



TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Ryan Altizer, Planner

RE: **Bray Restaurant and Retail- Site Plan- 22-07000025**
2501 Virginia Ave

BOARD DATE: December 15, 2022

Site Plan at 2501 Virginia Ave

The above referenced project is being submitted for your review and comments. The applicant is requesting a Development and Design Review for 2501 Virginia Ave.

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

If you have comments, please respond prior to Tuesday, December 13, 2022. If you have any questions, please contact the Planning Department at 772-467-3737 or Ryan Altizer at 772-467-3742.

Thank you



DEVELOPMENT REVIEW

Property Information

Property address or Location 2501 Virginia Avenue - Fort Pierce, FL 34981
 Parcel ID #(s) 2420-111-0001-010-1
 Project description 5,000 SF building proposed for (3) part restaurant.

Application Type

- Site Plan Conditional Use w/New Construction Conceptual Development Plan
 Minor Amendment Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 5,000 Site Acreage: 0.85
 Residential: Proposed Units: 0 Proposed Sq. Ft.: 0 Site Acreage: 0

Yazji Property Inc

Property Owner(s)
910 SW Saint Lucie West Blvd
 Street Address
Port St Lucie FL 34986
 City State Zip
772-785-9515
 Phone Number
dryazji@regencydental.org
 Email Address

Bradley J. Currie, AICP (Agent - EDC, Inc.)
 Applicant/Representative, Title, Company
10250 SW Village Parkway #201
 Street Address
Port St Lucie FL 34987
 City State Zip
772-462-2455
 Phone Number
bradcurrie@edc-inc.com
 Email Address

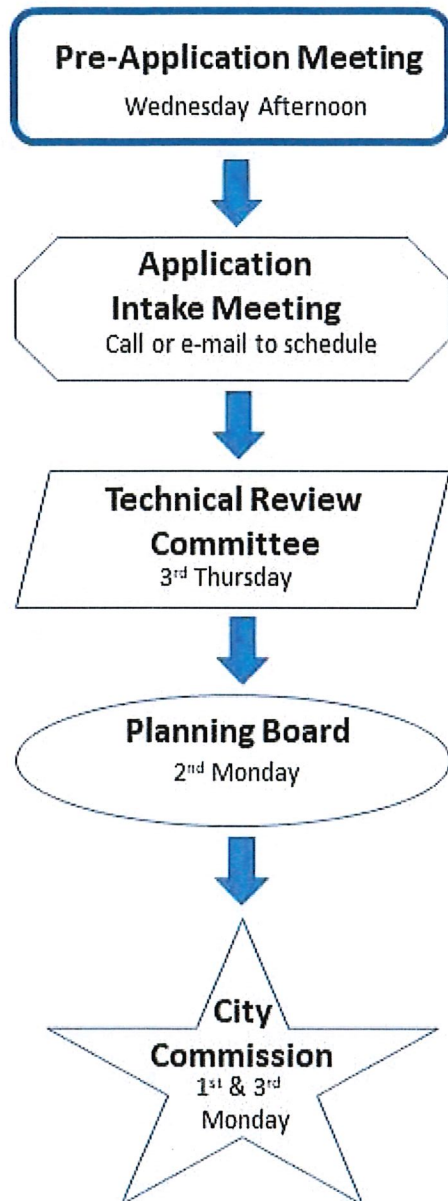
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

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.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

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.

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

Yazji Property Inc
910 SW Saint Lucie West Blvd
Port St Lucie, FL 34986

AGENT CONSENT FORM

Project Name: Bray – 2501 Virginia Ave

Parcel ID: 2420-111-0001-010-1

BEFORE ME THIS DAY PERSONALLY APPEARED MANHAL YAZJI, 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 21 day of October, 2022 by Manhal Yazji (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



Owner's Signature

Jennifer Goulas

Printed Name of Notary

Manhal Yazji

Owner's Name



5122 SW Sunshine Farms Way

Street Address

Palm City, FL 34990

City, State, Zip

01-20-2025

My commission expires

772-201-3721 dryazji@regencydental.org

Telephone / Email

Bray Commercial Services
1025 SW Martin Downs Blvd Suite 205
Palm City, FL 34990

AGENT CONSENT FORM

Project Name: Bray – 2501 Virginia Ave – Ft Pierce, FL

Parcel ID: 2420-111-0001-010-1

BEFORE ME THIS DAY PERSONALLY APPEARED Nathaniel Bray, 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 31 day of August 2022 by Nathaniel Bray (Name of Person Acknowledging) who is personally known to me or who has produced n/a (type of identification) as identification and who did (did not) take an oath.

Stacy Sanborn
Notary Signature

Stacy Sanborn
Printed Name of Notary

Nathaniel J Bray
Owner's Signature

Nathaniel J Bray
Owner's Name



1025 SW Martin Downs Blvd #205
Street Address

Palm City, FL 34990
City, State, Zip

11/7/2024
My commission expires

561-510-2225/njb@brayrealtyadvisors.com
Telephone / Email

①

This instrument was prepared by:
Ramina E. Kemnitz
Walgreen Co.
104 Wilmot Road, MS1420
Deerfield, Illinois 60015

AFTER RECORDING, RETURN TO:
Attn: Christine A. Renner *202*
LandAmerica National Comm. Svcs.
10 South LaSalle Street, Ste. 2500
Chicago, IL 60603 *CHI-36095*

WARRANTY DEED

This WARRANTY DEED is made and entered into this 19th day of May, 2006, by and between WALGREEN CO., an Illinois corporation, whose address is 200 Wilmot Road, Deerfield, Illinois 60015 (hereinafter called the "Grantor"), to Yazji Property, Inc., a Florida corporation, whose address is 910 SW St. Lucie West Boulevard, Port St. Lucie, Florida 34906 (hereinafter called the "Grantee"):

W I T N E S S E T H:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its successors and assigns, all that certain land situated in S. Lucie County, Florida (the "Property"), to-wit:

See Exhibit A attached hereto and incorporated herein by reference subject to the matters set forth on Exhibit B attached hereto and incorporated by reference herein.

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

SUBJECT TO the following deed restriction which shall be a covenant binding upon Grantee and as a covenant running with the land:

The Property shall not be used for as long as there is an operational Walgreens store within 500 feet of the Property for the following prohibited uses:

- (i) the operation of a drug store or a so-called prescription pharmacy or prescription ordering, processing, or delivery facility (whether or

RETURN TO: *0-050954-L*
LandAmerica - Commercial Services
1001 N. Lake Destiny Road Ste 250
Maitland, FL 32751

RE

Property Identification

Site Address: 2501 VIRGINIA AVE
 Sec/Town/Range: 20/35S/40E
 Parcel ID: 2420-111-0001-010-1
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 170941
 Map ID: 24/20N
 Zoning: General Co

Ownership

Yazji Property Inc
 910 SW Saint Lucie West Blvd
 Port St Lucie, FL 34986

Legal Description

20 35 40 FROM NE COR OF SEC RUN S 89 44 58 W ALG N SEC LI 40 FT, TH S 02 18 48 E 126.75 FT, TH N 49 3 37 W 50.98 FT TO SLY R/W ST RD 70, TH S 84 11 36 W 232.89 FT TO POB, TH S 84 11 36 W ALG S R/W LI OF VIRGINIA AV 62.44 FT TO CURVE CONC NLY, R OF 5789.58 FT, TH WLY ALG ARC 67.92 FT, TH S 2 18 48 E 264.77 FT, TH N 88 17 9 E 137.06 FT, TH N 1 42 51 W 12.33 FT TO CURVE CONC NWLY, R OF 4.50 FT, TH WLY ALG ARC 7.09 FT, TH N 1 51 10 W 32.67 FT, TH N 87 6 14 E 9.26 FT, TH N 4 14 46 W 205.80 FT, TH N 17 53 12 W 19.14 FT TO POB. SUBJ TO ESMT AS IN OR 2573-0911 (0.85 AC) (2573-906)



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.85
 Land Size (SF): 37,042

Current Values

Just/Market Value: \$129,600
 Assessed Value: \$129,600
 Exemptions: \$0
 Taxable Value: \$129,600

Property taxes are subject to change upon change of ownership.

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

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Taxes for this parcel: SLC Tax Collector's Office [📄](#)

Download TRIM for this parcel: [Download PDF 📄](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 19, 2006	2573 / 0906	XX00	WD	Walgreen Co,	\$332,500
May 22, 1998	1148 / 0450	XX01	WD	VIRGINIA AND 25TH INC	\$3,094,300

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
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Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$129,600
Just/Market:	\$129,600
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$129,600
Exemption(s):	\$0
Taxable:	\$129,600

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.85037	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assessments 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	\$129,600	\$129,600	\$0	\$129,600
2020	\$129,600	\$129,600	\$0	\$129,600
2019	\$129,600	\$129,600	\$0	\$129,600
2018	\$129,600	\$129,600	\$0	\$129,600

Permits

Number	Issue Date	Description	Amount	Fee
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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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PROJECT DESCRIPTION & COVER LETTER
Bray – 2501 Virginia Avenue, Ft Pierce, FL
 Development & Design Review Applications
 Date November 10, 2022

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting the approval of Design and Development Review Applications for the following subject property to be known further as Bray – 2501 Virginia Avenue in Fort Pierce, FL. The Applicant is requesting approval for the development of an attractive 5,000-sf (3) part restaurant / retail facility to be established to the immediate west of Walgreens at 25th Street and Virginia Avenue, in Fort Pierce, FL. This location is intended to include parking lot improvements, drainage, shared access with the existing business to the east, with additional photometrics, landscaping and site improvements as per Fort Pierce Land Development Code & Comprehensive Planning requirements.

SITE CHARACTERISTICS & PROJECT HISTORY

Subject parcel acreage is identified in the table below:

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2420-111-0001-010-1	2501 Virginia Avenue	.85	GC	C-3
TOTAL ACRES:		.85		

The property is generally located at the southwest corner of 25th Street and Virginia Ave, immediately west of a pre-existing Walgreens Pharmacy and retail store. The .85-acre property proposed for development currently maintains a General Commercial (GC) Future Land Use designation and is within the General Commercial (C-3) Zoning district. The parcel is identified in the attached aerial map and boundary and topographic survey is provided in the attached submittal for your reference as well.

The parcel immediately to the west of the proposed site for development currently remains within the Medium Density Residential (R-4) Zoning District with a Future Land Use designation of Medium Density Residential (RM) and is occupied actively by a Seventh Day Adventist Church. The property to the immediate south has a General Commercial (GC) Future Land Use designation and is within the General Commercial (C-3) Zoning district and is undeveloped at this time. After extensive investigation on foot and surveying, it appears that the area to the south may be drainage or otherwise undeveloped for a purpose yet to be determined. South of this undeveloped area is also within the Medium Density Residential (R-4) Zoning District with a Future Land Use designation of Medium Density Residential (RM) and is well-developed with occupied multi-family residences.

The property to the immediate east of the proposed site for development is an established Walgreens Pharmacy and retail store, which currently maintains a General Commercial (GC) Future Land Use designation and is within the General Commercial (C-3) Zoning district. This Walgreens property is at the southwest corner of Virginia Avenue and 25th Street and would share driveway access with the proposed development in 2 locations, and would share access to both Virginia Avenue and 25th Street via existing driveways without proposing additional construction to these major roadways aside from utility connectivity which would be done so as permitted by FPUA, FDOT and the City of Fort Pierce.

The parcel currently being proposed for development lies within the jurisdiction of FPUA for water, sewer, electric, and natural gas services, and will be served as such, as permitted.

Included in this submittal, please find the required Site Plan along with additional supplemental material in support of this request.

Based on the above and attached information, the Applicant and EDC, Inc. Staff respectfully seek your approval.

Z:\EDC-2022\22-326 - Bray - Virginia Ave Project\ENGINEERING\Documents\Submittal Documents\Applications\2022-11-XX_Dev_Rev_Bray_Virginia_Ave_22-326\4 - Detailed Project Narrative.docx

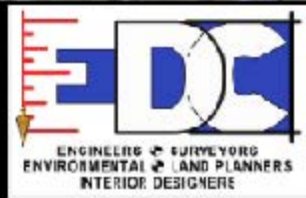


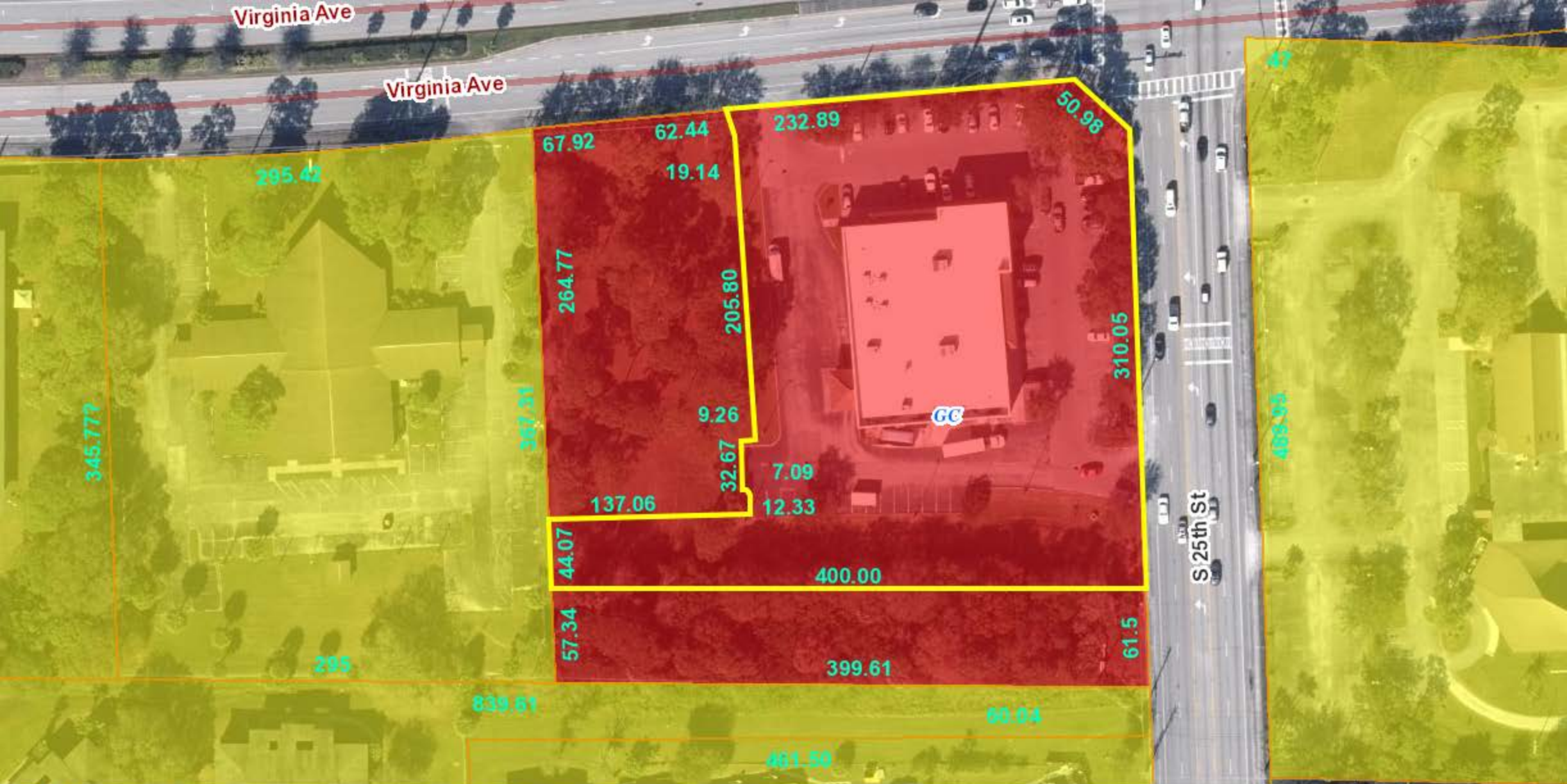
**2501 Virginia Ave
Proposed Parcel
for Development**

PCN 2420-111-0001-010-1 City of Fort Pierce, FL

2501 Virginia Avenue

General Location Map





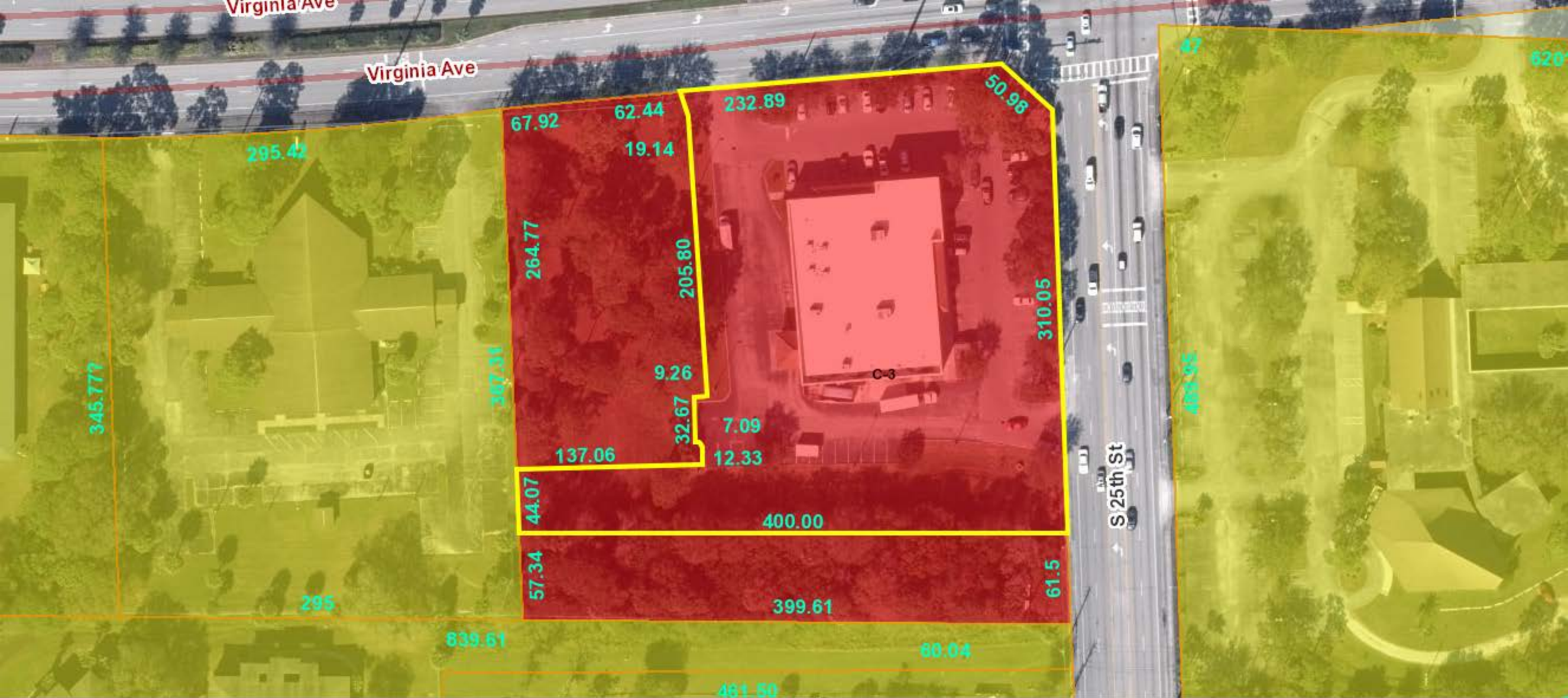
2501 Virginia Avenue

City of Ft Pierce, FL

PCN 2420-111-0001-010-1

Future Land Use Map





2501 Virginia Avenue

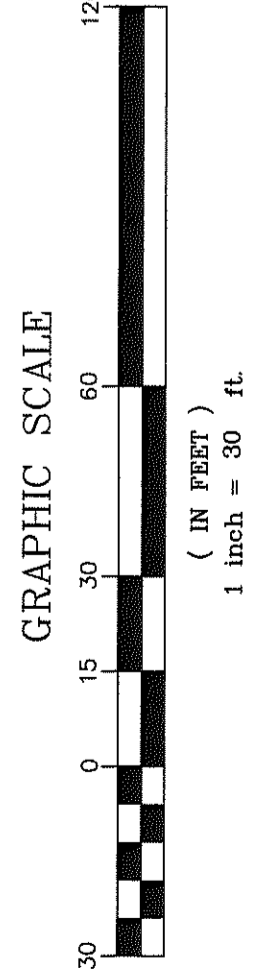
City of Ft Pierce, FL



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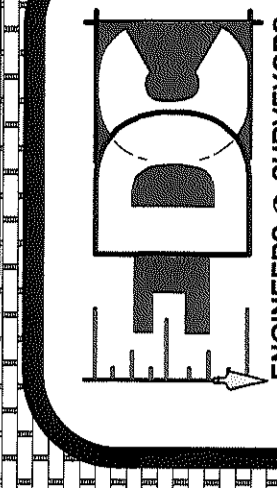
Zoning Map





BOUNDARY & TOPOGRAPHIC SURVEY

FOR: BRAY



ENGINEERS & SURVEYORS
ENVIRONMENTAL

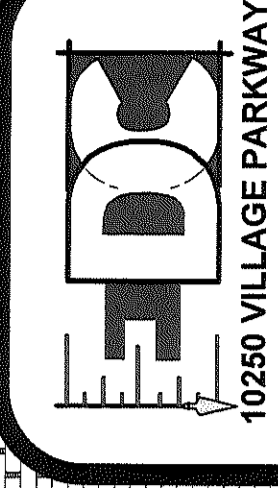
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
TEL: 772-482-2455
WWW.edc-inc.com

DATE	REVISION COMMENTS
AUGUST 23, 2022	
SCALE	AS SHOWN
FILE NAME	22-326 BT.dwg
FIELD CREW	JR
CHECKED BY	MTD
DRAWN BY	RJB

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: BRAY

LAND LYING IN SEC. 20,
TWN 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA



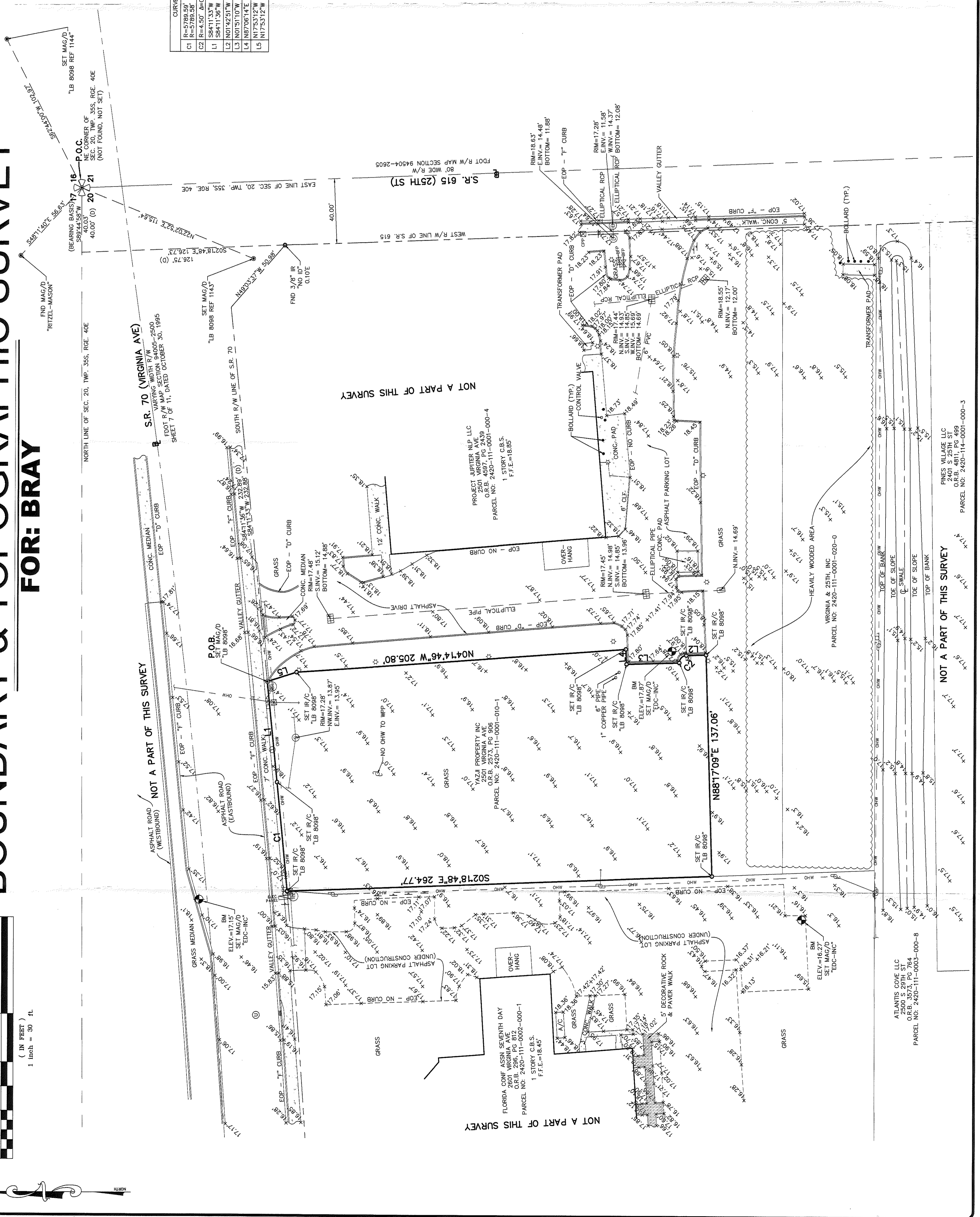
ENGINEERS & SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
TEL: 772-482-2455

22-326

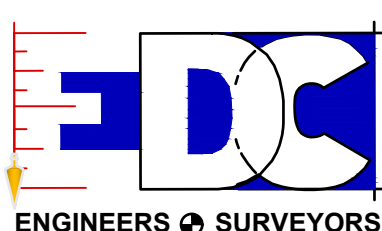
2 OF 2

CURVE & LINE TABLE
C1 R=5789.59' A=00°40'20" L=67.93' E=2789.58' A=00°40'20" L=67.92' (D)
C2 R=4.50' A=91°53'21" L=7.09'
L1 S84°11'35"W 62.45'
L2 N01°42'51"W 12.33' (D)
L3 N01°51'07"W 12.33'
L4 N52°56'14"E 62.87'
L5 N17°53'12"W 19.33'
L6 N17°53'12"W 19.14' (D)



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSES AND CLIENT FOR WHICH IT WAS PREPARED, RELEASED AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC. COPYRIGHT 2022 BY EDC, INC. ALL RIGHTS RESERVED. EDC, INC. IS THE SOLE PROPRIETOR OF THIS DOCUMENT AND ALL RIGHTS ARE RESERVED. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION IS STRICTLY PROHIBITED. EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC. FOR ANY DAMAGE OR LOSS OF PROFITS, REVENUE, OR OTHER ECONOMIC LOSS, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, ARISING FROM THE USE OF THIS DOCUMENT.

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EDC ENGINEERS & SURVEYORS

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	JUL
DRAWN BY	JUL
FILE NAME	22-326 Virginia Ave Project.rvt
DETAILS	LAYOUT
AS SHOWN	SCALE
DATE	14 OCTOBER 2022

REVISION COMMENTS	DATE

VIRGINIA AVE PROJECT

FLORIDA

DETAILS

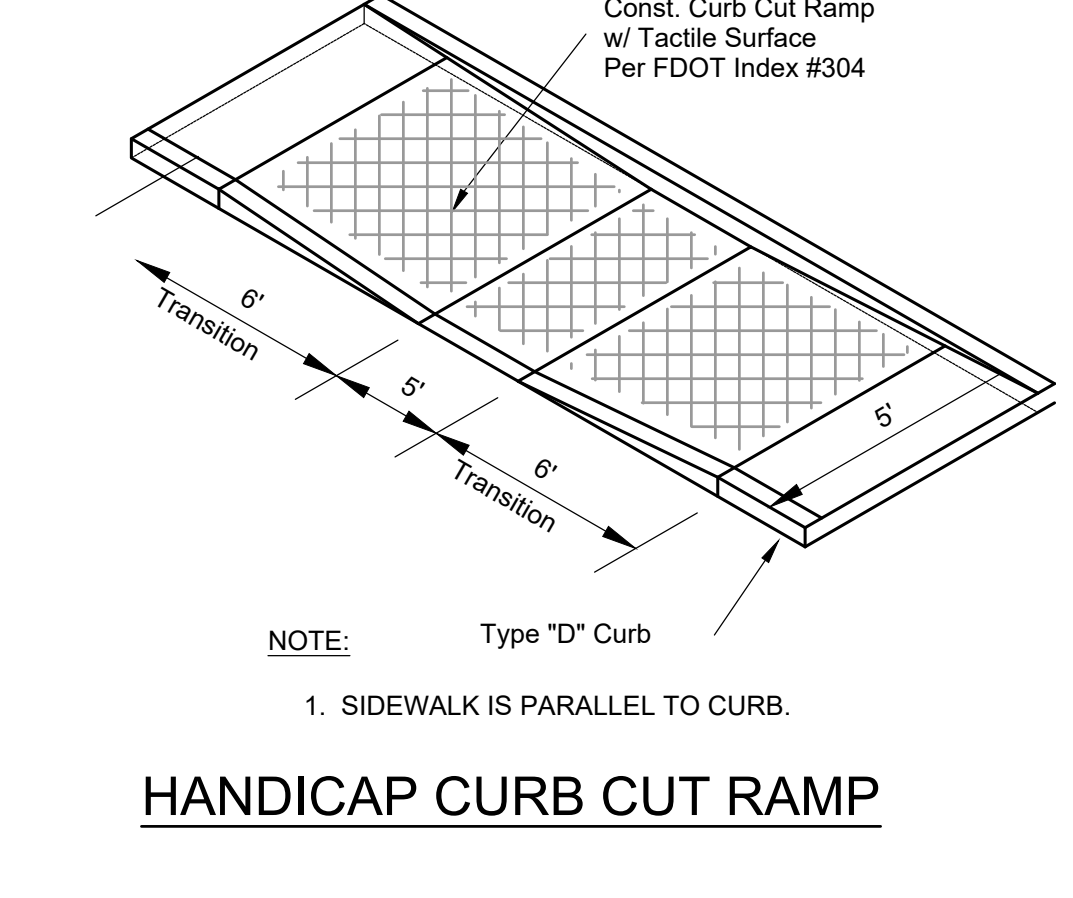
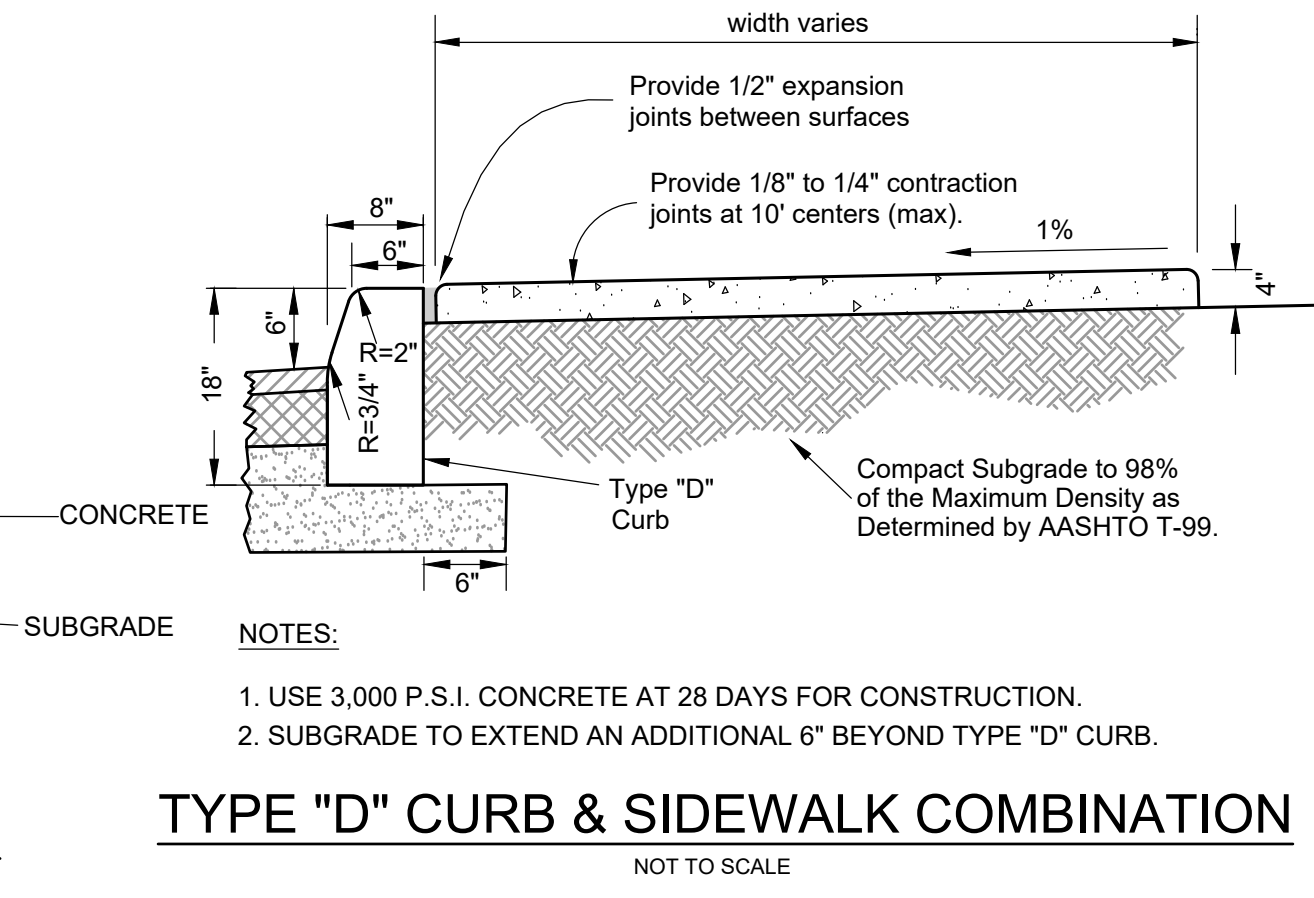
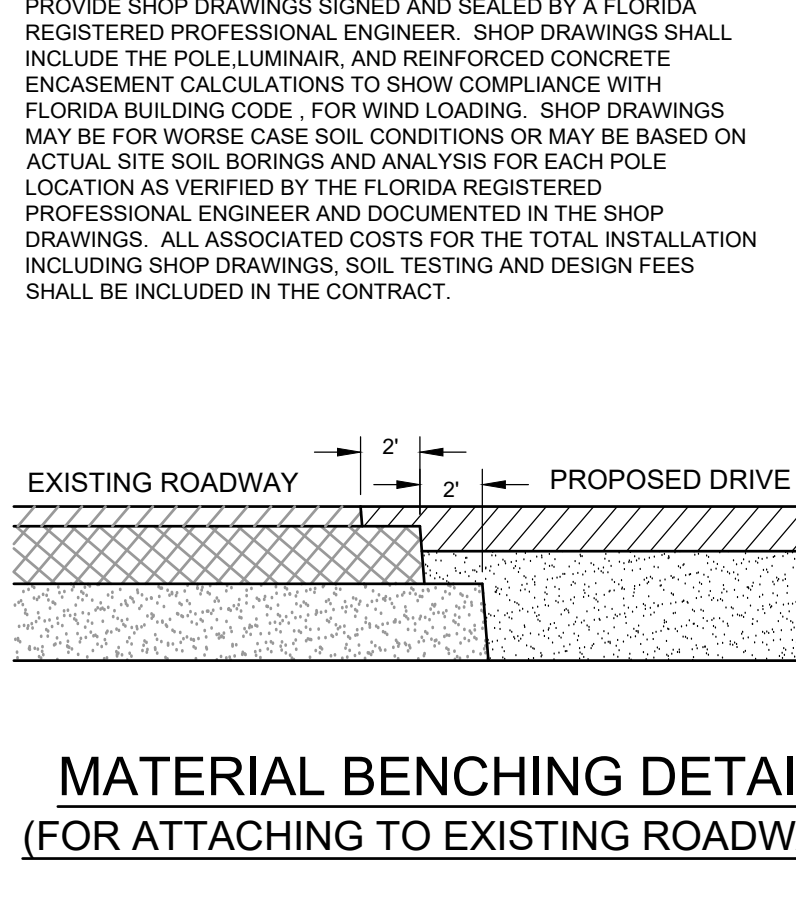
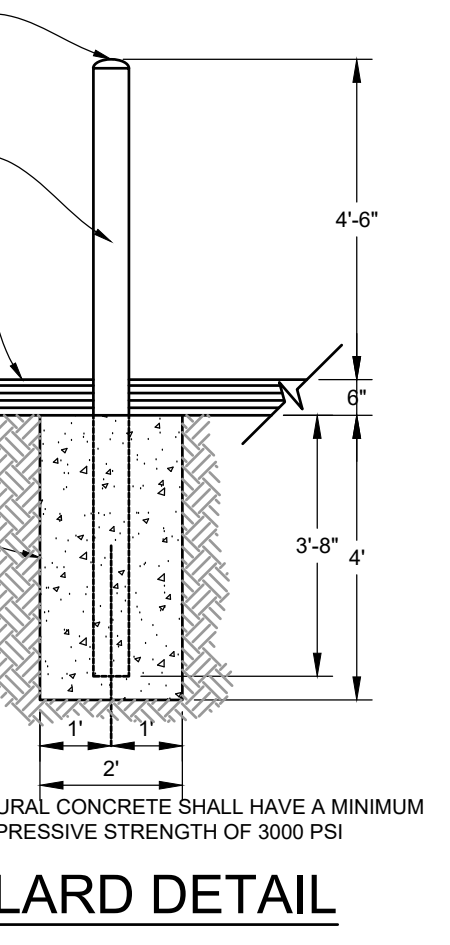
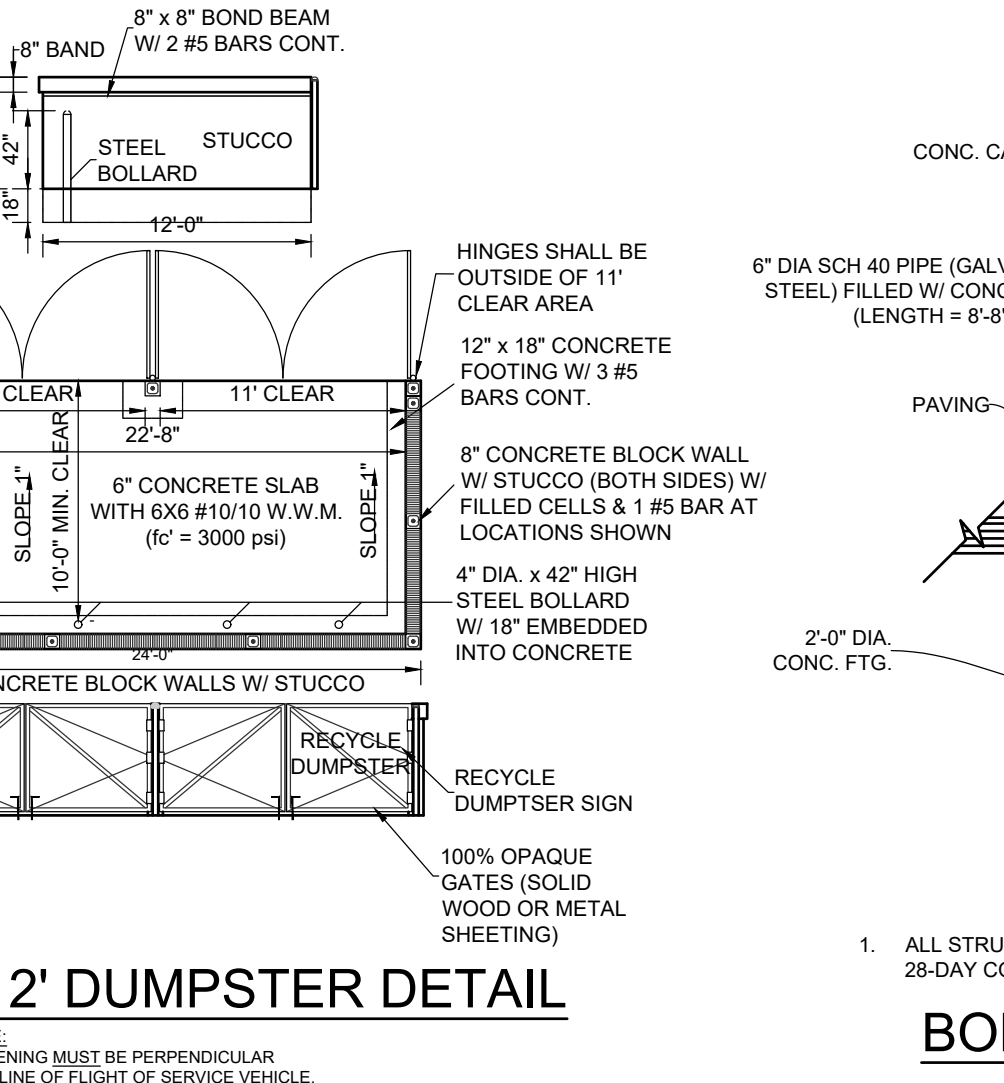
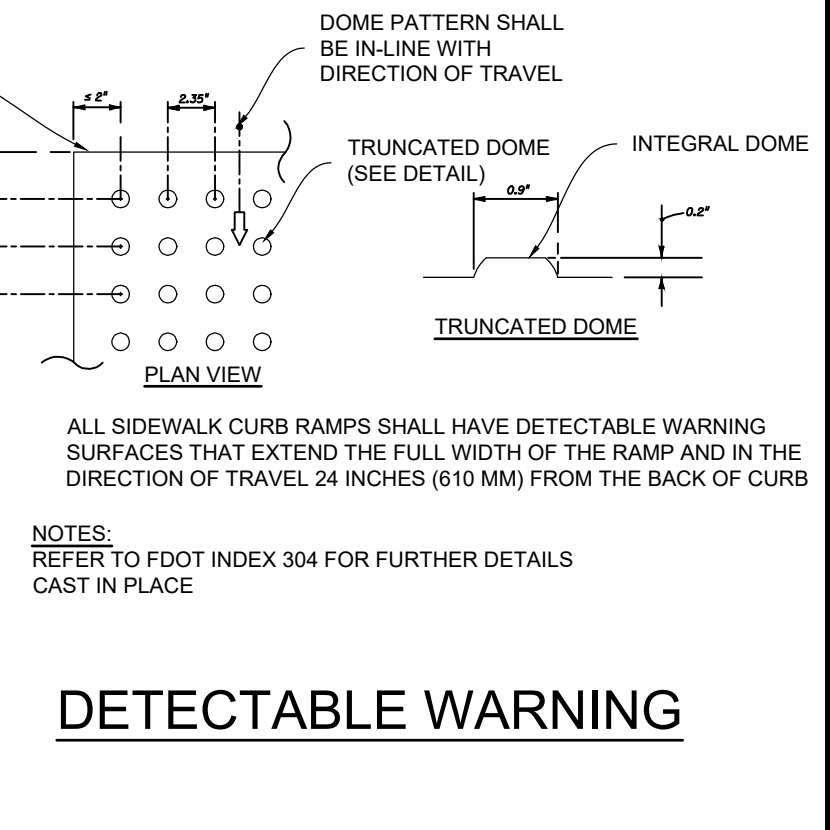
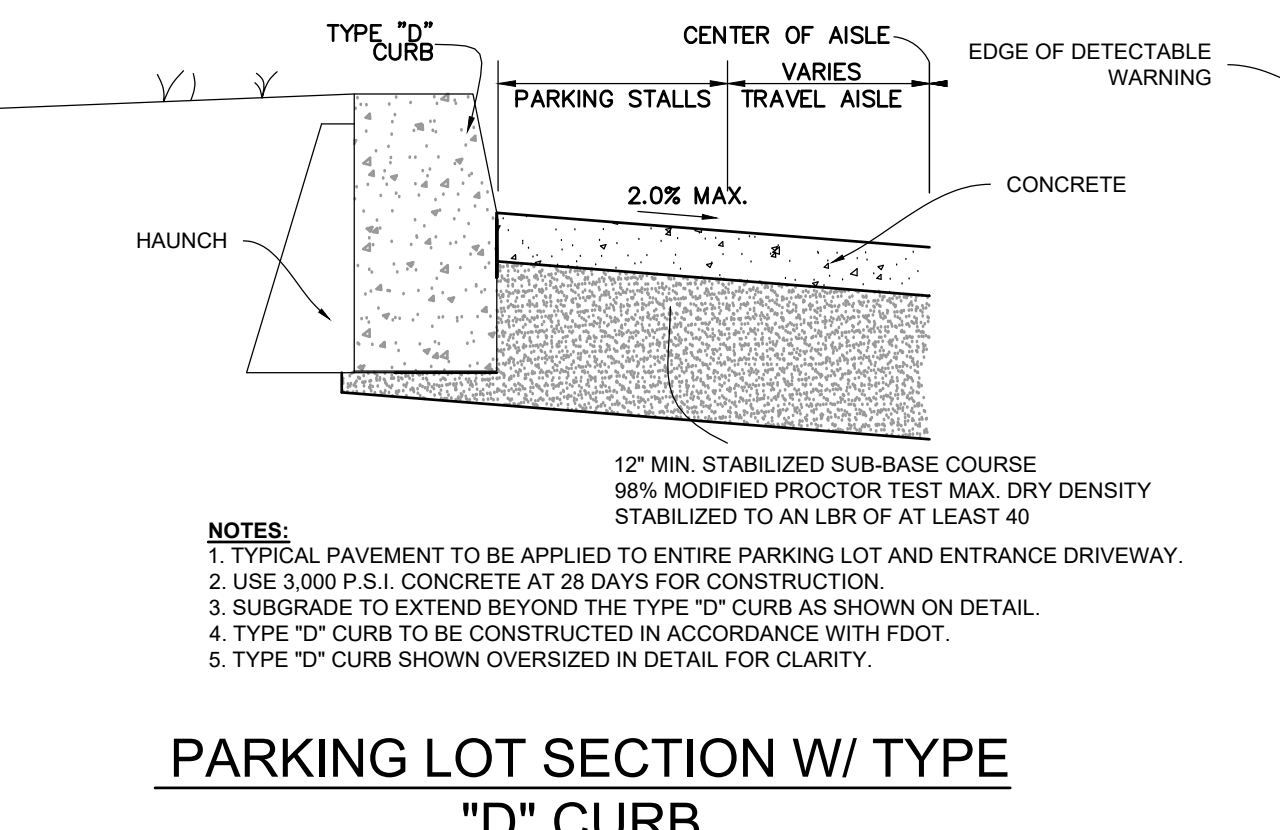
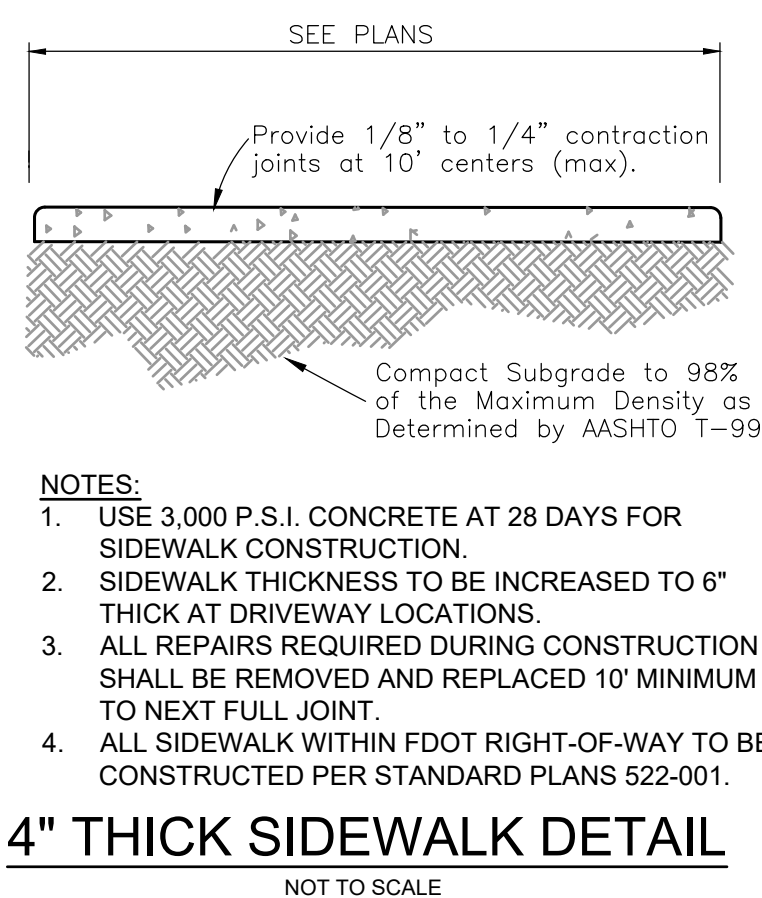
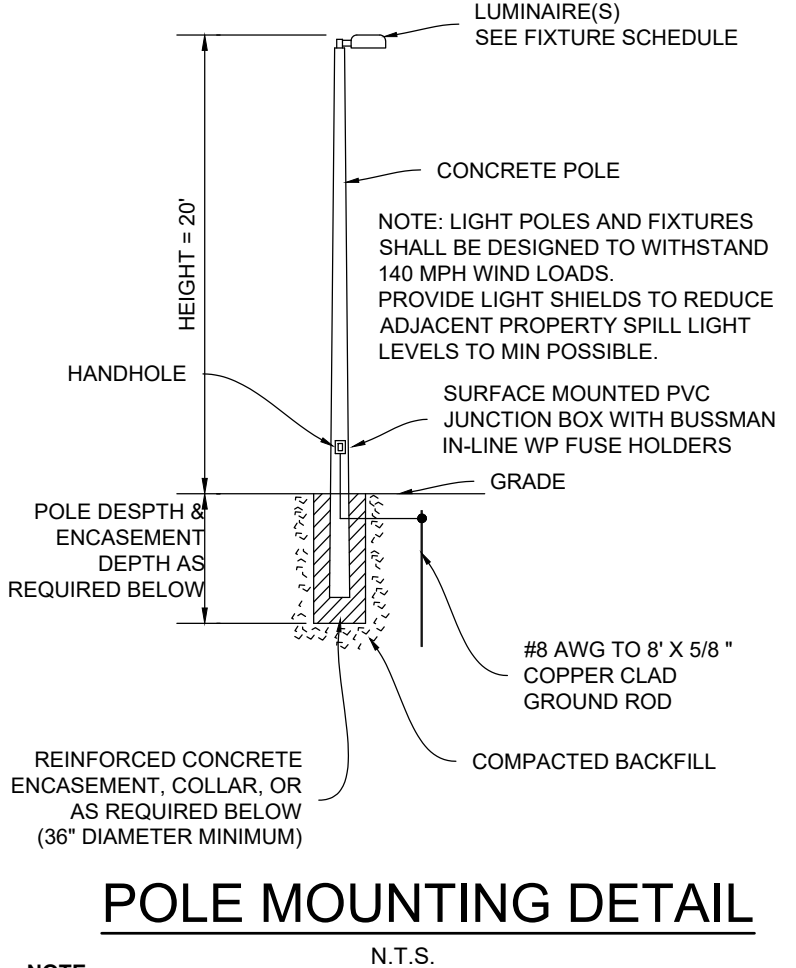
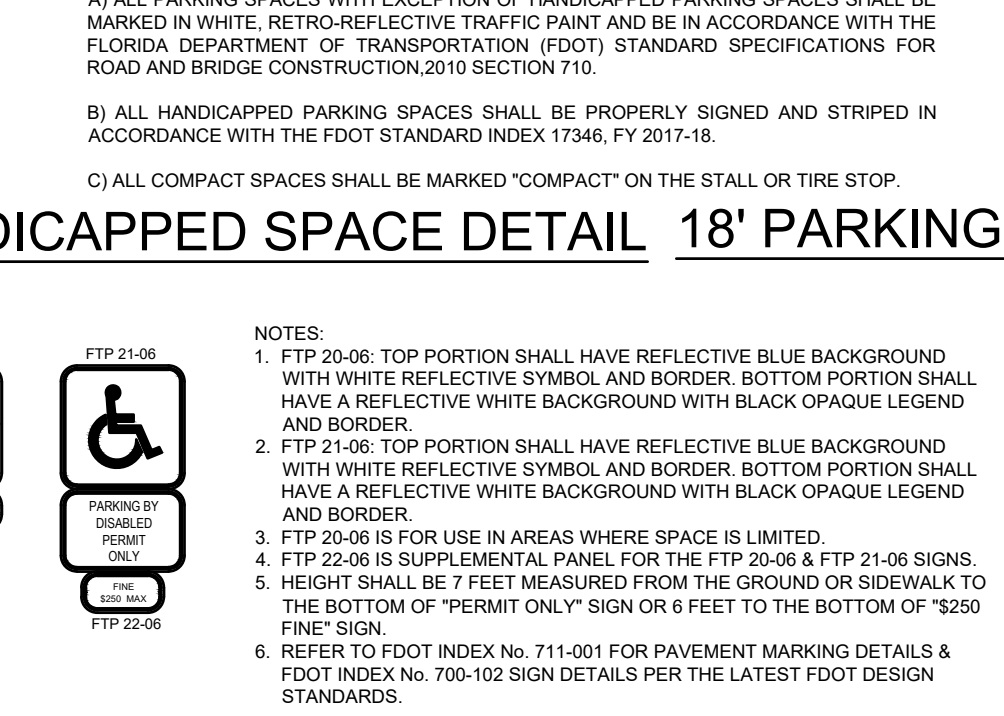
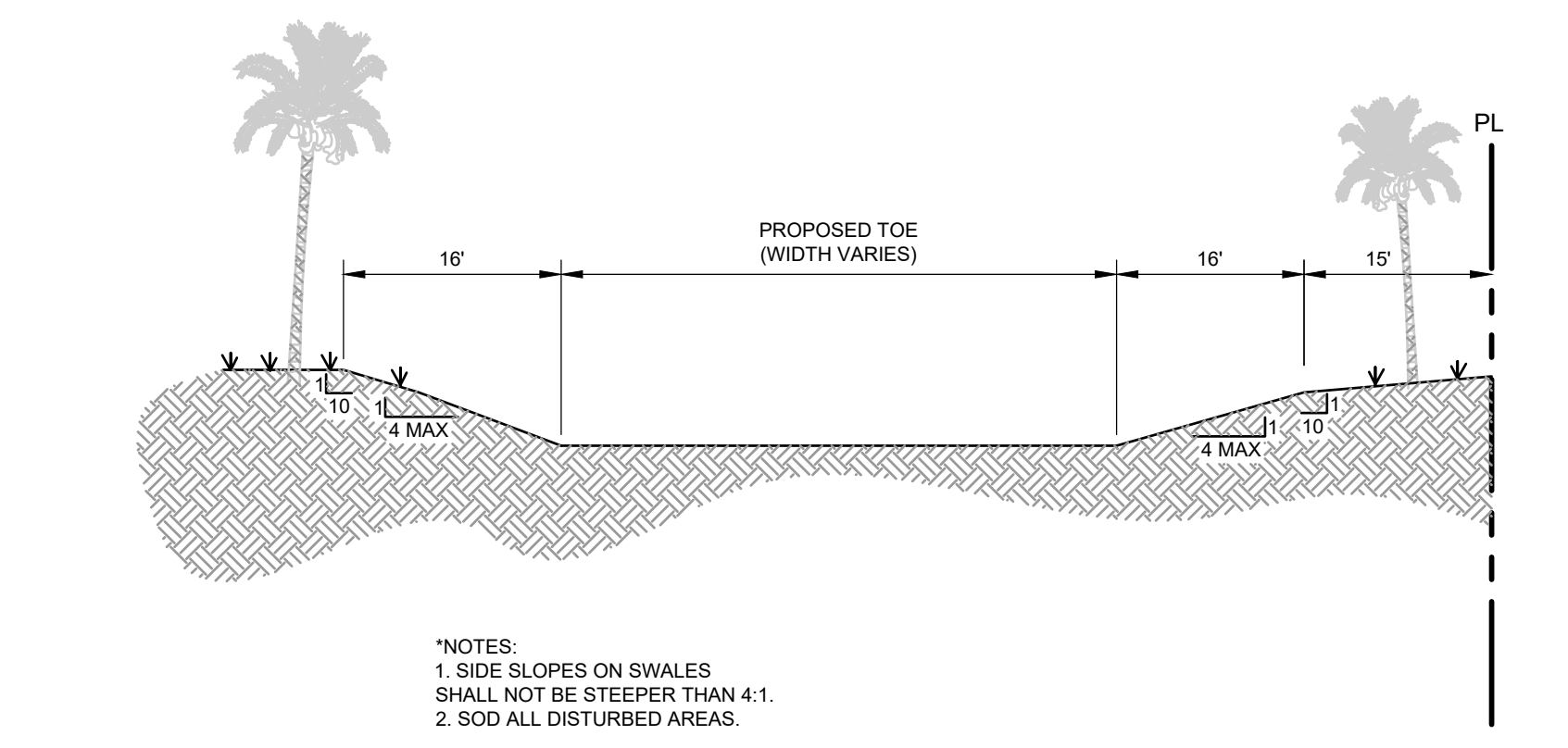
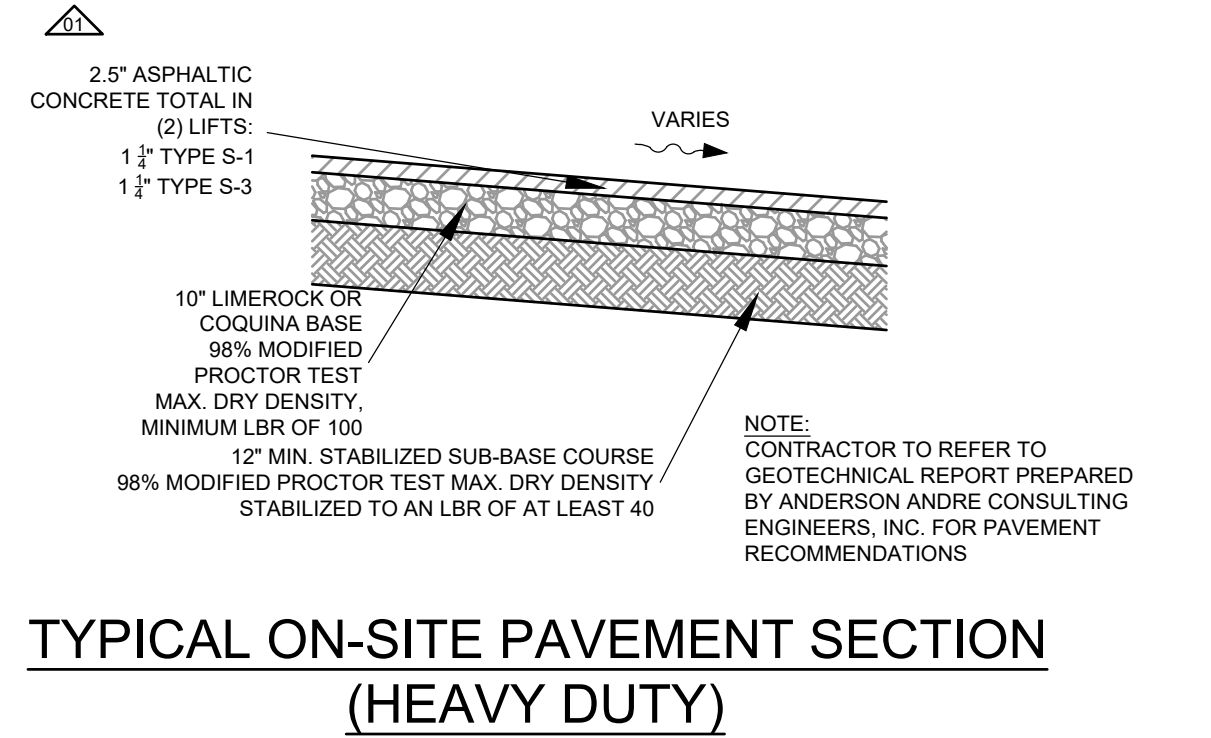
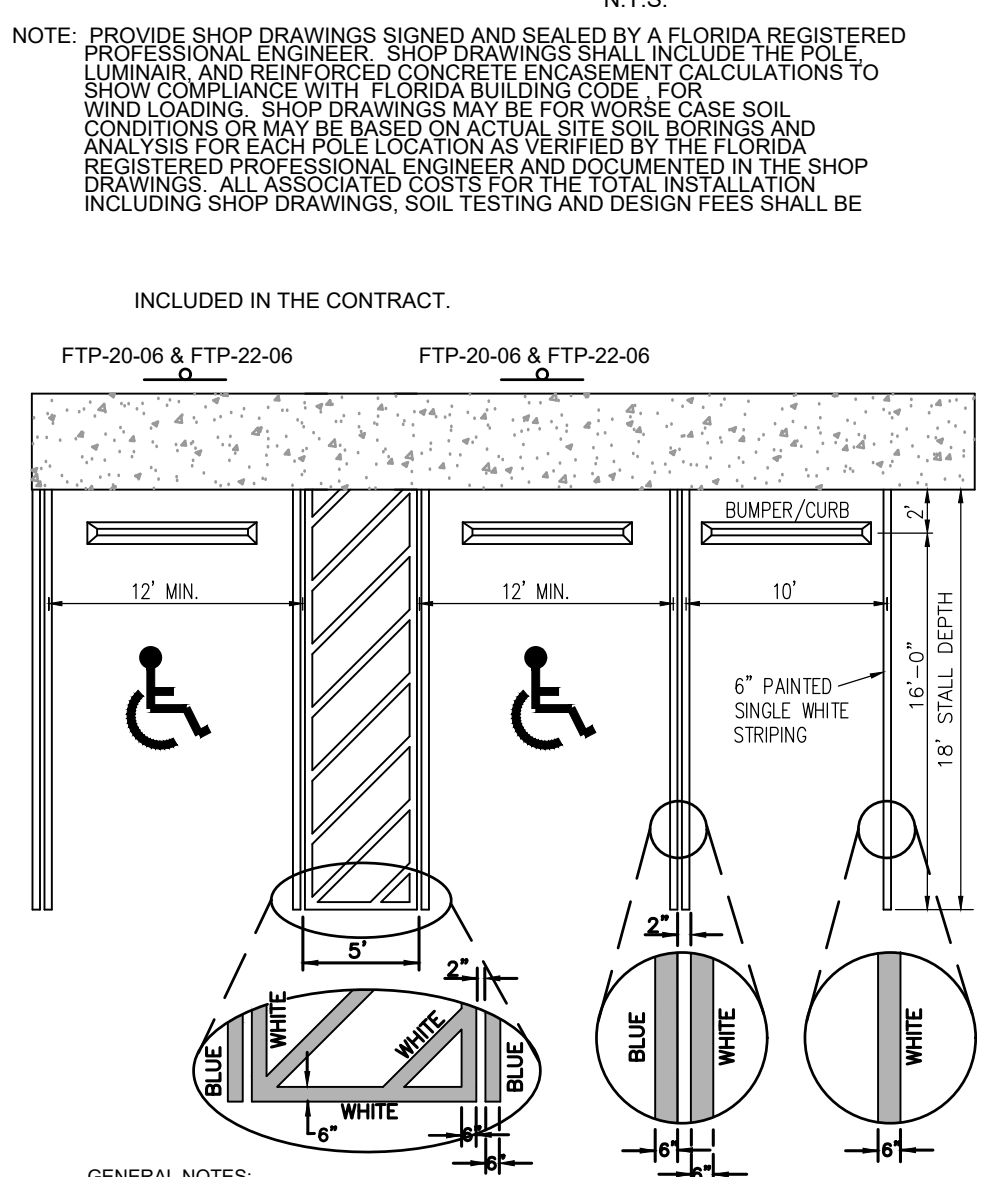
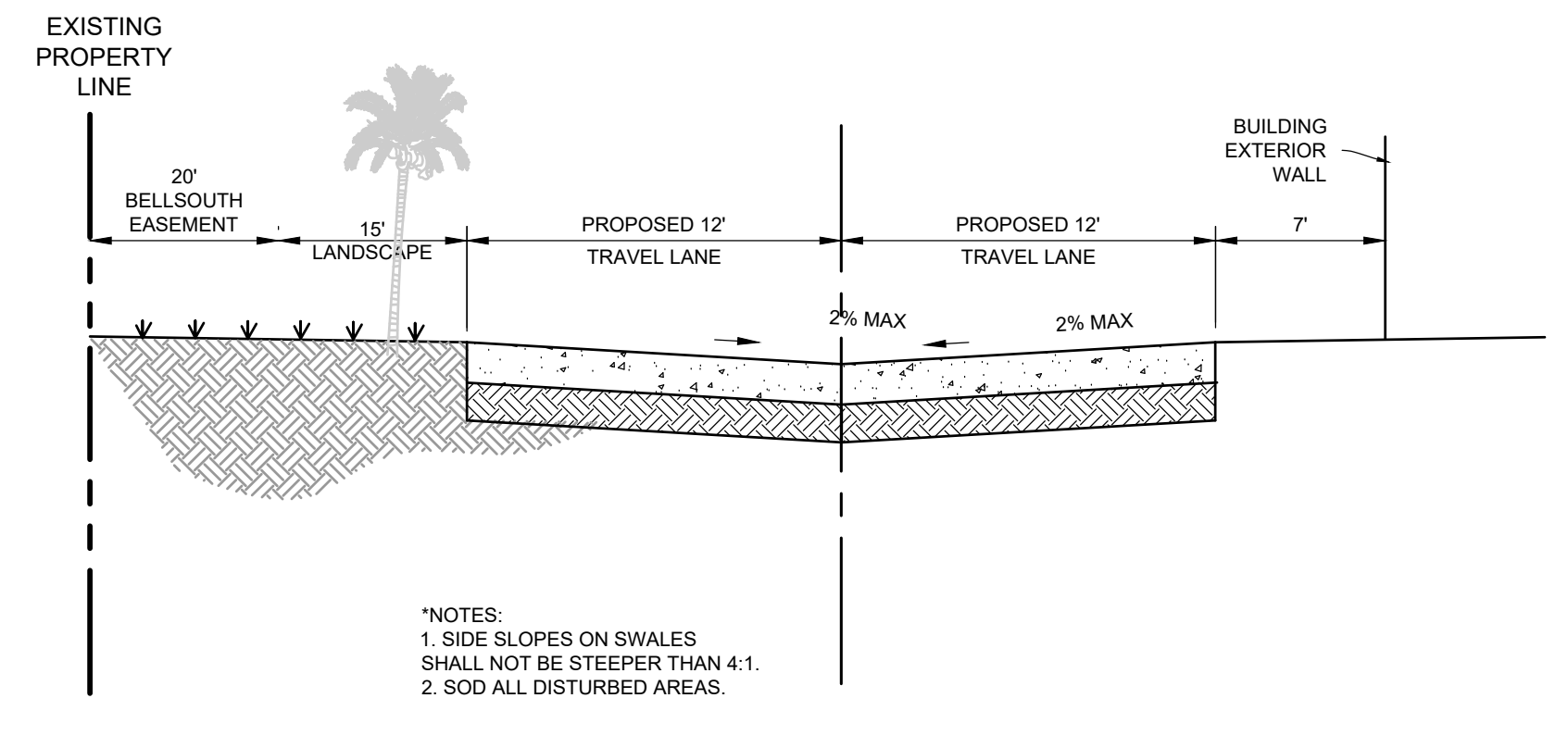
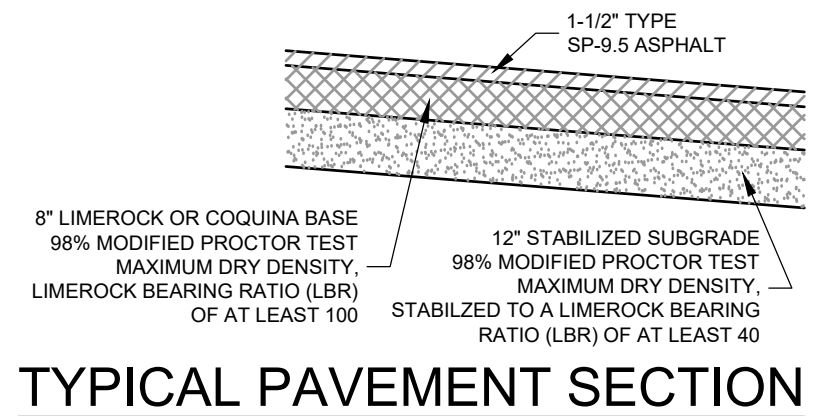
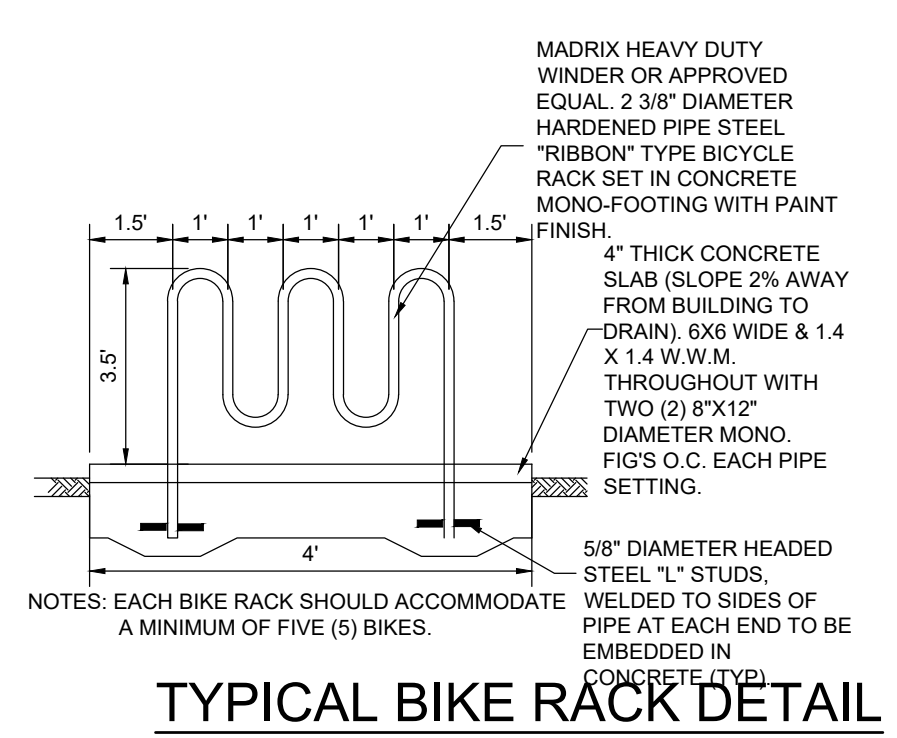
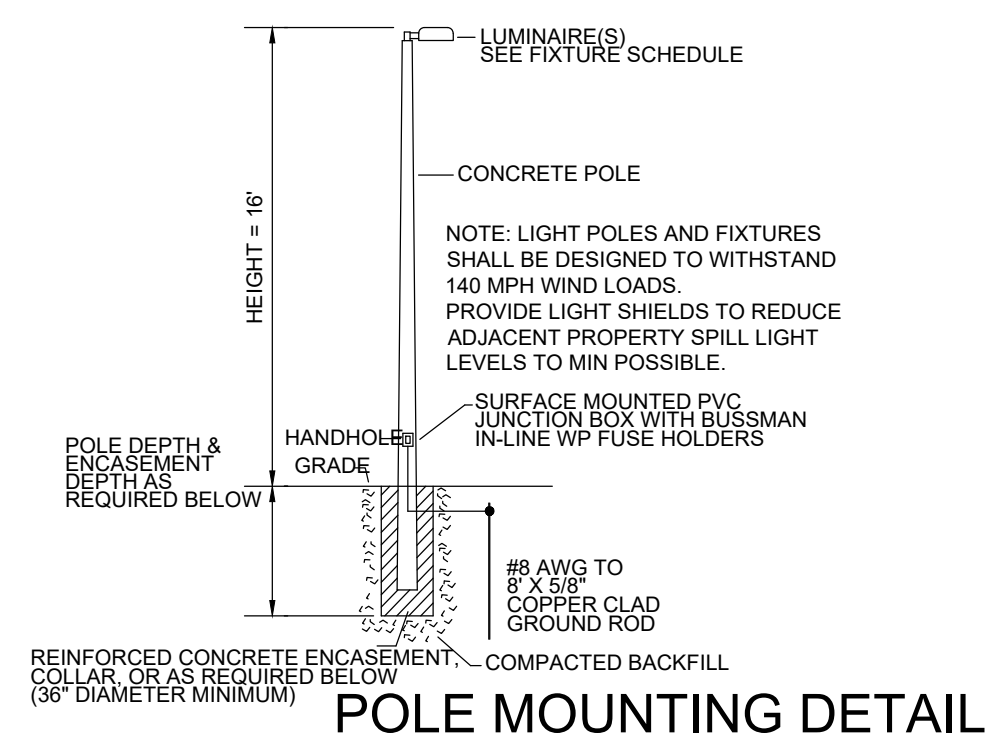
FORT PIERCE

22-326

1 OF 2



It's fast.
It's free.
It's the law.
Know what's below.
Call before you dig.
www.callsunshine.com



Z:\EDC-2022\22-326 - Bay - Virginia Ave Project\ENGINEERING\AutoCAD\DWG\22-326 Virginia Ave Project R2.dwg, DETAILS, 11/2/2022 9:27:53 AM, James, EDC, Inc., EDC, Inc.



August 16, 2022

Bray Commercial Services
C/O Mr. Stephen Claren, A1A, NCARB
1025 SW Martin Down Blvd, Suite 205
Palm City, FL 34990

VIA Email: stephan@clarenarchitecture.com

Reference: **Environmental Assessment**
2501 Virginia Avenue
Fort Pierce, Florida
Parcel ID #: 2420-111-0001-010-1

Dear Mr. Claren,

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.

A handwritten signature in black ink, appearing to read 'Madison Quinones', is written over a white background.

Madison Quinones, BS, FWC AGTA, AWB®
Wildlife Biologist | Project Scientist



ENGINEERS • SURVEYORS • ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2420-111-0001-010-1
2501 Virginia Avenue
Fort Pierce, Florida

Date: August 16, 2022
Project # 22-326

Prepared For:

Bray Commercial Services
C/O Mr. Stephen Claren, A1A, NCARB
1025 SW Martin Down Blvd, Suite 205
Palm City, FL 34990
stephan@clarenarchitecture.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 #: 2420-111-0001-010-1) comprised of 0.85 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial (land use code 1000). The subject property is located at 2501 Virginia Avenue, west of S 25th Street in Fort Pierce, Florida. The subject property has a Future Land Use designation of General Commercial (GC). The subject property has a zoning designation of Commercial-3 (C-3). The subject property is further located within Section 20, 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 August 12, 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 onsite. The site consists of mowed grass as the understory and a sparse canopy made up of pine, oak, and Brazilian pepper trees.

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 upland CLC code was identified onsite; 182112 – Urban Open Pine. Please refer to the attached Florida CLC map for the approximate location of the habitat(s) delineated onsite.

Common Name	Species Name
Slash Pine	<i>Pinus elliottii</i>
Live Oak	<i>Quercus virginiana</i>
Bahia Grass	<i>Paspalum notatum</i>
Brazilian Pepper**	<i>Schinus terebinthifolia</i>

*Nuisance Vegetation
 **Exotic/Invasive Vegetation

Table 1: This table lists a representative sample of vegetative species observed within the uplands 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.'s Florida Fish and Wildlife Conservation Commission (FWC) Authorized Gopher Tortoise Agent performed a 100% gopher tortoise survey during the site visit. No tortoises or their burrows were observed onsite. No other state or federally listed plant/animal species or their habitats were observed onsite.

Due to the lack of native upland habitat or wetlands located on site, historical and continued anthropogenic disturbance (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:

Nettles sand – This is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months or longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

Oldsmar sand – This poorly drained soil is found typically in broad areas in the flatwoods. Typically the surface layer is black fine sand about 5 inches thick. The water table is at a depth of less than 10 inches for 2 to 4 months during the wet season and within a depth of 40 inches for more than 6 months. Natural vegetation consists of slash pine, saw palmetto, inkberry, rusty lyonia, black root, penny royal, pineland threeawn, chalky bluestem, panicum and various grasses. The soil is well suited for pasture and hay crops.

CITY OF FORT PIERCE 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 at breast height (DBH), except for palms which have a minimum clear trunk of ten feet, shall be preserved and protected. A land clearing permit shall demonstrate why the tree(s) should not be protected or why it is not feasible to develop without removal of the tree(s). Mitigation is required for the loss of any native tree meeting the above criteria.*

Trees meeting the protection criteria as stated above were observed onsite. Please see attached the Tree Survey Report.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID #: 2420-111-0001-010-1) comprised of 0.85 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial (land use code 1000). The subject property is located at 2501 Virginia Avenue, west of S 25th Street in Fort Pierce, Florida.

It is the professional opinion of EDC that no native upland habitat or wetlands are located onsite. Additionally, no gopher tortoises or any other listed wildlife and/or plant species or their habitats were observed onsite. Trees meeting the City of Fort Pierce protection criteria were located onsite and a Tree Survey Report is included with this Environmental Assessment (EA).



Environmental Assessment

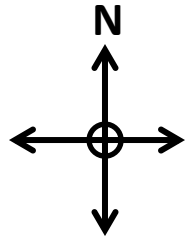
2501 Virginia Avenue
Fort Pierce, Florida

Location Map

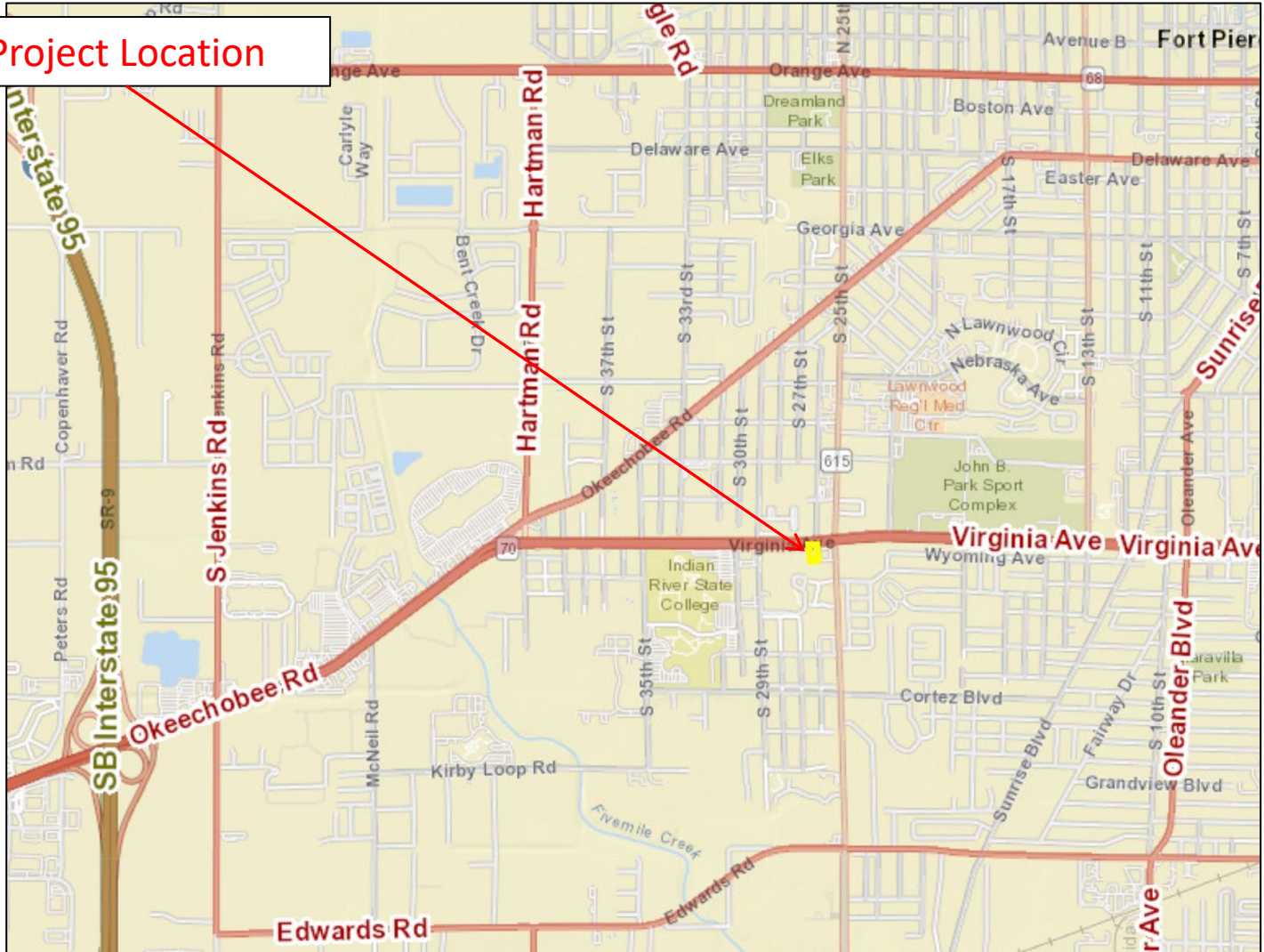
Project: 22-326

Bray Commercial Services

08/16/2022

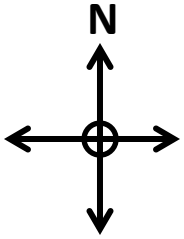


Project Location





<h1>Environmental Assessment</h1> <p>2501 Virginia Avenue Fort Pierce, Florida</p>		
<h2>Property Appraiser & Florida Cooperative Land Cover (CLC) Map</h2>		
Project: 22-326	Bray Commercial Services	08/16/2022



Florida CLC

182112 – Urban Open Pine





Environmental Assessment

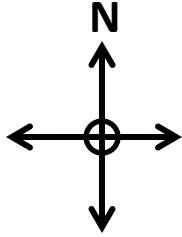
2501 Virginia Avenue
Fort Pierce, Florida

USDA Web Soil Survey Map

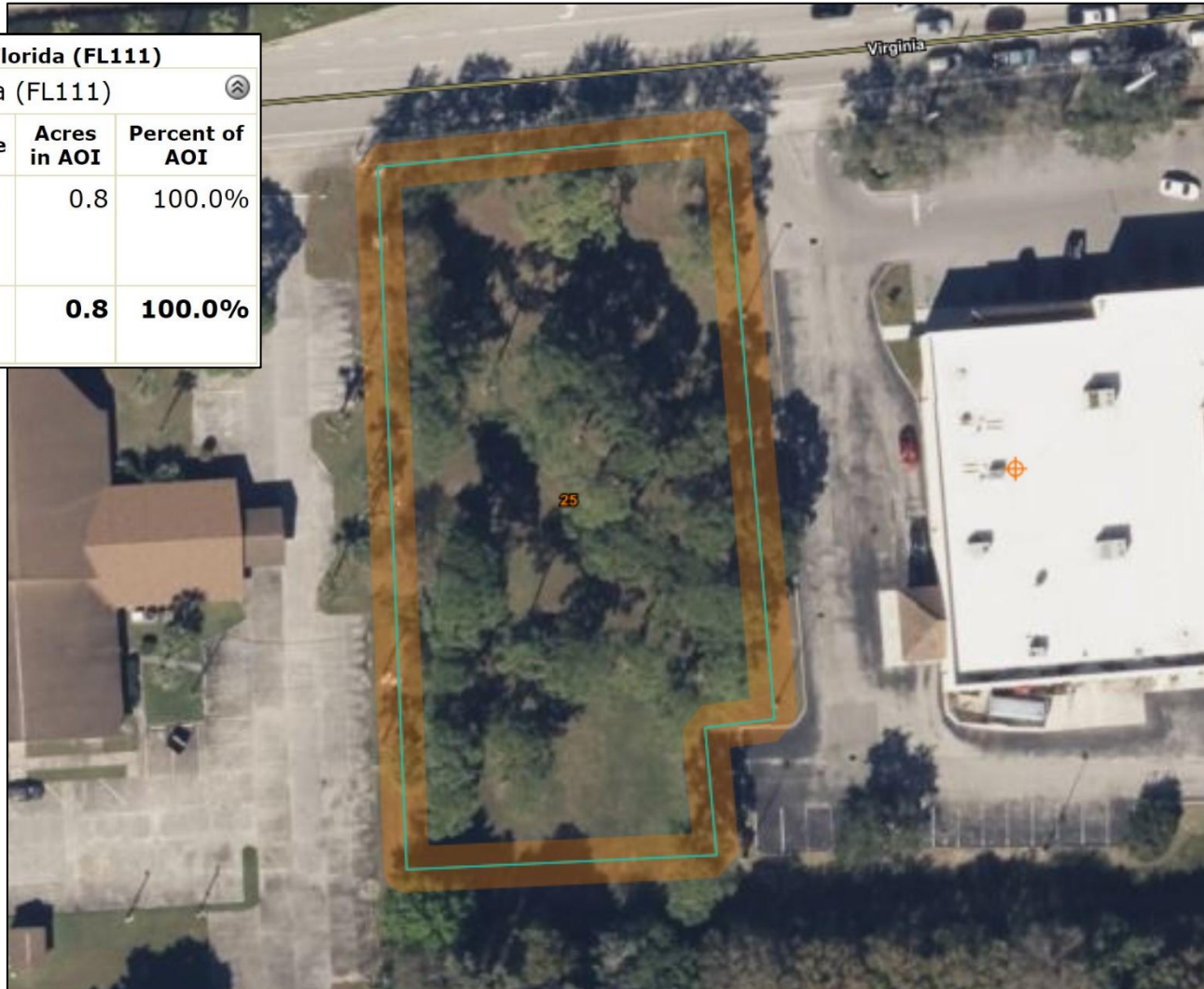
Project: 22-326

Bray Commercial Services

08/16/2022



St. Lucie County, Florida (FL111)			
St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	0.8	100.0%
Totals for Area of Interest		0.8	100.0%



August 12, 2022

Bray Commercial Services
C/O Mr. Stephan Claren, AIA, NCARB
1025 SW Martin Downs Blvd., Ste 205
Palm City, FL 34990

Email: stephan@clarenarchitecture.com

Reference: **Tree Survey**
2501 Virginia Ave. – 085ac.
City of Fort Pierce, Florida

Prepared by: Anthony A. Adams
International Society of Arboriculture Certified Arborist FL-9472A

Certification of Performance

I, Anthony A. Adams, certify to the best of my knowledge, and abilities:

That I have personally inspected the tree(s) and or the property referred to in this report.

That it is my professional opinion, that the following report is true, and the conclusions and results stated are correct based on the information received about the property evaluated and the evaluation methods followed.

That the reported analyses, opinions, and conclusions are only limited by the reported assumptions, methods and limiting conditions and my personal, unbiased professional analyses, opinions and conclusions.

That EDC, Inc. acts as an independent tree, and environmental consultant.

That this Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by EDC, Inc. It is for use by the client named only.

Signature:  Date: 08/12/2022

REPORT

I. Introduction

This Report is written for Bray Commercial Services. It is based on information obtained from the site visit, to provide and assign values to the trees located on the subject property. This subject property is currently vacant. Site visits to review the trees were performed on August 12, 2022.

II. Property Involved

The subject parcels involved are located 2501 Virginia Avenue, Fort Pierce, FL – with a PCN# of 2420-111-0001-010-1, currently zoned as General Commercial. The trees are located throughout the property. This Tree Report includes only the listed trees on the subject parcels.

III. Data Collection

The property/trees were evaluated by site visit to determine environmental conditions. This appraisal is based on value of subject as per ISA “Rule 14-40.030, Florida Administrative Code”. See Appendix A for full tree data.

IV. Limiting Conditions

This “Arboriculture Report” includes only the listed trees, landscape conditions in the immediate area where the tree is located, and conditions caused by or attributable to the trees on this property.

Limits of the Assignment

1. This report is not intended as and does not represent legal advice and should not be relied upon to take the place of such advice.
2. This report is limited to documenting the condition of the tree on the dates given. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. Loss or alteration of any part of this report invalidates the entire report.
4. Sketches and photographs used in this report are intended as visual aids only and are not necessarily to scale.

V. Discussion

There is a total of thirty-three (33) native trees on the subject parcels that meet City of Fort Pierce requirements for mitigation. The cost break-down can be found in the next section. All trees listed meet requirements for mitigation.

VI. Conclusions and Recommendations

Values are calculated for 14" D.B.H. native trees and greater as per City of Fort Pierce code.

Formula(s) used:

Trees

(Total D.B.H. Inches) x (\$250) = Mitigation Costs for Trees

Palms

(Total # of Palms) x (\$200) = Mitigation Costs for Palms

Trees =	(574.5in.)	x	\$250	=	\$143,625.00
Palms =	(0)	x	\$250	=	\$0.00

Total Mitigation Cost = \$143,625.00 fee

City of Fort Pierce counts native trees planted on-site at a ratio of 1:1 credit towards mitigation. However, trees must be at least 12' tall, and 2.5" DBH. Palm trees must be replaced at 1:1 ratio.

Total required mitigation amounts to 574.5 inches.

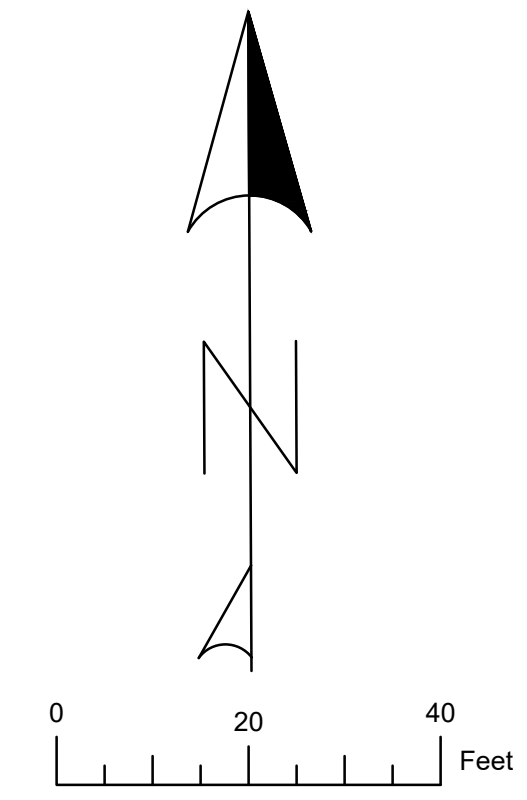
Please see updated Tree Table in Appendix A.

This Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

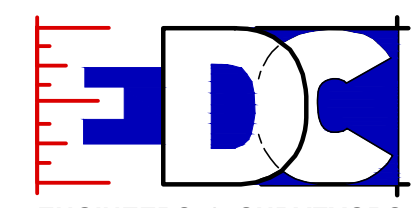
*This report is written in good faith and all rights are reserved by EDC, Inc.
It is for use by the client named only.*

Appendix A

Tree Table and Map



TREE TABLE		
#	TYPE	DBH
1	PINE	21.2
2	PINE	16.2
3	PINE	18.4
4	PINE	15.6
5	PINE	15.5
6	PINE	15.7
7	PINE	17.7
8	PINE	18.4
9	PINE	19.7
10	PINE	22.7
11	LIVE OAK	17
12	LIVE OAK	19.4
13	LIVE OAK	14.5
14	PINE	25.7
15	PINE	17.5
16	PINE	15
17	PINE	20.4
18	PINE	17.7
19	PINE	17.3
20	PINE	14
21	PINE	16.5
22	PINE	14.1
23	PINE	17.1
24	PINE	24
25	PINE	15.9
26	PINE	16.9
27	PINE	14.8
28	PINE	15.8
29	PINE	14.5
30	PINE	15.6
31	PINE	18.2
32	PINE	16.7
33	PINE	14.8



ENGINEERS & SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DRAWN BY	FILE NAME	LAYOUT	AS SHOWN	DATE
		22-326 TREES.dwg	BY 2/28/22	SCALE	08/12/2022


REVISION COMMENTS

DATE #

22-326 BRAY - VIRGINIA AVENUE

TREE SURVEY

CITY OF FORT PIERCE FLORIDA

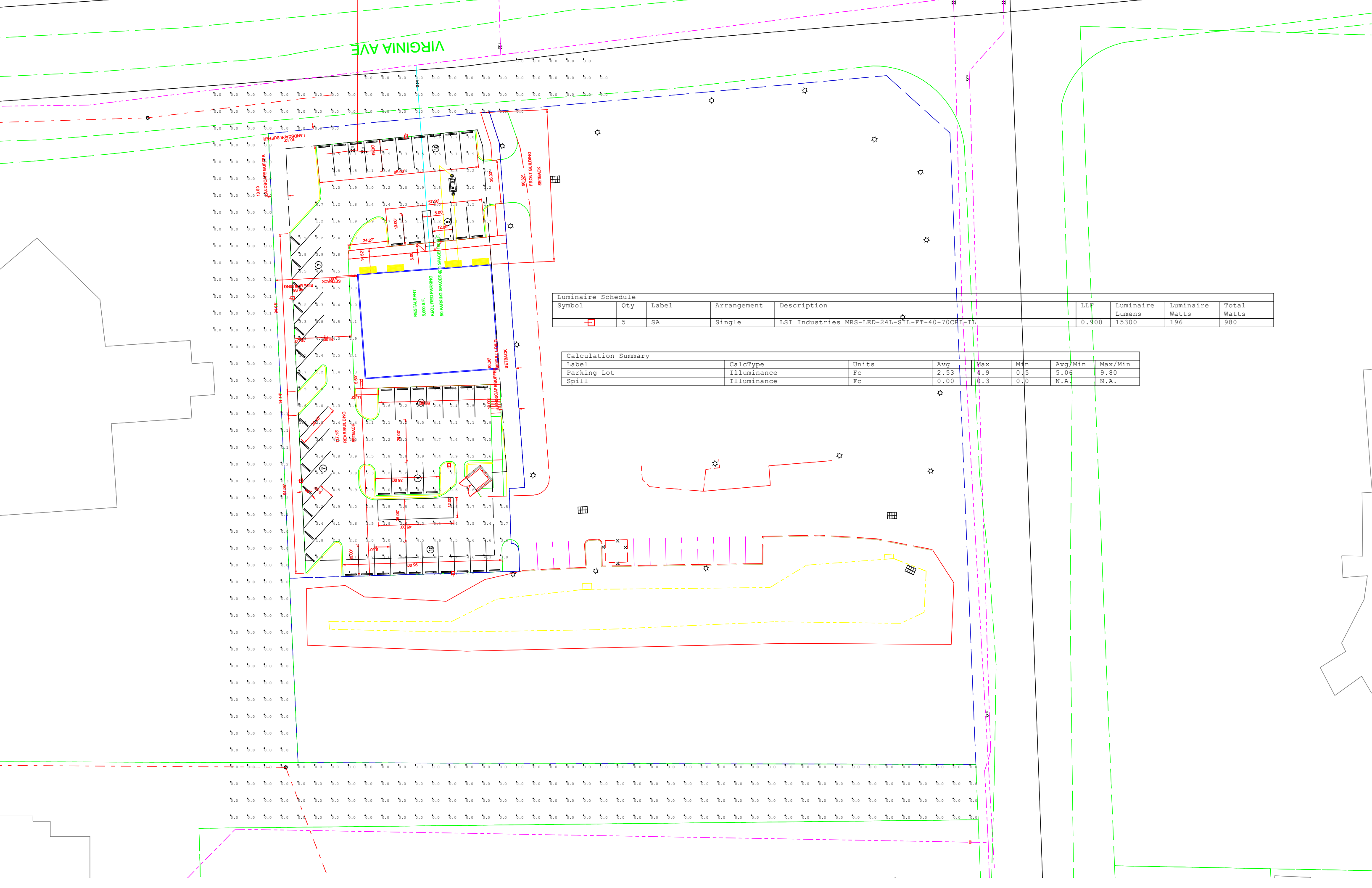


10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

JULY-2022

22-326

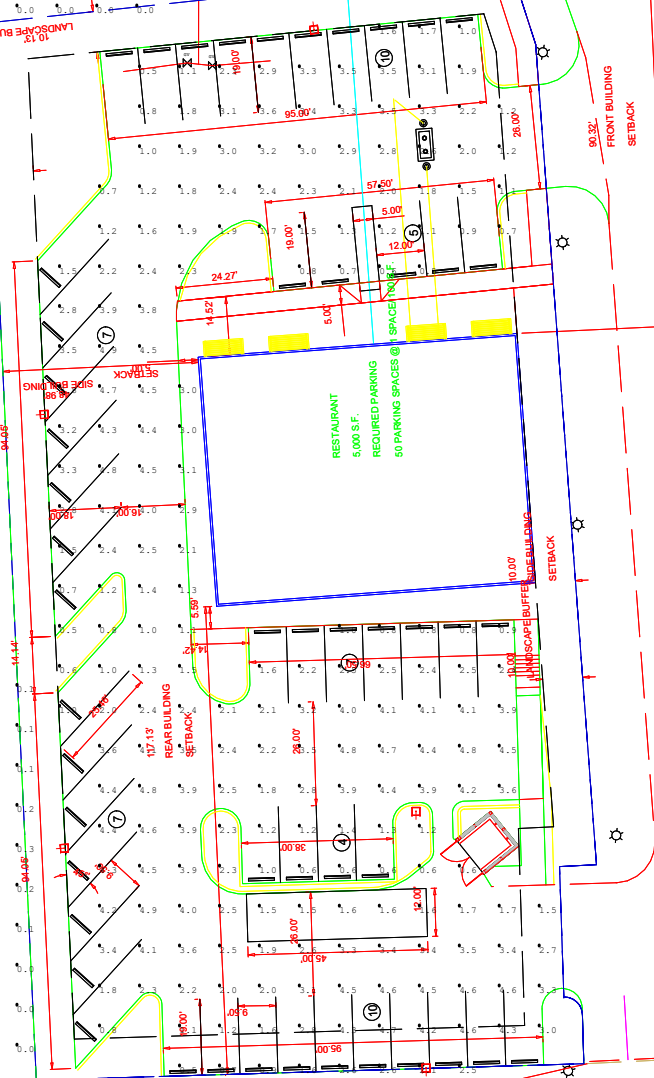
1 OF 1



VIRGINIA AVE

Luminaire Schedule					LLF	Luminaire Lumens	Luminaire Watts	Total Watts
Symbol	Qty	Label	Arrangement	Description				
☐	5	SA	Single	LSI Industries MRS-LED-24L-SIL-FT-40-70CRI-IL	0.900	15300	196	980

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.53	4.9	0.5	5.06	9.80
Spill	Illuminance	Fc	0.00	0.3	0.0	N.A.	N.A.





Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Small Area (MRS)

Outdoor LED Area Light



IP66 IK08



OVERVIEW

Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

[Ordering Guide](#)
[Performance](#)
[Photometrics](#)
[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® Listings in progress.



Mirada Small Area Light (MRS)

[Back to Quick Links](#)

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **MRS LED 18L SIL FT UNV DIM 40 70CRI ALBCS1 BLK IH**

Family	Light Source	Lumen Package	Lens	Distribution	Orientation ²	Voltage	Driver
MRS - Mirada Small Area Light	LED	6L - 6,000 lms 9L - 9,000 lms 12L - 12,000 lms 15L - 15,000 lms 18L - 18,000 lms 21L - 21,000 lms 24L - 24,000 lms Custom Lumen Packages ¹	SIL - Silicone	2 - Type 2 3 - Type 3 5W - Type 5 Wide FT - Forward Throw	(blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT	70CRI - 70 CRI	(Blank) - None Wireless Controls System ALSC - AirLink Synapse Control System ALSCS2 - AirLink Synapse Control System with 12-20' MH Motion Sensor ALSCS4 - AirLink Synapse Control System with 20-40' MH Motion Sensor ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH) Stand-Alone Controls EXT - 0-10v Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 ³ IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) ⁴ IMSBT2 - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) ⁴	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	(Blank) - None IH - Integral Houseside Shield ² IL - Integral Louver (Sharp Spill Light Cutoff) ²

Accessory Ordering Information⁵

CONTROLS ACCESSORIES		MOUNTING ACCESSORIES	
Description	Order Number	Description	Order Number ⁶
Twist Lock Photocell (120V) for use with CR7P	122514	Universal Mounting Bracket	684616CLR
Twist Lock Photocell (208-277) for use with CR7P	122515	Adjustable Slip Fitter (2" - 2 3/8" Tenon)	688138CLR
Twist Lock Photocell (347V) for use with CR7P	122516	Horizontal Slip Fitter (2" - 2 3/8" Tenon)	652761CLR
Twist Lock Photocell (480V) for use with CR7P	1225180	Quick Mount Pole Bracket (Square Pole)	687073CLR
AirLink 5 Pin Twist Lock Controller	661409	Quick Mount Pole Bracket (4-5" Round Pole)	689905CLR
AirLink 7 Pin Twist Lock Controller	661410	15 Tilt Quick Mount Pole Bracket (Square Pole)	688003CLR
Pole-Mounted Occupancy Sensor (24V)	663284CLR ⁴	15 Tilt Quick Mount Pole Bracket (4-5" Round Pole)	689905CLR
Shorting Cap for use with CR7P	149528	Wall Mount Bracket	382132CLR

FUSING OPTIONS ⁷	
Description	Order Number
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

SHIELDING OPTIONS	
Mirada Small	See Shielding Guide
Mirada Medium	
Mirada Large	
Zone Medium	
Zone Large	
Slice Medium	

SHIELDING & MISCELLANEOUS ACCESSORIES	
Description	Order Number
Integral Louver/Shield	763445
Internal Houseside Shield	763446
10' Linear Bird Spike Kit (2' Recommended per Luminaire)	751632

FOOTNOTES:

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on "Type 5W" distribution.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CLR" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See [Fusing Accessory Guide](#) for compatibility.



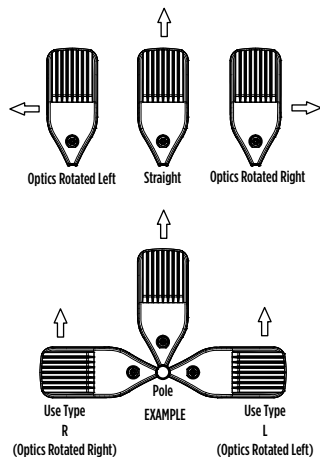
Mirada Small Area Light (MRS)

ACCESSORIES

MOUNTING ACCESSORIES		SHIELDING, POLES & MISC. ACCESSORIES			
Side Arm	Universal Mounting Bracket Mounts to $\geq 3"$ square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5" Part Number: BKA UMB CLR		Shielding	Integral Louver Field Install Integral Louver provides maximum backlight control by shielding each individual row of LEDs Part Number: 686485	
	Quick Mount Plate True one person installation to existing/new construction poles with hole spaces between 2.4 to 4.6" Part Number: BKS POM B3B5 XX CLR			Integral Half Louver Field Install Integral Half Louver provides great backlight control without impacting front side distribution. Part Number: 743416	
	15° Tilt Quick Mount Plate True one person installation to existing/new construction poles with hole spaces between 2.4 to 4.6" Part Number: BKS PQ15 B3B5 XX CLR			External Shield External shield blocks view of light source from any side of luminaire, additional shielding configurations available Part Number: 785970BLK (3") / 785962BLK (6")	
Tenon / Slipfitter	Adjustable Slipfitter Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and provides 180° of tilt (max 45° above horizontal) Part Number: BKA ASF CLR		Poles	Square Poles 14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction Part Number: 4SQ/5SQ/6SQ	
	Square Tenon Top Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires Part Number: BKA XNM *			Round Poles 10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: 4RP/5RP	
	Square Internal Slipfitter Mounts inside 4" or 5" square pole and allows for mounting up to 4 luminaires Part Number: BKA X_ISF * CLR			Tapered Poles 20' - 39' steel and aluminum poles for retrofit and new construction Part Number: RTP	
Wall Mount / Wood Pole	Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included) Part Number: BKS XBO WM CLR		Misc.	Bird Spikes 10' Linear Bird Spike Kit, 4" recommended per luminaire, includes silicone adhesive and application tool Part Number: 751632	
	Wood Pole Bracket Mounts onto wooden poles (6" minimum OD, hardware/anchors not included) Part Number: BKS XBO WP CLR			Replace CLR with paint finish description Replace XX with SQ for square pole or RD for round pole ($\geq 3"$ OD) Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad) Replace _ with 4 (4" square pole) or 5 (5" square pole)	

OPTICS ROTATION

Top View



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (L) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with Integral Louver (IL)



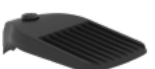
Luminaire Shown with IMSBT Option



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P





Mirada Small Area Light (MRS)

PERFORMANCE

[Back to Quick Links](#)

DELIVERED LUMENS*												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
6L	2	70	6045	148	B2-U0-G1	6268	154	B2-U0-G1	6253	153	B2-U0-G1	41
	3		6145	151	B1-U0-G2	6372	156	B1-U0-G2	6357	156	B1-U0-G2	
	5W		5812	142	B3-U0-G1	6,026	148	B3-U0-G1	6012	147	B3-U0-G1	
	FT		5947	146	B1-U0-G1	6166	151	B1-U0-G1	6152	151	B1-U0-G1	
9L	2	70	9091	145	B2-U0-G2	9484	152	B2-U0-G2	9462	151	B2-U0-G2	63
	3		9241	148	B2-U0-G2	9641	154	B2-U0-G2	9619	154	B2-U0-G2	
	5W		8740	140	B3-U0-G2	9,118	146	B3-U0-G2	9097	144	B3-U0-G2	
	FT		8943	143	B2-U0-G2	9330	149	B2-U0-G2	9308	149	B2-U0-G2	
12L	2	70	12132	141	B3-U0-G2	12685	148	B3-U0-G2	12514	146	B3-U0-G2	86
	3		12333	143	B2-U0-G2	12894	150	B2-U0-G2	12721	148	B2-U0-G2	
	5W		11664	136	B4-U0-G2	12195	142	B4-U0-G2	12031	140	B4-U0-G2	
	FT		11935	139	B2-U0-G2	12479	145	B2-U0-G2	12311	143	B2-U0-G2	
15L	2	70	14220	128	B3-U0-G2	15167	137	B3-U0-G2	14488	131	B3-U0-G2	111
	3		14938	135	B2-U0-G2	15933	144	B2-U0-G2	15219	137	B2-U0-G2	
	5W		14304	129	B4-U0-G2	15257	137	B4-U0-G2	14574	131	B4-U0-G2	
	FT		14342	129	B2-U0-G2	15297	138	B2-U0-G2	14612	132	B2-U0-G2	
18L	2	70	16438	122	B3-U0-G3	17532	130	B3-U0-G3	16747	124	B3-U0-G3	135
	3		17267	128	B3-U0-G3	18417	137	B3-U0-G3	17592	131	B3-U0-G3	
	5W		16535	123	B4-U0-G2	17636	133	B5-U0-G3	16846	125	B4-U0-G2	
	FT		16578	123	B3-U0-G3	17682	131	B3-U0-G3	16890	125	B3-U0-G3	
21L	2	70	19488	118	B3-U0-G3	20786	126	B3-U0-G3	19885	120	B3-U0-G3	165
	3		20472	124	B3-U0-G3	21835	132	B3-U0-G3	20857	126	B3-U0-G3	
	5W		19604	119	B5-U0-G3	20,909	126	B5-U0-G3	19973	121	B5-U0-G3	
	FT		19655	119	B3-U0-G3	20964	127	B3-U0-G3	20025	121	B3-U0-G3	
24L	2	70	21976	112	B3-U0-G3	23439	120	B3-U0-G3	22390	114	B3-U0-G3	196
	3		23085	118	B3-U0-G3	24622	126	B3-U0-G3	23519	120	B3-U0-G3	
	5W		22105	113	B5-U0-G3	23578	120	B5-U0-G3	22522	115	B5-U0-G3	
	FT		22164	113	B3-U0-G3	23640	121	B3-U0-G3	22581	115	B3-U0-G3	

*LEDs are frequently updated therefore values are nominal.

ELECTRICAL DATA (AMPS)*						
Lumens	120V	208V	240V	277V	347V	480V
6L	0.34	0.20	0.17	0.15	0.12	0.09
9L	0.52	0.30	0.26	0.23	0.18	0.13
12L	0.72	0.41	0.36	0.31	0.25	0.18
15L	0.93	0.53	0.46	0.40	0.32	0.23
18L	1.12	0.65	0.56	0.49	0.39	0.28
21L	1.38	0.80	0.69	0.60	0.48	0.34
24L	1.63	0.94	0.82	0.71	0.56	0.41

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE ¹					
Ambient Temp	Lumen Multiplier				
	0 hrs. ²	25K hrs. ²	50K hrs. ²	75K hrs. ³	100K hrs. ³
0 C - 25 C	100%	95%	89%	84%	79%
40 C	100%	94%	87%	80%	74%

FOOTNOTES:

- Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).



Mirada Small Area Light (MRS)

PHOTOMETRICS

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Luminaire photometry has been conducted by an accredited laboratory in accordance with IESNA LM-79. As specified by IESNA LM-79 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

MRS-LED-18L-SIL-2-40-70CRI

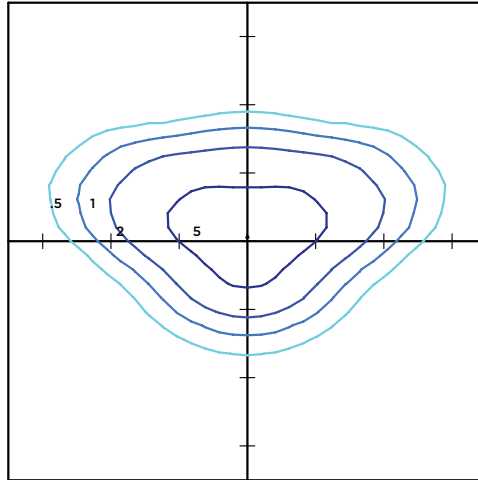
LUMINAIRE DATA

Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,532
Watts	135
Efficacy	130
IES Type	Type II - Short
BUG Rating	B3-U0-G3

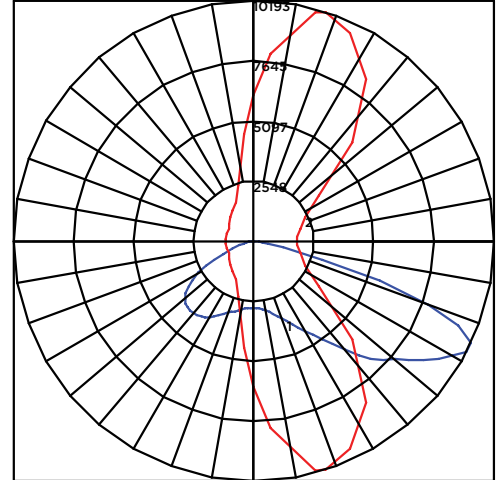
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	2831	16%
Medium (30-60)°	10310	59%
High (60-80)°	4208	24%
Very High (80-90)°	184	1%
Uplight (90-180)°	0	0%
Total Flux	17532	100%

ISO FOOTCANDLE



POLAR CURVE



20' Mounting Height/20' Grid Spacing

5 FC
 2 FC
 1 FC
 0.5 FC

MRS-LED-18L-SIL-3-40-70CRI

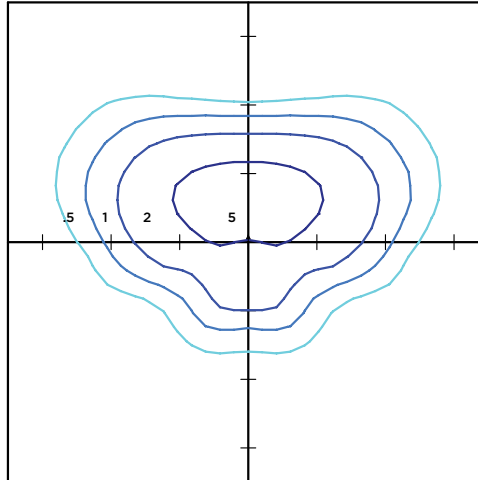
LUMINAIRE DATA

Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,417
Watts	135
Efficacy	137
IES Type	Type III - Short
BUG Rating	B3-U0-G3

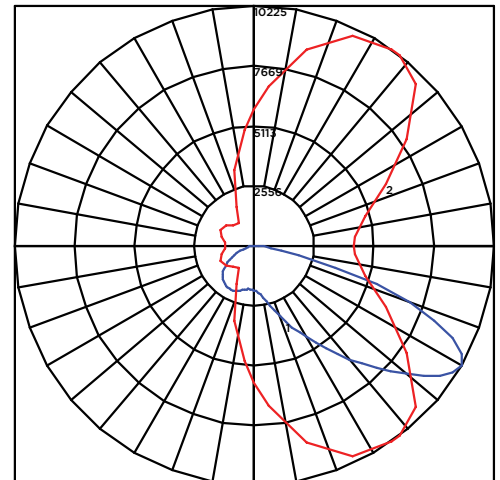
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	2329	13%
Medium (30-60)°	10634	61%
High (60-80)°	5246	30%
Very High (80-90)°	208	1%
Uplight (90-180)°	0	0%
Total Flux	18417	100%

ISO FOOTCANDLE



POLAR CURVE



20' Mounting Height/20' Grid Spacing

5 FC
 2 FC
 1 FC
 0.5 FC





Mirada Small Area Light (MRS)

PHOTOMETRICS (CONT)

MRS-LED-18L-SIL-FT-40-70CRI

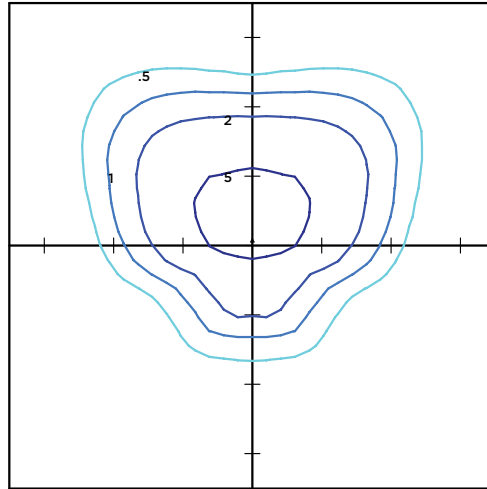
LUMINAIRE DATA

Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,682
Watts	135
Efficacy	131
IES Type	Type III - Short
BUG Rating	B3-U0-G2

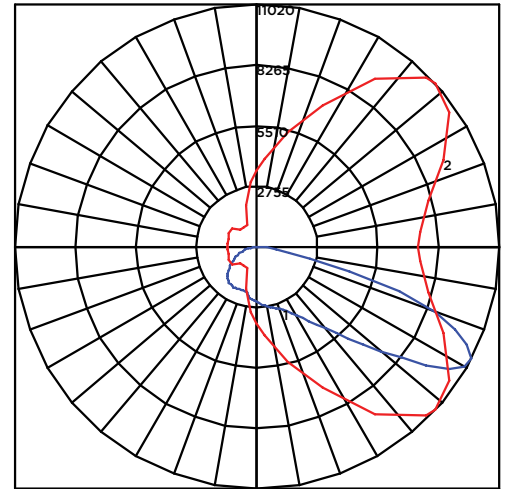
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	2255	13%
Medium (30-60)°	9463	54%
High (60-80)°	5696	32%
Very High (80-90)°	268	2%
Uplight (90-180)°	0	0%
Total Flux	17682	100%

ISO FOOTCANDLE



POLAR CURVE



20' Mounting Height/20' Grid Spacing

5 FC
 2 FC
 1 FC
 0.5 FC

MRM-LED-30L-SIL-5W-40-70CRI

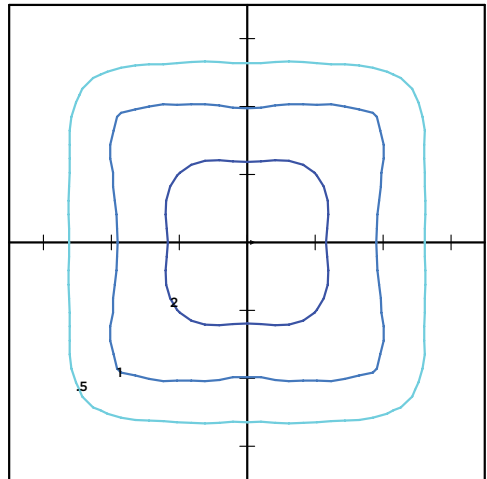
LUMINAIRE DATA

Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,636
Watts	135
Efficacy	131
IES Type	Type VS - Short
BUG Rating	B4-U0-G2

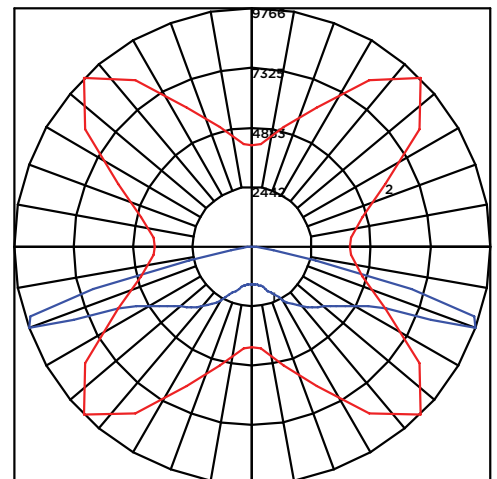
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	1646	9%
Medium (30-60)°	7453	43%
High (60-80)°	8405	48%
Very High (80-90)°	132	1%
Uplight (90-180)°	0	0%
Total Flux	17636	100%

ISO FOOTCANDLE



POLAR CURVE



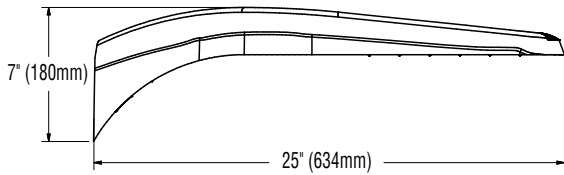
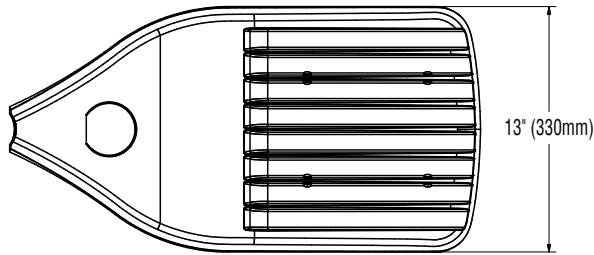
20' Mounting Height/20' Grid Spacing

5 FC
 2 FC
 1 FC
 0.5 FC

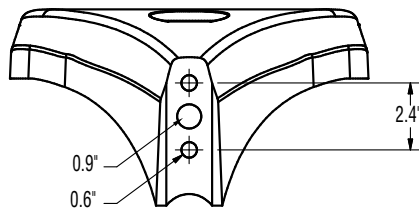


Mirada Small Area Light (MRS)

PRODUCT DIMENSIONS

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LUMINAIRE EPA CHART - MRS									
Tilt Degree		0°	30°	45°	Tilt Degree		0°	30°	45°
	Single	0.5	1.3	1.8		T90°	1.4	2.3	2.6
	D180°	0.9	1.3	1.8		TN120°	1.4	1.9	2.3
	D90°	0.9	1.8	2.2		Q90°	1.4	2.3	2.6

**B3 Drill Pattern**

CONTROLS

AirLink Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

[Click here to learn more about AirLink.](#)

Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more about IMSBT.](#)

AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more about AirLink Blue.](#)



September 9, 2022

Sent via e-mail: AnaJohnson@EDC-Inc.com

Ana M. Johnson
Project Coordinator | Planning Division
Engineering Design & Construction, Inc.
10250 SW Village Parkway - Suite 201
Port Saint Lucie, Florida 34987

**Re: 2501 Virginia Ave (Fort Pierce)
Traffic Impact Analysis
Parcel IDs: 2420-111-0001-010-1**

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with the City of Fort Pierce *Traffic Performance Standards (TPS)* as defined in *Chapter 105 - Concurrency Management of the City of Fort Pierce Unified Land Development Code (ULDC)*. This traffic statement is associated with a site plan application for the 2501 Virginia Ave property in the City of Fort Pierce to develop a 5,000 SF Fast Casual Restaurant.

The site is located on the south side of Virginia Ave, about 0.1 miles west of 25th Street. Figure 1 shows the project location in relation to the transportation network. Parcel ID associated with this project is 2420-111-0001-010-1. Parcel information from the property appraiser's office associated with the proposed development is included as Exhibit 1. Exhibit 2 includes a draft of the proposed site plan.

The 2501 Virginia Ave project is proposing a 5,000 SF Fast Casual Restaurant adjacent to an existing 13,714 SF pharmacy with drive-through window where the proposed project will be sharing the existing driveways located on the pharmacy site identified by Parcel ID 2420-111-0001-000-4.

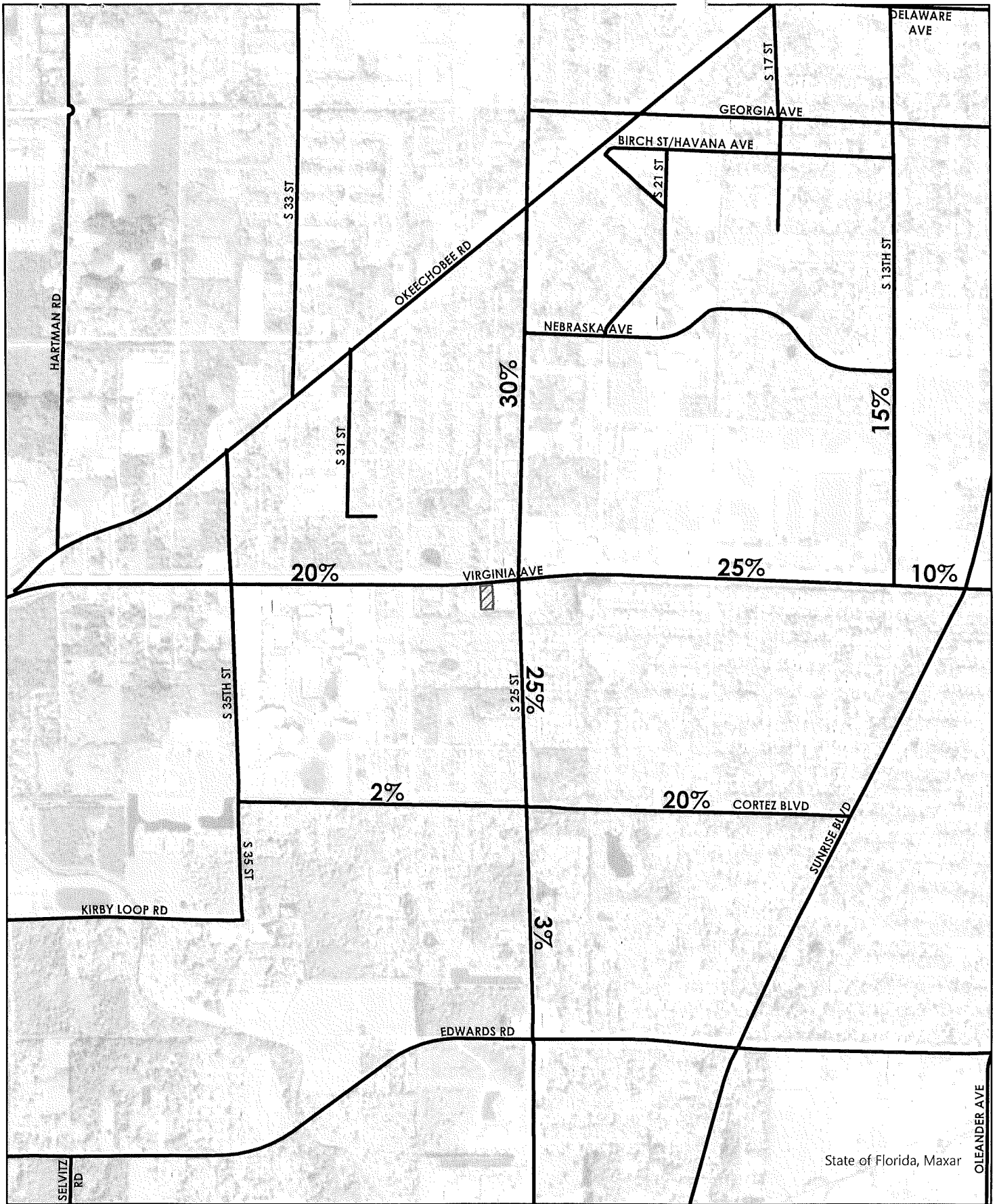


Figure 1 : Project Location

Project traffic potentially generated by the existing and proposed development was calculated using the *Trip Generation Manual, 11th Edition* from the Institute of Transportation Engineers (ITE) publication. Exhibit 3 includes a copy of the ITE trip generation and pass-by rates. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R^2 of at least 0.75, fitted curve equations were used. According to Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed development are 277, 4 (2 In/2 Out) and 36 (20 In/16 Out) trips respectively.

According to *Sec. 105-5.f.2.b* from the *City of Fort Pierce ULDC* and given the trip generation characteristics from Table 2, a 1-mile (Minimal Scale) Radius of Impact needs to be considered for traffic impact analysis. Figure 2 includes traffic assignment for the proposed project.

Table 3 presents a summary of the project impact on all roadway links included within the Radius of Impact during the peak-hour peak-direction conditions. As shown in Table 3, the proposed project will generate less than one percent (1%) of the adjacent roadway peak-hour peak-direction LOS in all links.



State of Florida, Maxar

OLEANDER AVE

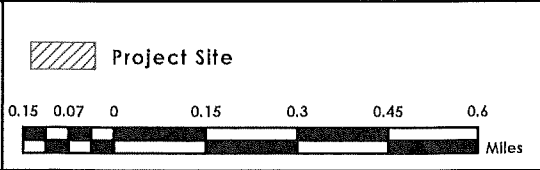
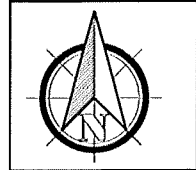


Figure 2:
Traffic Assignment
2501 Virginia Ave



Table 1: Trip Generation Rates (ITE Trip Generation, 11th Edition)

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Pharmacy + DT	881	108.40	52%	48%	3.74	50%	50%	10.25
Fast Casual Restaurant	930	97.14	50%	50%	1.43	55%	45%	12.55

Table 2: Trip Generation – Existing Vs Proposed Development

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing Traffic								
Pharmacy + DT	13,714 SF	1,487	27	24	51	71	70	141
Pass-By	49%	(729)	(13)	(12)	(25)	(35)	(34)	(69)
Net Existing Traffic		758	14	12	26	36	36	72
Existing + Proposed Traffic								
Pharmacy + DT	13,714 SF	1,487	27	24	51	71	70	141
Fast Casual Restaurant	5,000 SF	486	4	3	7	35	28	63
	Σ	1,973	31	27	58	106	98	204
Pass-By								
Pharmacy + DT	49%	729	13	12	25	35	34	69
Fast Casual Restaurant	43%	209	2	1	3	15	12	27
	Σ	(938)	(15)	(13)	(28)	(50)	(46)	(96)
Net Proposed Traffic		1,035	16	14	30	56	52	108
Net Traffic		277	2	2	4	20	16	36

Figure 3 provides Daily, AM and PM peak hour driveway volumes for the 2501 Virginia Ave property including both existing and proposed uses. Virginia Avenue (SR 70) in front of the site is a State Road with a posted speed limit of 45 MPH and classified as an Access Class 05 facility. 25th Street (SR 615) in front of the site is also a State Road with a posted speed limit of 40 MPH and classified as an Access Class 05 facility.

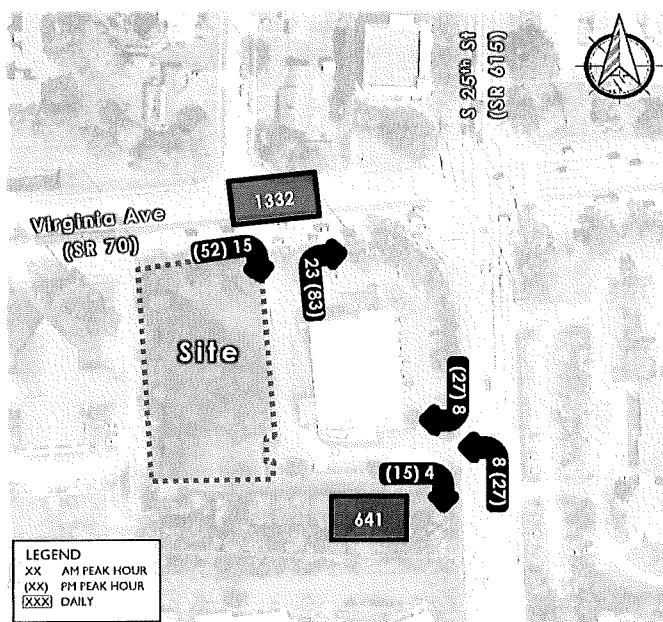


Figure 3: Driveway Volumes

According to the *Florida Department of Transportation Access Management Guidebook*, a right-turn lane is required at each driveway where the number of right turns per hour is between 80 and 125. The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).

Based on the information presented on Figure 3, according to F-DOT Access Management Standards Manual, additional turn lanes are not warranted at the project driveways.

Table 3: Project Impact

Roadway Name	Location	Station ID	AADT	Last Count Year	Pk Hr Service Capacity	% Assignment	AM Pk Hr Pk Dir					PM Pk Hr Pk Dir				
							Volume	Project Trips	Project Impact	LOS	V/C W/ Project	Volume	Project Trips	Project Impact	LOS	V/C W/ Project
Virginia Ave	Hartman Rd to 35th St	940030	20,000	2020	3,020	20%	975	0	0.00%	C	0.323	939	4	0.10%	C	0.312
Virginia Ave	35th St to 25th St	940032	22,000	2020	3,020	20%	1,075	0	0.00%	C	0.356	1,047	4	0.10%	C	0.348
Virginia Ave	25th St to 13th St	940033	21,000	2020	3,020	25%	988	1	0.00%	C	0.327	1,052	5	0.20%	C	0.350
Virginia Ave	11th St to Sunrise Blvd	940794	21,500	2020	3,170	10%	1,002	0	0.00%	C	0.316	1,002	2	0.10%	C	0.317
Virginia Ave	Sunrise Blvd to Oleander Ave	940792	21,100	2020	3,020	10%	1,055	0	0.00%	C	0.349	985	2	0.10%	C	0.327
Cortez Blvd	35th St to 25th St	948500	2,300	2020	750	2%	112	0	0.00%	C	0.149	112	0	0.00%	C	0.149
Cortez Blvd	25th St to Sunrise Blvd	648	3,000	2019	750	20%	215	0	0.00%	C	0.287	197	4	0.50%	C	0.268
25th St	Edwards Rd to Cortez Blvd	940021	19,700	2020	2,000	3%	1,097	0	0.00%	C	0.549	1,093	1	0.10%	C	0.547
25th St	Cortez Blvd to Virginia Ave	529	23,633	2020	2,000	25%	1,330	1	0.10%	C	0.666	1,419	5	0.30%	C	0.712
25th St	Virginia Ave to Nebraska Ave	940015	22,000	2020	2,000	30%	1,195	1	0.10%	C	0.598	1,071	6	0.30%	C	0.539
25th St	Nebraska Ave to Okeechobee Rd	940015	22,000	2020	2,000	30%	1,195	1	0.10%	C	0.598	1,071	6	0.30%	C	0.539
13th St	Virginia Ave to Nebraska Ave	527	6,605	2020	750	15%	407	0	0.00%	D	0.543	427	3	0.40%	D	0.573
13th St	Nebraska Ave to Georgia Ave	527	6,605	2020	790	15%	407	0	0.00%	D	0.515	427	3	0.40%	D	0.544

AM		PM	
IN	OUT	IN	OUT
2	2	20	16

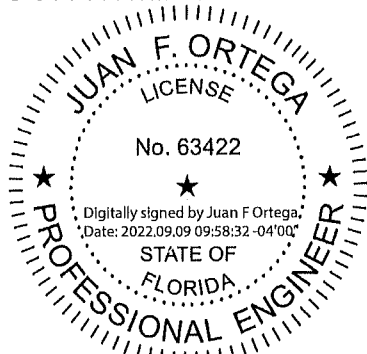
The 2501 Virginia Ave property is proposing a 5,000 SF Fast Casual Restaurant to be located on the south side of Virginia Ave, about 0.1 miles west of 25th Street in Fort Pierce, Florida. This development will most likely generate 277 net daily trips where 4 (2 In/2 Out) trips will occur during the AM peak hour and 36 (20 In/16 Out) during the PM peak hour.

The proposed development at 2501 Virginia Ave has been evaluated following the City of Fort Pierce TPS as defined in *Chapter 105 - Concurrency Management of the City of Fort Pierce ULDC*. This analysis shows that the request to add a 5,000 SF Fast Casual Restaurant to the subject site will generate less than one (1) percent of the LOS on the transportation network where all V/C ratios within the Radius of Impact area are less than 1.0 after adding project traffic. Therefore, the proposed development will have a *De Minimis* impact to the transportation network as defined in *Section 105-6.b.2* of the ULDC and will be in compliance with the *City of Fort Pierce Traffic Performance Standards*.

Sincerely,

JFO GROUP INC

COA Number 32276



Enclosures: Exhibit 1: Property Appraiser
Exhibit 2: Site Plan
Exhibit 3: Trip Generation Rates
Exhibit 4: 2021 Counts & LOS

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

Property Identification

Site Address: 2501 VIRGINIA AVE
Sec/Town/Range: 20/35S/40E
Parcel ID: 2420-111-0001-010-1
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 170941
Map ID: 24/20N
Zoning: General Co

Ownership

Yazji Property Inc
910 SW Saint Lucie West Blvd
Port St Lucie, FL 34986

Legal Description

20 35 40 FROM NE COR OF SEC RUN S 89 44 58 W ALG N SEC LI 40 FT,TH S 02 18 48 E 126.75 FT,TH N 49 3 37 W 50.98 FT TO SLY R/W ST RD 70,TH S 84 11 36 W 232.89 FT TO POB,TH S 84 11 36 W ALG S R/W LI OF VIRGINIA AV 62.44 FT TO CURVE CONC NLY,R OF 5789.58 FT,TH WLY ALG ARC 67.92 FT,TH S 2 18 48 E 264.77 FT,TH N 88 17 9 E 137.06 FT,TH N 1 42 51 W 12.33 FT TO CURVE CONC NWLY,R OF 4.50 FT,TH WLY ALG ARC 7.09 FT,TH N 1 51 10 W 32.67 FT,TH N 87 6 14 E 9.26 FT,TH N 4 14 46 W 205.80 FT,TH N 17 53 12 W 19.14 FT TO POB. SUBJ TO ESMT AS IN OR 2573-0911 (0.85 AC) (2573-906)



Current Values

Just/Market Value: \$240,000
Assessed Value: \$142,560
Exemptions: \$0
Taxable Value: \$142,560

Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.85
Land Size (SF): 37,042

Property taxes are subject to change upon change of ownership.

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160
Sources/links:			

Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this parcel: [Download PDF](#)

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Property Identification

Site Address: 2501 VIRGINIA AVE
Sec/Town/Range: 20/35S/40E
Parcel ID: 2420-111-0001-000-4
Jurisdiction: Fort Pierce

Use Type: 1100
Account #: 27556
Map ID: 24/20N
Zoning: General Co

Ownership

Project Jupiter NLP LLC
c/o Oak Street Real Estate Capital LLC
125 S Wacker Dr Ste 1220
Chicago, IL 60606

Legal Description

20 35 40 COMM AT THE NE COR OF SEC 20; TH S 89-44-58 W ALG N LINE OF SEC 20
40 FT; TH S 02-18-48 E ALG 40 FT W OF AND PARALLEL TO E LINE OF SAID SEC 20
126.75 FT TO POB; TH N 49-03-37 W 50.98 FT; TH S 84-11-36 W ALG S R/W OF SR 70
232.89 FT; TH S 17-53-12 E 19.14; TH S 04-14-46 E 205.80 FT; TH S 87-06-14 W 9.26 FT; TH
S 01-51-10 E 32.67 FT; TH 7.09 FT ALG ARC WITH RAD ON 4.50 FT, ANGLE OF 90-15-32;
TH S 01-42-51 E 12.33 FT; TH S 88-17-09 W 137.06 FT; TH S 02-18-48 E 44.07; TH N
89-44-58 E 400 FT TO W R/W OF SR 615 / 25TH ST; TH N 02-18-48 W 310.05 FT TO POB.
(93,654 SF / 2.15 AC) (OR 4597-2439)



Current Values

Just/Market Value: \$2,838,800
Assessed Value: \$2,838,800
Exemptions: \$0
Taxable Value: \$2,838,800

Total Areas

Finished/Under Air (SF): 13,714
Gross Sketched Area (SF): 15,397
Land Size (acres): 2.15
Land Size (SF): 93,654

Property taxes are subject to change upon change of ownership.

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

Building Design Wind Speed

Occupancy Category I II III
Speed 140 150 160
Sources/links:

Taxes for this parcel: SLC Tax Collector's Office
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Land Use: 881

Pharmacy/Drugstore with Drive-Through Window

Description

A pharmacy/drugstore is a retail facility that primarily sells prescription and non-prescription drugs. A pharmacy/drugstore also typically sells cosmetics, toiletries, medications, stationery, personal care products, limited food products, and general merchandise. The pharmacy/drugstores in this category have a drive-through window. Pharmacy/drugstore without a drive-through window (Land Use 880) is a related use.

Additional Data

Several study sites have two drive-through windows.

To assist in the future analysis of this land use, it is important that the number of drive-through lanes at the study site be reported.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1990s, the 2000s, and the 2010s in California, Colorado, Florida, Massachusetts, Minnesota, New Hampshire, New Jersey, New York, Texas, Vermont, and Wisconsin.

Source Numbers

369, 418, 436, 547, 550, 552, 563, 568, 573, 599, 621, 716, 727, 728, 734, 810, 870, 883, 1004, 1053

Pharmacy/Drugstore with Drive-Through Window (881)

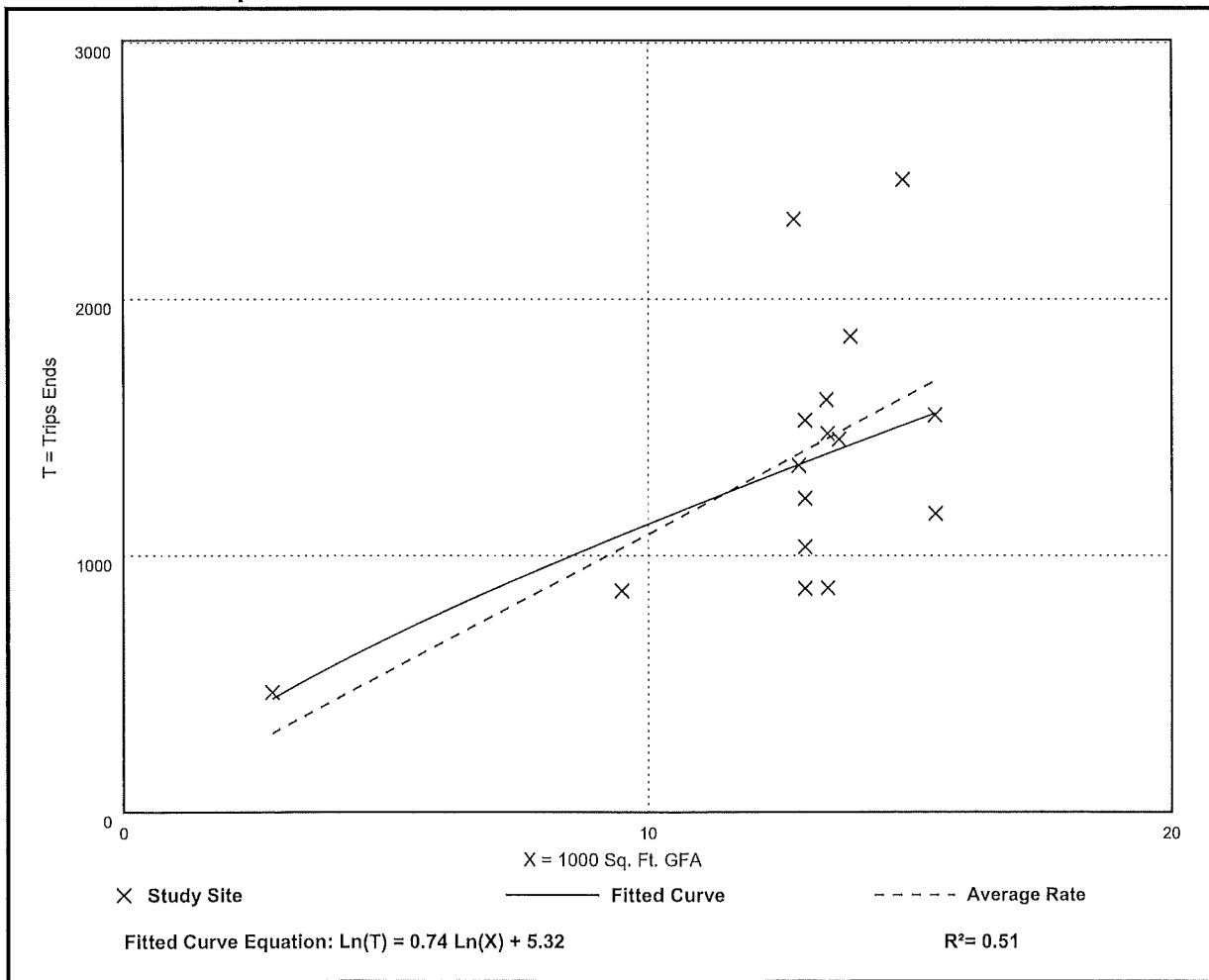
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 13
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
108.40	65.05 - 180.63	33.82

Data Plot and Equation



Pharmacy/Drugstore with Drive-Through Window (881)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

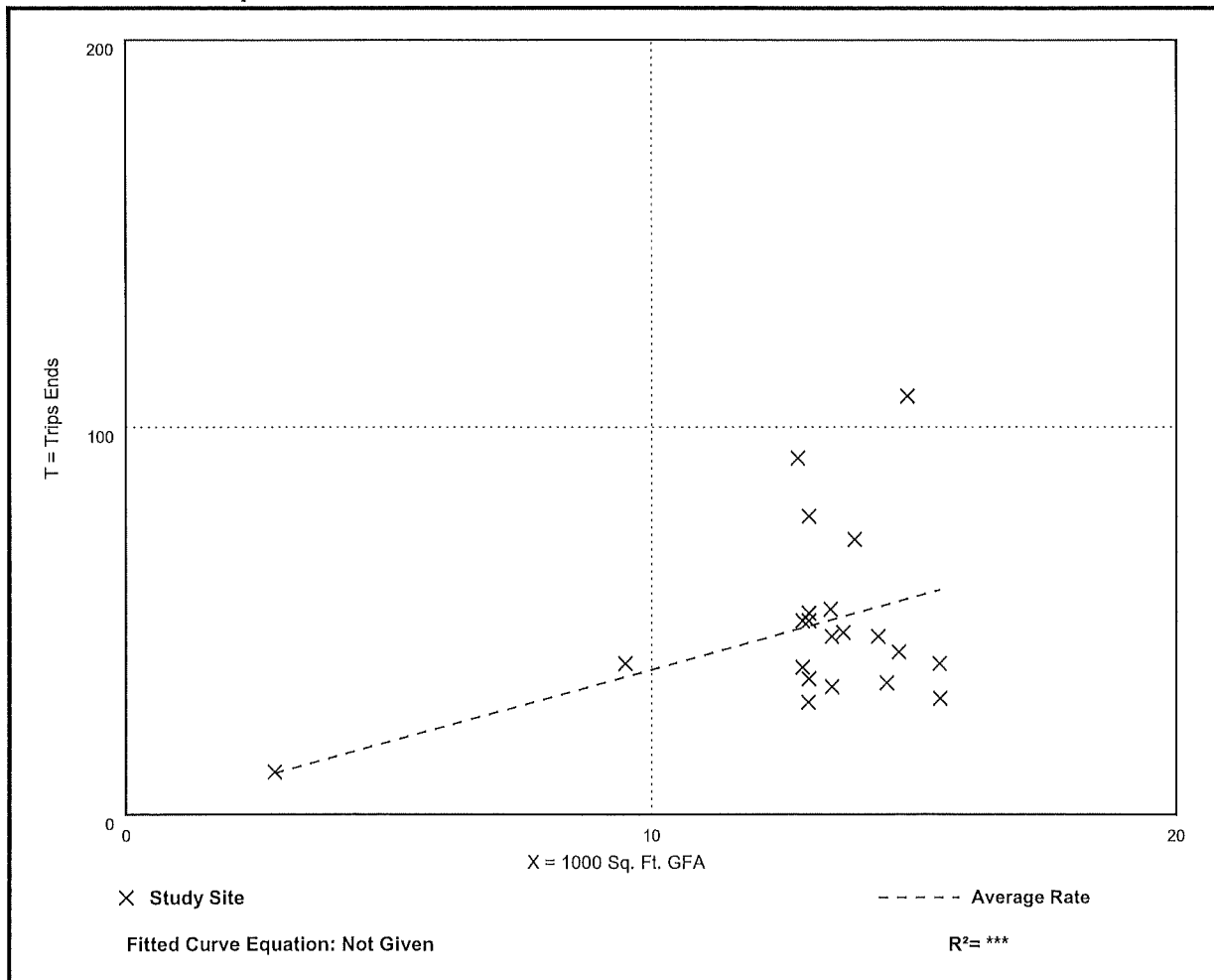
Avg. 1000 Sq. Ft. GFA: 13

Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.74	1.93 - 7.25	1.55

Data Plot and Equation



Pharmacy/Drugstore with Drive-Through Window (881)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 39

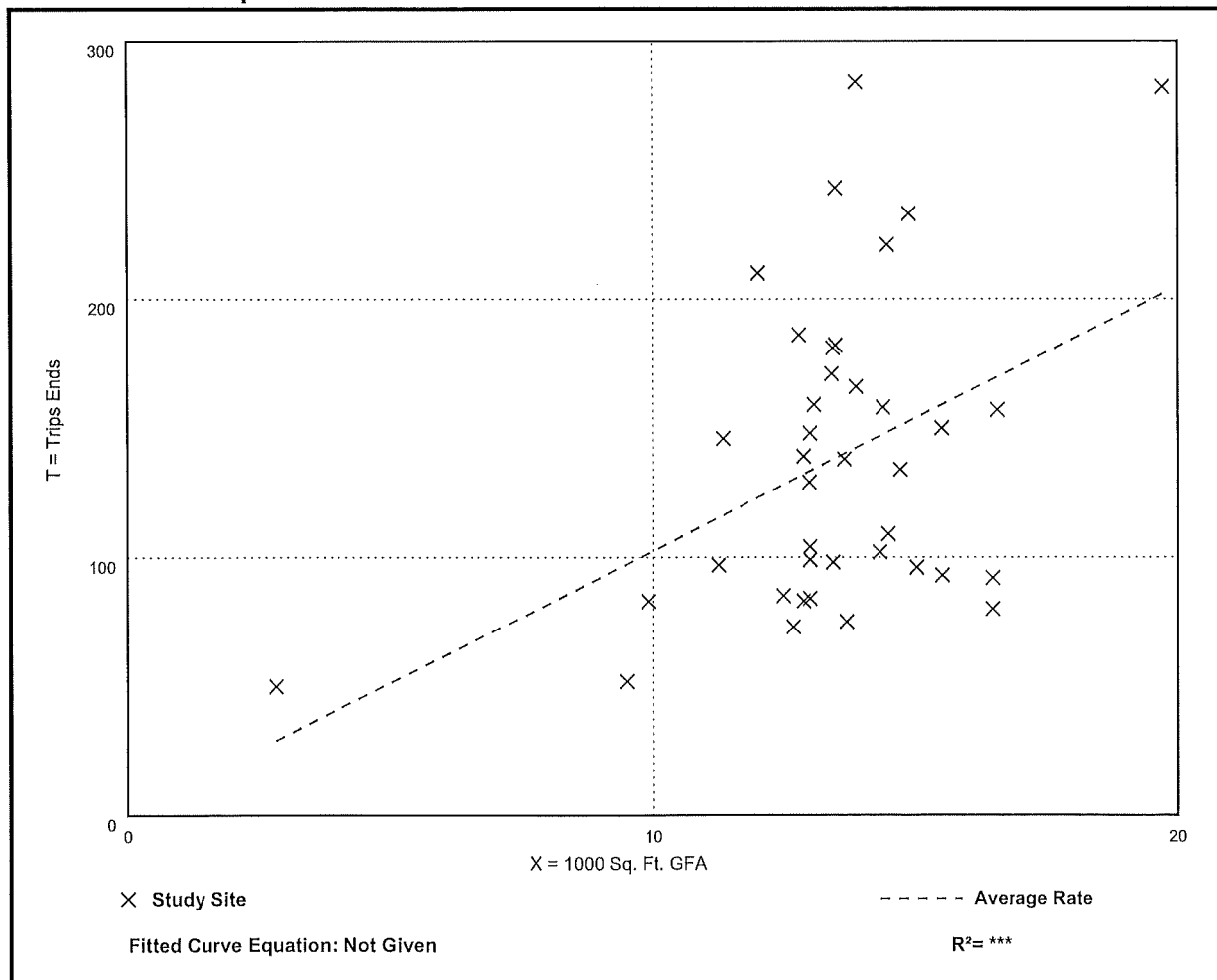
Avg. 1000 Sq. Ft. GFA: 13

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.25	4.86 - 20.45	4.01

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	881								
Land Use	Pharmacy/Drugstore with Drive-Through Window								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	3								
Average Pass-By Rate	49%								
	Pass-By Characteristics for Individual Sites								
	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak	
GFA (000)					Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
9.6	Florida	1995	370	47	40	13	53	—	30
16	Florida	1995	385	41	50	9	59	—	30
16	Florida	1995	522	58	25	17	42	—	30

Land Use: 930

Fast Casual Restaurant

Description

A fast casual restaurant is a sit-down restaurant with no (or very limited) wait staff or table service. A customer typically orders off a menu board, pays for food before the food is prepared, and seats themselves. The menu generally contains higher-quality, made-to-order food items with fewer frozen or processed ingredients than at a fast-food restaurant. Most patrons eat their meal within the restaurant, but a significant proportion of the restaurant sales can be carry-out orders. A fast casual restaurant typically serves lunch and dinner; some serve breakfast. A typical duration of stay for an eat-in customer is 40 minutes or less. Fine dining restaurant (Land Use 931), high-turnover (sit-down) restaurant (Land Use 932), and fast-food restaurant without drive-through window (Land Use 933) are related uses.

Additional Data

The fast casual restaurant study sites included in this land use did not have a drive-through window.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2010s in Minnesota, South Carolina, Washington, and Wisconsin.

Source Numbers

861, 869, 939, 959, 962, 1048

Fast Casual Restaurant (930)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

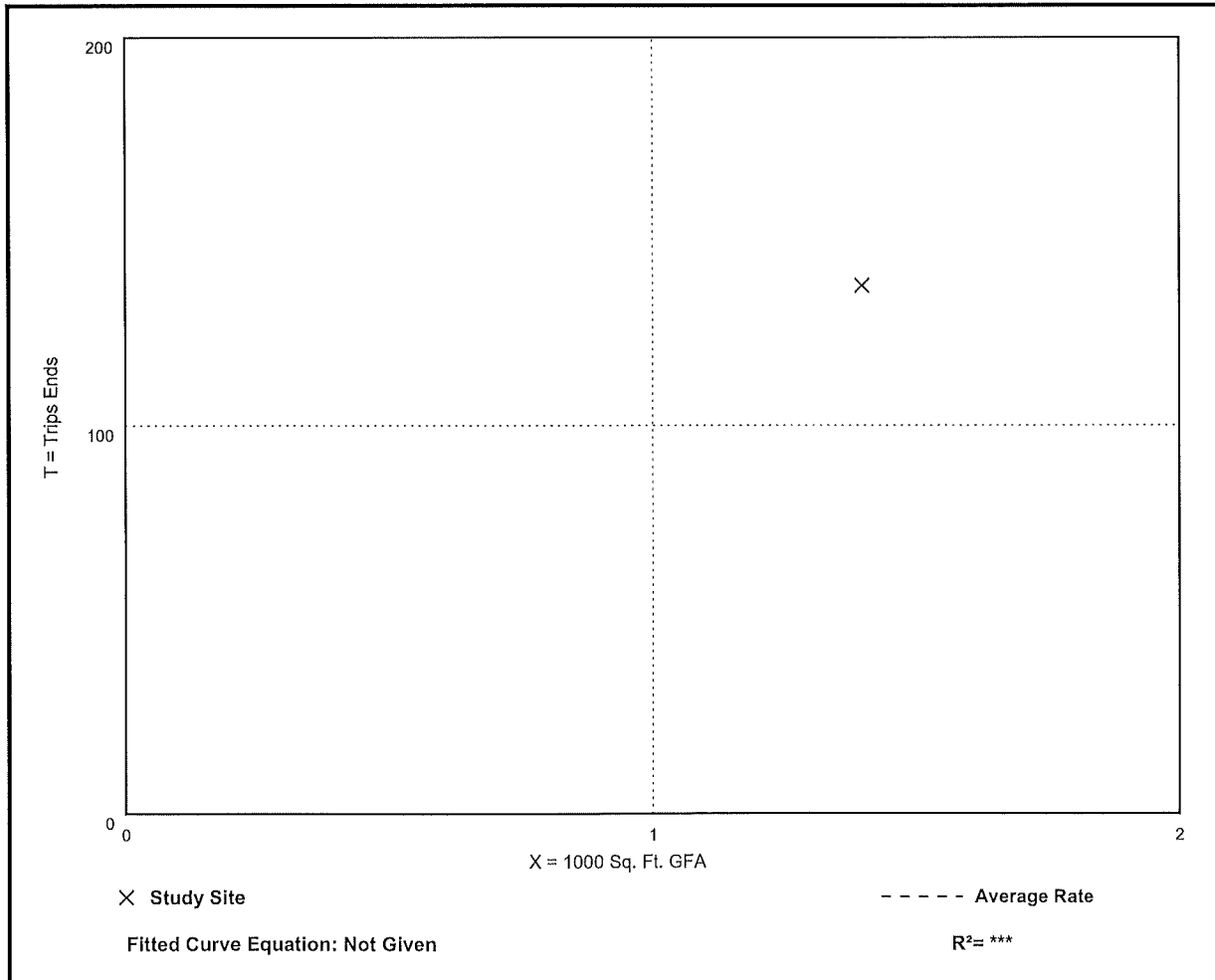
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 1
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
97.14	97.14 - 97.14	***

Data Plot and Equation

Caution – Small Sample Size



Fast Casual Restaurant (930)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. 1000 Sq. Ft. GFA: 1

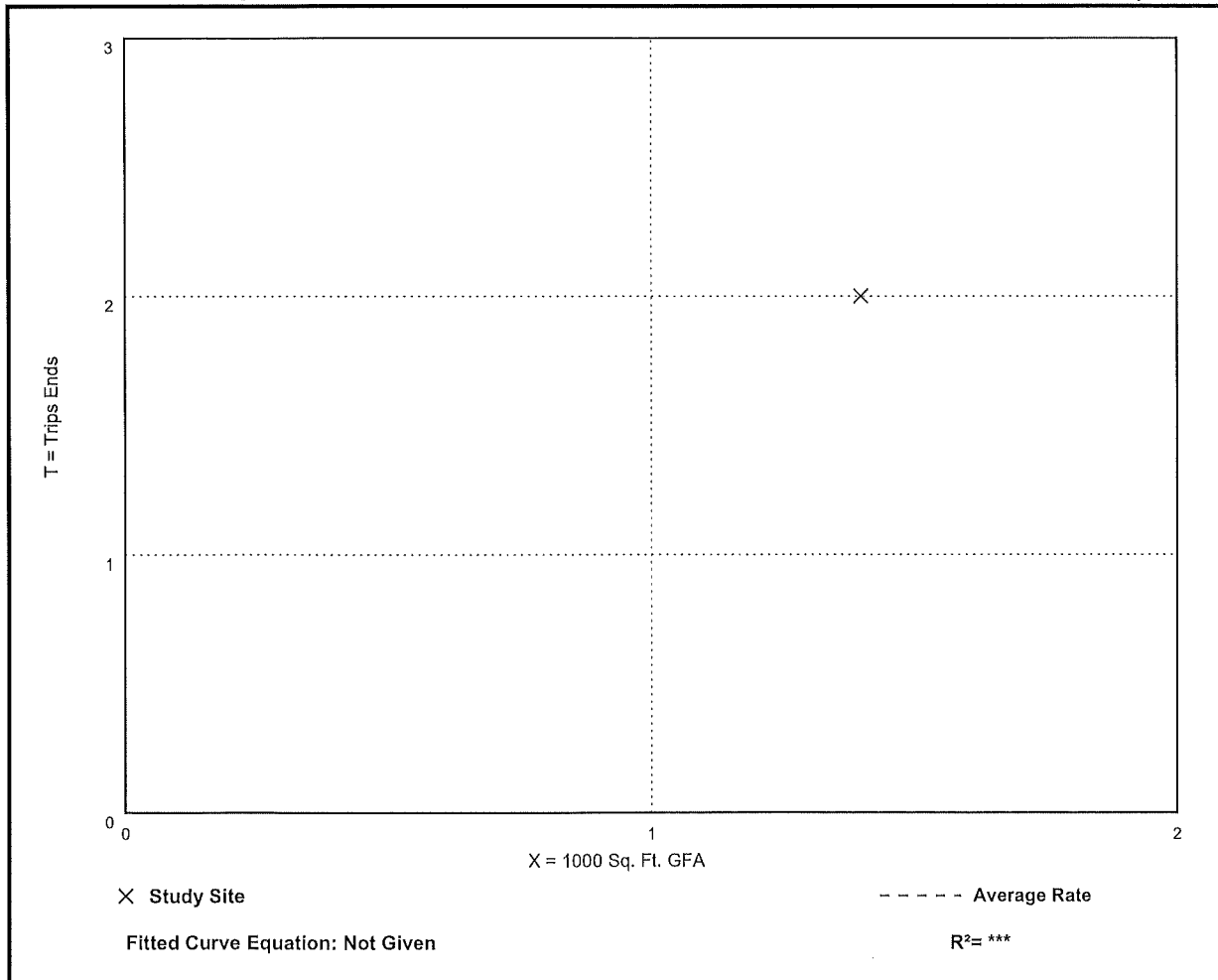
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.43	1.43 - 1.43	***

Data Plot and Equation

Caution – Small Sample Size



Fast Casual Restaurant (930)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 15

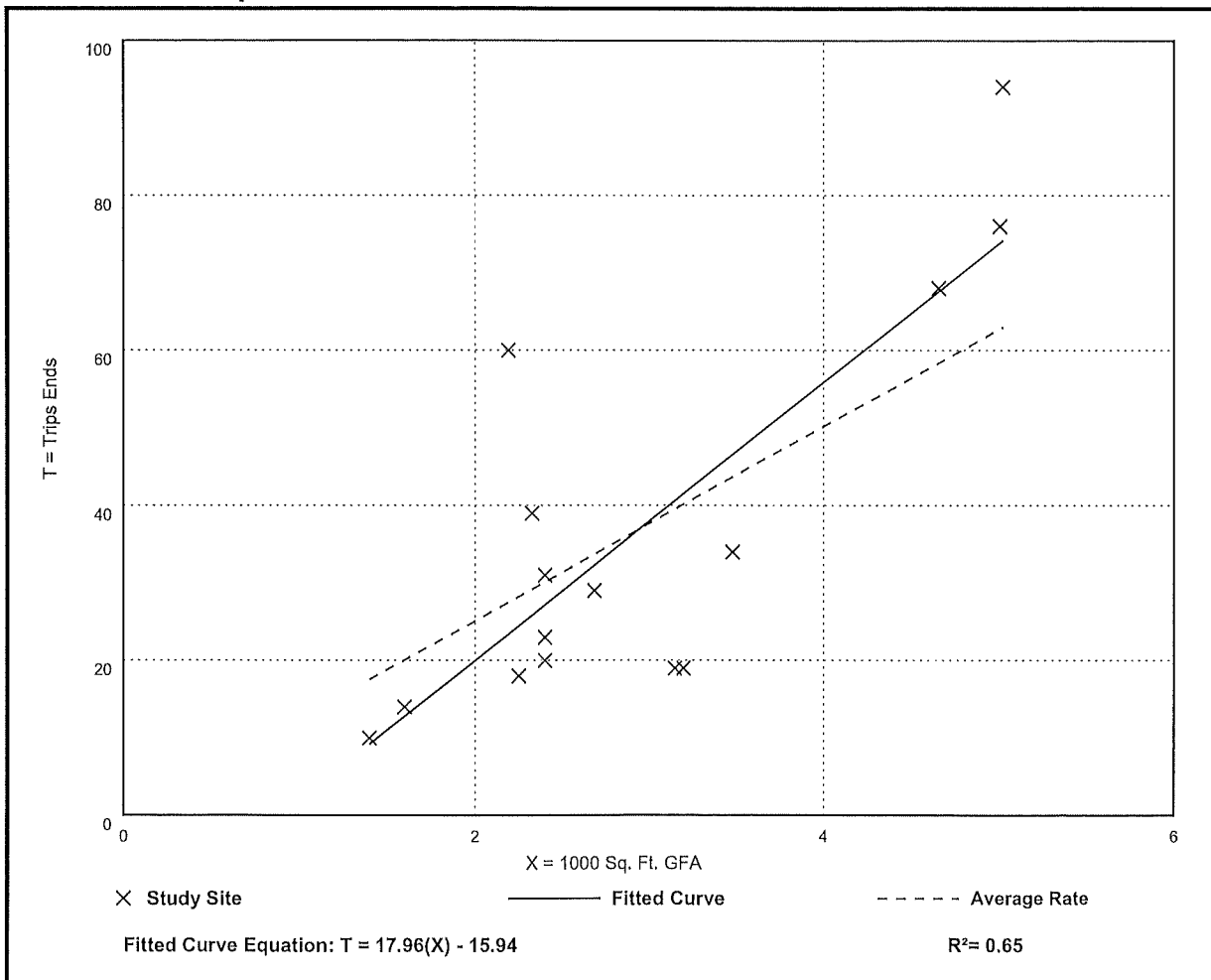
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
12.55	5.94 - 27.40	5.52

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE Trip Generation Manual , 11th Edition

Land Use Code	932								
Land Use	High-Turnover (Sit-Down) Restaurant								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	12								
Average Pass-By Rate	43%								
	Pass-By Characteristics for Individual Sites								
GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
2.9	Kentucky	1993	41	37	27	36	63	3935	2
3.1	Kentucky	1993	21	38	29	33	62	2580	2
4.6	Florida	1992	276	63	—	—	37	—	30
5	Florida	1992	65	58	—	—	42	—	30
5.3	Kentucky	1993	24	50	37	13	50	1615	2
5.7	Florida	1994	308	57	—	—	43	—	30
5.8	Florida	1992	150	32	—	—	68	—	30
6.2	Florida	1995	521	46	43	11	54	—	30
7.1	Indiana	1993	—	23	23	54	77	1565	2
8	Florida	1995	664	40	39	21	60	—	30
11	Florida	1996	267	38	43	19	62	—	30
12	Florida	1996	317	29	51	20	71	—	30



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Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	AVENUE H to OLD DIXIE HWY	715	31,500	2021	2,000	1,590	C	0.795	1,584	C	0.792
US 1	OLD DIXIE HWY to AVENUE O	940123	29,000	2020	2,000	1,709	C	0.855	1,336	C	0.668
US 1	AVENUE O to SR A1A NORTH	940123	29,000	2020	2,100	1,709	C	0.814	1,336	C	0.636
US 1	SR A1A NORTH to JUANITA AVE	940010	21,500	2020	2,100	1,222	C	0.582	979	C	0.466
US 1	JUANITA AVE to ST LUCIE BLVD	940010	21,500	2020	2,100	1,222	C	0.582	979	C	0.466
US 1	ST LUCIE BLVD to 25TH ST	940009	20,500	2020	2,100	1,077	C	0.513	1,033	C	0.492
US 1	25TH ST to INDRIO RD	940009	20,500	2020	2,100	1,077	C	0.513	1,033	C	0.492
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	24,000	2020	2,100	1,164	C	0.554	1,157	C	0.551
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	24,000	2020	2,100	1,164	C	0.554	1,157	C	0.551
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	17,256	2019	2,100	927	C	0.441	973	C	0.463
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	8,400	2021	2,100	429	C	0.204	434	C	0.207
VILLAGE GREEN DR	US 1 to WALTON RD	716	16,500	2021	2,100	987	C	0.47	1,040	C	0.495
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,733	2017	920	254	C	0.276	240	C	0.261
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	16,000	2021	2,650	792	C	0.299	806	C	0.304
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	16,000	2021	1,710	792	D	0.463	806	D	0.471
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,500	2021	1,710	1,294	D	0.757	1,295	D	0.757
VILLAGE PKWY	WESTCLIFFE LN to CROSSTOWN PKWY	720	13,043	2019	1,710	696	C	0.407	689	C	0.403
VIRGINIA AVE	35TH ST to 25TH ST	940032	22,000	2020	3,020	1,075	C	0.356	1,047	C	0.347
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	20,000	2020	3,020	975	C	0.323	939	C	0.311
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	20,000	2020	3,020	975	C	0.323	939	C	0.311
VIRGINIA AVE	25TH ST to 13TH ST	940033	21,000	2020	3,020	988	C	0.327	1,052	C	0.348
VIRGINIA AVE	13TH ST to 11TH ST	940794	21,500	2020	3,020	1,002	C	0.332	1,002	C	0.332
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	21,500	2020	3,170	1,002	C	0.316	1,002	C	0.316
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	21,100	2020	3,020	1,055	C	0.349	985	C	0.326
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,300	2020	3,170	902	C	0.285	882	C	0.278

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2021**

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Port St. Lucie, FL 34953
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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
CALIFORNIA BLVD	DEL RIO BLVD to CROSSTOWN PKWY	636	17,000	2021	920	1,035	F	1.125	899	D	0.977
CALIFORNIA BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	234	16,000	2021	920	775	C	0.842	874	D	0.95
CALIFORNIA BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	234	16,000	2021	920	775	C	0.842	874	D	0.95
CALIFORNIA BLVD	ST LUCIE WEST BLVD to COUNTRY CLUB DR	233	8,886	2019	920	477	C	0.518	473	C	0.514
CALIFORNIA BLVD	COUNTRY CLUB DR to UNIVERSITY BLVD	724	7,991	2019	790	544	C	0.689	477	C	0.604
CALIFORNIA BLVD	UNIVERSITY BLVD to PEACOCK BLVD	724	7,991	2019	630	544	C	0.863	477	C	0.757
CALIFORNIA BLVD	PEACOCK BLVD to TORINO PKWY	637	10,500	2021	630	636	F	1.01	629	D	0.998
CAMEO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	638	4,860	2019	750	397	D	0.529	297	C	0.396
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	639	9,900	2021	790	700	D	0.886	589	D	0.746
CAMPBELL RD	PICOS RD to ORANGE AVE	640	533	2017	540	44	C	0.081	43	C	0.08
CANE SLOUGH RD	US 1 to LENNARD RD	167	9,300	2021	1,710	470	C	0.275	474	C	0.277
CARLTON RD	CARLTON RD (S) to OKEECHOBEE RD	641	367	2017	390	32	B	0.082	29	B	0.074
CASHMERE BLVD	PEACOCK BLVD to TORINO PKWY	676	11,000	2021	630	721	F	1.144	670	F	1.063
CASHMERE BLVD	DEL RIO BLVD to CROSSTOWN PKWY	642	10,500	2021	920	646	C	0.702	633	C	0.688
CASHMERE BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	232	14,500	2021	920	809	C	0.879	710	C	0.772
CASHMERE BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	232	14,500	2021	920	809	C	0.879	710	C	0.772
CASHMERE BLVD	ST LUCIE WEST BLVD to PEACOCK BLVD	231	13,500	2021	920	947	F	1.029	916	D	0.996
CITRUS AVE	7TH ST to US 1	643	1,108	2019	800	154	C	0.193	154	C	0.193
CITRUS AVE	US 1 to 2ND ST	940160	5,200	2020	840	247	C	0.294	251	C	0.299
CITRUS AVE	2ND ST to INDIAN RIVER DR	644	4,337	2016	580	264	C	0.455	267	C	0.46
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	647	5,400	2021	1,470	298	C	0.203	311	C	0.212
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	645	3,900	2021	1,710	231	C	0.135	280	C	0.164
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	646	7,453	2019	540	398	D	0.737	457	D	0.846
CORTEZ BLVD	35TH ST to 25TH ST	948500	2,300	2020	750	112	C	0.149	112	C	0.149
CORTEZ BLVD	25TH ST to SUNRISE BLVD	648	3,000	2019	750	215	C	0.287	197	C	0.263

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						Volume	LOS	V/C	Volume	LOS	V/C
17TH ST	ORANGE AVE to AVENUE D	608	2,400	2021	750	134	C	0.179	128	C	0.171
17TH ST	AVENUE D to AVENUE Q	608	2,400	2021	750	134	C	0.179	128	C	0.171
25TH ST	MIDWAY RD to BELL AVE	940016	18,200	2020	2,100	1,097	C	0.522	1,023	C	0.487
25TH ST	BELL AVE to EDWARDS RD	159	17,500	2021	2,100	1,026	C	0.489	1,024	C	0.488
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	19,700	2020	2,000	1,097	C	0.549	1,093	C	0.547
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	23,633	2020	2,000	1,330	C	0.665	1,419	C	0.71
25TH ST	VIRGINIA AVE to NEBRASKA AVE	940015	22,000	2020	2,000	1,195	C	0.598	1,071	C	0.536
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	22,000	2020	2,000	1,195	C	0.598	1,071	C	0.536
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	21,500	2021	1,630	993	D	0.609	1,030	D	0.632
25TH ST	GEORGIA AVE to DELAWARE AVE	609	21,500	2021	1,630	993	D	0.609	1,030	D	0.632
25TH ST	DELAWARE AVE to ORANGE AVE	940014	20,200	2020	1,630	976	D	0.599	970	D	0.595
25TH ST	ORANGE AVE to AVENUE D	610	17,459	2020	1,630	805	D	0.494	831	D	0.51
25TH ST	AVENUE D to AVENUE Q	940050	18,900	2020	1,630	904	D	0.555	879	D	0.539
25TH ST	AVENUE Q to JUANITA AVE	945152	17,200	2020	2,000	849	C	0.425	778	C	0.389
25TH ST	JUANITA AVE to ST LUCIE BLVD	945165	9,400	2020	2,100	438	C	0.209	488	C	0.232
25TH ST	ST LUCIE BLVD to US 1	945165	9,400	2020	2,100	438	C	0.209	488	C	0.232
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,647	2020	750	398	D	0.531	349	C	0.465
33RD ST	DELAWARE AVE to ORANGE AVE	948507	6,000	2020	790	277	C	0.351	277	C	0.351
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,559	2020	540	517	D	0.957	422	D	0.781
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,559	2020	790	517	D	0.654	422	D	0.534
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,500	2021	750	221	C	0.295	238	C	0.317
53RD ST	ANGLE RD to JUANITA AVE	614	2,833	2016	540	151	C	0.28	167	C	0.309
AE BACKUS AVE	7TH ST to US 1	632	1,067	2017	750	72	C	0.096	84	C	0.112
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	17,605	2019	2,100	1,149	C	0.547	967	C	0.46
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	17,605	2019	2,100	1,149	C	0.547	967	C	0.46

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Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
2ND ST	CITRUS AVE to ORANGE AVE	601	2,133	2017	540	187	C	0.346	158	C	0.293
2ND ST	ORANGE AVE to AVENUE A	602	2,267	2017	540	145	C	0.269	136	C	0.252
7TH ST	SUNRISE BLVD to GEORGIA AVE	519	989	2019	600	65	C	0.108	72	C	0.12
7TH ST	GEORGIA AVE to DELAWARE AVE	517	1,634	2019	790	99	C	0.125	103	C	0.13
7TH ST	DELAWARE AVE to CITRUS AVE	515	2,454	2019	790	148	C	0.187	146	C	0.185
7TH ST	CITRUS AVE to ORANGE AVE	515	2,454	2019	750	148	C	0.197	146	C	0.195
7TH ST	ORANGE AVE to AVENUE C	603	2,910	2016	750	200	C	0.267	219	C	0.292
7TH ST	AVENUE C to AE BACKUS AVE	603	2,910	2016	540	200	C	0.37	219	C	0.406
7TH ST	AE BACKUS AVE to AVENUE D	603	2,910	2016	750	200	C	0.267	219	C	0.292
7TH ST	AVENUE D to AVENUE H	604	1,700	2017	750	111	C	0.148	109	C	0.145
10TH ST	DELAWARE AVE to ORANGE AVE	605	250	2017	600	27	C	0.045	26	C	0.043
10TH ST	ORANGE AVE to AVENUE C	605	250	2017	600	27	C	0.045	26	C	0.043
10TH ST	AVENUE C to AVENUE D	605	250	2017	540	27	C	0.05	26	C	0.048
13TH ST	VIRGINIA AVE to NEBRASKA AVE	527	6,605	2020	750	407	D	0.543	427	D	0.569
13TH ST	NEBRASKA AVE to GEORGIA AVE	527	6,605	2020	790	407	D	0.515	427	D	0.541
13TH ST	GEORGIA AVE to DELAWARE AVE	525	5,700	2021	750	280	C	0.373	289	C	0.385
13TH ST	DELAWARE AVE to ORANGE AVE	523	3,711	2017	750	245	C	0.327	229	C	0.305
13TH ST	ORANGE AVE to AVENUE B	521	2,602	2017	750	153	C	0.204	150	C	0.2
13TH ST	AVENUE B to AVENUE D	521	2,602	2017	750	153	C	0.204	150	C	0.2
13TH ST	AVENUE D to AVENUE H	165	2,530	2017	750	151	C	0.201	140	C	0.187
13TH ST	AVENUE H to AVENUE I	165	2,530	2017	540	151	C	0.28	140	C	0.259
13TH ST	AVENUE I to AVENUE O	165	2,530	2017	540	151	C	0.28	140	C	0.259
13TH ST	AVENUE O to AVENUE Q	165	2,530	2017	540	151	C	0.28	140	C	0.259
17TH ST	GEORGIA AVE to DELAWARE AVE	606	3,333	2016	600	184	C	0.307	185	C	0.308
17TH ST	DELAWARE AVE to ORANGE AVE	607	6,422	2020	790	305	C	0.386	293	C	0.371

- * 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.



Florida Department of Transportation

RON DESANTIS GOVERNOR

605 Suwannee Street Tallahassee, FL 32399-0450 September 29, 2022

JARED W. PERDUE, P.E. SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – September 29, 2023 THIS LETTER IS NOT A PERMIT APPROVAL

Mark Landsman Engineering Design and Construction 10250 SW Village Parkway Suite 201

Dear Mark Landsman:

RE: Pre-application Review for Category B Driveway, Pre-application Meeting Date: September 29, 2022 St. Lucie County - Fort Pierce; SR 70, 615; Sec. # 94030000, 94005000; MP: 23.60, 0.92; Access Class - 5; Posted Speed - 45; SIS - SIS SG Connector; FDOT Ref. Project:

Request: Access to be provided by an existing shared access from the adjacent Walgreens:

- Driveway 1: Right-in/right-out driveway on the south side of SR 70 adjacent to the Walgreens site's west property line.
• Driveway 2: Two-way driveway on the west side of SR 615 adjacent to the Walgreens site's south property line.

SITE SPECIFIC INFORMATION
Project Name & Address: Virginia Ave Project – 2501 Virginia Ave, Fort Pierce
Property Owner: Yazji Property Inc.; Parcel Size: 0.86 Acres Development Size: 5,000 SF Restaurant

WE APPROVE YOUR REQUEST

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

Conditions:

- A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- The existing pavement markings at Driveways 1 and 2 shall be refurbished. A stop sign, stop bar and double yellow line pavement markings shall be provided at both driveways.

Comments:

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

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

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

Sincerely,

Digitally signed by: Dalila Fernandez Date: 2022.09.29 10:20:37 -04'00'

Dalila Fernandez, P.E. District Access Management Manager

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

File: https://fdot-my.sharepoint.com/personal/dalila_fernandez_dot_state_fl_us/Documents/Desktop/Pre-application Letter Template.docx

www.dot.state.fl.us



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
**Proposed Zoning/FLU	
*Change in Demand	

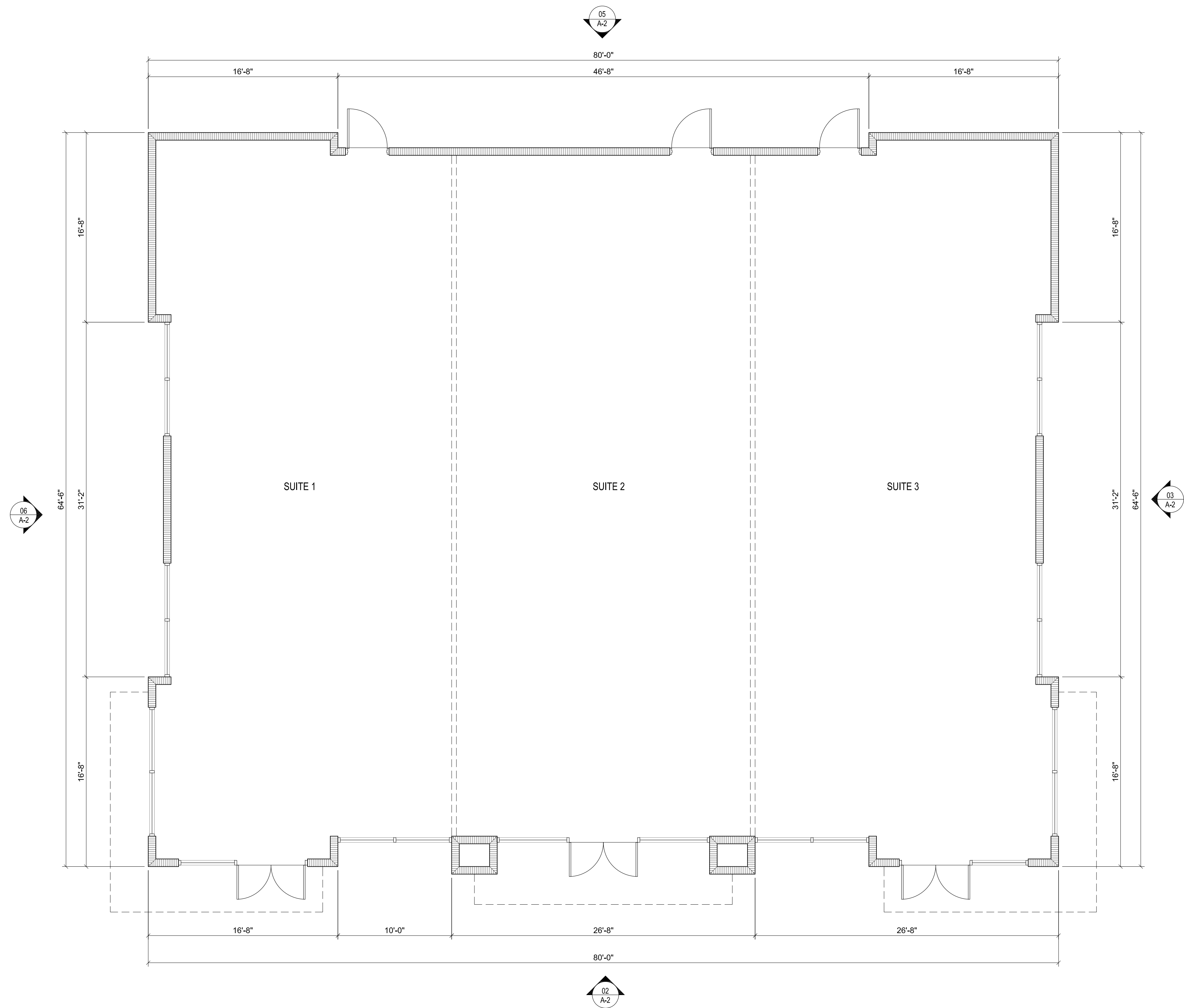
F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day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

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:

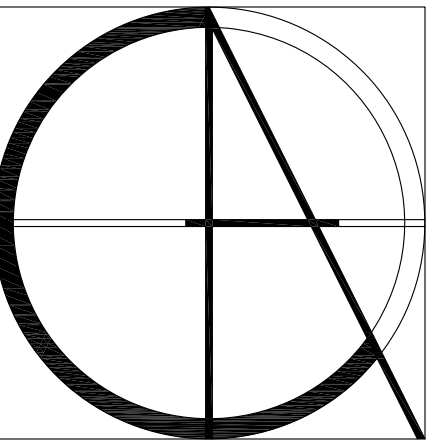
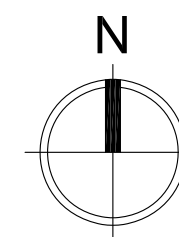
** Complete section if requesting a change in zoning, future land use, or expanding



01
BUILDING AREA = 4,943 SF

FLOOR PLAN

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

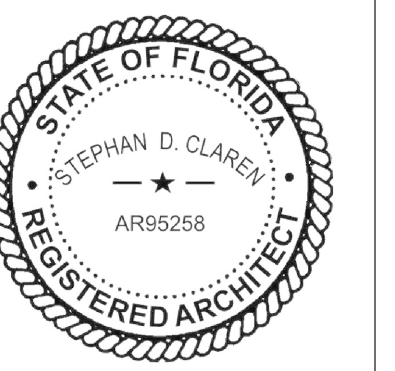


Claren Architecture + Design, Inc.

AA26002865
6400 CONGRESS AVE, SUITE 2150
BOCA RATON, FL 33487
561.961.4884

New Building for:

Virginia Ave Project
2501 Virginia Ave
Fort Pierce, Florida 34981



PROJECT #

DATE 11-10-22

REV # DATE

△	
△	
△	
△	
△	

SHEET #

A-1

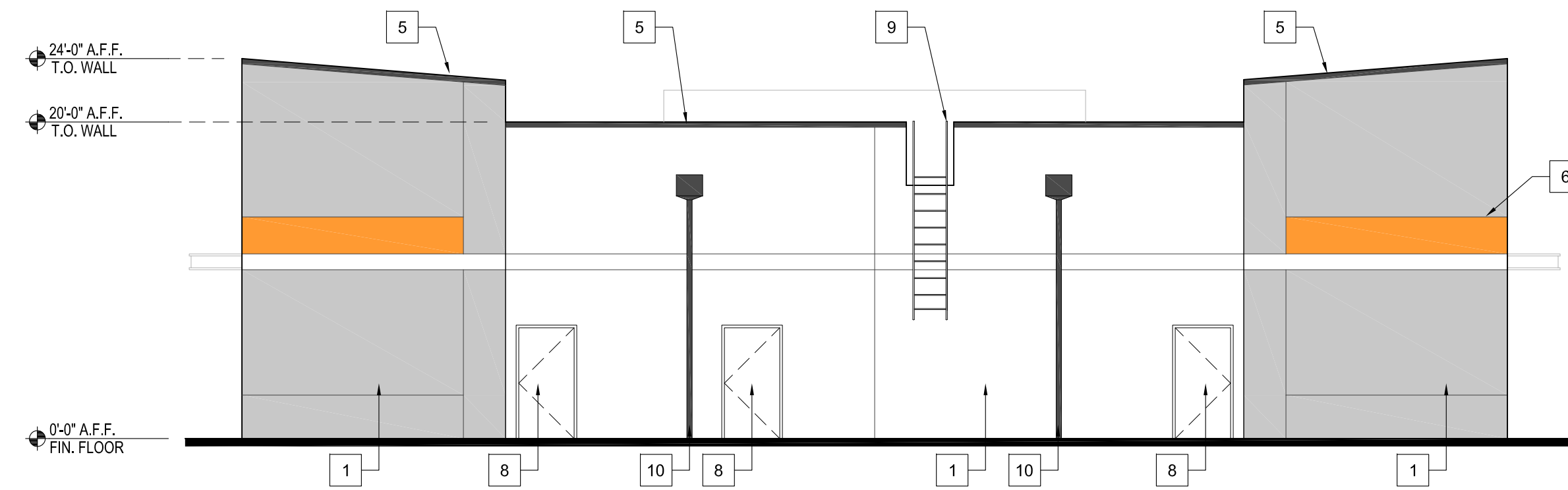
COPYRIGHT 2021



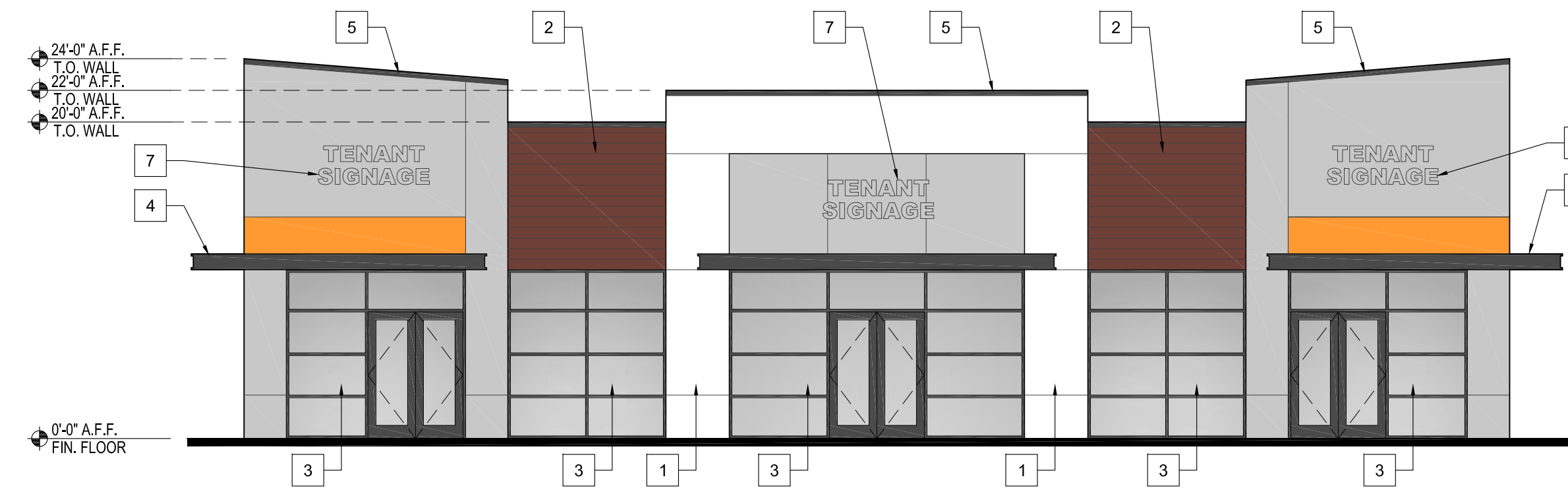
04 NORTH VIEW
SCALE: N.T.S.



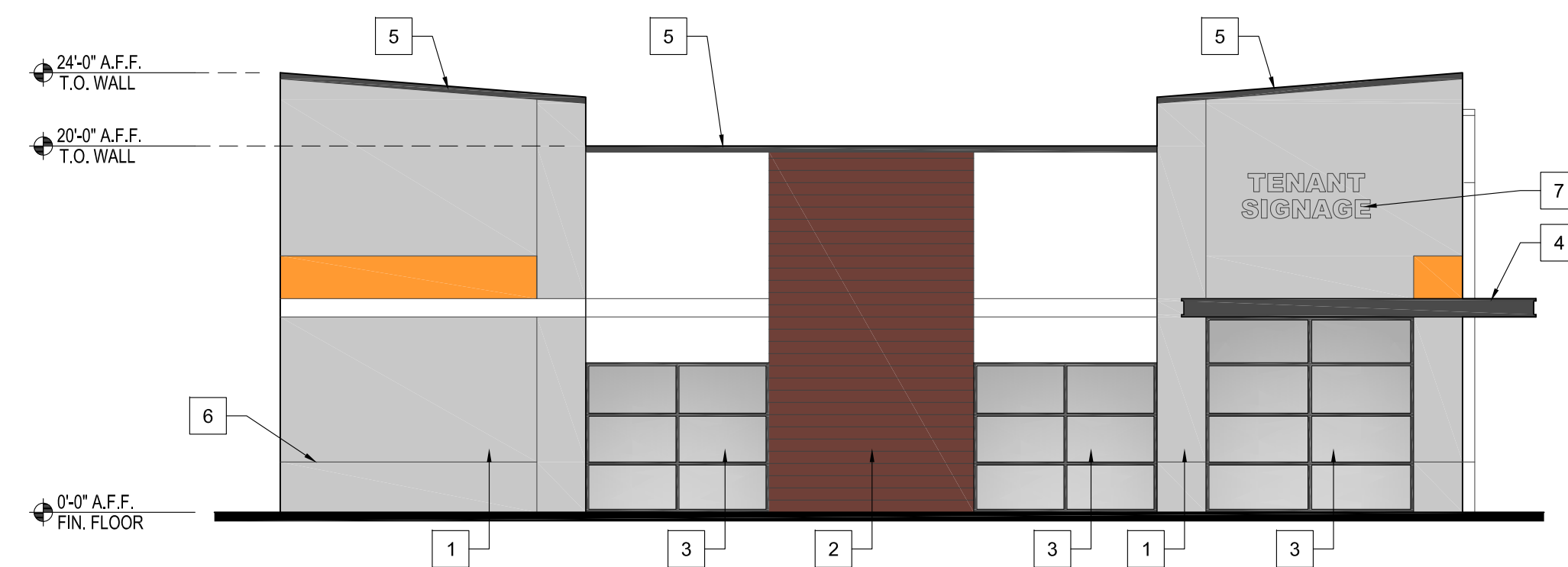
01 NORTHEAST VIEW
SCALE: N.T.S.



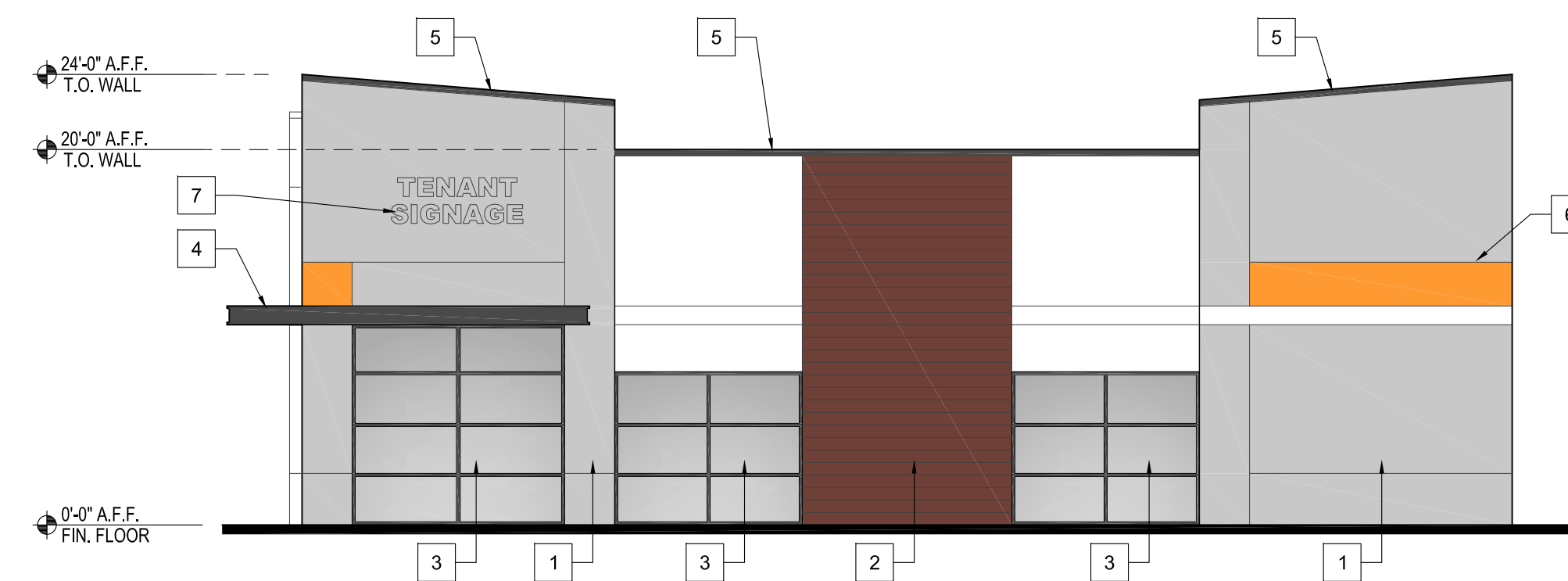
05 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

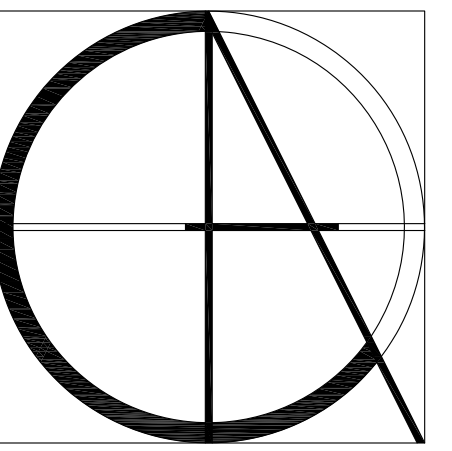


06 EAST ELEVATION
SCALE: 1/8" = 1'-0"



03 WEST ELEVATION
SCALE: 1/8" = 1'-0"

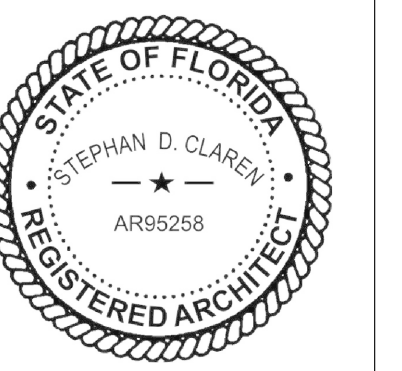
MATERIAL LEGEND	
1	SMOOTH STUCCO FINISH
2	SMOOTH STUCCO FINISH W/ REVEALS
3	IMPACT RATED ALUMINUM STOREFRONT SYSTEM W/ DARK BRONZE FRAMES
4	ALUMINUM CANOPY, DARK BRONZE
5	ALUMINUM COPING
6	STUCCO CONTROL JOINT
7	FUTURE SIGNAGE UNDER SEPARATE PERMIT
8	IMPACT RATED HOLLOW METAL DOOR
9	ROOF ACCESS LADDER
10	PRE-FINISHED ALUM. DOWNSPOUT & COLLECTOR BOX, DARK BRONZE



Claren Architecture + Design, Inc.

AA26002865
6400 CONGRESS AVE, SUITE 2150
BOCA RATON, FL 33487
561.961.4884

New Building for:
Virginia Ave Project
2501 Virginia Ave
Fort Pierce, Florida 34981



PROJECT #	
DATE	11-10-22
REV #	DATE

△	
△	
△	
△	
△	

SHEET #

A-2

Bray Commercial Services
1025 SW Martin Downs Blvd Suite 205
Palm City, FL 34990

AGENT CONSENT FORM

Project Name: Bray – 2501 Virginia Ave – Ft Pierce, FL

Parcel ID: 2420-111-0001-010-1

BEFORE ME THIS DAY PERSONALLY APPEARED Nathaniel Bray, 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 31 day of August 2022 by Nathaniel Bray (Name of Person Acknowledging) who is personally known to me or who has produced n/a (type of identification) as identification and who did (did not) take an oath.

Stacy Sanborn
Notary Signature

Stacy Sanborn
Printed Name of Notary

Nathaniel J Bray
Owner's Signature

Nathaniel J Bray
Owner's Name



1025 SW Martin Downs Blvd #205
Street Address

Palm City, FL 34990
City, State, Zip

11/7/2024
My commission expires

561-510-2225 / njb@brayrealtyadvisors.com
Telephone / Email



DESIGN REVIEW

Property Information

Property address or Location 2501 Virginia Avenue - Fort Pierce, FL 34981
 Parcel ID #(s) 2420-111-0001-010-1
 Project description 5,000 sf building proposed for a (3) part restaurant.

Yazji Property Inc

Property Owner(s)
910 SW Saint Lucie West Blvd
 Street Address
Port St Lucie FL 34986
 City State Zip
772-785-9515
 Phone Number
dryajzi@regencydetnal.org
 Email Address

Bradley J. Currie, AICP (Agent - EDC, Inc.)
 Applicant/Representative, Title, Company
10250 SW Village Parkway #201
 Street Address
Port St Lucie FL 34987
 City State Zip
772-462-4255
 Phone Number
bradcurrie@edc-inc.com
 Email Address

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

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.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

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.

Yazji Property Inc
910 SW Saint Lucie West Blvd
Port St Lucie, FL 34986

AGENT CONSENT FORM

Project Name: Bray – 2501 Virginia Ave

Parcel ID: 2420-111-0001-010-1

BEFORE ME THIS DAY PERSONALLY APPEARED MANHAL YAZJI, 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 21 day of October, 2022 by Manhal Yazji (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



Owner's Signature

Jennifer Goulas

Printed Name of Notary

Manhal Yazji

Owner's Name



5122 SW Sunshine Farms Way

Street Address

Palm City, FL 34990

City, State, Zip

01-20-2025

My commission expires

772-201-3721 dryazji@regencydental.org

Telephone / Email