17	0	0	0	3	0	0	9	52		
Creekside	0	0	0	0	0	0	0	0	0	0	0	0		
Total	92	279	32	17	324	19	24	3	139	0	9	52	991	



Seasonal Factor:	1
Trips In	24
Trips Out	74
Growth Rate:	1.01
Years Grown:	8

HCS Two-Way Stop-Control Report

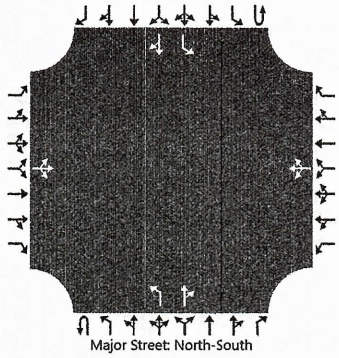
General Information

Analyst	MM
Agency/Co.	O'Rourke Engineering & Pl
Date Performed	4/26/2022
Analysis Year	2026
Time Analyzed	AM - With Project
Intersection Orientation	North-South
Project Description	Hillpointe Residential

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	1	0	0	1	1	0
Configuration			LTR				LTR			L		TR		L		TR
Volume (veh/h)		24	3	139		0	9	52		92	279	32		17	324	19
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			175				64			97				18		
Capacity, c (veh/h)			511				568			1191				1227		
v/c Ratio			0.34				0.11			0.08				0.01		
95% Queue Length, Q_{95} (veh)			1.5				0.4			0.3				0.0		
Control Delay (s/veh)			15.7				12.1			8.3				8.0		
Level of Service (LOS)			C				B			A				A		
Approach Delay (s/veh)	15.7				12.1				1.9				0.4			
Approach LOS	C				B				A				A			

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HCS Two-Way Stop-Control Report

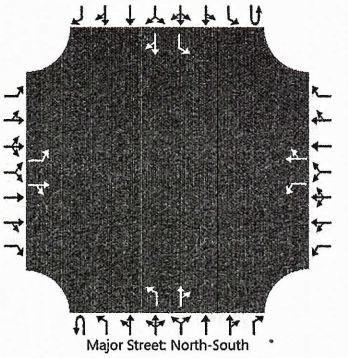
General Information

Analyst	MM
Agency/Co.	O'Rourke Engineering & Pl
Date Performed	4/26/2022
Analysis Year	2026
Time Analyzed	AM - With Project w/improvements
Intersection Orientation	North-South
Project Description	Hillpointe Residential

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		1	1	0	0	1	1	0	0	1	1	0
Configuration		L		TR		L		TR		L		TR		L		TR
Volume (veh/h)		24	3	139		0	9	52		92	279	32		17	324	19
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		25		149		0		64		97				18		
Capacity, c (veh/h)		216		665		187		568		1191				1227		
v/c Ratio		0.12		0.22		0.00		0.11		0.08				0.01		
95% Queue Length, Q_{95} (veh)		0.4		0.9		0.0		0.4		0.3				0.0		
Control Delay (s/veh)		23.9		12.0		24.2		12.1		8.3				8.0		
Level of Service (LOS)		C		B		C		B		A				A		
Approach Delay (s/veh)	13.7				12.1				1.9				0.4			
Approach LOS	B				B				A				A			

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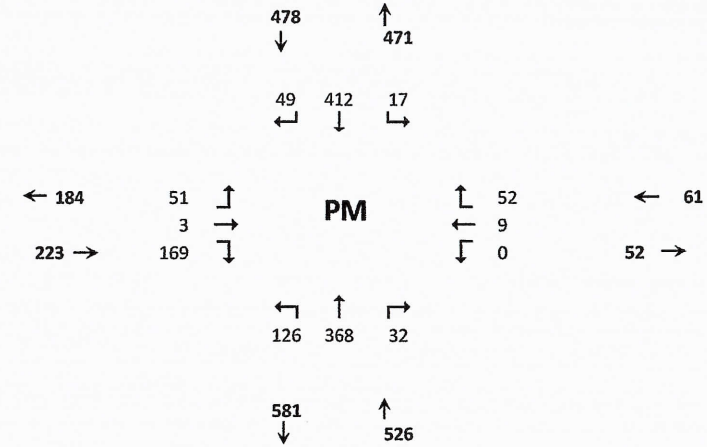
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Road **E/W STREET:** Graham Road
FILENAME: Hillpointe Residential
ANALYSIS YEAR: 2026 - With Project

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	36	52	0	0	66	4	8	0	30	0	0	0	196	773
4:15-4:30	35	71	0	0	41	14	6	0	39	0	0	0	206	781
4:30-4:45	26	55	0	0	47	6	18	0	37	0	0	0	189	749
4:45-5:00	30	54	0	0	50	14	5	0	29	0	0	0	182	727
5:00-5:15	21	49	0	0	61	11	18	0	44	0	0	0	204	701
5:15-5:30	30	42	0	0	42	8	7	0	45	0	0	0	174	
5:30-5:45	40	43	0	0	42	5	6	0	31	0	0	0	167	
5:45-6:00	31	35	0	0	42	14	5	0	29	0	0	0	156	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	112	229	0	0	199	45	47	0	149	0	0	0	781	
Season Factor	112	229	0	0	199	45	47	0	149	0	0	0	781	
Growth	121	248	0	0	215	49	51	0	161	0	0	0	846	
In/Out	OUT	OUT	0	0	IN	0	0	0	IN	Out	0	0	0	
Percentage	10%	56%	0%	0%	56%	0%	0%	0%	10%	0%	0%	0%	0%	
Project	5	27	0	0	45	0	0	0	8	0	0	0	**0**	
Mariner Cove	0	4	0	0	8	0	0	0	0	0	0	0		
39 Acre Residential	0	12	0	0	3	0	0	0	0	0	0	0		
Whispering Oaks	0	20	0	0	21	0	0	0	0	0	0	0		
SLCC	0	16	0	0	59	0	0	0	0	0	0	0		
WaWa	0	8	0	0	8	0	0	0	0	0	0	0		
Creekside	0	0	0	0	0	0	0	0	0	0	0	0		
King's Center	0	0	0	0	0	0	0	0	0	0	0	0		
Waypoint	0	0	32	17	0	0	0	3	0	0	9	52		
Bent Creek	0	4	0	0	2	0	0	0	0	0	0	0		
Celebration Point	0	29	0	0	50	0	0	0	0	0	0	0		
Total	126	368	32	17	412	49	51	3	169	0	9	52	1288	



Seasonal Factor: 1
Growth Rate: 1.01
Trips In: 81
Trips Out: 48
Years Grown: 8

HCS Two-Way Stop-Control Report

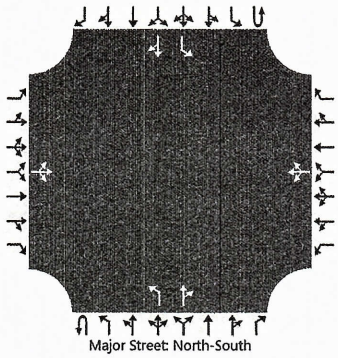
General Information

Analyst	MM
Agency/Co.	O'Rourke Engineering & Pl
Date Performed	4/26/2022
Analysis Year	2026
Time Analyzed	PM - With Project
Intersection Orientation	North-South
Project Description	Hillpointe Residential

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	1	0	0	1	1	0
Configuration			LTR				LTR			L		TR		L		TR
Volume (veh/h)		51	3	169		0	9	52		126	368	32		17	412	49
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			235				64			133				18		
Capacity, c (veh/h)			322				446			1071				1133		
v/c Ratio			0.73				0.14			0.12				0.02		
95% Queue Length, Q_{95} (veh)			5.4				0.5			0.4				0.0		
Control Delay (s/veh)			41.2				14.4			8.8				8.2		
Level of Service (LOS)			E				B			A				A		
Approach Delay (s/veh)	41.2				14.4				2.1				0.3			
Approach LOS	E				B				A				A			

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HCS Two-Way Stop-Control Report

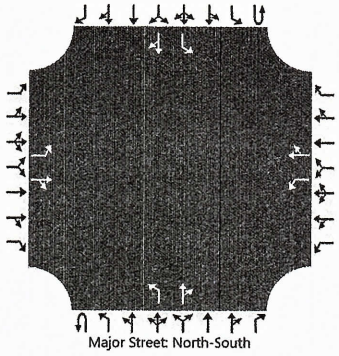
General Information

Analyst	MM
Agency/Co.	O'Rourke Engineering & Pl
Date Performed	4/26/2022
Analysis Year	2026
Time Analyzed	PM - With Project
Intersection Orientation	North-South
Project Description	Hillpointe Residential

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		1	1	0	0	1	1	0	0	1	1	0
Configuration		L		TR		L		TR		L		TR		L		TR
Volume (veh/h)		51	3	169		0	9	52		126	368	32		17	412	49
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		54		181		0		64		133				18		
Capacity, c (veh/h)		130		572		106		446		1071				1133		
v/c Ratio		0.41		0.32		0.00		0.14		0.12				0.02		
95% Queue Length, Q_{95} (veh)		1.8		1.4		0.0		0.5		0.4				0.0		
Control Delay (s/veh)		50.9		14.2		39.1		14.4		8.8				8.2		
Level of Service (LOS)		F		B		E		B		A				A		
Approach Delay (s/veh)	22.6				14.4				2.1				0.3			
Approach LOS	C				B				A				A			

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TURNING MOVEMENT VOLUME COUNTS

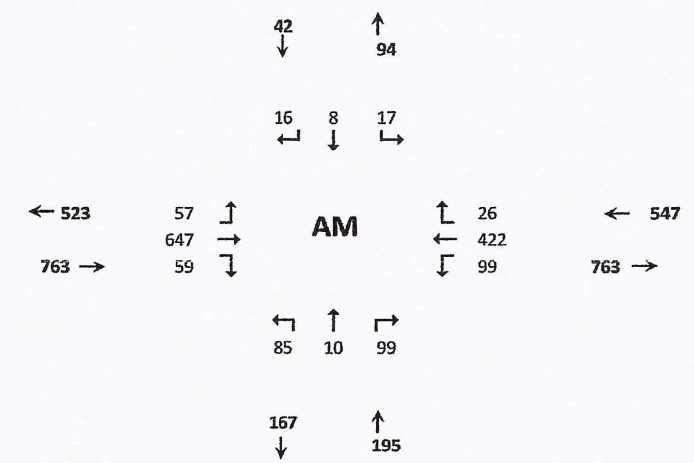
N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave. **CONTROL:** Signal

FILENAME: Milpomrde~1

COUNT DATE: 6/27/2018 **DAY:** Wednesday **CITY:** Ft. Pierce

REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2022

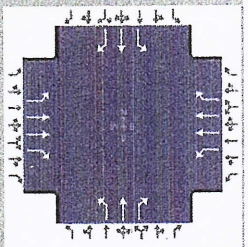
15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	21	6	15	1	2	4	6	101	13	17	99	4	289	1313
7:15-7:30	18	3	18	0	3	3	8	121	13	25	71	1	284	1327
7:30-7:45	17	2	18	2	1	1	16	143	15	22	101	4	342	1298
7:45-8:00	21	1	24	6	1	6	11	183	14	22	98	11	398	1228
8:00-8:15	17	3	25	7	2	4	14	108	9	16	92	6	303	1145
8:15-8:30	4	0	13	2	2	4	7	134	17	8	61	3	255	
8:30-8:45	12	2	16	0	4	1	5	115	16	13	85	3	272	
8:45-9:00	7	6	16	1	3	1	10	128	15	35	91	2	315	
AM PEAK HOUR IS FROM:	7:15AM TO 8:15AM													
Volumes	73	9	85	15	7	14	49	555	51	85	362	22	1327	
Season Factor	82	10	95	17	8	16	55	622	57	95	405	25	1486	
Growth	85	10	99	17	8	16	57	647	59	99	422	26	1547	
In/Out	Out	-	Out	-	-	-	-	-	In	In	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	85	10	99	17	8	16	57	647	59	99	422	26	1547	



Seasonal Factor: 1.12
Trips In
Trips Out
Growth Rate: 1.010
Years Grown: 4
PHF: 0.834

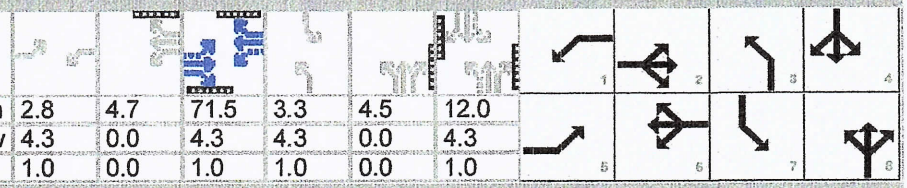
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM	PHF	0.84
Urban Street	Orange Avenue	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Orange & Jenkins	File Name	C3 Orange & Jenkins - EXAM.xus		
Project Description	2022				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	13	520	112	172	684	5	86	6	140	16	14	9

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	2.8	4.7		71.5	3.3	4.5	12.0					
Yellow	4.3	0.0		4.3	4.3	0.0	4.3					
Red	1.0	0.0		1.0	1.0	0.0	1.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	8.1	76.8	12.8	81.5	13.1	21.8	8.6	17.3
Change Period, ($Y+R_c$), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g_s), s	2.4		7.2		8.0	14.2	3.1	3.0
Green Extension Time (g_e), s	0.0	0.0	0.3	0.0	0.1	0.4	0.0	0.4
Phase Call Probability	0.40		1.00		0.97	1.00	0.47	1.00
Max Out Probability	0.00		0.00		0.01	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	15	619	133	205	814	6	102	7	167	19	17	11
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1781	1781	1585	1781	1870	1585	1781	1870	1585
Queue Service Time (g_s), s	0.4	10.2	4.5	5.2	13.0	0.2	6.0	0.4	12.2	1.1	1.0	0.7
Cycle Queue Clearance Time (g_c), s	0.4	10.2	4.5	5.2	13.0	0.2	6.0	0.4	12.2	1.1	1.0	0.7
Green Ratio (*g/C*)	0.62	0.60	0.60	0.67	0.63	0.63	0.18	0.14	0.14	0.13	0.10	0.10
Capacity (*c*), veh/h	444	2122	944	582	2260	1006	305	258	218	250	187	158
Volume-to-Capacity Ratio (*X*)	0.035	0.292	0.141	0.352	0.360	0.006	0.336	0.028	0.763	0.076	0.089	0.068
Back of Queue (*Q*), ft/ln (95 th percentile)	6.6	174.5	69.6	79.5	209.6	2.5	119.5	8.3	213.7	22.6	20.5	13.2
Back of Queue (*Q*), veh/ln (95 th percentile)	0.3	6.9	2.7	3.1	8.3	0.1	4.7	0.3	8.4	0.9	0.8	0.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	9.2	11.9	10.7	8.2	10.4	8.0	43.3	44.8	49.8	46.2	49.0	48.9
Incremental Delay (d_2), s/veh	0.0	0.3	0.3	0.1	0.4	0.0	0.2	0.0	2.1	0.0	0.1	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	9.2	12.2	11.0	8.3	10.8	8.1	43.5	44.8	51.9	46.2	49.1	49.0
Level of Service (LOS)	A	B	B	A	B	A	D	D	D	D	D	D
Approach Delay, s/veh / LOS	11.9	B		10.3	B		48.6	D		47.9	D	
Intersection Delay, s/veh / LOS	16.7						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.08	B	2.07	B	2.46	B	2.47	B
Bicycle LOS Score / LOS	1.12	A	1.33	A	0.94	A	0.56	A

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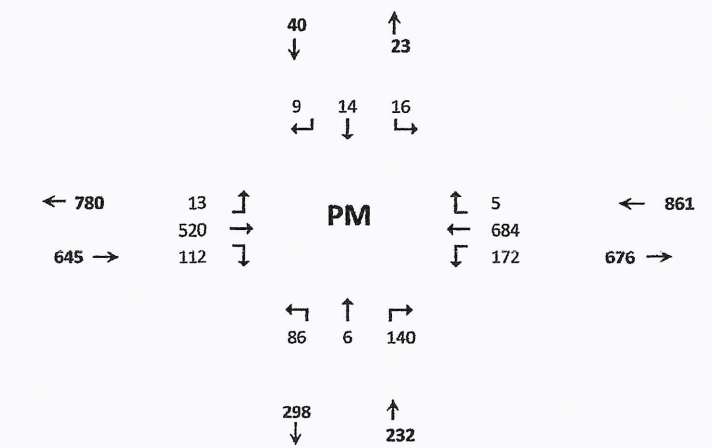
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave.
FILENAME: . Hi Uppoint
ANALYSIS YEAR: 2022

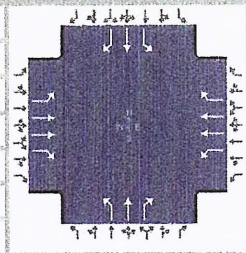
15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	15	1	18	3	5	4	6	81	18	21	116	5	293	1287
4:15-4:30	16	1	25	5	3	1	2	79	14	32	139	3	320	1393
4:30-4:45	23	1	30	5	5	5	5	94	28	24	131	1	352	1525
4:45-5:00	18	1	22	4	1	2	2	107	20	29	115	1	322	1492
5:00-5:15	16	1	36	5	3	1	3	106	25	56	147	0	399	1428
5:15-5:30	17	2	32	0	3	0	1	139	23	39	194	2	452	
5:30-5:45	15	1	28	1	2	2	1	100	11	28	128	2	319	
5:45-6:00	25	0	24	0	0	1	1	81	17	22	86	1	258	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	74	5	120	14	12	8	11	446	96	148	587	4	1525	
Season Factor	83	6	134	16	13	9	12	500	108	166	657	4	1708	
Growth	86	6	140	16	14	9	13	520	112	172	684	5	1777	
In/Out	Out	-	Out	-	-	-	-	-	In	In	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	86	6	140	16	14	9	13	520	112	172	684	5	1777	



Seasonal Factor: 1.12
Growth Rate: 1.010
Trips In:
Trips Out:
Years Grown: 4
PHF: 0.843

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM	PHF	0.83
Urban Street	Orange Avenue	Analysis Year	2022	Analysis Period	1> 4:00
Intersection	Orange & Jenkins	File Name	C3 Orange & Jenkins - EXPM.xus		
Project Description	2022				

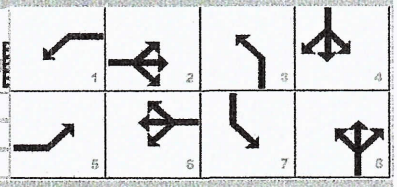


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	59	673	62	103	439	27	89	11	103	18	8	17

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.3	0.5	71.8	3.6	4.5	12.0	
Yellow	4.3	0.0	4.3	4.3	0.0	4.3	
Red	1.0	0.0	1.0	1.0	0.0	1.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	11.6	77.1	12.2	77.6	13.5	21.8	8.9	17.3
Change Period, ($Y+R_c$), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g_s), s	3.7		5.1		8.3	10.8	3.3	3.4
Green Extension Time (g_e), s	0.1	0.0	0.2	0.0	0.1	0.3	0.0	0.3
Phase Call Probability	0.91		0.98		0.97	1.00	0.51	1.00
Max Out Probability	0.00		0.00		0.01	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	71	811	75	124	529	33	107	13	124	22	10	20
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1781	1781	1585	1781	1870	1585	1781	1870	1585
Queue Service Time (g_s), s	1.7	14.2	2.4	3.1	8.3	1.0	6.3	0.7	8.8	1.3	0.6	1.4
Cycle Queue Clearance Time (g_c), s	1.7	14.2	2.4	3.1	8.3	1.0	6.3	0.7	8.8	1.3	0.6	1.4
Green Ratio (*g/C*)	0.65	0.60	0.60	0.66	0.60	0.60	0.18	0.14	0.14	0.13	0.10	0.10
Capacity (*c*), veh/h	606	2130	948	485	2146	955	315	258	218	253	187	158
Volume-to-Capacity Ratio (*X*)	0.117	0.381	0.079	0.256	0.246	0.034	0.341	0.051	0.568	0.086	0.052	0.129
Back of Queue (*Q*), ft/ln (95 th percentile)	27.5	230.9	37.2	48.9	141.1	15.5	125	15.5	157.4	25.7	11.8	25.3
Back of Queue (*Q*), veh/ln (95 th percentile)	1.1	9.1	1.5	1.9	5.6	0.6	4.9	0.6	6.2	1.0	0.5	1.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	8.0	12.5	10.2	8.7	11.1	9.7	43.1	44.9	48.4	46.0	48.9	49.3
Incremental Delay (d_2), s/veh	0.0	0.5	0.2	0.1	0.3	0.1	0.2	0.0	0.9	0.1	0.0	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	8.1	13.1	10.3	8.8	11.4	9.7	43.4	45.0	49.3	46.0	48.9	49.4
Level of Service (LOS)	A	B	B	A	B	A	D	D	D	D	D	D
Approach Delay, s/veh / LOS	12.5	B		10.8	B		46.4	D		47.9	D	
Intersection Delay, s/veh / LOS	17.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.08	B	2.08	B	2.46	B	2.47	B
Bicycle LOS Score / LOS	1.28	A	1.05	A	0.89	A	0.57	A

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TURNING MOVEMENT VOLUME COUNTS

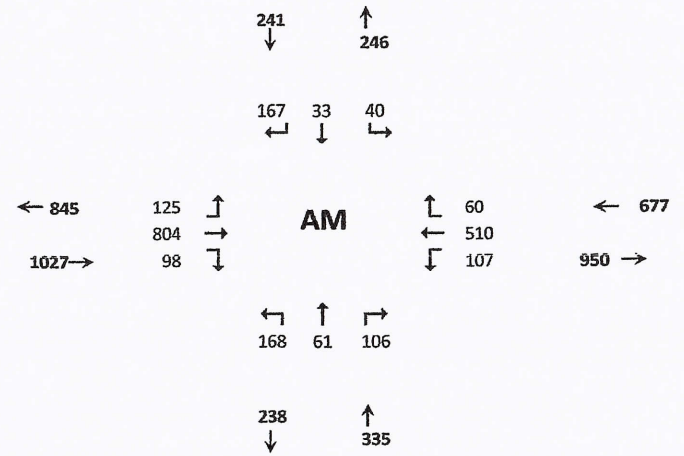
N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave. **CONTROL:** Signal

FILENAME: Jenkins Pointe - Waypoint

COUNT DATE: 6/27/2018 **DAY:** Wednesday **CITY:** Ft. Pierce

REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 - Without Project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	21	6	15	1	2	4	6	101	13	17	99	4	289	1313
7:15-7:30	18	3	18	0	3	3	8	121	13	25	71	1	284	1327
7:30-7:45	17	2	18	2	1	1	16	143	15	22	101	4	342	1298
7:45-8:00	21	1	24	6	1	6	11	183	14	22	98	11	398	1228
8:00-8:15	17	3	25	7	2	4	14	108	9	16	92	6	303	1145
8:15-8:30	4	0	13	2	2	4	7	134	17	8	61	3	255	
8:30-8:45	12	2	16	0	4	1	5	115	16	13	85	3	272	
8:45-9:00	7	6	16	1	3	1	10	128	15	35	91	2	315	
AM PEAK HOUR IS FROM:	7:15AM TO 8:15AM													
Volumes	73	9	85	15	7	14	49	555	51	85	362	22	1327	
Season Factor	82	10	95	17	8	16	55	622	57	95	405	25	1486	
Growth	89	11	103	18	8	17	59	673	62	103	439	27	1609	
In/Out Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Mariner Cove	36	8	16	0	2	0	0	0	7	3	0	0		
39 Acre Residential	36	7	3	0	1	0	0	0	8	1	0	0		
Whispering Oaks	0	5	0	17	17	35	9	0	0	0	0	5		
SLCC	0	28	0	5	5	0	0	5	0	0	28	28		
WaWa	0	0	0	0	0	0	0	0	0	0	0	0		
Kings Center	0	2	0	0	0	0	0	0	0	0	0	0		
Celebration Pointe	0	0	0	0	0	72	24	0	0	0	0	0		
Bent Creek	0	0	0	0	0	36	12	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	7	0	0	0	0	7	21	126	21	0	43	0		
Total	168	61	106	40	33	167	125	804	98	107	510	60	2280	

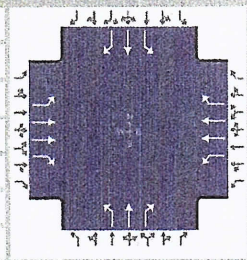


Seasonal Factor: 1.12
Trips In
Trips Out
Growth Rate: 1.010
Years Grown: 8
PHF: 0.834

E-29

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM	PHF	0.84
Urban Street	Orange Avenue	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Orange & Jenkins	File Name	C3 Orange & Jenkins - AM - Without Project.xus		
Project Description	2026 - Without Project				

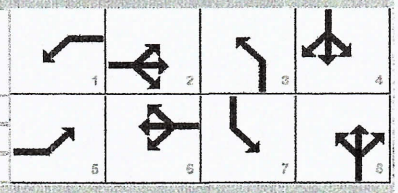


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	125	804	98	107	510	60	168	61	106	40	33	167

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.9	61.4	5.6	2.2	17.4	0.0						
Yellow	4.3	4.3	4.3	4.3	4.3	0.0						
Red	1.0	1.0	1.0	1.0	1.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	12.3	66.7	12.2	66.7	18.4	30.2	10.9	22.7
Change Period, (*Y+R c*), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (*g s*), s	6.7		6.0		13.1	10.2	4.7	16.7
Green Extension Time (*g e*), s	0.2	0.0	0.2	0.0	0.1	0.8	0.0	0.7
Phase Call Probability	0.99		0.99		1.00	1.00	0.80	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	149	957	117	127	607	71	200	73	126	48	39	199
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1781	1781	1585	1781	1870	1585	1781	1870	1585
Queue Service Time (*g s*), s	4.7	21.5	4.7	4.0	12.1	2.8	11.1	3.8	8.2	2.7	2.2	14.7
Cycle Queue Clearance Time (*g c*), s	4.7	21.5	4.7	4.0	12.1	2.8	11.1	3.8	8.2	2.7	2.2	14.7
Green Ratio (*g/C*)	0.57	0.51	0.51	0.57	0.51	0.51	0.27	0.21	0.21	0.19	0.14	0.14
Capacity (*c*), veh/h	497	1823	811	348	1821	811	428	388	329	335	271	229
Volume-to-Capacity Ratio (*X*)	0.299	0.525	0.144	0.367	0.333	0.088	0.468	0.187	0.383	0.142	0.145	0.866
Back of Queue (*Q*), ft/ln (95 th percentile)	80.7	340.5	76.9	68.5	212.5	45.7	209.8	79.3	144.4	52.6	46.1	263.4
Back of Queue (*Q*), veh/ln (95 th percentile)	3.2	13.4	3.0	2.7	8.4	1.8	8.3	3.1	5.7	2.1	1.8	10.4
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	12.9	19.6	15.4	14.9	17.3	15.0	36.0	39.2	40.9	40.3	44.8	50.2
Incremental Delay (*d 2*), s/veh	0.1	1.1	0.4	0.2	0.5	0.2	0.3	0.1	0.3	0.1	0.1	9.4
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	13.0	20.6	15.8	15.2	17.8	15.2	36.3	39.3	41.2	40.4	44.9	59.6
Level of Service (LOS)	B	C	B	B	B	B	D	D	D	D	D	E
Approach Delay, s/veh / LOS	19.3	B		17.1	B		38.4	D		54.4	D	
Intersection Delay, s/veh / LOS	25.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.10	B	2.10	B	2.46	B	2.46	B
Bicycle LOS Score / LOS	1.50	A	1.15	A	1.15	A	0.96	A

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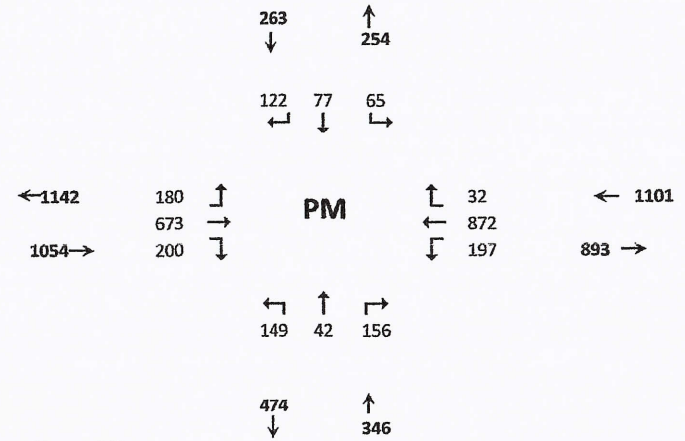
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave.
FILENAME: Jenkins Pointe - Waypoint
ANALYSIS YEAR: 2026 - Without Project

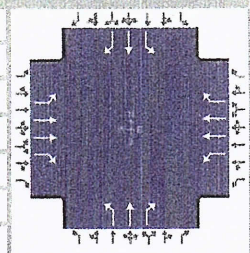
15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	15	1	18	3	5	4	6	81	18	21	116	5	293	1287
4:15-4:30	16	1	25	5	3	1	2	79	14	32	139	3	320	1393
4:30-4:45	23	1	30	5	5	5	5	94	28	24	131	1	352	1525
4:45-5:00	18	1	22	4	1	2	2	107	20	29	115	1	322	1492
5:00-5:15	16	1	36	5	3	1	3	106	25	56	147	0	399	1428
5:15-5:30	17	2	32	0	3	0	1	139	23	39	194	2	452	
5:30-5:45	15	1	28	1	2	2	1	100	11	28	128	2	319	
5:45-6:00	25	0	24	0	0	1	1	81	17	22	86	1	258	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	74	5	120	14	12	8	11	446	96	148	587	4	1525	
Season Factor	83	6	134	16	13	9	12	500	108	166	657	4	1708	
Growth	90	6	146	17	15	10	13	541	116	179	712	5	1850	
In/Out	0	0	0	0	0	0	0	0	0	0	0	0	0	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	
Mariner Cove	17	4	8	0	8	0	0	0	34	15	0	0		
39 Acre Residential	17	3	2	0	6	0	0	0	35	3	0	0		
Whispering Oaks	0	17	0	9	9	20	36	0	0	0	0	17		
SLCC	0	10	0	39	39	0	0	39	0	0	10	10		
WaWa	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	25	0	0	0	0	25	15	93	15	0	150	0		
King's Center	0	2	0	0	0	0	0	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Bent Creek	0	0	0	0	0	22	38	0	0	0	0	0		
Celebration Pointe	0	0	0	0	0	45	78	0	0	0	0	0		
Total	149	42	156	65	77	122	180	673	200	197	872	32	2765	



Seasonal Factor: 1.12
Growth Rate: 1.010
Trips In:
Trips Out:
Years Grown: 8
PHF: 0.843

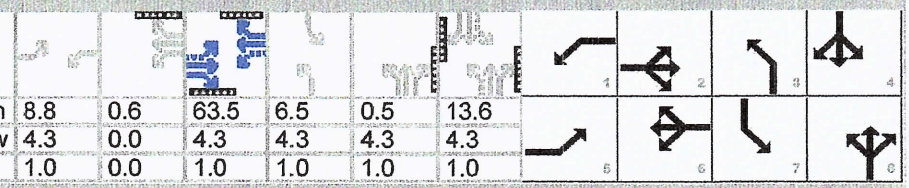
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM	PHF	0.84
Urban Street	Orange Avenue	Analysis Year	2026	Analysis Period	1> 4:00
Intersection	Orange & Jenkins	File Name	C3 Orange & Jenkins- PM - Without Project.xus		
Project Description	2026 - Without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	180	673	200	197	872	32	149	42	156	65	77	122

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Green	8.8	0.6		63.5	6.5	0.5	13.6					
Yellow	4.3	0.0		4.3	4.3	4.3	4.3					
Red	1.0	0.0		1.0	1.0	1.0	1.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	14.1	68.8	14.8	69.5	17.5	24.6	11.8	18.9
Change Period, (*Y+R c*), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (*g s*), s	8.5		9.1		12.2	15.4	6.5	12.7
Green Extension Time (*g e*), s	0.3	0.0	0.4	0.0	0.1	0.8	0.1	0.8
Phase Call Probability	1.00		1.00		1.00	1.00	0.92	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	214	801	238	235	1038	38	177	50	186	77	92	145
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1781	1781	1585	1781	1870	1585	1781	1870	1585
Queue Service Time (*g s*), s	6.5	16.4	10.0	7.1	23.0	1.4	10.2	2.8	13.4	4.5	5.5	10.7
Cycle Queue Clearance Time (*g c*), s	6.5	16.4	10.0	7.1	23.0	1.4	10.2	2.8	13.4	4.5	5.5	10.7
Green Ratio (*g/C*)	0.60	0.53	0.53	0.61	0.53	0.53	0.23	0.16	0.16	0.17	0.11	0.11
Capacity (*c*), veh/h	369	1885	839	467	1904	848	329	301	255	309	211	179
Volume-to-Capacity Ratio (*X*)	0.581	0.425	0.284	0.502	0.545	0.045	0.539	0.166	0.728	0.250	0.434	0.811
Back of Queue (*Q*), ft/ln (95 th percentile)	109.8	269.2	164.4	118.6	355.2	22.4	198.5	57.6	228.4	90	116	196.4
Back of Queue (*Q*), veh/ln (95 th percentile)	4.3	10.6	6.5	4.7	14.0	0.9	7.8	2.3	9.0	3.5	4.6	7.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	14.8	17.1	15.6	12.3	18.3	13.3	39.6	43.4	47.8	43.5	49.6	52.0
Incremental Delay (*d 2*), s/veh	0.5	0.7	0.8	0.3	1.1	0.1	0.5	0.1	1.5	0.2	0.5	3.3
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	15.4	17.9	16.5	12.6	19.5	13.4	40.1	43.5	49.3	43.7	50.2	55.3
Level of Service (LOS)	B	B	B	B	B	B	D	D	D	D	D	E
Approach Delay, s/veh / LOS	17.2	B		18.1	B		44.7	D		51.0	D	
Intersection Delay, s/veh / LOS	24.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.09	B	2.09	B	2.46	B	2.46	B
Bicycle LOS Score / LOS	1.52	B	1.57	B	1.17	A	1.01	A

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TURNING MOVEMENT VOLUME COUNTS

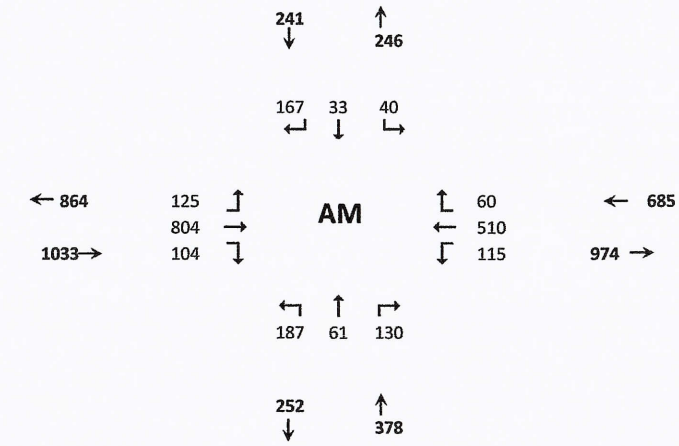
N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave. **CONTROL:** Signal

FILENAME: Hillpointe Residential

COUNT DATE: 6/27/2018 **DAY:** Wednesday **CITY:** Ft. Pierce

REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 - With Project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	21	6	15	1	2	4	6	101	13	17	99	4	289	1313
7:15-7:30	18	3	18	0	3	3	8	121	13	25	71	1	284	1327
7:30-7:45	17	2	18	2	1	1	16	143	15	22	101	4	342	1298
7:45-8:00	21	1	24	6	1	6	11	183	14	22	98	11	398	1228
8:00-8:15	17	3	25	7	2	4	14	108	9	16	92	6	303	1145
8:15-8:30	4	0	13	2	2	4	7	134	17	8	61	3	255	
8:30-8:45	12	2	16	0	4	1	5	115	16	13	85	3	272	
8:45-9:00	7	6	16	1	3	1	10	128	15	35	91	2	315	
AM PEAK HOUR IS FROM:	7:15AM TO 8:15AM													
Volumes	73	9	85	15	7	14	49	555	51	85	362	22	1327	
Season Factor	82	10	95	17	8	16	55	622	57	95	405	25	1486	
Growth	89	11	103	18	8	17	59	673	62	103	439	27	1609	
In/Out	OUT		OUT						IN	IN				
Percentage	25%	0%	31%	0%	0%	0%	0%	0%	25%	31%	0%	0%	0%	
PROJECT	19	0	24	0	0	0	0	0	6	7	0	0	**0**	
Mariner Cove	36	8	16	0	2	0	0	0	7	3	0	0		
39 Acre Residential	36	7	3	0	1	0	0	0	8	1	0	0		
Whispering Oaks	0	5	0	17	17	35	9	0	0	0	0	5		
SLCC	0	28	0	5	5	0	0	5	0	0	28	28		
WaWa	0	0	0	0	0	0	0	0	0	0	0	0		
Kings Center	0	2	0	0	0	0	0	0	0	0	0	0		
Celebration Pointe	0	0	0	0	0	72	24	0	0	0	0	0		
Bent Creek	0	0	0	0	0	36	12	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	7	0	0	0	0	7	21	126	21	0	43	0		
Total	187	61	130	40	33	167	125	804	104	115	510	60	2336	

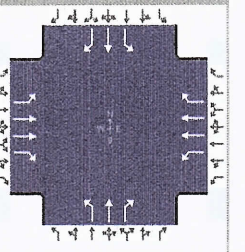


Seasonal Factor: 1.12
Trips In 24
Trips Out 77
Growth Rate: 1.010
Years Grown: 8
PHF: 0.83354

E-33

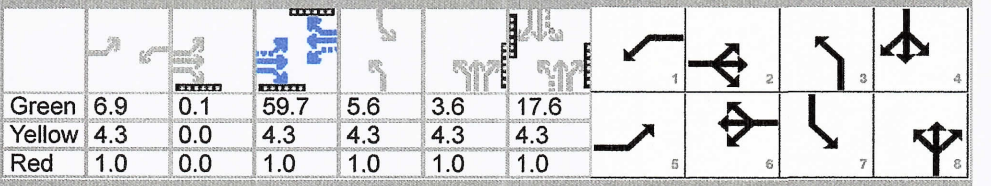
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	MM	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM	PHF	0.83
Urban Street	Orange Avenue	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Orange & Jenkins	File Name	Orange & Jenkins - AM - With Project Hillpointe 5....		
Project Description	2026 - With Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	125	804	104	115	510	60	187	61	130	40	33	167

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.9	0.1	59.7	5.6	3.6	17.6		
Yellow	4.3	0.0	4.3	4.3	4.3	4.3		
Red	1.0	0.0	1.0	1.0	1.0	1.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	12.4	65.2	12.2	65.0	19.8	31.7	10.9	22.9
Change Period, (*Y+R c*), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g_s), s	6.9		6.5		14.5	12.3	4.7	16.9
Green Extension Time (g_e), s	0.2	0.0	0.2	0.0	0.0	0.9	0.0	0.7
Phase Call Probability	0.99		0.99		1.00	1.00	0.80	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.05

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	151	969	125	139	614	72	225	73	157	48	40	201
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1781	1781	1585	1781	1870	1585	1781	1870	1585
Queue Service Time (g_s), s	4.9	22.5	5.2	4.5	12.6	2.9	12.5	3.8	10.3	2.7	2.2	14.9
Cycle Queue Clearance Time (g_c), s	4.9	22.5	5.2	4.5	12.6	2.9	12.5	3.8	10.3	2.7	2.2	14.9
Green Ratio (*g/C*)	0.56	0.50	0.50	0.56	0.50	0.50	0.28	0.22	0.22	0.19	0.15	0.15
Capacity (*c*), veh/h	482	1776	791	334	1772	789	449	412	349	337	274	232
Volume-to-Capacity Ratio (*X*)	0.312	0.545	0.158	0.415	0.347	0.092	0.501	0.178	0.449	0.143	0.145	0.867
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	14.0	3.4	3.1	8.7	1.9	9.0	3.1	7.1	2.1	1.8	10.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	13.7	20.7	16.4	16.1	18.3	15.9	35.4	38.0	40.5	40.2	44.7	50.1
Incremental Delay (d_2), s/veh	0.1	1.2	0.4	0.3	0.5	0.2	0.3	0.1	0.3	0.1	0.1	12.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	13.8	21.9	16.8	16.4	18.8	16.1	35.7	38.1	40.8	40.2	44.8	62.1
Level of Service (LOS)	B	C	B	B	B	B	D	D	D	D	D	E
Approach Delay, s/veh / LOS	20.4	C		18.2	B		37.8	D		56.1	E	
Intersection Delay, s/veh / LOS	26.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.10	B	2.10	B	2.45	B	2.46	B
Bicycle LOS Score / LOS	1.51	B	1.17	A	1.24	A	0.96	A

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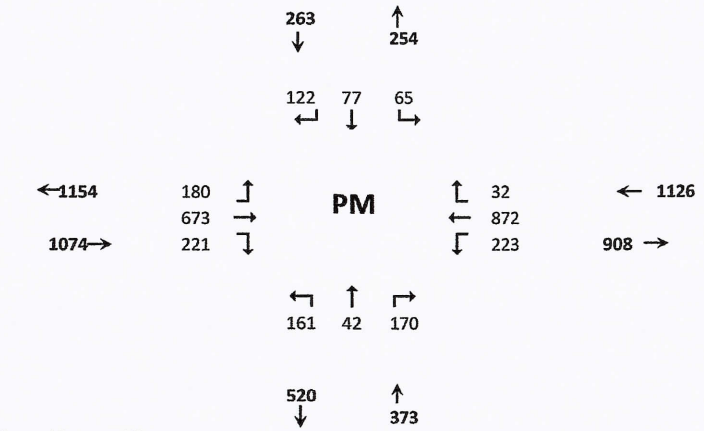
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave.
FILENAME: Hillpointe Residential
ANALYSIS YEAR: 2026 - With Project

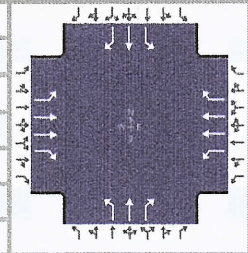
	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	15	1	18	3	5	4	6	81	18	21	116	5	293	1287
4:15-4:30	16	1	25	5	3	1	2	79	14	32	139	3	320	1393
4:30-4:45	23	1	30	5	5	5	5	94	28	24	131	1	352	1525
4:45-5:00	18	1	22	4	1	2	2	107	20	29	115	1	322	1492
5:00-5:15	16	1	36	5	3	1	3	106	25	56	147	0	399	1428
5:15-5:30	17	2	32	0	3	0	1	139	23	39	194	2	452	
5:30-5:45	15	1	28	1	2	2	1	100	11	28	128	2	319	
5:45-6:00	25	0	24	0	0	1	1	81	17	22	86	1	258	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	74	5	120	14	12	8	11	446	96	148	587	4	1525	
Season Factor	83	6	134	16	13	9	12	500	108	166	657	4	1708	
Growth	90	6	146	17	15	10	13	541	116	179	712	5	1850	
In/Out	OUT	0	OUT	0	0	0	0	0	IN	IN	0	0	0	
Percentage	25%	0%	31%	0%	0%	0%	0%	0%	25%	31%	0%	0%	0%	
Project	12	0	15	0	0	0	0	0	20	25	0	0	**0**	
Mariner Cove	17	4	8	0	8	0	0	0	34	15	0	0		
39 Acre Residential	17	3	2	0	6	0	0	0	35	3	0	0		
Whispering Oaks	0	17	0	9	9	20	36	0	0	0	0	17		
SLCC	0	10	0	39	39	0	0	39	0	0	10	10		
WaWa	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	25	0	0	0	0	25	15	93	15	0	150	0		
King's Center	0	2	0	0	0	0	0	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Bent Creek	0	0	0	0	0	22	38	0	0	0	0	0		
Celebration Pointe	0	0	0	0	0	45	78	0	0	0	0	0		
Total	161	42	170	65	77	122	180	673	221	223	872	32	2837	



Seasonal Factor: 1.12
Growth Rate: 1.010
Trips In: 81
Trips Out: 48
Years Grown: 8
PHF: 0.843

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	MM	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM	PHF	0.84
Urban Street	Orange Avenue	Analysis Year	2026	Analysis Period	1> 4:00
Intersection	Orange & Jenkins	File Name	Orange & Jenkins- PM - With Project Hillpointe 5....		
Project Description	2026 - With Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	180	673	221	223	872	32	161	42	170	65	77	122

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	9.1	1.7		61.4	6.5		1.3	13.6				
Yellow	4.3	0.0		4.3	4.3		4.3	4.3				
Red	1.0	0.0		1.0	1.0		1.0	1.0				

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	14.4	66.7	16.1	68.4	18.4	25.5	11.8	18.9
Change Period, ($Y+R_c$), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g_s), s	8.8		10.4		13.0	16.6	6.5	12.7
Green Extension Time (g_e), s	0.3	0.0	0.4	0.0	0.1	0.9	0.1	0.8
Phase Call Probability	1.00		1.00		1.00	1.00	0.92	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	214	801	263	265	1038	38	192	50	202	77	92	145
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1781	1781	1585	1781	1870	1585	1781	1870	1585
Queue Service Time (g_s), s	6.8	17.0	11.7	8.4	23.4	1.4	11.0	2.7	14.6	4.5	5.5	10.7
Cycle Queue Clearance Time (g_c), s	6.8	17.0	11.7	8.4	23.4	1.4	11.0	2.7	14.6	4.5	5.5	10.7
Green Ratio (*g/C*)	0.59	0.51	0.51	0.60	0.53	0.53	0.24	0.17	0.17	0.17	0.11	0.11
Capacity (*c*), veh/h	365	1822	811	471	1872	833	342	314	266	309	212	179
Volume-to-Capacity Ratio (*X*)	0.586	0.440	0.324	0.563	0.555	0.046	0.561	0.159	0.760	0.250	0.433	0.810
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	4.6	11.0	7.6	5.5	14.3	0.9	8.3	2.2	9.7	3.5	4.6	7.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	15.5	18.5	17.2	13.2	19.1	13.8	39.3	42.7	47.6	43.5	49.6	52.0
Incremental Delay (d_2), s/veh	0.6	0.8	1.1	0.4	1.2	0.1	0.8	0.1	1.7	0.2	0.5	3.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	16.0	19.2	18.2	13.6	20.2	13.9	40.1	42.8	49.3	43.7	50.1	55.3
Level of Service (LOS)	B	B	B	B	C	B	D	D	D	D	D	E
Approach Delay, s/veh / LOS	18.5	B		18.7	B		44.6	D		50.9	D	
Intersection Delay, s/veh / LOS	25.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.10	B	2.09	B	2.46	B	2.46	B
Bicycle LOS Score / LOS	1.54	B	1.59	B	1.22	A	1.01	A

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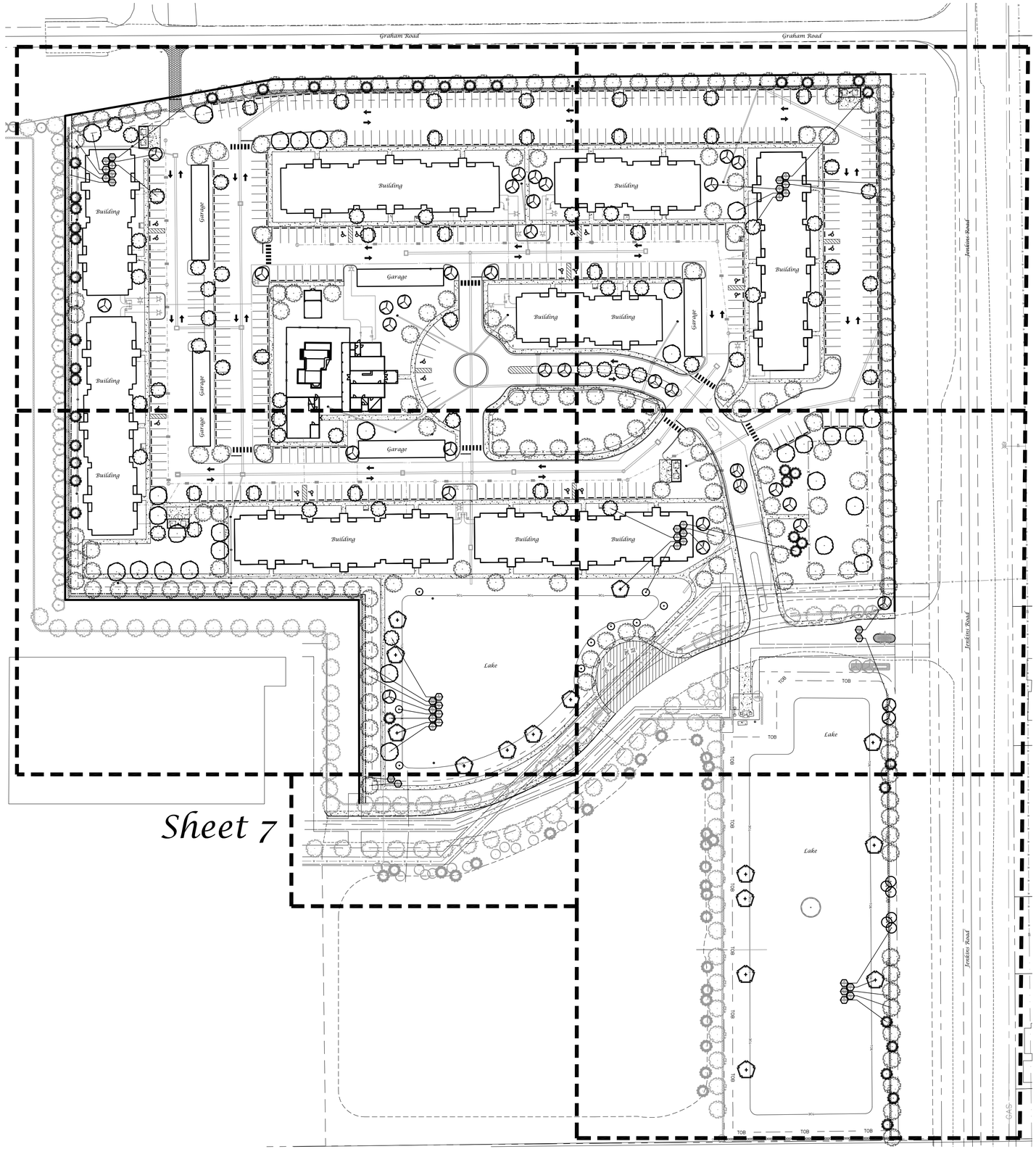

Sheet 2

Sheet 4

Sheet 3

Sheet 5

Sheet 7

Sheet 6

Sheet Legend

Sheet L-1	Cover Sheet
Sheet L-2	Landscape Plan
Sheet L-3	Landscape Plan
Sheet L-4	Landscape Plan
Sheet L-5	Landscape Plan
Sheet L-6	Landscape Plan
Sheet L-7	Landscape Plan
Sheet L-8	Landscape Data, Plant List, Details & Specifications

Landscape Plan

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

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

HILLPOINTE
South Jenkins Road
City of Fort Pierce, Florida

City Project Number:

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

Job No.	22-1001
Drawn By	JWS
Submittal Dates	10-12-2022
Revision Dates	

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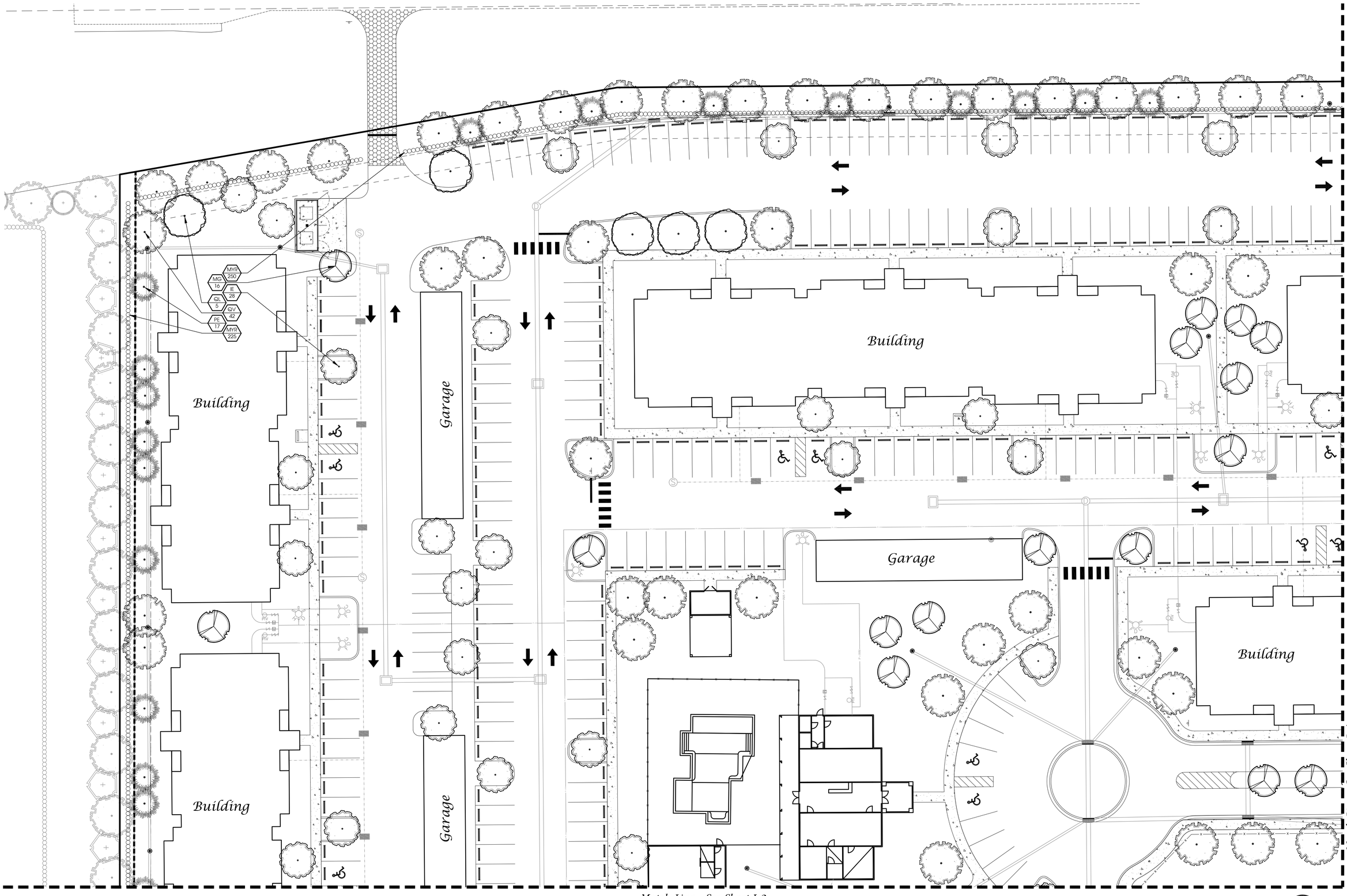
Sheet L-1 of 8



Landscape Plan

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Sheet L-2 of 8

Match Line - See Sheet L-2

Garage

Garage

Building

Building

Building

Lake

IE 15
MYR 400
QV 38
MG 4
TD 3
PE 6
AR 7
QL 12

Match Line - See Sheet L-5

Match Line - See Sheet L-6

Landscape Plan

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

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HILLPOINTE

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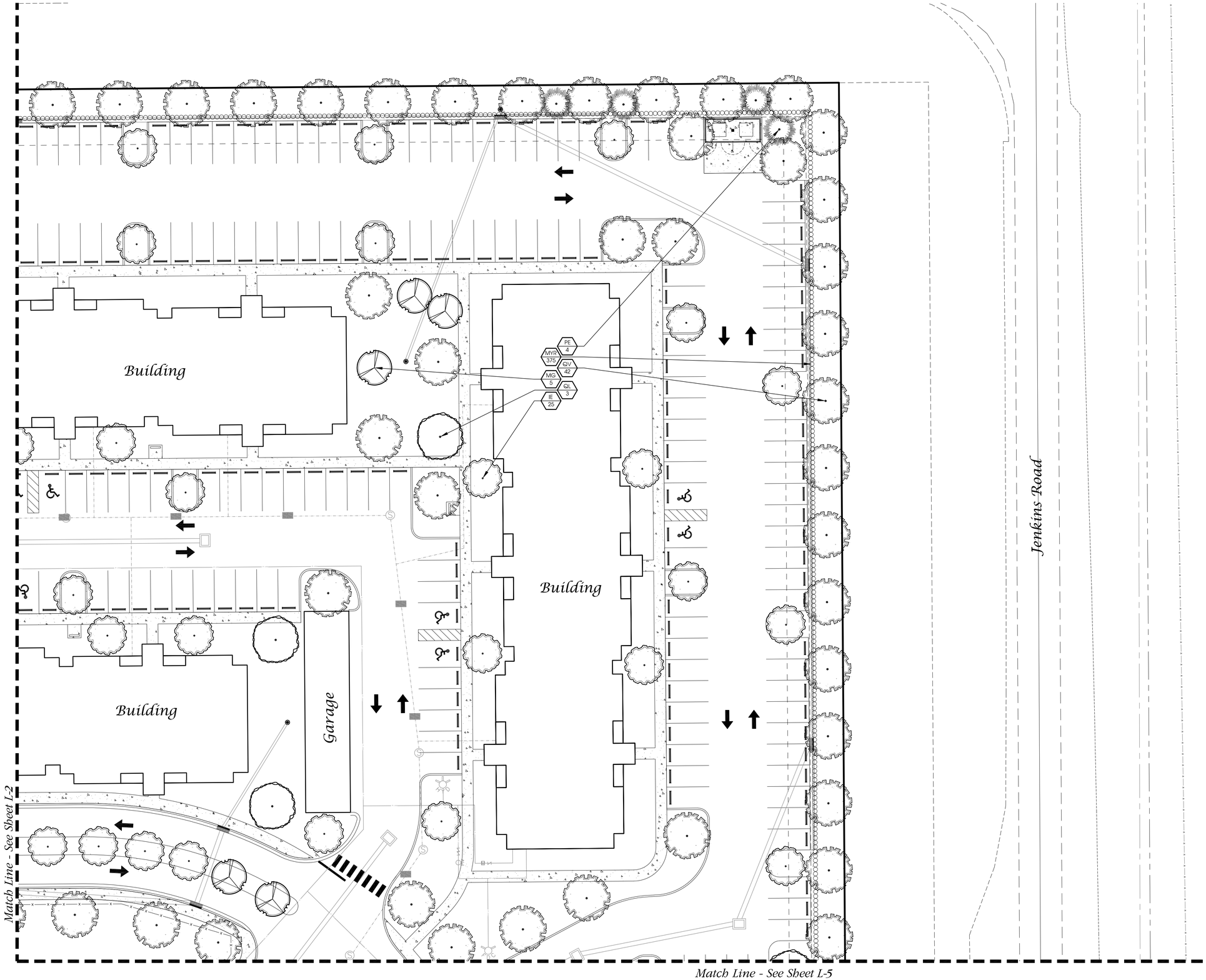

Landscape Plan

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

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Submittal Dates 10-12-2022

Revision Dates

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Match Line - See Sheet L-4

Building

Lake

Jenkins Road

Match Line - See Sheet L-3

Match Line - See Sheet L-6

PE 7
ID 39
MG 10
IE 1
AR 2
ID 6
MYR 140
MYR 50

ONLY BUS

TOB

Landscape Plan

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

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HILLPOINTE

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Job No. 22-1001
Drawn By JWS
Submittal Dates 10-12-2022

Revision Dates

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Match Line - See Sheet L-5

Lake

Jenkins Road

SP 6
AR 6
MYR 300
QV 14
PE 6

TOB

GAS

Match Line - See Sheet L-3

Landscape Plan

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

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HILLPOINTE
South Jenkins Road
City of Fort Pierce, Florida

City Project Number:

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Florida Registration Number:
LA 0001635

Job No.	22-1001
Drawn By	JWS
Submittal Dates	10-12-2022
Revision Dates	

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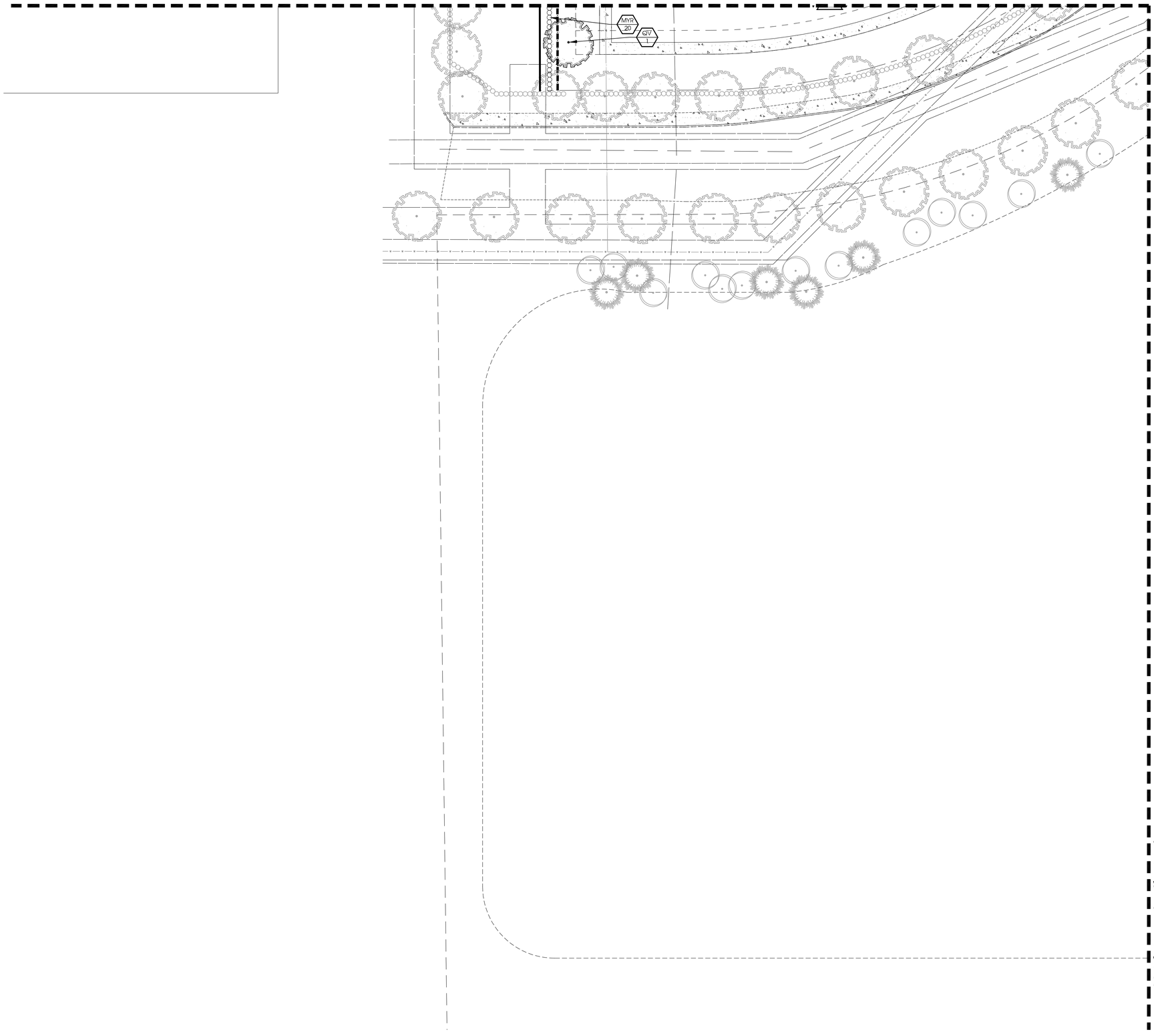
Sheet L-6 of 8

Match Line - See Sheet L-3



Match Line - See Sheet L-6

Landscape Plan

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

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HILLPOINTE

South Jenkins Road
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Job No. 22-1001
Drawn By JWS
Submittal Dates 10-12-2022

Revision Dates

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Landscape Specifications

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

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

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

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

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

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

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
15	AR*	ACER RUBRUM	RED MAPLE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
69	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
35	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
40	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
20	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
162	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
9	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
PALMS						
6	SP*	SABAL PALMETTO	SABAL PALM	12' C.T.	A.S.	SLICK TRUNKS
SHRUBS / GROUNDCOVERS						
1,760	MYR*	USE 440 OF EACH PLANT BELOW FOR MYR AS SHOWN ON THE PLAN. PLANT IN A MINIMUM 200' LENGTH WITH 100 SHRUBS IN EACH 200' LENGTH				
	440	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
	440	ILLICIUM PARVIFLORUM	FLORIDA ANISE	#3, 2' x 2'	2' O.C.	FULL & THICK
	440	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
	440	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			FULL & THICK
		* = Florida Native				SEE SPECS
		NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE				

Landscape Data

Landscaping Adjacent to R.O.W. (East Buffer) 1,232'

Trees Required = 15' Wide Landscape Strip with 1 Tree/300 s.f.
1,232 l.f. x 15' = 18,480 s.f. / 300 = 62 Trees
Provided = 62 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,232 l.f. / 2' o.c. = 616 Shrubs
Provided = 616 Shrubs

Landscaping to Adjacent Property (West Buffer) 1,135'

Trees Required = 15' Wide Landscape Strip with 1 Tree/200 s.f.
1,135 l.f. x 15' = 17,025 s.f. / 200 = 85 Trees
Provided = 85 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,135 l.f. / 2' o.c. = 568 Shrubs
Provided = 568 Shrubs

Landscaping to Adjacent Property (North Buffer) 959'

Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
959' l.f. x 15' = 14,385 s.f. / 200 = 72 Trees
Provided = 72 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
959 l.f. / 2' o.c. = 480 Shrubs
Provided = 480 Shrubs

Interior Vehicular Use Area

Required = 1 s.f. of interior landscaping per
15 s.f. of vehicular use area (196,517 s.f./15 = 13,101 s.f.)
Landscape Area Provided = 32,611 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
196,517 s.f./15 = 13,101 s.f. / 100 = 131 Trees
Trees Provided = 131

Maximum Use of Palm Trees
Sec. 22-187(1)(c)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 350 Trees
Maximum Palms Allowed = 175 (350 / 2 = 175)
Total Palms Provided = 0 (0%)

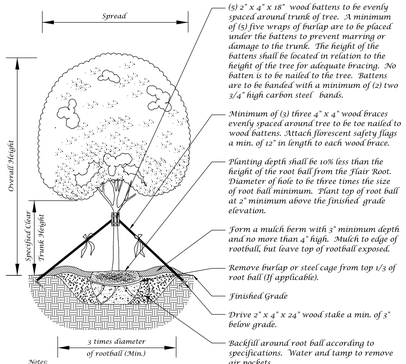
Total Trees Required = 350 Trees
Total Trees Provided = 350 Trees

Total Trees Required = 350 Trees
Total Native Trees Provided = 350 (100%)

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

Total Shrubs Required = 1,664
Total Native Shrubs Provided = 1,664 (100%)

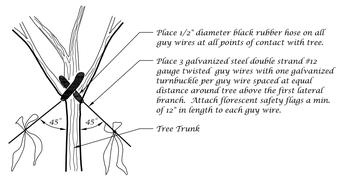
Landscape Details



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

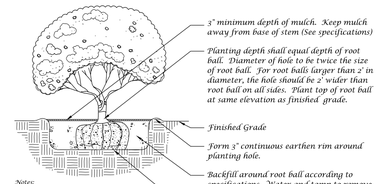
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



Guy Wire Attachment Detail

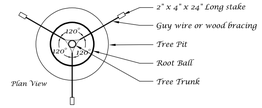
Not to Scale



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

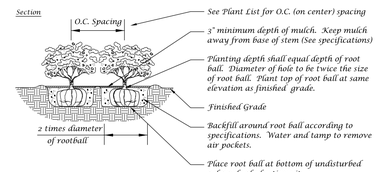
Shrub Detail

Not to Scale



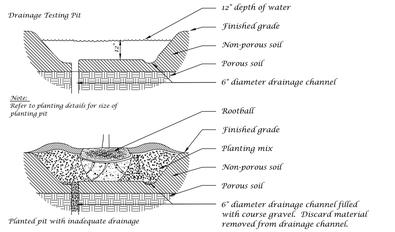
Staking Detail

Not to Scale



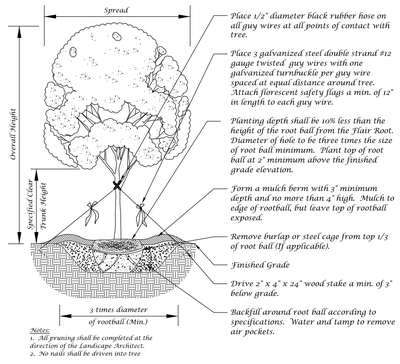
Ground Cover Detail

Not to Scale



Drainage Testing Detail

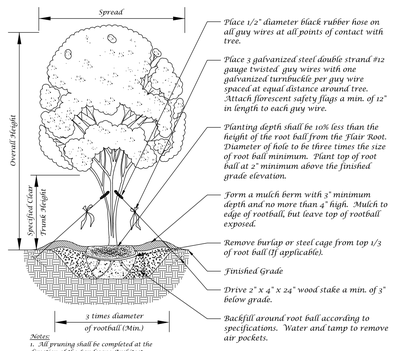
Not to Scale



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

Tree Planting Detail

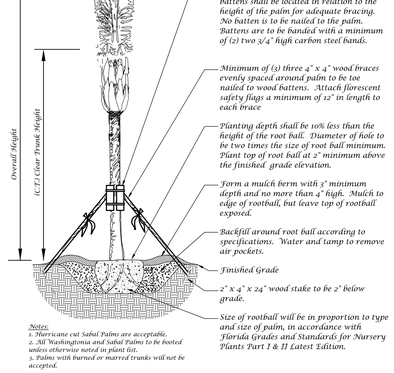
Not to Scale



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

Multi-Trunk Tree Planting Detail

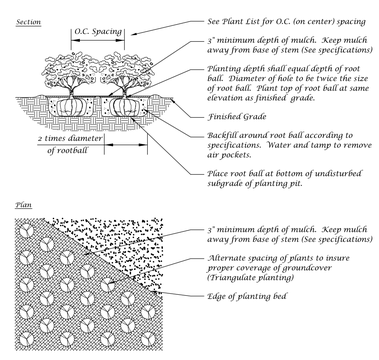
Not to Scale



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

Palm Planting Detail

Not to Scale



Ground Cover Detail

Not to Scale

Landscape Plan

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

HILLPOINTE
South Jenkins Road
City of Fort Pierce, Florida

City Project Number:

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

Job No. 22-1001
Drawn By JWS
Submittal Dates 10-12-2022

Revision Dates

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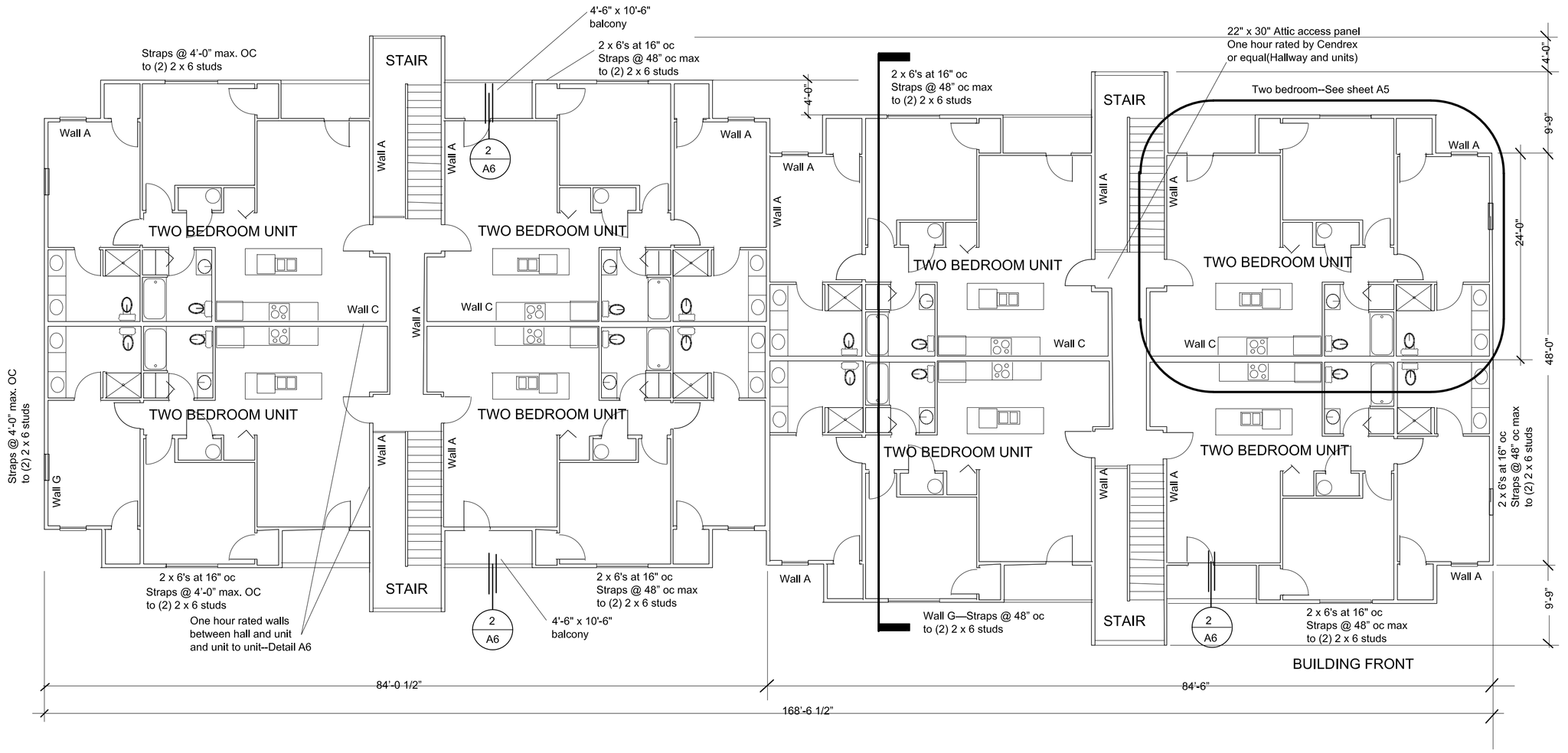
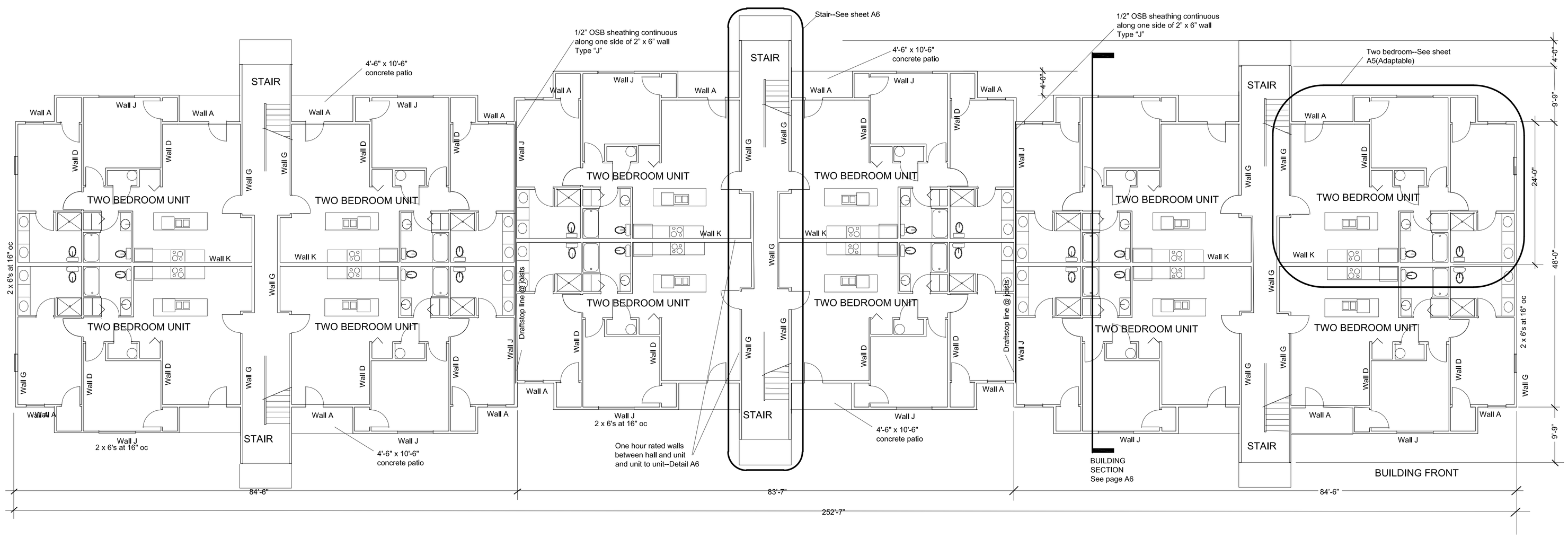


24 BUILDING PLAN

Scale: 1"=10'-0" Area: 9207.87 sf/floor/Group R2/Type VA/NfPA 13R fire suppression
NOTE: See wall design cart on sheet A3(Wall referenced to PEC Structural work)



36 BUILDING PLAN

Scale: 1"=10'-0" Area: 13799 sf/floor/Group R2/Type VA/NfPA 13R fire suppression

Architect's Seal

Date: _____

REVISON:

POINTE GRAND SOUTH JENKINS

PROJECT:

Hillpointe, LLC
8830 Macon Highway
Building 300
Athens, GA 30606

OWNER:

Georgia RA11984
Architect
Frederick W. Mahoney

Architectural Resources of Georgia, LLC
147 Steepleview Drive
Athens, GA 30606
Phone: 517-974-0882
AROGALLC@gmail.com

ARCHITECT:

DATE:
10/13/2022

PAGE:
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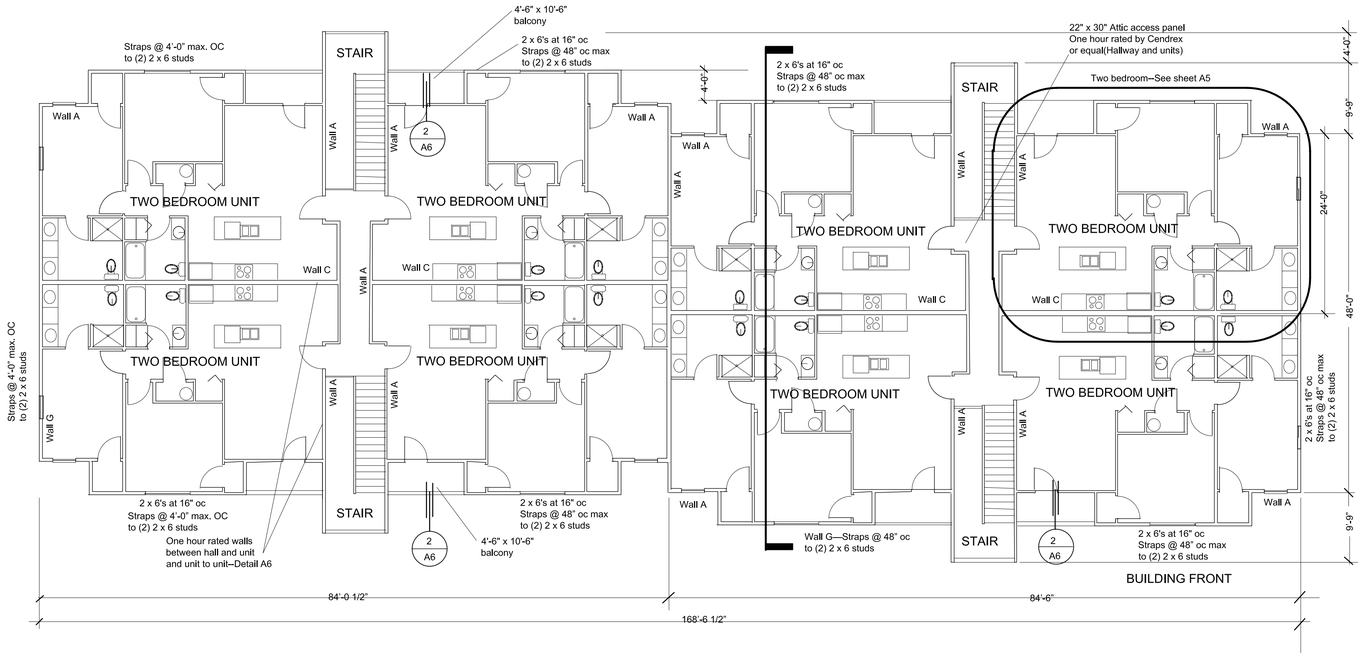
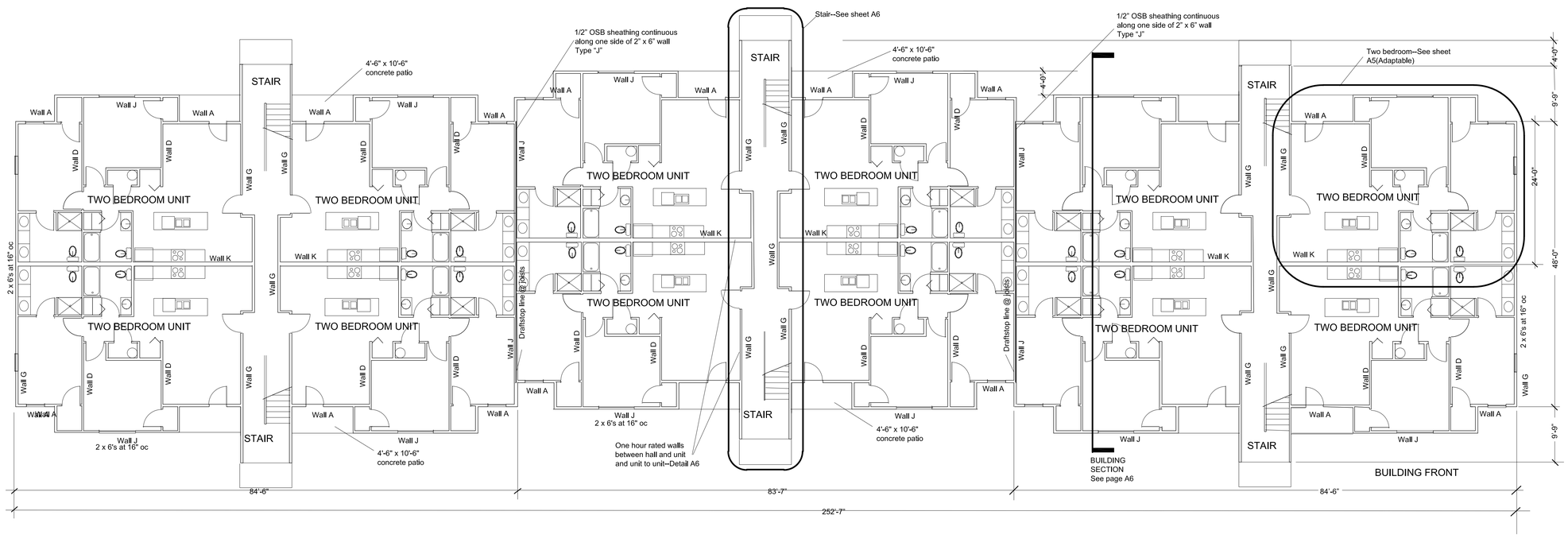


24 BUILDING PLAN

Scale: 1"=10'-0" Area: 9207.87 sf/floor/Group R2/Type VA/NfPA 13R fire suppression
NOTE: See wall design cart on sheet A3(Wall referenced to PEC Structural work)



36 BUILDING PLAN

Scale: 1"=10'-0" Area: 9207.87 sf/floor/Group R2/Type VA/NfPA 13R fire suppression

Architect's Seal

Date: _____

REVISON:

POINTE GRAND SOUTH JENKINS

PROJECT:

Hillpointe, LLC
8830 Macon Highway
Building 300
Athens, GA 30606

OWNER:

Georgia RA11984
Architect
Frederick W. Mahoney

Architectural Resources of Georgia, LLC
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Athens, GA 30606
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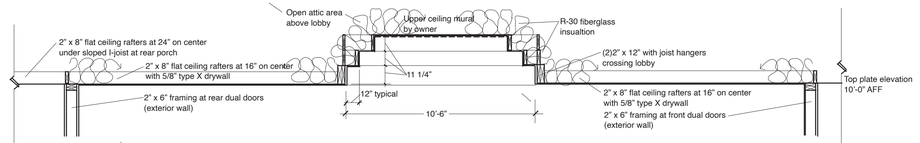
ARCHITECT:

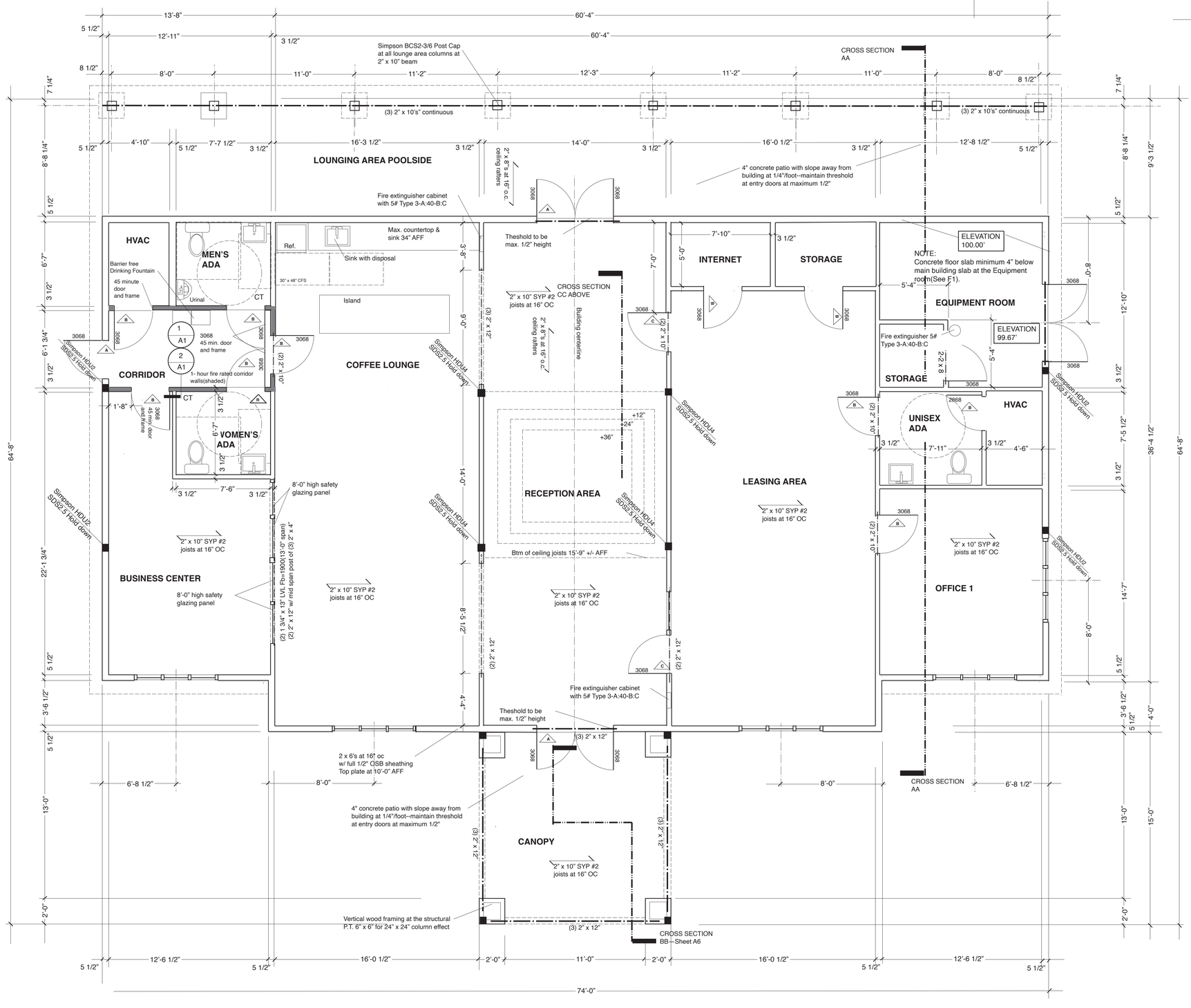
DATE:
10/13/2022

PAGE:
A-4



CROSS SECTION CC

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



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Copyright shall be in place for these architectural plans for this named project and these documents are not to be reused or copied for any other property locations as required by the state law(s).

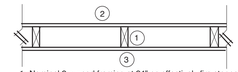
GA FILE NO. RC 2601 | **GENERIC** | **1 HOUR FIRE**

GYPSUM WALLBOARD, WOOD JOISTS, ROOF COVERING

Base layer ⅝" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1¼" Type W or S drywall screws 24" o.c. **Face** layer ⅝" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1⅞" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1⅛" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting ½" plywood with exterior glue applied at right angles to joists with 8d nails. Appropriate roof covering. **Ceiling provides one hour fire resistance protection for framing, including trusses.**

Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

2 / A1 **ONE HOUR RATED CEILING AT CORRIDOR**



1--Nominal 2 x wood framing at 24" oc effectively fire stopped
2--Wallboard gypsum 5/8" nailed to studs and brg plates @ 7" on center w/ 1 7/8" long x .015 shank and 1/4" dia. head nails--USG Type X.
3--Joints and heads covered with paper tape and compound

1 / A1 **ONE HOUR RATED WALL UL 309 (UL 314 SIM)**

MANGEMENT BUILDING PLAN

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

3036 square foot
Occupants: 150 SF/person Group B=20.2 occupants

PROJECT SCOPE:

POINTE GRAND FORT PEIRCE

SOUTH JENKINS
COMMONS AREA
BUILDING OCCUPANCY GROUP B
TYPE VB(Allowed area: 9000 sf/Actual 3036 sf and 1824 sf=4860 square foot HEIGHT: Allowed 2 story/Actual 1 story

2018 INTERNATIONAL BUILDING CODE WITH 2020 GA AMMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE WITH 2020 GA AMMENDMENTS
2018 INTERNATIONAL PLUMBING CODE WITH 2020 GA AMMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ 2020 GA AMMENDMENTS
2018 INTERNATION FIRE CODE & NFPA 101 2018
2020 NATIONAL ELECTRIC CODE (NEC)/2020 NFPA 70

Architect's Seal

Date: 8/15/2022

REVISON:

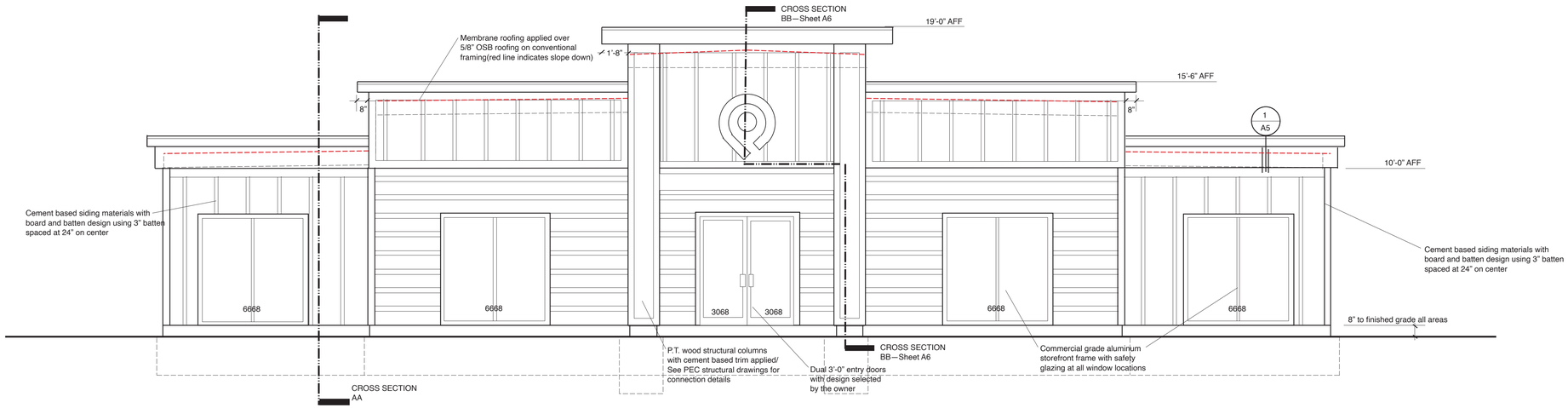
PROJECT:
POINTE GRAND FORT PEIRCE

OWNER:
Hilpointe, LLC
8830 Macon Highway
Building 300
Athens, GA 30606

ARCHITECT:
Architectural Resources of Georgia, LLC
147 Steepleview Drive
Athens, GA 30606
Phone: 517-974-0882
AROGALLC@gmail.com
Frederick W. Mahoney
Architect
Georgia RA011984

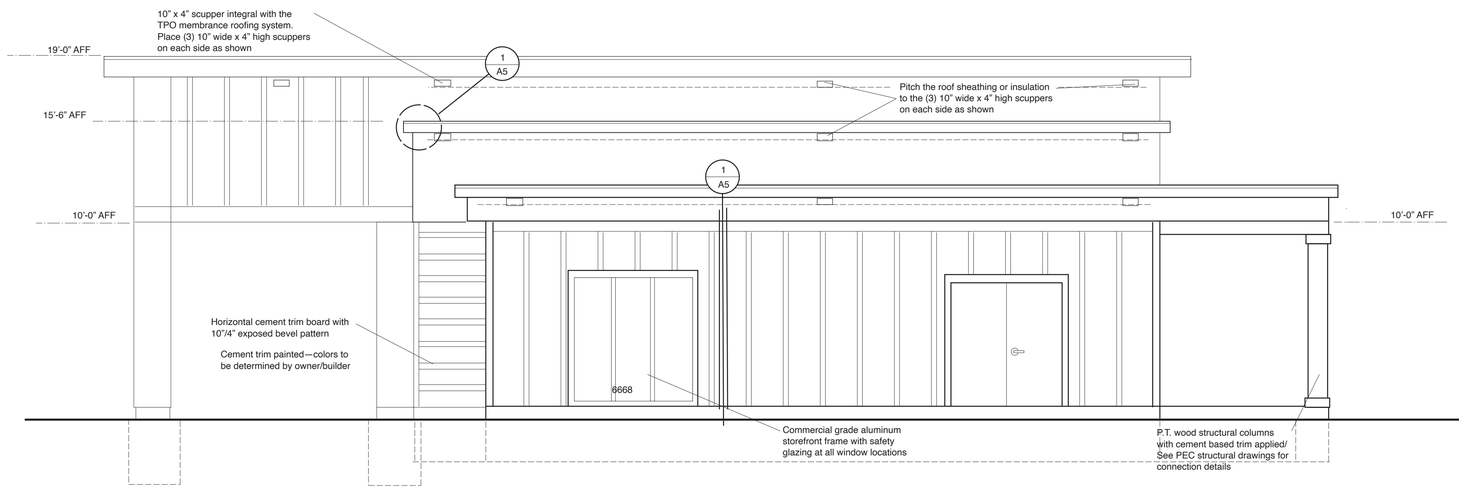
DATE: 8/15/22

PAGE: **A-1**



FRONT ELEVATION

Scale: 1/4"=1'-0"



SIDE ELEVATION

Scale: 1/4"=1'-0"

REVISON:

PROJECT:
POINTE GRAND FORT PEIRCE

OWNER:
Hilpoint, LLC
8830 Macon Highway
Building 300
Athens, GA 30606

ARCHITECT:
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DATE:
8/15/22

PAGE:
A-2

Architect's Seal

Date:

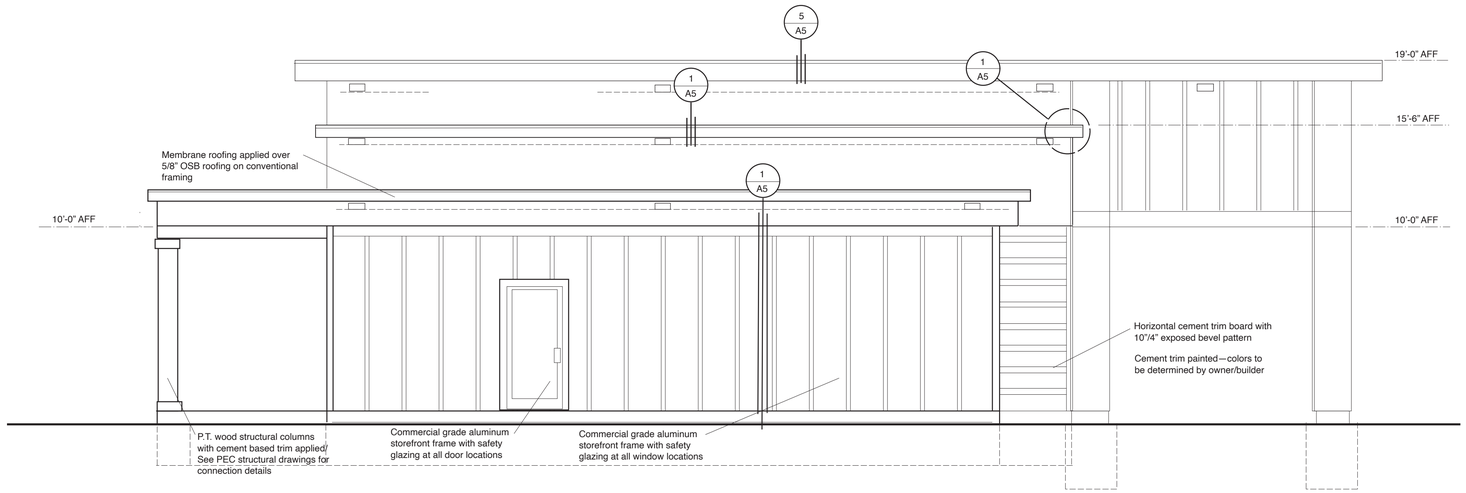
TYPICAL EXTERIOR LOADBEARING WALL FRAMING, UNO:
2x6 SPRUCE-PINE-FIR (SPF) No. 2 STUDS @ 16" O.C. TYPICAL AND 12" O.C. WITHIN 6'-0" OF WALL CORNERS. INSTALL 1 ROW OF SOLID BLOCKING AT MIDHEIGHT OF WALL. SEE ARCHITECTURAL DRAWINGS FOR STUD SIZES.

TYPICAL INTERIOR LOADBEARING WALL FRAMING, UNO:
2x4 SPRUCE-PINE-FIR (SPF) No. 2 STUDS @ 16" O.C. INSTALL 1 ROW OF SOLID BLOCKING AT MIDHEIGHT OF WALL. SEE ARCHITECTURAL DRAWINGS FOR STUD SIZES.

TYPICAL INTERIOR NON-LOADBEARING WALL FRAMING, UNO:
2x4 SPRUCE-PINE-FIR (SPF) No. 2 STUDS @ 16" O.C. INSTALL 1 ROW OF SOLID BLOCKING AT MIDHEIGHT OF WALL. SEE ARCHITECTURAL DRAWINGS FOR STUD SIZES.

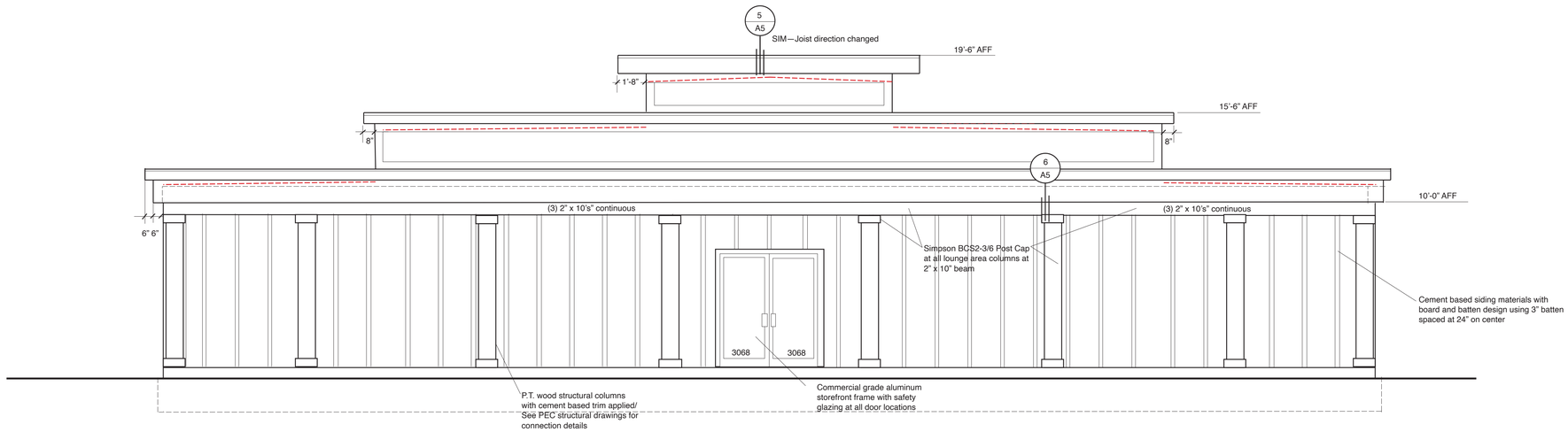
EXTERIOR SHEAR WALL FRAMING
2x6 SPRUCE-PINE-FIR (SPF) No. 2 STUDS @ 16" O.C. WITH 1/2" OSB NAIL SHEATHING TO WALL FRAMING WITH 10d NAILS @ 6" O.C. ALONG PANEL EDGES (BLOCK ALL PANEL JOINTS). PROVIDE 12" NAIL SPACING AT ALL FRAMING MEMBERS IN "FIELD" OF PANEL.

INTERIOR SHEAR WALL FRAMING
2x4 SPRUCE-PINE-FIR (SPF) No. 2 STUDS @ 16" O.C. WITH GYPSUM BOARD USED AS STRUCTURAL SHEATHING. SCREW GYP. BOARD TO WALL FRAMING @ 6" O.C. ALONG PANEL EDGES (BLOCK HORIZONTAL PANEL JOINTS). PROVIDE 12" SCREW SPACING AT ALL FRAMING MEMBERS IN "FIELD" OF PANEL. SCREWS SHALL BE 1-1/4" LONG No. 6 TYPE S OR W DRYWALL SCREWS. INSTALL STRUCTURAL GYP. BOARD ON ONE SIDES OF WALL.



SIDE ELEVATION

Scale: 1/4"=1'-0"



REAR ELEVATION

Scale: 1/4"=1'-0"

Architect's Seal

Date:

REVISON:

PROJECT:
POINTE GRAND FORT PEIRCE

OWNER:
Hilpointe, LLC
8230 Macon Highway
Building 300
Athens, GA 30606

ARCHITECT:
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Phone: 517-974-0882
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Frederick W. Mahoney
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Georgia RA011984

DATE:
8/15/22

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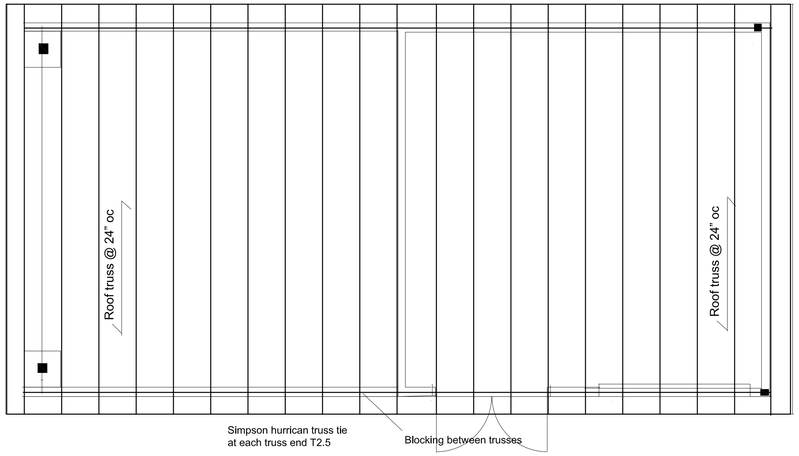


ROOF FRAMING PLAN

Scale: 1/4"=1'-0"

TYPICAL NOTES:
All contractors required by the state licensing agency shall have
a current license and carry insurance as required by the owner.

Soils are based on 1500 psf minimum capacity.

1-Do not conceal any part of the building without inspection and approval
2-Remove all contractor waste from the building daily.
3-The general contractor shall provide a construction dumpster.
4-No smoking will be allowed inside the building.
5-All workmanship on is project must exceed professional standards.
6-The architect/engineer will determine workmanship standards.
7-Colors are to be decided by the owner.
8-Drywall shall be 5/8" thick at all locations. Finish shall be smooth.
9-Wall insulation in maintenance storage R19 prior to drywall or OSB panels

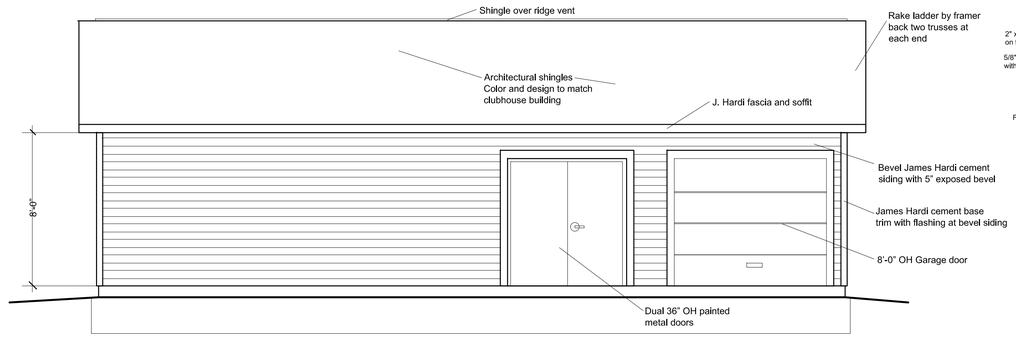
CONTRACTOR GENERAL NOTES:
Provide a workers toilet under the general contractor contract.
Maintain safety guidelines during construction.
Power equipment shall be provided by each contractor.
Fuel storage is the direct responsibility of the contractor providing same.
The security of materials is the sub contractors task.
No additional fees for work will be authorized by the owner unless in writting.

BUILDING INFORMATION

Pump Room and Mailbox Building

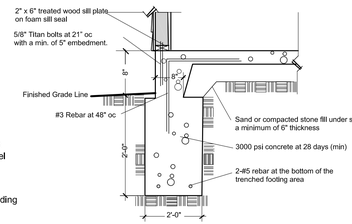
BUILDING OCCUPANCY U TYPE VB UNPROTECTED ONE STORY
AREA OF BUILDING: 800 SF

2018 INTERNATIONAL BUILDING CODE WITH 2020 GA AMMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE WITH 2020 GA AMMENDMENTS
2018 INTERNATIONAL PLUMBING CODE WITH 2020 GA AMMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ 2020 GA AMMENDMENTS
2018 INTERNATION FIRE CODE & NFPA 101 2018
2020 NATIONAL ELECTRIC CODE (NEC)/2020 NFPA 70

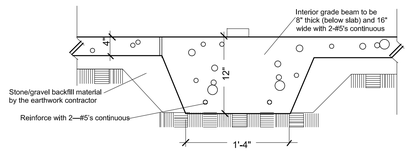


SOUTH ELEVATION

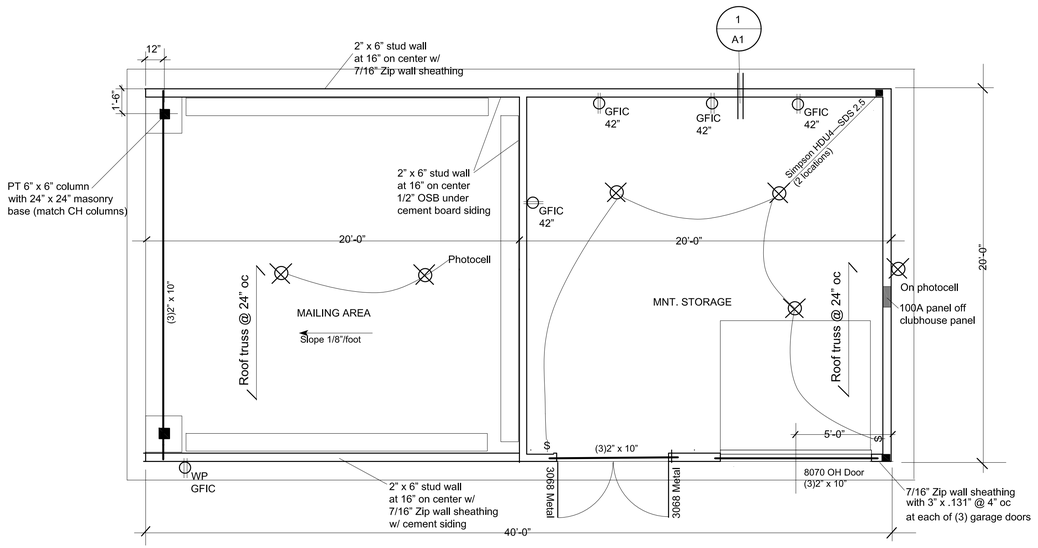
Scale: 1/4"=1'-0"



FOOTING DETAIL
NTS
1
A1

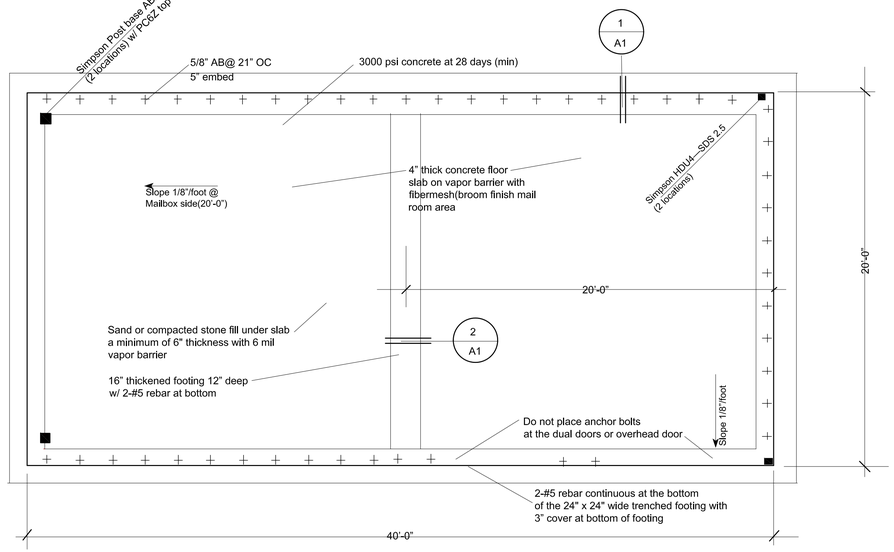


FOOTING DETAIL
NTS
2
A1



BUILDING PLAN

Scale: 1/4"=1'-0" 800 Square foot
Broom finish the mailbox area of the building(4) 20A GFIC circuits/1-20A lighting circuit



FOUNDATION PLAN

Scale: 1/4"=1'-0" 800 Square foot
Broom finish the mailbox area of the building

Architect's Seal

Date: _____

REV:

POINTE GRAND SOUTH JENKINS

PROJECT:

Hillpointe
8830 Macon Highway
Building 300
Athens, Georgia 30606

OWNER:

Architectural Resources of Georgia, LLC
124 Tiffany Lane
Saint Simons Island, GA, 31522
Phone: 517--974-0882/706-410-5412
underparchitect@gmail.com

ARCHITECT:

Georgia Registered Architect
Frederick W. Mahoney
GA#RA010184

DATE:
10/7/2022

PAGE:
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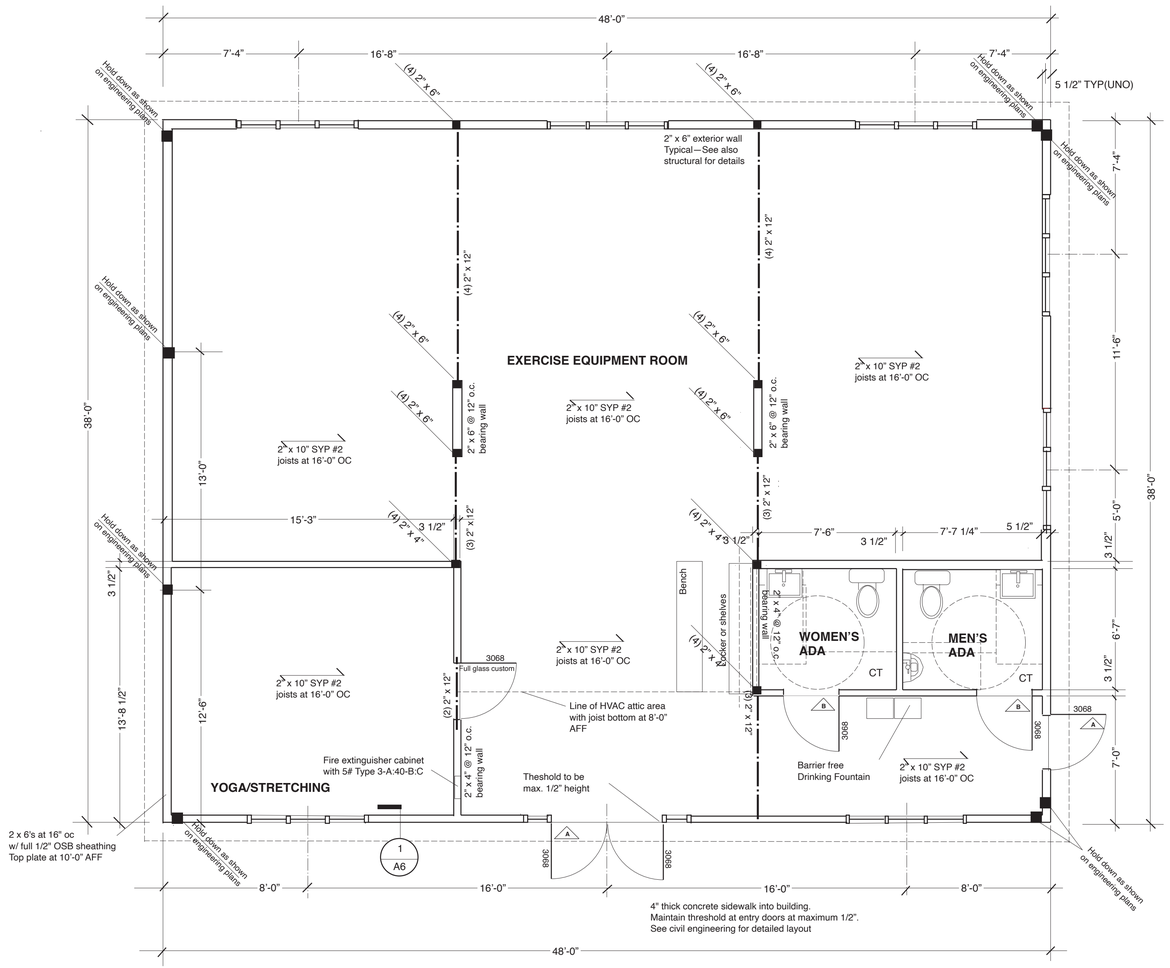


EXERCISE BUILDING PLAN

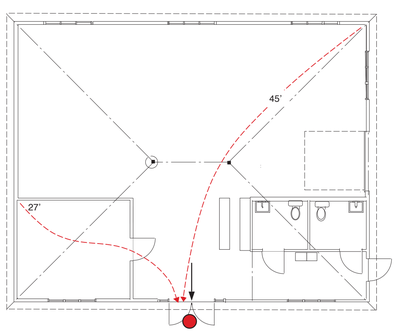
SCALE: 1/4"=1'-0"

1824 square foot
Occupants: 50 SF/person. Group B=36 occupants

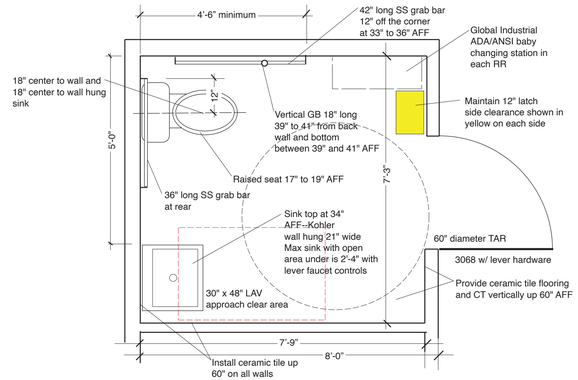
LIFE SAFETY CHART:

LOCATION	ITEM	REQUIREMENT	DETERMINATION/PROPOSED
Occupant Group	Group B	Building Code	Group B—<50 occupants/303.1.1
Occupant Load	150/50 SF/Gross/person	150/50SF/Gross/person	Office and Exercise 1004.5
Construction Type	Type VB	Code allows 9000 sf Table 506.2	Type VB complies at 4860 sf
Allowed Height	One story building	Code allows two story	Code section 504.4 NFPA 2018 Table 7.3.1.2
Occupant Protection	Fire Resistance Rating corridor of Management	Fire rated corridor walls (1 hour) Ceiling ratings (1 hour) Door/Frame rated at 45 min.	Compliance along corridor from Management area to the outdoors. 1028.4.2
Travel distance	Less than 49 occupants	Travel w/o FS=maximum 75 feet	Code section 1006.2.1
Dead end corridor	20'-0" max. allowed	Building code	None--Compliance
Number of exits	Minimum of 1<49 people	Building code	3 & 1 provided--Compliance
Exit width requirement	36" width minimum	Building code	Provided--Compliance
Buildings on same lot	Considered as one building	Building code 10'>X<30'-0" NA Section 706.5.3 Exemption 1 Type VB is 4860sf < 9000 allowed	Area allowed for Group B=9000 sf Compliance One building combined
Emergency Lighting	Coverage manditory	Building code	Provided at exits/MEP drawings
Fire extinguisher	Provide	Building code	Provided/IFC 906.1
Area/Height increase	None taken	Code provided formula	Compliance
Attic draftstopping	Minimum separation	3000 sf/max	Cathedral ceilings/firestopped
Electrical disconnect	Main service switch	Circuit breaker/fuse disconnect	Provided--Compliance

One hour rated hallway wall
Exit to public way
12' Measured travel distance
Exit light
Emergency lighting—See electrical plans
Self closing fire rated door 45 minute rated
Main exit path/direction

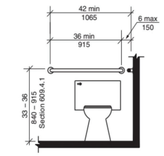


EXERCISE PLAN VIEW



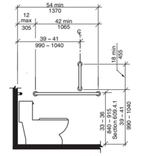
HC BATH PLAN

Scale: 1"=2'-0"
Room sizes may varies—review each bathroom in Management and Exercise spaces



Note: For children's dimensions see Fig. 609.4.2

FIGURE 604.5.2
REAR-WALL GRAB BAR FOR WATER CLOSET



Note: For children's dimensions see Fig. 609.4.2

FIGURE 604.5.1
SIDE-WALL GRAB BAR FOR WATER CLOSET

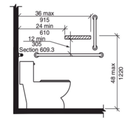


FIGURE 604.7.1(B)
DISPENSER OUTLET LOCATION PROTRUDING DISPENSER ABOVE GRAB BAR

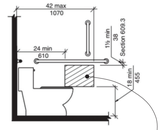


FIGURE 604.7.1(A)

Dispenser location: 7" to 9" max. in front of the watercloset measured from the centerline of the dispenser. Vertical location between 15" and 48" AFF(not behind grab bar). Dispenser to allow continuous paper flow.

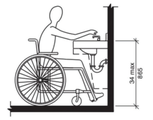


FIGURE 606.3
HEIGHT OF LAVATORIES AND SINKS

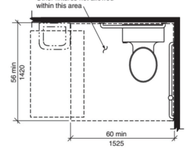


FIGURE 604.3
SIZE OF CLEARANCE FOR WATER CLOSET

GENERAL HANDICAP NOTES:
Grab bars 1 1/4"-1 1/2" diameter 1 1/2" from the wall
Protect all exposed pipes and drains under sinks
Toilet openings must be 36" wide and 18" from a wall
Grab bar behind the toilet shall be 36 inches long
GB along the side of the toilet shall be 42" long
Locate sink top between 29" and 34" max AFF
Lav clearance 29" under sink top
Clear floor area under the sink shall be 30" x 48"
Clear floor area at the toilet shall be 48" x 66"
A 36" clear open route is required
All sinks are to have lever controls
Mirrors to be located at 40" max AFF behind lav sink
Paper towel dispenser to be set at max 48" AFF
Comply with all provisions of the 2017 ANSI A117.1 guidelines
Comply with ADA 2010 and FBC Accessibility
See figure 604.7.1 above for dispenser location

COMMON AREAS:
Install lever handles at all common area doors
Max pull on the door is 5#
Clear opening shall be 32" wide
Thresholds on common area doors shall be 1/2" max
All entry areas must be accessible from parking lot area

RAMPS:
No internal ramping. See civil engineering work for exterior

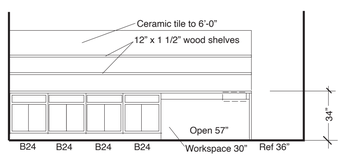
FRONT DOOR:
Provide a clear area of 18" x 60" on the latch side with a slope of no more than 1/4" per foot (To wheel beside latch)

ROOM FINISH SCHEDULE:

NAME	WALLS	BASE	FLR	CEILING	NOTES
Office 1	Painted Drywall	Wood	Vinyl	Painted Drywall	Glued direct vinyl plank
Office 2	Painted Drywall	Wood	Vinyl	Painted Drywall	Glued direct vinyl plank
Marketing	Painted Drywall	Pld wood	Vinyl	Painted Drywall	Glued direct vinyl plank
Kitchen	Painted Drywall	Vinyl	Vinyl	Painted Drywall	Ceramic tile backsplash
HVAC	Painted Drywall	Pld wood	Concrete	Painted Drywall	All paint semi gloss in color selected by the owner
Bath	Painted Drywall Ceramic Tile	Ceramic tile	C.T.	Painted Drywall	Code required hard surface at all fixtures
Hallway	Painted Drywall	Vinyl	Vinyl	Painted Drywall	Glued direct vinyl plank
Vending	Painted Sidingl		Concrete	Painted Drywall	Epoxy paint applied directly to the concrete floor

DOOR AND FRAME SCHEDULE:

MARK	SIZE	TYPE:	FRAME:	LOCATION:	LOCKSET:	HARDWARE SPECIAL TYPE:		NOTES:
A	3068 1 3/4"	Aluminum Storefront	Aluminum	Entry Door	Lock and Deadbolt	Closer	Gasket frame Alum. threshold	Anodized finish as selected by owner
B	VARIES 1 3/8"	Wood Solid Core	Wood	Swing Interior	Passage w/ Knob/Lever	Lever BF doors	Wood frame Wood casing	Three hinges--size varies
C	3068	Glass	No frame	Marketing	None			Tempered glass door with full fixed temered glass sidelite



COFFEE BAR ELEVATION

SCALE: 1/4"=1'-0"
Maximum sink and countertop at 34" AFF

REVISON:

PROJECT:
POINTE GRAND FORT PEIRCE

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8230 Macon Highway
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8/15/22

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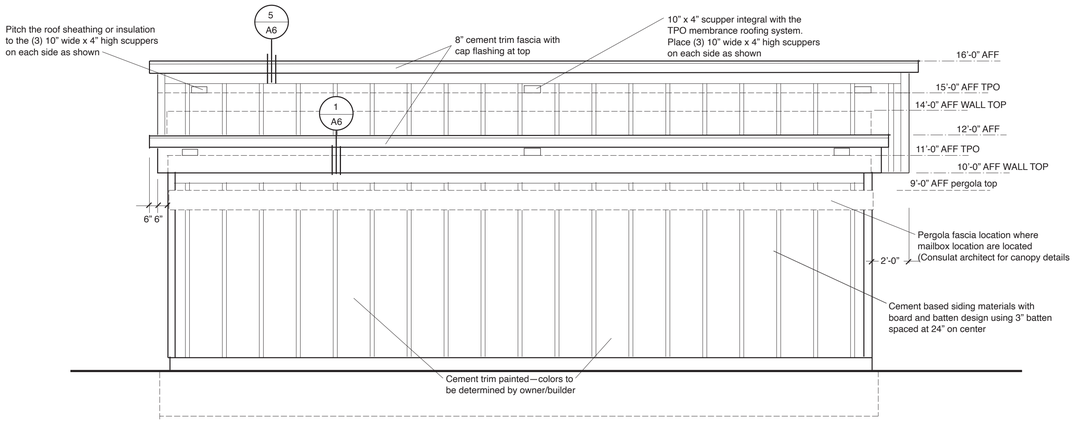
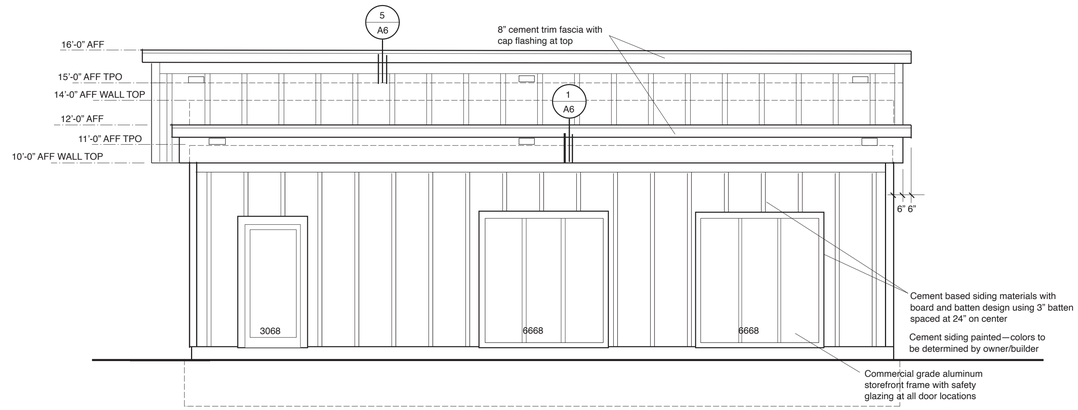
Architect's Seal

Date: _____



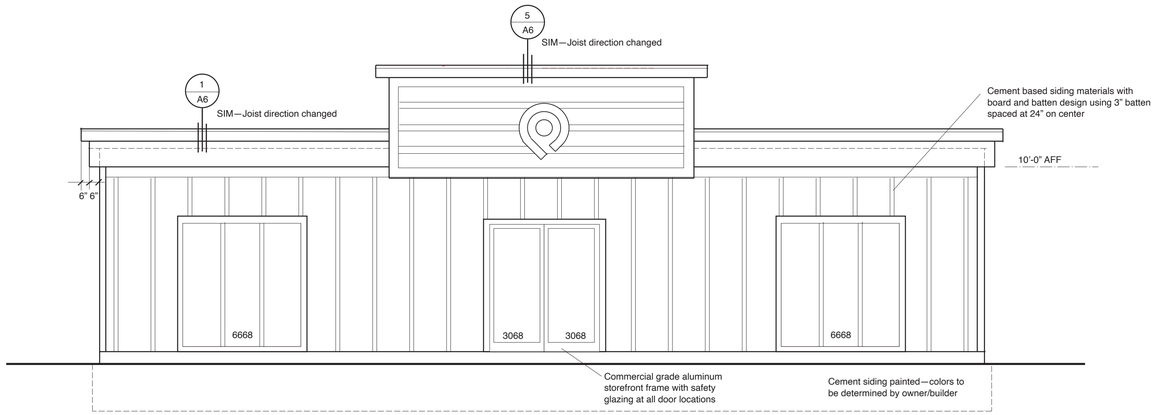
SIDE ELEVATION

Scale: 1/4"=1'-0"



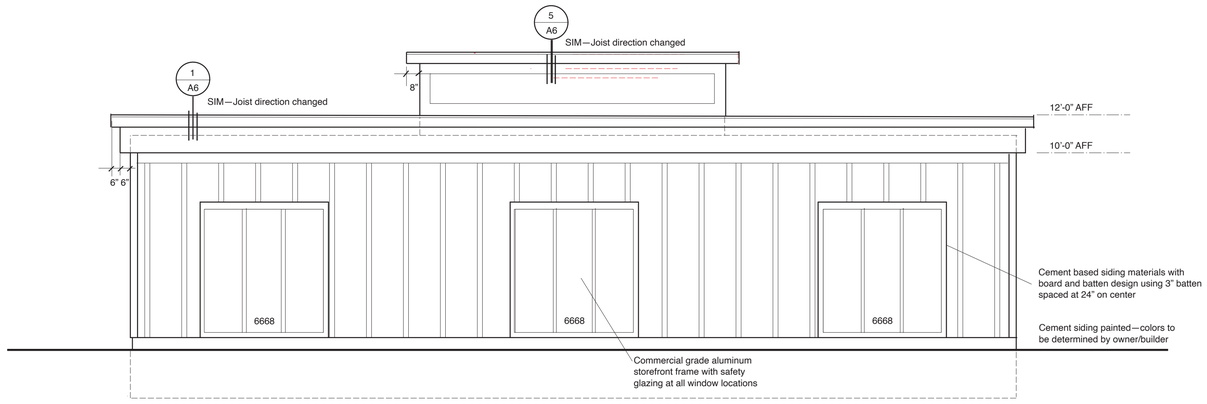
POOLSIDE ELEVATION

Scale: 1/4"=1'-0"



FRONT ENTRY ELEVATION

Scale: 1/4"=1'-0"



REAR ELEVATION

Scale: 1/4"=1'-0"

Architect's Seal

Date:

REVISON:

PROJECT:
POINTE GRAND FORT PEIRCE

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Hilpoint, LLC
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ARCHITECT:
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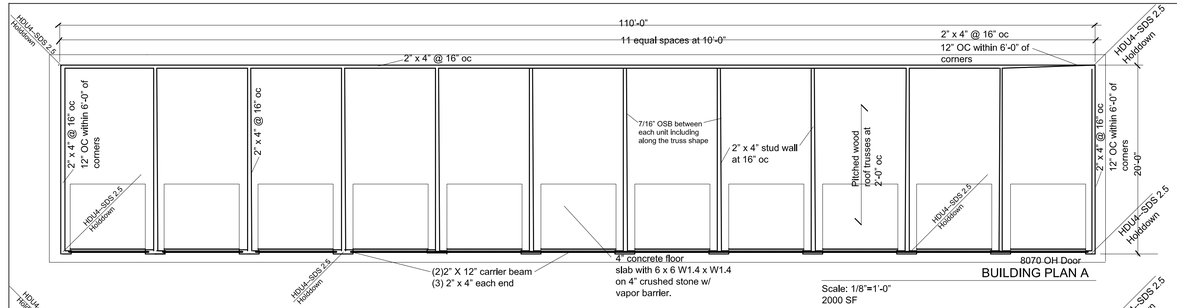
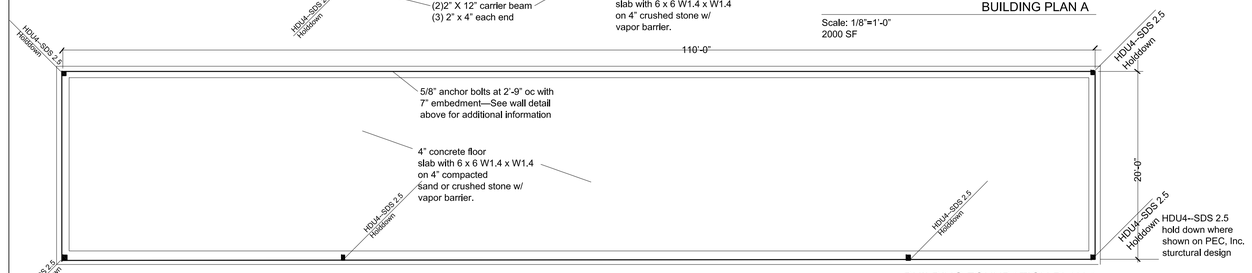


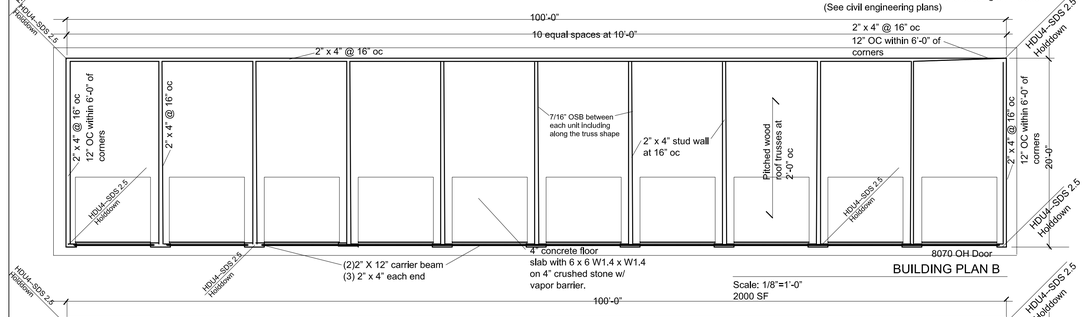
BUILDING PLAN A

Scale: 1/8"=1'-0"
2000 SF



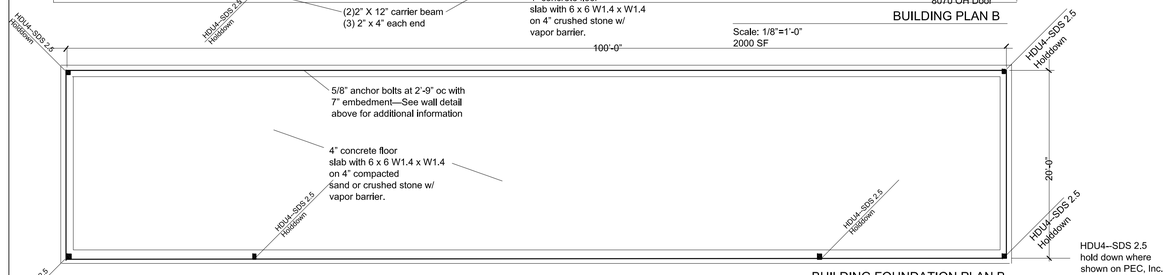
BUILDING FOUNDATION PLAN A

Scale: 1/8"=1'-0" 2000 SF—One building on the site
(See civil engineering plans)



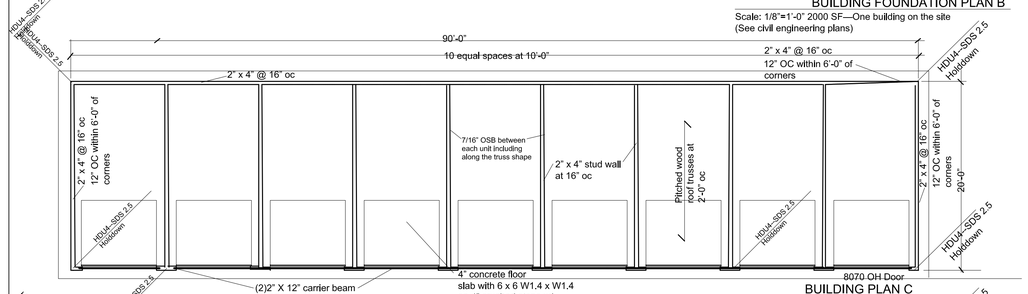
BUILDING PLAN B

Scale: 1/8"=1'-0"
2000 SF



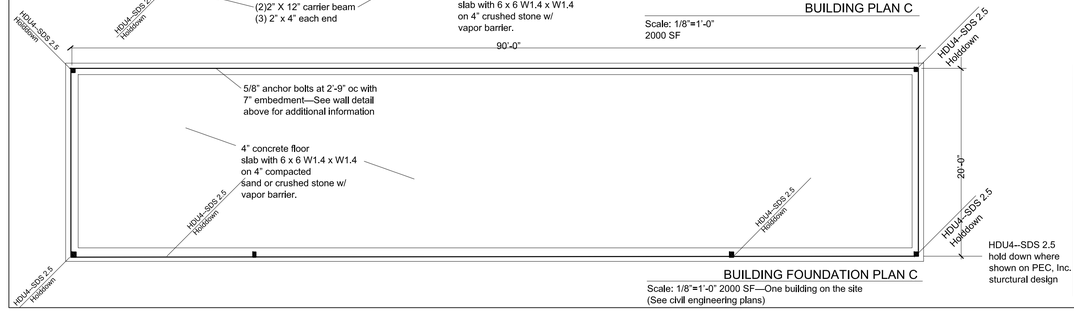
BUILDING FOUNDATION PLAN B

Scale: 1/8"=1'-0" 2000 SF—One building on the site
(See civil engineering plans)



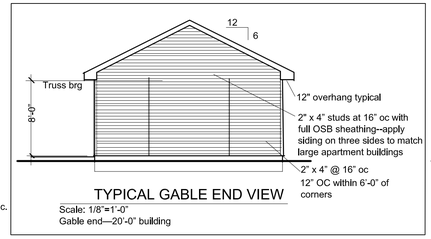
BUILDING PLAN C

Scale: 1/8"=1'-0"
2000 SF



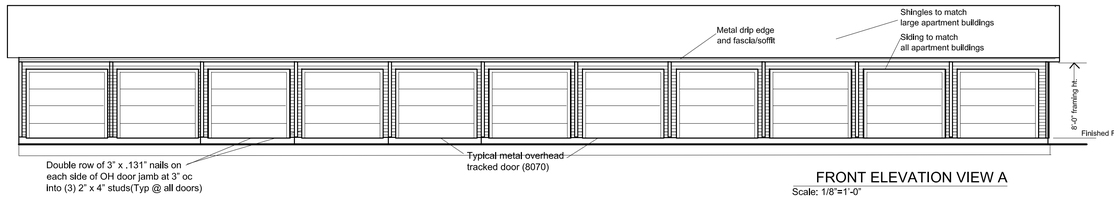
BUILDING FOUNDATION PLAN C

Scale: 1/8"=1'-0" 2000 SF—One building on the site
(See civil engineering plans)



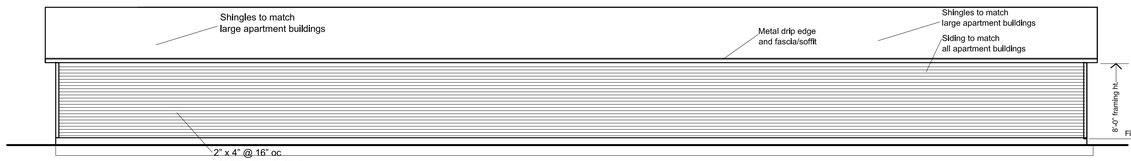
TYPICAL GABLE END VIEW

Scale: 1/8"=1'-0"
Gable end—20'-0" building



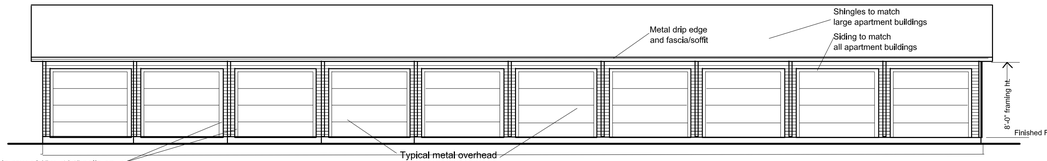
FRONT ELEVATION VIEW A

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



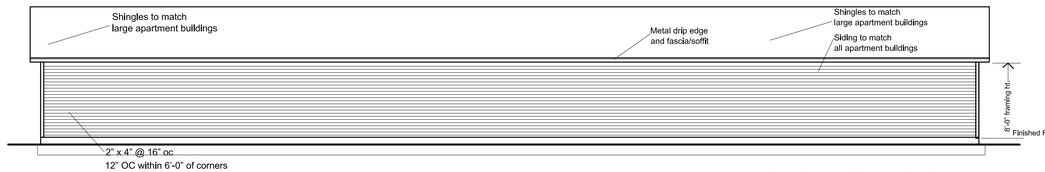
REAR ELEVATION VIEW A

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



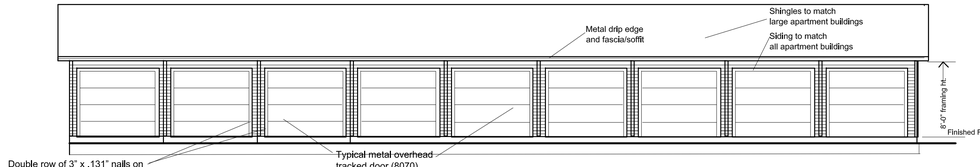
FRONT ELEVATION VIEW B

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



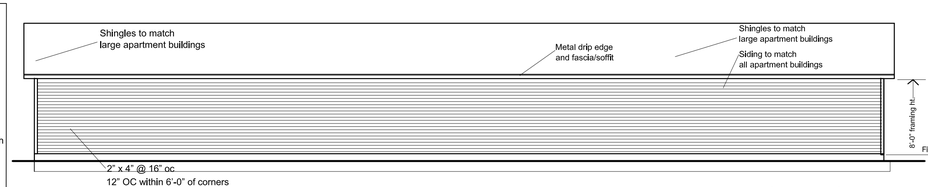
REAR ELEVATION VIEW B

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



FRONT ELEVATION VIEW C

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



REAR ELEVATION VIEW C

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

REV:

POINTE GRAND FORT PIERCE

SOUTH JENKINS RD
FORT PIERCE, FLORIDA

OWNER:
Hillpointe, LLC
8830 Macon Highway
Building 300
Athens, Georgia 30606

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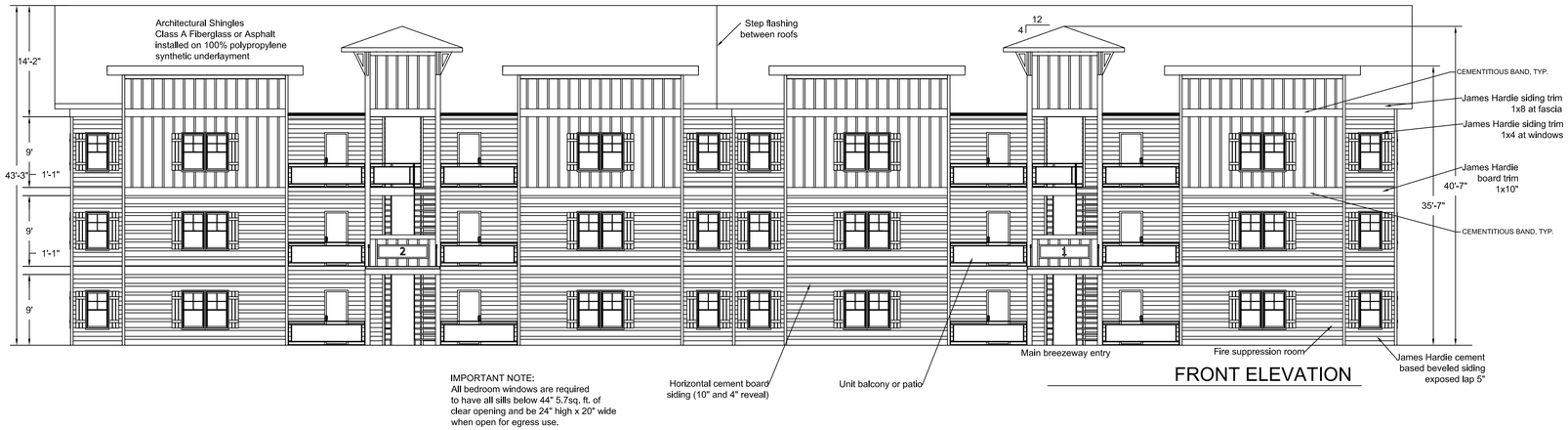
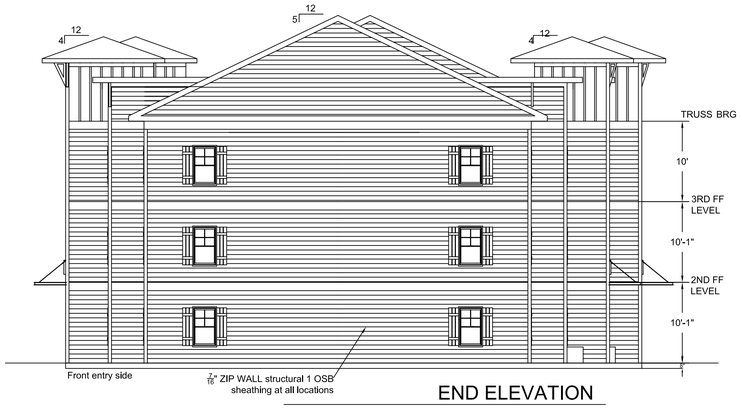


IMPORTANT NOTE:
All bedroom windows are required to have all sills below 44" 5.7sq. ft. of clear opening and be 24" high x 20" wide when open for egress use.

FRONT ELEVATION



END ELEVATION

REVISION	DATE	DESCRIPTION

DATE

DESIGN PROFESSIONAL

OWNER

HILLPOINTE

HILLPOINTE, LLC
8830 MACON HIGHWAY
BUILDING 300
ATHENS, GA 30606

PROJECT

POINTE GRAND *SOUTH JENKINS*
24 UNIT APARTMENTS ELEVATIONS

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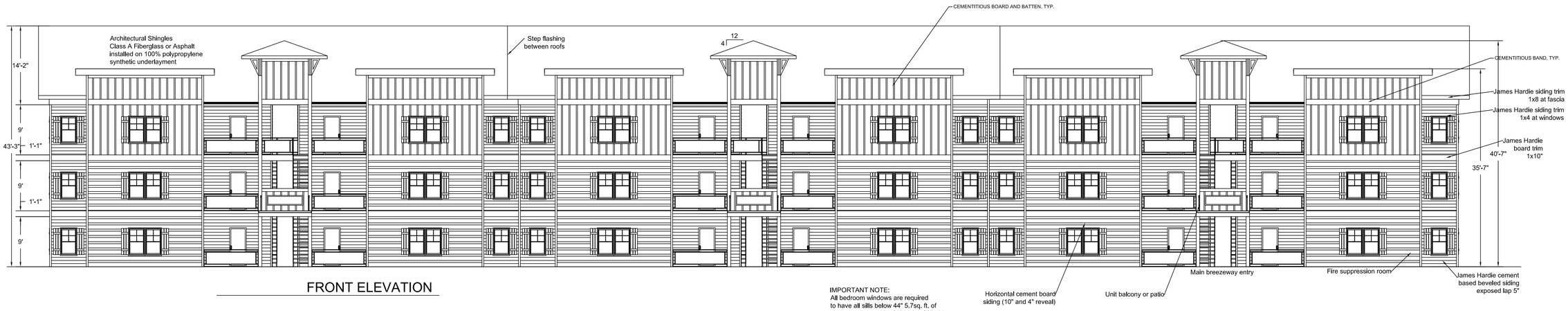

FRONT ELEVATION

IMPORTANT NOTE:
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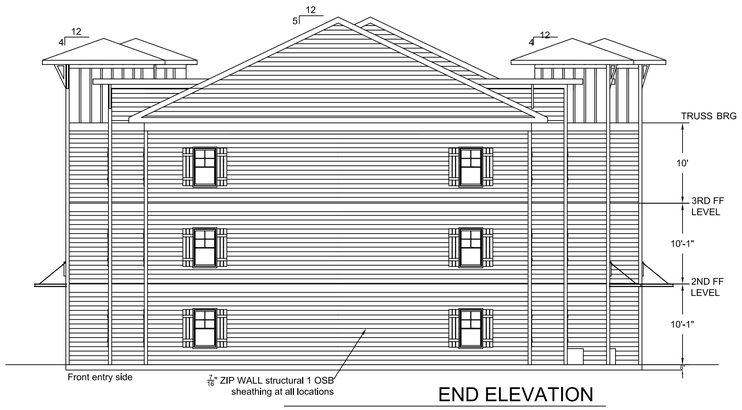

END ELEVATION

REVISION	DATE	DESCRIPTION

DATE

DESIGN PROFESSIONAL

OWNER

HILLPOINTE

HILLPOINTE, LLC
8830 MACON HIGHWAY
BUILDING 300
ATHENS, GA 30606

PROJECT

POINTE GRAND *SOUTH JENKINS*
36 UNIT APARTMENTS ELEVATIONS

SHEET TITLE HERE

A3

REVISON:

PROJECT:

POINTE GRAND FORT PEIRCE

OWNER:

Hillpointe, LLC
8830 Macon Highway
Building 300
Athens, GA 30606

ARCHITECT:

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Frederick W. Mahoney
Architect
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DATE:

8/15/22

PAGE:

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REVISON:

PROJECT:
POINTE GRAND FORT PEIRCE

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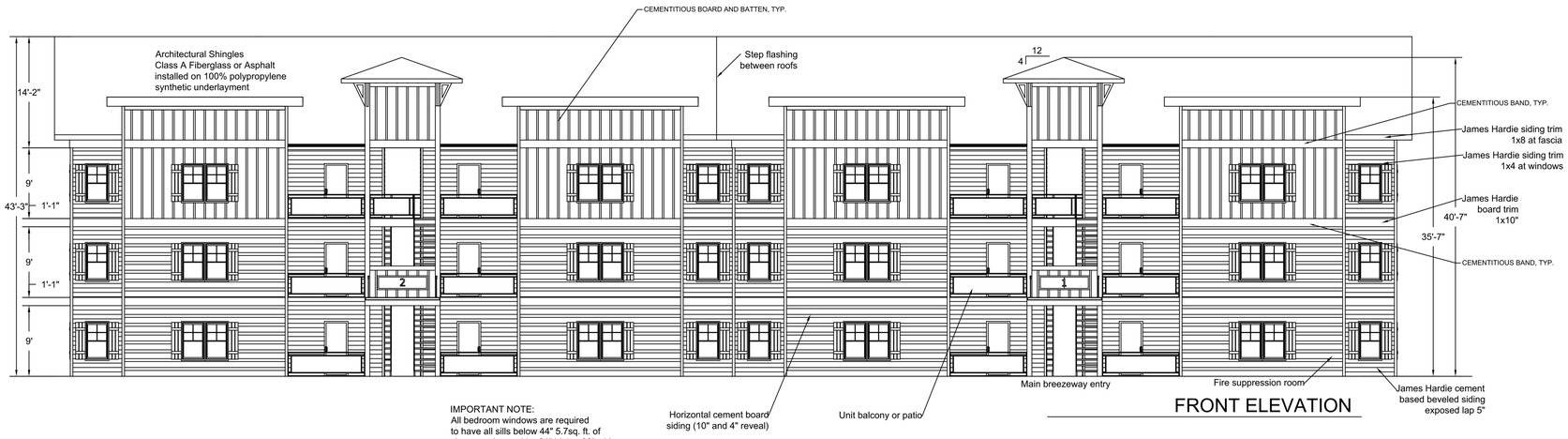
Phone: 517-974-0882
AROGALLC@gmail.com
Frederick W. Mahoney
Architect
Georgia RA011984

DATE:
8/15/22

PAGE:
A-2



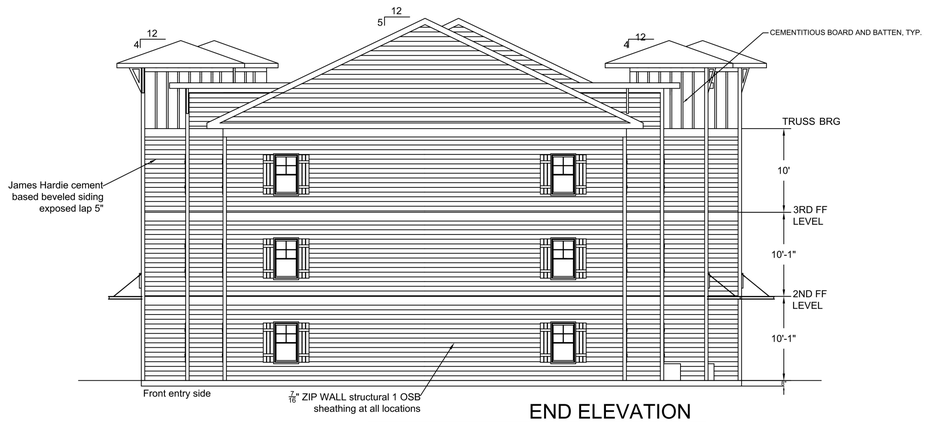
Main body and trim	Steel patio and stair rail and pool fence color
SW 7012 **Creamy** Interior / Exterior Location Number: 261-C3	SW 7048 **Urbane Bronze** Interior / Exterior Location Number: 245-C7



IMPORTANT NOTE:
All bedroom windows are required to have all sills below 44" 5.7sq. ft. of clear opening and be 24" high x 20" wide when open for egress use.

FRONT ELEVATION





END ELEVATION

REVISION	DATE	DESCRIPTION

DATE

DESIGN PROFESSIONAL

OWNER

HILLPOINTE

HILLPOINTE, LLC
8830 MACON HIGHWAY
BUILDING 300
ATHENS, GA 30606

PROJECT

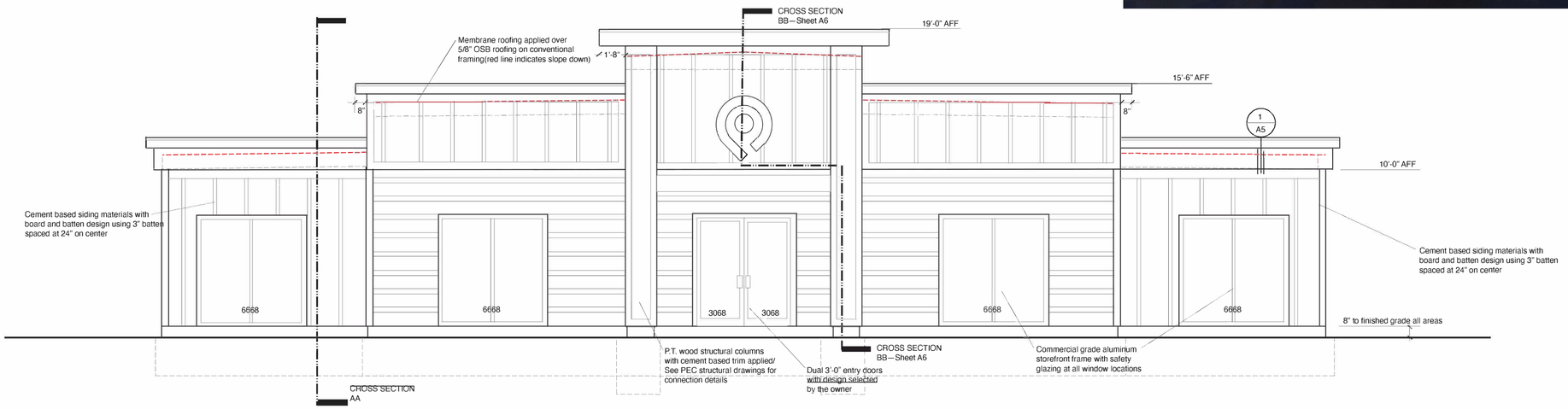
POINTE GRAND *SOUTH JENKINS*
24 UNIT APARTMENTS MATERIAL BOARD

SHEET TITLE HERE

A2

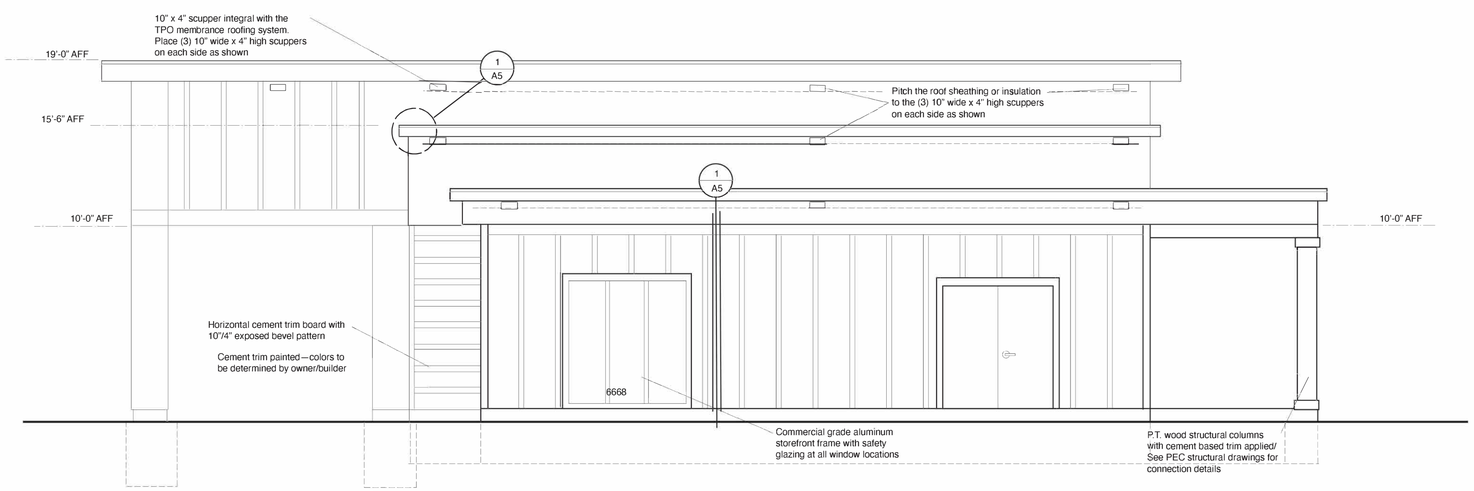
Main body and trim	Steel patio and stair rail and pool fence color
SW 7012 **Creamy** Interior / Exterior Location Number: 261-C3	SW 7048 **Urbane Bronze** Interior / Exterior Location Number: 245-C7





FRONT ELEVATION

Scale: 1/4"=1'-0"



SIDE ELEVATION

Scale: 1/4"=1'-0"

Architect's Seal

Date:

REVISON:

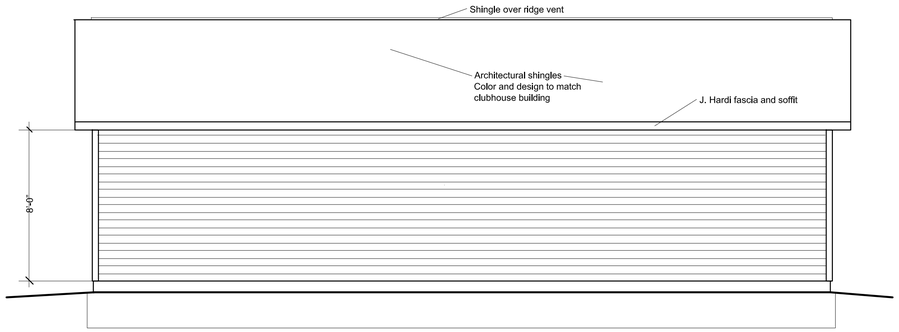
PROJECT:
POINTE GRAND FORT PEIRCE

OWNER:
Hillpointe, LLC
8850 Macon Highway
Building 300
Athens, GA 30606

ARCHITECT:
Architectural Resources of Georgia, LLC
147 Steepleview Drive
Athens, GA 30606
Phone: 517-974-0882
AROGALLC@gmail.com
Frederick W. Mahoney
Architect
Georgia RA011984

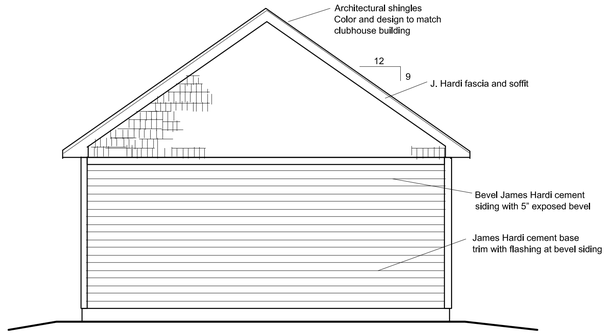
DATE:
8/15/22

PAGE:
A-2



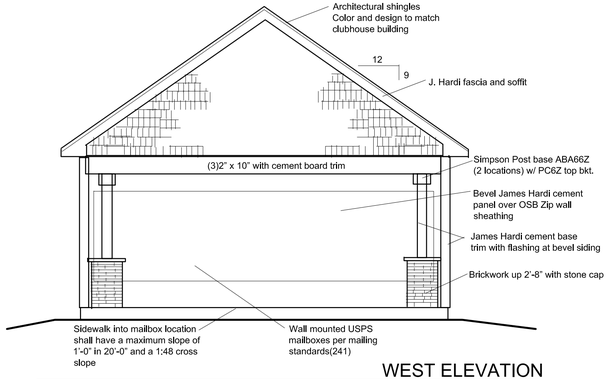
NORTH ELEVATION

Scale: 1/4"=1'-0"



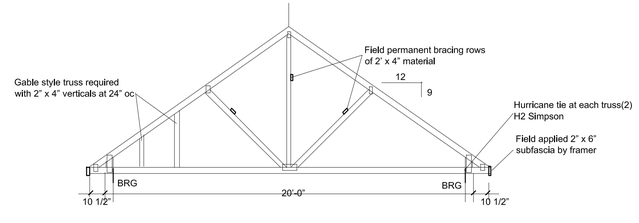
EAST ELEVATION

Scale: 1/4"=1'-0"



WEST ELEVATION

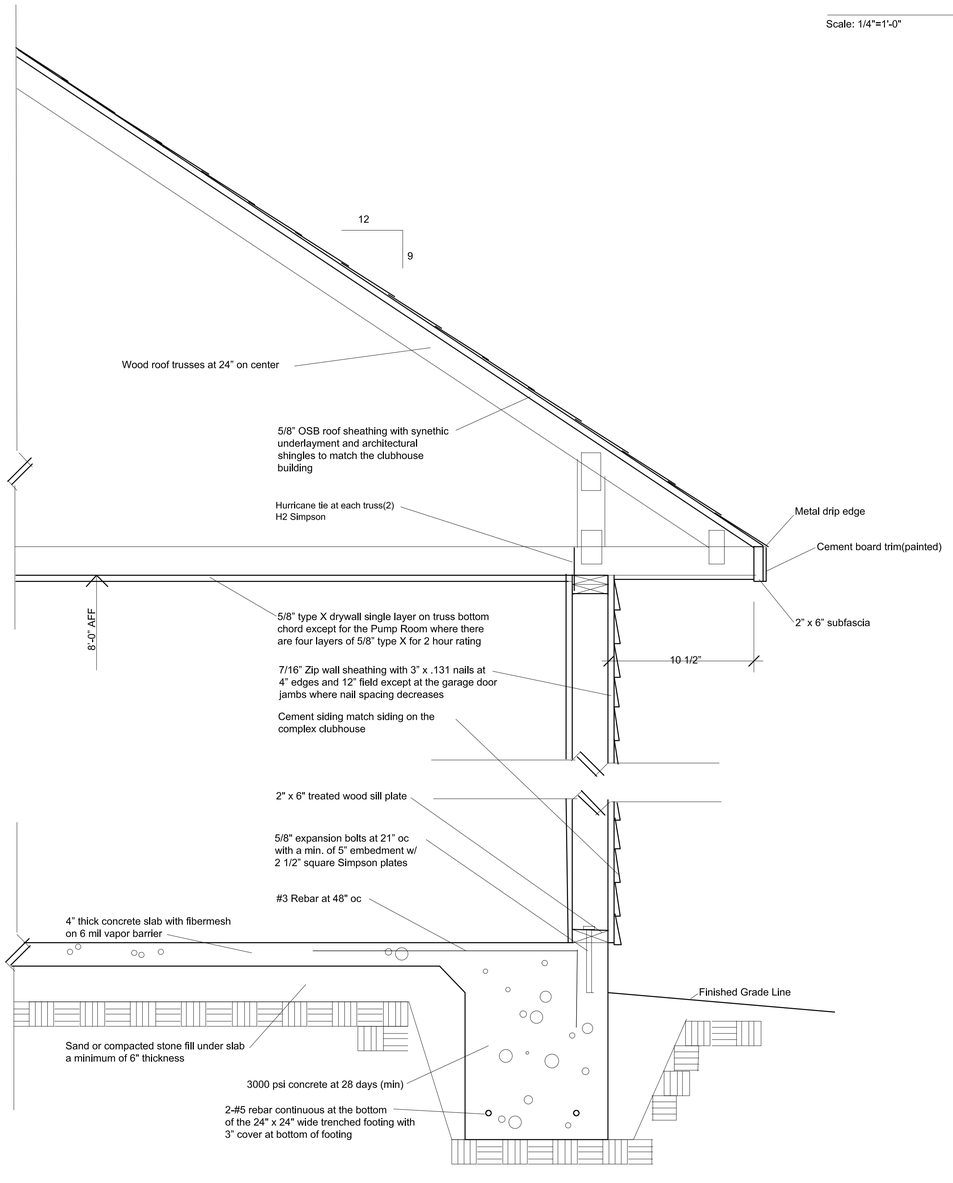
Scale: 1/4"=1'-0"



TRUSS PROFILE

Scale: 1/4"=1'-0"

1—Comply with the building code for construction
2—Submit shop drawings for the common truss and gable truss.
3—Design roof loads: 20 psf/LL/Wind loading 115 mph (ultimate)
4—Provide uplift compliance for hurricane tie selection.
5—Two gable style roof trusses are required.



WALL DETAIL

Scale: 1"=1'-0"

REV:

POINTE GRAND SOUTH JENKINS

PROJECT:

Hillpointe
8830 Macon Highway
Building 300
Athens, Georgia 30606

OWNER:

Georgia RA011984
Architect
Frederick W. Mahoney

Architectural Resources of Georgia, LLC
124 Tiffany Lane
Saint Simons Island, GA. 31522
Phone: 517-974-0882/706-410-5412
underpararchitect@gmail.com

ARCHITECT:

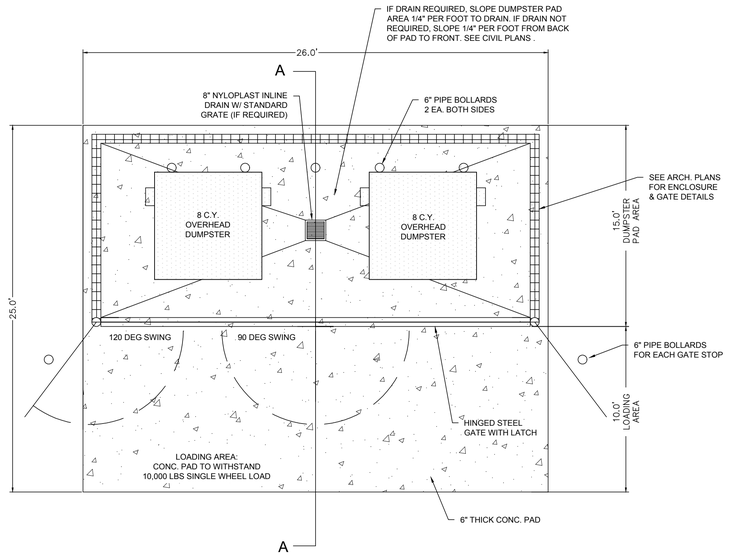
The architect shall be deemed the author of these documents and shall retain common law, copyright, statutory and other reservedrights. See AIA document B141 for additional details on copyright.

DATE:
10/7/2022

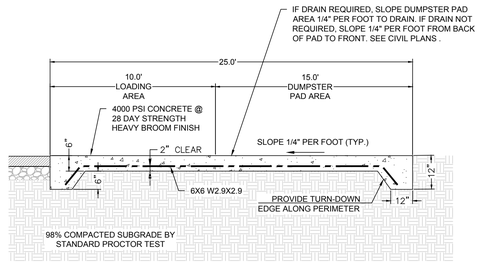
PAGE:
A-2

Architect's Seal

Date: _____



PLAN VIEW



SECTION VIEW A - A

CONCRETE DUMPSTER PAD

CXXX

NOT TO SCALE

HILLPOINTE

Corporate Office:

1031 W. Morse Boulevard, Suite 240
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:

8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251 Email:
mwiedower@hillpointe.com

PROJECT:

PROJECT NAME

ADDRESS
ADDRESS
ADDRESS

SHEET TITLE:

CONCRETE DUMPSTER PAD

DRAWING SCALES:

DRAWING DATE: XX/XX/XXXX

SHEET REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
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20		

SHEET SHEETNO

Hillpointe Construction LLC
8830 Macon Hwy - Bldg. 300
Athens, GA 30606
706.207.9751
vbricka@hillpointe.com

October 13, 2022

Re: Hillpointe Multi-Family Residential
Fort Pierce- S Jenkins Rd

ARCHITECTURAL NARRATIVE

The Hillpointe- Ft Pierce Multi-family development is designed with a complementary mix of traditional and modern architectural components and materials. The site incorporated various amenities, as well as multiple green spaces throughout the development that fit today's lifestyle and create a community atmosphere for the residents.

The architectural elements provide a combination of lap siding, board and batten, trims and banding, with accent color. The main façade is designed in multiple planes, including inset private balconies, and building offsets, as well as variant roof lines, which provides relief, sequence, and hierarchy in each build facades and throughout the development. The building entries are clearly identifiable by their central location, height, distinguishable roof line and openness, which encourages residents' interaction with the outside and with others, while still providing a transition between the public spaces and the private apartments.

Sincerely,

Vincent Bricka
Director of Permitting

Technical Review Committee **1. f.**

Meeting Date: 11/17/2022

REQUESTED ACTION

Site Plan and Design Review - Macy Residential Duplexes - 625 Tumblin Kling Road

LOCATION

625 Tumblin Kling Rd

RESPONSIBLE STAFF

Ryan Altizer, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 11/01/2022 04:44 PM

Final Approval Date: 11/02/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Planner
RE:	**Site Plan - 22-07000023** **625 Tumblin Kling Rd**
BOARD DATE:	November 17, 2022

Site Plan at 625 Tumblin Kling Rd

The above referenced project is being submitted for your review and comments. The applicant is requesting a Development Review for a Site Plan at 625 Tumblin Kling Rd.

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, November 15, 2022. If you have any questions, please contact the Planning Department at 772-467-3737.

Thank you,
Ryan

Macy Construction Corp
715 Tumblin Kling Road
Fort Pierce, FL 34982

AGENT CONSENT FORM

Project Name: Macy – Residential 625 Tumblin Kling Rd.

Parcel ID: 2434-342-0005-000-5

BEFORE ME THIS DAY PERSONALLY APPEARED_____, 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 _____ day of _____, 20___, by _____(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

DIANN BARBARA MARCUM
Printed Name of Notary

DIANN BARBARA MARCUM
MY COMMISSION # GG 933683
EXPIRES: December 19, 2023
Bonded Thru Notary Public Underwriters
(Notary Seal)

12.19.2023
My commission expires

Owner's Signature

Owner's Name

715 TUMBLIN KLING Rd
Street Address

FT PIERCE FL 34982
City, State, Zip

FISHSTALKR@AOL.COM
Telephone / Email

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 625 Tumblin Kling Road Fort Pierce, FL 34982

Parcel ID #(s) 2434-342-0005-000-5

Project description Applicant seeks to develop additional duplexes on the subject property

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: ____10_____ Proposed Sq. Ft.: 11,700 Site Acreage: 1.95 acres

Reid Macy
Property Owner(s)

715 Tumblin Kling Road
Street Address

Fort Pierce FL 34982
City State Zip

772-201-0339
Phone Number

fishstalkr@aol.com
Email Address

Alejandro Toro - Engineering Design & Construction, Inc
Applicant/Representative, Title, Company

10250 SW Village Parkway, Suite 201
Street Address

Port St. Lucie FL 34987
City State Zip

772-462-2455
Phone Number

alejandrotoro@edc-inc.com
Email Address

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

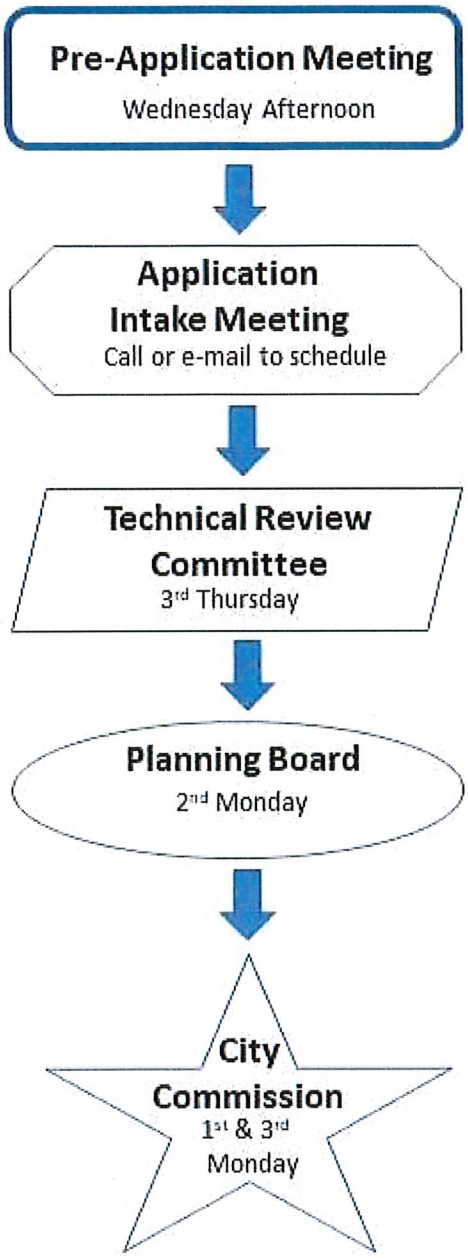
(Authorized Agent)

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

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



Site Plan submittal requirements:

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 625 Tumblin Kling Road Fort Pierce, FL 34982

Parcel ID #(s) 2434-342-0005-000-5

Project description Applicant seeks to develop additional duplexes on the subject property

Reid Macy	Alejandro Toro - Engineering Design & Construction, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
715 Tumblin Kling Road	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Fort Pierce FL 34982	Port St. Lucie FL 34987
City State Zip	City State Zip
772-201-0339	772-462-2455
Phone Number	Phone Number
fishstalkr@aol.com	alejandrotoro@edc-inc.com
Email Address	Email Address

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

(Authorized Agent)

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4689769 OR BOOK 4398 PAGE 1708, Recorded 03/19/2020 02:39:28 PM Doc Tax: $1400.00

After Recording Return to:
Zachary Phillips
Kelk Phillips, P.A.
12773 Forest Hill Blvd,
Suite 106
Wellington, FL 33414

This Instrument Prepared by:
Zachary Phillips
Kelk Phillips, P.A.
12773 Forest Hill Blvd,
Suite 106
Wellington, FL 33414

Property Appraisers Parcel I.D. (Folio) Number(s):
24-34-342-0005-0005
File No.: 20-458

WARRANTY DEED

This Warranty Deed, Made the 17 day of March, 2020, by **Grande Royale, LLC, a Florida limited liability company**, having its place of business at **1128 Royal Plam Beach Blvd., Suite 324, Royal Palm Beach, FL 33411**, hereinafter called the "Grantor", to **Reid Macy and Rebecca Macy, as husband and wife,** whose post office address is: **625 Tumblin Kling Rd., Fort Pierce, FL 34982**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Hundred Thousand Dollars and No Cents ($200,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Lucie** County, Florida, to wit:

The West 132 feet of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida. LESS the North 25 feet thereof.

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, 2019, reservations, restrictions and easements of record, if any.
(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the Company)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

NotaryCam DocID:5e711bd8149b886b53d35612

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

Witness Signature: Zachary Phillips
Printed Name: Zachary Phillips

Witness Signature: Ashley Lashelle Odom
Printed Name: Ashley Lashelle Odom

GRANDE ROYALE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

Roy O. Lim
Roy O. Lim
Managing Member

State of **Virginia**
County of **Virginia Beach**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this **17** day of March, 2020 by Roy O. Lim, as managing member of Grande Royale, LLC, a Florida limited liability company. He/She/They is/are ☐ Personally Known OR ☒ Produced **Driver's License** as Identification.

Ashley Lashelle Odom
Notary Public Signature
Printed Name: **Ashley Lashelle Odom**

My Commission Expires: **April 30, 2021**
(SEAL)

☒ Online Notary (Check Box if acknowledgment done by Online Notarization)

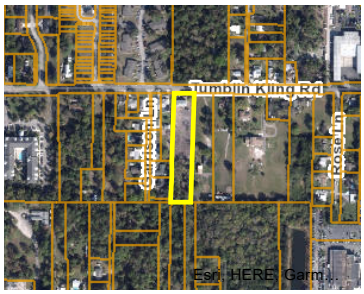
ASHLEY LASHELLE ODOM
ELECTRONIC NOTARY PUBLIC
REG # 7738228
EXPIRES 4/30/2021
COMMONWEALTH OF VIRGINIA

NotaryCam DocID:5e711bd8149b886b53d35612

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, June 14, 2022

Parcel Report





Parcel

PARCELNO:	2434-342-0005-000-5
Property ID:	33347
Owner1:	Reid Macy
SiteAddress:	625 TUMBLIN KLING RD

Owner

Owner1:	Reid Macy
Owner2:	Rebecca Macy
Owner3:	
MailingAddress:	625 Tumblin Kling Rd Fort Pierce, FL 34982

Overview

PrimaryLandUse:	0100 - SF Res
DistrictGroup:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$48,000
FinishedArea:	1,920
Acres:	2
TotalArea:	87,120

Legal Description

LegalDescription:	34 35 40 W 132 FT OF NW 1/4 OF SE 1/4 OF SW 1/4-LESS N 25 FT- (2.00 AC) (76A)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2021	$48,000	$0	$48,000	$0	$48,000	$0	$48,000	$0	$0
2020	$48,000	$0	$48,000	$0	$47,520	$0	$47,520	$480	$0
2019	$43,200	$0	$43,200	$0	$43,200	$0	$43,200	$0	$0
2018	$43,200	$0	$43,200	$0	$43,200	$0	$43,200	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

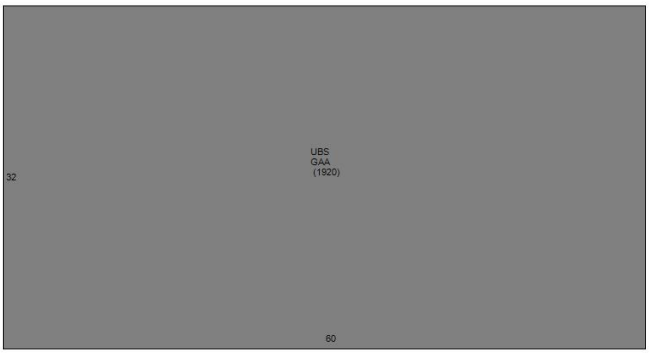
Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2004	1	69

Improvements

Building Sequence:	1
Bedrooms:	3
Bathrooms:	2
Building Type:	HC -
Story Height:	2 Story
No of Living Units:	1
Total Finished Area:	1,920
Gross Sketched Area:	3,840
Year Built:	2021
Effective Year:	2021
Primary Roof Cover:	Dim Shingle
Primary Roof Structure:	Hip
Primary Wall:	CB Stucco
A/C %:	100

Building Sketches



Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	UBS	UPPER BASE AREA/+1	1,920	1,920
1	GAA	Garage Attached Average	0	1,920

Land Lines

Line Number	Units	Unit Type
1	2	Acre

Permits

Permit Number	Issue Date	Description
P20-2096	08/28/2020	Residential New Construction
52071	03/15/1990	Demolition

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
03/17/2020	$200,000	0001	WD	Grande Royale LLC	4398-1708	Clerk of Courts
12/10/2004	$100	XX01	QC	Lim Roy O	2116-1700	Clerk of Courts
02/20/2003	$35,000	XX00	TR	Fetzner Fred	1671-1219	Clerk of Courts
09/28/2000	$100	XX01	DE	Fetzner Fred	1334-1853	Clerk of Courts
11/30/1987	$60,000	XX00	CV		568-744	Clerk of Courts
06/01/1980	$32,000	XX00	CV		333-1908	Clerk of Courts
01/31/1980	$36,000	XX00	CV		326-859	Clerk of Courts
06/01/1978	$0	XX01	CV		299-1756	Clerk of Courts
08/01/1977	$27,000	XX00	CV		273-227	Clerk of Courts

Photos



PROJECT NARRATIVE
625 Tumblin Kling Road - Residential
Development Review Application
July 2022

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of a development of approximately 1.95 acres located in Fort Pierce, Florida for multifamily duplexes with associated site improvements. The subject parcel noted below is located at 625 Tumblin Kling Road approximately 1,200 feet west of US Highway 1.

SITE CHARACTERISTICS & PROJECT HISTORY

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2434-342-0005-000-5	625 Tumblin Kling Rd	1.95	RM	R-4

The above parcel is located in the Medium Density Residential (RM) Future Land Use designation and lies in the Medium Density Residential (R-4) Zoning District. Currently, there is one (1) existing duplex on the site. The applicant seeks to develop additional duplexes on this property. Because development includes less than 20 residentials units. This would require a Minor Site Plan application with the City of Fort Pierce per sec. 125.313(b)(1)

North of the subject property lies the Right-of-Way of Tumblin Kling Road followed multi-family residential units. This parcel is located in the Medium Density Residential (RM) Future Land Use designation and lies in the Medium Density Residential (R-4) Zoning District

South of the subject property lies a vacant parcel with large amounts of vegetation. This parcel is located in the Medium Density Residential (RM) Future Land Use designation and lies in the Medium Density Residential (R-4) Zoning District

East of the subject property lies a single-family home. This parcel is approximately 1.31 acres and is located in the St. Lucie County jurisdiction. It has a Residential High (RH) Future Land Use designation and lies in the Residential, Multiple-Family-11 (RM-11) Zoning district.

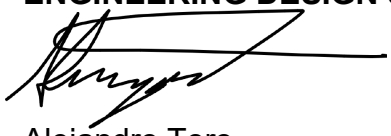
West of the subject property lie three parcels with single family homes. One of which belongs to the applicant. The two (2) southern parcels lie in the St. Lucie County jurisdiction and have a Residential High (RH) Future Land Use designation and lie in the Residential, Multiple-Family-11 (RM-11) Zoning district. The northern parcel belonging to the applicant lies in the Fort Pierce jurisdiction and is located in Medium Density

Residential (RM) Future Land Use designation and lies in the Medium Density Residential (R-4) Zoning District.

The subject property currently consists of one 1,920 SF building designated to multifamily residential. The proposed project will add additional multifamily residential units of the same type.

Based on the above and attached information, the applicant respectfully requests approval of this application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

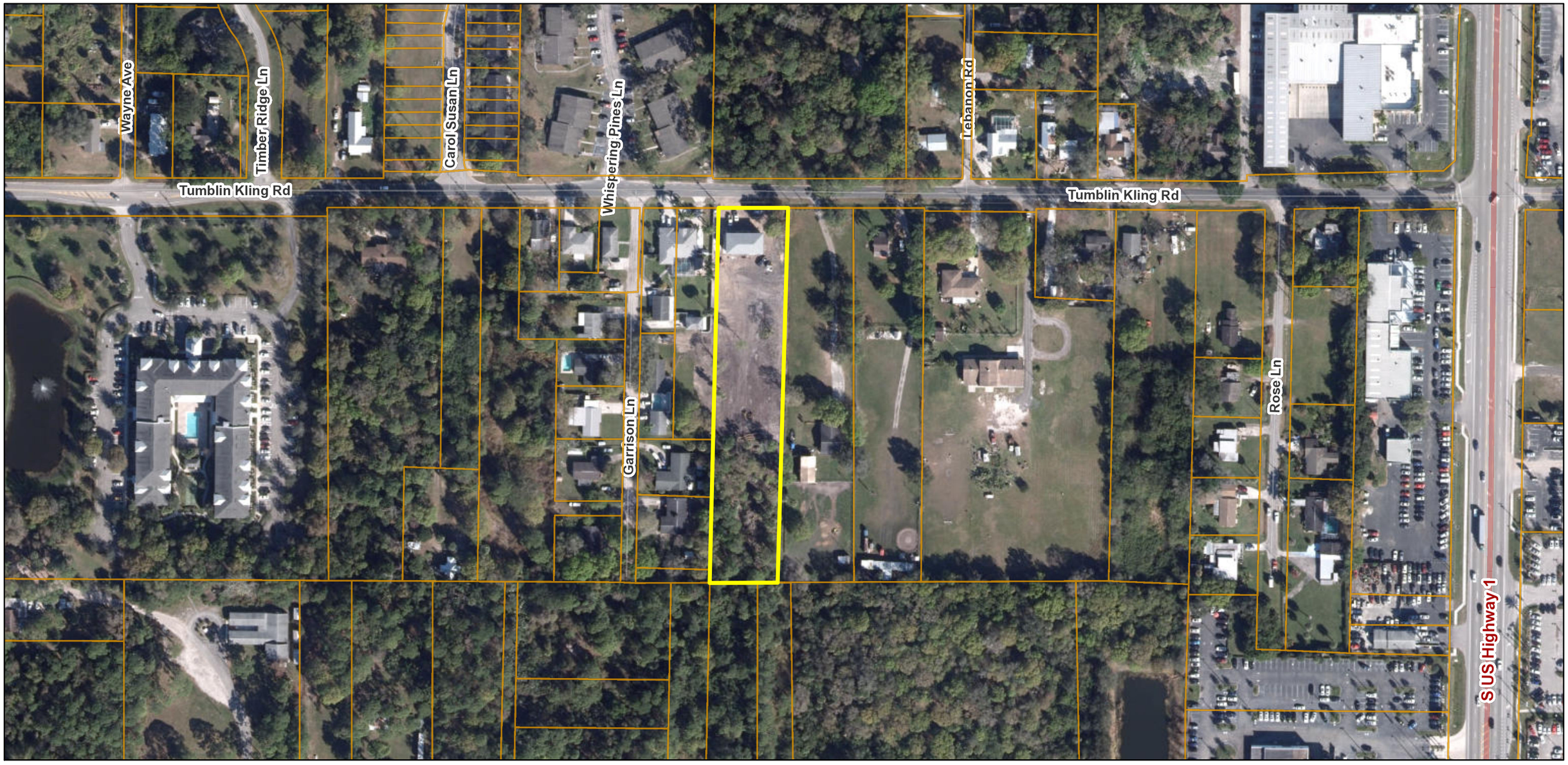
Respectfully,
ENGINEERING DESIGN & CONSTRUCTION, INC.



Alejandro Toro
Planner

Z:\EDC-2022\22-123 - Macy - 625 Tumblin Kling Road\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-XX_XX_Macy_625_Tumblin_Kling_Rd_Project_Narrative.docx

General Location Map



June 14, 2022

1:2,257

0 130 260 520 ft

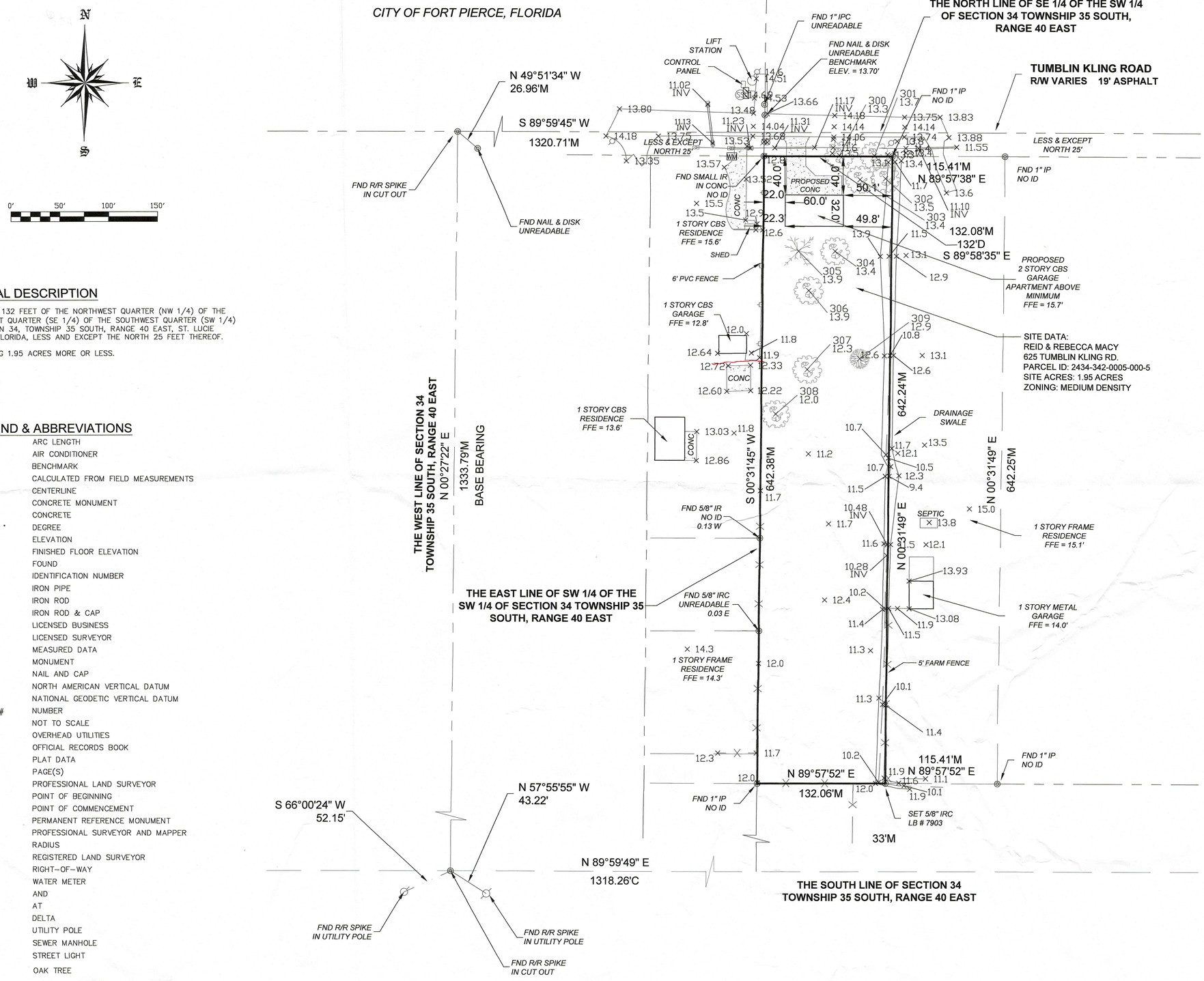
0 37.5 75 150 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Sanborn, FDOR

SITE PLAN

LOCATED IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST

CITY OF FORT PIERCE, FLORIDA



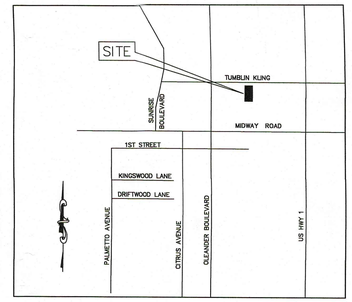
LEGAL DESCRIPTION

THE WEST 132 FEET OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 25 FEET THEREOF.

CONTAINING 1.95 ACRES MORE OR LESS.

LEGEND & ABBREVIATIONS

A	ARC LENGTH
A/C	AIR CONDITIONER
BM	BENCHMARK
C	CALCULATED FROM FIELD MEASUREMENTS
C/L	CENTERLINE
CM	CONCRETE MONUMENT
CONC	CONCRETE
DEG OR °	DEGREE
ELEV	ELEVATION
FFE	FINISHED FLOOR ELEVATION
FND	FOUND
ID	IDENTIFICATION NUMBER
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
M	MEASURED DATA
MON	MONUMENT
N&C	NAIL AND CAP
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO OR #	NUMBER
NTS	NOT TO SCALE
OHP	OVERHEAD UTILITIES
ORB	OFFICIAL RECORDS BOOK
P	PLAT DATA
PG(S)	PAGE(S)
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
WM	WATER METER
&	AND
@	AT
△	DELTA
	UTILITY POLE
	SEWER MANHOLE
	STREET LIGHT
	OAK TREE
	PINE TREE
	PALM TREE
	BACK FLOW PREVENTER



LOCATION MAP

NOT TO SCALE

STREET ADDRESS

625 TUMBLIN KLING ROAD, FORT PIERCE, FLORIDA 34982

GENERAL NOTES

1. THE EXPECTED USE OF THIS SURVEY AND/OR MAP IS COMMERCIAL.
2. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR MAP IS NOT CERTIFIED BY THE SIGNING FLORIDA LICENSED SURVEYOR & MAPPER.
3. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, HAVING A BEARING OF S00°27'22"E, BETWEEN EXISTING MONUMENTS AS SHOWN.

4. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0189 J, EFFECTIVE DATE FEBRUARY 16, 2012. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
5. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. BASED ON ST. LUCIE COUNTY BENCHMARK "FRENCH", WITH AN ELEVATION OF 11.32 FEET.
6. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.
7. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
8. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY. (EXCEPT AS SHOWN)
9. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.
10. 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.
11. THE LAST DATE OF FIELD WORK WAS MAY 22, 2020.

GLOBAL POSITIONING SYSTEM (GPS) NOTES

1. REAL TIME KINEMATICS (RTK) METHOD WAS UTILIZED USING CARLSON BRX-6+, 372 CHANNEL GNSS ATHENA, WITH ATLAS L-BAND RECEIVER.
2. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.
3. GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2018.
4. THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17-051.

TREE SURVEY

May 24 2020

20-805 MACY 625 TUMBLIN KLING RD WC

Point	Northing(Y)	Easting(X)	Elev(Z)	Description	
300	1109732.60	873684.37	13.37	OAK 14"	25' DRIP LINE
301	1109732.35	873720.43	13.71	OAK 14.5"	20' DRIP LINE
302	1109709.04	873731.59	13.58	OAK 18"	30' DRIP LINE
303	1109707.89	873705.47	13.47	OAK 14.5"	25' DRIP LINE
304	1109634.27	873680.06	13.43	OAK 15.5"	25' DRIP LINE
305	1109634.29	873642.70	13.91	PINE 29"	35' DRIP LINE
306	1109593.75	873653.10	13.95	OAK 15.5"	30' DRIP LINE
307	1109512.90	873651.82	12.37	OAK 10.5"	20' DRIP LINE
308	1109467.17	873618.92	12.01	OAK 20"	30' DRIP LINE
309	1109523.99	873705.64	12.91	ACACIA 14"	25' DRIP LINE

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

DATE	BY	REVISIONS
05/27/2020	CA	ADDED SITE PLAN

CERTIFICATIONS
REID & REBECCA MACY

CITY OF FORT PIERCE FLORIDA

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DRAWN BY:	CA
CHECKED BY:	CA
DATE:	MAY 22, 2020
HORIZONTAL SCALE:	1"=50'

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

SEAL

CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

6/22/2020
PRINTED DATE

SHEET 1 OF 1

PROJECT NO. 20-805

SITE DATA

PROPERTY DATA

LEGAL DESCRIPTION:
THE WEST 132 FEET OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 25 FEET THEREOF.

CONTAINING 1.95 ACRES MORE OR LESS.

PROPERTY SIZE:	84,821.82 SF (1.95 ACRES)
FUTURE LAND USE:	RM
ZONING:	R-4
PARCEL ID	2434-342-0005-000-5
SEC/TOWN/RANGE:	34/35S/40E
ADDRESS:	625 TUMBLIN KLING ROAD FORT PIERCE, FL 34982
OWNER:	REID MACY

BUILDING DATA

GROSS SQUARE FOOTAGE:	11,200 SF
EXISTING BUILDING:	1,920 SF
PROPOSED DUPLEX SF:	9,280 SF (2,320 SF X 4 DUPLEXES)
PROPOSED BUILDING TYPE:	DUPLEX MULTIFAMILY
MAXIMUM UNITS:	19
PROPOSED UNITS:	10

BUILDING SETBACKS

FRONT:	25'
SIDE:	10'
REAR:	10

PERVIOUS/IMPERVIOUS DATA

TOTAL SITE AREA:	84,821.82 SF	1.95 AC	100%
IMPERVIOUS:	34,866.55 SF	0.80 AC	41.11%
BUILDINGS:	11,200 SF	0.26 AC	13.20%
CONCRETE SIDEWALK:	3,140.83 SF	0.07 AC	3.70%
CONCRETE DRIVEWAY:	19,685.72 SF	0.45 AC	23.21%
PAVILION:	840 SF	0.02 AC	0.99%
PERVIOUS:	49,955.27 SF	1.15 AC	58.89%
DRAINAGE:	7,262.47 SF	0.17 AC	8.56%
OPEN SPACE:	42,692.80 SF	0.98 AC	50.33%

PARKING DATA

PARKING DATA PER CITY OF FORT PIERCE CODE OF ORDINANCES SEC. 125-315
REQUIRED PARKING RESIDENTIAL A DUPLEXES: TWO SPADES FOR EACH DWELLING UNIT

REQUIRED PARKING:	20 SPACES
PROPOSED PARKING:	25 SPACES
REQUIRED HANDICAP:	2 SPACES
PROPOSED HANDICAP:	5 SPACES

DRAINAGE

PROPOSED DRY DETENTION AREA: 7,262.47 SF 0.16 AC 8.56%

UTILITIES

WATER	FPUA
WASTEWATER	FPUA
SOLID WASTE	WASTEPRO

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), TRIP GENERATION, 11TH EDITION, LAND USE CODE 220 - MULTIFAMILY HOUSING (LOW-RISE) WAS USED TO DETERMINE EXPECTED DAILY TRIP GENERATION RATES FOR THE PROPOSED PROJECT. A TOTAL OF 10 DWELLINGS UNITS WAS USED TO OBTAIN THE FOLLOWING RESULT:

AVERAGE TRIPS GENERATED: 220 - MULTIFAMILY HOUSING (LOW RISE)				
TIME PERIOD	TRIP GENERATION RATE	TOTAL TRIPS	ENTRY	EXIT
WEEKDAY	6.74	67	33	34
WEEKDAY, A.M. PEAK HOUR	0.47	5	1	4
WEEKDAY, P.M. PEAK HOUR	0.57	6	4	2
SATURDAY	4.55	46	23	23
SATURDAY, PEAK HOUR	0.41	4	2	2
SUNDAY	3.86	39	19	20
SUNDAY, PEAK HOUR	0.36	4	2	2

PROJECT NOTES:

DRAINAGE STATEMENT:
DRAINAGE WILL WILL COLLECT THROUGH A SERIES OF OF SWALES ONTO A DRY DETENTION AREA AND OUTFALL ON THE EASTERN EDGE OF THE PROPERTY VIA SWALE ONTO THE ROADSIDE DRAINAGE SYSTEM

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDINGS EACH BUILDING TENANT WILL HAVE THEIR OWN WASTE COLLECTION BIN MATCHING SIMILAR USES ION TUMBLIN KLING

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.

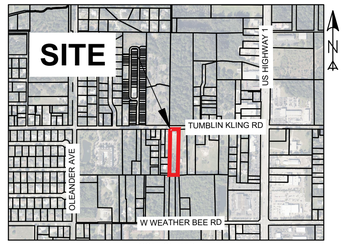
LANDSCAPE:
REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

MAIL CARRIER METHOD
INDIVIDUAL MAILBOXES WILL BE PLACED NEAR THE ACCESS POINT ON TUMBLIN KLING

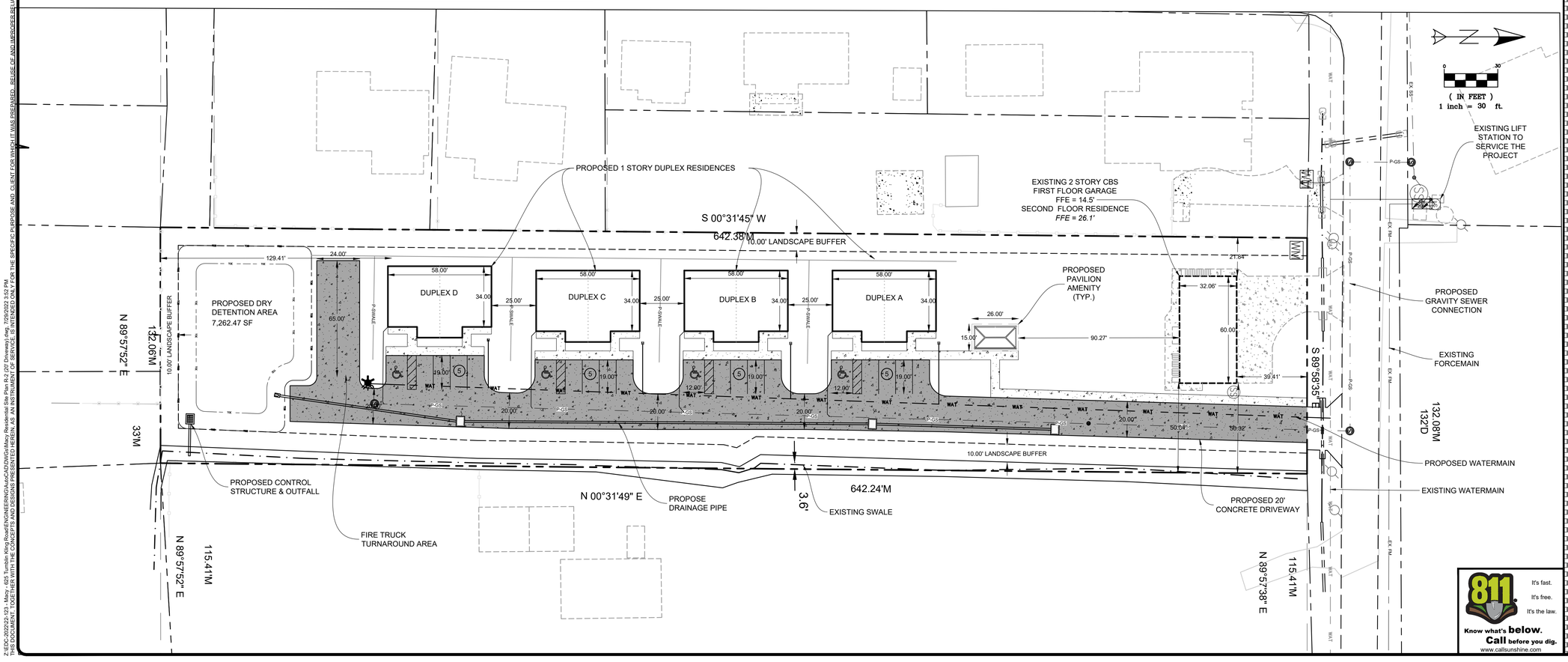
NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF THE PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

LEGEND	
	HANDICAP STALL
	EXISTING CONCRETE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE DRIVEWAY
	WOOD POWER POLE
5	PARKING STALL COUNT
	SANITARY MAN HOLE
	PROPOSED DRAINAGE INLET
FH	EXIST. FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
	EXIST CULVERT
	PROPOSED DRAINAGE PIPE
	PROPOSED FIRE HYDRANT



LOCATION MAP
SCALE: 1:1000

FEMA#:12111C0189K
PANEL #: 0189K
FLOOD ZONE: X



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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
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CHECKED BY	JG
FILENAME	22-123
LAYOUT1	LAYOUT
LAYOUT	
SCALE:	AS SHOWN
DATE	JUNE 23, 2022
REVISION COMMENTS	
DATE	

MACY - 625 TUMBLIN KLING ROAD MINOR SITE PLAN

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1 OF 2

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Z:\EDC-2022\22-123 - Macy - 625 Tumblin Kling Road\ENGINEERING\AutoCAD\DWGs\Macy Residential Site Plan R-2 (20' Driveway).dwg, 7/29/2022 3:52 PM
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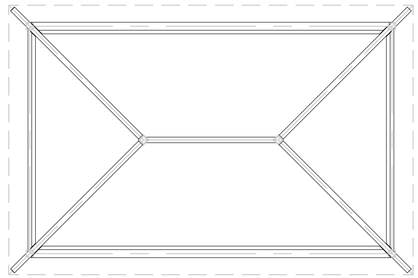
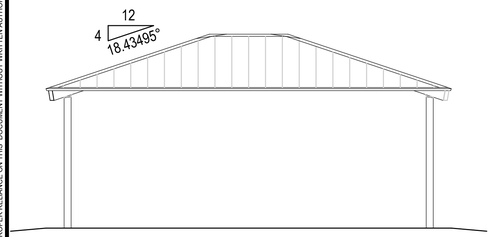
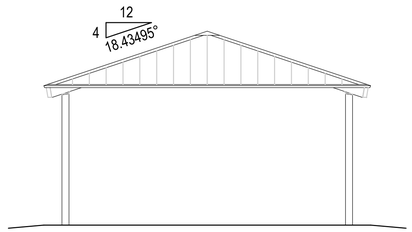


ROOF FRAMING PLAN

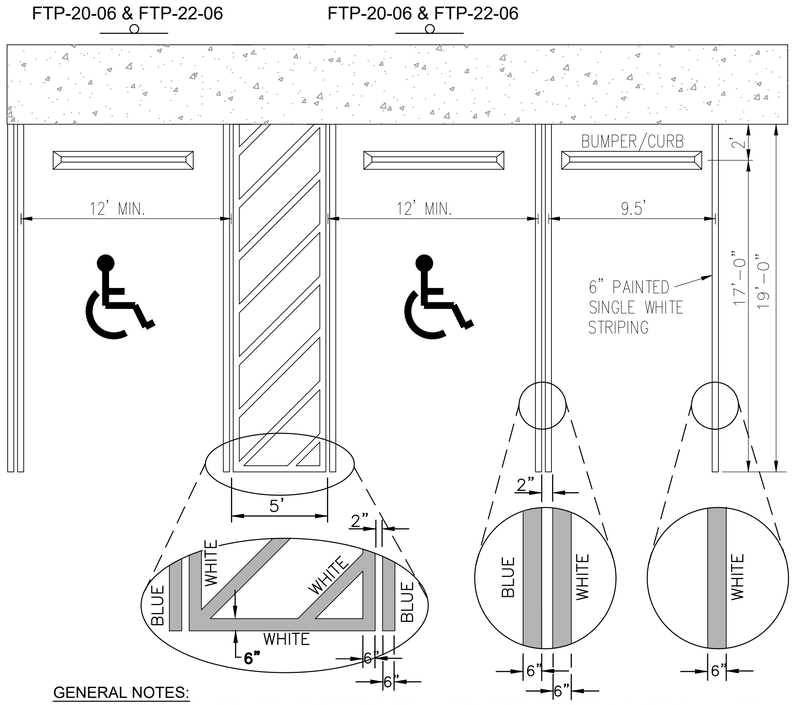


SIDE ELEVATION



END ELEVATION

TYPICAL CANOPY DETAIL BY
OTHERS (NOT TO SCALE)



GENERAL NOTES:

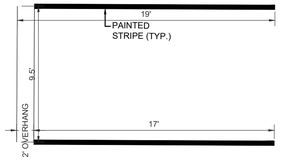
A) ALL PARKING SPACES WITH EXCEPTION OF HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,2010 SECTION 710.

B) ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 711001, FY 2021-22.

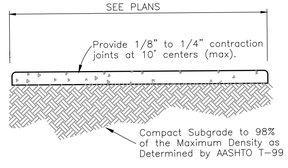
C) ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR TIRE STOP.

HANDICAPPED SPACE DETAIL

19' PARKING STALL DETAIL

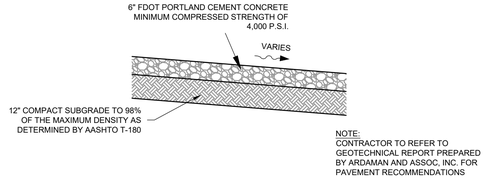


TYPICAL 19' PARKING STALL
N.T.S.



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:
CONTRACTOR TO REFER TO GEOTECHNICAL REPORT PREPARED BY ARDAMAN AND ASSOC, INC. FOR PAVEMENT RECOMMENDATIONS

TYP CONCRETE PAVEMENT SECTION
NOT TO SCALE

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MACY - 625 TUMBLIN KLING ROAD
SITE PLAN
FORT PIERCE FLORIDA

10250 VILLAGE PARKWAY
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2 OF 2

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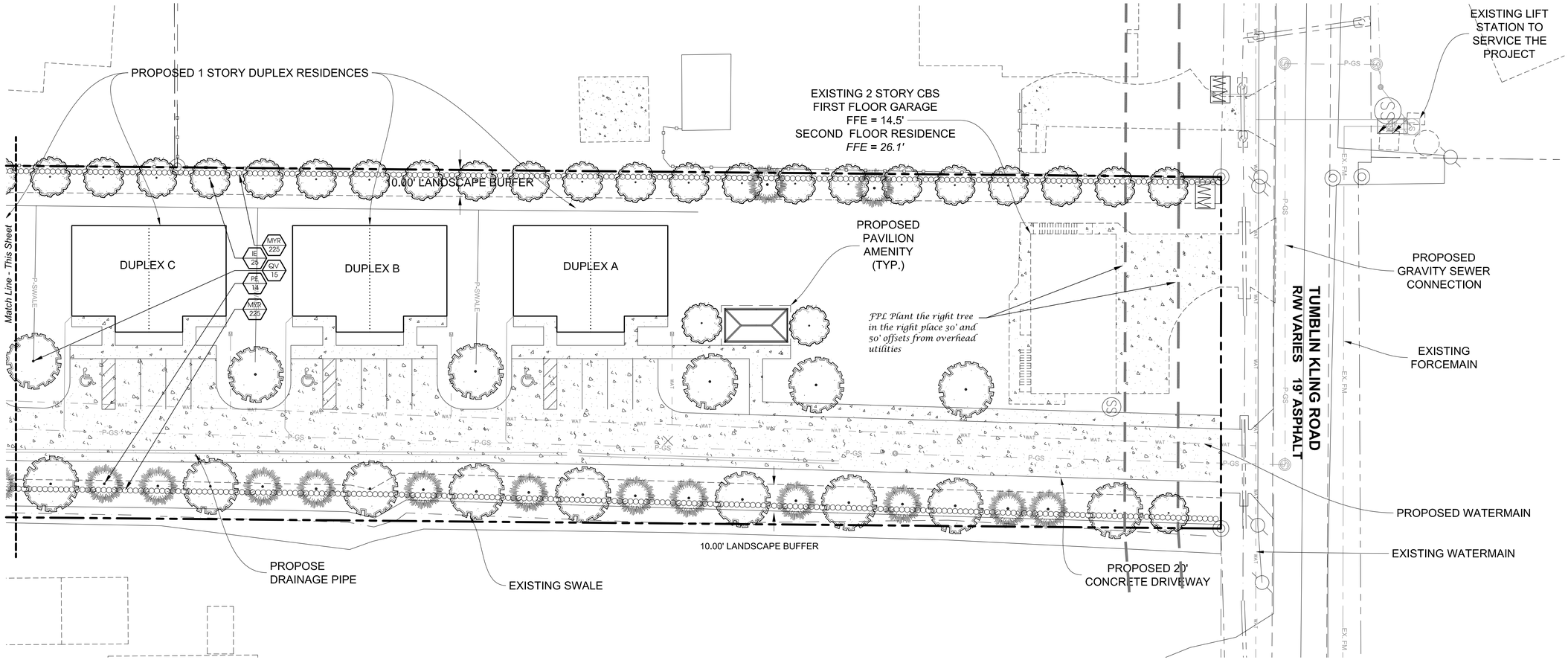
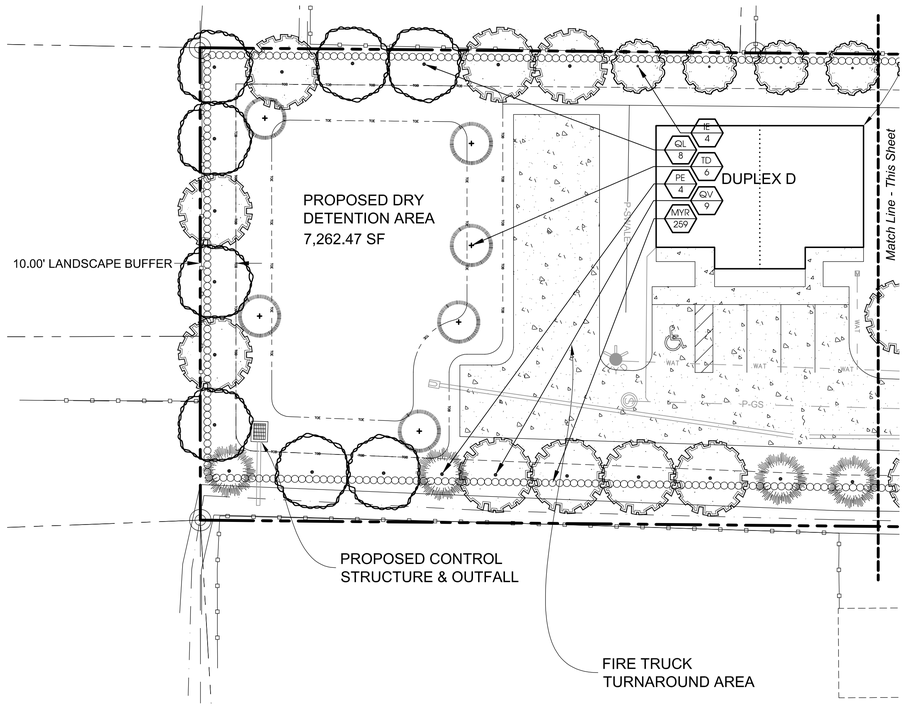




Landscape Plan

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

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

Macy
625 Tumblin Kling Road
City of Fort Pierce, Florida

City Project Number:

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

Job No.	22-0803
Drawn By	JWS
Submittal Dates	8-11-2022
Revision Dates	

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

Sheet L-1 of 2

Landscape Specifications

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

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

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

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

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

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

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
29	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
18	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
8	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
24	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
6	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
709	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS

* = Florida Native

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

Landscape Data

Vehicular Use Area Landscaping to Adjacent Property (South, East & West Buffers) 1,417'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
1,417 l.f. x 10' = 14,170 s.f. / 200 = 71 Trees
Provided = 71

Shrubs Required = Continuous Hedge @ 2' o.c.
1,417 l.f. / 2' o.c. = 709 Shrubs
Provided = 709 Shrubs

Interior Vehicular Use Area
Sec. 123-37(7)(a & b)
Required = 1 s.f. of Interior landscaping per
15 s.f. of vehicular use area (19,686 s.f./15 = 1,312 s.f.)
Landscape Area Provided = 1,315 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
19,686 s.f./15 = 1,312 s.f. / 100 = 13 Trees
Trees Provided = 13 (Note: some trees relocated to dry retention area to enhance water quality)

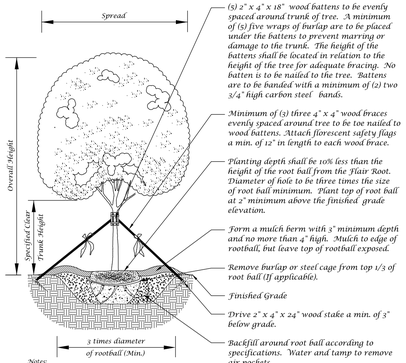
Total Trees Required = 85 Trees
Total Trees Provided = 85 Trees

Total Trees Required = 85 Trees
Total Native Trees Provided = 85 (100%)

Total Palms Required = 0
Total Native Palms Provided = 0 (N/A - %)

Total Shrubs Required = 709
Total Native Shrubs Provided = 709 (100%)

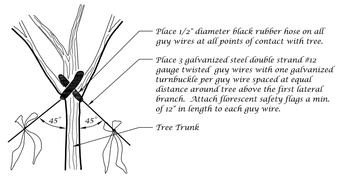
Landscape Details



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

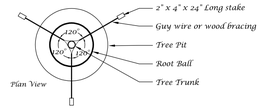
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



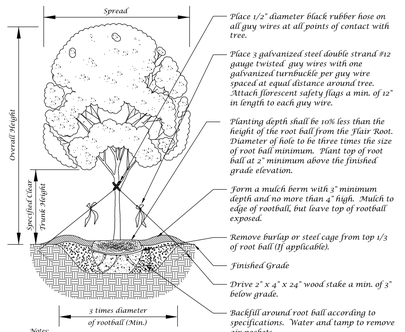
Guy Wire Attachment Detail

Not to Scale



Staking Detail

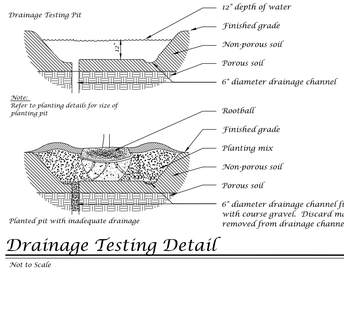
Not to Scale



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

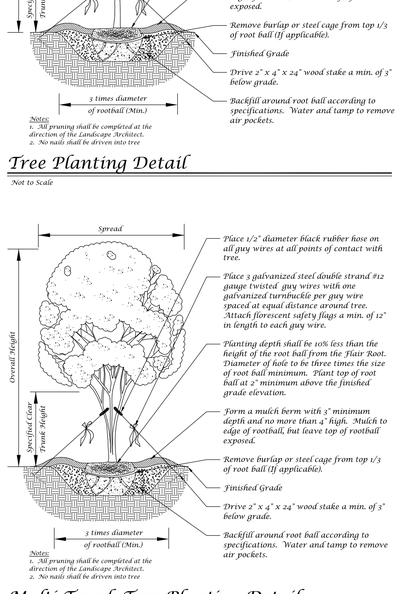
Tree Planting Detail

Not to Scale



Drainage Testing Detail

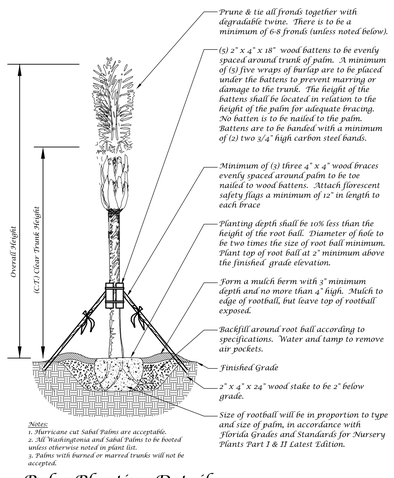
Not to Scale



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

Multi-Trunk Tree Planting Detail

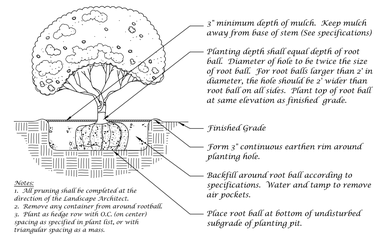
Not to Scale



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

Palm Planting Detail

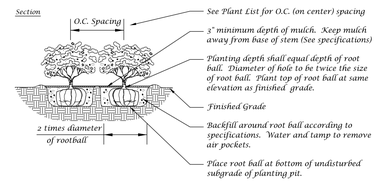
Not to Scale

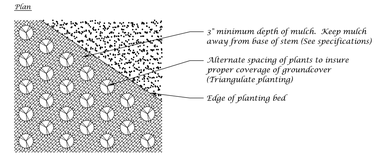


Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

Shrub Detail

Not to Scale





Ground Cover Detail

Not to Scale

Landscape Plan

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

Macy
625 Tumblin Kling Road
City of Fort Pierce, Florida

City Project Number:

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

Job No. 22-0803
Drawn By JWS
Submittal Dates 8-11-2022

Revision Dates

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

Sheet L-2 of 2

June 10, 2022

Reid Macy
Macy Construction Corp.
715 Tumblin Kling Road
Fort Pierce, FL 34982

VIA Email: fishstalkr@aol.com

Reference: **Environmental Assessment**
625 Tumblin Kling Road
Fort Pierce, Florida
Parcel ID #: 2434-342-0005-000-5

Dear Mr. Macy,

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

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce land developmental review regulations.

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

Respectfully submitted,
EDC, Inc.

Madison Quinones, BS, FWC AGTA, AWB®
Wildlife Biologist | Project Scientist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2434-342-0005-000-5
625 Tumblin Kling Road
Fort Pierce, Florida

Date: June 10, 2022
Project # 22-123

Prepared For:
Reid Macy
Macy Construction Corp.
715 Tumblin Kling Road
Fort Pierce, FL 34982
fishstalkr@aol.com

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

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID # 2434-342-0005-000-5) comprised of approximately 2 acres. The property is classified by the St. Lucie County Property Appraiser as single family residential (land use code 0100). The subject property is located at 625 Tumblin Kling Road, east of Oleander Ave and west of US Highway 1 in Fort Pierce, St. Lucie County, Florida. The subject property has a Future Land Use designation of High Density Residential (RH). The subject property has a zoning designation of Residential. The subject property is further located within Section 34, Township 35 South and Range 40 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on June 6, 2022 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site due to the site being cleared of vegetation and containing more than 50% of exotic vegetation. The subject property was cleared and developed with a single family home in 2020/2021.

The upland habitat associations were determined via onsite analysis and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Natural Areas Inventory (FNAI), and Florida's water management districts. The following CLC codes were identified onsite; 18211 – Urban Open Land and 18212 – Residential, Low Density. Please refer to the attached Florida CLC map for the approximate location of the habitat(s) delineated onsite.

It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat.

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Slash Pine	*Pinus elliottii*
Brazilian Pepper**	*Schinus terebinthifolia*
Cogon Grass**	*Imperata cylindrica*
Caesar's Weed**	*Urena lobata*
Guinea Grass*	*Megathyrsus maximus*
Air Potato**	*Dioscorea bulbifera*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

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

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises or their burrows were observed onsite. No other state or federally listed plant/animal species or their habitat(s) were observed on site.

Due to there being no native upland habitat or wetlands located on site, major anthropogenic disturbance (clearing and development), and no connection to any adjoining significant native habitats, it is unlikely that any listed animal/plant species are located onsite.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the site is composed of the following soil series:

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

Tantile sands – The Tantile series consists of very deep, poorly drained, slowly or very slowly permeable soils on broad areas in the flatwoods of Peninsular Florida. They formed in sandy and loamy marine sediments. Slopes range from 0 to 2 percent. Soil reaction ranges from very strongly acid to moderately acid throughout. Most areas of Tantile soils are used for rangeland with lesser acreage planted to citrus, improved pasture grasses, and vegetables. Some areas are used for community development. The principal vegetation is longleaf pine and slash pine with an understory of sawpalmetto, running oak, pineland threeawn, and Florida threeawn. Inkberry and fetterbush are in some places.

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

ST. LUCIE COUNTY REGULATIONS:

The following lists the City of Fort Pierce Code of Ordinances as they pertain to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Sec. 123-66: *Any native tree at least 14 inches in diameter (DBH), except for palms which have a minimum clear trunk of ten feet, shall be preserved and protected in accordance with this article. Mitigation is required for the loss of any such native tree.*

Trees meeting the minimum protection standards as referenced above were not observed onsite.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID # 2434-342-0005-000-5) comprised of approximately 2 acres. The property is classified by the St. Lucie County Property Appraiser as single family residential (land use code 0100). The subject property is located at 625 Tumblin Kling Road, east of Oleander Ave and west of US Highway 1 in Fort Pierce, St. Lucie County, Florida.

It is the professional opinion of EDC that no native upland habitat or wetlands are located onsite. No gopher tortoises, their burrows, or habitat were observed onsite. Due to there being no native upland habitat or wetlands located on site, major anthropogenic disturbance (clearing and development), and no connection to any adjoining significant native habitats, it is unlikely that any listed animal/plant species are located onsite. Additionally, no trees meeting the minimum protection standards of the City were observed onsite.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

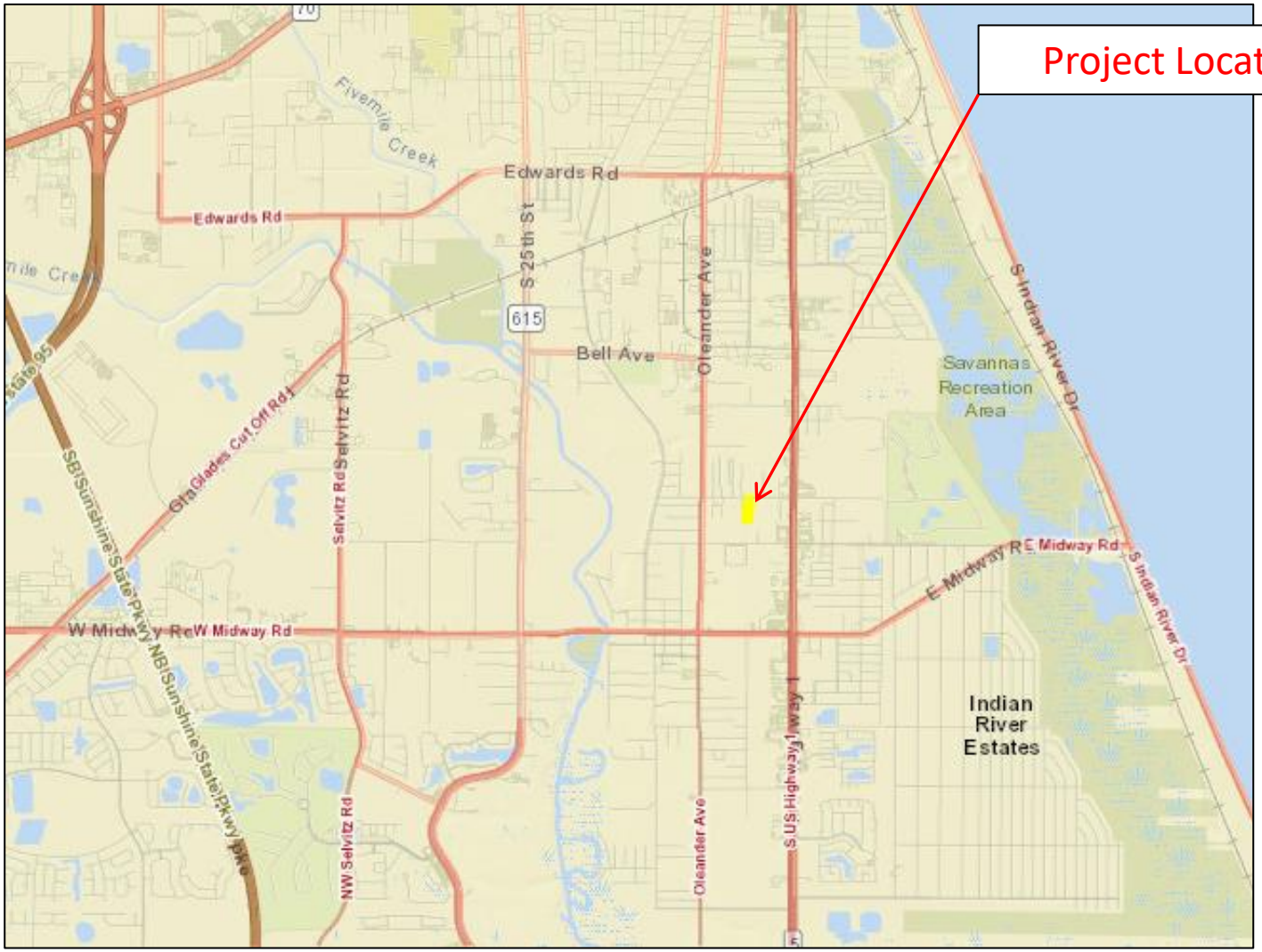
Environmental Assessment

625 Tumblin Kling Road
Fort Pierce, Florida

Location Map

Project: 22-123	Macy Construction Corp.	06/10/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

625 Tumblin Kling Road
Fort Pierce, Florida

Property Appraiser Map

Project: 22-123	Macy Construction Corp.	06/10/2022

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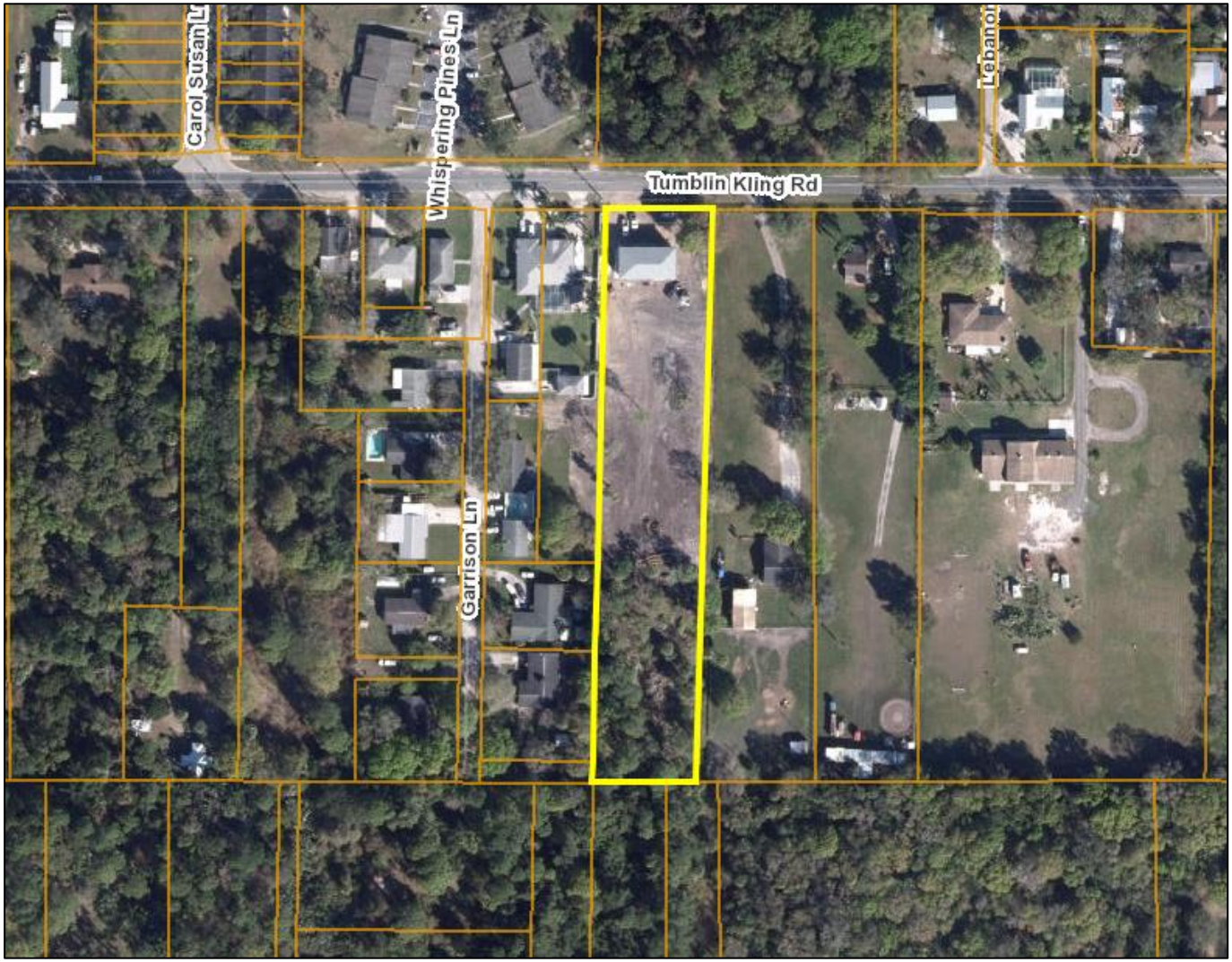


ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

625 Tumblin Kling Road
Fort Pierce, Florida

USDA Web Soil Survey Map

Project: 22-123	Macy Construction Corp.	06/10/2022

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	1.6	91.8%
44	Tantile and Pomona sands	0.1	8.2%
Totals for Area of Interest		**1.8**	**100.0%**



ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

625 Tumblin Kling Road
Fort Pierce, Florida

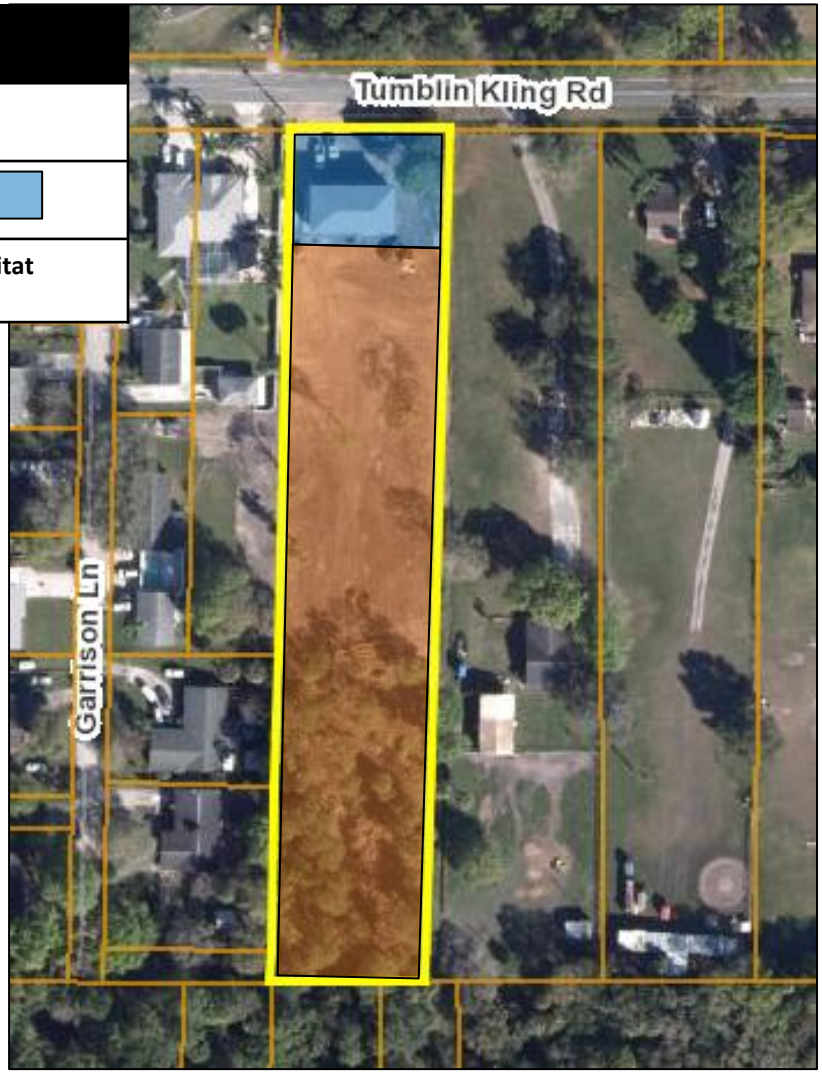
Florida Cooperative Land Cover (CLC) Map

Project: 22-123	Macy Construction Corp.	06/10/2022

N

Florida CLC Codes	
18211	Urban Open Land
18212	Residential, Low Density

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



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Tumblin Kling R.O.W followed by Vacant Land	High Density Residential (RH)	Medium Density Residential (R-4)
South	Vacant	Medium Density Residential (RM)	Medium Density Residential (R-4)
East	Single-Family Residential	St. Lucie County Jurisdiction: Residential High (RH)	SLC Jurisdiction: Residential, Muli-Family-11 (RM-11)
West	Single-Family Residential	Medium Density Residential (RM)	Medium Density Residential (R-4)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	12du/ac; 23du total	1.95	X
****Proposed**	RM	R-4	5.1du/ac; 10du total	1.95	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 23du x 2.6 = 59.8persons x 100gpd = 5,980
Current Zoning/FLU	Total gallons per day 2du x 2.6 = 5.2persons x 100gpd = 520
**Proposed Zoning/FLU	Total gallons per day 10du x 2.6 = 26persons x 100 = 2,600
**Change in Demand	Total gallons per day increase of 2,080 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 23du x 2.6 = 59.8persons x 100 = 5,980
Current Zoning/FLU	Total gallons per day 2du x 2.6 = 5.2persons x 100gpd = 520
**Proposed Zoning/FLU	Total gallons per day 10du x 2.6 = 26persons x 100 = 2,600
**Change in Demand	Total gallons per day increase of 2,080 gpd

C. Parks and Recreation (Residential Classifications Only): 10 X 2.6 = 26 Persons + 44,227 = 44,253/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			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people	0.082	0.036	Reduction 0.046

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	West Gate k-8 School	Fort Pierce Central High School
City	Port St. Lucie	Fort Pierce
Distance	7.7 miles	2.3 miles
Current Zoning/FLU Enrollment Demand	6.80	22.67
****Proposed Zoning/FLU Enrollment Demand**	2.95	9.85
****Change in Demand**	Reduction of 3.85	Reduction of 12.82

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	4 yards
****Proposed Zoning/FLU**	2 yards
***Change in Demand**	2 yard reduction

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	Storm water will be collected in a series of inlets that are connected via underground pipe. storm water is then conveyed to an on site dry pretreatment and attenuation prior to discharging off to the eastern swale drainage system onto Tumblin Kling.

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	155	11AM/13PM
****Proposed Zoning/FLU**	67	5AM/6 PM
***Change in Demand**	Trips Decrease of 88 trips	Trips decrease 6am trips ; decrease 7 pm trips
Impact to Capacity	Reduction of 88 AADT trips ; Decrease of 6am trips & decrease 7pm trips	

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: 10	Single Family:	Multifamily: 10	
Non-residential (square footage): 840 sf pavillion			
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	Phase 1 Total	10	1.95	Jan 2023	Jan 2024
Other (specify)					

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

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

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

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

Certification for Design Load Compliance

1. DESIGN CODE: Florida RESIDENTIAL code 2020 Edition w/20____ supplements using ASCE 7-16
2. Structure Design is: __X__ Enclosed _____ Partially Enclosed _____ Open Building
3. Risk Category: ___I __X__II ___III ___IV Exposure Category: __X__B ___C ___D Adjustment coefficient 1.10
4. Design Wind Velocity 160 mph ___ASD ___LRFD End Zone Width 4' ft.
5. Mean Roof Height: 19'ft. Roof Pitch: 6 :12 Parapet ____ft.
6. Components & Cladding Design Pressure used: (PSF, based on Actual sq. ft. @ 30' MRH (worst case)
   Zone 1:- 32.8 Zone 2:- 45.6 Zone 3:- 46.6 Zone 4:- 22.7 Zone 5:- 24.5 Garage: N/A
7. Design Loads: Floor: 40 PSF Roof/Dead: 15 PSF Roof/Live 30 PSF Balcony: ____PSF
   Dock: ____PSF Deck: ____PSF Stairs: ____ PSF Fence: _____ PSF Railing: _____ PSF
8. Were Shear Walls Considered for Structure? X Yes ___Not Applicable Explain Why Not:
9. Is a Continuous Load Path provided? X Yes ____Not applicable Explain Why Not:
10. Minimum soil bearing pressure 2000 P.S.F.

STRUCTURAL NOTES:

1. STRUCTURAL LUMBER TO BE HEM-FIR #2 GRADE OR BETTER WITH 1000 P.S.I. MIN. FIBER STRESS VALUE.
2. CONCRETE TO BE 3000 P.S.I. MIN. FOR BEAMS, COLUMNS, AND FILLED CELLS, CONCRETE SLABS AND FOOTINGS TO 2500 P.S.I. MIN.
3. REINFORCING STEEL SHALL BE GRADE 60 OR BETER WITH 30" MIN. LAP.
4. CONCRETE COVER OVER REINFORCING STEEL:
   FOOTINGS 3"
   BEAMS 1-1/2"
   COLUMNS 1-1/2"
5. FILL (SOIL) SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY.
6. ALL COMPONENTS OF THIS STRUCTURE HAVE BEEN DESIGNED AND SELECTED TO WITHSTAND WIND FORCES PER THE FLORIDA BUILDING CODE 2020 EDITION.
7. DOOR AN WINDOW ASSEMBLY COMPONENTS TO BE CERTIFIED BY MANUFACTURER FOR WIND FORCES PER THE FLORDA BUILDING CODE 2020 EDITION PER WIND LOAD COMPLIANCE DESIGN PRESSURES.
8. PRECAST/PRESTRESSED CONCRETE LINTELS TO HAVE 4" MINIMUM BEARING. SEE LINTEL SCHEDULE FOR ADDITIONAL INFORMATION.
9. MORTAR FOR MASONRY CONSTRUCTION SHALL CONFORM TO ARTICLES 2.1 AND 2.6 A OF TMS 602/ACI 530.0/ASCE6
10. FOR METHOD OF ATTACHMENT OF DOORS AND WINDOWS, SEE ATTACHED PRODUCT REVIEW AFFIDAVIT.
11. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED PER SECTION 2303.1.9.1 OF THE FLORIDA BUILDING CODE.

*NOTE: ALL SIMPSON STRONG-TIE PRODUCTS IN CONTACT WITH TREATED LUMBER SHALL HAVE A MINIMUM Z-MAX COATING OR BETTER.

NOTES:

DRYWALL SHALL CONFORM WITH SECTION R702.3.1 OF THE FLORIDA BUILDING RESIDENTIAL CODE.

CERAMIC TILE IN TUB / SHOWER COMPARTMENTS SHALL CONFORM WITH SECTION R702.4 OF THE FLORIDA BUILDING RESIDENTIAL CODE.

WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.

ATTIC INSULATION SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER WITH A FLAME SPREAD NOT EXCEEDING 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT EXCEEDING 450.

FOAM BLOCK INSULATION SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 75 AND SMOKE - DEVELOPED INDEX OF NOT MORE THAN 450.

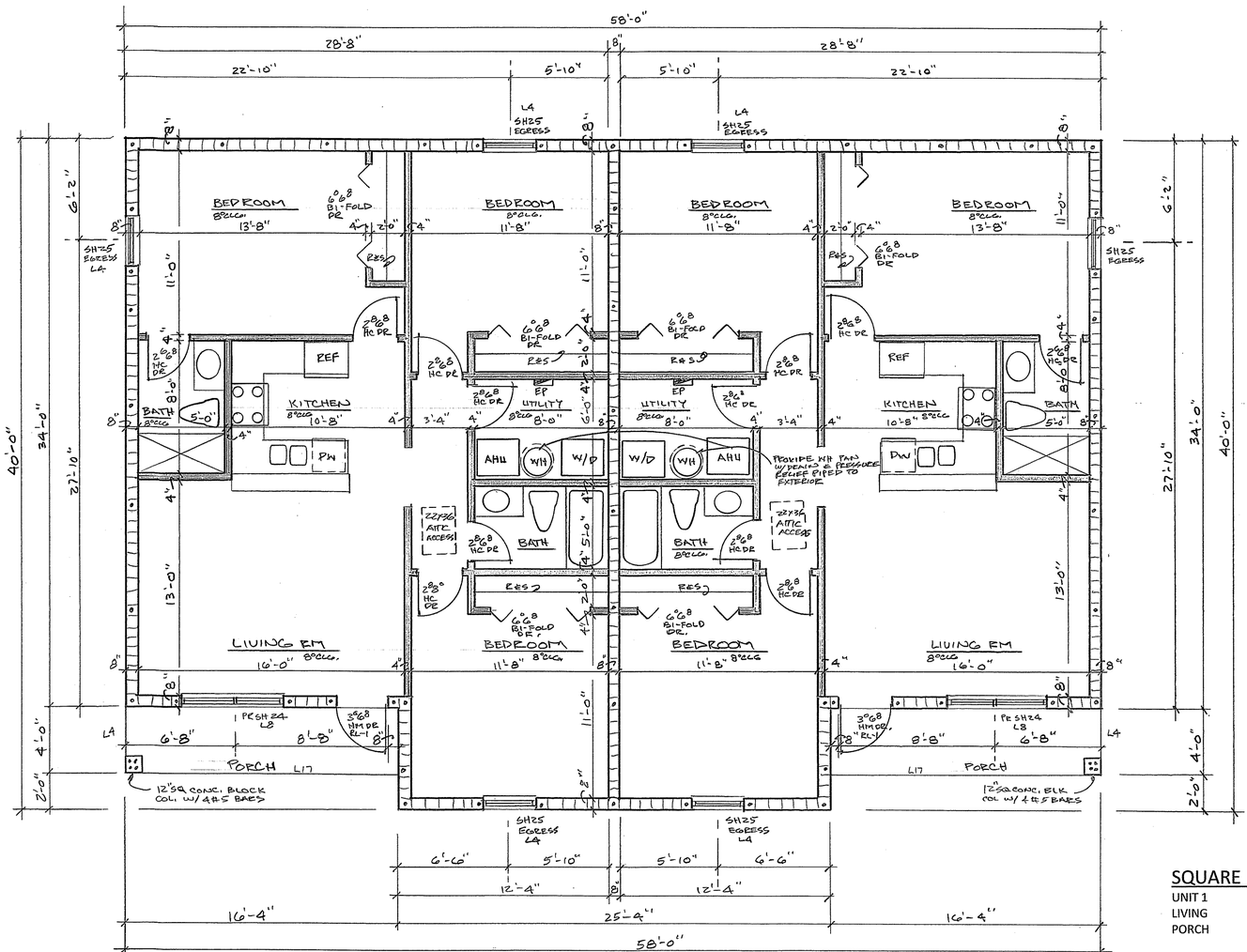
TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY[f]	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP[e]	ICE BARRIER UNDERLAYMENT REQUIRED[h]	FLOOD HAZARDS[g]	AIR FREEZING INDEX[i]	MEAN ANNUAL TEMP[j]
	Speed[d] (mph)	Topographic effects[k] (NA)		Weathering[a]	Frost line depth[b]	Termite[c]					
NA	See Fig. R301.2(4)	NA	NA	Negligible	NA	Very Heavy		NA		NA	NA

LINTEL SCHEDULE						
MANUFACTURER: CAST-CRETE						
LINTEL NO.	LENGTH	SAFE GRAVITY LOAD	APPLIED GRAVITY LOAD	SAFE UPLIFT LOAD	APPLIED UPLIFT LOAD	COMPOSITE BEAM
L1	2'10"	6113#		4460#		8F16/1T-1B
L2	3'-6"	6113#		3547#		8F16/1T-1B
L3	4'-0"	6113#		3079#		8F16/1T-1B
L4	4'-6"	6113#		2724#		8F16/1T-1B
L5	5'-4"	5365#		2250#		8F16/1T-1B
L6	5'10"	4950#		2093#		8F16/1T-1B
L7	6'-5"	3480#		1880#		8F16/1T-1B
L8	7'-6"	2661#		1634#		8F16/1T-1B
L9	9'-4"	1843#		1133#		8F16/1T-1B
L10	10'-6"	1533#		914#		8F16/1T-1B
L11	11'-4".	1366#		798#		8F16/1T-1B
L12	12'-0"	1254#		723#		8F16/1T-1B
L13	13'-4"	1075#		606#		8F16/1T-1B
L14	14'-0"	1002#		559#		8F16/1T-1B
L15	14'-8"	1370#		519#		8F16/1T-1B
L16	15'-4"	1250#		485#		8F16/1T-1B
L17	17'-4"	950#		404#		8F16/1T-1B
L18	19'-4"	750#		347#		8F16/1T-1B
L19	21'-4"	598#		306#		8F16/1T-1B
L20	23'-0"	550#		295#		8F16/1T-1B
L21	24'-0"	450#		267#		8F16/1T-1B

RECESSED LINTELS						
MANUFACTURER: CAST-CRETE						
LINTEL NO.	LENGTH	SAFE GRAVITY LOAD	APPLIED GRAVITY LOAD	SAFE UPLIFT LOAD	APPLIED UPLIFT LOAD	COMPOSITE BEAM
RL-1	4'-4"	5206#		2635#		8F14/1T-1B
RL-2	4'-6"	5206#		2525#		8F14/1T-1B
RL-3	5'-8"	4567#		1960#		8F14/1T-1B
RL-4	5'-10"	4242#		1900#		8F14/1T-1B
RL-5	6'-8".	3120#		1653#		8F14/1T-1B
RL-6	7'-6"	2459#		1462#		8F14/1T-1B
RL-7	9'-8"	1568#		1135#		8F14/1T-1B

NOTES: ALL LOADS ARE IN POUNDS PER LINEAL FOOT.
APPLIED LOADS SHOW WORST CASE FOR LINTEL SIZE.
SEE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.



FLOOR PLAN

1/4"

SQUARE FOOTAGE

UNIT 1	
LIVING	1064 S.F.
PORCH	96 S.F.
UNIT 2	
LIVING	1064 S.F.
PORCH	96 S.F.
TOTAL	2320 S.F.

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REVISIONS

NO.	DATE	REVISION

KEY PLAN

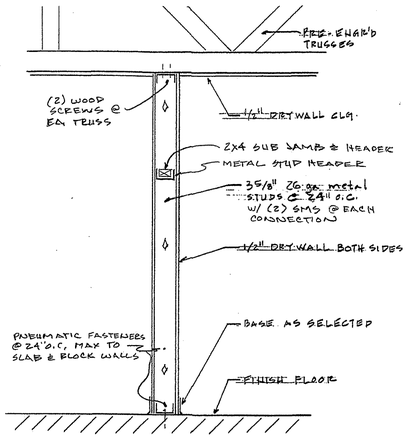
SHEET TITLE / SHEET NUMBER

A-1 OF 4

PROJECT NUMBER RZ1094

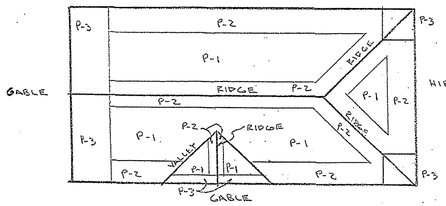
DATE 10/1/21

B1P



TYPICAL PARTION SECTION

NTS.



ROOF SHEATHING NAILING ZONE INFO.

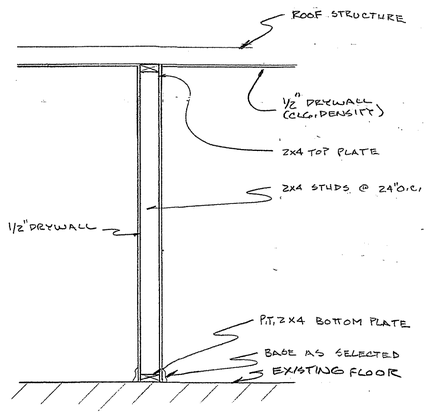
ZONE P1 REMAINING AREA W/8d RING SHANK @ 6" O.C PERIMETER & 6" O.C. FIELD.
ZONE P2 4' X LENGTH W/8d RING SHANK @ 4" O.C PERIMETER & 6" O.C. FIELD.
ZONE P3 5' X 5' @ HIP AND 5' X LENGTH @ GABLE ENDS W/8d RING SHANK @ 4" O.C PERIMETER & 4" O.C. FIELD.

NOTES:

19/32" CDX PLYWOOD SHEATHING
25' – 0" OR GREATER MEAN ROOF HEIGHT SHALL HAVE 10 d RINGSHANK NAILS.
UNDERLAYMENT FELT SHALL BE PEEL & STICK OR 30# FELT COMPLYING W/ ASTM D226.

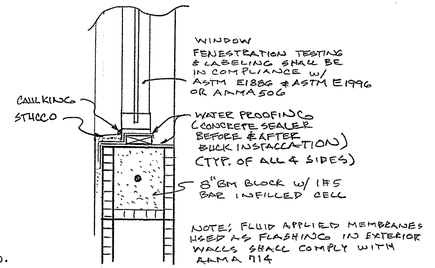
NOTES:

ASPHALT SHINGLES SHALL COMPLY WITH ASTM D 3161 CLASS F, ASTM D 7158 CLASS H OR TAS.107 AND SHALL HAVE FACTORY APPLIED SELFSEAL STRIPS OR BE INTERLOCKING.



TYPICAL INTERIOR WALL SECTION

NTS.



MASONRY WINDOW FLASHING DETAIL PER FBC R703.4

1 1/2" = 1'-0"

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b,e]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.35	0.55	0.25	38	20 or 13+5[h]	8/13	19	5/13[i]	0	5/13
4 except Marine	0.35	0.55	0.40	49	20 or 13+5[h]	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.32	0.55	NR	49	20 or 13+5[h]	13/17	30[h]	15/19	10, 2 ft	15/19
6	0.32	0.55	NR	49	20+5 or 13+10[h]	15/20	30[h]	15/19	10, 4 ft	15/19
7 and 8	0.32	0.55	NR	49	20+5 or 13+10[h]	19/21	38[h]	15/19	10, 4 ft	15/19

NOTE:
STUCCO ON RIBLATH OR PAPER BACKED WIRE LATH SHALL BE ATTACHED TO HORIZONTAL FRAMING AS PER ASTM C-1063: LATH SHALL BE ATTACHED TO FRAMING MEMBERS WITH CORROSION RESISTANT MATERIALS. ATTACHMENTS SHALL BE SPACED NOT MORE THAN 6" O.C. ALONG SUPPORTS, FASTENERS TO BE USED CAN BE 6D COMMON OR ROOFING NAILS HAVING A MIN. 1-3/4" PENETRATION INTO HORIZONTAL FRAMING MEMBERS OR STAPLES W/ A MIN. ¾" CROWN ENGAGED NOT LESS THAN (3) STRANDS OR LATH AND MUST PENETRATE THE WOOD FRAMING MEMBERS ¾" MIN.

DOOR AND WINDOW BUCK FASTENING

1 X BUCKS SHALL BE ATTACHED WITH CASE HARD NAILS @ 12" O.C. WITH THE DOORS AND WINDOWS FASTENED WITH TAPCONS PER PRODUCT REVIEW AFFIDAVIT WITH A MIN. OF 1-1/4" EMBEDMENT INTO CONCRETE (THROUGH FRAME) BUCK SHALL EXTEND BEYOND THE INTERIOR FACE OF THE FRAME PER 2020 FLORIDA BUILDING CODE WITH AMENDMENTS.

OPTIONAL

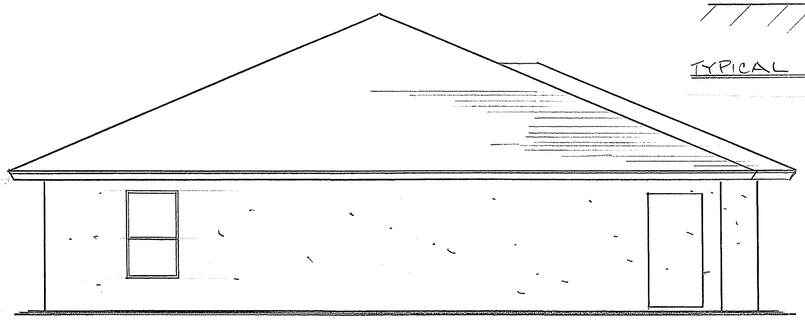
2 X BUCKS SHALL BE ATTACHED WITH ¼" X 3-1/4" TAPCONS AT 12" O.C. WITH DOORS AND WINDOWS FASTENED WITH #10 WOOD SCREWS SPACED PER PRODUCT REVIEW AFFIDAVIT WITH A MINIMUM PENETRATION OF 1-1/4" INTO BUCK. BUCK SHALL EXTEND BEYOND THE INTERIOR FACE OF FRAME PER 2020 FLORIDA BUILDING CODE WITH AMENDMENTS.

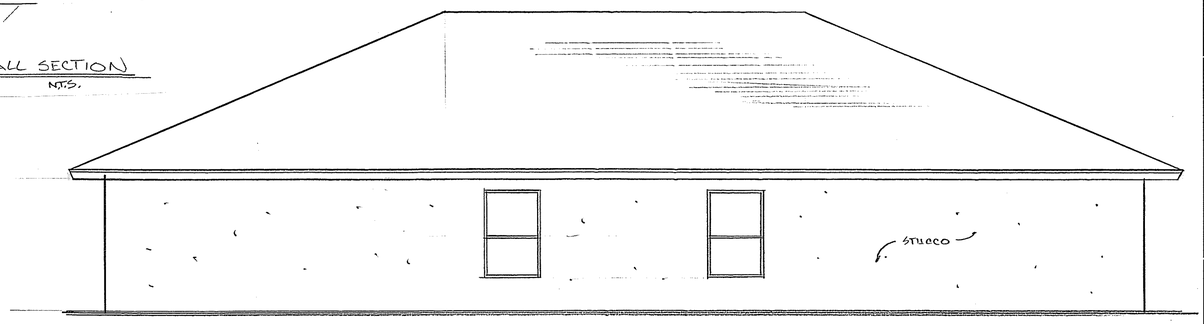
DRYWALL AND FURRING ATTACHMENT

P.T. 1 X 2 FURRING @ 16" O.C. FASTENED WITH 1 ½" CASE HARD NAILS @ 8" O.C.

½" DRYWALL FASTENED TO FURRING WITH 1 1/8" DRYWALL SCREWS @ 8" O.C. PERIMETER AND 12" O.C. FIELD.

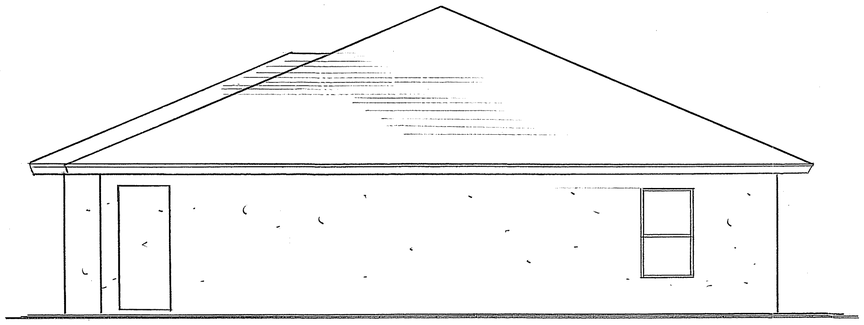
5/8" DRYWALL FASTENED TO FURRING WITH 1 1/8" DRYWALL SCREWS @ 8" O.C. PERIMETER AND 12" O.C. FIELD.





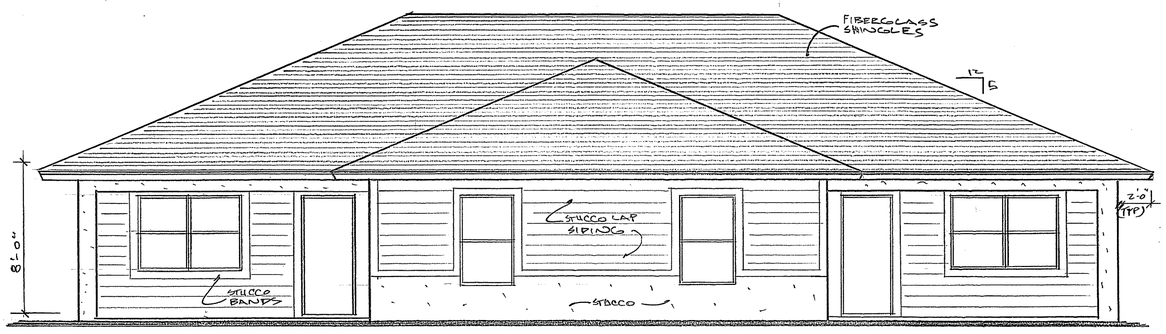
REAR ELEVATION

1/4"



RIGHT SIDE ELEVATION

1/4"



FRONT ELEVATION

1/4"

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REVISIONS

NO.	DATE	REVISION

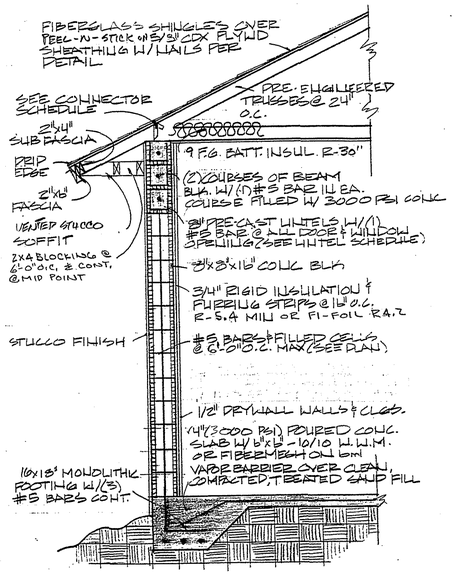
KEY PLAN

SHEET TITLE / SHEET NUMBER

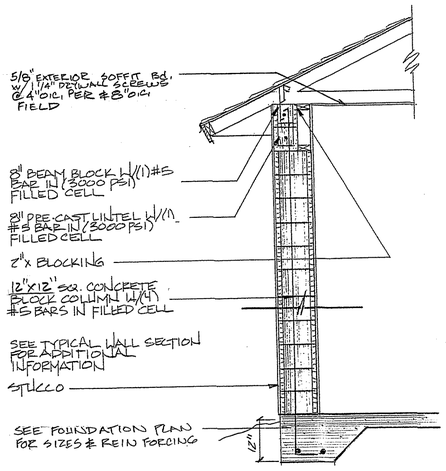
A-2 OF 4

PROJECT NUMBER E21099

DATE 10/1/21
BID

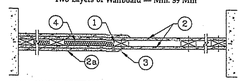


TYPICAL WALL SECTION
1/2"



ENTRY SECTION
1/2"

Design No. U338
Nonbearing or Bearing Wall Rating — 1 HR.
(See Items 2 and 2A)
Finish Rating — One Layer of Wallboard — Min. 20 Min.
Two Layers of Wallboard — Min. 39 Min



HORIZONTAL SECTION

Wood Studs — Nom 2 by 3 or 2 by 4 in., flat wise, spaced 24 in. O.C. max, effectively firestopped.

Gypsum Board* — For Nonbearing Wall rating — One layer of 5/8 in. thick, 4 ft wide wallboard each side of studs. Wallboard or lath applied horizontally or vertically with vertical joints centered on studs, and nailed to studs and bearing plates 7 in. O.C. with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails.

When used in widths other than 48 in., gypsum board to be installed horizontally.

See Gypsum Board* (CKNX) category for names of Classified companies.

2A. Gypsum Board* — Same as Item 2. For Bearing Wall rating — Additional layer of 5/8 in. thick, 4 ft wide wallboard each side of studs. Attached to studs over inner layer 8 in. O.C. max, with 8d cement coated nails, 2-3/8 in. long, 0.113 in. shank diam and 9/32 in. diam head.

3. Joints and Nail Heads — Wallboard joints of outer layer covered with tape and joint compound. Nail heads of outer layer covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard.

4. Batts and Blankets* — (Optional) — Max 1 in. thickness glass or mineral fiber batt insulation.

See Batts and Blankets* (BZJ2) category for names of Classified companies.

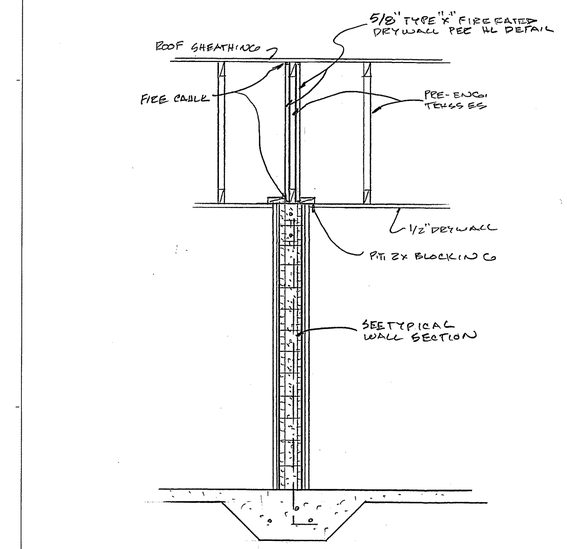
4A. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose insulation material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft³.

U S GREENFIBER L L C — Cocoon stabilized cellulose insulation.

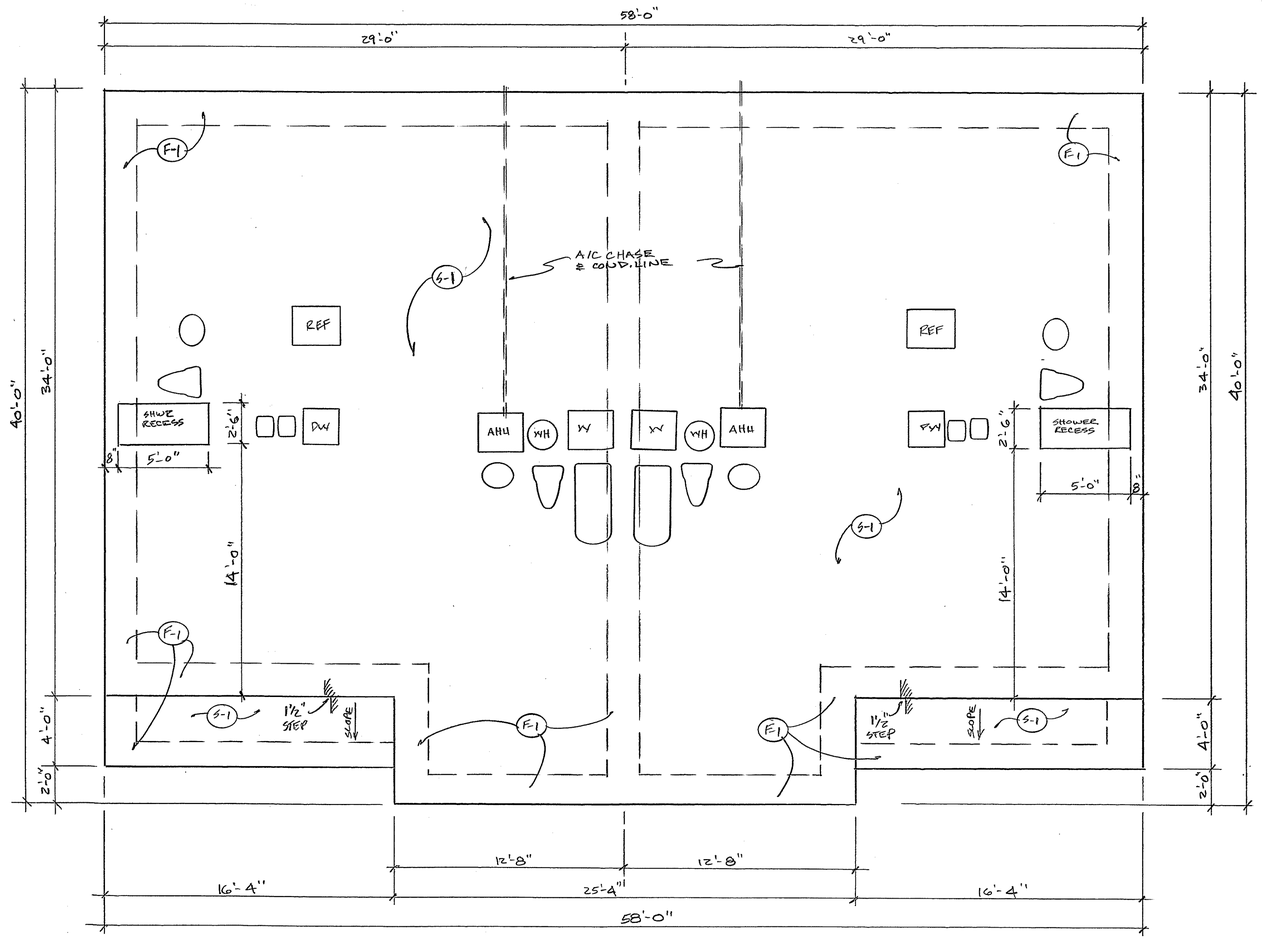
4B. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 4) and Item 4A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.5 pounds per cubic ft.

NU-WOOL CO INC — Cellulose Insulation

*Bearing the UL Classification Mark



FIREWALL SECTION
NTS



FOUNDATION PLAN
1/4"

FOUNDATION SCHEDULE

S-1 4" (3000 PSI) POURED CONCRETE SLAB WITH FIBERMESH REINFORCING ON .006" VAPOR BARRIER OVER CLEAN COMPACTED TREATED FILL.

F-1 16" DEEP X 18" WIDE MONOLITHIC FOOTING WITH 3 # 5 BARS CONTINUOUS.

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REVISIONS

NO.	DATE	REVISION

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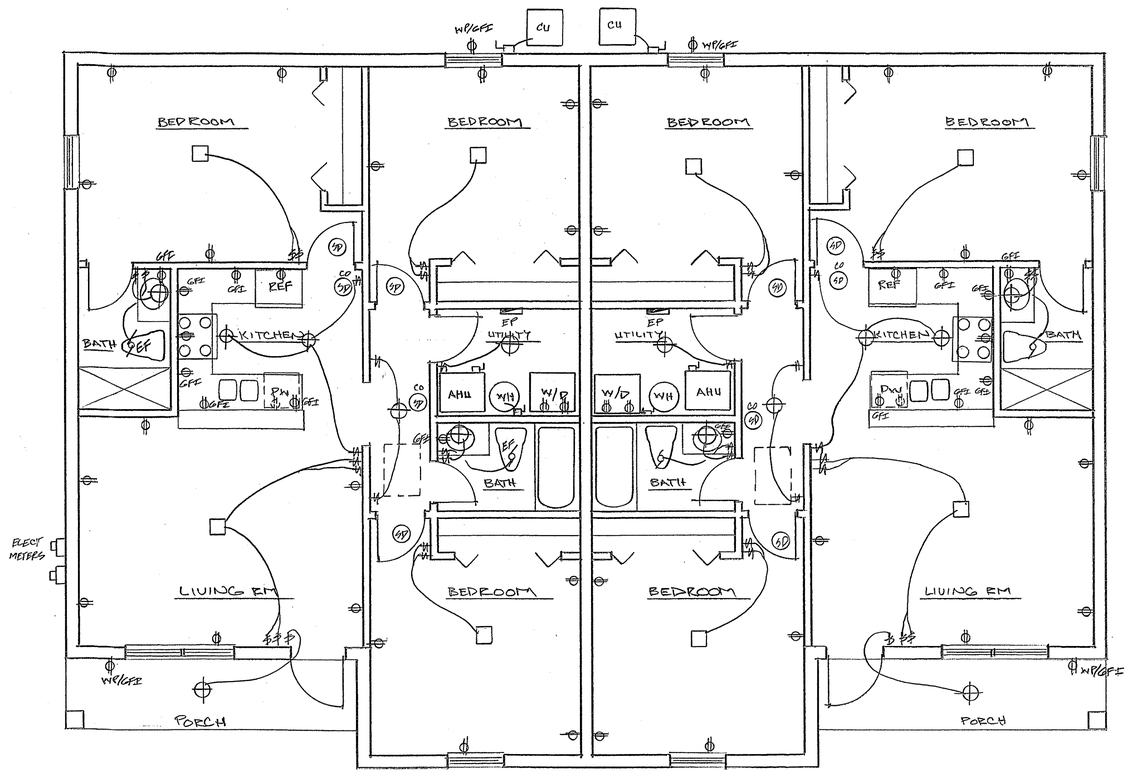
A-3 OF

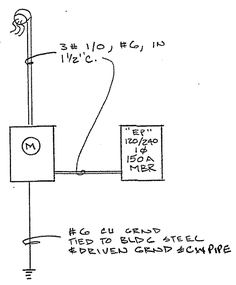
PROJECT NUMBER R 21094

DATE 10/12/21

BID



ELECTRICAL FLOOR PLAN



ELECTRICAL RISER

COPPER SERVICE NTS

NOTE: PROVIDE ARC-FAULT PROTECTION IN ALL BEDROOMS

ELECTRICAL LOAD CALCULATIONS

1064 SQ. FEET		3 VA	3192 VA
2 20 AMP APPLIANCE CIRCUITS			3000 VA
1 REFRIGERATOR			1200 VA
1 DISHWASHER			1200 VA
1 LAUNDRY			1500 VA
1 RANGE			12000 VA
1 DRYER			5000 VA
1 WATER HEATER			4500 VA
1 MISCELLANEOUS			5000 VA
TOTAL			36592 VA
FIRST 10 KVA@ 100%			10000 VA
REMAINDER @	40%		10637 VA
AC / HEAT @ 100 %			12000 VA
TOTAL			32637 VA

32637 / 240 = 136 AMPS

PROVIDE 150 AMP SERVICE

PROVIDE ARC FAULT AND TAMPER PROOF RECEPTACLES THRUOUT

ELECTRICL LEGEND

- $ SINGLE POLE SWITCH
- $3 THREE WAY SWITCH
- DUPLEX CONVENIENCE OUTLET
- 220V OUTLET
- MOTOR OUTLET
- WALL MOUNT LTG. FIXTURE
- GF1 GROUND FAULT PROTECTION
- PHONE OUTLET
- J.B. FOR FAN/LIGHT COMBO
- TV CABLE TELEVISION OUTLET
- WP WEATHER PROOF
- RECESSED FIXTURE
- CEILING MOUNT FIXTURE
- SD SMOKE DETECTORS
- DOORBELL
- CH CHIMES

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

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PROJECT

BASSO DUPLEX
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

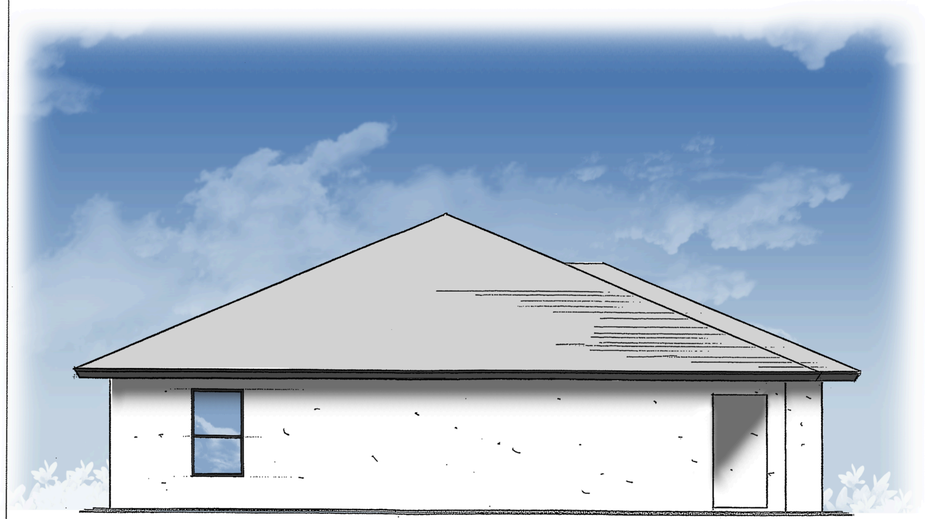
SHEET TITLE / SHEET NUMBER

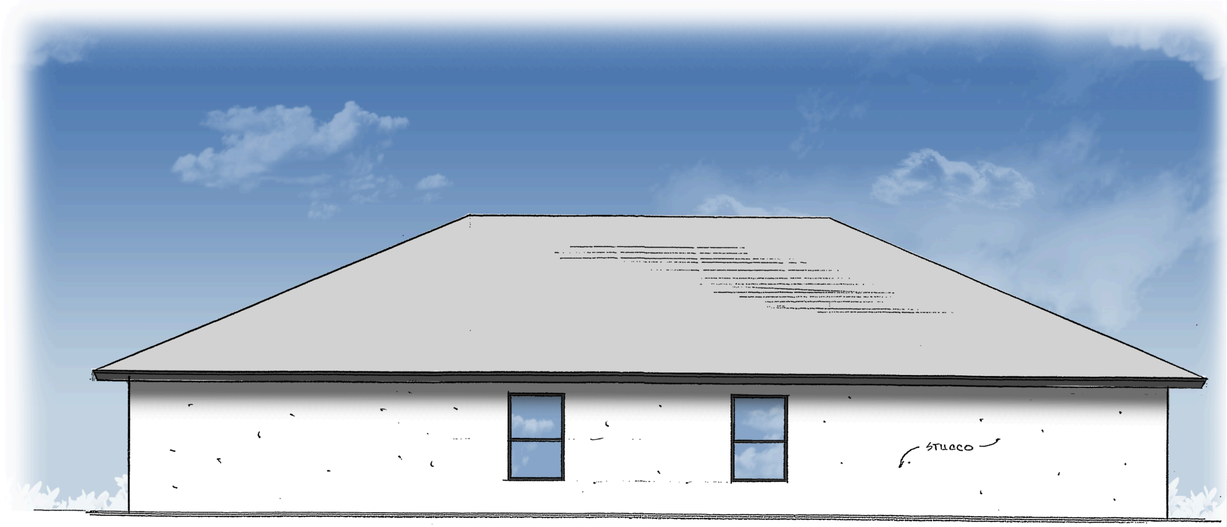
A-4 OF 4

PROJECT NUMBER R21094

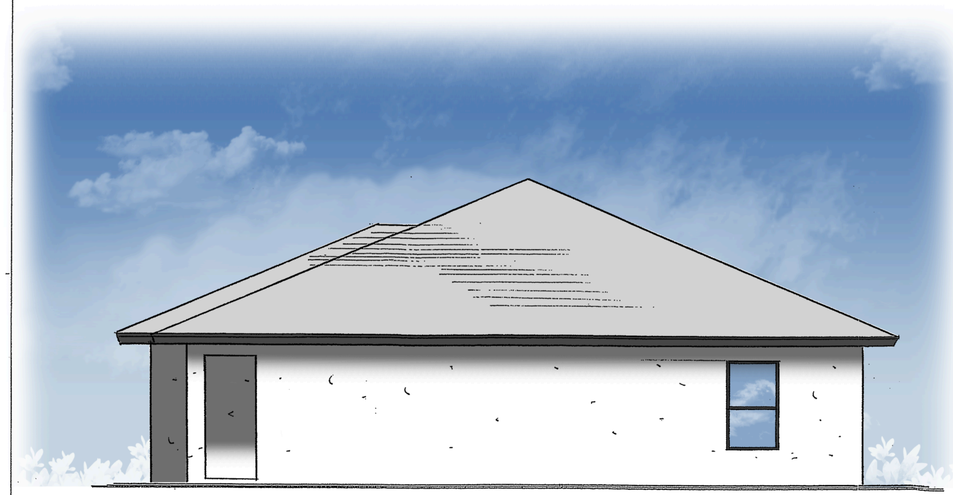
DATE 10/1/21

BASSO DUPLEX





REAR ELEVATION



RIGHT SIDE ELEVATION
1/4"



FRONT ELEVATION
1/4"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

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PROJECT

MACY DUPLEX
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

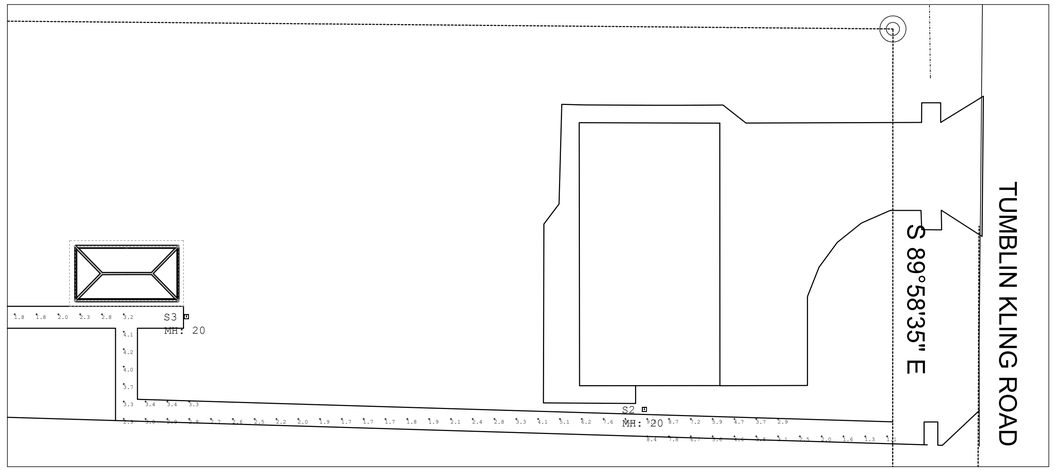
KEY PLAN

SHEET TITLE / SHEET NUMBER

A-2 OF 4

PROJECT NUMBER 22122

DATE



GARDCO by Signify

Site & Area

EcoForm

ECF-S small area light



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

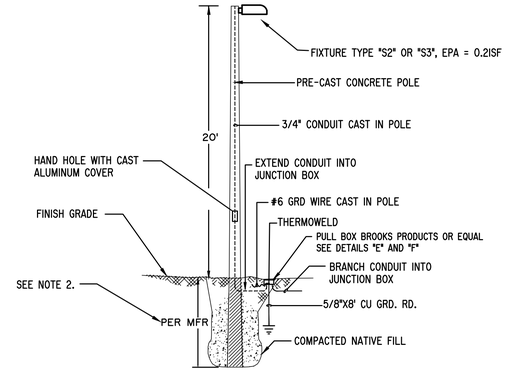
Ordering guide

example: ECF-S-64L-900-NW-G2-AR-S-120-HIS-MGY

Options																		
Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Field Mount	Voltage	Dimming controls	Motion sensor/app	Photo sensor	Electrical	Hardware	Finish
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules)	**365** 365 mA	**WW-G2** Warm White 3000K, 70CRI Generation 2	**AR** Arm Mount (standard)[1]	**Type 2** 2 Type 2	**120** 120V	**DD** 0-10V/External dimming (by others)[4]	**IMRR3** Integral with RT3 lens[9]	**PCB** Photocontrol Button[10]	**Fusing** **F1** Single (120, 277, 347VAC)	Square Pole Adapter included in standard product	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray
		530 530 mA	Generation 2	The following mounting kits must be ordered separately (See accessories):	**2-90** Rotated left 90°	**208** 208V	**DCC** Dual Circuit Control[11][12]	**IMRR7** Integral with RT7 lens[9]	**TLRDS** Twist Lock Receptacle 5 Pin[10]	**F2** Double (208, 240, 480VAC)	**TB** Terminal Block[13]	**Customer specified**
		700 700 mA	**NW-G2** Neutral White 4000K, 70CRI Generation 2	**SF** Slip Fitter Mount[2] (fits to 2¼" O.D. tenon)	**2-270** Rotated right 270°	**240** 240V	**FAWS** Field-Adjustable Wattage Selector[14]	**IMRR7** Integral with RT7 lens[9]	**TLRDP** Twist Lock Receptacle 7 Pin[10]	**F3** Single (120, 277, 347VAC)[15]	**RPA** Round Pole Adapter (fits to 2"-3.5" O.D. pole)[13]	**RAL** Specify optional color or RAL: (ex: RAL7024)
		1A 1050 mA	**CW-G2** Cool White 5000K, 70CRI Generation 2	**Type 3** 3 Type 3	**3-90** Rotated left 90°	**277** 277V	**SW** Interface module for SiteWise[16]	**IMRR7** Integral with RT7 lens[9]	**TLRDP** Twist Lock Receptacle w/ Photocell[10]	**F4** Double (208, 240, 480VAC)[15]	**HIS** Internal Hub Side Shield[17]	**CC** Custom color (Must specify color #sp) for required factory quote)
		12A 1200 mA		**3-270** Rotated right 270°	**3-270** Rotated right 270°	**347** 347V	**LLC** Integral wireless module[14][17]		**Surge Protection** (10kA standard)	**F5** Canadian Double Pull (208, 240, 480VAC)[15]		
	48L 48 LEDs (3 modules)	**900** 900 mA		**Type 4** 4 Type 4	**4-90** Rotated left 90°	**480** 480V	**BL** Bi-level functionality[17]		**SP2** Increased 20kA			
		1A 1050 mA		**WS** Wall mount with surface conduit - rear entry permitted	**4-270** Rotated right 270°	**UNV** 120-277V (50/60Hz)						
		12A 1200 mA		**RAM** Retrofit arm mount kit[3]	**Type 5** 5 Type 5	**HVU** 347-480V (50/60Hz)	**DynaDimmer:** Automatic Profile Dimming					
	64L 64 LEDs (4 modules)	**900** 900 mA			**SW** Type SW		**CSSO** Safety 50% Dimming, 7 hours[18]					
		1A 1050 mA			**AFR** Auto Front Row		**CMSO4** Median 50% Dimming, 4 hours[18]					
					AFR-90 Auto Front Row, Rotated left 90°		**CS30** Safety 30% Dimming, 7 hours[18]					
					AFR-270 Auto Front Row, Rotated right 270°		**CMO3** Median 30% Dimming, 6 hours[18]					

1. BL-IMRS3/7 equipped with cut-boarded sensor housing when voltage is HVU (347–480V).
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only in 120 or 277V.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V. Order photocell separately with TLRDS/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5 and SW optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. Must specify a motion sensor lens.

ECF-S_EcoForm_area_small 06/20 page 1 of 8



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

Calculation Summary				
Label	**Avg**	**Max**	**Min**	**Avg/Min**
Interior Sidewalk	2.24	3.3	0.4	5.60
Means of Egress	3.65	9.5	1.1	3.32
Parking Areas	2.75	5.1	1.1	2.50

Luminaire Schedule						
Tag	**Description**	**Symbol**	**Qty**	**Lum. Watts**	**Lum. Lumens**	**LLF**
S3	Gardco ECF-S-48L-900-NW-G2-3-HIS		5	135.1	12789	0.900
S2	Gardco ECF-S-48L-900-NW-G2-2		1	135.1	16409	0.900
DL	Door Light		2	79	629	0.900

SITE PHOTOMETRIC ANALYSIS

SCALE 1" = 20'-0"

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 3.6 FOOT-CANDLES ON THE MEANS OF EGRESS AND 2.24 FC ON TH INTERIOR SIDEWALKS. A UNIFORMITY RATIO OF 5.6:1 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 2.7 FOOT-CANDLES.

(2) THIS PLAN PROVIDES A UNIFORMITY RATIO OF 2.5 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) IT IS PROPOSED THAT DISTANCES FROM FIXTURES KEEP SPILL BELOW 0.5FC.

(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.

NO.	DATE	REVISIONS	DR	CK	APP

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:
MACY TOWNHOUSES

PROJECT LOCATION:
625 TUMBLIN KLING ROAD
FORT PIERCE, FL

ENGINEER SEAL

TIMOTHY C. TREWYN LICENSED No. 61580 STATE OF FLORIDA PROFESSIONAL ENGINEER

Timothy C. Trewyn, PE
P.E. No. 61580

THESE DOCUMENTS, ALONG WITH THE CONCEPTS AND OR DESIGNS PRESENTED HEREIN ARE, INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT OF FORT PIERCE ENGINEERING, INC FOR WHICH THEY WERE PREPARED. REUSE OR IMPROPER RELIANCE ON THESE DOCUMENTS WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY FORT PIERCE ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO THE EMC. COPYRIGHT ©2021 FORT PIERCE ENGINEERING, INC. ALL RIGHTS RESERVED.

SHEET TITLE

SITE PHOTOMETRIC ANALYSIS

ISSUE DATE: **09-26-2022**

DRAWN: **TCT**

APPROVED: **TCT**

DRAWING NUMBER

E-1.2

SHEET 1 OF 1

22001-33

Design Intent:

Careful consideration and thought have been given to the design presented herein, regarding orientation, access, landscaping, building design and budget.

Criteria as follows:

Auto access to the property is proposed from Tumbling Kling creating a private drive / road to access the duplex's starting at two hundred plus feet from Tumbling Kling with private parking in front of each duplex.

The majority of the architectural details selected exist on nearby buildings. Articulation of the building façade is achieved by the use of three dimensional shingles, raised stucco banding, stucco lap siding, and detailed in a way to promote continuity with the community other design elements include front porches, future picnic pavilion constructed out of aluminum with shingle roof to match duplex's, and a very dense landscape buffer around the property to provide a nice private park environment.

The duplex's though identical to one another are not all visible from Tumbling Kling and with the architectural details make it compatible with existing neighborhood.

806 Delaware Avenue Tel: 772 460 7751 www.architectonicinc.com
Fort Pierce, Florida 34950 Fax: 772 460 4244 FL Reg #AA26003348

Technical Review Committee **1. g.**

Meeting Date: 11/17/2022

REQUESTED ACTION

Preliminary Plat - Bent Creek - 829 Bent Creek Drive

LOCATION

829 Bent Creek Drive

RESPONSIBLE STAFF

Ryan Altizer, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 11/01/2022 04:50 PM

Final Approval Date: 11/02/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Planner
RE:	**Preliminary Plat - 22-09000007** **829 Bent Creek Drive**
BOARD DATE:	November 17, 2022

Preliminary Plat at 829 Bent Creek Drive

The above referenced project is being submitted for your review and comments. The applicant is requesting a Preliminary Plat at 829 Bent Creek Drive.

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, November 15, 2022. If you have any questions, please contact the Planning Department at 772-467-3737.

Thank you,
Ryan

lucido&associates

Via Email: ***planning@cityoffortpierce.com***

TRANSMITTAL

September 22, 2019

Mr. Vennis Gilmore, Sr. Planner
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

Re: Bent Creek Parcel A2 – Preliminary Plat Sufficiency Review Submittal
Our Reference Number: 19-850

Mr. Gilmore,

Please find attached herewith the following documents, enumerated to match digital file naming, for the proposed Preliminary Plat for Parcel A2 within the Bent Creek community:

1. Preliminary Plat Application;
2. Deed;
3. Jurisdictional Approval Memo;
4. Boundary Survey;
5. Preliminary Plat.

Upon your review, please notify me directly of any deficiencies so that we may provide the additional documentation required. Please also provide an invoice for the Preliminary Plat Application fee and a fee check will be provided with the submittal of the hard copies of the application materials.

We appreciate your time and attention to this matter, and we look forward to working you.

Respectfully,

Brian Nolan, AICP, ASLA
Partner

Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
tel: 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Subdivision

Property address or Location 829 Bent Creek Drive

Parcel ID #(s) 2407-700-0024-000-8

Project description Bent Creek Parcel A-2 - Tract A-2, Bent Creek Master Plat, Plat Book 47, Pages 9-14, St. Lucie County - 88 Unit Residential Subdivision

Lennar Homes, LLC	Michael B. Schorah and Associates, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
3931 RCA Boulevard, Suite 3105	1850 Forest Hill Boulevard, Suite 206
Street Address	Street Address
Palm Beach Gardens, Florida 33410	West Palm Beach, Florida 33406
City State Zip	City State Zip
561-345-6707	561-968-0080
Phone Number	Phone Number
jeffrey.alexander@lennar.com	mcarter@schorah.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.*

Property Owner(s) Signature(s) Jeffrey Alexander, Authorized Agent

STATE OF FLORIDA -- COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 2nd day of September, 2022, by Jeffrey Alexander who is personally known to me or has produced _____ as identification.

Signature of Notary

Notary Public State of Florida
Kim Puia (Seal)
My Commission GG 958074
Expires 02/12/2024

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☑ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☒ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☒ A copy of the deed
- ☒ Signed and sealed survey
- ☐ Concurrency application, complete
- ☒ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Water & Sewer system construction plans
- ☐ Stormwater Retention plans
- ☐ Electric Infrastructure plans
- ☐ Gas Infrastructure plans
- ☐ Complete, notarized application

☐ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - proposed lots, including acreage, square footage, & dimensions.
  - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

This Instrument prepared by:
Gerald L. Knight, Esquire
Holland & Knight
One East Broward Blvd., 13th Floor
Fort Lauderdale, Florida 33301

Folio No.:

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 2612131 04/28/2005 at 01:22 PM
OR BOOK 2227 PAGE 890 - 894 Doc Type: DEED
RECORDING: $44.00
D DOC STAMP COLLECTION: $1400.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 31st day of March, 2005, by **LENNAR HOMES, INC., a Florida corporation**, whose post office address is 1013 N. State Road 7, Royal Palm Beach, FL 33411 ("Grantor"), to **SMIGIEL PARTNERS IX LTD., a Florida limited partnership,** whose post office address is P.O. Box 540669, Lake Worth, FL 33467 ("Grantee") (whenever used hereunder the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

WITNESSETH, that Grantor, for and in consideration of the sum of Ten ($10.00) Dollars and other valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

SEE EXHIBIT "A'" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: All matters on Exhibit "B" attached hereto and made a part hereof, none of which shall be reimposed.

and Grantor hereby covenants with Grantee that, except as noted above, Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no other.

IN WITNESS WHEREOF, the Grantor has set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Rebecca Greene

Rebecca Greene

Name Printed:

Jennifer Griner

Jennifer Griner

Name Printed:

LENNAR HOMES, INC., a Florida corporation

By: _____
David M. Baselice, Vice President

STATE OF FLORIDA)
) ss.:
COUNTY OF PALM BEACH)

The foregoing instrument was sworn to and acknowledged before me this 31st day of March, 2005, by David M. Baselice, as Vice President of LENNAR HOMES, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ _____ as identification.

Rebecca Greene
Notary Public

Rebecca Greene
My Commission DD363414
Expires December 17 2008

EXHIBIT "A"

(PARCEL "E-1")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1342.60 FEET; THENCE SOUTH 00°01'50" WEST, A DISTANCE OF 662.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°01'50" WEST, A DISTANCE OF 386.42 FEET; THENCE SOUTH 89°42'05" WEST, A DISTANCE OF 336.87 FEET; THENCE NORTH 00°05'49" EAST, A DISTANCE OF 386.49 FEET; THENCE NORTH 89°42'43" EAST ALONG THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 336.42 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

(PARCEL "E-2")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1678.25 FEET; THENCE SOUTH 00°05'49" WEST, A DISTANCE OF 662.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°05'49" WEST, A DISTANCE OF 386.49 FEET; THENCE SOUTH 89°42'05" WEST, A DISTANCE OF 505.30 FEET; THENCE NORTH 00°11'49" EAST, A DISTANCE OF 386.58 FEET; THENCE NORTH 89°42'43" EAST ALONG THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 504.63 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

(PARCEL "E-3")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1006.95 FEET; THENCE SOUTH 00°02'10" EAST ALONG THE EAST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 662.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'10" EAST ALONG SAID LINE, A DISTANCE OF 386.36 FEET; THENCE SOUTH 89°42'05" WEST, A DISTANCE OF 336.86 FEET; THENCE NORTH 00°01'50" EAST ALONG THE WEST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTH EAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 386.42 FEET; THENCE NORTH 89°42'43" EAST ALONG THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 336.42 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2005 and subsequent years.

2. Access to Parcels 1A, 2A and 3A is not insured.

3. The following matters as shown on the survey prepared by Landmark Surveying & Mapping dated August 27, 2003, under File No. 2605

   a. As to Parcel 1A: 1) Access is not insured: 2) Encroachments of 4' barbwire fence with wood and metal posts; 3) existing well; and 4) farm ditches throughout.

   b. As to Parcel 2A: 1) Access is not insured; 2) encroachments of barbwire fences; and 3) farm ditches throughout.

   c. As to Parcel 3A: 1) Access is not insured; 2) encroachments of barbwire fences; 3) existing well; and 4) farm ditches throughout.

Instrument prepared by:
ALAN L. GABRIEL, Esq.
KATZ BARRON SQUITERO FAUST
100 NE 3rd Avenue, Suite 280
Fort Lauderdale, Florida 33301

Property Appraiser's Parcel
Identification No: 2407-311-0001-000/7
2407-421-0001-000/5
2407-422-0003-000/2

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 2612132 04/28/2005 at 01:22 PM
OR BOOK 2227 PAGE 895 - 901 Doc Type: DEED
RECORDING: $61.00
D DOC STAMP COLLECTION: $1400.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 7th day of April, 2005, **BETWEEN** SMIGIEL PARTNERS IX, LTD., a Florida limited partnership, whose post office address is: P. O. Box 540669, Lake Worth, Florida 33467, Grantor and LENNAR HOMES, INC., a Florida corporation, whose post office address is: 700 NW 107 Avenue, 4th Floor, Miami, Florida 33172, Grantee.

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

SEE EXHIBIT "A" ATTACHED HERETO.

TOGETHER with all 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 Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

SMIGIEL PARTNERS IX, LTD., a Florida limited partnership

BY: GARY SMIGIEL, LC, a Florida limited liability company, its General Partner

By: _____
GARY SMIGIEL, its sole Manager

Witnesses:

_____
Print Name: Melanie Catalano

_____
Print Name: Mark Mecca

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

I hereby certify that on this 7th day of April, 2005, before me, an officer duly qualified to administer oaths and take acknowledgments, personally appeared GARY SMIGIEL, as sole Manager of GARY SMIGIEL, L.C., a Florida limited liability company, the General Partner of SMIGIEL PARTNERS IX, LTD., a Florida limited partnership, on behalf of the limited liability company and the limited partnership, who is personally known to me or who has produced _____ as identification.

_____
Print Name:
My commission expires:

Stephanie Winston
Commission # DD381110
Expires January 15 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

WD – NF AFF. 19213013-LS

THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION
(PARCEL "A-2")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH 89°42'05" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7, A DISTANCE OF 1998.58 FEET; THENCE SOUTH 00°15'12" WEST ALONG THE WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7, A DISTANCE OF 406.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°15'12" WEST ALONG SAID LINE, A DISTANCE OF 255.50 FEET; THENCE NORTH 89°43'35" EAST, A DISTANCE OF 610.27 FEET; THENCE NORTH 00°17'48" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29, A DISTANCE OF 255.50 FEET; THENCE SOUTH 89°43'35" WEST, A DISTANCE OF 610.47 FEET TO THE AFORE-MENTIONED POINT OF BEGINNING.

CONTAINING 3.58 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AS DESCRIBED AND SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF NORTH 89°42'05" EAST. ALL OTHER BEARINGS ARE RELATIVE THERETO.

2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.

3. THE INFORMATION SHOWN HEREON IS ONLY A GRAPHIC SKETCH OF THE DESCRIPTION PROVIDED AND DOES NOT REPRESENT A BOUNDARY SURVEY. NO FIELD WORK, VISUAL FIELD ASSESSMENT OR BOUNDARY CORNER PLACEMENT HAS BEEN PROVIDED IN CONNECTION WITH THE SKETCH AND DESCRIPTION DEPICTED HEREON.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING MAP, SKETCH OR PLAT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

DATE: 3/2/04

CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5019

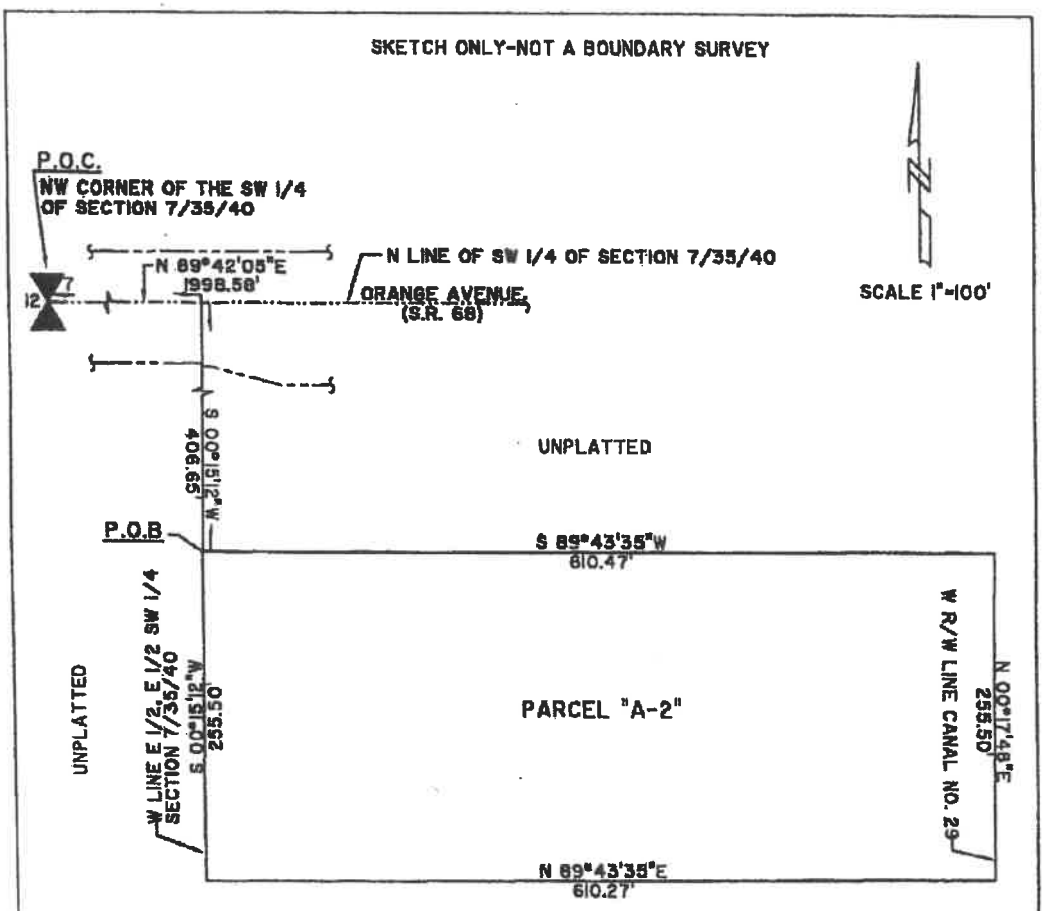
REV. DIMENSIONING 3/2/04 K.D.R.

Landmark Surveying & Mapping Inc.
1650 FOREST HILL BOULEVARD, SUITE 100
WEST PALM BEACH, FL 33406
PHONE : (561) 433-5405
LB #4398

FIELD: N/A	DRAWN: KDR	SCALE: N/A	
BOOK: N/A	DATE: 1/19/04	PROJ. FILE 2605	
PAGE: N/A	CHECKED: CSP	CADFILE 2605_SEC	SHEET NO 1 OF 2

DESCRIPTION AND SKETCH OF
PARCEL "A-2"
(SMIGIEL TO LENNAR)

JOB NO. 2605



LEGEND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
N = NORTH
S = SOUTH
E = EAST
W = WEST
NE = NORTHEAST
NW = NORTHWEST
SW = SOUTHWEST
SE = SOUTHEAST
R/W = RIGHT-OF-WAY

Landmark Surveying & Mapping Inc.
1650 FOREST HILL BOULEVARD, SUITE 100
WEST PALM BEACH, FL 33406
PHONE : (561) 433-5405
LB #4396

FIELD:	N/A	DRAWN:	KDR	SCALE: 1"=100'
ROOM:	N/A	DATE:	1/19/04	PROJ. FILE 2905
BOOK:	N/A	CHECKED:	CSP	DWGFILE 2905_SEC

DESCRIPTION AND SKETCH OF
PARCEL "A-2"
(SMIGIEL TO LENNAR)

SHEET NO. 2 OF 2 JOB NO. 2905

THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION
(PARCEL "B-2")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 2634.20' FEET; THENCE SOUTH 00°17'48" WEST ALONG A PORTION OF THE EAST RIGHT-OF-WAY LINE OFTHE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29, A DISTANCE OF 405.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°17'48" WEST ALONG SAID LINE, A DISTANCE OF 256.55 FEET; THENCE NORTH 89°42'43" EAST, A DISTANCE OF 285.42 FEET; THENCE NORTH 00°13'49" EAST, A DISTANCE OF 256.55 FEET; THENCE SOUTH 89°42'43" WEST, A DISTANCE OF 285.12 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 1.68 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AS DESCRIBED AND SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF SOUTH 89°42'05" WEST. ALL OTHER BEARINGS ARE RELATIVE THERETO.

2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.

3. THE INFORMATION SHOWN HEREON IS ONLY A GRAPHIC SKETCH OF THE DESCRIPTION PROVIDED AND DOES NOT REPRESENT A BOUNDARY SURVEY. NO FIELD WORK, VISUAL FIELD ASSESSMENT OR BOUNDARY CORNER PLACEMENT HAS BEEN PROVIDED IN CONNECTION WITH THE SKETCH AND DESCRIPTION DEPICTED HEREON.

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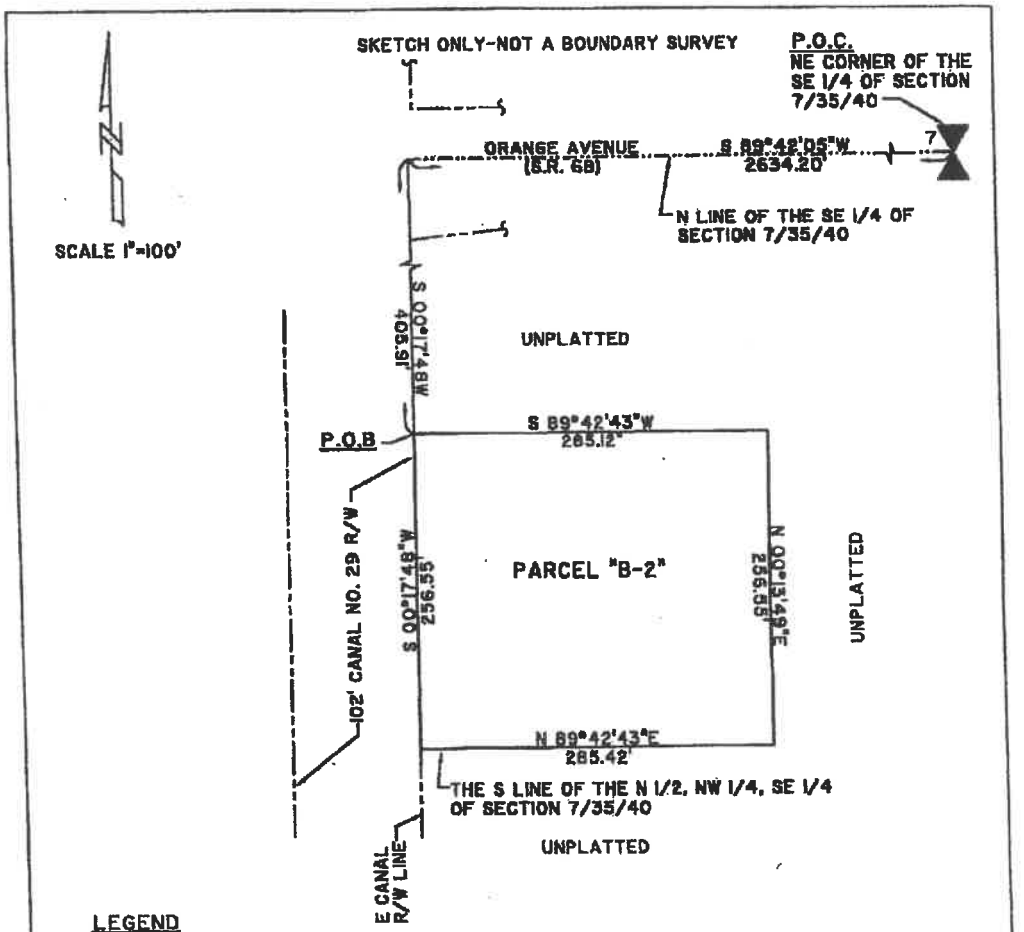
DATE: 1/20/04

CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5019

Landmark Surveying & Mapping Inc.
1650 FOREST HILL BOULEVARD, SUITE 100
WEST PALM BEACH, FL 33406
PHONE : (561) 433-5405
LB #4386

FIELD: N/A	DRAWN: KDR	SCALE: N/A	
BOOK: N/A	DATE: 1/19/04	PROJ. FILE 2805	
PAGE: N/A	CHECKED: CSP	DWGFILE 2805_SEC	SHEET NO. 1 OF 2 JOB NO. 2805

DESCRIPTION AND SKETCH OF
PARCEL "B-2"
(SMIGIEL TO LENNAR)


SKETCH ONLY-NOT A BOUNDARY SURVEY
P.O.C.
NE CORNER OF THE SE 1/4 OF SECTION 7/35/40
ORANGE AVENUE (S.R. 68)
S 89°42'05"W 2634.20'
N LINE OF THE SE 1/4 OF SECTION 7/35/40
SCALE 1"=100'
S 00°17'48"W 406.51'
UNPLATTED
P.O.B
S 89°42'43"W 285.12'
102' CANAL NO. 29 R/W
S 00°17'48"W 256.55'
PARCEL "B-2"
N 00°13'49"E 256.55'
UNPLATTED
N 89°42'43"E 285.42'
THE S LINE OF THE N 1/2, NW 1/4, SE 1/4 OF SECTION 7/35/40
UNPLATTED
E CANAL R/W LINE
LEGEND
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
N = NORTH
S = SOUTH
E = EAST
W = WEST
NE = NORTHEAST
NW = NORTHWEST
SW = SOUTHWEST
SE = SOUTHEAST
R/W = RIGHT-OF-WAY
Landmark Surveying & Mapping Inc.
1800 FOREST HILL BOULEVARD, SUITE 100
WEST PALM BEACH, FL 33406
PHONE : (561) 433-0405
LB #4088
FIELD: N/A
DRAWN: KDR
SCALE: 1"=100'
BOOK: N/A
DATE: 1/19/04
PROJ. FILE 2805
PAGE: N/A
CHECKED: CBP
CADFILE 2805 SEC
SHEET NO. 2 OF 2
JOB NO. 2805
DESCRIPTION AND SKETCH OF
PARCEL "B-2"
(SMIGIEL TO LENNAR)

THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION
(PARCEL "C-2")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1342.60 FEET; THENCE SOUTH 00°01'50" WEST ALONG THE WEST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1049.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°01'50" WEST ALONG SAID LINE, A DISTANCE OF 276.24 FEET; THENCE SOUTH 89°43'21" WEST, A DISTANCE OF 337.19 FEET; THENCE NORTH 00°05'49" EAST, A DISTANCE OF 276.12 FEET; THENCE NORTH 89°42'05" EAST, A DISTANCE OF 336.87 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 2.14 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS AS DESCRIBED AND SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF SOUTH 89°42'05" WEST. ALL OTHER BEARINGS ARE RELATIVE THERETO.

2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.

3. THE INFORMATION SHOWN HEREON IS ONLY A GRAPHIC SKETCH OF THE DESCRIPTION PROVIDED AND DOES NOT REPRESENT A BOUNDARY SURVEY. NO FIELD WORK, VISUAL FIELD ASSESSMENT OR BOUNDARY CORNER PLACEMENT HAS BEEN PROVIDED IN CONNECTION WITH THE SKETCH AND DESCRIPTION DEPICTED HEREON.

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DATE: 1/20/04

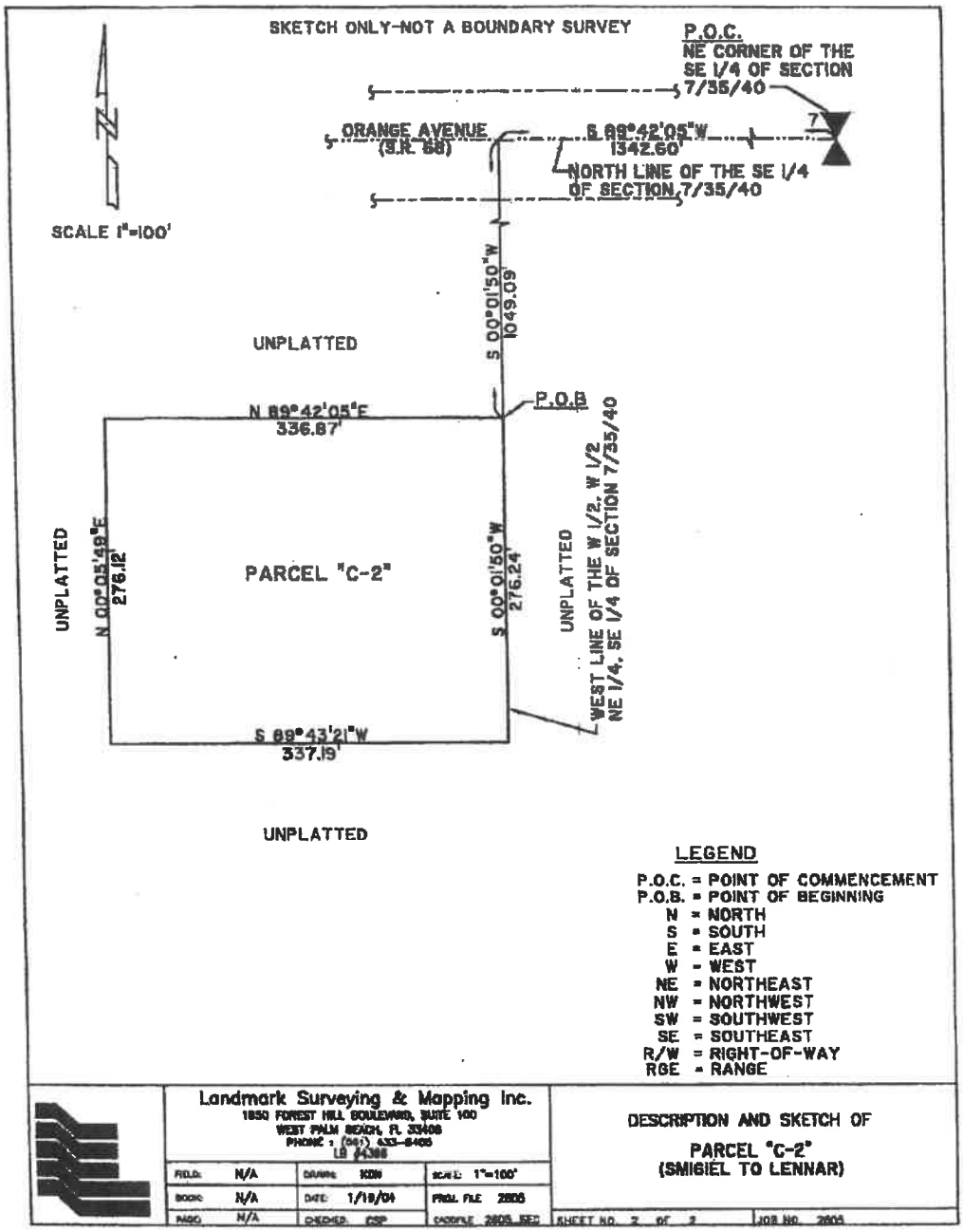
CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5019

Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD, SUITE 100
WEST PALM BEACH, FL 33406
PHONE : (561) 433-8405
LB #4305

FIELD:	N/A	DRAWN:	KDR	SCALE:	N/A
BOOK:	N/A	DATE:	1/19/04	PROJ. FILE	2805
PAGE:	N/A	CHECKED:	CSP	CADDFILE	2805 SEC

DESCRIPTION AND SKETCH OF
PARCEL "C-2"
(SMIGIEL TO LENNAR)

SHEET NO. 1 OF 2 JOB NO. 2805


SKETCH ONLY-NOT A BOUNDARY SURVEY
P.O.C.
NE CORNER OF THE
SE 1/4 OF SECTION
7/35/40
ORANGE AVENUE
(S.R. 68)
S 89°42'05"W
1342.60'
NORTH LINE OF THE SE 1/4
OF SECTION 7/35/40
SCALE 1"=100'
S 00°01'50"W
1049.09'
UNPLATTED
P.O.B.
N 89°42'05"E
336.87'
UNPLATTED
N 00°05'49"E
276.12'
PARCEL "C-2"
S 00°01'50"W
276.24'
UNPLATTED
WEST LINE OF THE W 1/2, W 1/2
NE 1/4, SE 1/4 OF SECTION 7/35/40
S 89°43'21"W
337.19'
UNPLATTED
LEGEND
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
N = NORTH
S = SOUTH
E = EAST
W = WEST
NE = NORTHEAST
NW = NORTHWEST
SW = SOUTHWEST
SE = SOUTHEAST
R/W = RIGHT-OF-WAY
RGE = RANGE
Landmark Surveying & Mapping Inc.
1650 FOREST HILL BOULEVARD, SUITE 100
WEST PALM BEACH, FL 33406
PHONE : (561) 433-8405
LB #4386
FIELD: N/A
DRAWN: KDN
SCALE: 1"=100'
BOOK: N/A
DATE: 1/19/09
PROJ. FILE 2805
PAGE: N/A
CHECKED: CSP
DESCRIPTION AND SKETCH OF
PARCEL "C-2"
(SMIGIEL TO LENNAR)
SHEET NO. 2 OF 2
JOB NO. 2805

Michael B. Schorah and Associates, Inc.
SINCE 1979
ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS

1850 FOREST HILL BLVD.
SUITE 206
WEST PALM BEACH, FL 33406
PHONE 561-968-0080
EB 2438 LB 2438

September 14, 2022

Ft. Pierce Planning and Development Services
100 North U.S. 1
Fort Pierce, Florida 34950

Attn: Kevin Freeman, Planning Director

RE: BENT CREEK PUD PARCEL A-2 – 829 BENT CREEK DRIVE
PRELIMINARY PLAT

Dear Mr. Freeman:

In conjunction with the Preliminary Plat review, please accept this letter as confirmation that the following agency approvals have been acquired for the above-referenced project site development:

South Florida Water Management District – Environmental Resources Permit
North St. Lucie River Water Control District – Drainage Permit
Florida Department of Environmental Protection – General Water Permit
Florida Department of Environmental Protection – General Wastewater Permit

Enclosed, please find copies of these approval documents.

Should you have any questions or require additional information, please feel free to call me.

Sincerely,

MARTHA H. CARTER LICENSE No 47589 STATE OF FLORIDA PROFESSIONAL ENGINEER

9-14-22

Martha H. Carter, P.E. #47589
Vice President
Florida Registration No. 47589
P:users\martha\word\1753ftpierceplanning.doc

C: Jeff Alexander – Lennar Homes, LLC

Blue Card
1753

South Florida Water Management District
Individual Environmental Resource Permit No. 56-102514-P
Date Issued: January 31, 2020

Permittee:	Lennar Homes, LLC 8895 N Military Trail Suite 101 B West Palm Beach Gardens, FL 33410
Project:	Bent Creek PUD Parcel A-2
Application No.	191119-2338
Location:	St Lucie County, See Exhibit 1

Your application for an Individual Environmental Resource Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

All documents are available online through the District's ePermitting site at www.sfwmd.gov/ePermitting.

If 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.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email ERP@sfwmd.gov.

Ricardo A. Valera, P.E.
Bureau Chief, Environmental Resource Bureau

South Florida Water Management District
Individual Environmental Resource Permit No. 56-102514-P

Date Issued: January 31, 2020	**Expiration Date:** January 31, 2025
Project Name:	Bent Creek PUD Parcel A-2
Permittee:	Lennar Homes, LLC 8895 N Military Trail Suite 101 B West Palm Beach Gardens, FL 33410
Operating Entity:	Bent Creek Master Homeowners Association, Inc. 401 Maplewood Drive, Suite 23 Jupiter, FL 33458-5850
Location:	St Lucie County
Permit Acres:	24.29 acres
Project Land Use:	Residential
Special Drainage District:	North St Lucie River Water Control District
Water Body Classification:	CLASS III
FDEP Water Body ID:	3194D
Conservation Easement to District:	No
Sovereign Submerged Lands:	No

Project Summary
This Environmental Resource Permit authorizes Construction and Operation of a stormwater management (SWM) system serving 24.29 acres of residential development known as Bent Creek PUD Parcel A-2.

Proposed work consists of infrastructure improvements including pavement, roadways, and landscaping, and associated utilities to accommodate the construction of 88-single family residences. The SWM system consists of inlets, stormwater piping to capture and convey stormwater runoff into the master SWM system which provides the required water quality treatment and attenuation for the overall project site.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, F.A.C.

Site Description
The project site is located within the existing Bent Creek PUD, just south of Orange Avenue in St. Lucie County. Please refer to Exhibit No. 1.0 for a Location Map.

The project area consists of cleared, vacant land within Parcel A-2 of Bent Creek PUD pursuant to Permit No. 56-02129-P.

For information on wetland and surface water impacts, please see the Wetlands and Other Surface Water section of this permit.

Background:
On February 9, 2015, the District authorized a Conceptual Approval under Permit No. 56-02129-P, Application No. 040714-8, for a SWM system serving a 268.27 acre residential development known as Bent Creek PUD and a partial construction and operation of the master system of lakes, a culvert crossing and overall site filling.

A construction permit for Parcel A-2 was approved under Application No. 060717-29 as a phase consistent of the conceptual approval. Thereafter, a permit time extension was granted under Application No. 111230-10 to extend the permit expiration date to September 20, 2014. The applicant applied and eventually withdrew Application No. 140916-18 for the Bent Creek PUD Parcel A-2 Project on September 16, 2014.

Ownership, Operation and Maintenance
Perpetual operation and maintenance of the SWM system is the responsibility of Bent Creek Master Homeowners Association, Inc., as indicated in the submitted governing documents. Upon completion of construction and in conjunction with submittal of the construction completion certification, a request for transfer to the operating entity and recorded copies of its governing documents must be submitted in accordance with General Condition No. 7.

Engineering Evaluation:

Water Quality
The required water quality treatment will be provided in the previously approved master SWM system.

The project includes implementation of an Erosion Control Plan (Exhibit No. 2.0) as additional reasonable assurance of compliance with water quality criteria during construction and operation.

Water Quantity
Discharge
The project is consistent with land use and site grading assumptions used during the design of the master stormwater management system. Therefore, previously discharge rates remain unchanged.

Road Design
As found in the attached Exhibit No. 2.0, minimum road center line elevations have been set at or above the calculated design storm flood elevation.

Finished Floors
As found in the attached Exhibit No. 2.0, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Land Use
Land use breakdown is shown in the Engineering Evaluation Table.

Certification, Operation, and Maintenance
Pursuant to Chapter 62-330.310, F.A.C., Individual Permits will not be converted from the construction phase to the operation phase until construction completion certification of the project is submitted to and accepted by the District. This includes compliance with all permit conditions, except for any long term maintenance and monitoring requirements. It is suggested that the permittee retain the services of an appropriate professional registered in the State of Florida for periodic observation of construction of the project.

For projects permitted with an operating entity that is different from the permittee, it should be noted that until the construction completion certification is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1-12.3 of the Applicant's Handbook Volume I and Section 62-330.310, F.A.C., the permittee is liable for operation and maintenance in compliance with the terms and conditions of this permit.

In accordance with Section 373.416(2), F.S., unless revoked or abandoned, all SWM systems and works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

The efficiency of SWM systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The operation and maintenance entity must perform periodic inspections to identify if there are any deficiencies in structural integrity, degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the operation and maintenance entity is responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4 of the Applicant's Handbook Volume I for Minimum Operation and Maintenance Standards.

Engineering Evaluation Tables:
Land Use

Basin	Land Type	Area (ac)	% of Total Basin
Project Site	Building Coverage	8.15	33.55
	Pavement	5.80	23.88
	Pervious	10.34	42.57
	Total:	24.29	100%

Environmental Evaluation:

Wetlands and Other Surface Waters
There are no wetlands or other surface waters located within the project site or affected by this project.

Related Concerns:

Water Use Permit Status
Irrigation water for the project is permitted under Permit No. 56-02238-W.

The project engineer has indicated that dewatering is required for construction of this project and has demonstrated that proposed dewatering qualifies for the permit by rule under Rule 40E-2.061, F.A.C.

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.

Water and Wastewater Service
Fort Pierce Utilities Authority.

Historical/ Archeological Resources
The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that no significant archaeological or historical resources are recorded on the project site; therefore, the project is unlikely to have an effect upon any such resources.

This permit does not release the permittee from complying with any other agencies requirements in the event that historical and/or archaeological resources are found on the site.

General Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex- "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit"[Form 62-330.310(3)]; or
   b. For all other activities- "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
   c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:
   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as

applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:
a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
b. Convey to the permittee or create in the permittee any interest in real property;
c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:
a. Immediately if any previously submitted information is discovered to be inaccurate; and
b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from

the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

Special Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. The construction authorization for this permit shall expire on the date shown on page 2.

2. Operation and maintenance of the SWM system shall be the responsibility of Bent Creek Master Homeowners Association, Inc.. Upon completion of construction and in conjunction with submittal of the as-built certification, a request for transfer to the operating entity with supporting documentation must be submitted in accordance with General Condition No. 7.

3. Prior to any future construction, the permittee shall apply for and receive an Individual ERP. As part of the permit application, the applicant for that phase shall provide documentation verifying that the proposed construction is consistent with the design of the master stormwater management system, including the land use and site grading assumptions.

4. Prior to initiating construction activities associated with this Environmental Resource Permit (ERP), the permittee is required to hold a pre-construction meeting with field representatives, consultants, contractors, District Environmental Resource Bureau (ERB) staff, and any other local government entities as necessary. The purpose of the pre-construction meeting is to discuss construction methods, sequencing, best management practices, identify work areas, staking and roping of preserves where applicable, and to facilitate coordination and assistance amongst relevant parties. To schedule a pre-construction meeting, please contact ERB staff from the Okeechobee Office at (863) 462-5260, or via e-mail at: pre-con@sfwmd.gov. When sending a request for a pre-construction meeting, please include the application number, permit number, and contact name and phone number.

5. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to: FWCConservationPlanningServices@MyFWC.com.

6. 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(4), F.A.C..

Project Work Schedule for Permit No. 56-102514-P

The following activities are requirements of this Permit and shall be completed in accordance with the Project Work Schedule below. Please refer to both General and Special Conditions for more information. Any deviation from these time frames will require prior approval from the District's Environmental Resources Bureau and may require a minor modification to this permit. Such requests must be made in writing and shall include: (1) reason for the change, (2) proposed start/finish and/or completion dates, and (3) progress report on the status of the project.

Condition No.	Date Added	Description	Due Date	Date Satisfied
GC 4	01/31/2020	Construction Commencement Notice	48 hours prior to Construction	
GC 6	01/31/2020	Submit Certification	30 Days After Construction Completion	
GC 7	01/31/2020	Submit Operation Entity Documentation	Within 30 days of Certification	
SC 4	01/31/2020	Pre-Construction Meeting	Prior to Construction	

GC = General Condition

SC = Special Condition

Distribution List

Martha Carter, Michael B Schorah and Associates, Inc

Bent Creek Master Homeowners Association, Inc.

City of Port St Lucie - Planning and Zoning Division

City of Port St Lucie - Public Works

US Army Corps of Engineers - Permit Section

St. Lucie County Engineer

St. Lucie County Planning and Development Services

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website at http://my.sfwmd.gov/ePermitting and searching under this application number 191119-2338 .

Exhibit No. 1.0 Location Map

Exhibit No. 2.0 Construction Plans

Exhibit No. 4.0 Declaration of Covenants

Exhibit No. 4.1 Declaration of Covenants Amendment

Exhibit No. 4.2 Articles of Incorporation

District Use Only: No. 019 - 011 - 5/35

Bent Creek A-2

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
("District")
14666 Orange Avenue • Fort Pierce, Florida 34945 • (772) 461-5050 • FAX (772) 461-9446

Application to Connect to, or Use, District Facilities, or for Utility Construction*

A. General Information:

Applicant Information:
Name: Lennar Homes, LLC
Address: 8895 N. Military Trail, Suite 101-B
Palm Beach Gardens, FL 33410
Telephone: (561) 345-6707
Email: jeffrey.alexander@lennar.com

Owner Information (if different from Applicant):
Name:
Address:
Telephone: ( )
Email:

Engineer of Record Information (if applicable):
Name: Michael B. Schorah and Associates, Inc.
Address: 1850 Forest Hill Boulevard, Suite 206
West Palm Beach, FL 33406
Telephone: (561) 968-0080
Email: mcarter@schorah.com

Billing Contact Information:
Name: Lennar Homes, LLC
Address: 8895 N. Military Trail, Suite 101-B
Palm Beach Gardens, FL 33410
Telephone: (561) 345-6707
Email: jeffrey.alexander@lennar.com

B. Project Information: (Check appropriate box and attach drawings to show location and details):

- ☐ Culvert Connection to District canal for irrigation or gravity drainage.
- ☐ Pump Connection to District canal for irrigation or drainage.
- ☐ Installation of culvert or water control structure in District canal for crossing or water control.
- ☐ Utility Crossing:
  - ☐ Electric ☐ Telephone ☐ Gas
  - ☐ Cable Television ☐ Water Main ☐ Force Main
- ☒ Other (specify): Indirect drainage connection for Bent Creek P.U.D. Parcel A-2

Location: Section(s): 18 Township: 35 S Range: 40 E Canal No.: 5/35
Description of Indirect Connection: Discharge to Overall Bent Creek P.U.D. Master System
Drainage area served: 24.29 acres (Culvert or pump Connections.)

C. Construction Schedule:
Estimated commencement date: January 2020 Estimated completion date: August 2020

D. Application, Use Fee: $ 75.00 **Review Deposit:** $ 2500.00

(Submit fee with this application in accordance with the District's fee schedule.)

ACKNOWLEDGEMENT AND ACCEPTANCE:
As reflected by my signature below, I hereby certify that the information shown above is accurate to the best of my knowledge, and that I agree to satisfy or abide by all requirements of this Permit, including "Standard Provisions" itemized on the reverse, and "Special Conditions" imposed by the District. Further, I acknowledge that the District and its Engineers are doing work to benefit the property and non-payment may result in filing of a construction lien as permitted by the Florida Statutes.

Owner Signature:
Owner Name (Type or Print): Jeffrey Alexander, Authorized Agent
Date: 10/31/19

District Use Only: No. _____ - 019 - 011 - 05

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

("District")

14666 Orange Avenue • Fort Pierce, Florida 34945 • (772) 461-5050 • FAX (772) 461-9446

Application to Connect to, or Use, District Facilities, or for Utility Construction*

SPECIAL CONDITIONS: (for District Use Only):

Attached

****

Application Approved and Permit for Construction Issued:

By: _____ Date of Approval: 1/30/20

For the North St. Lucie River Water Control District

Permit Expiration Date: 1/30/22 Construction Expiration Date: _____

****

Project Certification Received and Accepted:

By: _____ Date of Approval: _____

For the North St. Lucie River Water Control District

Certification Expiration Date: _____

**This Application will become a Permit if and when approved and signed by an authorized representative of the District.*

****

January 30, 2020
Bent Creek PUD (Sub-Parcel A-2) –Drainage Connection to Canal 5/35
NSLRWCD Permit Application No. 019-011-005/35

Background and General Permit Application Information

The permittee is proposing improvements to several parcels associated with the residential development known as Bent Creek PUD located on the south side of Orange Ave. between S. Jenkins Rd. and Harman Rd. The original master plan for the Bent Creek PUD was issued in 2005, which consisted of the residential subdivision divided into "Parcels A-D", with each having a separate surface water management system with drainage connections to NSLRWCD Canals 5/35 and 6/36. The Orange Ave Community Development (Orange Ave. RV Storage) located at the northeast quadrant of the Bent Creek PUD was incorporated into the original master plan due to the surface water management system having a drainage connection to Parcel B. Subsequent permit modifications were issued for the proposed improvements within the individual "Parcels"; however, these permits and the master plan permit expired prior to the completion of construction for all phases of development. To date, sub-parcels A-1 and B-1 have been fully constructed. Additionally, the site clearing, mass grading and the installation of the surface water management systems with drainage connections to NSLRWCD Canals 5/35 and 6/36 have been completed for all other parcels.

This permit includes the proposed work associated with sub-parcel A-2 (24.29), which is part of the larger Parcel A (144.48 acres) located on the southeast quadrant of the Bent Creek PUD. The proposed site development includes single-family residential lots with the associated roads, utilities, and additional drainage improvements. No modifications are being proposed to the existing control structure. The permittee shall install the proposed improvements in accordance with the plans dated August 2019.

a) The permittee shall submit future permit applications at an undetermined future date to include the proposed work associated with Parcels C and D and Peterson Rd.

b) The existing agreement between the NSLRWCD and the Bent Creek HOA (Lennar Homes) dated February 24, 2005 for the maintenance responsibilities of Canals 5, 35 and 29 (Five Mile Creek) within the Bent Creek PUD limits shall continue to remain in effect.

    i) The NSLRWCD Board of Supervisors has identified significant sloughing and erosion along the banks of Canals 5, 35 and 29 (Five Mile Creek). The District outlined these issues in a letter dated February 20, 2020. See Permit Conditions #5 below.

Permit Conditions

1. The permittee shall be responsible for all permit application review fees associated with this permit application.

2. At least two (2) week prior to commencement of construction, the permittee shall contact the District Office and District Engineer to schedule a pre-construction meeting.

3. The permittee shall contact the District Superintendent of Works, Bill Price at (772) 201-4781, to schedule any site inspections.

4. The contractor shall provide the NSLRWCD with a 24-hour contact number and personnel for emergency situations.

5. Prior to the issuance of any future permits, the permittee shall repair the sloughed and eroded areas along the banks of Canals 5, 35 and 29 (Five Mile Creek) within the limits of Bent Creek PUD. The work shall be completed in a reasonable and timely manner consistent with the conditions of the agreement between the NSLRWCD and the Bent Creek HOA (Lennar Homes) dated February 24, 2005.

a. It is the District's understanding that the permittee will be seeking another permit for the expansion of Peterson Rd. as a part of the Bent Creek project, with an anticipated submittal date of November 2020. **The permittee shall submit a plan and schedule for the restoration of the canal banks no later than Friday, December 4, 2020.**

6. The applicant shall be responsible for notifying the District of deviations from the approved plans during construction that would impact or affect District right-of-way or facilities. Any revisions or modifications to the approved plans shall be submitted to the District for review and approval.

7. If dewatering is proposed, the permittee shall furnish a copy of the proposed dewatering plan to this District prior to the start of construction. The permittee may need to provide a stand by pump for bypassing the canal flow over the temporarily closed canal crossing. However, in the event of forecasted landfall of a named storm event, the permittee shall be prepared to provide additional pumping capabilities or reopen the canal crossing so that the historical canal flow can be maintained. The permittee shall coordinate with the District Superintendent of Works to assess if, or when, bypass pumping is necessary.

8. The applicant shall ensure that the project complies with current State Water Quality Standards. The permittee shall be responsible for installing and maintaining measures to prevent sedimentation and turbidity issues within District canals. At a minimum, the Board recommends installing turbidity curtains downstream of the construction site and installing silt fence as applicable. The contractor shall stake all turbidity barriers at the canal high water line at minimum. Please be advised that the contractor will need to coordinate with the District Supervisor or Works as necessary for the removal of any turbidity barriers in the event of forecasted landfall of a named storm event.

9. Within 30 days after completion of the permitted activity, the permittee shall submit notice of completion to the District for approval. This shall consist of a written notice of completion letter, and two (2) complete sets of the final "Record Drawings", signed and sealed by the project engineer of record or licensed surveyor. These statements must specify the actual date of construction completion and must certify that all improvements have been constructed in substantial conformance with the plans and specifications approved by the District and will function as intended and designed. If deviations 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. All surveyed dimensions and elevations shall be certified by a registered surveyor.

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6. The applicant shall be responsible for notifying the District of deviations from the approved plans during construction that would impact or affect District right-of-way or facilities. Any revisions or modifications to the approved plans shall be submitted to the District for review and approval.

7. If dewatering is proposed, the permittee shall furnish a copy of the proposed dewatering plan to this District prior to the start of construction. The permittee may need to provide a stand by pump for bypassing the canal flow over the temporarily closed canal crossing. However, in the event of forecasted rainfall of a named storm event, the permittee shall be prepared to provide additional pumping capabilities or reopen the canal crossing so that the historical canal flow can be maintained. The permittee shall coordinate with the District Superintendent of Works to assess if, or when, bypass pumping is necessary.

8. The applicant shall ensure that the project complies with current State Water Quality Standards. The permittee shall be responsible for installing and maintaining measures to prevent sedimentation and turbidity issues within District canals. At a minimum, the Board recommends installing turbidity curtains downstream of the construction site and installing silt fence as applicable. The contractor shall supply all turbidity barriers at the canal high water line at minimum. Please be advised that the contractor will need to coordinate with the District Supervisor of Works as necessary for the removal of any turbidity barriers in the event of forecasted rainfall of a named storm event.

9. Within 30 days after completion of the permitted activity, the permittee shall submit notice of completion to the District for approval. This shall consist of a written notice of completion letter, and two (2) complete sets of the final "Record Drawings", signed and sealed by the project engineer of record or licensed surveyor. These statements must specify the actual date of construction completion and must certify that all improvements have been constructed in substantial conformance with the plans and specifications approved by the District and will function as intended and designed. If deviations 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. All surveyed dimensions and elevations shall be certified by a registered surveyor.

STANDARD PROVISIONS

for

Application / Permit No. 619-011-5

If this Application for a Permit is approved, I do acknowledge, understand, and agree that:

1. I hereby indemnify and hold the District harmless from claims for property damage or personal injury arising from the installation or use of the permitted facility, and that this indemnification extends to damage to the facility itself that may occur from District operation and maintenance work.
2. Approval of this application does not relieve the Permittee from securing any and all other permits that may be required by other entities or governmental agencies, including, but not limited to, the South Florida Water Management District, the Florida Department of Environmental Protection, and St. Lucie County.
3. The use of, or construction within, the District's right-of-way shall conform to the details of the **attached approved drawings** supporting this application. **Modifications must be approved by the District in writing prior to construction.**
4. If required in the interests of the District's operation and maintenance program, or by any modifications to the District's Standard Provisions, I agree to alter, replace, relocate, or remove the permitted facilities at no cost to the District, all as is more fully set forth by District Policy Resolution duly recorded in O.R. Book 669 at page 699 of the Public Records of St. Lucie County, Florida, but subject to the limitations thereof.
5. The lands to be benefited by this application are, or may be, subject to flooding during periods of high water resulting from heavy rains or other acts of God. This Permit will be accepted subject to this possibility, which is recognized not to be within the control of the District.
6. Any other requirements that may be imposed by the District are binding upon me, my successors and assigns.
7. Any Permit issued as an approval of this application other than one issued in irrevocable, recordable form pursuant to the Policy Resolution referenced in item 4, above, shall not be transferable from the Permittee to a subsequent owner or owners of all, or a portion of, the subject property without the express, written approval of the District.
8. Any Permit issued as approval of this application is strictly subject to all of the rules of the District, duly promulgated from time to time, which are on file and available for examination at the offices of the District by those having interest.
9. If a Permit is granted, I shall notify the District not less than 24 hours prior to the beginning and completion of the work, to enable the coordination and scheduling of inspections.
10. I accept total responsibility for any erosion of, or shoaling in, the District's right-of-way or canals that results from the permitted work, and I shall repair or remove same promptly, at no expense to the District.
11. During and after construction, I shall prevent material from the construction area from being discharged to, or settling in, District canals.
12. Unless authorized by Permit, I shall neither place, construct or plant, nor cause to be placed, constructed or planted, any object or improvement within the District right-of-way without the express written prior approval of the District.
13. Within thirty (30) days of completion of the work, I shall submit a written statement to the District certifying that the work was performed and completed in accordance with the Permit and the approved drawings. If the work deviates from the Permit or approved drawings, the certification shall state the nature and extent of those deviations.
14. If this Permit is for a drainage connection, then drainage discharge from the area served shall not exceed the volumetric equivalent of 2.0 inches of depth over the area for any 24-hour period (38 gallons per minute per acre) from the 10-year frequency, 72-hour duration rainfall.
15. If a Permit is issued for a hydraulic connection of property with a District canal, I shall not discharge hyacinths or other aquatic vegetation into the District canal.
16. The Permittee, his agents and contractors, shall conduct the work in a manner that will not impair the use, or potential use, of the District right-of-way and facilities. In no case shall drainage or irrigation canals or appurtenant works be obstructed or restricted.
17. All irrigation and drainage connections to District facilities shall be clearly marked with a post of contrasting colors to identify the location and extent of the permitted installation.
18. If access is permitted via an existing culvert crossing installed in District right-of-way, the Permittee is advised that the crossing may be permitted for use by other affected owners, as such crossings are limited in number by the District.
19. The District reserves the right to permit the use of culvert crossings installed in rights-of-ways by other affected owners of District lands, as culvert crossings are subject to distance limitations imposed by the District.
20. All utility installations shall be clearly marked with above-ground signs or markers, as required by the District's "Permit Information and Criteria Manual."

FLORIDA DEPARTMENT OF Environmental Protection

Southeast District Office
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

November 19, 2020

PERMITTEE:
Jeffrey Alexander, Authorized Agent
Lennar Homes LLC
8895 N. Military Trail, Suite 101-B
Palm Beach Gardens, FL 33410
Jeffrey.Alexander@lennar.com

PERMIT NUMBER: **0041075-331-DWC-CG**
COUNTY: St. Lucie
PROJECT: **Bent Creek P.U.D. Parcel A-2**
DATE OF ISSUE: November 19, 2020
EXPIRATION DATE: November 18, 2025
CONNECTED TO: Fort Pierce Utilities Authority Water Reclamation Facility FL0027278

Dear Mr. Alexander:

Thank you for your Notification/Application for Constructing a Domestic Wastewater Collection/Transmission System for the subject project. The Notice was received on November 16, 2020.

This is to advise you that the Department does not object to your use of such General Permit.

Please note the attached requirements apply to your use of this General Permit for constructing the proposed domestic wastewater collection/transmission system.

The Proposed project includes:

- **3581 linear feet of 8-inch PVC Gravity Main**
- **20 Sewer Manholes**

Location: St. Lucie County, City of Fort Pierce, Section 18, Township 35S, Range 40E

To serve: 88 Single Family Homes, generated wastewater at the amount of 21120 GPD

You are further advised that the construction activity must conform to the description contained in your Notification/Application for Constructing a Domestic Wastewater Collection/Transmission System and that any deviation will subject the Permittee to enforcement action and possible penalties.

.

If you have any questions, please contact Lyudmila Sokolova at telephone number (561) 681-6728 or by email Lyudmila.Sokolova@floridadep.gov

Sincerely,

November 19, 2020
Christopher Weller Date
Environmental Manager

CW/ls

Electronic copies furnished to:

DEP: Chris Weller, Lyudmila Sokolova, Denise Watts
James Carnes III, Fort Pierce Utility Authority, jcarnes@fpua.com
Martha H. Carter, Michael B. Schorah & Associates, Inc., mcarter@schorah.com

FILING AND ACKNOWLEDGMENT

FILED, on this date, under Section 120.52, Florida Statutes, with the designated Deputy Clerk, receipt of which is hereby acknowledged.

November 19, 2020
Clerk Date

REQUIREMENTS FOR USE OF THE GENERAL PERMIT FOR DOMESTIC WASTEWATER COLLECTION/TRANSMISSION SYSTEMS:

1. This general permit is subject to the general permit conditions of Rule 62-4.540, F.A.C., as applicable. This rule is available at the Department's Internet site at: http://www.dep.state.fl.us/water/wastewater/rules.htm#domestic [62-4.540].

2. This general permit does not relieve the permittee of the responsibility for obtaining a dredge and fill permit where it is required. [62-604.600(6)(b)1]

3. This general permit cannot be revised, except to transfer the permit. [62-604.600(6)(b)2]

4. Upon completion of construction of the collection/transmission system project, and before placing the facilities into operation for any purpose other than testing for leaks or testing equipment operation, the permittee shall submit to the Department's Southeast District Office Form 62-604.300(8)(b), Request for Approval to Place a Domestic Wastewater Collection/Transmission System into Operation. This form is available at the Department's Internet site at: http://www.dep.state.fl.us/water/wastewater/forms.htm [62-604.700(2)]

5. The new or modified collection/transmission facilities shall not be placed into service until the Department clears the project for use. [62-604.700(3)]

6. Abnormal events shall be reported to the Department's Southeast District Office in accordance with Rule 62-604.550, F.A.C. For unauthorized spills of wastewater in excess of 1000 gallons per incident, or where information indicates that public health or the environment may be endangered, oral reports shall be provided to the STATE WARNING POINT TOLL FREE NUMBER (800) 320-0519 as soon as practical, but no later than 24 hours from the time the permittee or other designee becomes aware of the circumstances. Unauthorized releases or spills less than 1000 gallons per incident are to be reported orally to Department's Southeast District Office within 24 hours from the time the permittee, or other designee becomes aware of the circumstances. [62-604.550]

FLORIDA DEPARTMENT OF Environmental Protection

Southeast District Office
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

NOTIFICATION OF ACCEPTANCE OF USE OF A GENERAL PERMIT

November 19, 2020

Permittee:
Lennar Homes, LLC
Mr. Jeffrey Alexander
Authorized Agent
8895 N. Military Trail, Suite 101-B
Palm Beach Gardens, Florida 33410
Jeffrey.Alexander@lennar.com

Permit Number: 0081062-433-DSGP
Issue Date: November 19, 2020
Expiration Date: November 18, 2025
Project Name: Bent Creek PUD Parcel A-2
Water Supplier: Fort Pierce Utilities Authority
PWS ID: 4560490

Dear Mr. Alexander:

On November 16, 2020, the Florida Department of Environmental Protection (Department) received a "*Notice of Intent to Use the General Permit for Construction of Water Main Extensions for PWSs*" [DEP Form No. 62-555.900(7)], under the provisions of Rule 62-4.530 and Chapter 62-555, Florida Administrative Code (F.A.C.).

The proposed project includes:

- 3,820 LF (linear feet) of 8-inch PVC WM
- Four (4) 8-inch gate valves assemblies
- Three (3) FH (fire hydrants)
- Six (6) sample points.
- All associated valves, fittings, and appurtenances

Located: Hartman Road at Peterson Road, Florida.

Based upon the submitted Notice and accompanying documentation, this correspondence is being sent to advise that the Department does not object to the use of such General Permit at this time. Please be advised that the permittee is required to abide by Rule 62-555.405, F.A.C., all

applicable rules in Chapters 62-4, 62-550, 62-555, F.A.C., and the General Conditions for All General Drinking Water Permits (found in 62-4.540, F.A.C.).

The permittee shall comply with all sampling requirements specific to this project. These requirements are attached for review and implementation.

Pursuant to Rule 62-555.345, F.A.C., the permittee shall submit a certification of construction completion [DEP Form No. 62-555.900(9)] to the Department and obtain approval, or clearance,

from the Department before placing any water main extension constructed under this general permit into operation for any purpose other than disinfection or testing for leaks.

Within 30 days after the sale or legal transfer of ownership of the permitted project that has not been cleared for service in total by the Department, both the permittee and the proposed permittee shall sign and submit an application for transfer of the permit using Form 62-555.900(8), F.A.C., with the appropriate fee. The permitted construction is not authorized past the 30-day period unless the permit has been transferred.

When any existing asbestos cement (AC) pipes are replaced under this permit, the permittee shall do so in accordance with the applicable rules of the Federal Asbestos Regulation and Florida DEP requirements. For specific requirements applicable to AC pipes, the permittee should contact the Air and Waste Management Section Managers prior to commencing any such activities at (561) 681- 6672. Please be aware that a notification is required to be submitted to the Department for a regulated project.

This permit will expire five years from the date of issuance. If the project has been started and not completed by that time, a new permit must be obtained before the expiration date in order to continue work on the project, per Rule 62-4.030, F.A.C.

Sincerely,

November 19, 2020
Christopher Weller Date
Environmental Manager

CW/ML

ec:

FDEP/SED – Christopher Weller, Marie Lacroix, Greg Kennedy, Jocelyn Labbe.
St. Lucie County Health Department - David.koerner@flhealth.gov
Fort Pierce Utilities Authority – James Carnes III, Supervising Eng. W/WW Eng. – jcarnes@fpua.com
Michael B. Schorah & Associates, Inc.- mcarter@schorah.com

A Civil Penalty May Be Incurred
if this project is placed into operation before obtaining a clearance from this office.

Requirements for clearance upon completion of projects are as follows:

1) Clearance Form
Submission of a fully completed Department of Environmental Protection (DEP) Form 62-555.900(9) *Certification of Construction Completion and Request for Clearance to Place Permitted PWS Components into Operation*.

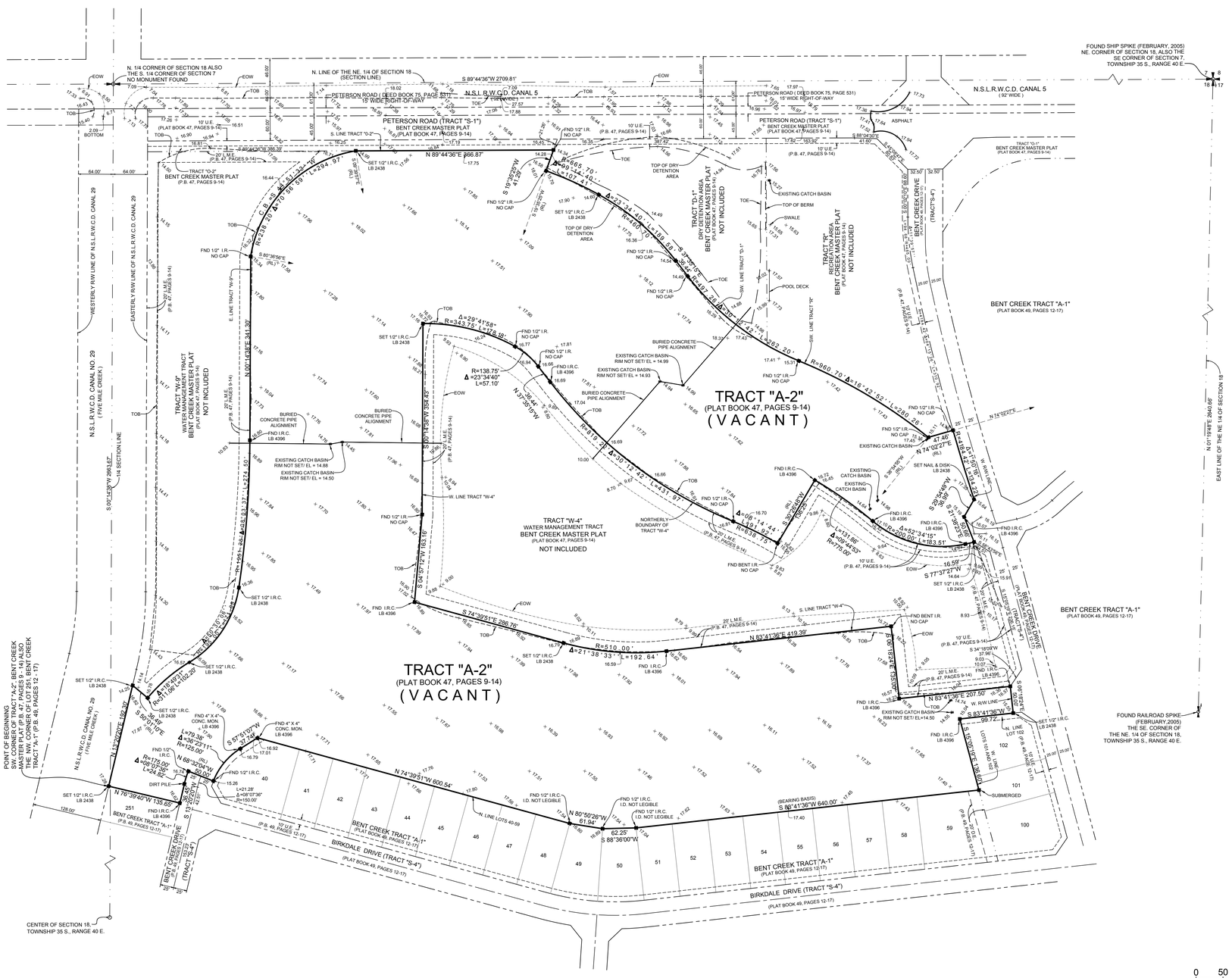
2) Record Drawings, if deviations were made
Submission of the portion of record drawings showing deviations from the DEP construction permit, including preliminary design report or drawings and specifications, if there are any deviations from said permit (Note that it is necessary to submit a copy of only the portion of record drawings showing deviations and not a complete set of record drawings.).

3) Bacteriological Results
Copies of satisfactory bacteriological analysis (a.k.a. Main Clearance), taken within sixty (60) days of completion of construction, from locations within the distribution system or water main extension to be cleared, in accordance with Rules 62-555.315(6), 62-555.340, and 62-555.330, F.A.C. and American Water Works Association (AWWA) Standard C 651-92, as follows:

Connection to an existing system
The end point of the proposed addition
Any water lines branching off a main extension
Every 1,200 feet on straight runs of pipe

Each location shall be sampled on two consecutive days, with sample points and chlorine residual readings clearly indicated on the report. A sketch or description of all bacteriological sampling locations must also be provided.

For further clarification contact:
Marie Gerarda Lacroix, Eng. Specialist II
Water Facilities Section
SED/DEP
3301 Gun Club Rd, MSC 7210-1
West Palm Beach, FL 33406
Tel: 561 681 6731
Marie.lacroix@floridadep.gov


TRACT "A-2"
(PLAT BOOK 47, PAGES 9-14)
(VACANT)
PETERSON ROAD (TRACT "S-1")
BENT CREEK MASTER PLAT
(PLAT BOOK 47, PAGES 9-14)
N.S.L.R.W.C.D. CANAL 5
(92' WIDE)
PETERSON ROAD (DEED BOOK 75, PAGE 531)
15' WIDE RIGHT-OF-WAY
N. LINE OF THE NE. 1/4 OF SECTION 18 (SECTION LINE)
S 89°44'36"W 2709.81'
FOUND SHIP SPIKE (FEBRUARY, 2005) NE. CORNER OF SECTION 18, ALSO THE SE CORNER OF SECTION 7, TOWNSHIP 35 S., RANGE 40 E.
N. 1/4 CORNER OF SECTION 18 ALSO THE S. 1/4 CORNER OF SECTION 7 NO MONUMENT FOUND
N.S.L.R.W.C.D. CANAL NO. 29 (FIVE MILE CREEK)
WESTERLY R/W LINE OF N.S.L.R.W.C.D. CANAL 29
EASTERLY R/W LINE OF N.S.L.R.W.C.D. CANAL 29
TRACT "O-2" BENT CREEK MASTER PLAT (P.B. 47, PAGES 9-14)
TRACT "O-1" BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14)
TRACT "W-9" WATER MANAGEMENT TRACT BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
TRACT "W-4" WATER MANAGEMENT TRACT BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
TRACT "D-1" DRY DETENTION AREA BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
TRACT "R" RECREATION AREA BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
BENT CREEK TRACT "A-1" (PLAT BOOK 49, PAGES 12-17)
BENT CREEK DRIVE (TRACT "S-4")
BIRKDALE DRIVE (TRACT "S-4")
(PLAT BOOK 49, PAGES 12-17)
EAST LINE OF THE NE 1/4 OF SECTION 18
N 01°12'48" E 2640.08'
POINT OF BEGINNING SW. CORNER OF TRACT "A-2", BENT CREEK MASTER PLAT, ALSO BEING THE NW CORNER OF LOT 251, BENT CREEK TRACT "A-1" (P.B. 49, PAGES 12 - 17)
CENTER OF SECTION 18, TOWNSHIP 35 S., RANGE 40 E.
FOUND RAILROAD SPIKE (FEBRUARY, 2005) THE SE. CORNER OF THE NE. 1/4 OF SECTION 18, TOWNSHIP 35 S., RANGE 40 E.
R=665.70'
Δ=23°34'40"
L=107.41'
R=460.70'
Δ=23°34'40"
L=189.58'
R=497.26'
Δ=30°12'42"
L=262.20'
R=960.70'
Δ=16°42'52"
L=280.26'
R=815.70'
Δ=30°12'42"
L=429.97'
R=138.75'
Δ=23°34'40"
L=57.10'
R=510.00'
Δ=21°38'33"
L=192.64'
R=775.00'
Δ=02°34'15"
L=34.79'
R=775.00'
Δ=09°46'53"
L=131.86'
R=200.00'
Δ=52°34'15"
L=183.51'
R=638.75'
Δ=09°14'40"
L=103.07'
R=638.75'
Δ=03°50'16"
L=42.83'
R=175.00'
Δ=52°34'15"
L=160.61'
R=175.00'
Δ=68°32'04"
L=209.30'
R=125.00'
Δ=36°29'11"
L=79.59'
R=125.00'
Δ=68°32'04"
L=149.45'
R=125.00'
Δ=36°29'11"
L=79.59'
R=175.00'
Δ=68°32'04"
L=209.30'
R=125.00'
Δ=23°34'40"
L=51.44'
R=125.00'
Δ=23°34'40"
L=51.44'
R=175.00'
Δ=23°34'40"
L=72.03'
R=175.00'
Δ=23°34'40"
L=72.03'
R=175.00'
Δ=23°34'40"
L=72.03

BENT CREEK - TRACT "A-2"

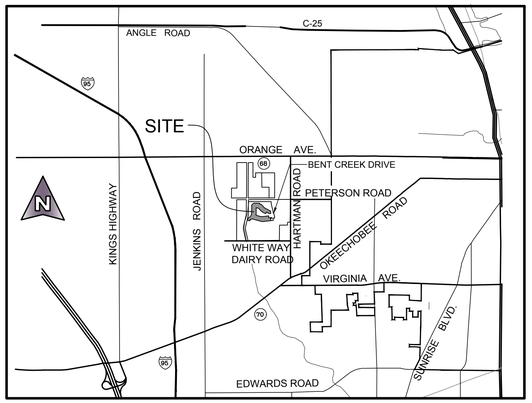
A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 1 OF 6

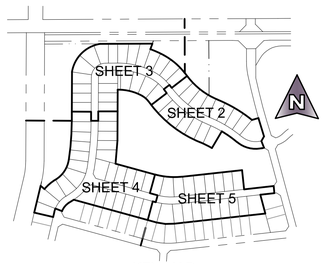
PLAT BOOK _____, PAGE _____

DOCKET NO. _____



LOCATION MAP

NOT TO SCALE



KEY MAP

NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BENT CREEK - TRACT "A-2", BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 24.29 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. EASEMENTS

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISIONS SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA.

THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL OF THE FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS AND ASSIGNS.

2. STREETS

THE PRIVATE STREETS AS SHOWN HEREON, DENOTED AS TRACT "S-6", ARE HEREBY DEDICATED TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA. SAID STREETS MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

3. TRACTS

TRACT "O-15", AS SHOWN HEREON IS HEREBY RESERVED FOR THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA.

LENNAR HOMES, LLC

LENNAR HOMES LLC
NOTARY

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THIS CERTIFICATION TO BE EXECUTED IN ITS NAME, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS VICE PRESIDENT AND AUTHORIZED AGENT, THIS _____ DAY OF _____ , 2022.

BY: LENNAR HOMES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
ADDRESS: 3931 RCA BOULEVARD, SUITE 3105
PALM BEACH GARDENS, FLORIDA 33410
(PHONE NO. 561-345-6710)

ATTEST: _____ BY: _____

JEFFREY ALEXANDER,
AUTHORIZED AGENT

MICHAEL MEYERS,
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MICHAEL MEYERS, VICE PRESIDENT AND JEFFREY ALEXANDER, AUTHORIZED AGENT OF LENNAR HOMES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND THEY DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, THIS _____ DAY OF _____ , 2022.

_____ _____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE PRINTED NAME

MY COMMISSION EXPIRES: _____

COMMISSION NO. _____

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS _____ DAY OF _____, 2022.

BENT CREEK MASTER HOMEOWNERS ASSOCIATION. INC.,
A FLORIDA CORPORATION,
NOT FOR PROFIT

_____
WITNESS

_____
PRINTED NAME

BY: _____
T.R. BEER, PRESIDENT

_____
WITNESS

_____
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ , 2022.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

COMMISSION NO. _____ _____
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE NORTH AMERICAN TITLE CO. A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ _____
AMBARINA PEREZ, VICE PRESIDENT

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.
NOTARY

SURVEYOR REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, STATUTES.

THIS _____ DAY OF _____, 2022.

_____
GREGORY S. FLEMING
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4350

PLANNING AND ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENTS OF THE P.U.D. ZONING DISTRICT, AS SET FORTH IN SECTION 18-9 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2022.

BY: _____
KEVIN FREEMAN
PLANNING DIRECTOR
PLANNING AND DEVELOPMENT SERVICES
CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2022.

BY: _____

TANYA EARLEY
CITY ATTORNEY
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION, THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____ , 2022.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX
CITY CLERK

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK ____ , PAGES _____ , OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____ , 2022

_____ BY: _____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

AREA TABULATION

TRACT "O-15"	0.0626 ACRES
TRACT "S-6"	4.2719 ACRES
LOTS 252 - 339	19.9559 ACRES
TOTAL AREA	24.2904 ACRES

CITY OF FORT PIERCE
CLERK

PROFESSIONAL SURVEYOR
AND MAPPER

SURVEYOR'S NOTES:

1. BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.

3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

6.

P.C.P.	=	PERMANENT CONTROL POINT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
C.M.	=	CONCRETE MONUMENT
O.R.B.	=	OFFICIAL RECORD BOOK
℄	=	CENTERLINE
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
R	=	RADIUS
L	=	ARC LENGTH
Δ	=	CURVE CENTRAL ANGLE
■	=	SET 1/2"x18" IRON ROD AND 2" DIAMETER ALUMINUM DISK, STAMPED "SCHORAH AND ASSOCIATES PRM LB # 2438"
□	=	FOUND 4"x 4" C.M. WITH DISK STAMPED "PRM LB 4396"
▣	=	SET MAG NAIL AND 1-1/4" BRASS WASHER STAMPED "PRM LB 2438"
●	=	SET 1/2"X18" IRON ROD WITH CAP STAMPED "PCP LB 2438"
L.M.E.	=	LAKE MAINTENANCE EASEMENT
L.M.A.E.	=	LAKE MAINTENANCE ACCESS EASEMENT
C.L.	=	CHORD LENGTH
C.B.	=	CHORD BEARING
L.S.E.	=	LIFT STATION EASEMENT
OA	=	OVERALL
RL	=	RADIAL LINE
A.E.	=	ACCESS EASEMENT
C.O.B.	=	CHANCERY ORDER BOOK
N.S.L.R.W.C.D.	=	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

7. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).

8. BEARINGS AS SHOWN HEREON ARE BASED UPON A PLATTED BEARING OF SOUTH 83°41'36" WEST ALONG THE SOUTH LINE OF TRACT "A-2" OF BENT CREEK MASTER PLAT AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS AND MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF CITY OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA.

DATE: _____

_____
CRAIG S. PUSEY,
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5019
MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD. SUITE 206
WEST PALM BEACH, FLORIDA 33406
LICENSED BUSINESS NUMBER 2438

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD., SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

PRELIMINARY PLAT
BENT CREEK - TRACT "A-2"

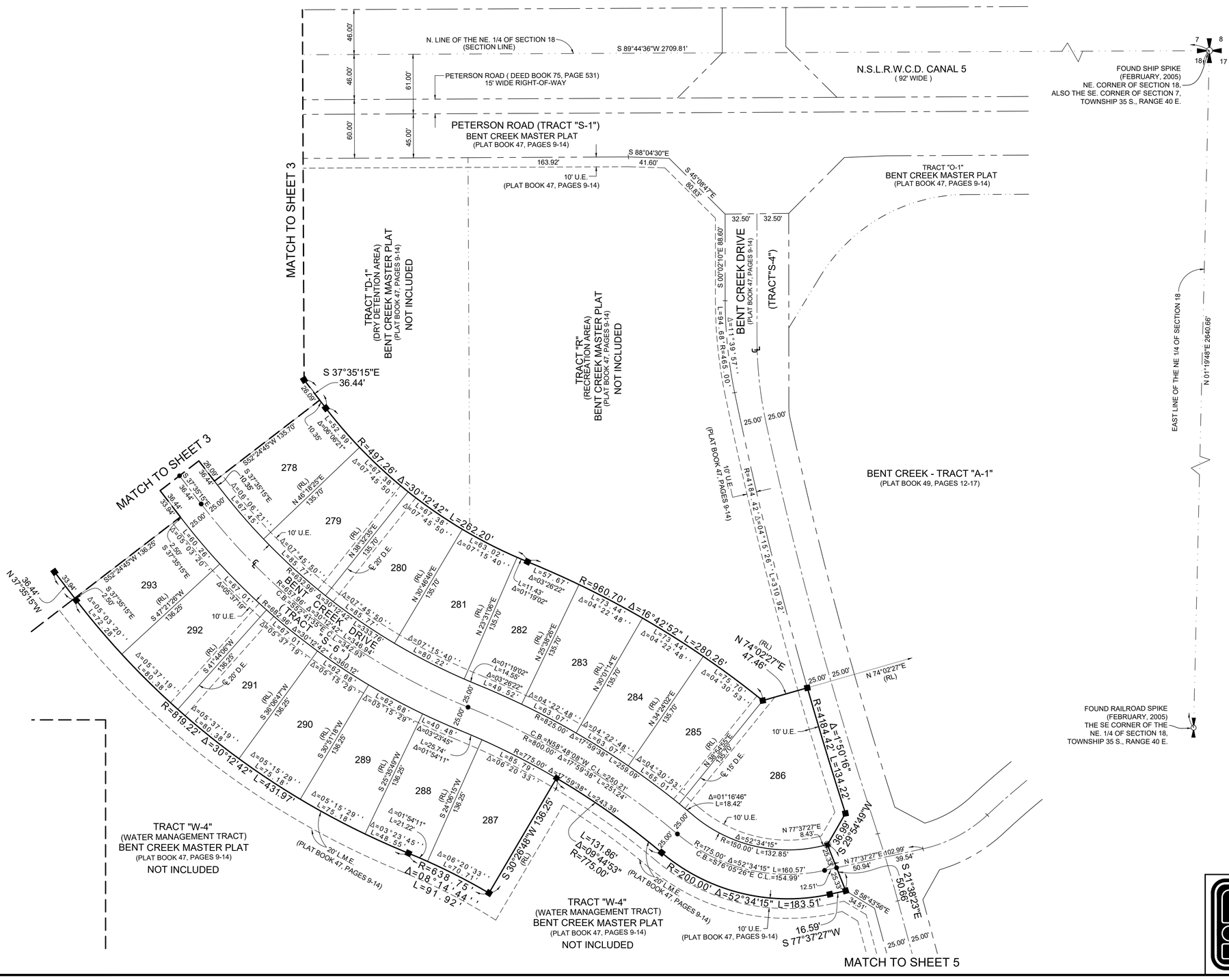
PLAT BOOK _____, PAGE _____

BENT CREEK - TRACT "A-2"

A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 2 OF 6



SHEET 2 OF 6

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

PRELIMINARY PLAT
BENT CREEK - TRACT "A-2"

BENT CREEK - TRACT "A-2"

PLAT BOOK _____, PAGE _____

A PORTION OF A PLANNED UNIT DEVELOPMENT

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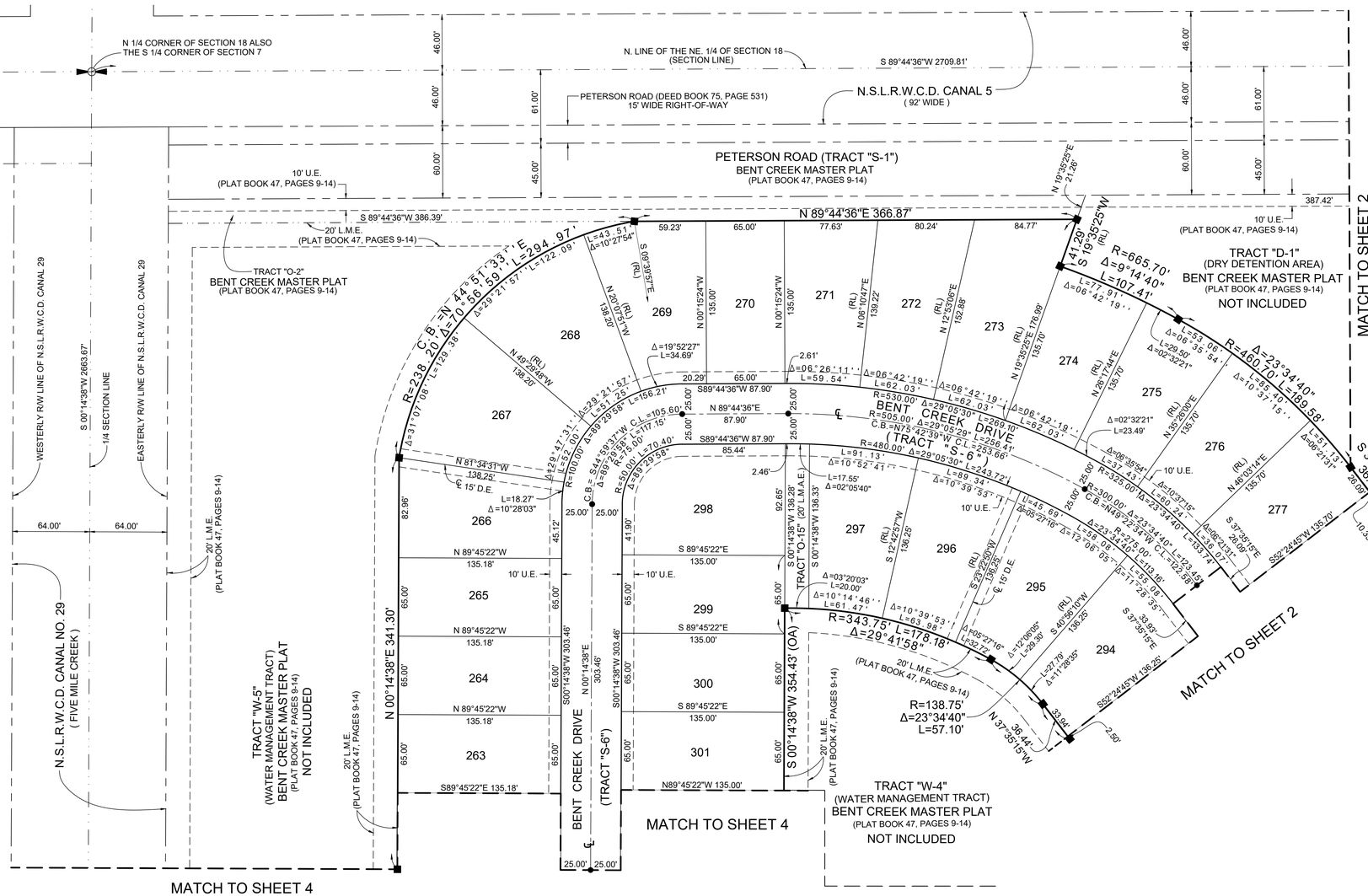
SHEET 3 OF 6


N 1/4 CORNER OF SECTION 18 ALSO THE S 1/4 CORNER OF SECTION 7
N. LINE OF THE NE. 1/4 OF SECTION 18 (SECTION LINE)
S 89°44'36"W 2709.81'
PETERSON ROAD (DEED BOOK 75, PAGE 531) 15' WIDE RIGHT-OF-WAY
N.S.L.R.W.C.D. CANAL 5 (92' WIDE)
PETERSON ROAD (TRACT "S-1") BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14)
10' U.E. (PLAT BOOK 47, PAGES 9-14)
20' L.M.E. (PLAT BOOK 47, PAGES 9-14)
TRACT "O-2" BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14)
S 89°44'36"W 386.39'
N 89°44'36"E 366.87'
387.42'
TRACT "D-1" (DRY DETENTION AREA) BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
MATCH TO SHEET 2
WESTERLY R/W LINE OF N.S.L.R.W.C.D. CANAL 29
EASTERLY R/W LINE OF N.S.L.R.W.C.D. CANAL 29
S 00°14'38"W 2663.67'
1/4 SECTION LINE
64.00'
N.S.L.R.W.C.D. CANAL NO. 29 (FIVE MILE CREEK)
TRACT "W-5" (WATER MANAGEMENT TRACT) BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
MATCH TO SHEET 4
N 00°14'38"E 341.30'
BENT CREEK DRIVE (TRACT "S-6")
S 00°14'38"W 354.43' (OA)
TRACT "O-15"
TRACT "W-4" (WATER MANAGEMENT TRACT) BENT CREEK MASTER PLAT (PLAT BOOK 47, PAGES 9-14) NOT INCLUDED
MATCH TO SHEET 4
MATCH TO SHEET 2
BENT CREEK DRIVE (TRACT " S-6 ")
S 37°35'15"E 36.44'
S52°24'45"W 135.70'
R=138.75' Δ=23°34'40" L=57.10'
R=343.75' L=178.18' Δ=29°41'58"
R=665.70' Δ=9°14'40" L=107.41'
R=460.70' Δ=23°34'40" L=189.58'
R=238.20' C.B.=N 44°51'33" E L=294.97' Δ=70°56'59" L=122.09'
R=100.00' Δ=69°29'58" L=121.29'
R=50.00' L=70.40' Δ=80°40'29"
R=530.00' Δ=29°05'30" L=269.10'
R=605.00' Δ=29°05'29" L=255.66'
R=480.00' Δ=29°05'30" L=243.72'
R=300.00' Δ=23°34'40" L=123.45'
R=275.00' Δ=23°34'40" L=113.16'
R=325.00' Δ=10°37'15" L=60.24'
N 19°39'25"E 27.26'
S 19°35'25"W 41.29'
L=77.91' Δ=06°42'19"
L=53.06' Δ=06°35'54"
L=28.50' Δ=02°32'21"
L=23.49' Δ=02°32'21"
L=37.13' Δ=06°35'54"
L=45.69' Δ=08°27'16"
L=58.08' Δ=12°08'05"
L=55.08' Δ=11°26'35"
L=27.79' Δ=11°28'35"
L=29.30' Δ=12°06'05"
L=32.72' Δ=05°27'16"
L=91.13' Δ=10°52'41"
L=89.34' Δ=10°39'53"
L=63.98' Δ=10°39'53"
L=61.47' Δ=10°14'46"
L=20.00' Δ=03°20'03"
L=18.27' Δ=10°28'03"
L=17.55' Δ=02°05'40"
L=156.21' Δ=29°47'31"
L=129.38' Δ=29°21'57"
L=43.51' Δ=10°27'54"
L=34.69' Δ=19°52'27"
L=59.54' Δ=06°26'11"
L=62.03' Δ=06°42'19"
L=62.03' Δ=06°42'19"
L=62.03' Δ=06°42'19"
L=62.03' Δ=06°42'19"
L=37.13' Δ=06°35'54"
L=20.74' Δ=10°37'15"
L=133.74' Δ=06°21'31"
L=28.50' Δ=06°35'54"
L=28.50' Δ=06°35'54"
L=28.50' Δ=06°35'54

PLAT BOOK _____, PAGE _____

BENT CREEK - TRACT "A-2"

A PORTION OF A PLANNED UNIT DEVELOPMENT

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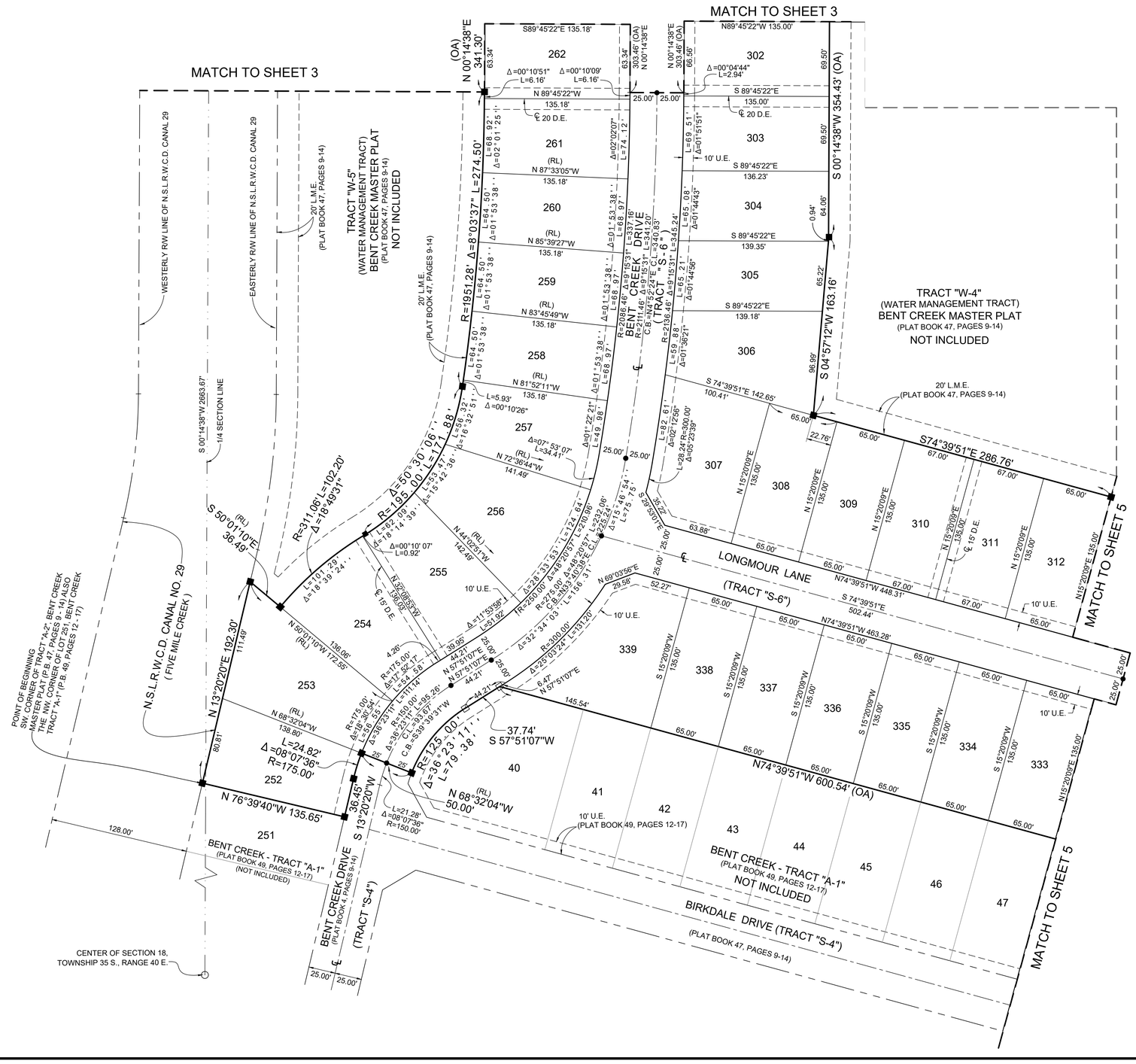
SHEET 4 OF 6



SHEET 4 OF 6

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

PRELIMINARY PLAT
BENT CREEK - TRACT "A-2"

PLAT BOOK _____, PAGE _____

BENT CREEK - TRACT "A-2"

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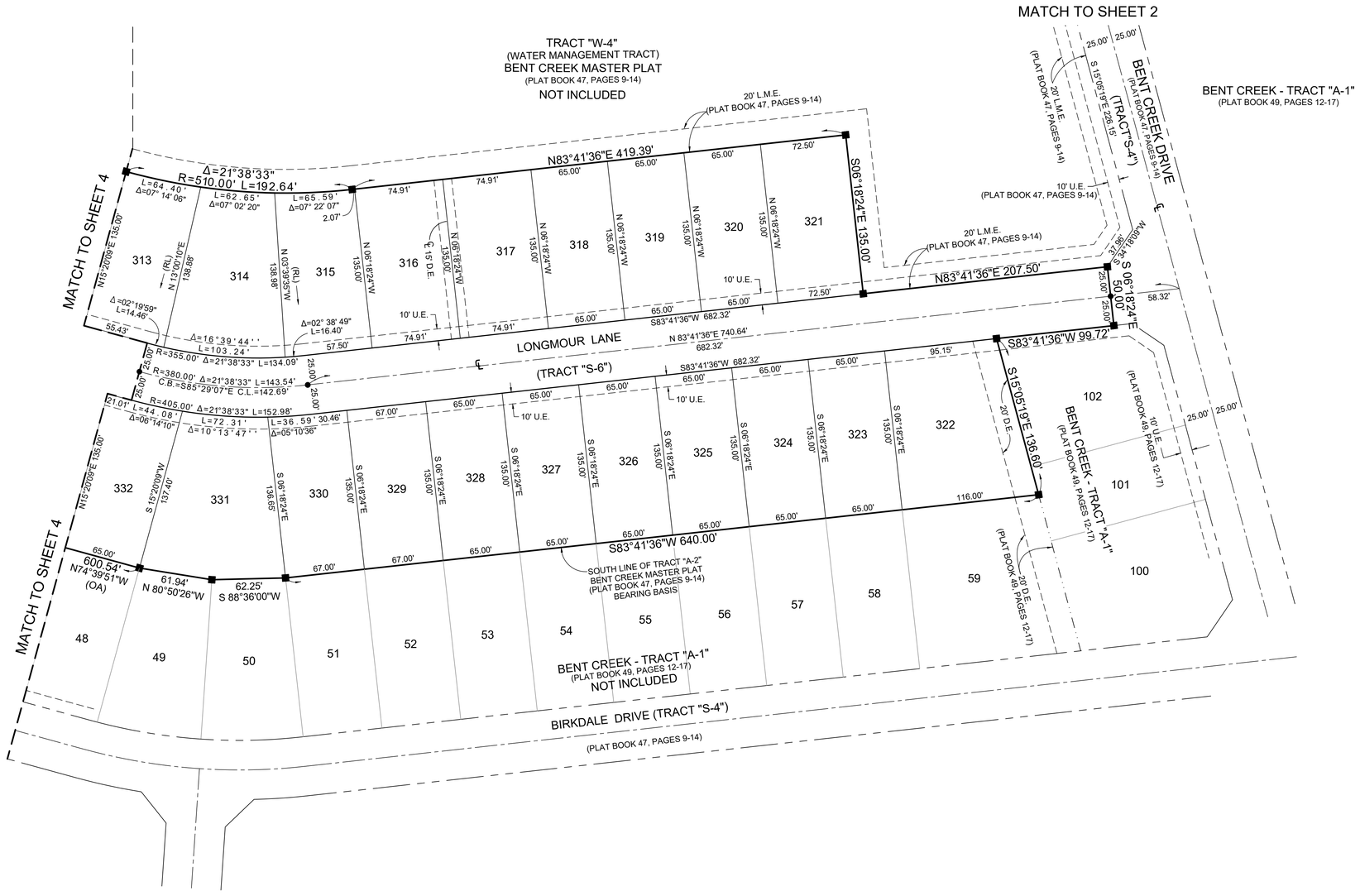
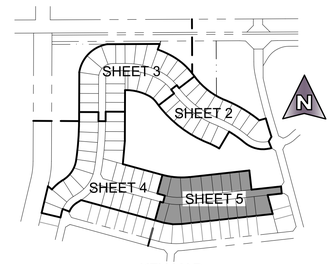
SHEET 5 OF 6





KEY MAP
NOT TO SCALE

N

GRAPHIC SCALE
0 25 50 100 150
(IN FEET)
1" = 50'

SHEET 5 OF 6

MICHAEL B. SCHORAH & ASSOCIATES, INC.
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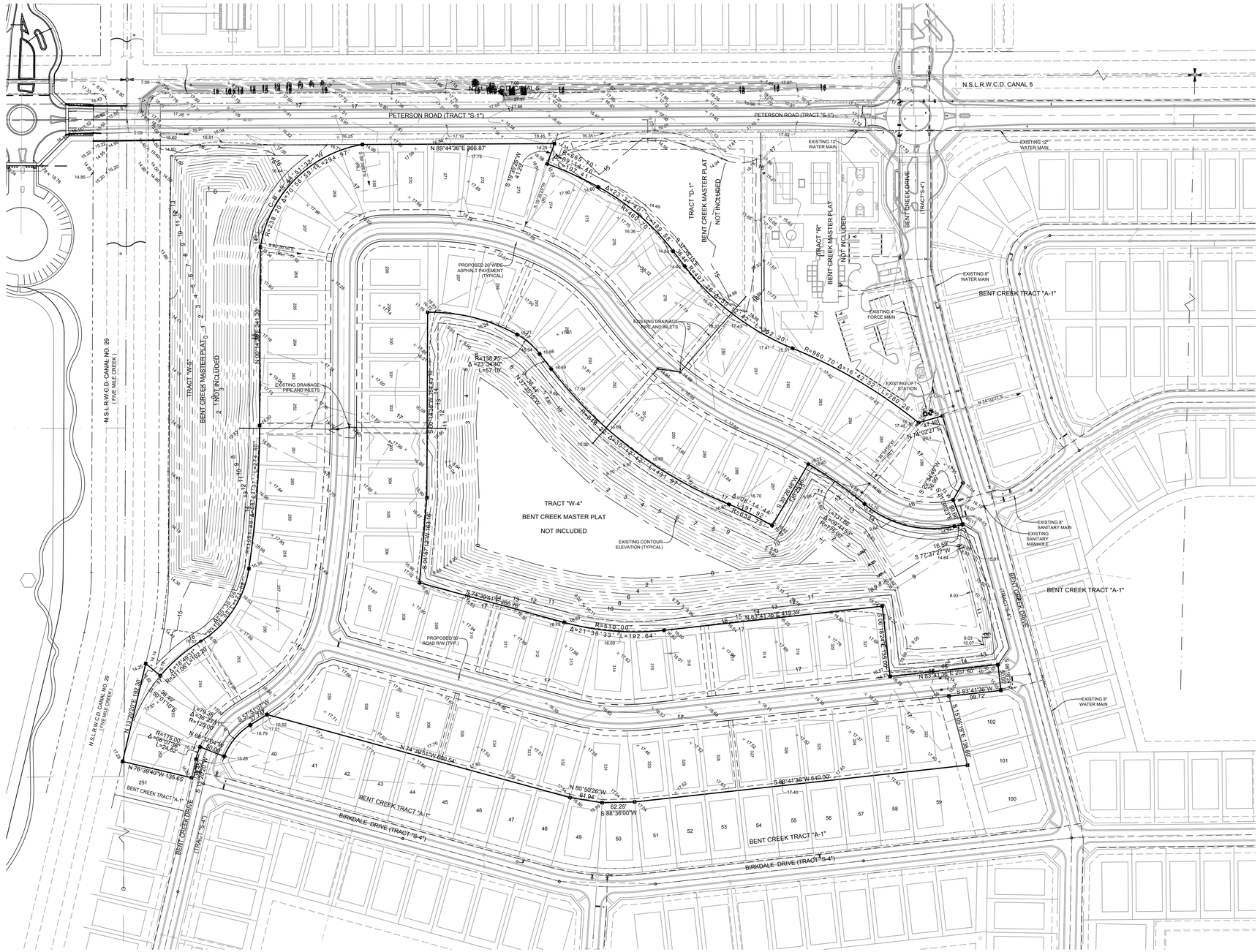
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

PRELIMINARY PLAT
BENT CREEK - TRACT "A-2"


N.S.L.R.W.C.D. CANAL 5
PETERSON ROAD (TRACT "S-1")
N 89°44'36"E 966.87'
EXISTING 12" WATER MAIN
EXISTING 8" WATER MAIN
BENT CREEK TRACT "A-1"
TRACT "D-1" BENT CREEK MASTER PLAT NOT INCLUDED
TRACT "R" BENT CREEK MASTER PLAT NOT INCLUDED
BENT CREEK DRIVE (TRACT "S-4")
EXISTING 4" FORCE MAIN
EXISTING LIFT STATION
EXISTING 8" SANITARY MAIN
EXISTING SANITARY MANHOLE
N.S.L.R.W.C.D. CANAL NO. 29 (FIVE MILE CREEK)
TRACT "W-5" BENT CREEK MASTER PLAT NOT INCLUDED
EXISTING DRAINAGE PIPE AND INLETS
PROPOSED 20' WIDE ASPHALT PAVEMENT (TYPICAL)
EXISTING DRAINAGE PIPE AND INLETS
TRACT "W-4" BENT CREEK MASTER PLAT NOT INCLUDED
EXISTING CONTOUR ELEVATION (TYPICAL)
PROPOSED 50' ROAD R/W (TYP.)
BIRKDALE DRIVE (TRACT "S-4")
BENT CREEK TRACT "A-1"
EXISTING 8" WATER MAIN
R=665.40'
Δ=10°14'40"
L=119.01'
R=460.70'
Δ=10°09'39"
L=81.66'
R=980.70'
Δ=16°42'52"
L=286.08'
R=138.55'
Δ=23°34'40"
L=57.01'
R=510.00'
Δ=21°36'33"
L=192.64'
R=1391.92'
Δ=06°14'44"
L=151.78'
R=1391.92'
Δ=06°14'44"
L=151.78'
R=1391.92'
Δ=06°14'44"
L=151.78

Technical Review Committee **1. h.**

Meeting Date: 11/17/2022

REQUESTED ACTION

Abandonment – Carlton Court - 1100 Colonnades Drive

LOCATION

1100 Colonnades Drive

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director
Ryan Altizer, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Appraisal Report

Form Review

Form Started By: Vennis Gilmore Started On: 11/02/2022 06:33 PM

Final Approval Date: 11/03/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Assistant Planning Director
RE	:	Technical Review Project: #22-01000001
BOARD DATE	:	November 17, 2022

Abandonment – Carlton Court – 1100 Colonnades Drive

Attached is an Application for an Abandonment for the subject property is generally located at or near the southeast corner of Seaway Drive and Carlton Court.

The applicant is seeking a partial abandonment of part of the Carlton Court Right-of-Way. Please review and provide comments on this application. Please send all comments to the following emails: raltizer@cityoffortpierce.com,vgilmore@planning@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 Ryan Altizer, should you require any additional information or clarification at 772-467-3742.

Thank You,

Vennis Gilmore
Assistant Planning Director

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Abandonment

Property address or Location 1100 Colonnades Drive, Ft. Pierce, Florida

Parcel ID #(s) 2401-501-0331-220-2

Project description Part of Block 23, Revised Map of Fort Pierce Beach Subdivision PB 8 Page 29

AZK Investments, LLC	CollinsBrownBarket
Property Owner(s)	**Applicant/Representative, Title, Company**
756 Beachland Blvd	756 Beachland Blvd
Street Address	Street Address
Vero Beach Fl 32963	Vero Beach Fl 32963
City State Zip	City State Zip
772 231 4343	772 231 4343
Phone Number	Phone Number
shenderson@verolaw.com	shenderson@verolaw.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.*

B. Shareef

Property Owner(s) Signature(s)

STATE OF FLORIDA COUNTY ST. Lucie

The foregoing instrument was acknowledged before me this 10th day of October, 2022, by Babar Shareef who is personally known to me or has produced _____ as identification.

Debra L Brown

Signature of Notary

DEBRA L. BROWN
Commission # HH 111889
Expires February 17, 2025
Bonded Thru Budget Notary Services

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ Current survey, including property size
- ☐ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ☐ Encumbrance Title Search
- ☐ Complete, notarized application

Application Type: Right-of-Way Abandonment

Reason for Abandonment Request: Provide additional space for driveway connection

List any utilities visible or known to exist in the right of way: Not aware of any

Is the right of way in use or unopened? ☑ In Use ☐ Unopened

Application Outlook



OWNER'S POLICY OF TITLE INSURANCE

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

(Covered Risks continued)

In Witness Whereof, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory of the Company.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By C Monroe *President*

Attest David Wold *Secretary*

SERIAL
OF6-8757997

Old Republic National Title Insurance Company

OWNER'S POLICY
Schedule A

Policy No.:	Date of Policy:	Agent's File Reference:
OF6-8757997	March 16, 2020 @ 02:31 PM	2019-121

Amount of Insurance: $1,000,000.00 Premium: $5,075.00

Address Reference: 1100 Colonades Drive, Fort Pierce, FL 34949

1. Name of Insured: AZK Investments, LLC, a Florida limited liability company

2. The estate or interest in the Land that is insured by this policy is: Fee Simple as shown by instrument recorded as Document No. 4688193 in Official Records Book 4396, Page 2045, of the Public Records of Saint Lucie County, Florida.

3. Title is vested in: AZK Investments, LLC, a Florida limited liability company

4. The Land referred to in this policy is described as follows:

Commencing at the Southwest corner of Block 22, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION as recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida; thence run South 17 degrees 09 minutes East along the Southward extension of the West line of Block 22, a distance of 50.0 feet to a point on the South right-of-way line of Carlton Court; thence run along said right of way line on a bearing of South 72 degrees 51 minutes West a distance of 850.35 feet to the Point of Beginning.
From the Point of Beginning continue along said right of way line bearing South 72 degrees 51 minutes West a distance of 159.24 feet to a point thence run North 49 degrees 13 minutes West a distance of 71.30 feet to a point of curvature; thence run along the arc of a curve concave to the South having a radius of 22.87 feet and a central angle of 139 degrees 04 minutes 30 seconds a distance of 55.51 feet to a point of

Agent No.: **14261**

Issuing Agent:

Rickey L. Farrell, Attorney at Law, P.A.
1597 SE Port St. Lucie Blvd.
Port Saint Lucie, FL 34952-5431

Agent's Signature
Rickey L. Farrell
Attorney at Law

reverse curvature, said point also being on the East right of way of State Road A-1-A; thence run along the arc of a curve concave to the West having a radius of 623.6 feet and a central angle of 15 degrees 16 minutes 11 seconds a distance of 166.19 feet to a point; thence run North 88 degrees 21 minutes East a distance of 166.19 feet to a point; thence run North 88 degrees 21 minutes East a distance of 247.09 feet to a point thence run North 1 degree 39 minutes West a distance of 179.67 feet to the Point of Beginning. BEING A PART OF BLOCK 23, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION, as recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.

Old Republic National Title Insurance Company

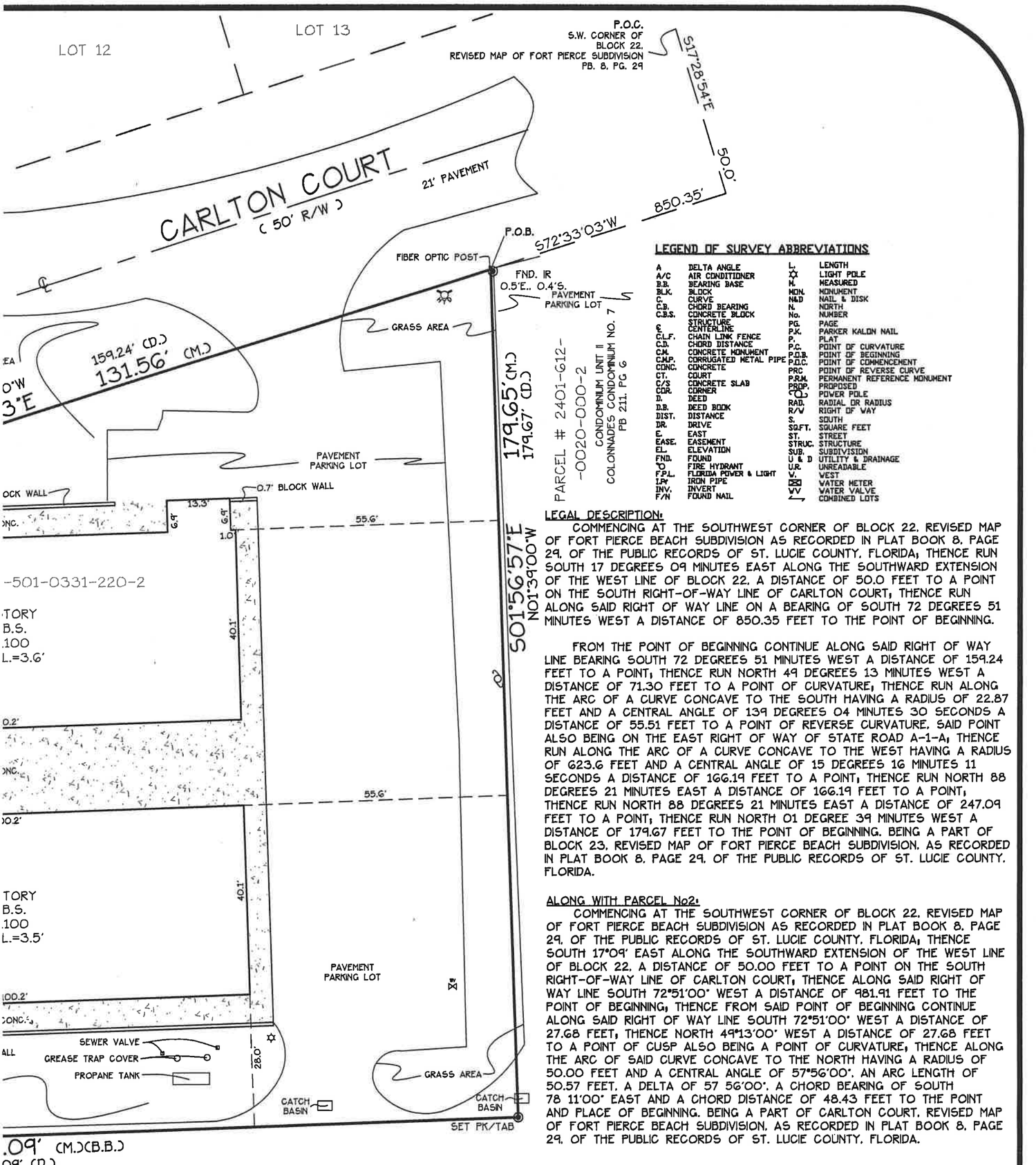
OWNER'S POLICY
Schedule B

Policy No.:
OF6-8757997

Agent's File Reference:
2019-121

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.
2. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Revised Map of Fort Pierce Beach, as recorded in Plat Book 8, Page 29, Public Records of St. Lucie County, Florida.
3. Right of Way for Carlton Court, as now laid out and in use.
4. Rights of the lessees under unrecorded leases.
5. Judgment liens and federal liens, if any, filed with the Florida Department of State pursuant to Sec. 55.201, et. seq., F.S., and Sec. 713.901, et. seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal lins and judgment liens against personal prperty. For insuring purposes:
(a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and
(b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)
6. Mortgage in the sum of $742,500.00 from AZK Investments, LLC, a Florida limited liability company to CenterState Bank, N.A. dated 3/11/2020 and recorded 3/16/2020 in Official Records Book 4396, Page 2047, as Document No. 4688194 of the Public Records of Saint Lucie County, Florida.



LEGEND OF SURVEY ABBREVIATIONS

Δ	DELTA ANGLE	L.	LENGTH
A/C	AIR CONDITIONER	☼	LIGHT POLE
B.B.	BEARING BASE	M.	MEASURED
BLK.	BLOCK	MON.	MONUMENT
C.	CURVE	N&D	NAIL & DISK
C.B.	CHORD BEARING	N.	NORTH
C.B.S.	CONCRETE BLOCK STRUCTURE	No.	NUMBER
℄	CENTERLINE	PG.	PAGE
C.L.F.	CHAIN LINK FENCE	P.K.	PARKER KALON NAIL
C.D.	CHORD DISTANCE	P.	PLAT
C.M.	CONCRETE MONUMENT	P.C.	POINT OF CURVATURE
C.M.P.	CORRUGATED METAL PIPE	P.O.B.	POINT OF BEGINNING
CONC.	CONCRETE	P.O.C.	POINT OF COMMENCEMENT
CT.	COURT	PRC	POINT OF REVERSE CURVE
C/S	CONCRETE SLAB	P.R.M.	PERMANENT REFERENCE MONUMENT
COR.	CORNER	PROP.	PROPOSED
D.	DEED	○	POWER POLE
D.B.	DEED BOOK	RAD.	RADIAL OR RADIUS
DIST.	DISTANCE	R/W	RIGHT OF WAY
DR.	DRIVE	S.	SOUTH
E.	EAST	SQ.FT.	SQUARE FEET
EASE.	EASEMENT	ST.	STREET
EL.	ELEVATION	STRUC.	STRUCTURE
FND.	FOUND	SUB.	SUBDIVISION
⊘	FIRE HYDRANT	U & D	UTILITY & DRAINAGE
F.P.L.	FLORIDA POWER & LIGHT	U.R.	UNREADABLE
I.P.	IRON PIPE	W.	WEST
INV.	INVERT	WM	WATER METER
F/N	FOUND NAIL	WV	WATER VALVE
			COMBINED LOTS

LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 22, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN SOUTH 17 DEGREES 09 MINUTES EAST ALONG THE SOUTHWARD EXTENSION OF THE WEST LINE OF BLOCK 22, A DISTANCE OF 50.0 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CARLTON COURT; THENCE RUN ALONG SAID RIGHT OF WAY LINE ON A BEARING OF SOUTH 72 DEGREES 51 MINUTES WEST A DISTANCE OF 850.35 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING CONTINUE ALONG SAID RIGHT OF WAY LINE BEARING SOUTH 72 DEGREES 51 MINUTES WEST A DISTANCE OF 159.24 FEET TO A POINT; THENCE RUN NORTH 49 DEGREES 13 MINUTES WEST A DISTANCE OF 71.30 FEET TO A POINT OF CURVATURE; THENCE RUN ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 22.87 FEET AND A CENTRAL ANGLE OF 139 DEGREES 04 MINUTES 30 SECONDS A DISTANCE OF 55.51 FEET TO A POINT OF REVERSE CURVATURE, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF STATE ROAD A-1-A; THENCE RUN ALONG THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 623.6 FEET AND A CENTRAL ANGLE OF 15 DEGREES 16 MINUTES 11 SECONDS A DISTANCE OF 166.19 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 21 MINUTES EAST A DISTANCE OF 166.19 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 21 MINUTES EAST A DISTANCE OF 247.09 FEET TO A POINT; THENCE RUN NORTH 01 DEGREE 39 MINUTES WEST A DISTANCE OF 179.67 FEET TO THE POINT OF BEGINNING. BEING A PART OF BLOCK 23, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ALONG WITH PARCEL No2:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 22, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 17°09' EAST ALONG THE SOUTHWARD EXTENSION OF THE WEST LINE OF BLOCK 22, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CARLTON COURT; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 72°51'00" WEST A DISTANCE OF 981.91 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 72°51'00" WEST A DISTANCE OF 27.68 FEET; THENCE NORTH 49°13'00" WEST A DISTANCE OF 27.68 FEET TO A POINT OF CUSP ALSO BEING A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 57°56'00", AN ARC LENGTH OF 50.57 FEET, A DELTA OF 57 56'00", A CHORD BEARING OF SOUTH 78 11'00" EAST AND A CHORD DISTANCE OF 48.43 FEET TO THE POINT AND PLACE OF BEGINNING. BEING A PART OF CARLTON COURT, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEY NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.
2. THIS SURVEY IS CERTIFIED ONLY TO THE BELOW NAMED INDIVIDUALS
3. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
4. SQ. FT. OF HOUSE (IF SHOWN) SUPPLIED BY CLIENT.
5. NO STRUCTURES OR UTILITIES THAT ARE BENEATH THE SURFACE HAVE BEEN LOCATED.
6. ALL SET CAPS LABELED PSM WEH 4416 ARE SUPPORTED WITH AN 18" LONG #5 REBAR
   ALL FOUND CAPS ARE A 5/8" ROD WITH A CAP AS LABELED ON SURVEY.
   ALL FOUND REBAR ARE A 5/8" ROD UNLESS OTHERWISE NOTED.
7. ALL LOT DIMENSIONS ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
8. BEARING BASE ON SOUTH LINE OF PARCEL.
9. ORIGINAL SLC BM: TIDE EL.= 3.91' NAVD 88
10. ELEVATIONS (IF SHOWN) HEREON ARE BASED ON N.A.V.D. (1988), UNLESS OTHERWISE NOTED.

CD.)
3.6'
3.19'
16'11"

C-2
R=22.87'
L=55.51'
A=139°04'30"
Ch.B.=N60°56'48"E
Ch.D.=42.85'

C-3
R=50.00'
L=50.57'
A=57°56'00"
CH.B.S78°11'00"E
CH.D.48.43'

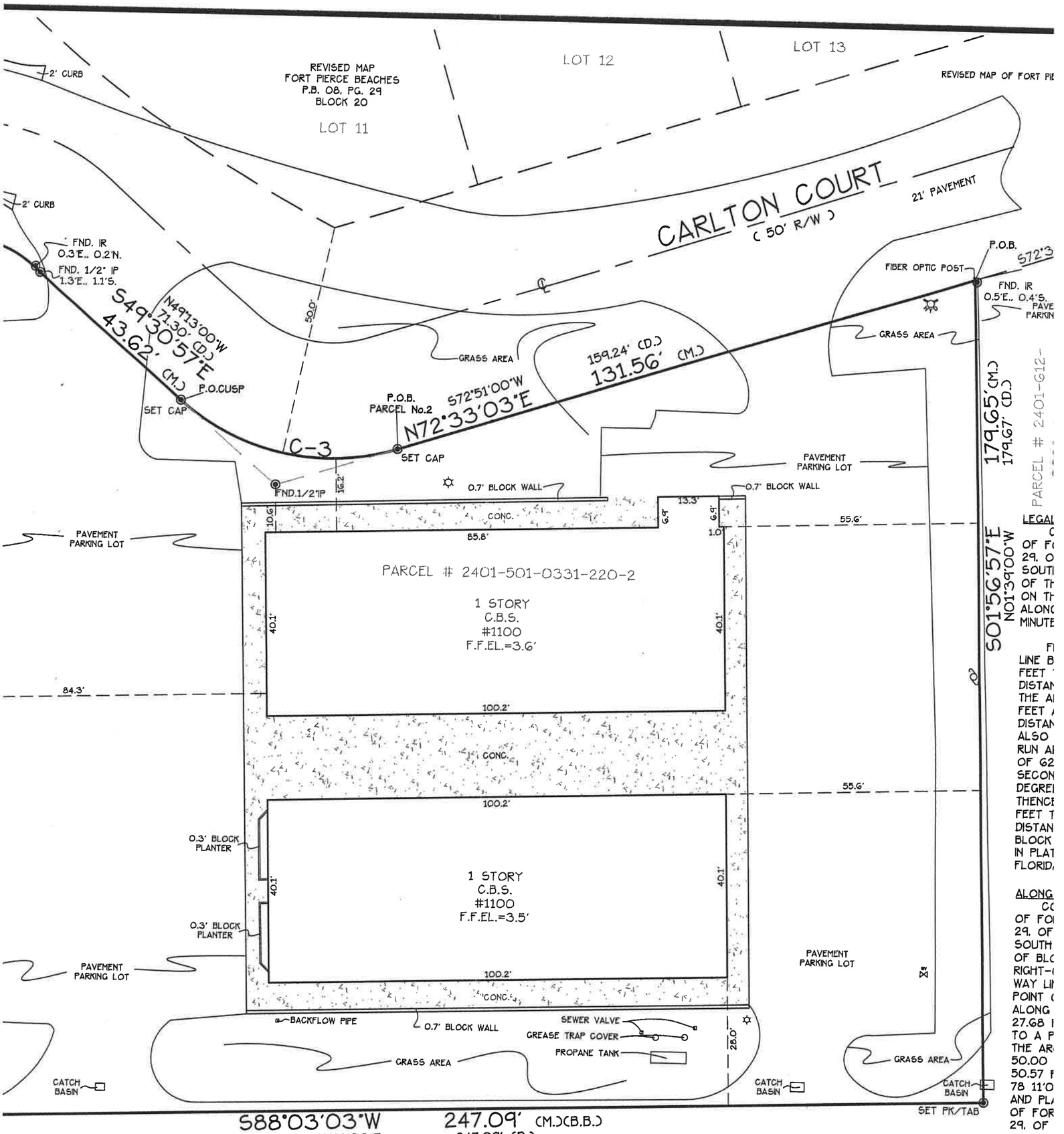
Engineering & Surveying, LLC
Consulting Engineers & Surveyors
2345 14th Ave. Suite 3 Vero Beach, Fl. 32960
2) 569-6680 Fax: (772) 770-3446 E-Mail: survey@kmafl.com
Certificate of Authorization Number: L.B.8351

SURVEY TYPE: BOUNDARY	DATE:	REVISIONS:	BY:
CHECKED BY: W.E.H.	02/04/20	REVISED CERTS	LEH
DRAWN BY: L.E.H.	02/18/20	REVISED CERTS	LEH
FIELD BOOK: 382	05/25/22	ADDED ROAD AREA	WEH
PAGE NO: 64			
DATE PREP: 1/30/20			
SCALE: 1"=20'			

FLOOD ZONE: AE (B.F.E. EL.6FT)
EFFECTIVE DATE: 2/16/12
PNL NO.: 12061C0183 J

CERTIFIED TO:

AZK Investments, LLC
Old Republic National Title Insurance Company
Collins Brown Barkett, Chartered



C-1(M.)
R=623.69'
L=166.19'
A=15°16'03"
Ch.B.=N00°57'21"W
Ch.D.=165.70'

C-1(D.)
R=623.6'
L=166.19'
A=15°16'11"

C-2
R=22.87'
L=55.51'
A=139°04'30"
Ch.B.=N60°56'48"E
Ch.D.=42.85'

C-3
R=50.00'
L=50.57'
A=57°56'00"
CH.B.S78°11'00"E
CH.D.48.43'

SURVEY NOTES:
1. LANDS SHOWN HEREON WERE
RECORD.
2. THIS SURVEY IS CERTIFIED O
NAMED INDIVIDUALS
3. LEGAL DESCRIPTION SUPPLIED
4. SQ. FT. OF HOUSE (IF SHOWN
5. NO STRUCTURES OR UTILITIES
6. ALL SET CAPS LABELED PSM WE
ALL FOUND CAPS ARE A 5/8" F
ALL FOUND REBAR ARE A 5/8"
7. ALL LOT DIMENSIONS ARE PL
8. BEARING BASE ON SOUTH LIN
9. ORIGINAL SLC BM: TIDE EL.=
10. ELEVATIONS (IF SHOWN) HER

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IIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE
VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED
EAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WILLIAM E. HAYHURST

5/25/22
DATE

KMA Engineering & Surveying, LLC
Consulting Engineers & Surveyors
2345 14th Ave. Suite 3 Vero Beach, Fl. 32960
KMA ENGINEERING & SURVEYING
Phone: (772) 569-6680 Fax: (772) 770-3446 E-Mail: survey@kmafl.com
Certificate of Authorization Number: L.B.8351

SURVEY TYPE: BOUNDARY		DATE:	
CHECKED BY:	W.E.H.	02/04/20	REV
DRAWN BY:	L.E.H.	02/18/20	REV
FIELD BOOK:	382	05/25/22	ADD
PAGE NO:	64		
DATE PREP:	1/30/20		

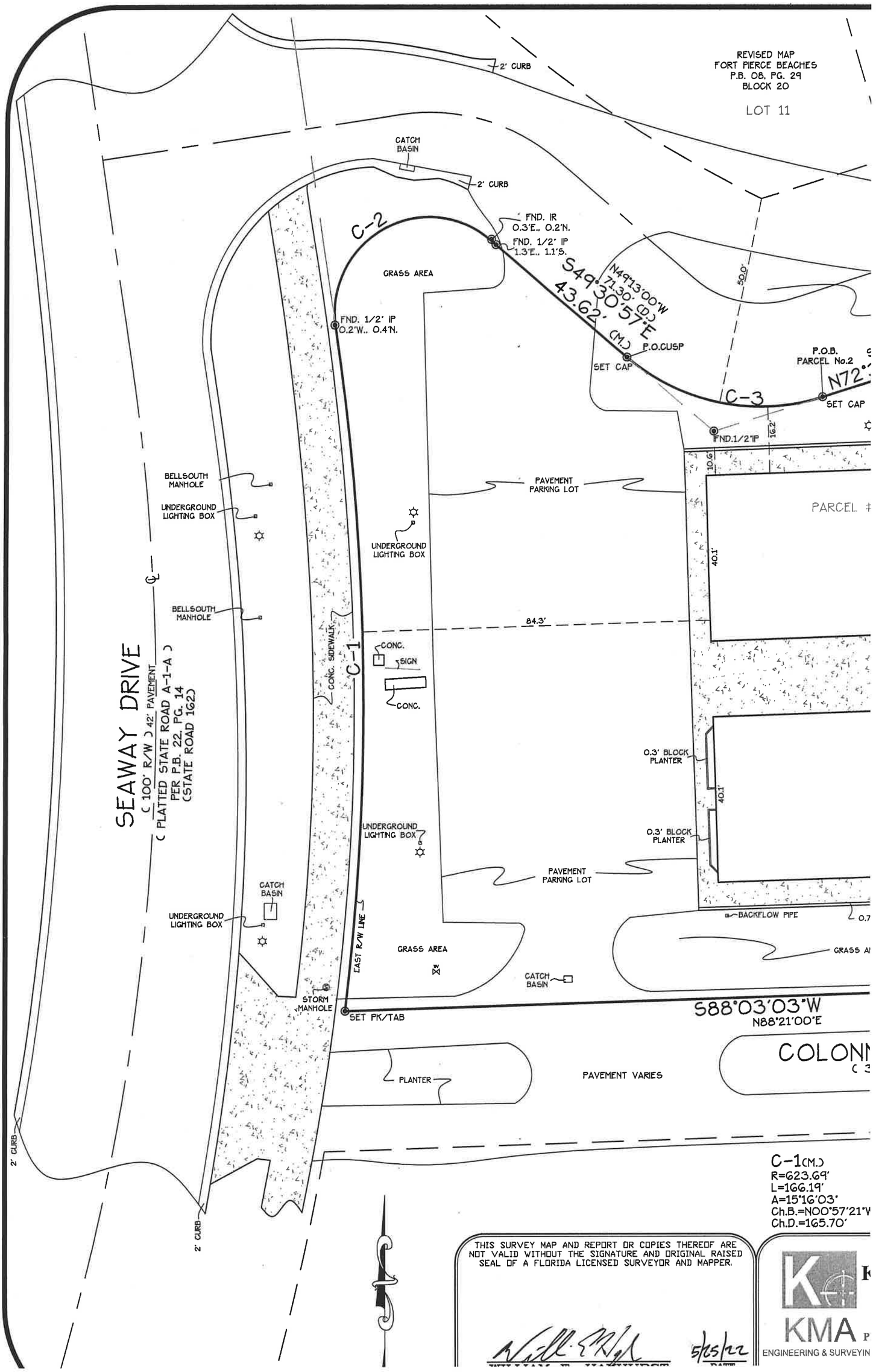
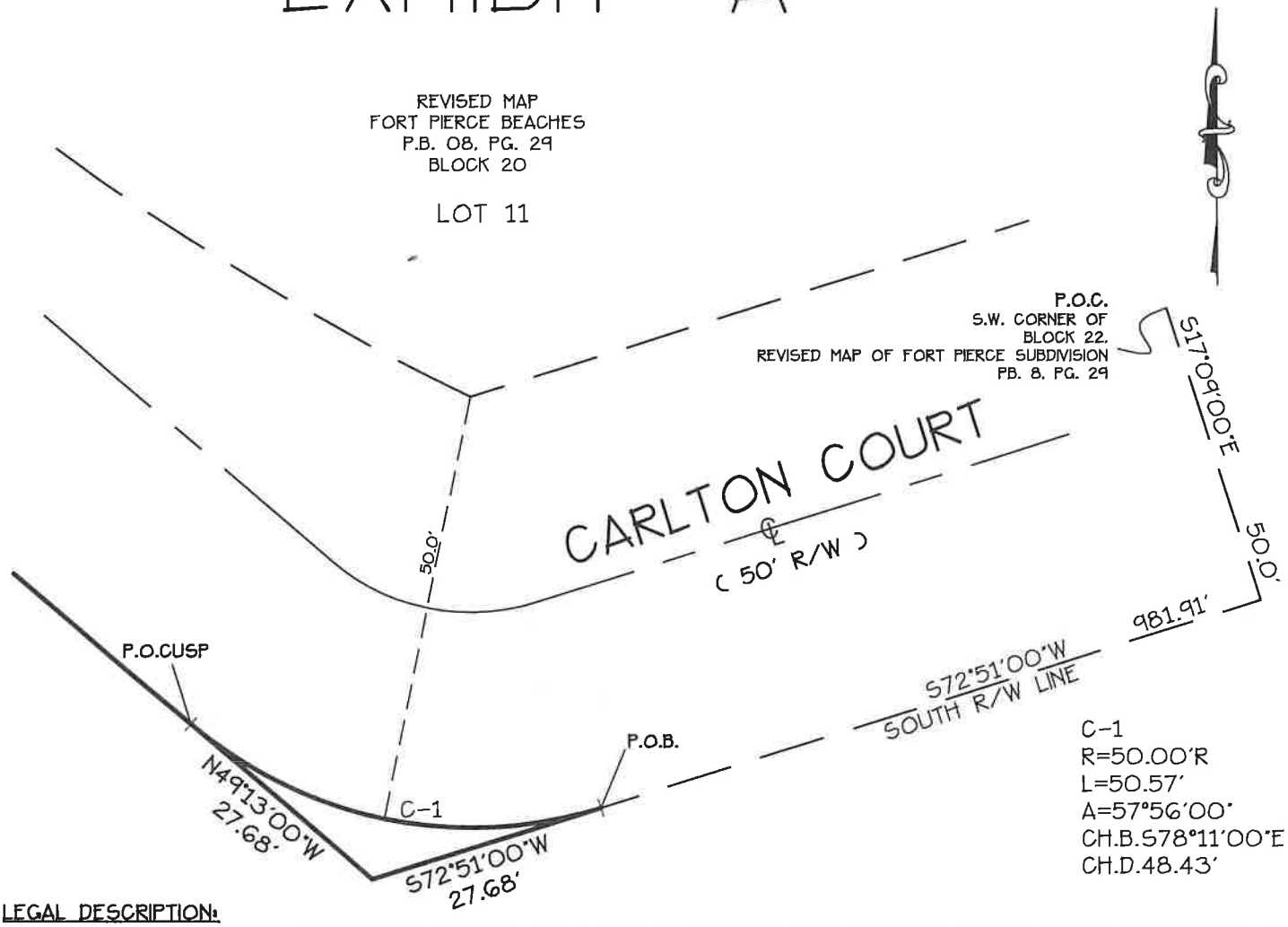

REVISED MAP
FORT PIERCE BEACHES
P.B. 08, PG. 29
BLOCK 20
LOT 11
2' CURB
CATCH BASIN
2' CURB
C-2
FND. IR
0.3'E., 0.2'N.
FND. 1/2" IP
1.3'E., 1.1'S.
GRASS AREA
N49°13'00"W
71.30' (D.)
S49°30'57"E
43.62' (M.)
50.0'
FND. 1/2" IP
0.2'W., 0.4'N.
P.O.CUSP
SET CAP
P.O.B.
PARCEL No.2
N72°
SET CAP
C-3
FND.1/2"IP
16.2'
10.6'
PAVEMENT
PARKING LOT
PARCEL #
BELLSOUTH
MANHOLE
UNDERGROUND
LIGHTING BOX
UNDERGROUND
LIGHTING BOX
40.1'
BELLSOUTH
MANHOLE
84.3'
CONC. SIDEWALK
C-1
CONC.
SIGN
CONC.
SEAWAY DRIVE
(100' R/W) 42' PAVEMENT
(PLATTED STATE ROAD A-1-A)
PER P.B. 22, PG. 14
(STATE ROAD 162)
0.3' BLOCK
PLANTER
40.1'
UNDERGROUND
LIGHTING BOX
0.3' BLOCK
PLANTER
CATCH
BASIN
PAVEMENT
PARKING LOT
UNDERGROUND
LIGHTING BOX
BACKFLOW PIPE
EAST R/W LINE
GRASS AREA
GRASS A
CATCH
BASIN
STORM
MANHOLE
SET PK/TAB
S88°03'03"W
N88°21'00"E
COLONI
PLANTER
PAVEMENT VARIES
2' CURB
2' CURB
C-1(M.)
R=623.69'
L=166.19'
A=15°16'03"
Ch.B.=N00°57'21"W
Ch.D.=165.70'
THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5/25/22
KMA
ENGINEERING & SURVEYIN

EXHIBIT "A"



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WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

5/25/22
DATE SIGNED

SKETCH IS NOT A SURVEY

THIS DRAWING AND COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

KMA
ENGINEERING & SURVEYING

KMA Engineering & Surveying, LLC
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Phone: (772) 569-6680 Fax: (772) 770-3446 E-Mail: survey@kmafl.com
Certificate of Authorization Number: L.B. 8351

SURVEY TYPE: SKETCH	DATE:	INT.	REVISIONS:
DRAWN BY: W.E.H.			
CHECKED BY: W.E.H.			
FIELD BOOK: 382			
PAGE NO: 64			
FIELD DATE: 1/30/20			
SCALE: 1"=20'			
JOB NO: 22-2128L			

AN APPRAISAL OF PARTIAL ACQUISITION OF
CARLTON COURT RIGHT OF WAY
ADJACENT TO NORTH SIDE OF
1100 COLONNADES DRIVE
FORT PIERCE, FLORIDA

PREPARED FOR
AZK Investments, LLC
c/o Babar Shareef, Manager
&
Steve L. Henderson, Esq.
756 Beachland Blvd.
Vero Beach, FL 32963

DATE OF APPRAISAL: August 27, 2022
(Date of property Inspection)

Prepared by:
Daniel D. Fuller, MAI
State-Certified General Real Estate Appraiser RZ567
FULLER-ARMFIELD-WAGNER
Appraisal & Research, Inc.
426 Avenue A
Fort Pierce, Florida 34950

Appraisal No. 20287

FULLER-ARMFIELD-WAGNER Appraisal & Research, Inc.

426 Avenue A, Fort Pierce, Florida 34950
(772) 468-0787 / dan_faw@bellsouth.net
Daniel D. Fuller, MAI, SRA State-Certified General Real Estate Appraiser RZ567

September 26, 2022

AZK Investments, LLC
c/o Babar Shareef, Manager /
Steve L. Henderson, Esq.
756 Beachland Blvd.
Vero Beach, FL 32963

RE: Partial Acquisition (119± square feet) of Carlton Court R/W, adjacent to north side of 1100 Colonnades Drive, Fort Pierce, FL.

Dear Messrs. Shareef / Henderson:

Per our discussions for appraisal services on August 27, 2022, I inspected the referenced property and analyzed the property's market segment to provide my opinion of the Market Value of the Fee Simple Interest in the property for purchase of a portion of the referenced right of way.

- The appraisal and appraisal report adhere to the Uniform Standards of Professional Appraisal Practice (USPAP), presented in a USPAP stated "Appraisal Report".
- Client: Representatives of AKZ Investments, LLC.
- The appraisal and report are subject to the Ordinary Limiting Conditions, Extraordinary Assumptions, and Certification included within this report.
- Use of the Appraisal/Report: The only intended use of this appraisal is to assist the AKZ Investments, LLC representatives with negotiating purchase of a portion of Carlton Court right of way. There is no other intended use.
- User of the Appraisal/Report: Representatives of AKZ Investments, LLC and the City of Fort Pierce. There are no other intended users.
- Note: As of the date of appraisal demand in the vacant property market remains strong and it appears generally any potentially negative effects on value caused by the Coronavirus pandemic on subject's market segment have passed.

My opinion of value is found within the Summary of Important Facts and Conclusions of this report (page 1). My opinion of value is subject to Ordinary Limiting Conditions and Underlying Assumptions, Extraordinary Assumptions, and appraisal Certification located within the Introductory section of this report, pages 4-6.

I believe you will find my appraisal and appraisal report complete, but if there are questions, please contact me at your convenience.

Sincerely,



Daniel D. Fuller, MAI, SRA
State-Certified General Real Estate Appraiser RZ567

DDF/asf #20287

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ADDENDUM A – ST LUCIE COUNTY AREA DATA A1

Summary of Important Facts and Conclusions

- Property Type: Unimproved portion of street right of way (R/W).
- Property Use "As Is": Unimproved portion of street R/W (Carlton Court).
- Property location: South side of Carlton court R/W, adjacent to 1100 Colonnades Drive, Fort Pierce, FL.

General Appraisal Data -

- Purpose of the Appraisal: Estimate Market Value
- Property Rights Appraised: Fee Simple

- Date of Appraisal: August 27, 2022
- Date of Inspection: August 27, 2022
- Inspected By: Daniel D. Fuller, MAI, SRA
- Date of Appraisal Report: September 26, 2022
- Report Prepared: August & September 2022
- Report Format: USPAP defined "Appraisal Report" format

- Zoning: Subject R/W is not zoned, with adjacent 1100 Colonnades Dr. within zoning classification – C-5, Tourist Commercial.
- Land Use: Subject R/W is not within future land use (FLU) classification, with adjacent 1100 Colonnades Dr. within FLU classification of GC, General Commercial.
- Flood Zone: Zone AE, elevation 5ft. / Coastal Floodplain
  FEMA Map 12111C0183K, map date of 2/19/2020

Acquisition

- Area: 119.96± square feet 0.00277 acres)
  Shape: Irregular Triangle
  Road Frontage: 50.57± feet – (Carlton Court)
  Improvements - None (grassed area of R/W).

- Highest and Best Use "as is": Assemble with adjacent 1100 Colonnades Drive.

Value Conclusion

Based on the available data, and my analysis of the data, it is my opinion the Market Value of the Fee Simple Interest in the proposed Carlton Court R/W acquisition of 119.96 square feet , as of August 27, 2022, is:

TWO THOUSAND ONE HUNDRED DOLLARS *$2,100*

Property Type & Property Use "as is"

- Property Type: Unimproved portion of street right of way (R/W).
- Property Use "As Is": Unimproved portion of street R/W (Carlton Court).
- Property location: South side of Carlton Court R/W, adjacent to 1100 Colonnades Drive, Fort Pierce, FL.

Scope of Work

Messrs. Babar Shareef and Steve Henderson, Esq. engaged my services to provide an opinion of the Market Value of the Fee Simple Interest in a portion of Carlton Court right of way, located adjacent to 1100 Colonnades Drive, Fort Pierce, Florida.

Market Value - Market Value, per Florida case law (State Rd. Depart. v. Stack, 231 So. 2d 859 FL 1st DCA 1969) defined as: The amount of money that a purchaser willing but not obligated to buy the property would pay an owner willing but not obligated to sell, taking into consideration all uses to which the property is adapted and might be applied in reason. Inherent in the willing buyer-willing seller test of the fair market value are the following:

- A fair sale resulting from fair negotiations.
- Neither party is acting under compulsion of necessity (this eliminates forced liquidation or sale at auction). Economic pressure may be enough to preclude a sale's use.
- Both parties having knowledge of all relevant facts.
- A sale without peculiar or special circumstances.
- A reasonable time to find a buyer.

Fee Simple Estate – *Source, Appraisal Institute, Dictionary of Real Estate Appraisal, 6th ed.*
Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

The property type requires analysis via the Sales Comparison Approach.

Because subject sites are vacant the Cost Approach is not an applicable method of appraising the subject. Also, the subject as an independent physical and economic unit is not a property expected to be a lease income investment, thus the Income Capitalization Approach is not applicable in the appraisal of subject.

The subject is a portion of Carlton Drive right of way and typically street right of ways do not sell, at least I am unaware of an arm's length transaction of a sale/purchase of street right of way, certainly not within subject's neighborhood. Therefore, subject is valued via an "Across the Fence" method, defined as follows:

Across The Fence Method – *Source, Appraisal Institute, Dictionary of Real Estate Appraisal*, 6th *ed*.
A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land.

As defined, in subject's case, Across the Fence method of valuation first values the adjacent 1100 Colonnades Drive site of 0.955 acres utilizing the Sales Comparison Approach. Valuation via the Sales Comparison Approach requires research and analysis of sales and listing data for properties with a highest and best use similar to subject of this appraisal. Research was conducted using public records, multiple listing services (MLS), commercial data sources, and interviews with buyers, sellers, brokers, investors, developers, et cetera.

Researched concentrated within the Fort Pierce Beach neighborhood as the subject's location and zoning are unique to the city. Research also concentrated on properties most physically similar to the adjacent 1100 Colonnades Drive site, and with highest and best use similar to the adjacent site.

Data gathered was verified with a knowledgeable participant of the transaction, and then the data was analyzed to interpret market trends. The analyzed data was then applied to the adjacent 1100 Colonnades Drive site to form an opinion of the site's value per square feet. The per square feet value conclusion was then applied to the subject of the appraisal.

- The appraisal and appraisal report adhere to the Uniform Standards of Professional Appraisal Practice (USPAP), presented in a USPAP stated "Appraisal Report".
- Client: Representatives of AKZ Investments, LLC.
- The appraisal and report are subject to the Ordinary Limiting Conditions, Extraordinary Assumptions, and Certification included within this report.
- Use of the Appraisal/Report: The only intended use of this appraisal is to assist the AKZ Investments, LLC representatives with negotiating purchase of a portion of Carlton Court right of way. There is no other intended use.
- User of the Appraisal/Report: Representatives of AKZ Investments, LLC and the City of Fort Pierce. There are no other intended users.
- Note: As of the date of appraisal demand in the vacant property market remains strong and it appears generally any potentially negative effects on value caused by the Coronavirus pandemic on subject's market segment have passed.

APPRAISAL REPORT FORMAT
Per Uniform Standards of Appraisal Practice (USPAP 2016-2017) – Standards Rule 2-2, each written real property appraisal report must be prepared under one of the following options and prominently state which options is used: Appraisal Report or Restricted Appraisal Report
This appraisal report meets the USPAP defined "Appraisal Report" format.

Ordinary Limiting Conditions and Underlying Assumptions

1. The opinions value given in this report represents the opinion of the signer as of the DATE SPECIFIED. Real estate is affected by an enormous variety of forces and conditions will vary with future conditions, sometimes sharply within a short time. Responsible ownership and competent management are assumed.
2. This report covers the premises herein described only. Neither the figures herein nor any analysis thereof, nor any unit values derived therefrom are to be construed as applicable to any other property, however, similar the same may be.
3. It is assumed that the title to said premises is good; that the legal description of the premises is correct; that the improvements are entirely and correctly located on the property; but no investigation or survey has been made, unless so stated.
4. The opinion(s) given in this appraisal report is gross, without consideration given to any encumbrance, restriction, or question of title, unless so stated.
5. Easements on the subject parcels are unknown. Easements may or may not be recorded or may exist by customary use or other legal means. The appraiser has not nor is he qualified to search legal records as to the existence of other easements.
6. Information as to the description of the premises, restrictions, improvements and income features of the property involved in this report is as has been submitted by the applicant for this appraisal or has been obtained by the signer hereto. All such information is considered correct; however, no responsibility is assumed as to the correctness thereof unless so stated in the report.
7. The physical condition of the improvements described herein was based on visual inspection. No liability is assumed for the soundness of structural members since no engineering tests were made of the same. The property is assumed to be free of termites and other destructive pests.
8. Possession of any copy of this report does not carry with it the right of publication, nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicant, and in any event, only in its entirety.
9. Neither all nor part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent of the author; particularly as to the valuation conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute, or to the SRA or MAI designations.
10. The appraiser herein, by reason of this report is not required to give testimony in court or attend hearings, with reference to the property herein appraised, unless arrangements have been previously made.
11. The Contract for the appraisal/consulting services is fulfilled by the signer hereto upon the delivery of this report duly executed.
12. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and zoning laws unless non-compliance is stated, defined, and considered in the appraisal report.
13. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field, if desired.

Extraordinary Assumptions

Extraordinary Assumptions - *Source, Appraisal Institute, Dictionary of Real Estate Appraisal*, 5th ed.
An assumption, directly related to a specific assignment, which, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.

1. The subject to be acquired, legal description, dimensions and size are extracted from a sketch of legal description complied by William E. Hayhurst, Professional Surveyor & Mapper, Fla. Registration No. 4416, project No. 22-2128L, field date 1/30/2020, sketch signed 5/31/2022.

2. As of the date of appraisal demand in the vacant property market has strengthened and it appears generally any potentially negative effects on value caused by the Coronavirus pandemic on subject's market segment have passed.

Certificate of Appraisal

I certify that, to the best of my knowledge and belief:

a) The statements of fact contained in this report are true and correct.

b) The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

c) I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

d) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

e) My engagement in this assignment was not contingent upon developing or reporting predetermined results.

f) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

g) My analysis, opinion, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

h) Daniel D. Fuller inspected the property that is the subject of this report.

i) No one provided significant real property appraisal assistance to the person signing this certification.

j) The reported analyses, opinion, and conclusions were developed, and this report has been prepared, in conformity with the requirement of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute including the Uniform Standards of Professional Appraisal Practice.

k) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

l) "As of the date of this report, I, Daniel D. Fuller, MAI, SRA, have completed the requirements under the continuing education program of the Appraisal Institute."

m) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

n) I have not appraised the subject of this assignment within the three years prior to this assignment, but I have appraised the adjacent 1100 Colonnades Drive property within three years prior to engagement for this assignment, however I have not performed any other services related to this property within the three years prior to being engaged for this assignment.



_____

Daniel D. Fuller, MAI, SRA

State-Certified General Real Estate Appraiser RZ567

Owner of Record and Sales History

Owner
Subject is a portion of Carlton Court, street right of way dedicated to the City of Fort Pierce within the plat of Revised Map of Fort Pierce Beach S/d, per Plat Book 8, Page 29, thus ownership is:

City of Fort Pierce
100 N. US Hwy 1
Fort Pierce, FL 34950

Sales History
There are no known sales of the subject Right of way.

Listing History
The subject is not listed for sale.

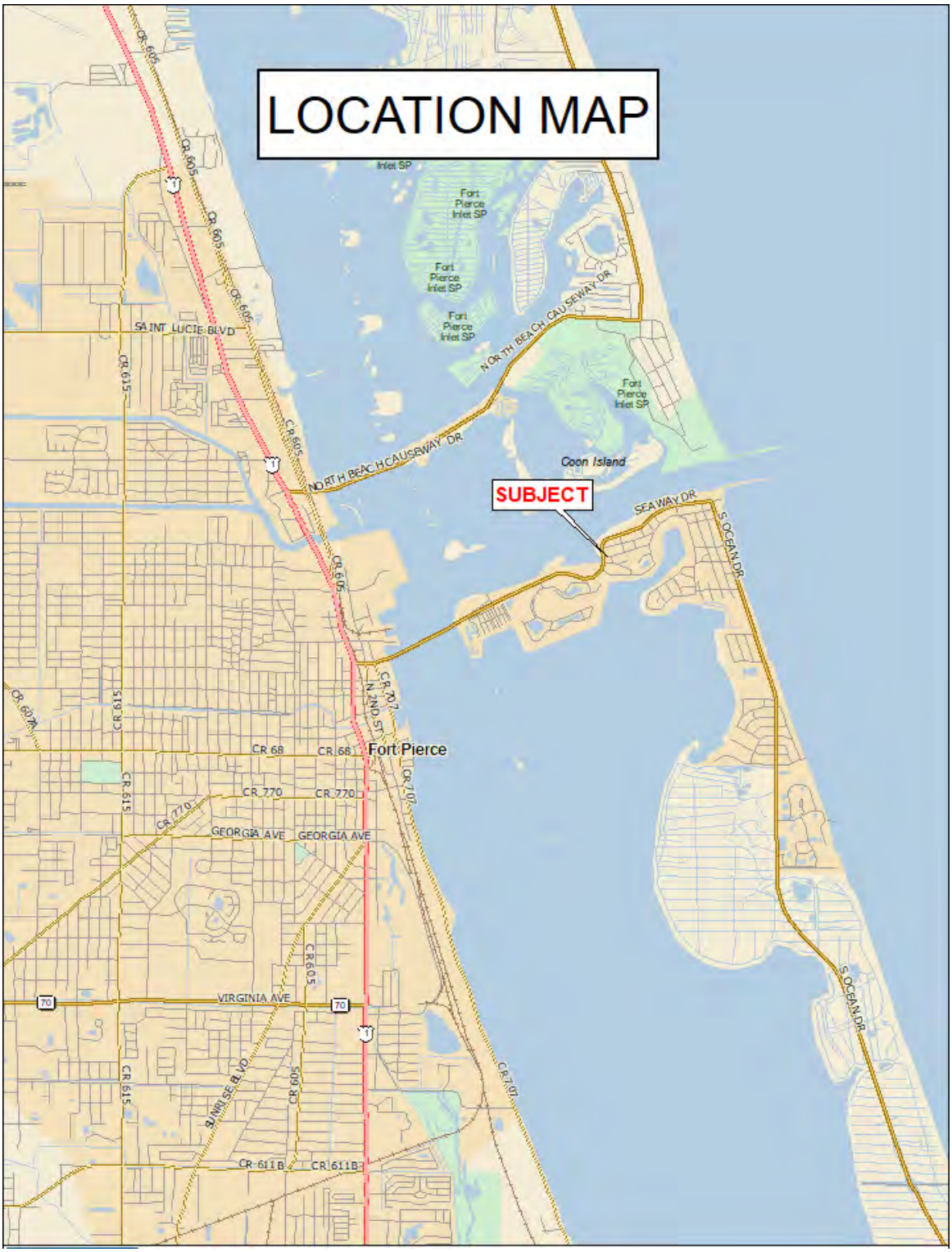
Lease Data
The subject is not leased for sale.

Legal Description - subject
The following legal description is from Sketch of Legal Description complied by William E. Hayhurst, Professional Surveyor & Mapper, Fla. Registration No. 4416, project No. 22-2128L, field date 1/30/2020, document signed 5/31/2022.

LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 22, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 17°09' EAST ALONG THE SOUTHWARD EXTENSION OF THE WEST LINE OF BLOCK 22, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CARLTON COURT; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 72°51'00" WEST A DISTANCE OF 981.91 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 72°51'00" WEST A DISTANCE OF 27.68 FEET; THENCE NORTH 49°13'00" WEST A DISTANCE OF 27.68 FEET TO A POINT OF CUSP ALSO BEING A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 57°56'00", AN ARC LENGTH OF 50.57 FEET, A DELTA OF 57 56'00", A CHORD BEARING OF SOUTH 78 11'00" EAST AND A CHORD DISTANCE OF 48.43 FEET TO THE POINT AND PLACE OF BEGINNING. BEING A PART OF CARLTON COURT, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING AN AREA OF 119.96 SQUARE FEET.

Easements
Easements on the subject are unknown. Your attention is directed to Ordinary Limiting Conditions #5 concerning easements.


LOCATION MAP
SUBJECT
Coon Island
Fort Pierce
SAINT LUCIE BLVD
NORTH BEACH CAUSEWAY DR
SEAWAY DR
S OCEAN DR
N 2ND ST
CR 68
CR 770
GEORGIA AVE
VIRGINIA AVE
SUNRISE BLVD
CR 611B
CR 605
CR 615
CR 707
CR 609
Fort Pierce Inlet SP

Subject Lots Photographed August 27, 2022



Carlton Court right of way (R/W) approximate area of subject identified with arrow



Carlton Court R/W w/ approximate area of subject identified with arrow



Approximate location of subject

Area Data

Detailed St. Lucie County Area Data is located within Addendum A of this report. In brief;

- The subject is located within the Fort Pierce Beach Neighborhood of South Hutchinson Island.
- In addition to County governmental jurisdiction, there are three incorporated communities within St. Lucie County.
- Fort Pierce is the oldest city within the county with a 2010 census population of 41,590 and 2020 US Census Bureau population estimate of 44,476, an increase of approximately 6.9% for the ten-year period (0.69%/year).
- St. Lucie Village is a mostly residential community with a population of some 600 persons, and historically very little change in the community thus the community has nominal impact on the County.
- Port St. Lucie was incorporated in the early 1960's with population in 2010 of 164,603, and 2020 US Census Bureau population estimate of 202,914, an increase of approximately 23% for the ten-year period (2.3% per year).
- The 2010 census placed the county's total population at 277,789 with 2020 US Census Bureau population estimate of 322,265, an increase of approximately 16% for the ten-year period (1.6% per year).
- Over the past ten years the population growth within the city of Fort Pierce remained relatively nominal and expected to continue to grow at a relatively slow pace. A majority of the near-term growth in St. Lucie County is expected to occur in and surrounding the City of Port St. Lucie. To a great degree this occurs because the city of Ft. Pierce has little vacant land for new growth vs. the platted areas of the city of Port St. Lucie approximately 75% developed, plus large acreage tracts in the southwest environs of the city of Port St. Lucie remain available for development. Thus, near term growth in the city of Ft. Pierce and northerly St. Lucie County expected to continue at its historic modest pace.
- Finally, prior to the announcement of the coronavirus pandemic economic conditions throughout St. Lucie County were strengthening, although depending upon location, strengthening occurred at different levels. Post pandemic, demand in the residential real estate markets strengthened to historic levels, as has demand in the industrial markets, however demand in the retail, office, restaurant, and institutional markets, softened and appears to be stabilizing, although it is likely long-term trends in all markets will not be clearly defined for several months. Yet, overall, growth within the city of Port St. Lucie is expected to continue at a steady pace, leading St. Lucie County, and the Treasure Coast region in development trends while growth within the city of Fort Pierce is expected to strengthen in specific locations but generally not throughout the city.

Neighborhood Data

Neighborhoods are defined as – Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, *6th ed.*

1. A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises.
2. A developed residential superpad within a master planned community usually having a distinguishing name and entrance.

The subject's neighborhood consists of an area of the barrier island identified as the Ft. Pierce Beach (aka South Hutchinson Island).

Neighborhood boundaries as follows:

- North: Ft. Pierce Inlet, connecting the Atlantic Ocean to the Indian River.
- South: Ft. Pierce City Limits, approximately 2½ miles south of the Ft. Pierce Inlet.
- East: The Atlantic Ocean.
- West: The Indian River.

The following Exhibit consists of a map depicting neighborhood boundaries.

Highway Access

- State Road A-1-A, aka Seaway Drive and South Ocean Drive:
  Direction: Seaway Drive (east-west)
  S. Ocean Drive (north-south)

State Road A-1-A runs the length of the State of Florida, and in the subject's neighborhood State Road A-1-A begins at U.S. 1 on the mainland and crosses the Indian River via the Ft. Pierce South Bridge, then extends east to the Atlantic Ocean and the intersection with South Ocean Drive, which continues southerly through the subject's neighborhood and Hutchinson Island into Martin County before again crossing the Indian River to the mainland. State Road A-1-A is the neighborhood's only ingress / egress route.

- Secondary neighborhood streets:
  Direction: North-south and east-west
  Type of Roads: Neighborhood, developed with platting of subdivisions.

Neighborhood streets are of the type typically found in older platted neighborhoods. A majority of the streets do not have sidewalks.

Ingress / egress throughout the neighborhood is generally average. During peak traffic times State Road A-1-A can become crowded, thus at times access to State Road A-1-A is difficult at best. But generally South Hutchinson Island traffic flow is adequate. Further development within the Ft. Pierce Beach neighborhood and/or South Hutchinson Island could begin to congest the existing roads. Near term plans exist to rebuild S.R. A-1-A from the "south bridge" to Binney Drive, then easterly to South Ocean Drive in a second phase, then south to the Ft. Pierce City Limits.

Although further development may begin to create congested traffic conditions on the existing two lanes streets, the City Commission have made a decision to keep the roads two lane, thus slowing traffic with the thought of creating "neighborhoods" along S.R. A-1-A.


NEIGHBORHOOD MAP
SUBJECT
Coon Island
NORTH BEACH CAUSEWAY DR
SEA WAY DR
ELDORADO ST
COQUINA ST
BALBOA ST
ALHAMBRA ST
LEE WARD LN
S OCEAN DR
FERNANDO ST
CORAL CIR
FRANCES AVE
GULFSTREAM AVE
S PELICAN POINT DR
FABER CT
CRESTVIEW DR
INDIATLANTIC DR
BAYSHORE DR
PELICAN DR
MIMOSA AVE
SURFSIDE DR
COCONUT DR
COMPASS DR
GOLF VILLAS
MAINSAIL DR
BLUE HERON BLVD
CR 707
CR 702
S 2ND ST
MELODY LN
EASTER AVE
FLORIDA AVE
GOLFVIEW CT
HILLS CT

At the intersection of the Seaway Drive portion of S.R. A-1-A and the South Ocean Drive portion of S.R. A-1-A, the city is installed a “round-a-bout” to control traffic, plus at the entrance to the Harbour Isle development at 800 Seaway Drive a “round-a-bout” is in-place.

Neighborhood’s Primary Features

The Atlantic Ocean and its beaches, the Indian River Lagoon with boating/fishing, etc. activities, and the Ft. Pierce Inlet which connects the Atlantic Ocean and the Indian River.

The City and St. Lucie County provide beach and river access throughout Hutchinson Island, plus several residential projects have beach and/or river access via their ocean and/or river front locations.

The Ft. Pierce Inlet provides one of the safest unrestricted accesses to the Atlantic Ocean along Florida’s east coast, thus boating in the area is strong and growing at a relatively fast pace.

Neighborhood Development and Demand Trends

The overall neighborhood is some 85% developed. Uses are typically residential and/or commercial. No industrial uses exist in the neighborhood and commercial zoned area is limited in area. Neighborhood uses are estimated as follows:

- Residential - 75%
- Commercial - 15%
- Institutional - 10%
- Industrial - 0%

Residential development in the neighborhood consists of a mix of small older rental apartments, to mid-rise and high-rise condominium projects, plus average quality homes to luxury homes fronting the ocean and river.

- Properties range in age from new to 65± years.
- Quality levels are from below average to excellent.
- Condition of residential improvements ranges from fair to new.
- Value levels for the residential property types range from $150,000 to $4,000,000.
- Value levels for improved waterfront residential properties concentrate in the $1,00,000 to $4,000,000 range with interior residential property values in the range of $300,000 to $750,000.

Within recent years four projects were completed, Southpointe within Ocean Village PUD, Mariner Bay, the Waterview House, Harbour Isles, and Coconut Cove. Also, during the 2005-2007 real estate boom market several projects were planned but they did not come to fruition and plans expired. However, in recent months there is renewed interest in developing small residential projects as well as various individual house development.

Finally, a portion of the residential market consists of modest size rental properties ranging from duplexes to ten-unit projects. Ages range from 20 years to 60 years. Condition and quality of the properties range from fair to good with numerous properties refurbished in recent years.

Demand in all residential markets throughout the neighborhood has been strong since mid-2020 as Florida opened from the Covid Pandemic economic shutdown with price levels at new highs and Realtors report the inventory of homes for sale is relatively small compared to demand.

Commercial development in the subject's neighborhood is limited by zoning. The primary commercial area is along the north side of Seaway Drive, adjacent to the south side of the Ft. Pierce Inlet, where a variety of commercial development exists, ranging from mom-and-pop motels to a private yacht club, small marinas, restaurants, some residential, the Ft. Pierce Coast Guard station, and a fire station.

At primary street intersections a limited amount of commercial development has occurred on the south side of Seaway Drive, i.e., a Cumberland Farms convenience store and small retail centers with a modest size retail center opening in 2021 and the 2nd phase of the project under construction, both within the Harbour Isle Residential PUD. However, along the south side of Seaway Drive commercial development is limited as most properties are zoned for residential development, thus very little vacant commercial designated land exists in the neighborhood.

Because a small amount of commercial zoned land exists in the Ft. Pierce Beach neighborhood, commercial development in the neighborhood is expected to remain very limited. However, on the mainland there is the original Ft. Pierce CBD and other commercial areas within one to five miles of the subject's neighborhood which typically satisfies most shopping requirements.

Other uses in the neighborhood include a Coast Guard Station, a fire station, plus the County's Historical Museum is located on the northwest end of the island and in the same area there is the Smithsonian Marine Research station along with the Smithsonian Marine Museum. The presence of the Smithsonian facility is a prominent neighborhood feature, although the research lab is not open to the public. These facilities also boost demand in the commercial markets.

Conclusion

In summary, subject's waterfront influences are expected to support strong long-term demand in the real estate markets as long as the state and national economic trends remain strong.

Zoning / Land Use Classifications – adjacent "across the fence" properties	
Authorization:	Fort Pierce City Commission
Administration:	Fort Pierce Planning Department
Zoning:	C-5, Tourist Commercial
Future Land Use (FLU):	GC, General Commercial
Plus: subject lots are also located within the City's Community Redevelopment Area (CRA).	
Zoning: Purpose. The intent of this district is primarily to provide suitable locations for tourist facilities and certain tourist related establishments. In part, this means that areas in the zone should be in close proximity to an arterial or collector street. It also means that the uses allowed should be much more limited than those permitted in a C-3 or C-4 zone. Regulations for the district are designed to enhance the attractiveness and convenience of the facilities for tourist use. FLU: The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation. The property adjacent to the subject utilized in the "across the fence" valuation are within the above "commercial" zoning/land use classifications, allowing most commercial improvement types. Below see use details of zoning and land use classification, including examples of permitted improvements.	

Concurrency
Concurrency is the comparison of any proposed development's impact on public facilities and the capacity of the public facilities that are, or will be, available to serve the proposed development. Compliance with Concurrency is required of all proposed new development in St. Lucie County. Concurrency is determined when a site plan is submitted to the County Commission for approvals.
Development of the adjacent "across the fence" property "as vacant" will require Concurrency approval via site plan submittal for development permitting.

Sec. 125-202. Tourist Commercial Zone (C-5)

(a) Purpose. The intent of this district is primarily to provide suitable locations for tourist facilities and certain tourist related establishments. In part, this means that areas in the zone should be in close proximity to an arterial or collector street. It also means that the uses allowed should be much more limited than those permitted in a C-3 or C-4 zone. Regulations for the district are designed to enhance the attractiveness and convenience of the facilities for tourist use.

(b) Basic use standards. Uses in a C-5 zone, except multifamily housing developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

a. The minimum lot area shall be 10,000 square feet.

b. The minimum lot width shall be 70 feet.

c. The minimum lot depth shall be 90 feet.

(2) Yards.

a. The minimum depth of the front yard will be 25 feet.
b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be 15 feet.
(3) Lot coverage. Buildings shall not cover more than 60 percent of the lot area.
(4) Building height. No building shall exceed a height of 45 feet above grade, except that multifamily housing developments in accordance with the requirements of the R-5 zone may be approved.
(c) Other applicable use standards.
(1) Site plan review shall be required as outlined in section 125-313.
(2) Accessory buildings shall comply with all yard, lot coverage and building requirements of this chapter.
(3) Every lot shall abut a street other than an alley for at least 50 feet.
(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
(5) All uses will comply with applicable access, parking and loading standards in sections 125-315 and 125-316.
(6) Conditional uses will meet the requirements in sections 125-235 through 125-247.
(7) Signs will comply with standards referred to in section 125-310.
(8) All other applicable ordinance requirements will also be satisfied.
(Code 1983, § 22-33; Ord. No. H-186, § 30-33, 6-15-1981; Ord. No. I-114, § 5, 7-1-1985; Ord. No. K-24, § 12, 8-21-2000; Ord. No. K-441, § 3, 1-16-2007; Ord. No. L-207, § 1, 1-18-2011; Ord. No. L-255, § 1, 5-7-2012; Ord. No. L-295, § 15, 11-4-2013; Ord. No. 19-016, § 8, 5-20-2019)

Future Land Use
General Commercial (GC): The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

Community Redevelopment Area -
“Community redevelopment” or “redevelopment” means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

Community Redevelopment Act
As authorized by the Community Redevelopment Act, a wide variety of powers are available to the City of Fort Pierce to carry out redevelopment activities. While most of these powers may be delegated to a Community Redevelopment Agency, others may not. These powers, which continue to vest in the City Commission, are as follows:
a. The power to determine an area to be slum or blighted area, or combination thereof, to designate such area as appropriate for a Community Redevelopment Project, and to hold any public hearings required with respect thereto.
b. The power to grant final approval to Community Redevelopment Plans and Modifications thereof.
c. The power to authorize the issuance of revenue bonds as set forth in Section 163.385.
d. The power to approve the acquisition, demolition, removal, or disposal of property; and the power to approve the assumption of the responsibility to bear loss by the Agency.
e. The power of eminent domain; a four-fifths vote of the City Commission is required to condemn under this provision.
f. The power to approve the budget and any amendments thereto.
g. The power to allocate municipal funds from any source to fund the Agency or to be applied to any bonds or note issued by the Agency.

Assessed Value and Taxes

The primary taxing authorities for the subject are St. Lucie County, the City of Fort Pierce and the St. Lucie County School Board. Taxes are based on Just Values estimated by the St. Lucie County Property Appraiser and millage rates set by the County Tax Collector using various taxing districts' approved budgets. Taxes are assessed in arrears based on valuations as of January 1st, of the tax year. Tax bills are published in November and become payable April 1st of the following year.

Florida's Constitution requires all property to be appraised as "Just Value", a concept which is not adequately defined by the Florida statutes. While it is generally taken to mean "Full Value", in practice, assessments vary widely and do not provide a reliable indication of Market Value as defined herein.

The subject road right of way is not assessed or taxed, but the adjacent property analyzed in "across the fence" valuation is assessed and taxed as follows:

Assessments and Taxes

2022 assessments reported with preliminary 2022-2023 taxes for the adjacent site are as follows:

TAX ID #	Land - "Just" Market Value	Land - Assessed Value	Taxes / Non-Ad Valorem Assessments
2401-501-0331-220/2 (0.955ac. assessed)	$707,200 ($17.00/SF)	$707,200	*19,613.03 / **$910.80

*Taxes are estimated for land assessment before discounts for early payment.

** Non-ad valorem assessments are applied for Fort Pierce Stormwater Management Maintenance.

Reasonableness of Assessment

The Property Appraiser's opinion of "Just" or market value for the valued adjacent "Across the Fence" 1100 Colonnades Drive site is $17.00 per square feet or 97% of my opinion of the market value of the 1100 Colonnades Drive site. Assessment ratios for the sales properties analyzed range from 42% to 91%. The assessment ratio for 1100 Colonnades Drive site is top end of the typical range but unlikely to change in near term years.

Taxes

Historically tax rates remained relatively level, but in 2009 with significant declines in property values, several taxing agencies experienced revenue shortages thus taxing agencies begin to increase tax rates. Increases occurred through 2014 when values began to stabilize and somewhat increase. Future tax rates are uncertain, but it appears for the near-term rates have stabilized.

Utilities	
Service	**Provider**
Electric	Fort Pierce Utilities Authority
Water	Fort Pierce Utilities Authority
Sewer	Fort Pierce Utilities Authority
Trash	City of Fort Pierce
Utility services are typical for the location.	

Flood Zone Designation		
FEMA Map #	**Map Date**	**Flood Zone**
12111 C 0183K	February 19, 2020	AE (elevation 5 feet)
Zone AE (el. 5 ft.) – Coastal Floodplain		

Subject - Property Description

Size and Dimensions

- Area: 119.96± square feet 0.00275 acres)
  Shape: Irregular Triangle
  Road Frontage: 50.57± feet – (Carlton Court)
  Improvements - None (grassed area of R/W).

- Site Map: See following exhibit.

Shape – Corner or Inside Location

- Shape – Irregular triangle.
- Inside – Fronting the south right of way of Carlton Court.

Topography and Drainage

- Topography – Level, grassed.
- Drainage – Natural percolation.

Ingress/Egress – Exposure

- Ingress/egress: Ingress/egress is from good S. Ocean Drive and St. Lucie Court (side street) with three curb cuts.
- Exposure – Good to main street S. Ocean Drive and side streets, St. Lucie Court and Hernando Street.

Overall Utility of the Site

- Minimal as an independent physical unit.

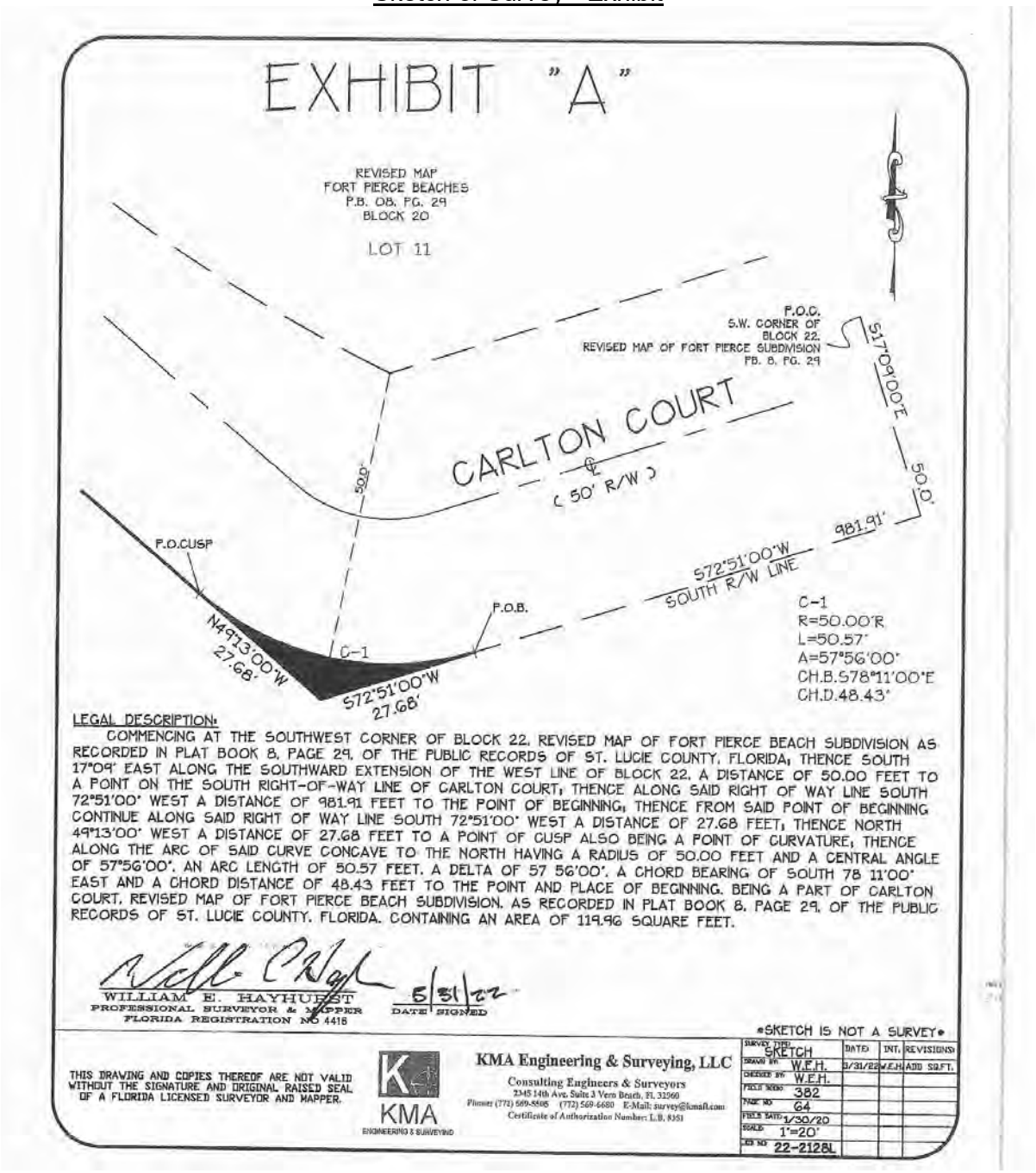
Negative Influences

- Shape is unbuildable as an independent physical unit.

Positive Influences

- Assemblage with adjacent ownership will improved subject's functional utility.

Sketch of Survey - Exhibit



LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 22, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 17°09' EAST ALONG THE SOUTHWARD EXTENSION OF THE WEST LINE OF BLOCK 22, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CARLTON COURT; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 72°51'00" WEST A DISTANCE OF 981.91 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 72°51'00" WEST A DISTANCE OF 27.68 FEET; THENCE NORTH 49°13'00" WEST A DISTANCE OF 27.68 FEET TO A POINT OF CUSP ALSO BEING A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 57°56'00", AN ARC LENGTH OF 50.57 FEET, A DELTA OF 57 56'00", A CHORD BEARING OF SOUTH 78 11'00" EAST AND A CHORD DISTANCE OF 48.43 FEET TO THE POINT AND PLACE OF BEGINNING. BEING A PART OF CARLTON COURT, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING AN AREA OF 119.96 SQUARE FEET.

WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4415

5/31/22
DATE SIGNED

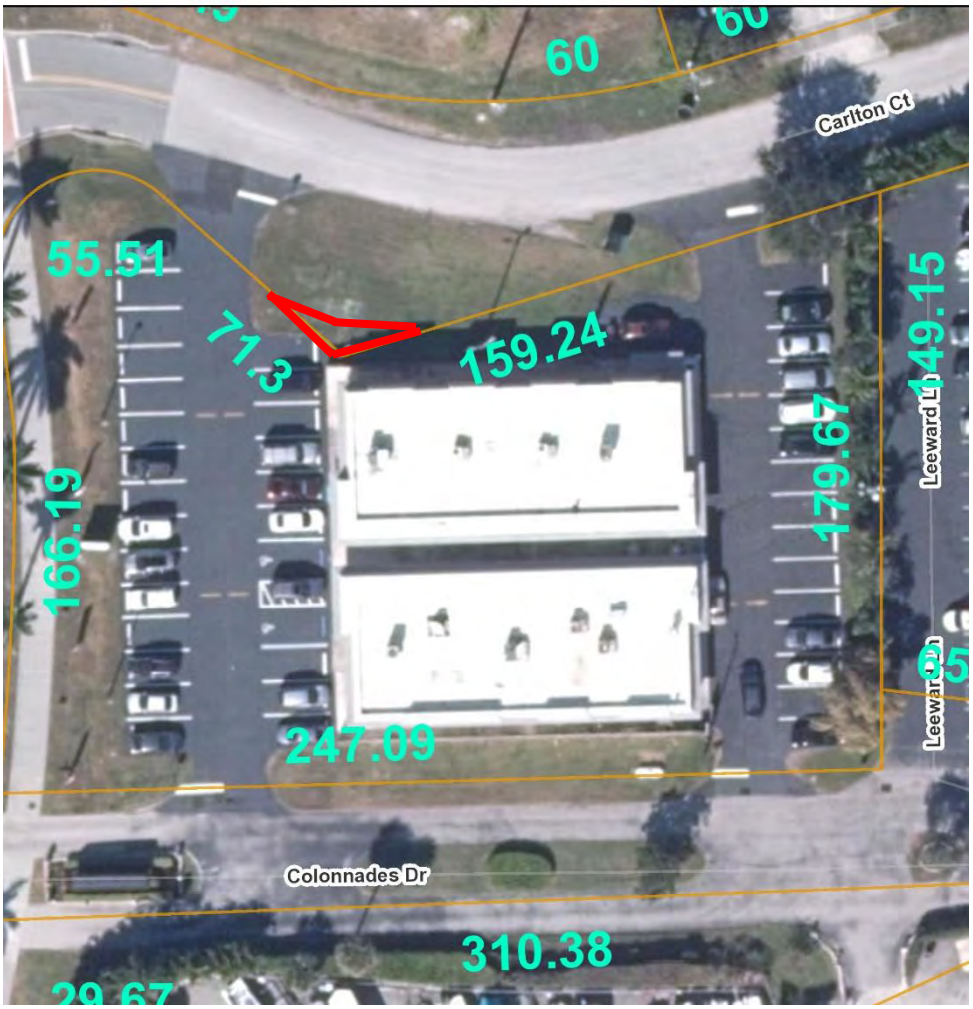
SKETCH IS NOT A SURVEY

THIS DRAWING AND COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

KMA
ENGINEERING & SURVEYING

KMA Engineering & Surveying, LLC
Consulting Engineers & Surveyors
2345 14th Ave. Suite 3 Vero Beach, FL 32960
Phone: (772) 569-8505 (772) 569-6680 E-Mail: survey@kmafl.com
Certificate of Authorization Number: L.B. 8351

SURVEY TYPE: SKETCH		DATE	INT.	REVISIONS
DRAWN BY: W.E.H.		5/31/22	W.E.H.	ADD SQ.FT.
CHECKED BY: W.E.H.				
FIELD BOOK: 382				
PAGE NO: 64				
FIELD DATE: 1/30/20				
SCALE: 1"=20'				
JOB NO: 22-2128L				



Aerial Map (subject in red)

Highest and Best Use

The value of real property is directly related to the use to which it can be put. It follows that a parcel may have several different value levels under alternative uses. Accordingly, the property appraised herein is appraised under its Highest and Best Use, which is defined as:

> "The reasonably probable of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financially feasible, and maximum productivity". Generally considered the standards for Highest and Best Use analysis.

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2016)

In each appraisal of improved property there are two considerations of Highest and Best Use: one for the land considered as though vacant and one for the property as improved.

Since the subject is a vacant site, thus only analysis “as vacant” is applicable, beginning below:

Analysis - “as vacant”

Physically Possible Use
The subject is a portion of Carlton Court right of way.
Subject is an irregular triangle.
Nominal size of 119.96 square feet.

The above severely restricts subject functional utility as an independent site.

Legally Permissible Use
The subject’s zoning and future land use classifications allow wide variety of commercial type improvements, subject to meeting all zoning criteria relating to setbacks, on-site drainage, etc.

However, because of subject’s severely limiting size and shape, there is almost no readily known improvements for the subject.

Financially Feasible/Maximally Productive Use
The ideal improvement to the property under appraisal will be financially feasible and provide the highest return to the investment or the maximally productive use.

As discussed, physically and legally it does not appear the subject can be developed as an independent unit. However, subject can be assembled with adjacent ownerships adding to the adjacent property improving subject’s functional utility.

Conclusion of Highest and Best Use – “as vacant”
In summary, it is my opinion the highest and best use of the subject is assemblage with an adjacent ownership.

Valuation

The subject is a portion of Carlton Drive right of way and typically street right of ways do not sell, at least I am unaware of an arm's length transaction of a sale/purchase of street right of way, certainly not within subject's neighborhood. Therefore, subject is valued via an "Across the Fence" method, defined as follows:

Across The Fence Method – *Source, Appraisal Institute, Dictionary of Real Estate Appraisal*, 6th *ed*.
A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land.

As defined, in subject's case, Across the Fence method of valuation first values the adjacent 1100 Colonnades Drive site of 0.955 acres utilizing the Sales Comparison Approach.

Valuation of the "across the fence" adjacent 1100 Colonnades Drive property utilizes the Sales Comparison Approach requiring and analysis of sales and listing data for properties with a highest and best use similar to the 1100 Colonnades Drive property. Research was conducted using public records, multiple listing services (MLS), commercial data sources, and interviews with buyers, sellers, brokers, investors, developers, et cetera.

Researched concentrated within the Fort Pierce Beach neighborhood as the subject's location and zoning are unique to the city. Research also concentrated on properties most physically similar to the adjacent 1100 Colonnades Drive site, and with highest and best use similar to the adjacent site.

Description adjacent 1100 Colonnades Drive site

Size and Dimensions

- Area: 0.955 acres (41,600 square feet)
  Shape: Irregular rectangle
  Road Frontage: 247.09± feet – (Colonnades Drive)
  193.915± feet – Seaway Drive
  258.30± feet - (Carlton Court)
  179.67± feet (rear property line)

  Improvements - (not included in valuation)

Valuation via Sales Comparison Approach begins in the following section.

Sales Comparison Approach – "across the fence" property valuation

Sales Comparison Approach – Source, *Appraisal Inst., Dictionary of Real Estate Appraisal*, *6th ed.*
The process of deriving a value indication for the subject property by comparing sales of similar properties to the being appraised, identifying appropriate units of comparison, and making appropriate adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available.

Arm's Length Transaction – *Source, Appraisal Institute, Dictionary of Real Estate Appraisal, 6th ed*.
A transaction between unrelated parties who are each acting in his or her own best interest.

Comparable Selection
Research within the subject's neighborhood located three sales of properties with zoning/land use classifications similar to subject, plus three sales of R-4A zoned medium-density residential sites are also analyzed as neighborhood commercial improvements are an allowed use within the R-4A zoning classification. The properties not identical to subject in physical features, but with analysis the properties analyzed provide a range of value indications to form a reasonable opinion of subject's most probable value.

Unit of Comparison
The unit of comparison utilized to analyze properties is sales price per square feet of land area which is typical within the subject's market.

Adjustments
Since substitute properties are not generally identical to the subject, adjustments can be applied to sales or listing prices to account for transaction characteristics and/or physical characteristics.

The adjustment process begins with an analysis of transaction characteristics which may affect a property's sales price. Traditional transaction characteristics consist of 1) analysis for cash equivalent financing, 2) analysis of the conditions of each sale, and 3) changing market conditions with analysis as follows.

Financing
All sales were cash or cash equivalent financed transactions, thus adjustments for cash equivalent transactions are not required.

Condition of Sale
An adjustment for conditions of sale may be required for a sale occurring under atypical market conditions. All transactions were found to be arm's length and none of the closed sales or the listing/contract analyzed were found to closed under non-market conditions affecting sales prices, thus adjustments for conditions of sale are not required.

Market Conditions (Time of Sale)
At times adjustments are required to account for changes in market conditions between the date a sale occurred and the date of the appraisal.

The date of appraisal is August 27, 2022. The sales closed in March and December 2020, and March, April, May, and June 2022.

The 2022 closings are current but with strong demand a slight forward adjustment in pricing is required. The sales closing in 2020 require forward adjustment for improving market conditions, including the sale 6 closing period is an estimated 15 months' longer term than typical contract periods.

The properties analyzed did not provide recent past sales for analysis of appreciation rates. However, sale 4 and sale 6 are physically relatively similar with comparison of sales prices indicating an approximate average monthly price increase of 1.0% at the time sale 4 occurred and sale 6 was under contract. However, also comparing physically relative similar sales 2 and 5 found average monthly price appreciation of 10%. The difference in the data suggests a wide range of appreciation rates in the market, except it is noted sale 2 is the highest per square feet priced property analyzed, well out of the range of the other closed sales prices. Therefore, it is my opinion the 10% per month appreciation should not be heavily relied upon as an indication of average monthly appreciation within subject's market segment.

However, market conditions are strong and the 1% per month appreciation rate indicated from the pairing of sales 1 and 6 seems somewhat lower than expected. Thus, further analysis of recent sales / resales within the neighborhood found appreciation from 1.5% per month to 2.0%+ per month typical for single family lots. Therefore, appreciation in my opinion is higher than 1.0% per month, more in the range of say 1.5% per month for a property like subject.

Adjustments for Physical Conditions

After considering adjustments for transaction conditions, physical differences between the properties analyzed and the subject are considered. Typical physical differences include location, exposure, access, size, topography, utility service, etc. However, an analysis of each sale finds the properties do not adequately quantify the value for various physical features, therefore a qualitative analysis is performed narratively identifying physical differences utilizing similar, inferior, and superior comparisons leading to forming an opinion of subject's value.

Sale Summaries and Analysis

The following Exhibits are comprised of a Data Summary, including a summary of the differences between the properties analyzed and the subject, followed by a map locating the properties analyzed. Following the Exhibits, you will find my conclusion of comparability of the analyzed properties and my conclusion of subject's market value.

DATA SUMMARY

TRANSACTION DETAILS	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6
Location	1100 Colonnades Drive / Seaway Drive / Carlton Court Fort Pierce, FL	East side Seaway Dr, adjacent to 1105 Seaway Drive Fort Pierce, FL	North side Porpoise Ave. between S. Ocean Dr. & Hernando St. Fort Pierce, FL	Seaway Dr / Binney Dr / Carlton Ct Fort Pierce, FL	S. Ocean Dr. / Melaleuca Dr. / Plover Ave. / Pelican Dr. Fort Pierce, FL	SW corner Seaway Dr. & Desoto Street Fort Pierce, FL	511 S. Ocean Dr. / Porpoise Ave. / Hernando St. / Francis Ave. Fort Pierce, FL
Grantor	Owner: AZK Associates, LLC Adjacent ownership	Regoli, Gloria	SBD Jupiter, LLC	Hoeffner, Anthony Jr	Various Canadian Corps	Regoli, Gloria	Common Wealth Foundation for Cancer Research
Grantee	n/a	Dockside View, LLC	Longman, Daniel Trustee	Seaway Binney Property LLC	Cambridge Square Invest., LLC	Isle Shores Development, LLC	CCCV Fort Enterprises, LLC
Date of Sale	Appraisal 8/27/2022	4/11/2022	3/24/2022	3/03/2020	5/25/22	12/11/2020	6/29/2022
Recorded (O.R. Book/Page)	-	4809/1962	4797/2462	4396/356	4830/1896	4522/2862	4856/256
Months Sale to Date of Appraisal	-	4	5	29	3	20	17
Financing	Assumed cash equivalent	Cash	Cash	Cash	Cash	A & D loan - cash equivalent	Conventional lender 78% loan to PP - Cash Equivalent
Previous Sales	No recent previous of site.	No recent previous arm's length sales.	No recent previous arm's length sales.	No recent previous arm's length sales. Very extended listing period. This was auction transaction.	No recent previous arm's length sales.	No recent previous arm's length sales.	No recent previous arm's length sales. Extended listing period & extended contract period while buyer permitted site for townhouse project. Listing price adjusted additional 15 months for longer than typical contract period.
Verification	Inspection, public data, owner.	Selling Realtor / Owner / Costar / MLS / Public records	Buyer / CoStar / Public records	Realtor & auctioneer / MLS / Public records	Selling Realtor / Co-Star / Public records	Selling Realtor / Owner / Costar / MLS / Public records	Selling Realtor / Costar / MLS / Public records
LEGAL / PHYSL CHARACTERISTICS							
Zoning	C-5, Tourist Commercial	C-5, Tourist Commercial	C-5, Tourist Commercial	C-5, Tourist Commercial	R-4A, Medium Density Residential	R-4A, Medium Density Residential	R-4A, Medium Density Residential
Land Use Classification	GC, General Commercial	GC, General Commercial	GC, General Commercial	GC, General Commercial	HIR, Hut. Isl. Med. Density Res.	HIR, Hut. Isl. Med. Density Res.	HIR, Hut. Isl. Med. Density Res.
Urban Services Area	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Site Area (SF)	41,600	17,511	27,443	37,418	54,450	29,621	73,921
(acres)	0.96	0.402	0.63	0.86	1.250	0.680	1.70
Comments:	Adjacent 1100 Colonnades Drive site is an irregular rectangle with three street frontage. Property has good functional utility. Cleared, level, filled with four curb cuts in-place.	Site fronts SE side of Seaway Dr. one lot east of intersection Seaway Dr. & Binney Dr. Exposure to Seaway Drive is average. Access only average. Site on street curve limiting exposure & access. Site has very irregular shape creating design challenges. Site purchased for parking lot for owner's waterfront property across street.	Property comprised of 3 platted lots fronting north side Porpoise Ave., between S. Ocean Dr. & Hernando St. Exposure to S. Ocean Dr. & neighborhood. Access is good from 3 streets.	Site fronts SE corner of Seaway Dr. & Binney Dr also with frontage on Carlton Court. Exposure to Seaway Drive is good. Access with three street frontage is good. Sale via auction with auction fee included in sales price. Reportedly several buyers, bidding on property. Auctioneer of opinion at the time of the auction and closing the price represented market value.	Site fronts S. Ocean Dr. plus 3 neighborhood streets. Square site. Located across from public park access to Atlantic Ocean beach & adjacent to public park access to Indian River. Site is cleared. Good exposure & access.	Site fronts SW corner Seaway Dr. & Desoto St. Site cleared. Average to good exposure to Seaway Dr. & Desoto St. Average access from Desoto St. Purchased replated site to develop 5 upscale townhouse units, under construction.	Site fronts S. Ocean Dr, plus three other streets, Porpoise Ave., Hernando St., Frances Ave., plus site across street from Atlantic Beach. Exposure is good as is potential access from three streets. Realtor of opinion property value increased since contract date some 17 months ago.

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6
SALES / LISTINGS PRICE ANALYSIS							
Recorded Sale Price	**n/a**	**$351,000**	**$850,000**	**$455,000**	**$900,000**	**$330,000**	**$1,050,000**
Price per SF	**n/a**	**$20.04**	**$30.97**	**$12.16**	**$16.53**	**$11.14**	**$14.20**
Adj Cash Equivalent Financing		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
		$351,000	**$850,000**	**$455,000**	**$900,000**	**$330,000**	**$1,050,000**
Adjustment Conditions of Sale		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
		$351,000	**$850,000**	**$455,000**	**$900,000**	**$330,000**	**$1,050,000**
	(% per month)						
Adj Changing Market Conditions	**1.50%**	**6.0%**	**7.5%**	**43.5%**	**4.5%**	**30.0%**	**25.5%**
	(Mkt. cond. adjustment)	**$21,060**	**$63,750**	**$197,925**	**$40,500**	**$99,000**	**$267,750**
Adj Sales Price/Value Indication		**$372,060**	**$913,750**	**$652,925**	**$940,500**	**$429,000**	**$1,317,750**
Adj Sales Price/Value Indication/SF		**$21.25**	**$33.30**	**$17.45**	**$17.27**	**$14.48**	**$17.83**

DATA ANALYSIS

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6
SALES / LISTINGS PRICE ANALYSIS							
Recorded Sale Price	**n/a**	**$351,000**	**$850,000**	**$455,000**	**$900,000**	**$330,000**	**$1,050,000**
Price per SF	**n/a**	**$20.04**	**$30.97**	**$12.16**	**$16.53**	**$11.14**	**$14.20**
Adj Cash Equivalent Financing		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
		$351,000	**$850,000**	**$455,000**	**$900,000**	**$330,000**	**$1,050,000**
Adjustment Conditions of Sale		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
		$351,000	**$850,000**	**$455,000**	**$900,000**	**$330,000**	**$1,050,000**
	(% per month)						
Adj Changing Market Conditions	**1.50%**	**6.0%**	**7.5%**	**43.5%**	**4.5%**	**30.0%**	**25.5%**
	(Mkt. cond. adjustment)	**$21,060**	**$63,750**	**$197,925**	**$40,500**	**$99,000**	**$267,750**
Adj Sales Price/Value Indication		**$372,060**	**$913,750**	**$652,925**	**$940,500**	**$429,000**	**$1,317,750**
Adj Sales Price/Value Indication/SF		**$21.25**	**$33.30**	**$17.45**	**$17.27**	**$14.48**	**$17.83**
Adjustment Process							
Location:	Ft. Pierce Beach neighborhood.	Similar location within broad neighborhood, within commercial node.	Similar - located within same broad neighborhood, but one block across the street from the ocean potentially providing an improvements on the property an ocean & access via the adjacent public ocean access.	Similar neighborhood - located north of subject at superior traffic light intersection street intersection.	Similar - located within subject's broad neighborhood.	Similar location within broad neighborhood.	Similar location within broad neighborhood.
Exposure:	Good exposure to three streets.	Inferior street frontage & exposure.	Similar three street frontage.	Similar three street frontage.	Similar street frontage.	Slightly inferior two street frontage & exposure.	Similar with four street frontage.
Access:	Good with four curb cuts in-place.	Inferior access, one street frontage on street curve.	Similar access w/ three street frontage.	Similar access w/ three street frontage.	Similar access w/ four street frontage.	Inferior access on neighborhood street.	Similar access expected allowed on three street frontage.
Size (Acres):	0.955	58% smaller than subject, & economies of scale suggest price per sf increases for smaller properties.	34% smaller than subject, & economies of scale suggest price per sf increases for smaller properties.	Within subject's size class.	1.3 time larger than subject with economies of scale suggesting price per sf decreases for larger properties.	32% smaller than subject, & economies of scale suggest price per sf increases for smaller properties.	1.7 times larger than subject w/ economies of scale suggesting price per sf decreases for large properties.
Topography:	Cleared, level, filled.	Similar - cleared & level topography.	Similar - cleared & level topography.	Similar - cleared & level topography.	Similar - cleared & level topography.	Similar - cleared & level topography.	Similar - cleared & level topography.
Functional Utility	Good, shape with good three street exposure & access.	Inferior - irregular shape.	Similar - rectangle.	Similar - rectangle.	Similar - square.	Similar - rectangle.	Similar - Irregular rectangle.
Zoning/Future Land Use (FLU):	C-5, Tourist Commercial / GC, General Commercial.	Similar - zoning & FLU classifications.	Similar - zoning & FLU classifications.	Similar - zoning & FLU classifications.	Somewhat inferior zoning & FLU classifications.	Somewhat inferior zoning & FLU classifications.	Somewhat inferior zoning & FLU classifications.
Net Comparability:	Subject	Property is physically inferior to the subject, except the property's small size will upwardly affect sales price per square feet, & buyer was likely motivated as the buyer requires parking to support the buyers across the street restaurant, etc. Thus the property likely sold at a higher price per square feet than if the two mentioned positives influences were not part of the transaction.	Similar broad neighborhood but potential superior ocean view & easy open public access to the beach. Plus, smaller size increases price / value indication per square feet. Sale 2 is the highest price in the neighborhood at the time of sale, which was significantly higher than any other value indication, thus sale 2 is given limited weight as an indication of subject's value.	Property has somewhat superior traffic light intersection location within neighborhood, otherwise the property is very similar to 1100 Colonnades site. Overall, subject value likely within range of market condition adjusted sales price.	Property is similar but zoning/LFU use classifications are inferior with lower intensity improvement types suggesting subject's value is higher than sales price / value indication per square feet.	Property's zoning/FLU classifications are inferior as is its exposure and access. Subject's value higher than market condition adjusted sales price per SF.	Property is physically similar but its zoning/FLU classifications are inferior as is its size. Subject's value somewhat higher than market condition adjusted sales price per SF.


COMPARABLE DATA
SALE FIVE
SALE ONE
SALE TWO
SUBJECT
SALE THREE
SALE SIX
SALE FOUR
Fort Pierce Inlet SP
NORTH BEACH CAUSEWAY DR
WINDHAM LN
FLAMINGO BLVD
Coon Island
SEA WAY DR
ALHAMBRA ST
BALBOA ST
COLUMA ST
FERNANDINA ST
Atlantic Ocean
PORPOISE AVE
FRANCES AVE
GULFSTREAM AVE
CRESTVIEW DR
INDIATLANTIC DR
S OCEAN DR
SURFSIDE DR
COCONUT DR
COMPASS DR
GOLF VILAS
MAINSAIL DR
BLUE HERON BLVD
CR 707
MELODY LN
S 2ND ST
EASTER AVE
FLORIDA AVE

Summary of Value Indications and Reconciliation to Final Opinion of Value for adjacent Across the Fence property

The market condition adjusted sales price/value indications are summarized as follows:

Sale	Sales Price / SF	Comparability to Subject
1	$21.25	Subject's value somewhat lower than adjusted value indication.
2	$33.30	Subject's value significantly lower than adjusted value indication.
3	$17.45	Subject's value within range of adjusted value indication.
4	$17.27	Subject's value is higher than adjusted value indication.
5	$14.48	Superior value is higher than adjusted value indication.
6	$17.83	Subject's value somewhat higher than adjusted value indication.

Reconciliation and Conclusion of Value
Sale 3, C-5, Tourist Commercial zoned property, most like subject suggest subject's value is within the range of $17.45 per square feet with sale 1 suggesting subject's value is lower than $21.25 per square feet, and sale 3 is well above market levels thus not heavily weighted. Sales 4, and 6 with inferior density zoning generally support subject's value in the range of $17.45 per square feet with sale 5 below market.

In summary, based on the available data, and my analysis of the data, it is my opinion the Market Value of the Fee Simple Interest in the adjacent "across the fence" property at 1100 Colonnades Drive, as of August 27, 2022, is (rounded): *$17.50* per square feet.

Market Exposure Period
Exposure time: 1. The time a property remains on the market. 2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.
The sale properties analyzed required from a few months to approximately 32 months to consummate sales. The wide range is caused by listing dates prior to current market demand conditions and initial above market asking prices. Thus, at my opinion of value, it is my opinion the exposure period required to consummate sale of the adjacent "Across the Fence" 1100 colonnades Court property of this appraisal, as of the date of appraisal, would have ranged up to 12 months.

Summary & Final Opinion of Value for subject to be acquired

Again, subject is a portion of Carlton Court right of way, a triangle property totaling 119.96± square feet 0.00275 acres).

Applying the previously concluded "Across the Fence" value of $17.50 per square feet to the subject's 119.96 square feet calculates to total value of $2,099, rounded to $2,100.

In summary, based on the available data, and my analysis of the data, it is my opinion the Market Value of the Fee Simple Interest in the subject of this appraisal consisting of a portion of Carlton Court right of way totaling some 119.96 square feet, as of August 27, 2022, is:

TWO THOUSAND ONE HUNDRED DOLLARS *$2,100*

QUALIFICATIONS OF THE APPRAISER
DANIEL D. FULLER, MAI

Education
Indian River Community College, Graduated 1967, A/S Degree

Professional Memberships
Member Appraisal Institute (MAI)#7876 - Appraisal Institute
Senior Real Property Appraiser (SRPA) - Appraisal Institute
Senior Residential Appraiser (SRA) - Appraisal Institute
Florida - State Certified General Real Estate Appraiser RZ567
Registered Florida Real Estate Broker

Work Experience
1992 - Pres. President, Fuller-Armfield-Wagner Appraisal & Research, Inc., Fort Pierce, FL
1987 - 1992 Vice President & Partner, Armfield-Wagner Appraisal & Research, Inc., Fort Pierce, FL
1983 - 1987 Staff Appraiser, Armfield-Wagner Appraisal & Research, Inc., Vero Beach, FL
1981 - 1983 Salesman/Appraiser, Florida Licensed Realtor-Associate, Procino Realty, Ft Pierce, FL
1979 - 1983 Staff Appraiser, Harbor Federal Savings and Loan Association, Fort Pierce, FL
1974 - 1979 Staff Appraiser, St. Lucie County Property Appraiser's Office, Fort Pierce, FL

Real Estate Appraisals made for the following:
Accountants
Attorneys
Dept. of Natural Resources
Federal Deposit Ins. Corp.
Federal Home Loan Bank Board
Federal National Mortgage Corp.
Florida Community Bank
Fort Pierce, City of
Centerstate Bank nka Centerstate Bank
Iberia Bank
Indian River County
Martin County
PNC Bank
Port St. Lucie, City of
Regions Bank
Resolution Trust Corporation
Seacoast Bank
St. Lucie County
South Florida Water Management District
SunTrust Banks nka Truist Bank
TD Bank
TITF
Vero Beach, City of
Wells Fargo

Types of Appraisals Completed
Airplane Hangars
Automobile Dealerships
Car Washes
Commercial
Groves
Industrial
Insurable Value
Land Locked Parcels
Mini-Warehouses
Motels
Multi-Family
Offices
Packing Houses
Ranches
Recreational Vehicle Parks
Residential
Restaurants
Retail Shopping Centers
Service Stations
Subdivision
Warehouses
Wetlands
Vacant Lands

Qualified as Expert Witness
Circuit Court -
St. Lucie County
Martin County
Indian River County
Okeechobee County
Palm Beach County
U.S. Bankruptcy Court -
West Palm Beach District

Accomplishments
Past President - Society of Real Estate Appraisers - Indian River Chapter 211 (1989 - 1990)
Past Instructor - Indian River Community College - Appraising Income Producing Real Estate
Past Board Member - East Florida Chapter of Appraisal Institute

ADDENDUM A

ST. LUCIE COUNTY AREA DATA

St. Lucie County is located on the east coast of Florida some 120 miles north of the City of Miami and 220 miles south of the City of Jacksonville. St. Lucie County is within the center of the Treasure Coast region with Indian River County to the north, Martin County to the south, and although not typically included with the region, Okeechobee County to the west, and the Atlantic Ocean to the east. St. Lucie County encompasses land area of approximately 581 square miles.

St. Lucie County ranks 21st in state population. St. Lucie County combined with Martin County is an U.S. Census Bureau Metropolitan Statistical Area (MSA).

With nearly 74% of the state's population within a 150 miles radius of St. Lucie County, Fort Pierce maintains a position as the transportation hub of the area with its easy accessibility to I-95, Florida's Turnpike, U.S. 1 and the Treasure Coast (St. Lucie Co.) International Airport. The distance from Fort Pierce to other Florida cities are as follows:

Distance – Fort Pierce to Florida Cities

NORTH		***SOUTH***	
Vero Beach	15 miles	Port St. Lucie	6 miles
Melbourne	50 miles	Stuart	17 miles
Orlando	120 miles	West Palm Beach	55 miles
Daytona Beach	140 miles	Miami	123 miles
Jacksonville	220 miles	Key West	250 miles

St. Lucie County

St. Lucie County enjoys a central Florida east coast location which can be a long-term positive for regional development as Martin County to the south has limited westward expansion as Lake Okeechobee forms the county's west boundary, and to the north, Indian River County's westerly expansion is blocked by the headwaters of the St. John's River. St. Lucie County, however, has the ability of almost unrestricted physical expansion to the west to Okeechobee County in Central Florida.

St. Lucie County ranks in the mid to upper range of Florida counties in the State of Florida Office of Planning and Budgeting 2018 Florida Price Level Index. The local index is at 99.81 with the state average at 100 representing the state average. This index is computed from the price of an identical market basket of goods and services across the state. Most counties with higher indexes (higher costs of goods) are heavily populated metro areas.

The area economic base was historically dominated by agricultural operations of citrus and cattle production. The citrus industry and economy are contracting with tree diseases, etc. and with no eminent cure, and no other dominate crops, cattle ranching is growing, but in 2018 demand for cattle range land appears to be stabilizing. In the recent past the construction industry gained to an economic mainstay, but demand in building can severely fluctuate with economic change. Tourism is also considered a very important part of the local economy. Trends indicate that winter residents occupying long term rental or retirement homes eventually become full-time residents. This trend helps build a strong economic base, indicating that tourism is no longer only a transient, seasonal business. Plus, several small to mid-size manufacturing businesses have been attracted to the area in the last ten years, ranging from boat builders to plastic water pipe production, metal parts production, and a Tropicana juice plant, etc. Additionally, in recent years the county developed more aggressive recruitment methods to a variety of industries to provide more stable employment for all county residents.

ST. LUCIE COUNTY AREA DATA (continued)

The County Commission also succeeded in receiving approval of the Central Florida Foreign-Trade Zone (CFFTZ) within various industrial parks, the port and airport. The CFFTZ exempts duties on some manufacturer's imports/exports if the industry is located a CFFTZ.

Fort Pierce/St. Lucie County has one of the few deep-water inlets on the east coast of Florida. The County Commission to some degree controls development of the port with the County Commission gradually purchasing various ownerships within the port neighborhood including purchasing some 12 acres on the port's deep water. In the 4th quarter of 2018, the Commission is expected to choose a luxury yacht refurbishing firm as a tenant on the County's 12 acres ownership. The Commission is of the opinion luxury yacht refurbishment is a business suited for the port. There is also a small investment group entertaining opening a similar business on property the investment group purchased mid-2018.

Also, although in recent years the Count Commission let the Treasure Coast International Airport run on idle but beginning in 2017 the Commission began investing in new facilities such as total redevelopment of the passenger terminal and new U.S. Customs facility, plus a runway extension to accommodate larger aircraft and construction of a larger hangar is underway to lease to an attract aircraft repair businesses.

In addition to the St. Lucie County International Airport and Port facilities, previously discussed, St. Lucie County is served by several other major forms of transportation.

St. Lucie County is served by Federal Highway U.S. 1 serving as a major inter and intra-county route. The area is also served by five primary state highways including the Florida Turnpike, plus Interstate 95. St. Lucie County has the distinction of being the only area where the Florida Turnpike and Interstate 95 have closely located interchanges.

Fort Pierce is also served by Florida East Coast Railway, (freight only) and is the terminal point for the railroad cut-off to the Lake Okeechobee area. Community delivery service is by Federal Express, United Parcel Service (UPS), Greyhound, and several common carriers. There are several trucking terminals in St. Lucie County including AAA Cooper, and Gator Freightways. There are also several locally owned taxicab companies and Community Transit, a division of Council on Aging of St. Lucie, Inc., and the Treasure Coast Connector operated by Council on Aging with financial support thru St. Lucie County Board of County Commissioners of St. Lucie County.

Service and professional fields also compose a large part of the area's economic base. Among the professional fields, real estate has played an important part in the area's growth with some 240 brokers in the county and over 900 MLS members.

Although the local economy is supported by agriculture, construction, and tourism, other employment centers include manufacturing, retail trade, finance, insurance, real estate, services, and governmental jobs. Total percentages listed below are based on the total non-agricultural labor force*.

Other Employment - Non-agricultural*

NATURAL RESOURCE & MINING	1.3%
CONSTRUCTION	15.2%
MANUFACTURING	3.1%
TRADE, TRANSPORTATION AND PUBLIC UTILITIES	19.4%
INFORMATION	0.9%
FINANCE, PROFESSIONAL & BUSINESS SERVICES	27.4%
EDUCATION & HEALTH SERVICES	13.0%
LEISURE & HOSPITALITY	8.2%
OTHER SERVICES	8.6%
GOVERNMENT JOBS	1.5%

*Estimated by the Enterprise Florida/Florida County Profile (2017)

ST. LUCIE COUNTY AREA DATA (continued)

The County's top ten largest employers are listed below:

Largest Employers

SCHOOL BOARD – ST. LUCIE COUNTY	5,471
INDIAN RIVER STATE COLLEGE	2,338
LAWNWOOD REGIONAL MEDICAL CENTER (HCA)	1,455
TELEPERFORMANCE (Aegis Communications)	1,200
CITY OF PORT ST. LUCIE	1,157
WAL-MART DISTRIBUTION CENTER	890
MARTIN HEALTH SYSTEM	850
ST LUCIE MEDICAL CENTER (HCA)	850
ST LUCIE COUNTY	778
FLORIDA POWER & LIGHT	774

*Per employers to Economic Development Council of St. Lucie Co. – 12/21/17

Historically unemployment was generally higher in St. Lucie County than in neighboring counties, historically the main contributor to high employment was the large number of seasonal workers in agriculture, and seasonally oriented tourist businesses. However, with a now more diversified workforce unemployment rate generally parallel rates for neighboring counties, except Fort Pierce tends to carry somewhat higher unemployment than many of the state's cities within the size class of Fort Pierce.

Below is a summary of unemployment rates for recent years and as can be seen from the data, the boom year of 2006 unemployment rate of 4.2% average for the County is an all-time low with unemployment spiking after the end of the 2008 economic recession followed by gradual declines to 2017 with the average annual rate of 5.1%.

Labor Force and Unemployment*

Year	Total Labor Force	Unemployment Rate
2006	119,477	4.2%
2007	123,851	5.8%
2008	124,487	898%
2009	123,665	13.4%
2010	128,690	13.8%
2011	128,670	12.6%
2012	129,176	11%
2013	129,131	10%
2014	130,594	8.0%
2015	131,114	6.3%
2016	135,255	5.8%
2017	138,067	5.1%

*Florida Department of Economic Opportunity

St. Lucie County government operates as a five-member commission with a professional county administrator as mandated by the state. The City of Fort Pierce operates as a five-member commission presided over by a mayor and city manager. Port St. Lucie operates as a five-member commission presided over by a mayor and city manager. St. Lucie Village has a five-member board of aldermen and a mayor however generally only limited city business is transacted by the group.

Each city provides its own law enforcement department along with a County Sheriff's Department for the unincorporated areas. Fire protection is provided by a county wide district.

The school system is operated under one county wide five-member board. The system has seventeen elementary schools (grades K-6), eight K-8 schools, four middle schools, 1 – 6th-12th school, five high schools, one virtual school, and two alternative schools.

ST. LUCIE COUNTY AREA DATA (continued)

Also, there are several private schools including St. Anastasia elementary and John Carroll High Schools. Plus St. Edwards grades K-12. Higher education facilities consist of Indian River State College, plus Florida State University offers medical school courses at the Indian River State College campus in Fort Pierce and St. Lucie West. Also, the University of Florida Institute of Food and Agriculture Science offers bachelor's and master's degree programs at its UF Indian River Research and Education Center local campus. There are also private colleges such as Kaiser college. Plus, Florida Atlantic University (FAU) maintains a campus on the Harbor Branch Oceanographic Institute (HBOI) campus for marine studies in undergraduate and graduate degree programs.

There are three hospitals within the county. Lawnwood Regional Medical Center, located in Fort Pierce, and St. Lucie Medical Center located within the City of Port St. Lucie, operated by HCA corporation, plus Martin Memorial Health system operates a hospital within the Tradition DRI of westerly Port St. Lucie, soon to be affiliated with the Cleveland Clinic. Additionally, there are two in-patient psychiatric hospitals, Lawnwood Pavilion located in Fort Pierce, and Savannas Hospital located in Port St. Lucie, plus a regional publicly funded mental health facility, New Horizons of the Treasure Coast. There are also several privately-operated walk-in medical clinics, plus assisted living facilities and nursing homes spread throughout the county.

Fort Pierce, the oldest city in the county, is located on the eastern edge of the county adjacent to the Indian River - Intercoastal Waterway and the Atlantic Ocean. In addition to Fort Pierce there are two other incorporated communities within St. Lucie County, Port St. Lucie, and St. Lucie Village. Plus, the county government oversees a large portion of unincorporated area, also providing support to the cities in the area of court systems, criminal detention facilities, fire protection, etc., along with the Treasure Coast Regional Planning Council, providing input on large scale growth / planning issues.

Population statistic is as follows: *

	1960*	1970*	1980*	1990*	2000*	2010	2020*
St. Lucie County**	39,294	50,836	87,182	150,171	190,677	277,789	322,265
Fort Pierce	25,256	29,721	33,802	36,830	38,683	41,590	44,476
Port St. Lucie		330	14,690	55,866	85,751	164.603	202,914
St. Lucie Village			593	584	638	590	661

* U.S. Census Bureau, 2020 census
**Total including all unincorporated areas.

The greatest population growth from 2010 census to 2020 occurred within the City of Port St. Lucie with an average annual increase of some 2.3%. The City of Fort Pierce experienced a modest increase, partially accredited to annexations, with an average annual increase of approximately 0.69%, during the same period. The total average annual percentage population growth for the County for the same period was 1.6%. Per the U.S. Census Bureau, the state's average annual growth for the same period was approximately 1.5%. Thus, the County's overall growth has paralleled the state average.

A majority of the growth between 2000 and 2010 occurred between 2003 and 2007. In 2008 growth slowed with the national economic recession. Population growth was modest from 2008 to mid-2011 when the economy and demand in the real estate markets began to strengthen.

Long term growth is expected to follow past patterns with a majority of the County's growth occurring in the City of Port St. Lucie with the City of Fort Pierce and St. Lucie County overall achieving a lesser but steady growth. Limited growth can be predicted for the beachfront areas caused primarily by stringent development regulations imposed by county, state, and federal governments, plus environmental and concurrency regulations combining to create a general negative affect on development.

ST. LUCIE COUNTY AREA DATA (continued)

Population Age Groupings*

0-18	20%
18-24	7%
25-44	22%
45-64	27%
65-84	21%
85 & up	3%

*US Census 7/11/2018 estimates.

Population age distribution is about equal in age groupings, except significantly lower in the 18-24 years age group which is likely caused by the age group attending out of County colleges, military service, etc. It is expected that the age levels will remain relatively the same with a stronger increase in the over 65 group as people continue to move to Florida at retirement.

Along with the St. Lucie County population growth, household growth and size are reported as follows. The summary indicates while households are growing, household size is slightly declining, but a better picture will be available after the 2020 census.

Household Growth and Household Size*

YEAR	*NUMBER OF HOUSEHOLDS*	*HOUSEHOLD SIZE*
1980	32,506	2.65
1990	58,174	2.54
2000	76,933	2.47
2010	136,800	2.03
2017	141,028	2.22

*US Census 7/11/2018 estimates.

City of Fort Pierce

Fort Pierce, incorporated in 1901, is the oldest city in the County and covers approximately 29 square miles. Because the city is approximately 80%+ developed, new growth is expected to be minimal unless annexation continues and/or gentrification occurs. The City Commission is on an annexation track to bring developments adjacent to the city limits and serviced by city utilities into the city for an expanded tax base. Also, because of the age of the city, the City's Redevelopment Agency has been in a redevelopment phase including infrastructure and community service facilities such as restoration of the historic Sunrise Theater.

Although the City of Ft. Pierce is the oldest community in the County, the City has many advantages such as one of the best Florida east coast inlets to the Atlantic Ocean providing access to some of the best boating waters along Florida's east coast.

The City of Fort Pierce is also adjacent to a good transportation network including central access to Interstate 95, the Florida Turnpike, State Road 70 crossing the state, and the Treasure Coast (St. Lucie Co.) International Airport and the Port of Fort Pierce. However, because the city is older, the City of Ft. Pierce also has a large inventory of older residential and commercial properties and a lower income base, thus attracting name brand retailers, chain restaurants, etc. has slowly moved forward. But new residential and commercial projects located adjacent to the city are annexing into the city to receive utility service, thus long term the city's economic position should improve.

City of Port St. Lucie

The City of Port St. Lucie is located at the southern end of St. Lucie County some two to six miles south of Fort Pierce. The City of Port St. Lucie has surpassed Fort Pierce in population and is now the largest city in the county.

ST. LUCIE COUNTY AREA DATA (continued)

Port St. Lucie was incorporated in 1960, originally developed by Mackell Brothers and continued by General Development Corporation (now Atlantic Gulf Communities). Port St. Lucie originally encompassed approximately 120 square miles with development predominately in single family residences of moderate price ranges with areas of high-priced homes concentrated around the community's golf courses and the North Fork of the St. Lucie River. Within the original General Development plats of Port St. Lucie approximately 30% of the lots remain to be improved.

Although housing in the cities of Fort Pierce and Port St. Lucie, as well as St. Lucie County overall is generally considered to be very affordable compared to neighboring counties to the north and south, although the area has attracted large generally upscale developments within the St. Lucie West, Tradition and the Reserve DRIs.

The St. Lucie West development is a mixed-use community opening for sales in 1988. St. Lucie West lays west of the Florida State Turnpike, east of Interstate 95, and north and south of the original city limits of Port St. Lucie. The location, because of the major road boundaries, provides defined boundaries that maintain the integrity of the project. The project is an approved Development of Regional Impact (DRI). Residential projects within St. Lucie West are essentially built-out with the commercial and industrial neighborhoods 75% to 90% developed. Residential population totals approximately 14,000, plus the community was proposed to include 500 acres of industrial development, 426 acres of commercial/retail/office development, along with 90 acres of college campuses and over 100 acres of public parks and recreational facilities including the Tradition Stadium (the spring training facilities for the New York Mets). Plus, within the St. Lucie West development is a Jim Fazio-designed championship 18-hole golf course. The golf course was purchased in 1995 by the Professional Golfers Association (PGA) but is presently offered for sale as PGA is consolidating their operations in a location west of I-95.

West of Interstate 95 there is a modest size luxury residential community, The Reserve. The Reserve is an upper price range; golf course-oriented community on 2,700 acres of land approved for 4,100 residences. The central amenity of the development was originally a private 18-hole George Fazio designed championship golf course. Within The Reserve, PGA of America owns two Tom Fazio and one Pete Dye designed 18-hole PGA golf courses. The PGA courses are supported by a 12,000 square foot clubhouse with pro-shop, etc. Also, a PGA complex includes a “Learning Center”. The PGA’s winter headquarters is presently in Palm Beach County some 25 miles south of The Reserve.

In addition to the existing Reserve PUD, the Reserve developers completed permitting for a DRI covering a 3,000 acres tract of land lying immediately south of the existing Reserve, Verano. The DRI is permitted for 6,500 residential units, plus 50K square feet of specialty retail and a total of three golf courses to be developed by PGA, 100K square feet of golf course maintenance, etc. facilities, and 250K square feet of non-residential space associated with the golf courses, i.e., clubhouse. Also, located on the north parcel in the area of its southeast corner, the DRI will be permitted for 200K square feet of commercial use, plus a 350 rooms hotel.

The St. Lucie West developer began development on another community lying west of Interstate 95, at the I-95 / Gatlin Boulevard interchange, Tradition. Tradition is a community created under a DRI process with plan approval in September 2003. Tradition covers some 3,000 acres, projected to be developed in four phases with a total 7,245 residential units with a projected build-out date of 2022.

Adjacent to Tradition three other DRIs are permitted, Southern Grove, Riverland / Kennedy, also in the initial development stages, and the Wilson Groves DRI, both covering some 6,300 acres with potential of 60,000 population. Southern Grove DRI is predominantly planned for commercial / industrial multi-family, plus there is an area developing with detached residential projects. A residential project within the Riverland / Kennedy DRI is in the initial development stage, plus a builder is seeking approvals for some 4,000 homes to be constructed west of the Tradition / Western Grove DRI.

ST. LUCIE COUNTY AREA DATA (continued)

Initial development, 2003 – 2008, within the Tradition DRI includes the Town Square consisting of some 125,000 square feet of commercial space anchored by a Publix grocery store. Plus, the Landings at Tradition; a 500,000 square foot retail center anchored by a Target store, including out parcel development. The center could total 600,000 square feet.

The Tradition developers also achieved DRI approval in 2008 for the Southern Groves project covering another 3,200 acres lying southeast of the Tradition development, Southern Groves, is approved for a total of 4,000 residences and 4 million square feet of non-residential uses. Initially, within southern Grove DRI, the "Tradition Center for Innovation Research Park", initially developed within two bio-tech firms, the headquarters of the Torrey Pines Institute of Molecular Studies, plus VGIT gene research facility. The VGIT project, however, has closed.

Long term, the eventual impact of St. Lucie West / Tradition and The Reserve on Port St. Lucie and St. Lucie County is expected to be substantial. The St. Lucie West / Tradition and The Reserve developments also spawned several smaller developments within the City of Port St. Lucie. These new PUD's either feature golf course amenities or nature preserve amenities. New or proposed developments include River Place on the St. Lucie, St. James Golf Club, Waterville Golf and Country Club, and Sawgrass Lakes.

Within southeastern Port St. Lucie the Ginn Company purchased a 1,200± acre tract of land developed under the Tesoro PUD. Tesoro was a planned very upscale golf course community home to a grand Italianate Clubhouse, and Arnold Palmer and Tom Watson signature golf courses for Tesoro owners. Tesoro initially experienced strong demand, demand significantly retracted following general real estate trends and in 2009 the project mortgage was foreclosed with assets purchased by a Palm Beach County developer, with demand in 2018 returning at a very slow pace. Also, southeast of Tesoro a tract of land is being developed by DiVosta Homes with a mid-price range residential community.

St. Lucie Village

Adjacent to the northerly city limits of Fort Pierce there is St. Lucie Village, the third incorporated community within St. Lucie County. St. Lucie Village is operated by city council with a mayor, but the city maintains a steady population base in the range of 600 people and imposes only a minimal tax, offering minimal services to its residences. St. Lucie Village is primarily a residential community with many residents with deep St. Lucie County roots, and the population does not desire further expansion of its community, thus St. Lucie Village is not expected to change, at least for the near-term years.

Summary

In the near term, demand in the various real estate markets throughout the County ranges from modest to very strong with new projects experiencing the highest demand levels. Long term the overall economic outlook for St. Lucie County is good. Projections show the most rapid expansion will be in the City of Port St. Lucie. However, all incorporated or unincorporated areas should, by all forecasts, show a steady growth rate.

With governing and private forces vigorously working toward industrial expansions, new stable industries should add a great deal to the overall employment picture. Along with new industrial employment, growth will create many new jobs in the service and professional fields again adding to the overall economic strength for the area. Thus, the area should continue to be attractive to new residents as well as continuing to offer existing residents an attractive place in which to live and work.

Of course, the pace of economic growth will depend upon national trends. As in the past, economic highs and lows brought about by national economic policies affect the local economy thus real estate values.

Technical Review Committee **1. i.**

Meeting Date: 11/17/2022

REQUESTED ACTION

Zoning Text Amendment - Port of Fort Pierce - Proposed Maritime Future Land Use and Zoning (DRAFT)

LOCATION

Port of Fort Pierce. Map attached.

RESPONSIBLE STAFF

Kev Freeman, Planning Director.

RECOMMENDATION

Please Review and provide comments as appropriate.

Attachments

TRC Packet

Form Review

Form Started By: Kev Freeman Started On: 10/27/2022 12:25 PM

Final Approval Date: 10/28/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

FROM: Kev Freeman, Planning Director

RE: Technical Review Project: #22-42900001

TRC DATE: November 17th, 2022

STAFF REPORT

Requested Action: Review DRAFT Code

Site Location: Port of Fort Pierce (see attached map).

Background: City Staff have been directed to create a Future Land Use Designation and an associated Zoning Code to attract and facilitate development activity within the Port area.

Summary of Request:

The proposed amendments include:

1. New Marine-Commercial Future Land Use category.
2. New Maritime Planned Development Zoning District.

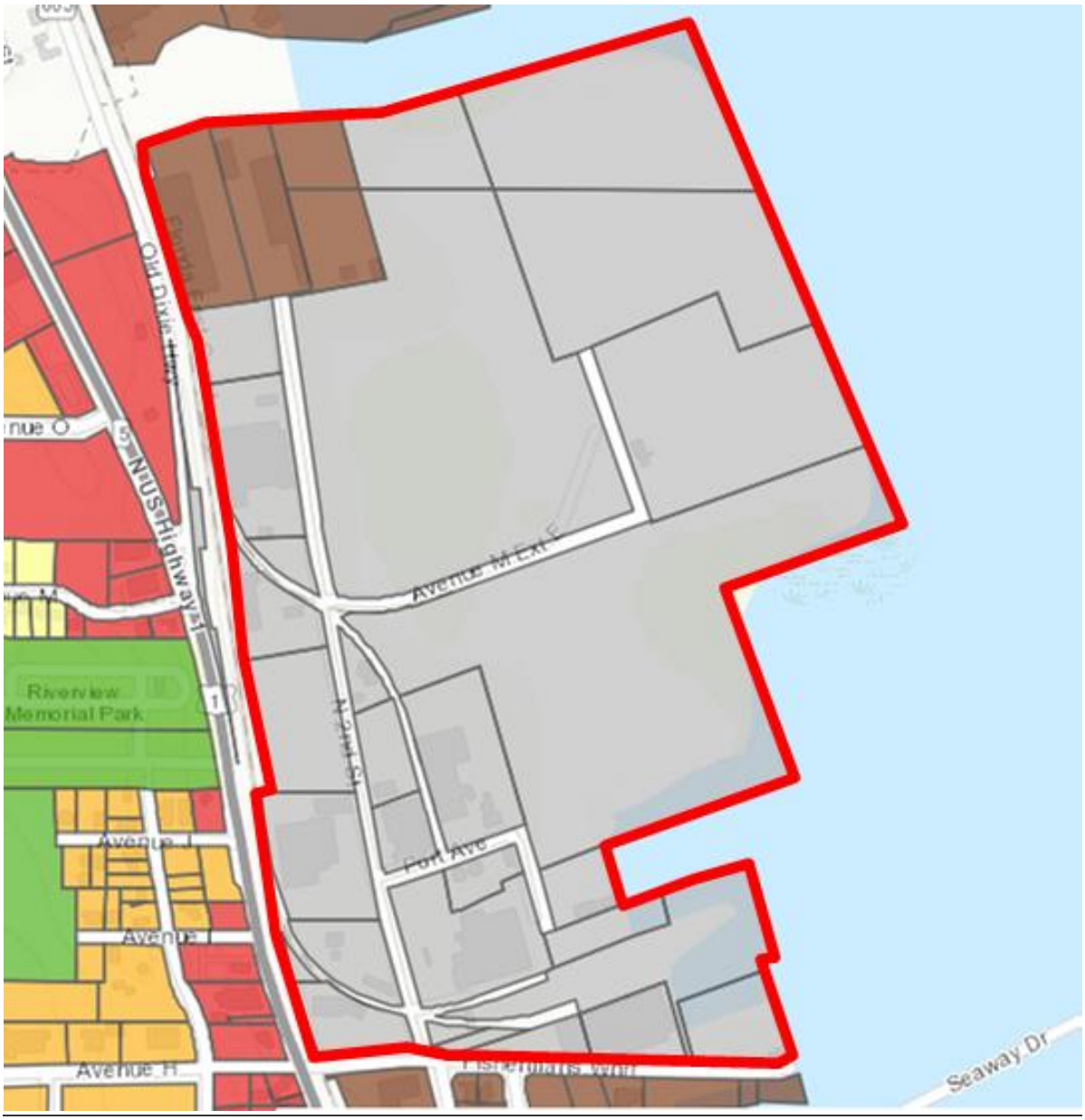


Fig 1: Port of Fort Pierce: Proposed Marine Commercial Boundary

Proposed Future Land Use Designation

Marine Commercial (MC): The Marine Commercial designation is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. Residential uses may comprise up to 20 percent of the total building floor area of the Marine Commercial future land use designation.

Proposed Zoning Text Amendment

Sec. 125-214. - Planned Maritime Development Zone (PMD).

(a) ***Purpose.*** The PMD zone is intended to preserve deep-water access for port and maritime uses consistent with the objectives of the Port of Fort Pierce Master Plan (Port Master Plan) which need or use deep-water access, particularly port and marine-related operations, and other water dependent or related uses The PMD zone is intended to protect these resources by regulating the types of industrial, commercial, institutional, recreational, and limited corporate residential uses allowed within the zone. Uses within a PMD should be considered against the concepts outlined and contained in the adopted Port of Fort Pierce Master Plan.

(b) ***Basic Use Standards.*** Uses allowed within this zone are intended to promote flexibility of design and allow planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare. In so doing, the PMD zone is designed to:

(1) Provide for the planning, review, and approval of one or a combination of parcels consistent with an approved site plan that may include industrial, commercial, public, institutional, recreational, and limited corporate residential uses designed to foster maritime-oriented development.

(2) Provide an organized and compatible development pattern within the PMD zone.

(3) Allow flexibility and efficiency in site design through the arrangement of structures, utilities, and on-site circulation that promotes multi-modal transportation,

interconnectivity into and throughout the overall PMD and the adjacent properties that is more efficient than is permitted under conventional zoning.

(4) Promote development that is adapted to natural features, and protects the integrity of the shoreline, wetlands, trees and other vegetation and habitat, and which supports the natural drainage patterns.

(5) Expand coastal edges for working and recreational waterfront activities that stabilize and bolster the surrounding land uses.

(6) Organize upland areas for flexibility and adaptability for marine commerce and light-industry uses.

(7) Promote environmental education and restoration.

(8) Permit the incorporation of unique characteristics which are consistent with the intent of the approved Port Master Plan.

(9) Provide site specific limitations, where necessary, to protect public health, safety, and welfare, and the protection and preservation of lands either internal or external to the PMD.

(b) Definitions and allowed uses. The following words, terms, and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. The definitions also pertain to the use allowed within the Maritime PD Zoning District.

Coastwide shipping means the movement of cargo and passengers by sea along a coast, without crossing an ocean.

Corporate residential means housing provided on-site to workers employed in connection with uses in and around the Port of Fort Pierce and available to rent on a temporary and flexible basis.

Education facility means land, buildings, or structures used for providing academic, commercial, or curriculum-based educational services

Environmental and cultural resource means a use which encompasses natural habitats, sensitive species, sensitive habitat lands, wetlands, floodplains, any product of human activity or any object or place given significance by human action or belief, including landforms and archaeological sites.

Export operations, means an activity where resources, intermediate goods, or final goods or services that a buyer in one country purchases from a seller in another country.

Fuel Storage and Distribution, means activities and processes associated with storing, handling, and transporting fuel from the fuel production facility to and at the fueling station.

Import operations, means an activity where resources, goods, or services that producers in one country sell to buyers in another country.

High and dry boat storage means structures or racks located landward of the high watermark that provide dry places and easy access for removing and returning boats, kayaks, Jet Skis, etc., from the water via a lift or hoist.

Hotel means a facility offering transient lodging accommodations to the general public and providing additional services, such as restaurants, meeting spaces, entertainment, and recreational facilities.

Light Industrial means an industrial use that does not include uses which may be obnoxious by reason or emission of odors, dust, noise, smoke, or vibrations.

Marinas means facilities which provide moorage, launching, storage, supplies and a variety of services for recreational, commercial fishing and charter fishing vessels. They are differentiated from docks/moorages by their larger scale, the provision of significant landside services and/or the use of a solid breakwater (rock, bulkheading, etc.).

Marine industrial means the assembly, production, or storage of finished or semi- finished materials or components into a finished or semi-finished marine product and includes the production or sale of fishing equipment and supplies, boat construction and dry land boat storage, sales of fisheries products for human consumption, and commercial fishing operations.

Marine related retail means sales of boat and marine accessories and parts and related supplies, fishing equipment, and fishing licenses. But excludes motorized watercraft sales and rentals.

Passenger vessel a day trip or cabin vessel constructed and equipped to carry more than 12 passengers.

Passive Park and Recreation means passive recreation, greenway, and stormwater recharge uses, and public facilities necessary to support development on nearby buildable lands and water-related development.

Rail means the rails, ties, ballasts, spur and all related apparatus or appurtenances attached thereto which are necessary for the operation of a railroad.

Resort hotel means a tourist-oriented destination resort facility offering transient lodging accommodations with sleeping units available to the general public in conjunction with marine, aquatic, golf or other recreational amenities, including, but not limited to, organized programs, activities, camps and excursions for both adults and/or children, fitness and spa facilities, as well as other services and amenities including restaurants, meeting, conference and/or banquet facilities as well as entertainment where such sleeping units are intended for the exclusive use as transient lodging accommodations.

Restaurant means a use where food and beverages are offered for sale to the public for consumption at tables or counters either inside or outside the building on the lot.

Shipyard means a yard, place, or enclosure where ships are built or repaired.

Terminal facilities means one or more structures comprising a terminal unit, which include, but are not limited to, wharves, warehouses, covered and/ or open storage spaces, cold storage plants, cranes, grain elevators and/or bulk cargo loading and/or unloading structures, landings, and receiving stations, used for the transmission, care and convenience of cargo and/or passengers in the interchange of same between land and water carriers or between two water carriers.

Vessel Repair means use for repair and construction of vessels, or work on the underwater bodies of vessels, and uses which are ancillary, accessory, or incidental to vessel repair or construction, including use of a drydock or ship lift.

Water-dependent use means a use or a portion of a use which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations. Examples of water-dependent uses may include ship cargo terminal loading areas, ferry and passenger terminals, barge loading facilities, ship building and dry docking, marinas, or float plane facilities.

Water-related use means a use which provides goods and/or services that are directly associated with water-dependent uses (supplying materials to, using products of or offering commercial or personal services to water-dependent uses)

(c) ***General standards for approval****.* The PMD zone is designed to allow an applicant to submit a proposal for consideration, for any use or any mixture of uses, The approval of planned development rezoning rests with the city commission. However, no rezoning or development plan may be approved unless the following conditions are met:

(1) *Comprehensive plan consistency*.

a. A PMD shall only be allowed within the City's Marine Commercial Future Land Use designation.

b. The site plan shall be consistent with the objectives of the Port of Fort Pierce Master Plan and with the goals, objectives, and policies of the comprehensive plan.

(2) *The maximum intensity and density shall be as follows*:

1. *Intensity:* The PMD zone allows a maximum FAR of 1.5.
2. *Floor Area.* Residential uses, limited to corporate residential uses, may comprise up to 20 percent of the total (gross) floor area of a development within the PMD, consistent with the Marine Commercial future land use designation.
3. Density. The PMD allows a maximum density of 15 dwelling units per acre, limited to corporate residential uses.

(3) *Access and Interconnectivity and Multi-mobility*.

a. All site plans shall provide, when feasible:

1. Cross-access to the property line of all adjoining parcels,
2. Safe pedestrian connectivity,

3. Alternative means of transportation to adjoining properties and public rights-of-way.

(4) Basic use standards. Uses in a PMD zone must meet the requirements of this section.

a. Lot coverage. Building shall not cover more than 80 percent of the lot area.

b. Yards. The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district shall be 15 feet.

c. Outside Storage.

1. Outside storage shall be positioned in an organized manner and not within the required setback.

2. Outside storage shall not be located within any required open space area.

3. The top of the highest cargo or stacked storage container shall not exceed a height of 40 feet.

4. All other storage materials shall not exceed a height of 30 feet.

d. *Impervious.* The maximum impervious area for a site plan shall be limited to 80 percent of the total lot area.

e. *Accessory buildings.* Accessory buildings shall comply with all yard, lot coverage and building requirements of this chapter.

f. All uses will comply with applicable access, parking and loading standards of this chapter.

g. Signs will comply with standards referred to in chapter 117.

(d) ***Applicability to other code of ordinances not in conflict herein.*** All building code, and other land use regulations of the city not directly in conflict herewith are applicable to the PMD zone.

(e) ***Easements.*** Easements necessary for the orderly extension and maintenance of public utilities, roads and/or other special needs which may be required shall be provided.

(f) ***Applicable to Phasing.*** Each phase of development must be planned and related to previous and future development phasing, surrounding properties, and available public facilities and services, to ensure all phases of development will not adversely impact drainage, utilities, access, parking or the traffic flow of the completed phases.

(g) ***Additional requirements.*** The city commission may establish additional requirements which it considers necessary to ensure that a PMD conforms to the intent of this section.

(h) ***Variances are not necessary.*** The specific development standards of the PMD zone are contained in the approved site plan for each planned development listed within the development order which normally considers those matters which might otherwise be the subject of variance review by the board of adjustment.

(i) ***Application requirements.*** When an application for a PMD site plan is submitted, the following items shall be provided:

(1) *Written documents.*

a. *Project narrative: a statement describing the PMD.* This statement shall include a description of the character of the proposed development as it relates to the development objectives and consistency with the Port Master Plan, city code and the city's comprehensive plan.

b. *Phasing:* The number of phases in which the project will be built and a timetable of development outlining when construction of each phase can be expected to begin and finish.

c. Traffic and parking analysis.

d. A description of the buildings and streetscapes including proposed height, building coverage, parking areas, outside storage, and public improvements proposed for each phase of the development.

e. Any agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

f. A statement describing any endangered or threatened species that may be located on the site and potential environmental impacts on flora and fauna.

g. A statement of provisions as required to control water and wind erosion during and after construction associated with the development. Runoff from impervious surfaces or other potential polluting sources in the development area shall be managed to reduce the adverse water quality impacts to the extent possible.

(2) *Site plans.* Plans with the following information shall be submitted:

a. The existing site conditions, shorelines, flood plains, unique natural features, and forest cover.

b. Conceptual grading and stormwater plan.

c. A landscape and irrigation plan consistent with Chapter 123.

d. Proposed lot lines and other divisions of land for management, use or allocation purposes.

e. The location, size and height of present and proposed buildings, *outdoor storage,* and structures.

f. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, public and semi-public buildings, and similar uses.

g. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.

h. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.

i. Information on land areas adjacent to the proposed planned development, including land uses, zoning classifications, densities, circulation systems, public facilities, and unique natural features of the landscape.

j. The proposed buffering treatment of the perimeter of the planned development (consistent with Chapter 123) shall be provided that includes the location for refuse stations, storage areas, and loading areas, including materials and techniques used such as screens, fences, and walls.

k. The location of existing wetlands, proposed preservation, and conservation areas.

l. The total square footage of non-residential development and/or quantity and type of dwelling units, if applicable.

m. The parcel sizes; proposed lot coverage of buildings and structures; impervious area, residential gross densities; total amount of open space; and the total

amount of non-residential acreage (including a separate figure for commercial and industrial acreage).

(k) ***Transportation.***

(1) A suitable site layout shall be used for all street and on-site drives, parking, loading, and unloading areas, refuse collection and disposal points, sidewalks, bike paths and other transportation facilities. Suitability, in part, shall be determined by the potential impact of these facilities on safety, traffic flow and control and emergency vehicle movements.

(2) Principal vehicular access points shall be designed to permit smooth traffic flow and to minimize hazards to vehicular and pedestrian traffic. Minor streets within a PMD shall not be connected to streets outside in such a way as to encourage their use by through traffic.

(3) Streets in a PMD may be dedicated to public use or retained in private ownership, except the city commission may require collector and similar streets to be dedicated to the public. When considered appropriate by the city commission, city codes concerning rights-of-way and street pavement widths may be reduced and those requiring curbs and gutters may be waived.

(l) ***Planned Maritime Development review procedures****.*

(1) *Pre-application conference.* The applicant is required to provide the following information related to the proposed development at the meeting.

a. Consistency with the adopted comprehensive plan.

b. Adequacy of utilities and other public facilities to serve the proposed development.

c. Relationship to the adopted Port Master Plan.

(2) *Site plan.* Shall include all information specified in this section. The procedure for reviewing the site plan is the procedure set forth in section 125-133, amendment procedures, and section 125-313, site plan review. If the proposed PMD site plan also involves the subdividing of land which is regulated by the city, the plat shall be reviewed concurrently with the site plan as specified in chapter 121. Approval of a site plan or approval of the plan with conditions shall occur concurrently with a change in zoning for the property.

(m) ***Adherence to approved site plan.*** Building permits for construction shall be issued only if consistent with an approved site plan. No building permit or certificate of occupancy shall be issued for a planned development except in conformity with all provisions of the approved final plan, as amended. All buildings and improvements in a particular phase need not be complete before the issuance of a certificate of occupancy for a completed building in that phase unless otherwise required by the final plan as approved.

(n) ***Adherence to approved site plan. Modification of an approved PMD site plan.*** Changes to approved PMD site plans are either major modifications or minor modifications. A major modification shall require the approval of the city commission, while a minor modification may be done administratively by the planning director (or designee).

(1) *Modification review criteria.* Generally, additions, deletions, changes in the use, density, sequence of development or other specifications of an approved PMD site plan are to be viewed as a major modification. Once a determination has been made that a proposed modification constitutes a major modification, the applicant shall follow the same procedure as a new planned development request. An application for a major modification shall be filed in the planning department. Applications for a major

modification of PMD site plans may require a revised PMD site plan or portions thereof indicating the effect of the proposed change, a narrative description of the modification and reasons such a change is necessary, and additional information as required by the planning director (or designee) to adequately review the proposed modification. The following alterations shall be considered a major modification, and reapplication as a new site plan will be required:

a. Increase or decrease in intensity of use. A change of 10 percent or more of usable floor area, or a change of 10 percent or more in the number of dwelling units, or a change of five percent or more of outside land area affecting landscaping or shoreline. In no case shall the intensity or density be increased over the maximum allowed by the future land use element of the comprehensive plan.
b. Any change in the location of the parking area, or a change of ten percent or more in the number of spaces provided.
c. Structural alterations significantly affecting the basic size and form of the building as shown on the approved site plan including increase in building height of more than one story or 12 feet.
d. Any reduction in the amount of open space by 10 percent or more, or a substantial change in the location or characteristics of open space uses.
e. Substantial changes in location or type of pedestrian or vehicular accesses or circulation.
f. Any change which would increase traffic generation by more than ten percent.
g. Any deviation exceeding 12 inches from the setbacks or lot dimensional standards approved as part of the site plan.

h. A change to the buffering material that negatively impacts the surrounding properties.

i. Any change in the design and/or location of the stormwater facility that negatively impacts the surrounding properties.

j. Any addition or reduction to the area of a PMD planned development.

k. Changes proposed to three or more of the criteria that do not meet the threshold individually to be considered a major modification.

l. Any change in a condition specifically required by the city commissioners as part of the planned development approval.

(2) *Minor modification.* Any modification to an approved PMD plan which does not constitute a major modification shall be considered a minor modification. Generally, minor variations, extensions, alterations or modifications of proposed uses, buildings/structures or other improvements which are consistent with the purpose and intent of the approved PMD plan are considered minor modifications. Upon determination that the proposed modification is a minor modification, the planning director (or designee) shall render a decision to the applicant within 15 working days after submission of a completed modification application. Applications for a modification shall include an updated, revised PMD site plan indicating the effect of the proposed change and a narrative description of the modification and the reasons why such a change is necessary.

(o) Extensions to the approved timetable of development attached to the site plan approval may be granted by city staff in two-year increments. Any request for an extension to the timetable of development shall be submitted in writing to the planning department for review no later than the three weeks prior to the expiration date of the PMD site plan approval. If the PMD site plan expires,

the land will retain the PMD zoning designation; however, the site plan approved with the PMD rezoning will be null and void.