CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, December 15, 2022 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

   a. Preliminary Plat - Westcity FP Shops - 2671 S. Jenkins Road

   b. Final Plat - Surfside Drive Multifamily- 1602 Surfside Drive

   c. Site Plan and Design Review - Bray Restaurant and Retail - 2501 Virginia Avenue

   d. Site Plan and Design Review – Wallace Hyundai – 5553 S. US Highway 1

   e. Site Plan, Design Review, Planned Development, Future Land Use Map Amendment – Selvitz Road Mixed-Use PD - 2432-211-0006-000-3, 2432-211-0005-000-6, 2432-343-0001-000-4

Technical Review Committee **1. a.**

Meeting Date: 12/15/2022

REQUESTED ACTION

Preliminary Plat - Westcity FP Shops - 2671 S. Jenkins Road

LOCATION

2671 S Jenkins Rd

RESPONSIBLE STAFF

Ryan Altizer, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 12/01/2022 10:32 AM

Final Approval Date: 12/01/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Planner
RE:	**Westcity FP Shops- Preliminary Plat - 22-09000009** **2671 S Jenkins Rd**
BOARD DATE:	December 15, 2022

Preliminary Plat at 2671 S Jenkins Rd

The above referenced project is being submitted for your review and comments. The applicant is requesting a Preliminary Plat for 2671 S Jenkins Rd.

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

If you have comments, please respond prior to Tuesday, 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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

Property address or Location 2671 South Jenkins Road, Fort Pierce, Florida 34945

Parcel ID #(s) 2324-411-0000-000-3

Project description Subdivision of parcel into three parcels, with front parcel developed as car wash.

Property Owner(s)
Westcity FP Shops, LLC

Street Address
9293 NW 15th Street

City State Zip
Coral Springs, FL 33071-6048

Phone Number
954-439-3030

Email Address
steve@wcpartners.com

Applicant/Representative, Title, Company
Peter J. Sweeney, Attorney with Block & Scarpa

Street Address
601 21st Street, Suite 401

City State Zip
Vero Beach, FL 32960

Phone Number
772-794-1918

Email Address
psweeney@blockscarpa.com

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

Property Owner(s) Signature(s) STEPHEN M DOUGLAS, MANAGING MEMBER

STATE OF ~~FLORIDA~~ South Carolina COUNTY Charleston

The foregoing instrument was acknowledged before me this 11 day of Oct, 20 22, by Stephen Douglas who is personally known to me or has produced Drivers license as identification.

alyssa Bryant
Signature of Notary (seal)

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☑ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☑ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☑ A copy of the deed
- ☑ Signed and sealed survey
- ☑ Concurrency application, complete
- ☑ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Water & Sewer system construction plans
- ☐ Stormwater Retention plans
- ☐ Electric Infrastructure plans
- ☐ Gas Infrastructure plans
- ☐ Complete, notarized application

☐ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - proposed lots, including acreage, square footage, & dimensions.
  - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3007864 OR BOOK 2757 PAGE 2222, Recorded 02/08/2007 at 09:23 AM
Doc Tax: $19250.00

Prepared by, record and return to:
David M. Shaw, Esquire
Haile, Shaw & Pfaffenberger, P.A.
660 U.S. Highway One, Third Floor
North Palm Beach, Florida 33408

Parcel ID# 2324-411-0000-000-3

WARRANTY DEED

THIS INDENTURE made this 1st day of February, 2007, by and between BECKER HOLDING CORPORATION, a Florida corporation ("Grantor") whose mailing address is 2627 S. Jenkins Road, Ft. Pierce, Florida 34981 and WESTCITY FP SHOPS, LLC, a Florida limited liability company ("Grantee") whose mailing address is 599 NW 82nd Avenue, Plantation, Florida 33324.

WITNESSETH:

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

That part of the North ½ of the Northeast ¼ of the Southeast ¼ lying South of Okeechobee Road (State Road No. 70, formerly State Road No. 8), and the East 200 feet of the North 296.9 feet of the Southwest ¼ of the Northeast ¼ of the Southeast ¼, all lying in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, LESS I-95 right-of-way as set out in Official Record Book 267, at Page 1155.

TOGETHER WITH all improvements thereon and rights, benefits, easements, appurtenances and hereditaments thereto appertaining.

SUBJECT TO real property taxes for the year 2007 and subsequent years; zoning, restrictions, prohibitions, easements and other matters of record, the provisions of which are not reimposed hereby.

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

IN WITNESS WHEREOF, Grantor has executed these presents on this, the day and year first above written.

WITNESSES:

Print Name: Cristie C. Collins

Print Name: Margaret J. Averill

GRANTOR:

BECKER HOLDING CORPORATION
A Florida corporation

By: _____
Name: Jeffrey L. Cusson
Title: President

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

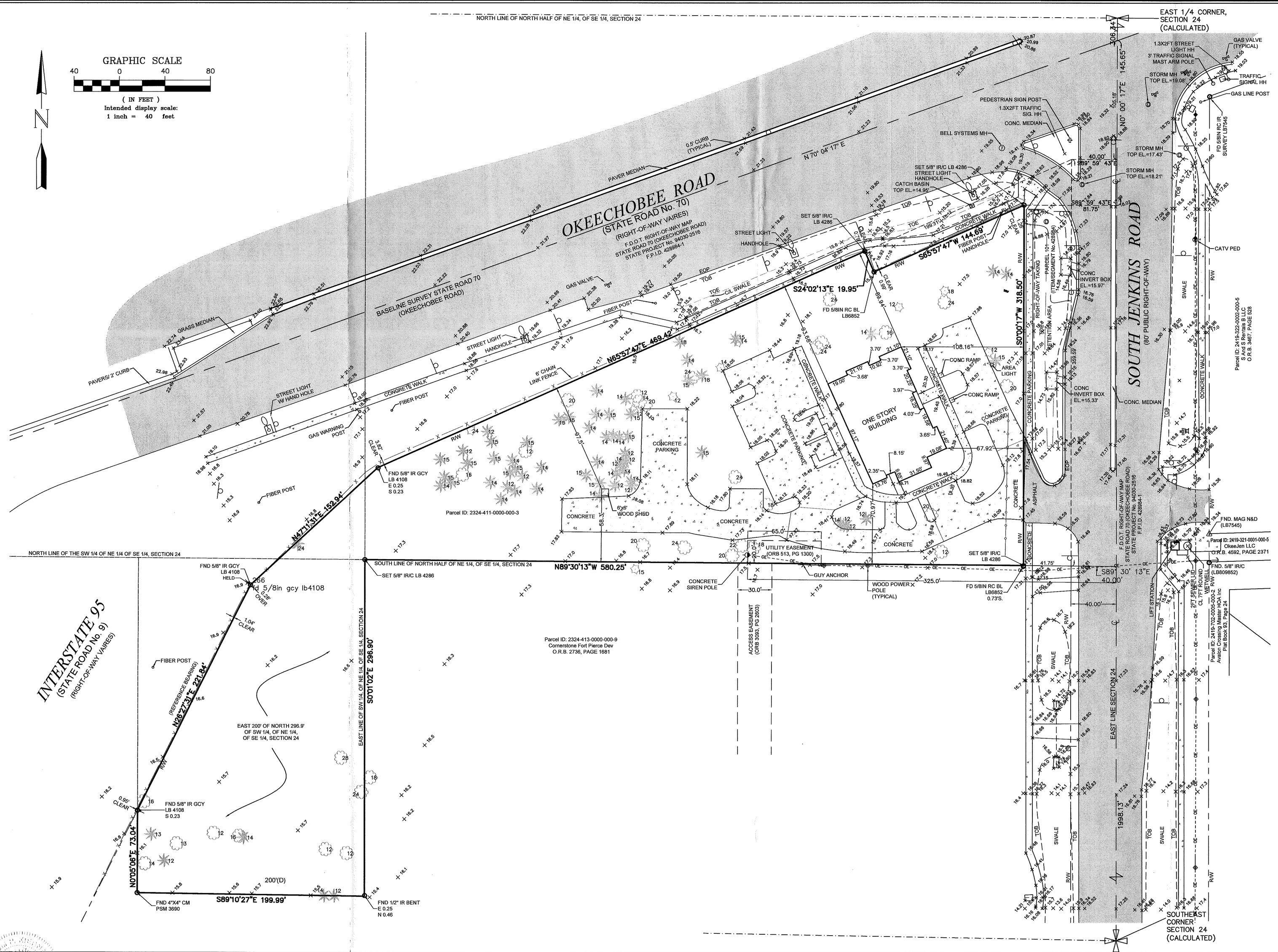
The foregoing instrument was acknowledged before me this 1st day of February, 2007, by JEFFREY L. CUSSON, as President of Becker Holding Corporation, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

_____
Notary Public-State of Florida

Margaret J. Averill
Printed name of notary

My Commission Expires:_____

NOTARY PUBLIC STATE OF FLORIDA
MARGARET J. AVERILL
MY COMMISSION #DD440272
EXPIRES: July 22, 2009



PROPERTY ADDRESS

2671 SOUTH JENKINS ROAD, FORT PIERCE, FLORIDA
PARCEL ID: 2324-411-0000-000-3

LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTH OF OKEECHOBEE ROAD (STATE ROAD NO. 70, FORMERLY STATE ROAD NO. 8), AND THE EAST 200 FEET OF THE NORTH 296.9 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS I-95 RIGHT-OF-WAY AS SET OUT IN OFFICIAL RECORD BOOK 267, AT PAGE 1155.

SURVEYORS NOTES

1. THE LAST DATE OF DATA ACQUISITION WAS OCTOBER 12, 2022.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011). THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 95, AS SHOWN, HAVING A BEARING OF NORTH 26°27'31" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY NGS BENCHMARK GCY, HAVING A PUBLISHED ELEVATION OF 16.56
7. THE FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLAN COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN VERTICAL DATUM OF 1983(2011 ADJUSTMENT), AS ESTABLISHED USING FLORIDA DEPARTMENT OF TRANSPORTATION FPRN.
8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
9. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OF OTHER TITLE PROFESSIONAL.
10. THE DESCRIPTION OF OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT OR THE CLIENTS REPRESENTATIVE.
11. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
12. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
13. INTERIOR IMPROVEMENTS, IF ANY WERE NOT LOCATED EXCEPT AS SHOWN.
14. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
15. THE TREES SHOWN HEREON WERE NOT PREPARED WITH THE BENEFIT OF AN ARBORIST. TREE SPECIMEN NOMENCLATURE IS GENERALLY COMMON (OAK, PAL, PINE, ETC.). CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
16. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR AN EXPECTED HORIZONTAL ACCURACY OF 0.10'.
17. NO JURISDICTIONAL OR WETLANDS WERE DETERMINED OR LOCATED AS PART OF THIS SURVEY.
18. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AS SHOWN ON FLOOD RATE MAP NUMBER 12111C0167J, MAP REVISED 2/16/2012, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
19. SUBMITTAL TO A JURISDICTIONAL AGENCY MAY REQUIRE ADDITIONAL FIELD AND/OR OFFICE WORK.
20. SUBJECT PARCEL CONTAINS 3.84 ACRES MORE OR LESS.

LEGEND

B.B.	DENOTES BEARING BASIS
(C)	DENOTES CALCULATED DATA
C/L	DENOTES CENTERLINE
C.M.	DENOTES CONCRETE MONUMENT
CONC.	DENOTES CONCRETE
F.D.O.T.	DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
FND.	DENOTES FOUND
ID	DENOTES IDENTIFICATION
I.R.	DENOTES IRON ROD
IR & C	DENOTES 5/8" IRON ROD & CAP
L.B.	DENOTES LICENSED BUSINESS
N.A.V.D.	DENOTES NORTH AMERICAN VERTICAL DATUM
No.	DENOTES NUMBER
No ID	DENOTES NO IDENTIFICATION NUMBER
NW	DENOTES NORTHWEST
OE	DENOTES OVERHEAD ELECTRIC
O.H.U.	DENOTES OVERHEAD UTILITIES
O.R.B.	DENOTES OFFICIAL RECORDS BOOK
P.G.	DENOTES PAGE
PK&D	DENOTES P.K. NAIL AND DISK
P.L.S.	DENOTES PROFESSIONAL LAND SURVEYOR
SW	DENOTES SOUTHWEST
TOB	DENOTES TOP OF BANK
TYP.	DENOTES TYPICAL
±	DENOTES PLUS OR MINUS
◎	DENOTES SET 5/8" IRON ROD & CAP (LB 4286)
△	DENOTES SET PARKER KALON NAIL & DISK (LB 4286)
##	DENOTES PINE TREE AND DIAMETER AT 4 FT HIGH
##	DENOTES PALM TREE AND DIAMETER AT 4 FT HIGH
##	DENOTES OAK TREE AND DIAMETER AT 4 FT HIGH
	DENOTES SIGN

Digitally signed by Thomas P Kiernan
Date: 2022.10.28 15:23:47 -04'00'

THOMAS P. KIERNAN, P.S.M. FLORIDA CERTIFICATE NO. 6199

CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEVE THIS IS TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON SEPTEMBER 16, 2021. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUES.

COMPUTER FILE REF.	FIELD BK./PG.
18-033.001	

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

-REVISIONS-	BY	DATE

	BY	DATE
FIELD	SG	10/12/22
CALCS.	RJ	4/18/18
DRAWN	TM	10/12/22
DETAILED		
CHECKED	JDJ	10/14/22
APPROVED	TPK	10/14/22

BOUNDARY, TOPOGRAPHY & TREE LOCATION

PREPARED FOR

WESTCITY FP SHOPS, LLC

DATE: 10/12/2022	
HORIZ. SCALE: 1"=40'	
VERT. SCALE: N/A	
JOB No.	18-033.001
SHEET	1 OF 1

P:\Proj-2018\18-033 Okeechobee Rd & Jenkins Rd SW Corner\s 3.84 acre\18-033.001 Boundary Update.dwg, 10/24/2022 11:58:53 AM, DWG To PDF.pc3

WESTCITY FP SHOPS

BEING A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET NO._____

LEGAL DESCRIPTION:

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTH OF OKEECHOBEE ROAD (STATE ROAD NO. 70, FORMERLY STATE ROAD NO.8), AND THE EAST 200 FEET OF THE NORTH 296.9 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS I-95 RIGHT-OF-WAY AS SET OUT IN OFFICIAL RECORD BOOK 267, AT PAGE 1155.

CONTAINING: 3.84 ACRES ±

DEDICATION:

STATE OF FLORIDA

COUNTY OF ST. LUCIE SS

KNOW ALL MEN BY THESE PRESENTS THAT _____, HAS CAUSED THESE LANDS SHOWN HEREON AS WESTCITY FP SHOPS, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

1) PARCEL 2, AS SHOWN HEREON, IS FOR FUTURE DEVELOPMENT

2) THE INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENT ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER PUBLIC UTILITIES.

3) PARCEL 3, AS SHOWN HEREON, IS RESERVED FOR THE BENEFIT OF PARCELS 1 AND 2 AS IT PERTAINS TO STORMWATER RETENTION.

SIGNED AND SEALED THIS ___ DAY OF _____, 2022, ON BEHALF OF _____.

_____

NAME: _____

TITLE: _____

_____ WITNESS SIGNATURE

_____ PRINTED NAME

_____ WITNESS SIGNATURE

_____ PRINTED NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTIFICATION BY _____, ON BEHALF OF _____. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2022.

_____ COMMISSION NO. & EXPIRATION DATE

_____ NOTARY PUBLIC, STATE OF FLORIDA

NAME: _____

MORTGAGEE CONSENT:

STATE OF _____

COUNTY OF _____

_____ DATED THE ____ DAY OF 202___ AND RECORDED THE ___ DAY OF 202____, AT OFFICIAL RECORDS. BOOK _____, PAGE _____, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

_____

BY: _____

NAME: _____

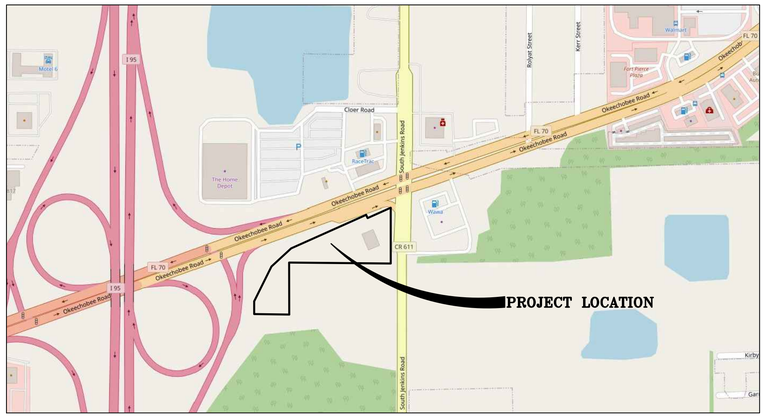
TITLE: _____

_____ WITNESS SIGNATURE

_____ PRINTED NAME

_____ WITNESS SIGNATURE

_____ PRINTED NAME



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF TITLE:

STATE OF FLORIDA

COUNTY OF ST. LUCIE

I, _____, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY _____, DATED _____, 20___, AND DESIGNATED AS FILE NUMBER _____ (THE " PLAT SEARCH "), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: _____, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED.

DATED: THIS ___ DAY OF _____, 2022

NAME TITLE
ADDRESS
FLORIDA BAR NO. _____

CITY ATTORNEY:

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

DATED: THIS ___ DAY OF _____, 2022

BY: _____
TANYA EARLEY - CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

PLANNING AND DEVELOPMENT SERVICES APPROVAL:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE GENERAL COMMERCIAL ZONING DISTRICT, AS SET FORTH IN CHAPTER 125 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS, AS AMENDED BY THE CITY OF FORT PIERCE BOARD OF ZONING APPEALS ON JUNE ____, 2022.

DATED: THIS ___ DAY OF _____, 2022

BY: _____
KEVIN FREEMAN - PLANNING DIRECTOR
CITY OF FORT PIERCE, FLORIDA

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

I, MICHELLE MILLER, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES, IN FORM, WITH ALL THE REQUIREMENTS OF THE LAWS PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS FILED FOR RECORD IN PLAT BOOK ___, PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ___ DAY OF _____, 2022.

_____
MICHELLE MILLER CLERK OF CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CLERK OF THE CIRCUIT COURT

OWNER:

WestCity FP Shops LLC
9293 NW 15th ST
Coral Springs, FL 33071

SUBDIVIDER:

WestCity FP Shops LLC
9293 NW 15th ST
Coral Springs, FL 33071
xxx-xxx-xxxx

CITY COMMISSION CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 20___.

_____
LINDA COX, CITY CLERK
CITY OF FORT PIERCE, FLORIDA

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 20___.

_____
LINDA COX, CITY CLERK
CITY OF FORT PIERCE, FLORIDA

SURVEYOR'S REVIEW CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: _____ _____
FRANK VELDHUIS DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD, HAVING A BEARING OF SOUTH 00°00'17" WEST.

3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF THIS PART AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA. THIS ___ DAY OF _____, 2022.

_____
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SURVEYOR

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 18-033.001-PLAT

WESTCITY FP SHOPS

BEING A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET NO. _____

LEGEND

D.	DENOTES DEED
FDOT	DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
IR&C	DENOTES 5/8" IRON ROD & CAP
LB	DENOTES LICENSED BUSINESS
M.	DENOTES MEASURED
POB	DENOTES POINT OF BEGINNING
POC	DENOTES POINT OF COMMENCEMENT
PRM	DENOTES PERMANENT REFERENCE MONUMENT
R/W	DENOTES RIGHT OF WAY
S.R.	DENOTES STATE ROAD
◎	DENOTES SET 5/8" IR&C PRM LB 4286

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

NORTH

OKEECHOBEE ROAD
(STATE ROAD No. 70)
(RIGHT-OF-WAY VARIES)
STATE PROJECT NO. 94030-2516
F.P.I.D. 428984-1

BASELINE SURVEY/STATE ROAD 70
(OKEECHOBEE ROAD)

SET 5/8" IR/C PRM LB 4286

N65°57'47"E 469.42'

363.00'

106.42'

R/W

N65°57'47"E 144.69'

199.31'

S24°02'13"E
19.95'

RIGHT-OF-WAY TAKING
PARCEL 101
(ITEM/SEGMENT No.428984)

SOUTH JENKINS ROAD
(80' PUBLIC RIGHT-OF-WAY)
F.D.O.T. RIGHT-OF-WAY MAP
STATE ROAD 70 (OKEECHOBEE ROAD)
STATE PROJECT No. 94030-2516
F.P.I.D. 428984-1

S0°00'17"W 318.50'
BEARING BASE

359.33'

PARCEL 1
65,766.7 sq.ft.
1.51 Ac.±

N0°01'17"E 182.38'

PARCEL 2
(FUTURE DEVELOPMENT)
52,202.6 sq.ft.
1.20 Ac.±

15.40'

S89°30'13"E
14.20'

11.00'

S89°30'13"E 156.63'

N62°38'25"E 107.00'

S89°30'13"E 328.51'

50' INGRESS, EGRESS,
UTILITY & DRAINAGE EASEMENT

39' INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT

N0°29'47"E
50.00'

100.00'

R/W

S0°01'02"E 71.09'

NORTH LINE OF THE SW 1/4 OF
NE 1/4 OF SE 1/4, SECTION 24

N47°11'31"E 152.94'
137.54'

328.17'

SOUTH LINE OF NORTH HALF OF
NE 1/4, OF SE 1/4, SECTION 24

N89°30'13"W 580.25'

178.25'

41.75'

40.00'

SET 5/8" IR/C PRM LB 4286

65'x20' UTILITY EASEMENT
O.R.B. 513, PAGE 1300

INTERSTATE 95
(STATE ROAD No. 9)
(RIGHT-OF-WAY VARIES)

N26°27'31"E 221.84'

PARCEL 3
49,471.4 sq.ft.
1.14 Ac.±

EAST LINE OF SW 1/4, OF
NE 1/4, OF SE 1/4, SECTION 24

S0°01'02"E 296.90'

30' ACCESS EASEMENT
O.R.B. 3093, PAGE 2603

CORNERSTONE FORT PIERCE DEV
Parcel ID: 2324-413-0000-000-9
O.R.B. 2736, PAGE 1681

CORNERSTONE FORT PIERCE DEV
Parcel ID: 2324-413-0000-000-9
O.R.B. 2736, PAGE 1681

EAST LINE OF SECTION 24

R/W

73.04'
N0°05'06"E

N89°10'27"W 199.99'

PREPARED IN THE OFFICE OF:

CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 18-033.001-PLAT

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Right of Way	Right of Way	Roadway Okeechobee rd
South	Undeveloped	GC	C-3
East	Right of Way	Right of Way	Roadway S Jenkins Rd
West	Right of Way	Right of Way	Roadway Okeechobee rd

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	NA	3.84	X
****Proposed**	GC	C-3	NA	3.84	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 100,000SFx 0.125 = 12,545GPD
Current Zoning/FLU	Total gallons per day 100,000SFx 0.125 = 12,545GPD
**Proposed Zoning/FLU	Total gallons per day 100,000SFx 0.125 = 12,545GPD
**Change in Demand	Total gallons per day N/A

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 100,000 SF x 0.1= 10,000GPD
Current Zoning/FLU	Total gallons per day 100,000 SF x 0.1= 10,000GPD
**Proposed Zoning/FLU	Total gallons per day 100,000 SF x 0.1= 10,000GPD
**Change in Demand	Total gallons per day N/A

C. Parks and Recreation (Residential Classifications Only): N/A
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): N/A
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) MF: 351du

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

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

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

Impact	The site will be designed for pre-Post analysis the contain the 25 year storm with a retention area onsite and will continue to discharge to S Jenkins Road

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☑ Yes ☐ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: 595 Single Family: 244 Multifamily: 351
Non-residential (square footage): Max 100,000 SF based on area
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

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

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

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? Existing 7,362 SF

2. What is the current use of the structure to be demolished or re-used? Abandoned

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

Technical Review Committee **1. b.**

Meeting Date: 12/15/2022

REQUESTED ACTION

Final Plat - Surfside Drive Multifamily- 1602 Surfside Drive

LOCATION

1602 Surfside Dr

RESPONSIBLE STAFF

Ryan Altizer, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 12/01/2022 10:29 AM

Final Approval Date: 12/01/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Planner
RE:	**Final Replat- 22-09000010** **1602 Surfside DR**
BOARD DATE:	December 15, 2022

Final Replat at 1602 Surfside DR

The above referenced project is being submitted for your review and comments. The applicant is requesting a Final Replat for 1602 Surfside Dr.

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

Property address or Location Surfside Drive, Fort Pierce, FL

Parcel ID #(s) 2412-501-0132-000-3

Project description Four (4) Multi-Family Units

Property Owner(s)
Surfside Land, LLC

Street Address
9481 Campi Drive

City State Zip
Lake Worth, FL 33467-6998

Phone Number

Email Address
ramy.gali@gmail.com; daniel.kecskes@gmail.com

Applicant/Representative, Title, Company
Karner Surveying Inc./ Regina Karner, PSM

Street Address
2740 SW Martin Downs Blvd.#333

City State Zip
Palm City Florida 34990

Phone Number
772-770-9622

Email Address
karner@karnersurveyinginc.com

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by

_____ who is personally known to me or has produced

_____as identification.

_____

Signature of Notary (seal)

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

_____

_____

_____

Fees_____ Control #_____ B. Permit #_____

_____ Intake Date Stamp _____

☐ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ **Signed and sealed survey**
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Water & Sewer system construction plans
- ☐ Stormwater Retention plans
- ☐ Electric Infrastructure plans
- ☐ Gas Infrastructure plans
- ☐ Complete, notarized application

☑ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ **Signed and sealed survey**
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

Clear/Reset

WELLS FARGO

Acknowledgment by Individual

State of Florida

County of **Palm Beach**

The foregoing instrument was acknowledged before me this **25th** day

of **October**, 20 **22**, by means of ☒ physical presence or ☐ online notarization

Ramy Gali (name of person acknowledging).

☐ Personally known to me
☒ Produced Identification
Type of Identification Produced **Florida Drivers License**

Notary signature

Notary name (typed or printed) **Ralph Francois**

Title (e.g., Notary Public) **Notary Public**

Place Seal Here

Ralph Francois
Notary Public
State of Florida
My Commission Expires 05/23/2023
Commission No. GG 338339

For Bank Purposes Only Description of Attached Document

Type or Title of Document

Subdivision

Document Date: **10/20/2022**

Number of Pages: **2**

Signer(s) Other Than Named Above

Account Number (if applicable)

FO01-000DSG5350FL-01

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This Document Prepared By and Return to:
Christopher J. Twohey, PA
844 SE Ocean Blvd. Suite A
Stuart, Florida 34994

Parcel ID Number: **2412-501-0132-000/3**

Warranty Deed

This Indenture, Made this **23rd** day of **July** ,**2020** A.D., **Between**
L & K Developers, LLC, an Illinois limited liability company
of the County of **Cook** , State of **Illinois** **, grantor,** and
Surfside Land, LLC, a Florida limited liability
whose address is: **9481 Campi Dr., Lake Worth, FL 33467**
of the County of **Palm Beach** , State of **Florida** **, grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
TEN DOLLARS ($10) ,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Saint Lucie**
State of **Florida** to wit:

Lot 13, Block 11, SURFSIDE UNIT ONE, according to the Plat thereof, as recorded in Plat Book 10, Page 17, Public Records of Saint Lucie County, Florida.

SUBJECT TO:

1. Taxes for the year 2020, and all subsequent years;

2. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;

3. Restrictions and matters appearing on the Plat or otherwise common to the subdivision; and

4. Public utility easements of record, if any.

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

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Warranty Deed - Page 2

Parcel ID Number: 2412-501-0132-000/3

witness

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

Signed, sealed and delivered in our presence:

Eileen M. Kiesling
Printed Name:
Witness

Robert A. Bosco
Printed Name:
Witness

L & K Developers, LLC
By: Robert H Lohens (Seal)
Robert H. Lohens, Member
P.O. Address: 1237 S. Delphia Ave., Park Ridge, IL 60068

notary

State of Illinois
County of Cook

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this day of July , 2020 , by Robert H. Lohens, Member of L & K Developers, LLC, an Illinois limited liability company on behalf of the limited liability company who is personally known to me or who has produced his driver's license as identification .

Ashley M. Spyrdz
Printed Name:
Notary Public Ashley Spyrdz
My Commission Expires: 8/23/2020

ASHLEY M SPYRDZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 23, 2020

LEGAL DESCRIPTION

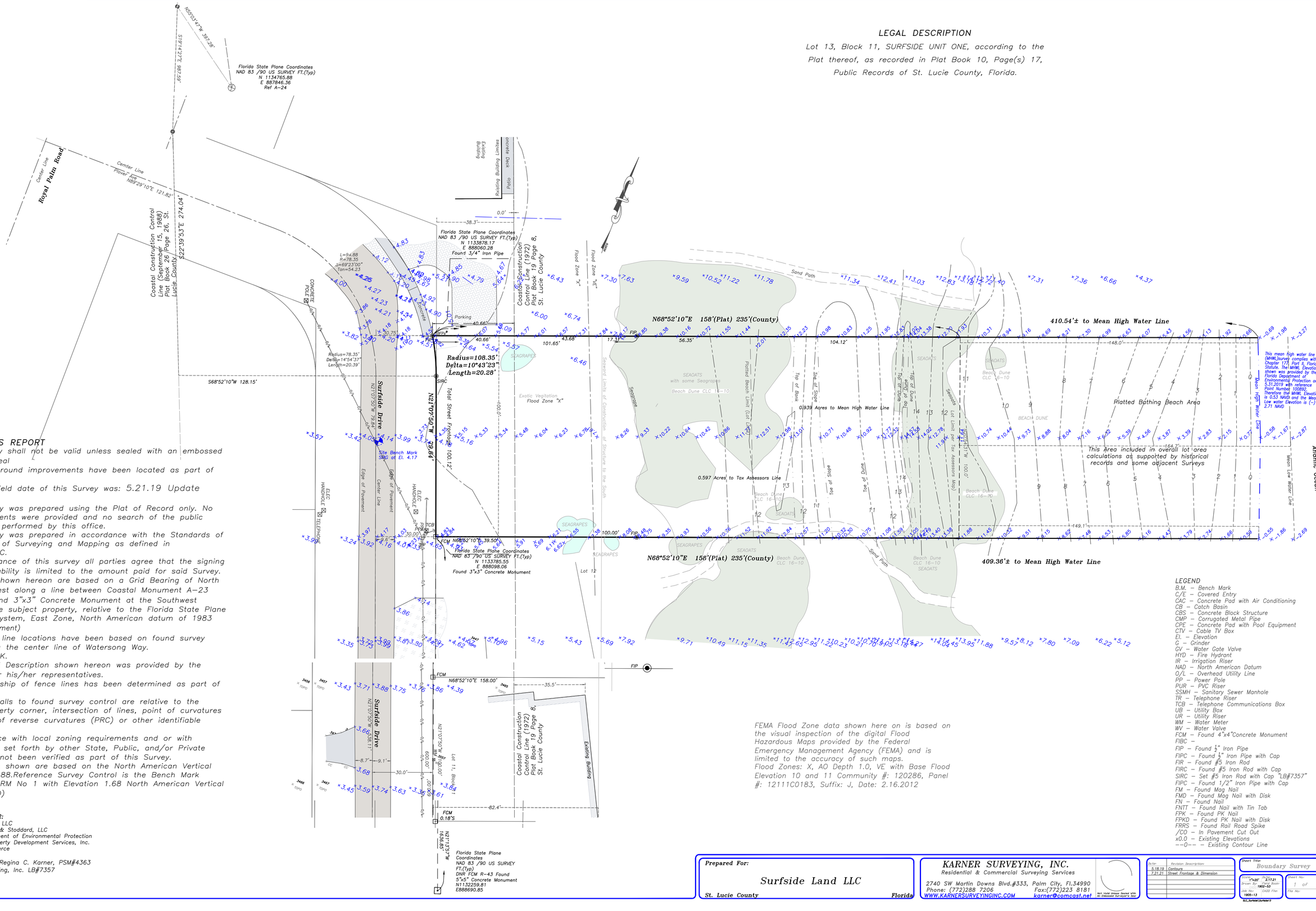
Lot 13, Block 11, SURFSIDE UNIT ONE, according to the Plat thereof, as recorded in Plat Book 10, Page(s) 17, Public Records of St. Lucie County, Florida.

SURVEYOR'S REPORT

1 This Survey shall not be valid unless sealed with an embossed Surveyor's Seal
2 No underground improvements have been located as part of this Survey.
3 The last field date of this Survey was: 5.21.19 Update 2.4.2021
4 This Survey was prepared using the Plat of Record only. No other documents were provided and no search of the public records was performed by this office.
5 This Survey was prepared in accordance with the Standards of the Practice of Surveying and Mapping as defined in 5J–17.050FAC.
6 By acceptance of this survey all parties agree that the signing surveyor's liability is limited to the amount paid for said Survey.
7 Bearings shown hereon are based on a Grid Bearing of North 21°13'57" West along a line between Coastal Monument A–23 and the Found 3"x3" Concrete Monument at the Southwest corner of the subject property, relative to the Florida State Plane Coordinate System, East Zone, North American datum of 1983 (2007 adjustment)
8 parcel/lot line locations have been based on found survey control along the center line of Watersong Way.
9 LEFT BLANK.
10 The Legal Description shown hereon was provided by the client and/or his/her representatives.
11 No ownership of fence lines has been determined as part of this Survey.
12 Off set calls to found survey control are relative to the nearest property corner, intersection of lines, point of curvatures (PC), point of reverse curvatures (PRC) or other identifiable point.
13 Compliance with local zoning requirements and or with requirements set forth by other State, Public, and/or Private entities has not been verified as part of this Survey.
14 Elevations shown are based on the North American Vertical datum of 1988.Reference Survey Control is the Bench Mark 94–77–A18 RM No 1 with Elevation 1.68 North American Vertical Datum (NAVD)

PREPARED FOR:
Surfside Land LLC
Schulke, Bittle & Stoddard, LLC
Florida Department of Environmental Protection
Real Time Property Development Services, Inc.
City of Fort Pierce

Prepared By: Regina C. Karner, PSM#4363
Karner Surveying, Inc. LB#7357



FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps. Flood Zones: X, AO Depth 1.0, VE with Base Flood Elevation 10 and 11 Community #: 120286, Panel #: 12111C0183, Suffix: J, Date: 2.16.2012

This mean high water line (MHW) survey complies with Chapter 177, Part II, Florida Statute. The MHW Elevation shown was provided by the Florida Department of Environmental Protection on 5.31.2019 with reference Point Number I00893. Therefore the MHW Elevation is 0.53 NAVD and the Mean Low water Elevation is (–) 2.71 NAVD

LEGEND

B.M. – Bench Mark
C/E – Covered Entry
CAC – Concrete Pad with Air Conditioning
CB – Catch Basin
CBS – Concrete Block Structure
CMP – Corrugated Metal Pipe
CPE – Concrete Pad with Pool Equipment
CTV – Cable TV Box
El. – Elevation
G – Grinder
GV – Water Gate Valve
HYD – Fire Hydrant
IR – Irrigation Riser
NAD – North American Datum
O/L – Overhead Utility Line
PP – Power Pole
PUR – PVC Riser
SSMH – Sanitary Sewer Manhole
TR – Telephone Riser
TCB – Telephone Communications Box
UB – Utility Box
UR – Utility Riser
WM – Water Meter
WV – Water Valve
FCM – Found 4"x4"Concrete Monument
FIBC –
FIP – Found ½" Iron Pipe
FIPC – Found ½" Iron Pipe with Cap
FIR – Found ⅝ Iron Rod
FIRC – Found ⅝ Iron Rod with Cap
SIRC – Set #5 Iron Rod with Cap "LB#7357"
FIPC – Found 1/2" Iron Pipe with Cap
FM – Found Mag Nail
FMD – Found Mag Nail with Disk
FN – Found Nail
FNTT – Found Nail with Tin Tab
FPK – Found PK Nail
FPKD – Found PK Nail with Disk
FRRS – Found Rail Road Spike
/CO – In Pavement Cut Out
x0.0 – Existing Elevations
––0–– – Existing Contour Line

Prepared For:
Surfside Land LLC
St. Lucie County Florida

KARNER SURVEYING, INC.
Residential & Commercial Surveying Services
2740 SW Martin Downs Blvd.#333, Palm City, Fl.34990
Phone: (772)288 7206 Fax:(772)223 8181
WWW.KARNERSURVEYINGINC.COM karner@comcast.net

Not Valid Unless Sealed With An Embossed Surveyor's Seal

No.	Revision Description	Date
5.18.19	Contours	
7.21.21	Street Frontage & Dimension	

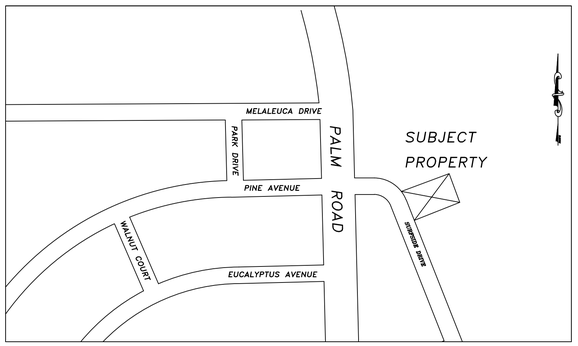
Sheet Title: Boundary Survey
Scale: 1"=20' Date: 2.17.21
Drawn By: RCK Check By: 1902–53
Job No.: 1905–13 CADD File:
File No:
Sheet No: 1 of 1
SLC_Surfside\Surfside13

PLAT BOOK: _____
PAGE: _____

PLAT OF
OCEAN RESIDENCES AT SURFSIDE

BEING A RE-PLAT OF LOT 13, SURFSIDE UNIT ONE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 17 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN GOVERNMENT .LOT 1, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



LOCATION MAP: NOT TO SCALE

LEGAL DESCRIPTION:

LOT 13, BLOCK 11, SURFSIDE UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

SURFSIDE LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. TRACT A AS SHOWN ON THIS PLAT OF OCEAN RESIDENCES AT SURFSIDE, IS HEREBY DEDICATED TO THE OCEAN RESIDENCES AT SURFSIDE POA, INC. A FLORIDA NOT FOR PROFIT CORPORATION ITS SUCCESSORS AND ASSIGNS (HEREINAFTER THE "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR THE PURPOSE OF ACCESS, RECREATION AND DRAINAGE. TRACT A AS SHOWN ON THIS PLAT SHALL ALSO BE DEDICATED TO THE ASSOCIATION ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PEDESTRIAN BEACH ACCESS, FOR OPEN SPACE AND FOR OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, INCLUDING A FUTURE BOARDWALK. TRACT A SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

2. UTILITY AND ACCESS EASEMENTS: SAID EASEMENTS AS SHOWN HEREON ARE ACCESS AND UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. A GENERAL INGRESS/ EGRESS EASEMENT IS ALSO DEDICATED TO THE ASSOCIATION OVER AND ACROSS THE ASSOCIATION DRIVEWAYS, WALKWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF ANY UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, POWER LINES, WATER AND WASTEWATER LINES, CABLE TELEVISION SERVICES, APPURTENANT FACILITIES, AND EQUIPMENT. AN EASEMENT OVER SAID ACCESS EASEMENTS, AS SHOWN HEREON, IS ALSO RESERVED IN FAVOR OF SAINT LUCIE COUNTY FOR ACCESS OF POLICE, FIRE, EMERGENCY AND SERVICE VEHICLES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREAS WITHOUT SAINT LUCIE COUNTY OR THE ASSOCIATION'S WRITTEN PERMISSION, AS APPLICABLE. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREAS WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO THE ASSOCIATION'S FACILITIES. THE ASSOCIATION ITS SUCCESSORS AND ASSIGNS SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENTS WHICH ARE NOT PRECLUDED BY THE FOREGOING. SAINT LUCIE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS OR FACILITIES CONSTRUCTED THEREIN EXCEPT AS AGREED IN WRITING.

3. COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT OF OCEAN RESIDENCES AT SURFSIDE ARE FILED IN OFFICIAL RECORD BOOK ____, PAGE ____, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA

4. IN WITNESS WHEREOF THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND TO HAVE ITS COMPANY SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS

_____ DAY OF _____, 2022.

SURFSIDE LAND, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY:_____
RAMY GALI. TITLE

WITNESS:_____ PRINT NAME:_____

WITNESS:_____ PRINT NAME:_____

OCEAN RESIDENCES AT SURFSIDE POA
A FLORIDA NOT FOR PROFIT CORPORATION

BY:_____
RAMY GALI TITLE

WITNESS:_____ PRINT NAME:_____

WITNESS:_____ PRINT NAME:_____

ACKNOWLEDGMENT OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RAMY GALI AS MANAGER OF SURFSIDE LAND, LLC., A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

PRINT OR STAMP NAME:_____

NOTARY PUBLIC–STATE OF FLORIDA
COMMISSION NUMBER:_____

MY COMMISSION EXPIRES:_____

ACKNOWLEDGMENT OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RAMY GALI AS _____ OF OCEAN RESIDENCES AT SURFSIDE POA, A FLORIDA NOT FOR PROFIT CORPORATION. HE IS PERSONALLY KNOWN TO ME.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

PRINT OR STAMP NAME:_____

NOTARY PUBLIC–STATE OF FLORIDA
COMMISSION NUMBER:_____

MY COMMISSION EXPIRES:_____
SION EXPIRES:_____

TITLE CERTIFICATE:

ALEXZANDER D. GONANO., ATTORNEY AND COUNSELOR AT LAW
, AS DULY LICENSED IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT AS OF _____2022.
1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE ENTITIES EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON. 2. PURSUANT TO THE FLORIDA STATUTES SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022. 3. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOW: NONE 4. ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.

DATED THIS _____DAY OF _____ 2022

_____
NAME: ALEXANDER D. GONANO, ATTORNEY AND COUNSELOR AT LAW
.

GENERAL PLAT NOTES:

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA.
2. BASIS OF BEARINGS USED HEREON IS N21°07'50"W ALONG THE EAST RIGHT OF WAY LINE OF SURFSIDE DRIVE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD 83/90 WITH 2011 AJUSTMENT.
3. PLAT CONTAINS: 0.94 ACRES MORE OR LESS.
4. PLAT CONTAINS: 4 LOTS
5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION, IN OR ON UTILITY AND/OR DRAINAGE EASEMENTS.
7. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 BY THE PROFESSIONAL SURVEYOR AND MAPPER BY THE CITY OF FORT PIERCE.

APPROVAL OF CITY COUNCIL:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF OCEAN RESIDENCES AT SURFSIDE, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF FORT PIERCE, AND ALL DEDICATIONS TO THE CITY OF FORT PIERCE SHOWN HEREON ARE ACCEPTED, THIS _____ DAY OF _____, 2022.

ATTEST:

BY:_____ BY:_____
LINDA HUDSON, MAYOR LINDA COX, CITY CLERK

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, _____ CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2022.

BY:_____
MICHELLE R. MILLER
CLERK OF CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

SURVEYORS CERTIFICATE:

I, REGINA KARNER, BEING A LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, FLORIDA CERTIFICATE NUMBER 4363, DO HEREBY CERTIFY THAT THIS PLAT OF OCEAN RESIDENCES AT SURFSIDE, A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PERMANENT REFERENCE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF FORT PIERCE AND THE COUNTY OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____ 2022.

BY:_____
REGINA C. KARNER, PSM 4363

CITY OF FORT PIERCE
UTILITY SYSTEMS DEPARTMENT
PROJECT NO.: _____

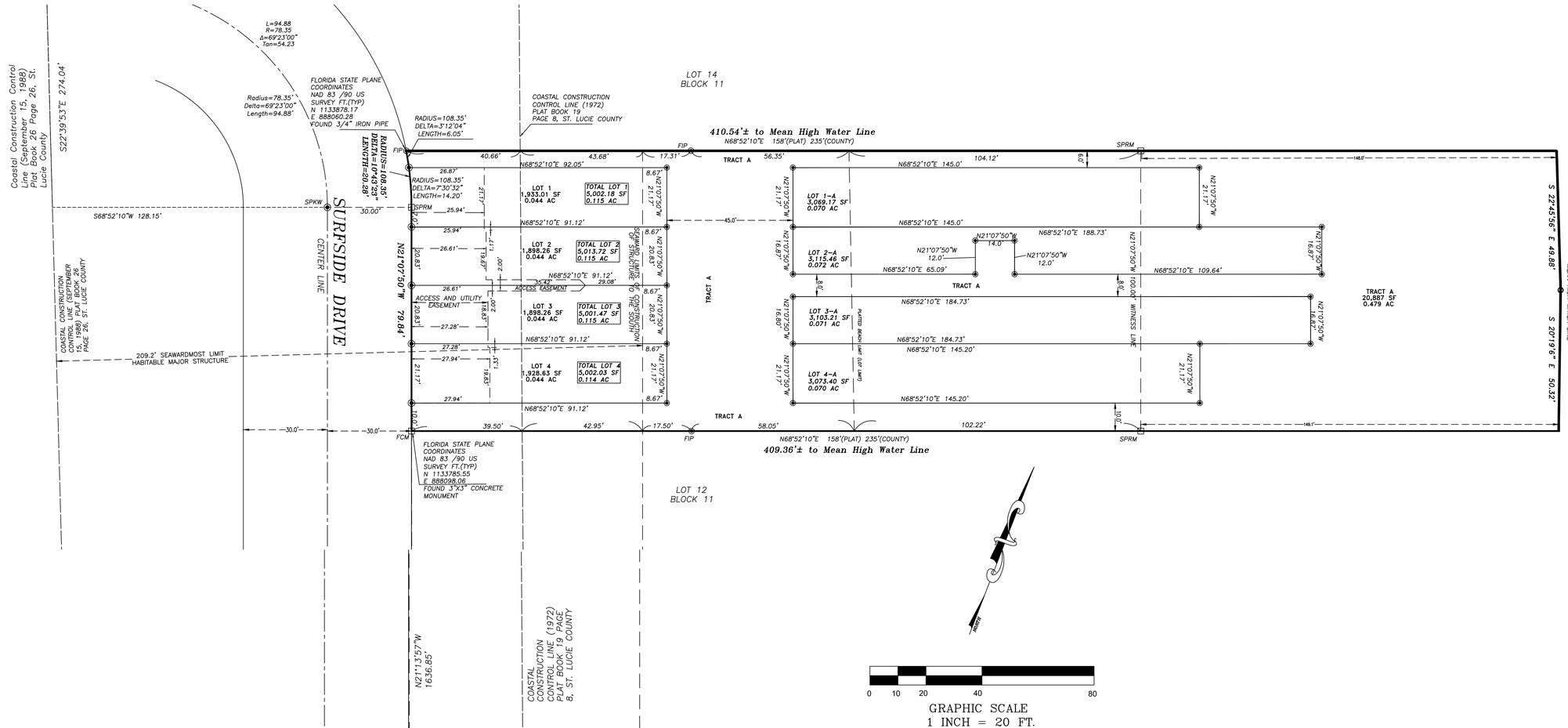
CITY OF FORT PIERCE
PLANNING & ZONING DEPARTMENT
PROJECT NO.: _____

PREPARED BY:
KARNER SURVEYING INC.
2740 SW Martin Downs Blvd. #333,
Palm City, FL 34990.
Licensed Business No. 7357
karner@karnersurveyinginc.
Tel: (772) 288-7206 Fax: 772-223-8181

PLAT BOOK: _____
PAGE: _____

PLAT OF
OCEAN RESIDENCES AT SURFSIDE

BEING A REPLAT OF LOT 13, SURFSIDE UNIT ONE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 17 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LYING IN GOVERNMENT .LOT 1, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



LEGEND & ABBREVIATIONS:

- □ SET 4"X4" CONCRETE MONUMENT (LB 7357)
- ◉ SET 5/8" IRON ROD & CAP (LB 7357)
- FCM – FOUND 4"X4"CONCRETE MONUMENT
- FIP – FOUND ½" IRON PIPE
- SF – SQUARE FEET
- AC – ACRES
- PG(S) = PAGE(S)
- P.B. = PLAT BOOK
- O.R.B = OFFICIAL RECORDS BOOK
- LB = LICENSED BUSINESS
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CITY OF PORT ST LUCIE
UTILITY SYSTEMS DEPARTMENT
PROJECT NO.:

CITY OF PORT ST LUCIE
PLANNING & ZONING DEPARTMENT
PROJECT NO.:

PREPARED BY:
KARNER SURVEYING INC.
2740 SW Martin Downs Blvd. #333,
Palm City, FL 34990.
Licensed Business No. 7357
karner@karnersurveyinginc.
Tel: (772) 288-7206 Fax: 772-223-8181

Technical Review Committee **1. c.**

Meeting Date: 12/15/2022

REQUESTED ACTION

Site Plan and Design Review - Bray Restaurant and Retail - 2501 Virginia Avenue

LOCATION

2501 Virginia Ave

RESPONSIBLE STAFF

Ryan Altizer, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 12/01/2022 10:23 AM

Final Approval Date: 12/01/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

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	Bradley J. Currie, AICP (Agent - EDC, Inc.)
Property Owner(s)	**Applicant/Representative, Title, Company**
910 SW Saint Lucie West Blvd	10250 SW Village Parkway #201
Street Address	Street Address
Port St Lucie FL 34986	Port St Lucie FL 34987
City State Zip	City State Zip
772-785-9515	772-462-2455
Phone Number	Phone Number
dryazji@regencydental.org	bradcurrie@edc-inc.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

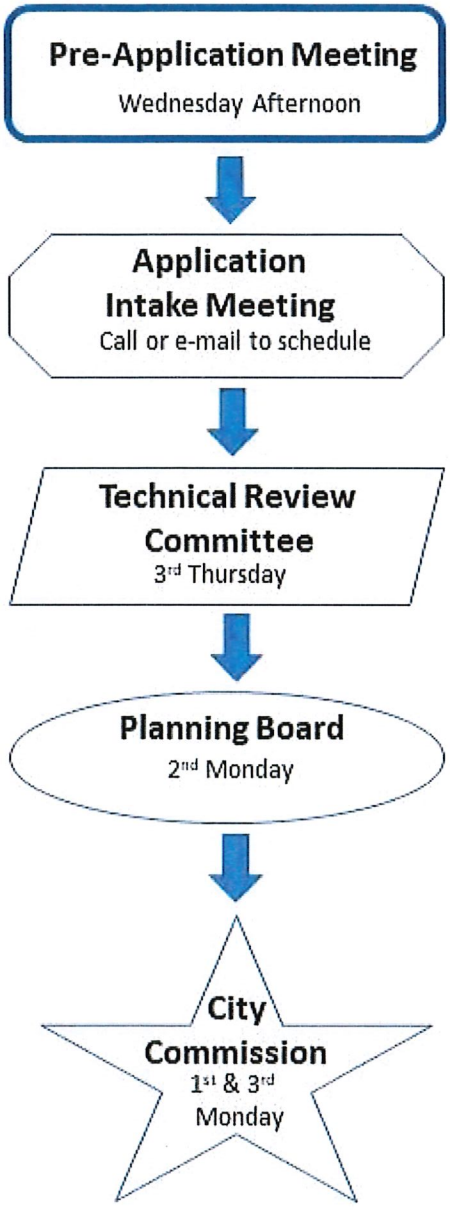
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

General Information

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



Site Plan submittal requirements:

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

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

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

Jennifer Goulas
Printed Name of Notary

Notary Public State of Florida
Jennifer Callie Goulas
My Commission HH 083114
Expires 01/20/2025
(Notary seal)

01-20-2025
My commission expires

Owner's Signature

Manhal Yazji
Owner's Name

5122 SW Sunshine Farms Way
Street Address

Palm City, FL 34990
City, State, Zip

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

STACY SANBORN
Notary Public-State of Florida
Commission # HH 42835
My Commission Expires
November 07, 2024
(Notary seal)

11/7/2024
My commission expires

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

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

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2867443 OR BOOK 2573 PAGE 906, Recorded 05/25/2006 at 12:40 PM
Doc Tax: $2327.50

(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 2 of 2
LandAmerica National Comm. Svcs.
10 South LaSalle Street, Ste. 2500
Chicago, IL 60603 CHI-360095

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

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)

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

Special Features and Yard Items

Type	Qty	Units	Year Blt

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 Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$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

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 - Virgina Ave Project\ENGINEERING\Documents\Submittal Documents\Applications\2022-11-XX_Dev_Rev_Bray_Virginia_Ave_22-326\4 - Detailed Project Narrative.docx

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

2501 Virginia Avenue General Location Map

N

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL ◆ LAND PLANNERS
INTERIOR DESIGNERS

2501 Virginia Avenue

City of Ft Pierce, FL

PCN 2420-111-0001-010-1

Future Land Use Map

N

ENGINEERS ✦ SURVEYORS
ENVIRONMENTAL ✦ LAND PLANNERS
INTERIOR DESIGNERS

2501 Virginia Avenue City of Ft Pierce, FL

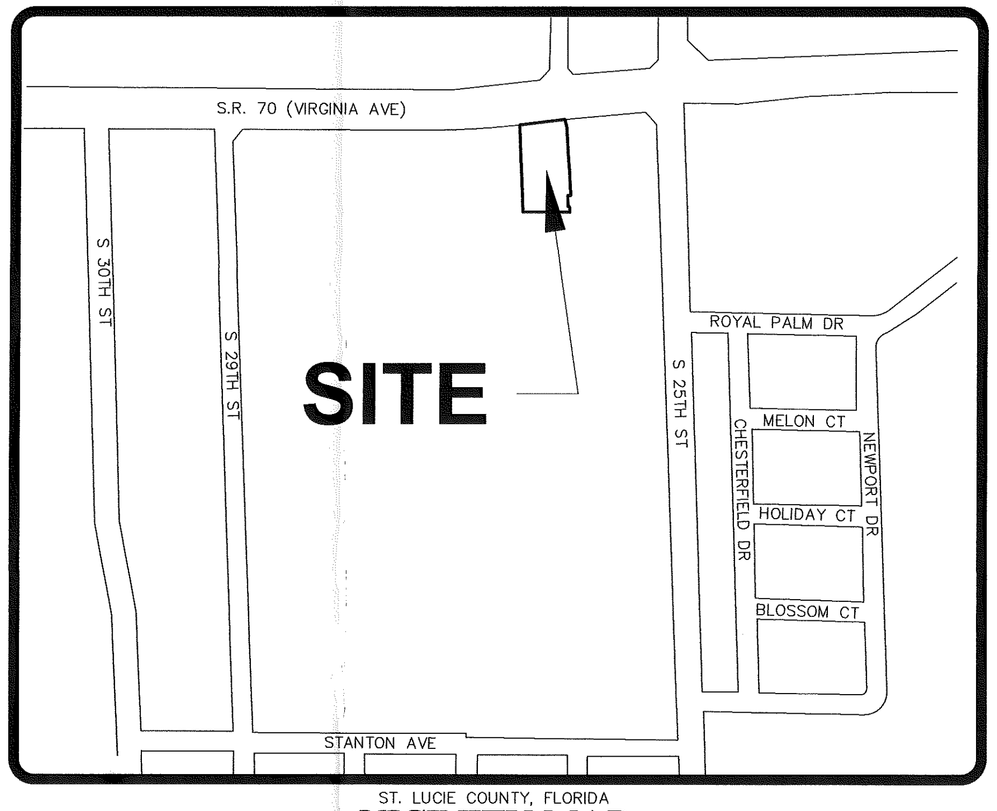
PCN 2420-111-0001-010-1 Zoning Map

N

ENGINEERS ❖ SURVEYORS
ENVIRONMENTAL ❖ LAND PLANNERS
INTERIOR DESIGNERS

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: BRAY



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SYMBOL & ABBREVIATION LEGEND:

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

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 20; THENCE SOUTH 89°44'58" WEST, ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40.00 FEET; THENCE SOUTH 02°18'48" EAST, ALONG A LINE 40.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 126.75 FEET; THENCE NORTH 49 DEGREES 3 MINUTES 37 SECONDS WEST, FOR A DISTANCE OF 50.98 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 70 (VIRGINIA AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHEET 7 OF 11, SECTION 94005-2500 AND DATED OCTOBER 30, 1995; THENCE SOUTH 84 DEGREES 11 MINUTES 36 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 70, A DISTANCE OF 232.89 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE CONTINUE SOUTH 84 DEGREES 11 MINUTES 36 SECONDS WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 62.44 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 5789.58 FEET AND A CENTRAL ANGLE OF 00 DEGREES 40 MINUTES 20 SECONDS FOR AN ARC DISTANCE OF 67.92 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 48 SECONDS EAST, FOR A DISTANCE OF 264.77 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 9 SECONDS EAST, FOR A DISTANCE OF 137.06 FEET; THENCE NORTH 01 DEGREE 42 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 12.33 FEET TO A POINT OF CURVE; THENCE NORTHERLY-NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4.50 FEET AND A CENTRAL ANGLE OF 90 DEGREES 15 MINUTES 32 SECONDS FOR AN ARC A DISTANCE OF 7.09 FEET TO A NON-TANGENT; THENCE NORTH 01 DEGREE 51 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 32.67 FEET; THENCE NORTH 87 DEGREES 08 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 9.26 FEET; THENCE NORTH 04 DEGREES 14 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 205.80 FEET; THENCE NORTH 17 DEGREES 53 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 19.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.850 ACRES (37,042.66 SQUARE FEET), MORE OR LESS.

**SCRIVENER'S ERROR: O.R.B. 2573, PG 906 REFERENCES FDOT R/W MAP 94005-2500, SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (VIRGINIA AVE) HAVING A BEARING OF SOUTH 84 DEGREES 11 MINUTES 36 SECONDS WEST, HOWEVER, THE FDOT RIGHT-OF-WAY MAP STATES THIS BEARING IS SOUTH 84 DEGREES 11 MINUTES 33 SECONDS WEST.

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY & TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON AUGUST 23, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS AUGUST 23, 2022.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCELS CONTAIN A TOTAL OF 0.850 ACRES, MORE OR LESS.
6. THIS BOUNDARY & TOPOGRAPHIC SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.06'-0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0186J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON JULY 20, 2022 UTILIZING A DJI PHANTOM 4 PRO SERIES UAV.
2. DATA POST PROCESSING WAS PERFORMED UTILIZING DRONE DEPLOY ENTERPRISE, VERSION 2.174.0, ON JULY, 25, 2022.
3. SENSOR(S) USED: ZENMUSE P1 45MP.
4. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4064815.
5. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83-EF UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 2236. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (NGS) MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.033 IN/PIXEL
   - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X: 0.3930 IN - Y: 0.2229 IN - Z: 0.0930 IN
   - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 4 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.27 IN
   - CAMERA CALIBRATION/OPTIMIZATION: 0.03% VARIATION FROM REFERENCE DATA.
9. DENSIFICATION:
   - TOTAL POINTS COLLECTED: 22.2 MILLION
   - EXTRACTED TOPOGRAPHY SHOWN BASED ON A POINT CLOUD DENSITY OF: 72.47 POINTS/FT²
10. THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA

Michael T Owen

Digitally signed by Michael T Owen
Date: 2022.08.24 15:23:49 -04'00'

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

ENGINEERS & SURVEYORS
ENVIRONMENTAL

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

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9035
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	RJB
CHECKED BY	MTO
FIELD CREW	JR
FILENAME	22-326 BT.dwg
SCALE	AS SHOWN
DATE	AUGUST 23, 2022

REVISION COMMENTS

DATE

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: BRAY

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

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

22-326

1 OF 2

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BOUNDARY & TOPOGRAPHIC SURVEY

FOR: BRAY

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NORTH

CURVE & LINE TABLE	
C1	R=5789.59' Δ=00°40'20" L=67.93' R=5789.58' Δ=00°40'20" L=67.92' (D)
C2	R=4.50' Δ=091°5'32" L=7.09'
L1	S84°11'33"W 62.45' S84°11'36"W 62.44' (D)
L2	N01°42'51"W 12.33'
L3	N01°51'10"W 32.67'
L4	N87°06'14"E 9.26'
L5	N17°53'12"W 19.13' N17°53'12"W 19.14' (D)

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8099

R.LB DRAWN BY | MTD CHECKED BY | JR FIELD CREW | 22-326 BT.dwg FILENAME | AS SHOWN SCALE | AUGUST 23, 2022 DATE

REVISION COMMENTS | DATE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: BRAY
LAND LYING IN SEC. 20, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

22-326

2 OF 2

Z:\EDC\2022\22-326\ Bray - Myles Ave Property\SURVEY\Dwg - PDF\S-main\22-326 BT.dwg, 8/24/2022 3:16 PM
COPYRIGHT 2020 BY EDC, INC. ALL RIGHTS RESERVED. THESE DRAWINGS WHICH MAY NOT BE DISPERSED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM. EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC. WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTION BY EDC, INC. FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.
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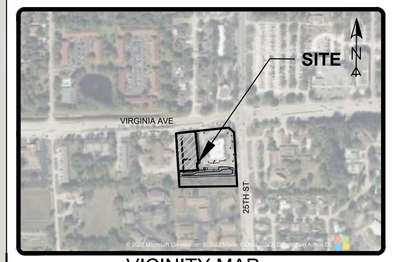

VICINITY MAP

SCALE: 1:1,000

SITE DATA
LEGAL DESCRIPTION

PARCEL ID #: 2420-111-0001-010-1

PROJECT NAME: VIRGINIA AVE PROJECT

OWNER: YAZJI PROPERTY INC
910 SW SAINT LUCIE WEST BLVD
PORT ST LUCIE, FL 34986

FUTURE LAND USE: GC
ZONING: C-3
LAND SIZE: X S.F. X AC)

BUILDING DATA

PROPOSED BUILDING 5,000 S.F. (.11 AC)

ZONING CODE FOR: C-3 (COMMERCIAL-3)							
	YARD SETBACKS				BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)
	FRONT	REAR	SIDE	CORNER			
PER CODE	25'	10'	10'	X	60% MAX.	65' MAX.	X% MIN.
PROPOSED	90'	117'	10'	X	13.39%	X'	25.71%

SITE AREA DATA	**37,346 S.F.**	**0.86 AC**	**100.00%**
IMPERVIOUS DATA	27,744 S.F.	0.64 AC	74.29%
PROPOSED BUILDINGS	5,000 S.F.	0.11 AC	13.39%
EXISTING PAVEMENT	20,937 S.F.	0.48 AC	56.06%
PROPOSED CONCRETE	1,807 S.F.	0.04 AC	4.84%
PERVIOUS DATA	9,602 S.F.	0.22 AC	25.71%
OPEN SPACE	9,602 S.F.	0.22 AC	25.71%

USEABLE OPEN SPACE AREA:
REQUIRED = X S.F. @ 0.5% = X S.F.
PROPOSED = X S.F.

PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: X
SOLID WASTE: WASTE PRO

F.I.R.M. PANEL:
12111C0186J
ST. LUCIE COUNTY
UNINCORPORATED AREA
120286
ZONE X

PARKING DATA

PARKING REQUIRED(SEC. 125-315 OFF STREET PARKING)
RESTAURANT (NON FAST FOOD)
5,000 S.F. @ 1 SPACE/ 100 S.F. 50 SPACES

TOTAL REQUIRED PARKING SPACES 50 SPACES (2 HC)

STANDARD PARKING PROVIDED 50 SPACES (2 HC)

STORMWATER DRAINAGE:

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO OFFSITE DRAINAGE AREA

SOLID WASTE:

BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:

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

LANDSCAPE:

REFER TO LANDSCAPE PLAN BY OTHERS. (NO PLANS AVAILABLE)

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	--			
RARE HABITAT	--			
THREATENED SPECIES	--			
ENDANGERED SPECIES	--			
SPECIES OF SPECIAL CONCERN	--			
INVASIVE/EXOTIC VEGETATION	--			

VERTICAL DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:

THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

LEGEND

M	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
			EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE

NO SURVEY PROVIDED

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L.B. CERTIFICATE OF AUTHORIZATION 8098

JJL DESIGNED BY
JJL DRAWN BY
22-326 virginia ave project r2.dwg FILENAME
CSP LAYOUT
AS SHOWN SCALE
11/OCTOBER/2022 DATE
REVISION COMMENTS
XX/XX/XXXX X DATE

VIRGINIA AVE PROJECT

CONCEPTUAL SITE PLAN

FORT PIERCE FLORIDA

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 SW VILLAGE PARKWAY - SUITE 201
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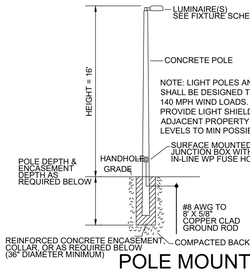
22-326

1 OF 2

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

Z:\EDC-2022\22-326 - Bray - Virgina Ave Project\ENGINEERING\AutoCAD\DWGs\22-326 Virginia Ave Project R2.dwg, CSP, 11/2/2022 9:27:51 AM, James, EDC, Inc., EDC, Inc.

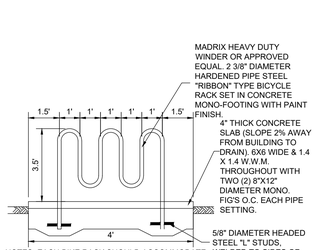
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT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



POLE MOUNTING DETAIL

N.T.S.

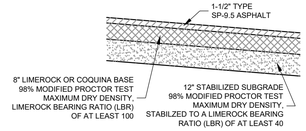
NOTE: PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE THE POLE, LUMINAIR, AND REINFORCED CONCRETE ENCASEMENT CALCULATIONS TO SHOW COMPLIANCE WITH FLORIDA BUILDING CODE , FOR WIND LOADING. SHOP DRAWINGS MAY BE FOR WORSE CASE SOIL CONDITIONS OR MAY BE BASED ON ACTUAL SITE SOIL BORINGS AND ANALYSIS FOR EACH POLE LOCATION AS VERIFIED BY THE FLORIDA REGISTERED PROFESSIONAL ENGINEER AND DOCUMENTED IN THE SHOP DRAWINGS. ALL ASSOCIATED COSTS FOR THE TOTAL INSTALLATION INCLUDING SHOP DRAWINGS, SOIL TESTING AND DESIGN FEES SHALL BE INCLUDED IN THE CONTRACT.



NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES.

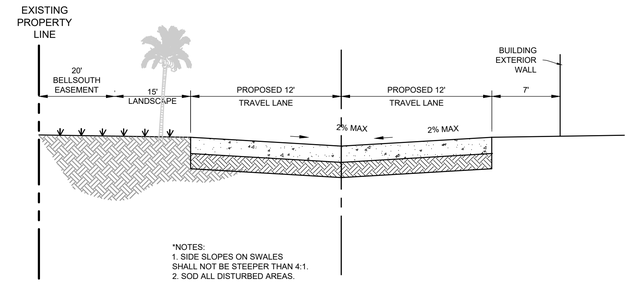
TYPICAL BIKE RACK DETAIL

N.T.S.



TYPICAL PAVEMENT SECTION

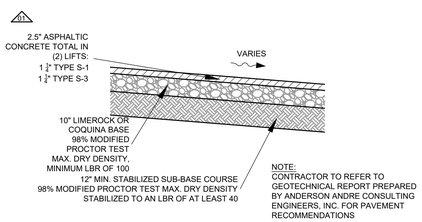
N.T.S.



*NOTES:
1. SIDE SLOPES ON SWALES SHALL NOT BE STEEPER THAN 4:1.
2. SOD ALL DISTURBED AREAS.

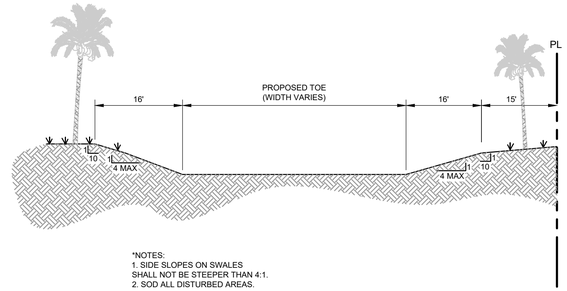
CROSS SECTION A-A

N.T.S.



TYPICAL ON-SITE PAVEMENT SECTION (HEAVY DUTY)

NOT TO SCALE

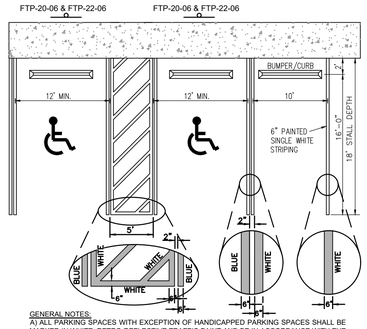


*NOTES:
1. SIDE SLOPES ON SWALES SHALL NOT BE STEEPER THAN 4:1.
2. SOD ALL DISTURBED AREAS.

CROSS SECTION B-B

N.T.S.

INCLUDED IN THE CONTRACT.



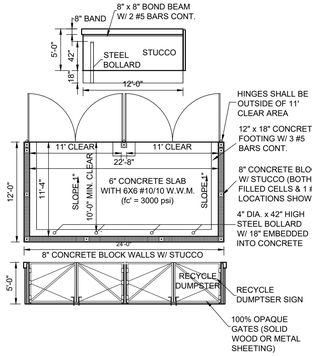
GENERAL NOTES:
A) ALL PARKING SPACES WITH EXCEPTION OF HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,2010 SECTION 710.

B) ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, FY 2017-18.

C) ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR TIRE STOP.

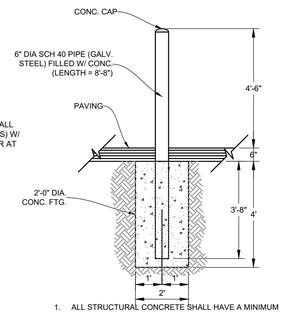
HANDICAPPED SPACE DETAIL 18' PARKING STALL DETAIL

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



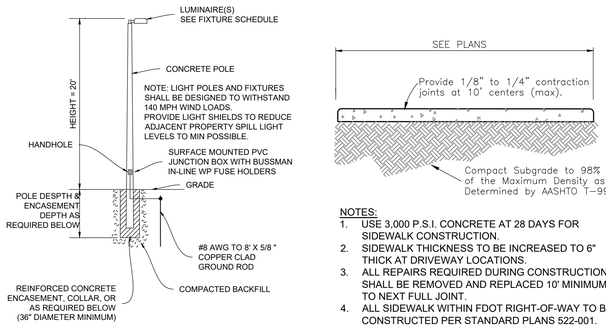
24' x 12' DUMPSTER DETAIL

NOTE:
OPENING MUST BE PERPENDICULAR TO LINE OF FLIGHT OF SERVICE VEHICLE.



1. ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI

BOLLARD DETAIL

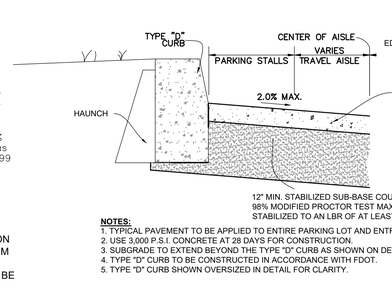


POLE MOUNTING DETAIL

N.T.S.

NOTE:
PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE THE POLE,LUMINAIR, AND REINFORCED CONCRETE ENCASEMENT CALCULATIONS TO SHOW COMPLIANCE WITH FLORIDA BUILDING CODE , FOR WIND LOADING. SHOP DRAWINGS MAY BE FOR WORSE CASE SOIL CONDITIONS OR MAY BE BASED ON ACTUAL SITE SOIL BORINGS AND ANALYSIS FOR EACH POLE LOCATION AS VERIFIED BY THE FLORIDA REGISTERED PROFESSIONAL ENGINEER AND DOCUMENTED IN THE SHOP DRAWINGS. ALL ASSOCIATED COSTS FOR THE TOTAL INSTALLATION INCLUDING SHOP DRAWINGS, SOIL TESTING AND DESIGN FEES SHALL BE INCLUDED IN THE CONTRACT.

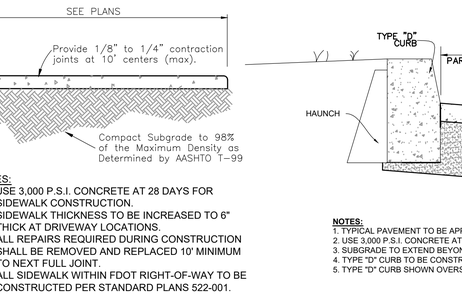
MATERIAL BENCHING DETAIL (FOR ATTACHING TO EXISTING ROADWAY)



NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR SIDEWALK CONSTRUCTION.
2. SIDEWALK THICKNESS TO BE INCREASED TO 6" THICK AT DRIVEWAY LOCATIONS.
3. ALL REPAIRS REQUIRED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED 10' MINIMUM TO NEXT FULL JOINT.
4. ALL SIDEWALK WITHIN FDOT RIGHT-OF-WAY TO BE CONSTRUCTED PER STANDARD PLANS 522-001.

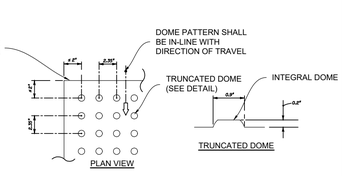
4" THICK SIDEWALK DETAIL

NOT TO SCALE



NOTES:
1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT.
5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLARITY.

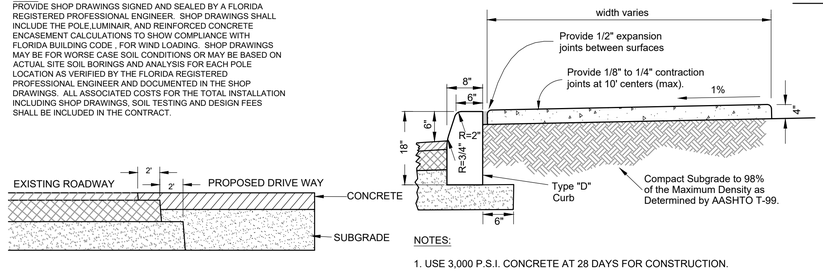
PARKING LOT SECTION W/ TYPE "D" CURB



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB

NOTE:
REFER TO FDOT INDEX 304 FOR FURTHER DETAILS CAST IN PLACE

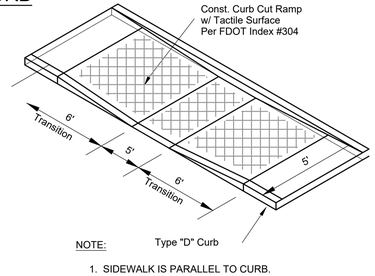
DETECTABLE WARNING



NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
2. SUBGRADE TO EXTEND AN ADDITIONAL 6" BEYOND TYPE "D" CURB.

TYPE "D" CURB & SIDEWALK COMBINATION

NOT TO SCALE



NOTE:
1. SIDEWALK IS PARALLEL TO CURB.

Type "D" Curb

HANDICAP CURB CUT RAMP

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

DESIGNED BY	JJL
DRAWN BY	JJL
FILENAME	Z:\22-326 virginia ave project r2.dwg
DETAILS	
LAYOUT	
AS SHOWN	
SCALE	
11/OCTOBER/2022	
DATE	

REVISION COMMENTS

DATE

VIRGINIA AVE PROJECT

DETAILS

FORT PIERCE FLORIDA

22-326

1 OF 2

Z:\EDC-2022\22-326 - Bray - Virginia Ave Project\ENGINEERING\AutoCAD\DWGs\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.

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	*Pinus elliottii*
Live Oak	*Quercus virginiana*
Bahia Grass	*Paspalum notatum*
Brazilian Pepper**	*Schinus terebinthifolia*

***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 of 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).

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

2501 Virginia Avenue
Fort Pierce, Florida

Location Map

Project: 22-326	Bray Commercial Services	08/16/2022

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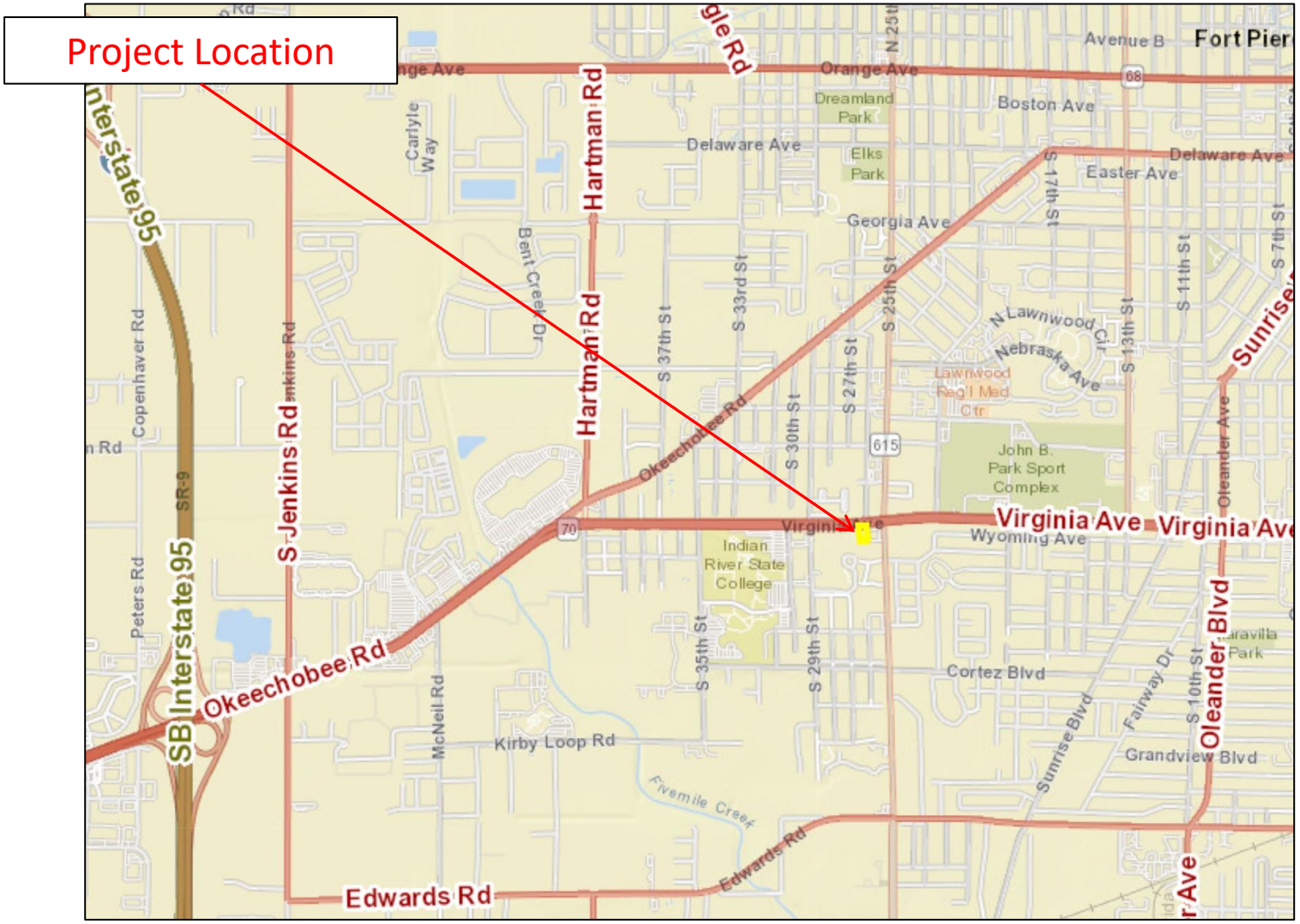


ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2501 Virginia Avenue
Fort Pierce, Florida

Property Appraiser & Florida Cooperative Land Cover (CLC) Map

Project: 22-326	Bray Commercial Services	08/16/2022

N

Florida CLC	
182112 – Urban Open Pine	

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2501 Virginia Avenue
Fort Pierce, Florida

USDA Web Soil Survey Map

Project: 22-326	Bray Commercial Services	08/16/2022

N

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.

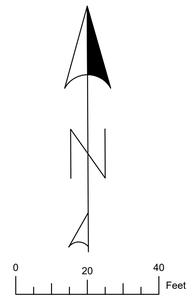
Please see updated Tree Table in Appendix A.

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: AAA
DRAWN BY:
FILENAME: 22-326 TREES.dwg
LAYOUT: RH 24X36
SCALE: AS SHOWN
DATE: 08/12/2022

REVISION COMMENTS
DATE | #

22-326 BRAY - VIRGINIA AVENUE
CITY OF FORT PIERCE FLORIDA

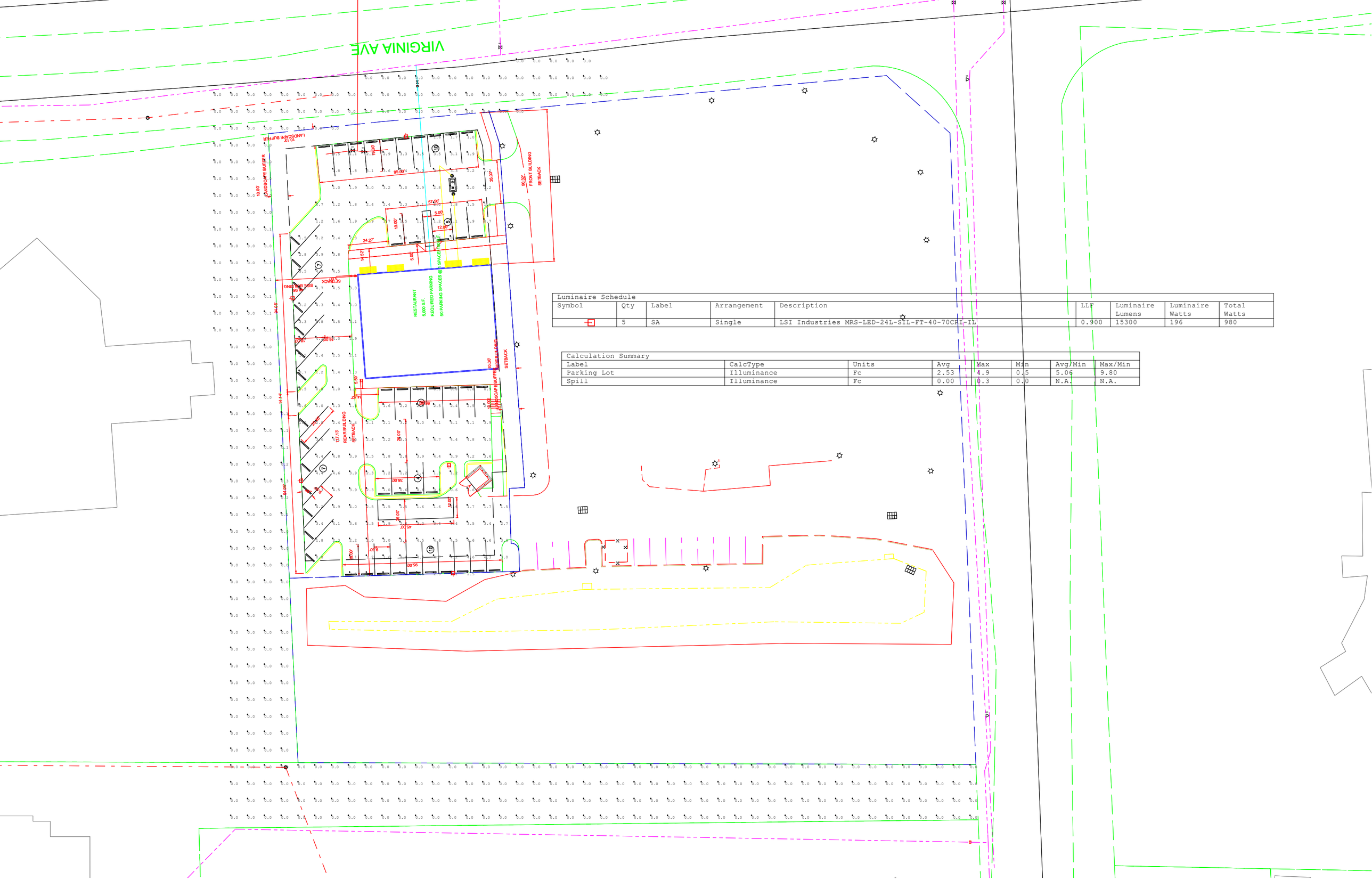
TREE SURVEY

JULY-2022

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

22-326

1 OF 1



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	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 luminiare per IEC 66262 mechanical impact code
- DesignLights Consortium® Listings in progress.

Type: _____

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 Receptade 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 Information[5]

CONTROLS ACCESSORIES

Description	Order Number
Twist Lock Photocell (120V) for use with CR7P	122514
Twist Lock Photocell (208-277) for use with CR7P	122515
Twist Lock Photocell (347V) for use with CR7P	122516
Twist Lock Photocell (480V) for use with CR7P	1225180
AirLink 5 Pin Twist Lock Controller	661409
AirLink 7 Pin Twist Lock Controller	661410
Pole-Mounted Occupancy Sensor (24V)	663284CLR[6]
Shorting Cap for use with CR7P	149328

MOUNTING ACCESSORIES

Description	Order Number[6]
Universal Mounting Bracket	684616CLR
Adjustable Slip Fitter (2" - 2 3/8" Tenon)	688138CLR
Horizontal Slip Fitter (2" - 2 3/8" Tenon)	652761CLR
Quick Mount Pole Bracket (Square Pole)	687073CLR
Quick Mount Pole Bracket (4-5" Round Pole)	689903CLR
15 Tilt Quick Mount Pole Bracket (Square Pole)	688003CLR
15 Tilt Quick Mount Pole Bracket (4-5" Round Pole)	689905CLR
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 compatability.

Mirada Small Area Light (MRS)

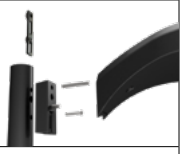
ACCESSORIES

MOUNTING ACCESSORIES

Side Arm

Universal Mounting Bracket
Mounts to ≥ 3" square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5"

Part Number: BKA UMB CLR

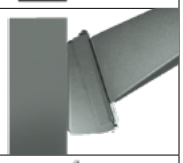


Quick Mount Plate
True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6"

Part Number: BKS PQM B3B5 XX CLR

15° Tilt Quick Mount Plate
True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6"

Part Number: BKS PQ15 B3B5 XX CLR



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

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 *

Square Internal Slipfitter
Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires

Part Number: BKA X_ISF * CLR

Wall Mount/ Wood Pole

Wall Mount Bracket
Mounts onto vertical wall surface (hardware/anchors not included)

Part Number: BKS XBO WM CLR

Wood Pole Bracket
Mounts onto wooden poles (6" minimum OD, hardware/anchors not inlcuded)

Part Number: BKS XBO WP CLR

SHIELDING, POLES & MISC. ACCESSORIES

Shielding

Integral Louver
Field Install Integral Louver provides maximum backlight control by shiedling each individual row of LEDS

Part Number: 686485

Integral Half Louver
Field Install Integral Half Louver provides great backlight control without impacting front side distribution.

Part Number: 743416

External Shield
External shield blocks view of light source from anyside of luminaire, additional shielding configurations available

Part Number: 785970BLK (3") / 785962BLK (6")

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

Round Poles
10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction

Part Number: 4RP/5RP

Tapered Poles
20' - 39' steel and aluminum poles for retrofit and new construction

Part Number: RTP

Misc.

Bird Spikes
10' Linear Bird Spike Kit, 4' recommended per luminaire, includes silcone adhesive and application tool

Part Number: 751632

Replace CLR with paint finish description

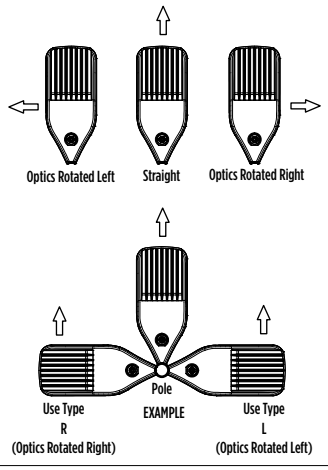
Repleace XX with SQ for square pole or RD for round pole (≥3" OD)

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

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	17552	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				
C	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:

1. Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2. 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).
3. 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).

PHOTOMETRICS

Back to Quick Links

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

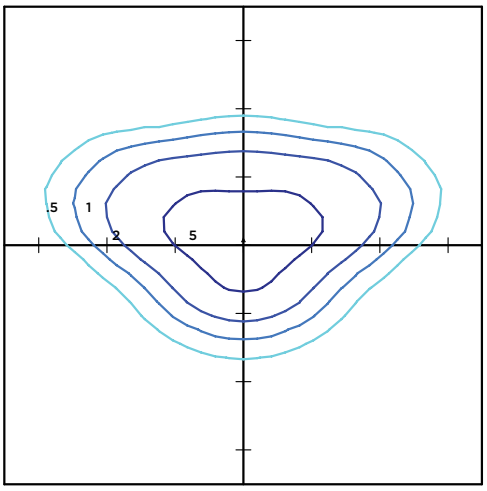
LUMINAIRE DATA

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

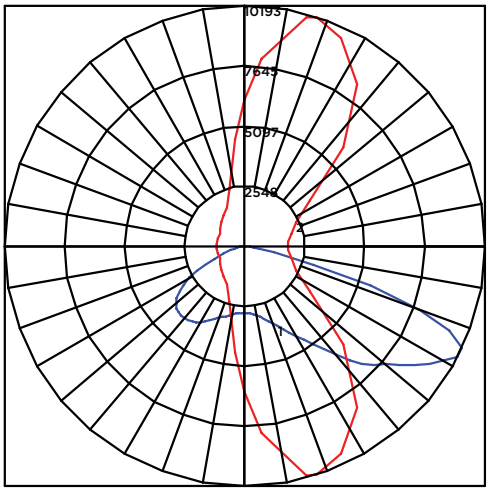
Zonal Lumen Summary

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

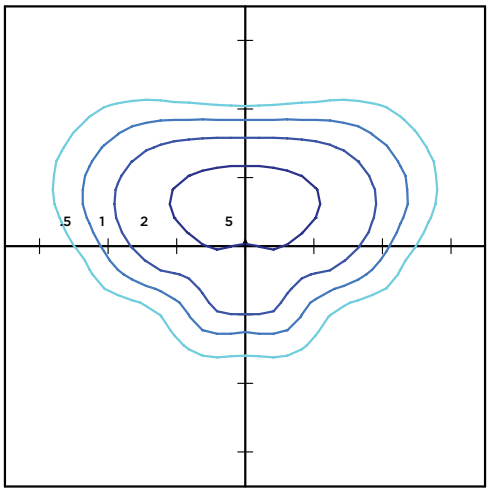
LUMINAIRE DATA

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

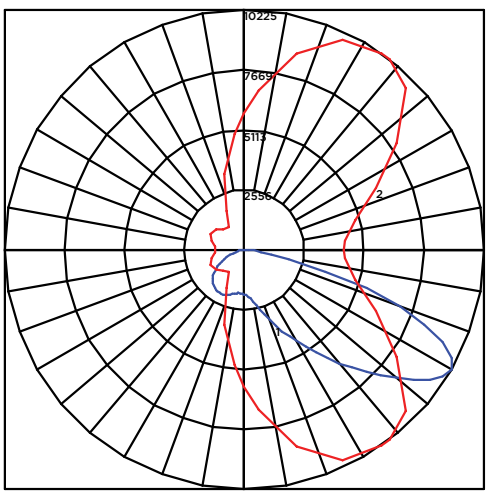
Zonal Lumen Summary

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**

PHOTOMETRICS (CONT)

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

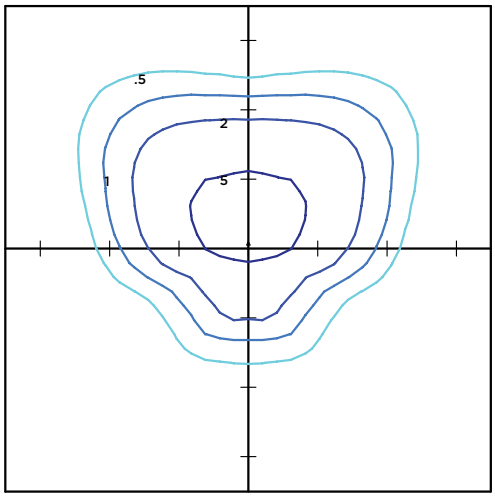
LUMINAIRE DATA

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



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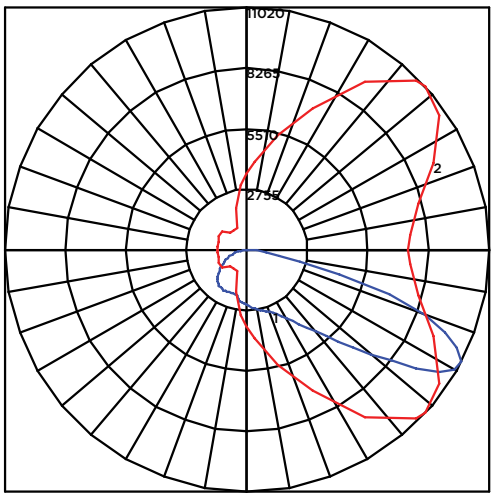


20' Mounting Height/20' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

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

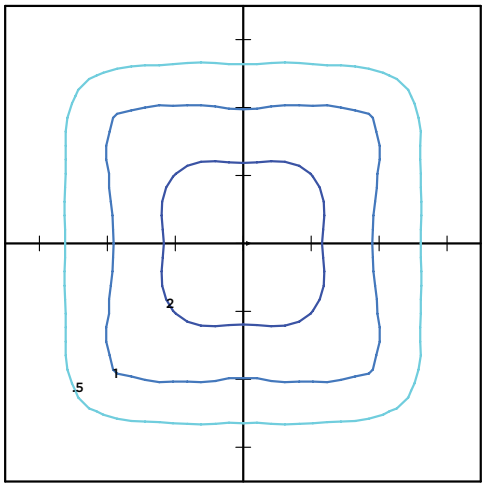
LUMINAIRE DATA

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



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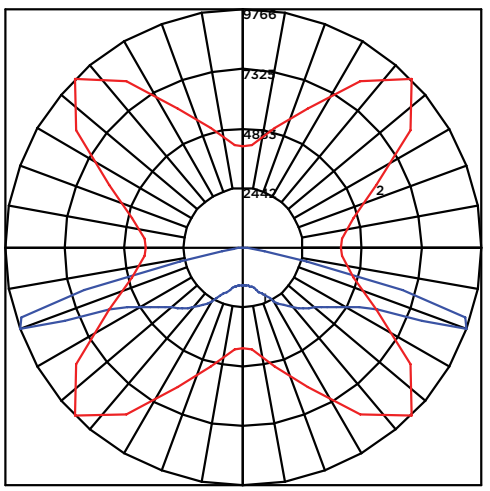


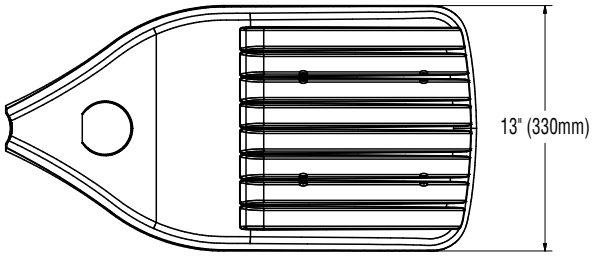
20' Mounting Height/20' Grid Spacing

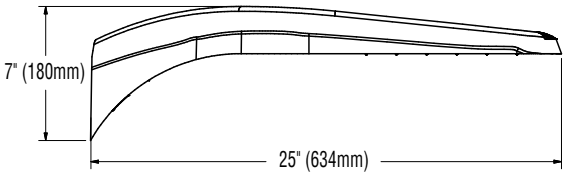
5 FC 2 FC 1 FC 0.5 FC

Mirada Small Area Light (MRS)

PRODUCT DIMENSIONS

Back to Quick Links

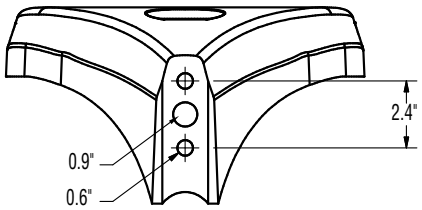




LUMINAIRE EPA CHART - MRS

Tilt Degree		0°	30°	45°
	Single	0.5	1.3	1.8
	D180°	0.9	1.3	1.8
	D90°	0.9	1.8	2.2

Tilt Degree		0°	30°	45°
	T90°	1.4	2.3	2.6
	TN120°	1.4	1.9	2.3
	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.

J F O G R O U P I N C
Traffic Engineering • Transportation Planning

www.jfogroupinc.com

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.

Figure 1 : Project Location

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.

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.

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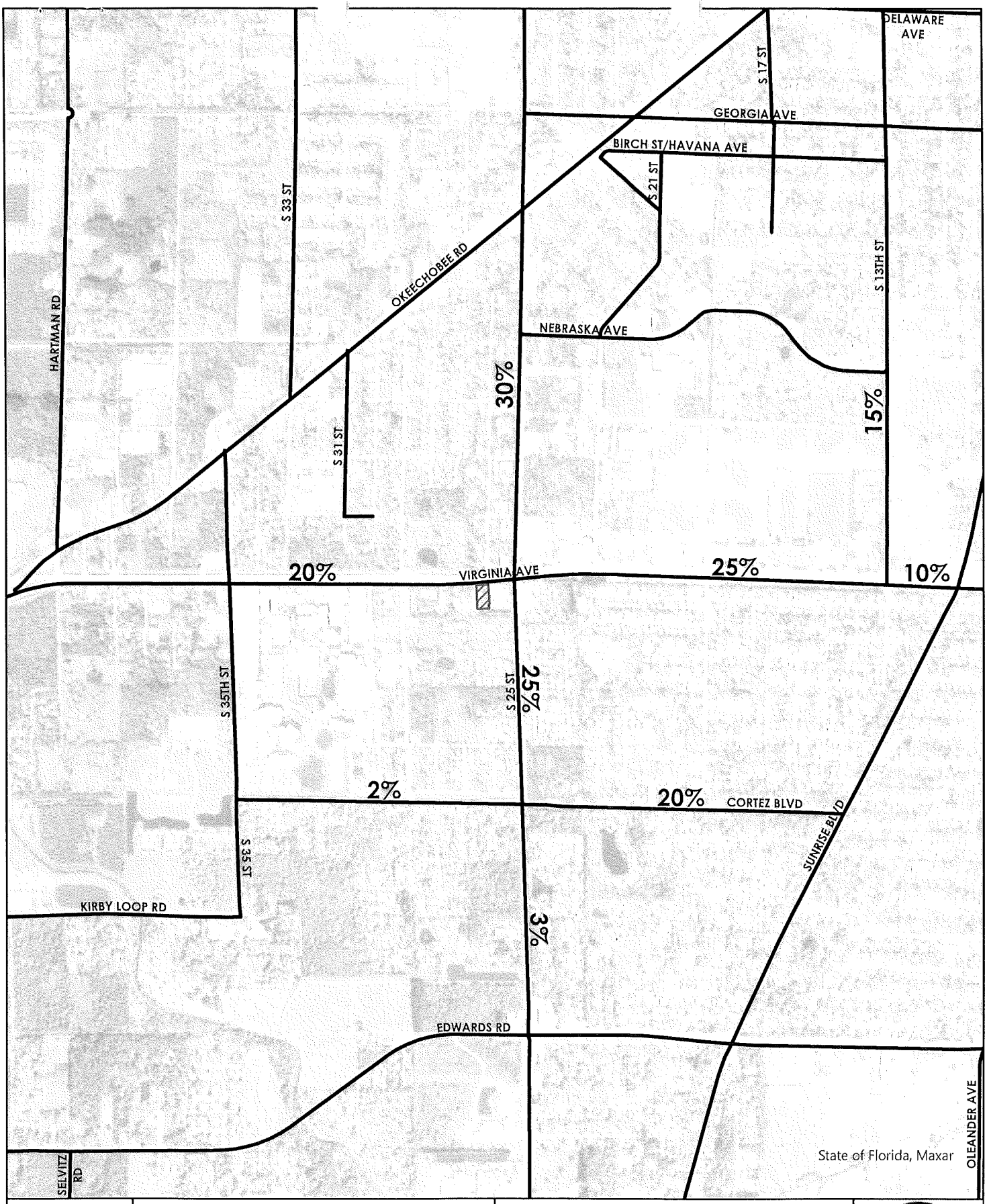

Figure 2: Traffic Assignment 2501 Virginia Ave

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.

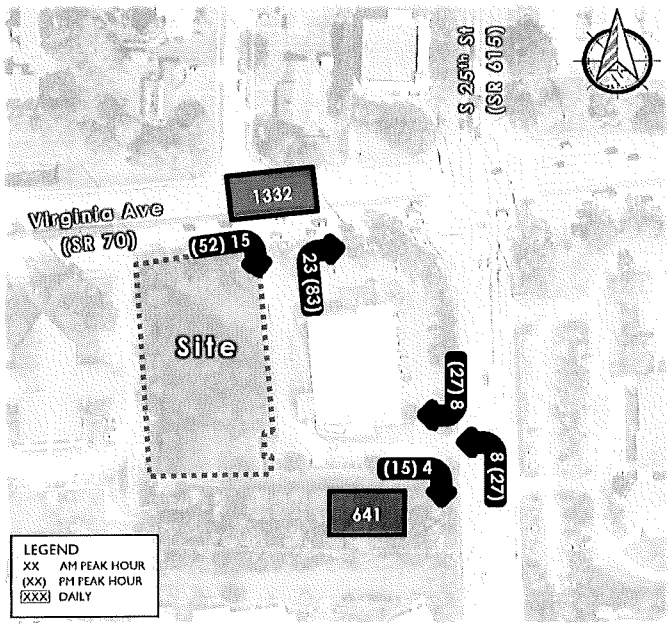

Figure 3: Driveway Volumes

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.

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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

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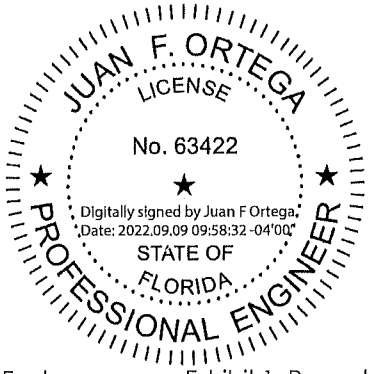
The 2501 Virginia Ave property is proposing a 5,000 SF Fast Casual Restaurant to be located on the south side of Virginia Ave, about 0.1 miles west of 25th Street in Fort Pierce, Florida. This development will most likely generate 277 net daily trips where 4 (2 In/2 Out) trips will occur during the AM 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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This item has been electronically signed and sealed by Dr. Juan F. Ortega PE on September 9, 2022 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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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

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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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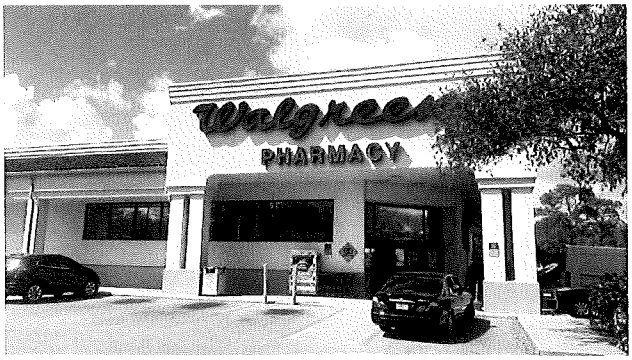
Property Identification

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

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.**

Total Areas

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

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

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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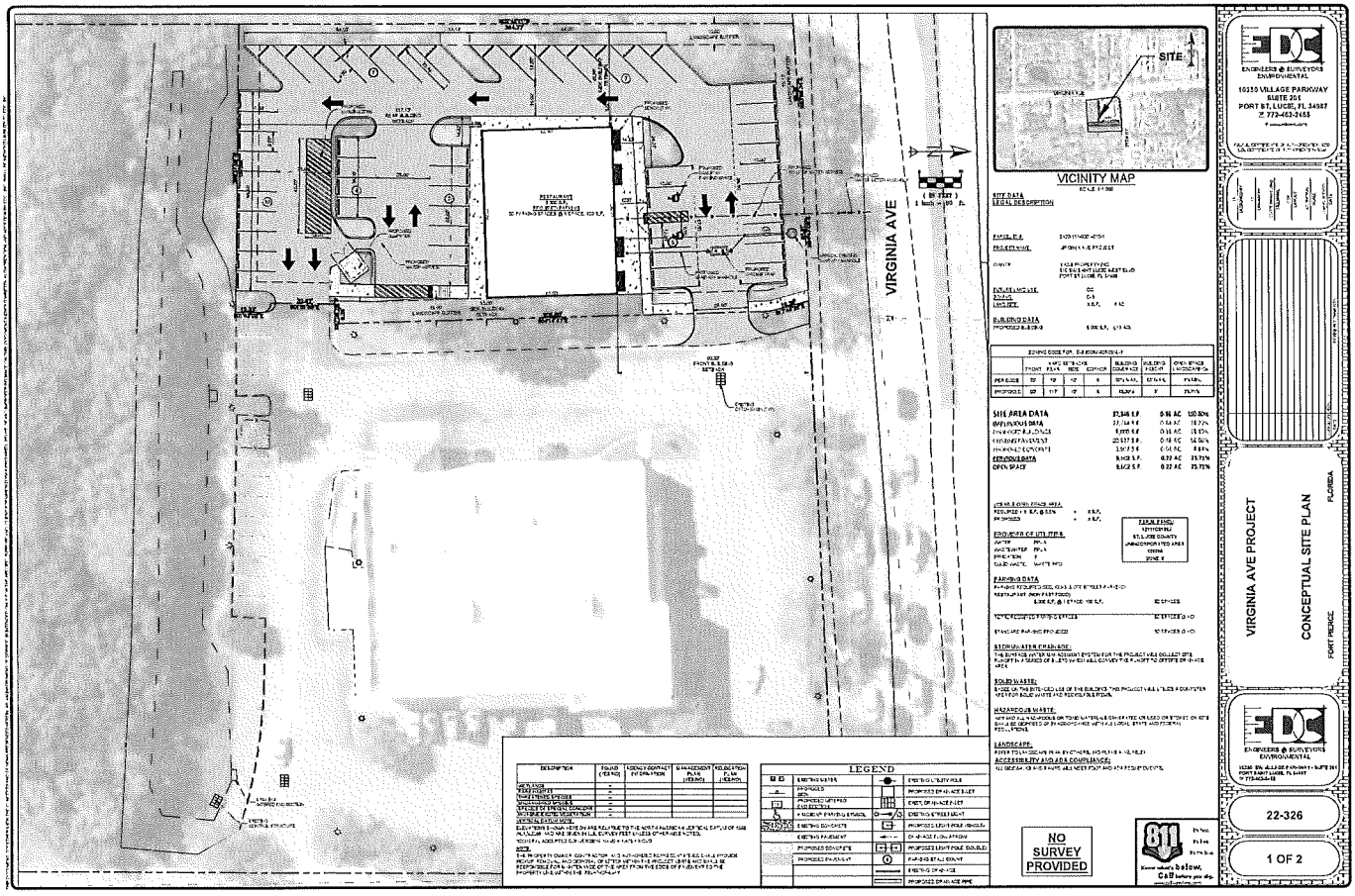
VIRGINIA AVE
SITE
VICINITY MAP
LEGEND
NO SURVEY PROVIDED
ENGINEERS & SURVEYORS
ENVIRONMENTAL
10150 VILLAGE PARKWAY
SUITE 205
PORT ST. LUCIE, FL 34987
P: 772-463-2455
VIRGINIA AVE PROJECT
CONCEPTUAL SITE PLAN
FORT PIERCE
FLORIDA
22-326
1 OF 2

Exhibit 2

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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)

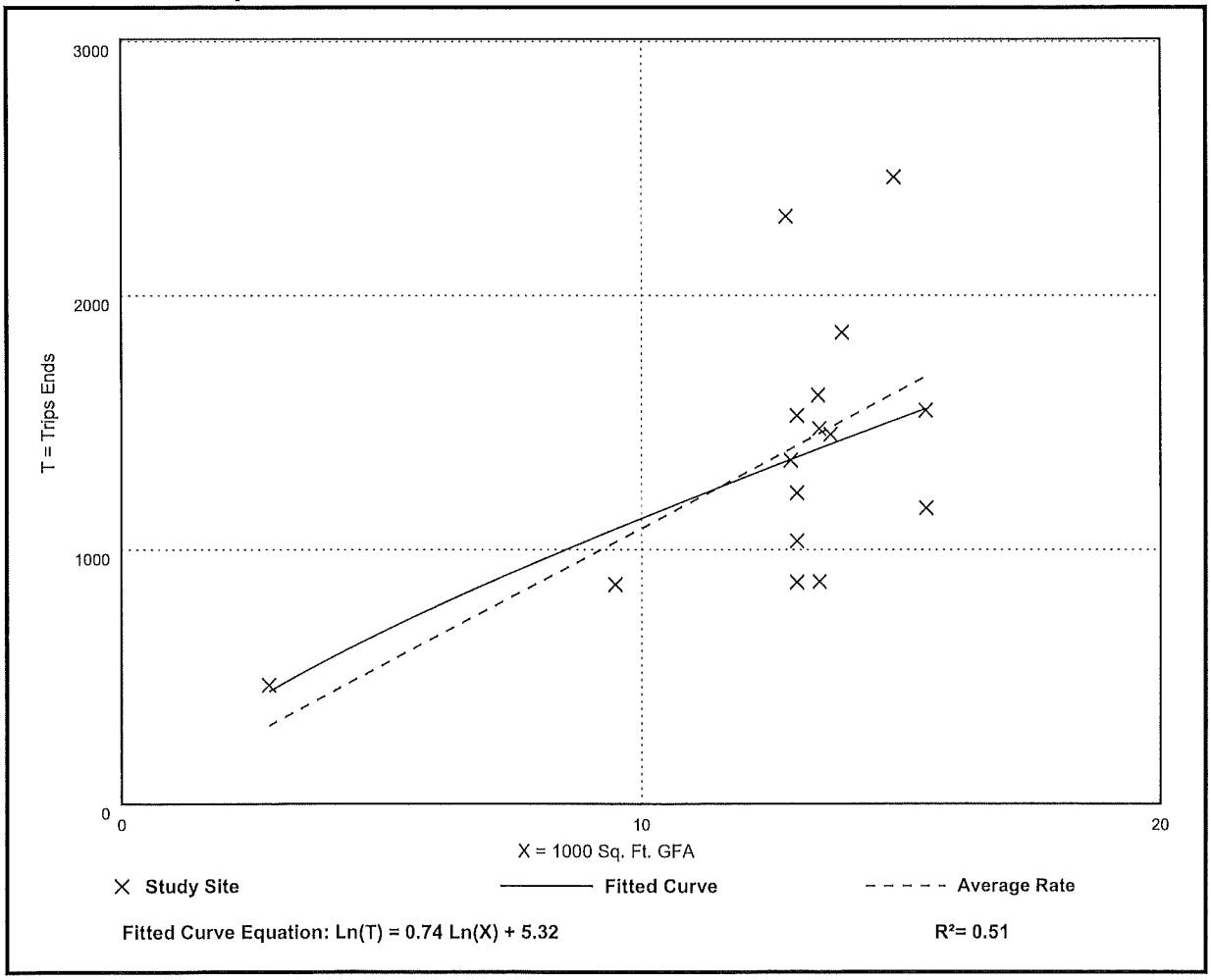
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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



Fitted Curve Equation: Ln(T) = 0.74 Ln(X) + 5.32

R^2= 0.51

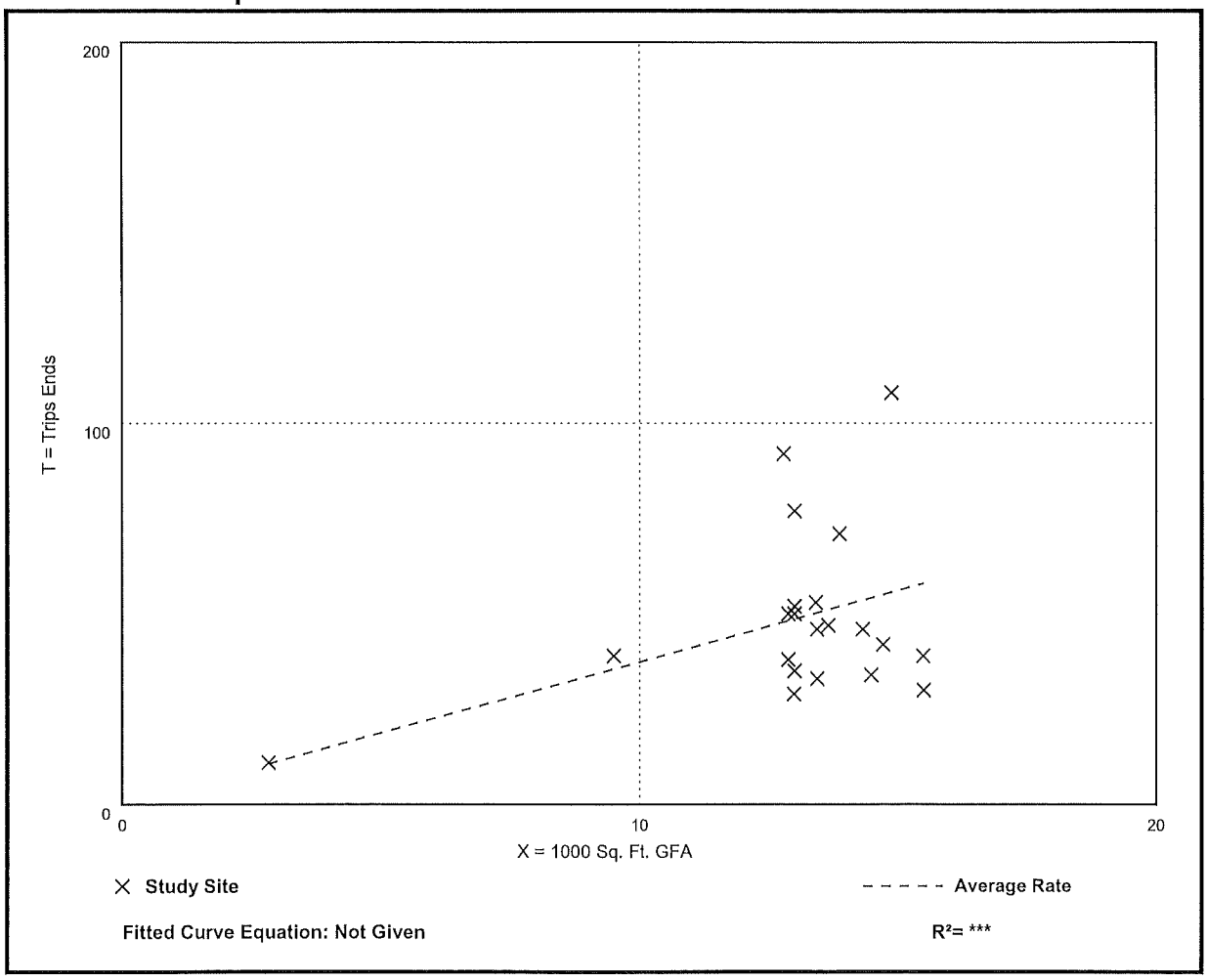
Pharmacy/Drugstore with Drive-Through Window (881)

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



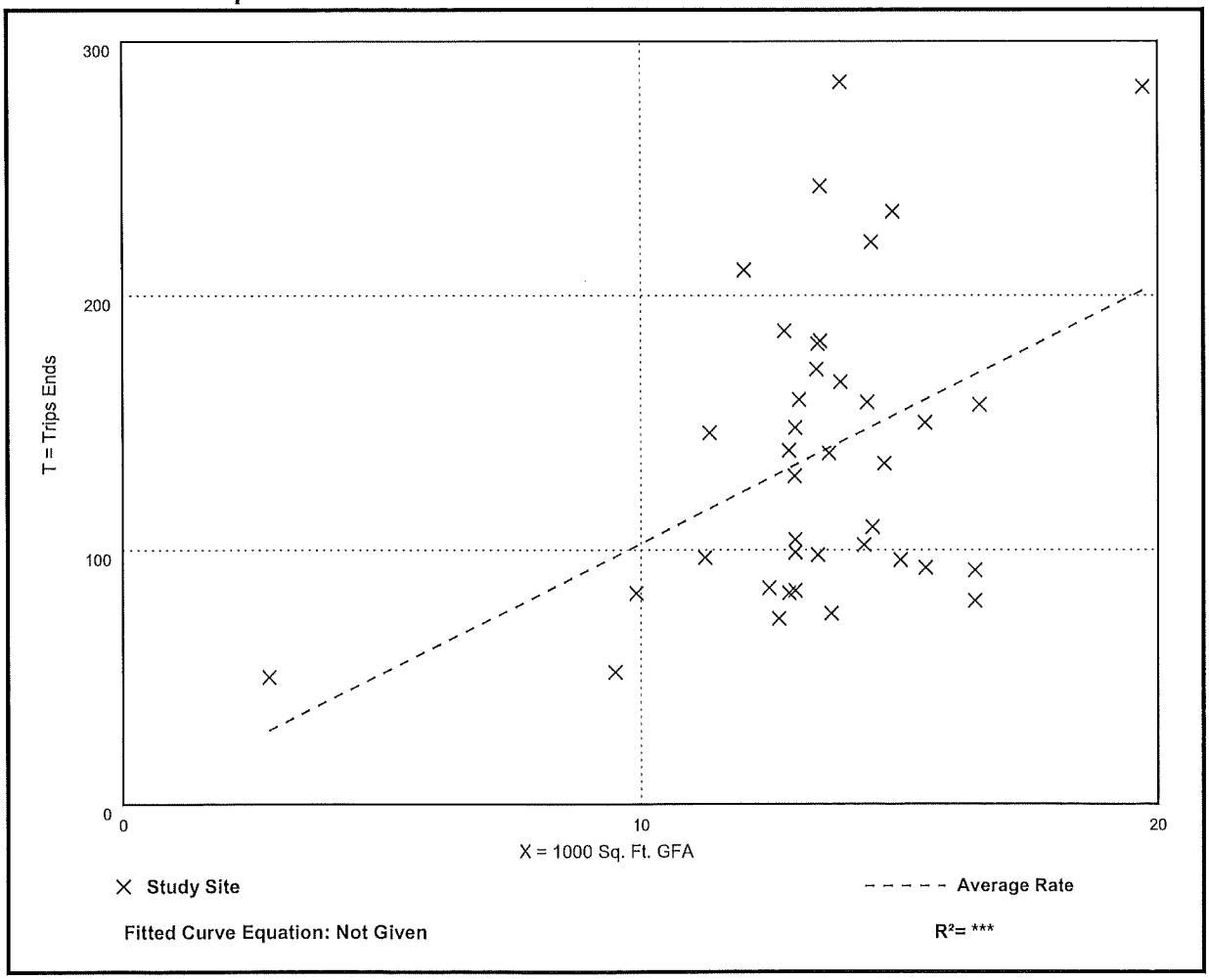
Pharmacy/Drugstore with Drive-Through Window (881)

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

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
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

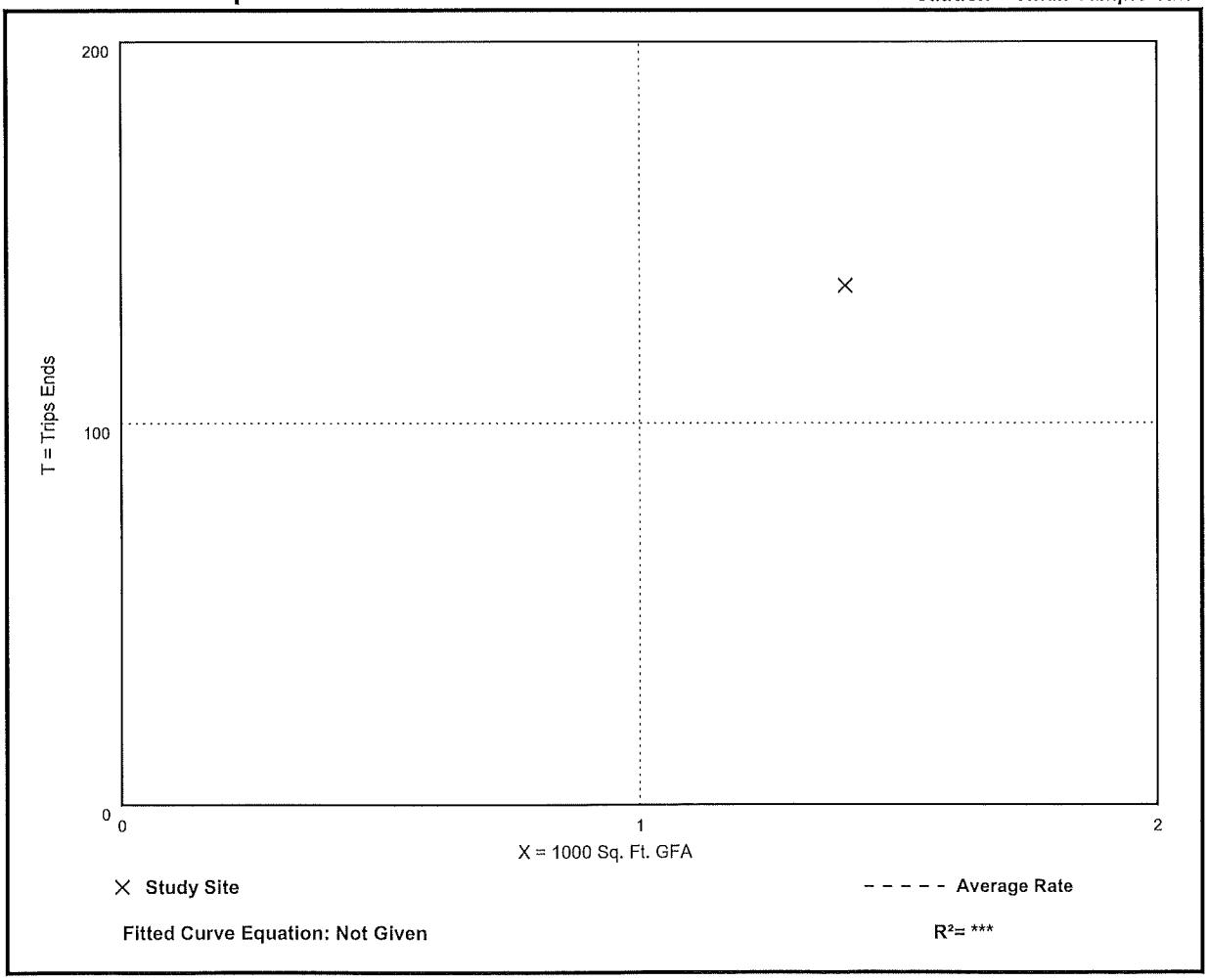
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 1
Directional Distribution: 50% entering, 50% exiting

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)

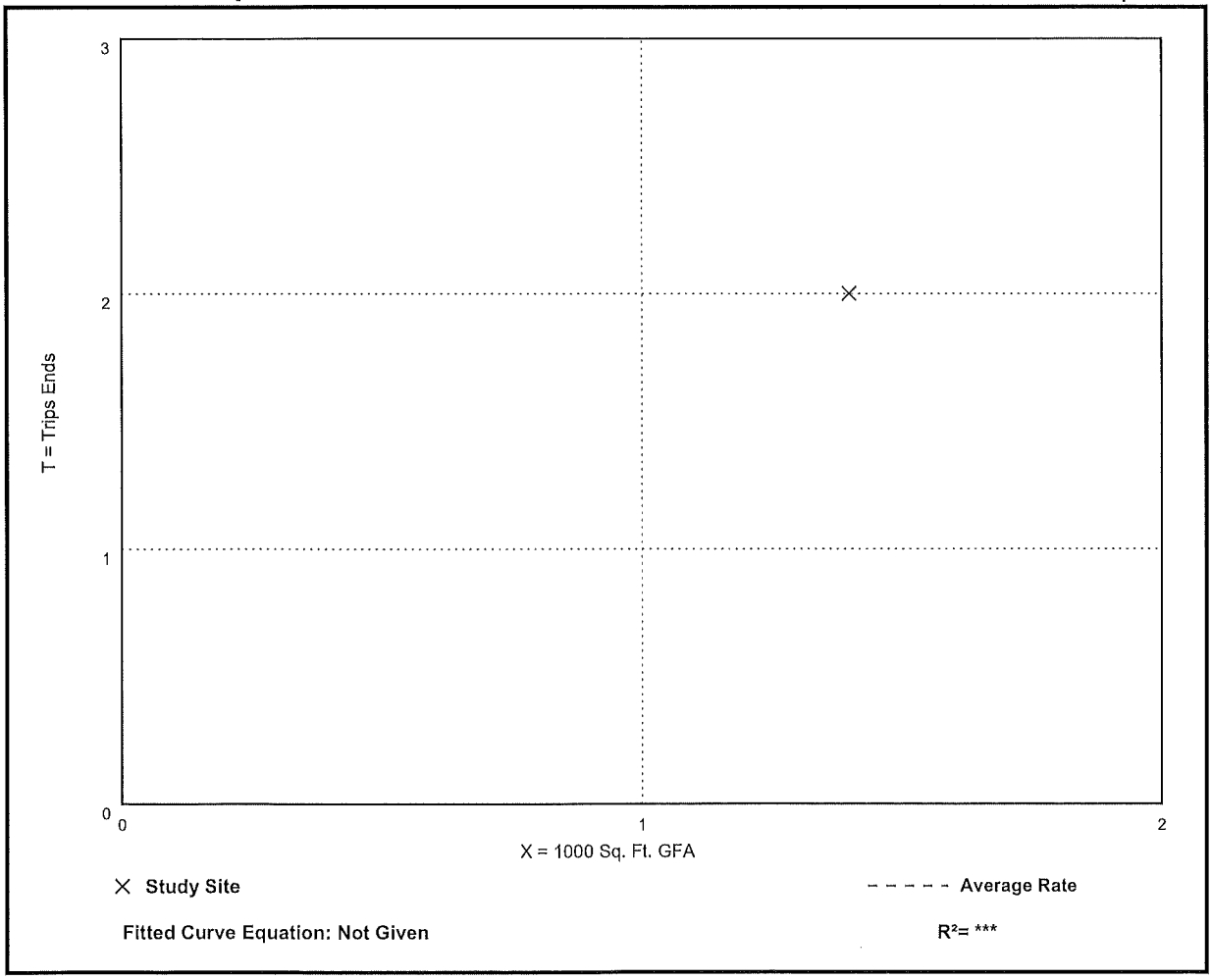
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 1
Directional Distribution: 50% entering, 50% exiting

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



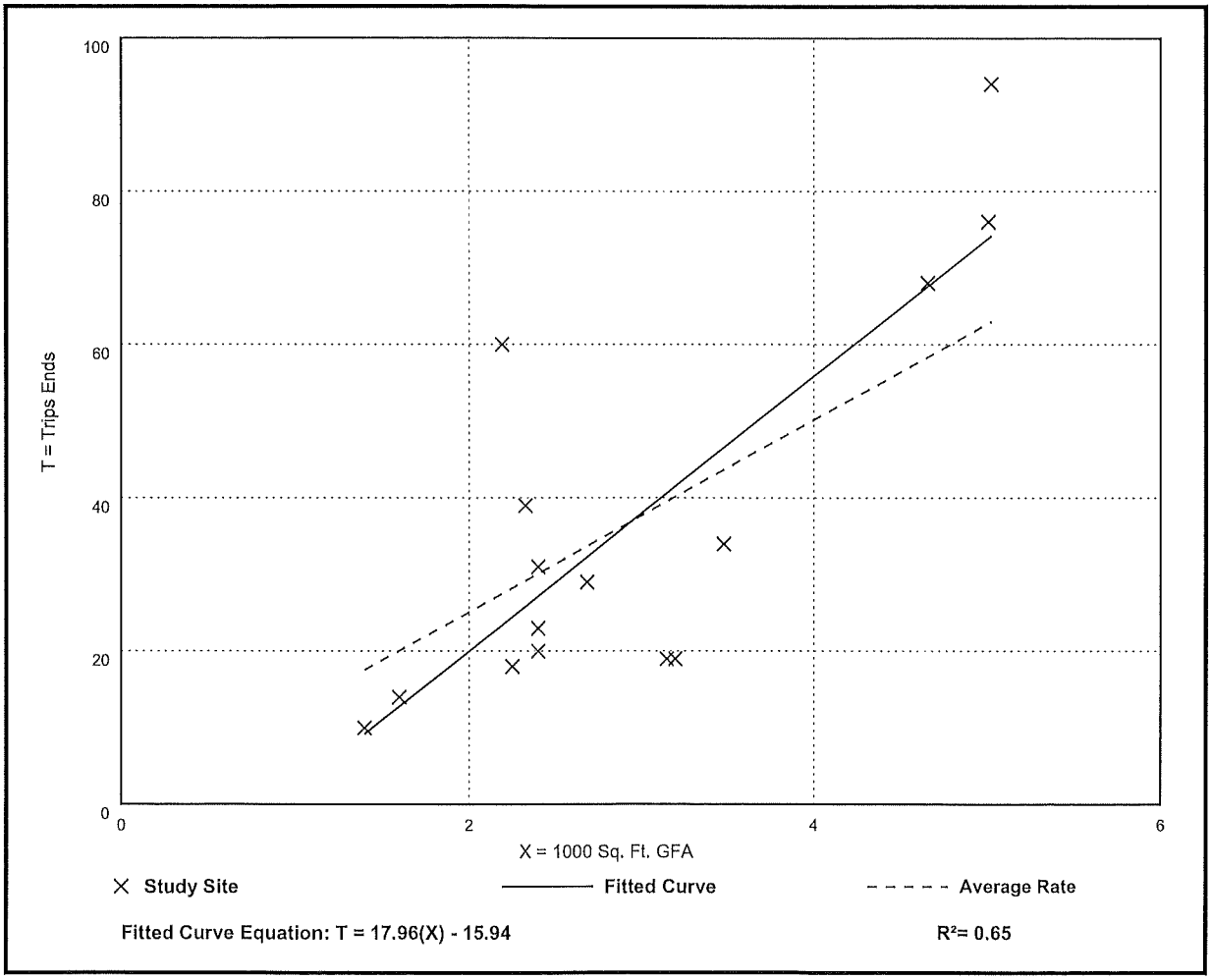
Fast Casual Restaurant
(930)

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



Fitted Curve Equation: T = 17.96(X) - 15.94

R^2= 0.65

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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Traffic Counts and Level of Service Report
2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	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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Traffic Counts and Level of Service Report
2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
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 LUICE 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	VIRIGINIA AVE to NEBRASKA AVE	940015	22,000	2020	2,000	1,195	C	0.598	1,071	C	0.536
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	22,000	2020	2,000	1,195	C	0.598	1,071	C	0.536
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	21,500	2021	1,630	993	D	0.609	1,030	D	0.632
25TH ST	GEORGIA AVE to DELAWARE AVE	609	21,500	2021	1,630	993	D	0.609	1,030	D	0.632
25TH ST	DELAWARE AVE to ORANGE AVE	940014	20,200	2020	1,630	976	D	0.599	970	D	0.595
25TH ST	ORANGE AVE to AVENUE D	610	17,459	2020	1,630	805	D	0.494	831	D	0.51
25TH ST	AVENUE D to AVENUE Q	940050	18,900	2020	1,630	904	D	0.555	879	D	0.539
25TH ST	AVENUE Q to JUANITA AVE	945152	17,200	2020	2,000	849	C	0.425	778	C	0.389
25TH ST	JUANITA AVE to ST LUCIE BLVD	945165	9,400	2020	2,100	438	C	0.209	488	C	0.232
25TH ST	ST LUCIE BLVD to US 1	945165	9,400	2020	2,100	438	C	0.209	488	C	0.232
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,647	2020	750	398	D	0.531	349	C	0.465
33RD ST	DELAWARE AVE to ORANGE AVE	948507	6,000	2020	790	277	C	0.351	277	C	0.351
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,559	2020	540	517	D	0.957	422	D	0.781
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,559	2020	790	517	D	0.654	422	D	0.534
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,500	2021	750	221	C	0.295	238	C	0.317
53RD ST	ANGLE RD to JUANITA AVE	614	2,833	2016	540	151	C	0.28	167	C	0.309
AE BACKUS AVE	7TH ST to US 1	632	1,067	2017	750	72	C	0.096	84	C	0.112
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	17,605	2019	2,100	1,149	C	0.547	967	C	0.46
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	17,605	2019	2,100	1,149	C	0.547	967	C	0.46

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						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

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Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

September 29, 2022

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Virginia Avenue Roadway East and Westbound & NSLRWCD ROW north of Virginia Avenue roadway	N/A	N/A
South	2501 Virginia Ave - Project Jupiter NLP LLC - Drainage utilized by Walgreens to the east and likely by proposed project & Virginia & 25th, Inc, unused 0.55ac parcel address TBD.	GC - General Commercial	C-3 - General Commercial
East	2501 Virginia Ave - Project Jupiter NLP LLC - Walgreens	GC - General Commercial	C-3 - General Commercial
West	2601 Virginia Avenue - Florida Conf Assn Seventh Day - Church	RM - Medium Density Residential	R-4 - Medium Density Residential

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC- General Commercial	C-3 General Commercial	N/A	0.85	X
****Proposed**	No Change	No Change	N/A	0.85	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 0
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day 0.125 x 5000 sf = 625 gpd
**Change in Demand	Total gallons per day 625 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day 0.1 x 5000 sf = 500 gdp
**Change in Demand	Total gallons per day 500 gpd

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	N/A		
Urban District	5 acres per 1,000 people	N/A		
Community	2.5 acres per 1,000 people	N/A		
Neighborhood	1.36 acres per 1,000 people	N/A		

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

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

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

Impact	Storm water run-off from the project area will be collected in a series of inlets that are connected via underground pipes. The underground pipes convey the storm water to the existing dry detention area that is located on the southern portion of the site. The dry detention is sized to provide treatment and attenuation for the existing Walgreens as well as the proposed project prior to discharging off site.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	ITE CODE 930 - FAST CASUAL RESTAURANT (C-3/GC)	277 AM / 36 PM
****Proposed Zoning/FLU**	NO CHANGE IN ZONING/FLU PROPOSED	NO CHANGE IN ZONING/FLU PROPOSED
***Change in Demand**	Trips	Trips INCREASE AM 277 / INCREASE PM 36 PROPOSED
Impact to Capacity	INCREASE IN FLOW OF TRAFFIC - PRIMARILY IN AM PROPOSED - SLIGHT INCREASE IN PM. NO CHANGE IN ZONING OR FLU PROPOSED.	

IV. Project Description

PHASING			
Is this project (phase) part of a larger project?	☐ Yes	☑ No	
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units: N/A	Single Family: N/A	Multifamily: N/A	
Non-residential (square footage): 5,000 SF PROPOSED			
Mixed-use (describe use): PROPOSED PROJECT IS A 3 PART RESTAURANT/RETAIL BUILDING			
(If this is a single phase project, name it Phase I – Total) SINGLE PHASE DEVELOPMENT			

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
3 PART RESTAURANT/RETAIL BUILDING	1	5000	0.85	03/01/2023	06/05/2023

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

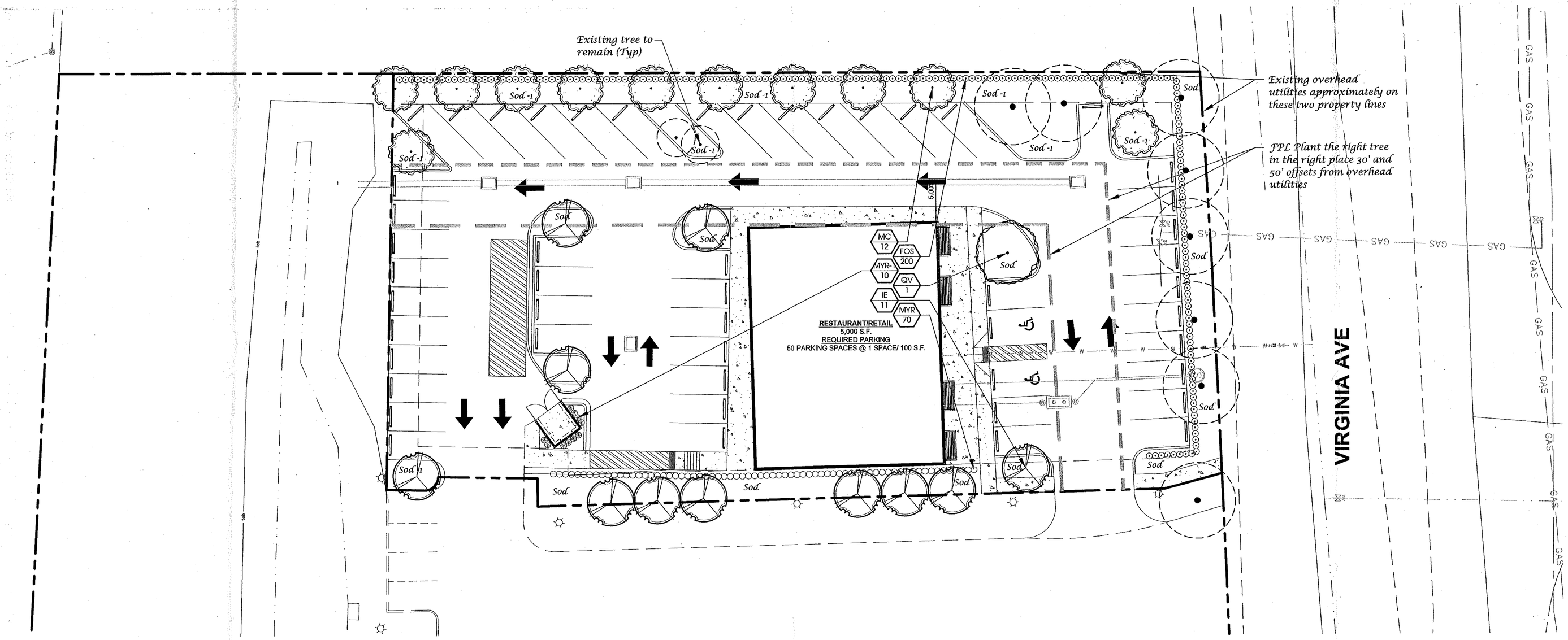
B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? N/A

2. What is the current use of the structure to be demolished or re-used? N/A

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: NONE

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



ELECTRONIC SIGNATURE AND SEAL
Jeffrey W. Smith, RLA
LA0001635
Prepared, Reviewed & Supervised By:
Conceptual Design Group, Inc.
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340

Jeffrey W. Smith, RLA
2022.11.16 17:42:38 -05'00'

Landscape Plan

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

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

Virginia Avenue Project

2501 Virginia Avenue
City of Fort Pierce, Florida

City Project Number:

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

Job No. 22-0901
Drawn By JWS
Submittal Dates 11-16-2022

Revision Dates

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Sheet L-1 of 2

Landscape Specifications

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

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

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

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

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

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

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
11	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
12	MC*	MYRICA CERIFERA	WAX MYRTLE	8' x 4', 1.5" D.B.H.	A.S.	FULL CANOPY
1	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
10	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
70	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
200	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS

* = Florida Native

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

Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (North Buffer) 132'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
132 l.f. x 10' = 1,320 s.f. / 300 = 5 Trees
Provided = 5 Existing Live Oak Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
132 l.f. / 2' o.c. = 66 Shrubs
Provided = 66 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (West Buffers) 265'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
265 l.f. x 10' = 2,650 s.f. / 200 = 14 Trees
Provided = 14
2 Existing trees + 12 trees = 14

Shrubs Required = Continuous Hedge @ 2' o.c.
265 l.f. / 2' o.c. = 133 Shrubs
Provided = 133 Shrubs

Interior Vehicular Use Area
Sec. 123-37(7)(a & b)
Required = 1 s.f. of interior landscaping per 15 s.f. of vehicular use area (20,937 s.f./15 = 1,395 s.f.)
Landscape Area Provided = 1,4010 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
20,937 s.f./15 = 1,395 s.f. / 100 = 14 Trees
Trees Provided = 14

Maximum Use of Palm Trees
Sec. 123-37(1)(a)(3)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 53 Trees
Maximum Palms Allowed = 26 (53 / 2 = 26)
Total Palms Provided = 0 (0%)

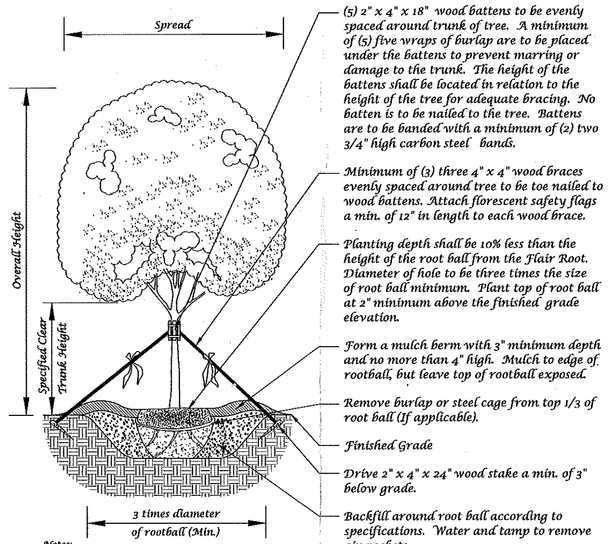
Total Trees Required = 33 Trees
Total Trees Provided = 33 Trees
24 Trees + 9 Existing Trees = 33 Trees

Total Trees Required = 33 Trees
Total Native Trees Provided = 33 (100%)

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

Total Shrubs Required = 199
Total Native Shrubs Provided = 199 (100%)

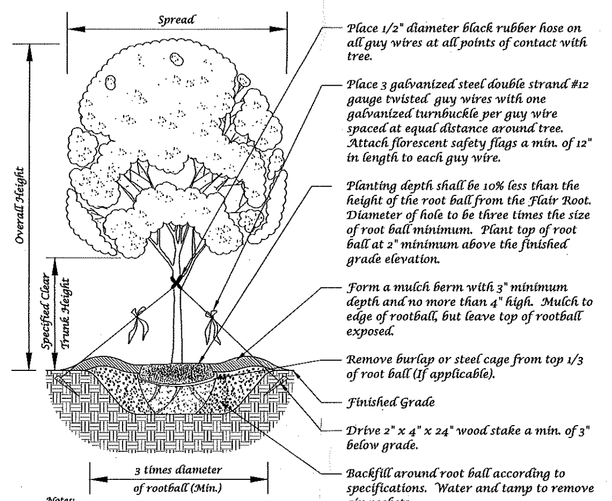
Landscape Details



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

Large Tree Planting Detail (5" Caliper or Greater)

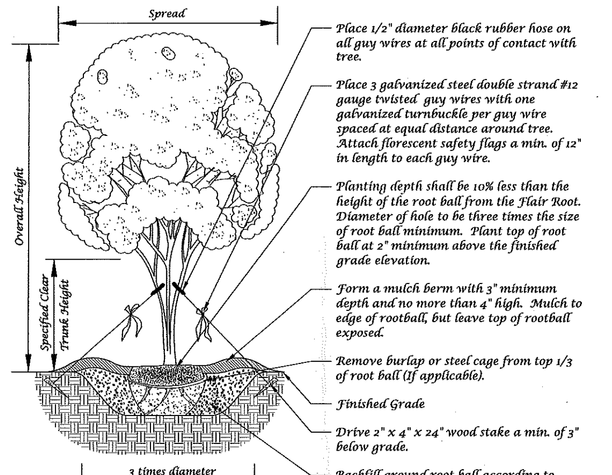
Not to Scale



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

Tree Planting Detail

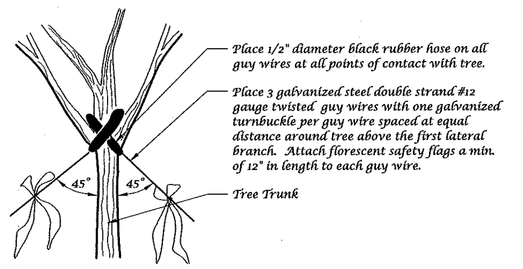
Not to Scale



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

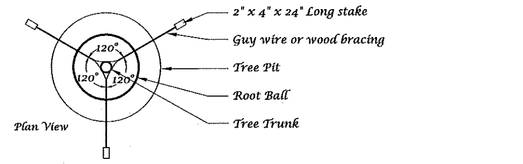
Multi-Trunk Tree Planting Detail

Not to Scale



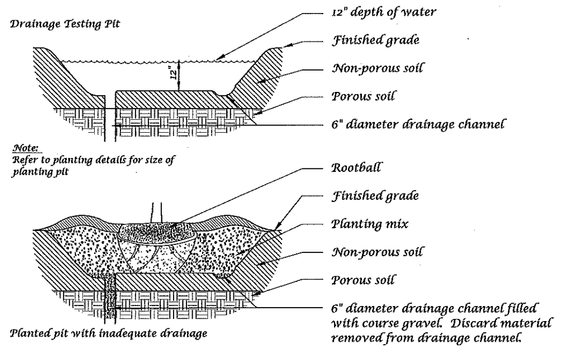
Guy Wire Attachment Detail

Not to Scale



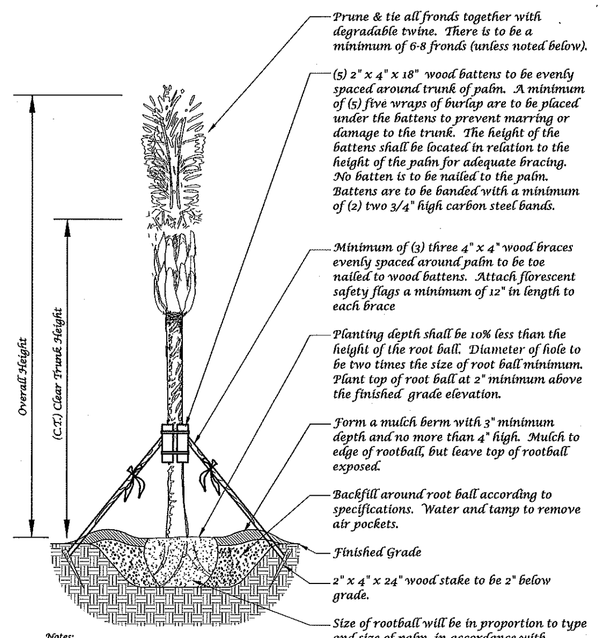
Staking Detail

Not to Scale



Drainage Testing Detail

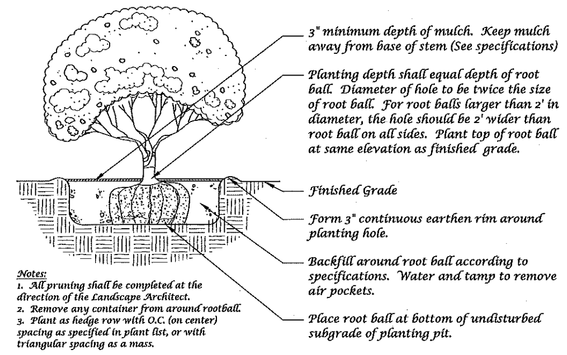
Not to Scale



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

Palm Planting Detail

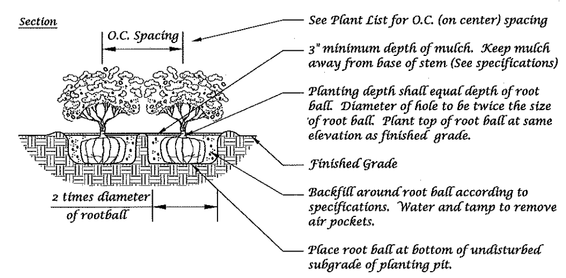
Not to Scale

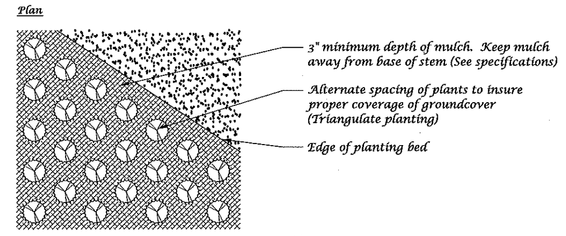


Note:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

Shrub Detail

Not to Scale





Ground Cover Detail

Not to Scale

Landscape Plan

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

Virginia Avenue Project

2501 Virginia Avenue
City of Fort Pierce, Florida

City Project Number:

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

Job No. 22-0901
Drawn By JWS
Submittal Dates 11-16-2022

Revision Dates

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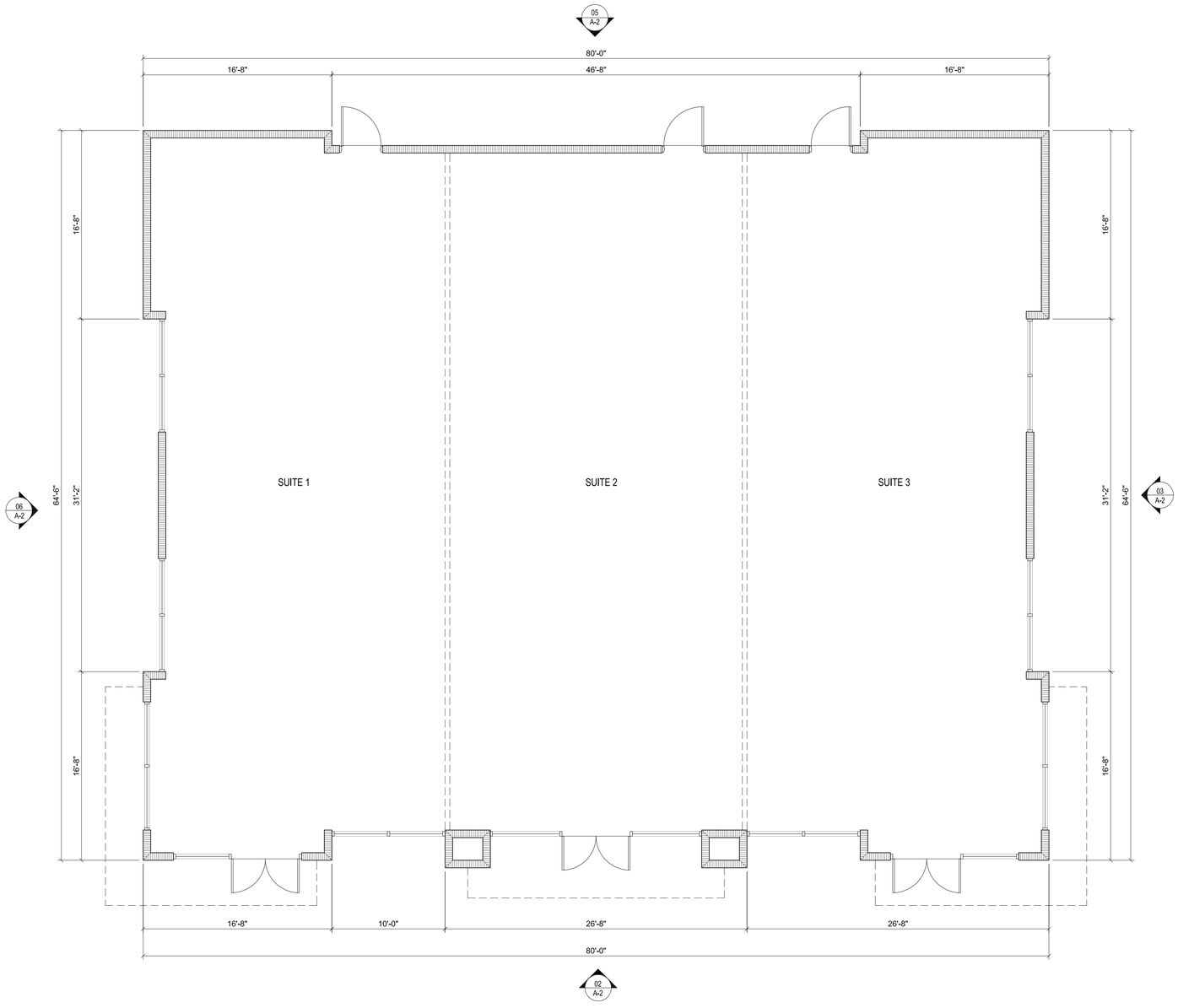
Sheet L-2 of 2



01 FLOOR PLAN

BUILDING AREA = 4,943 SF

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

N

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

STATE OF FLORIDA
STEPHAN D. CLAREN
AR95258
REGISTERED ARCHITECT

PROJECT #	
DATE	11-10-22
REV #	DATE

SHEET #

A-1

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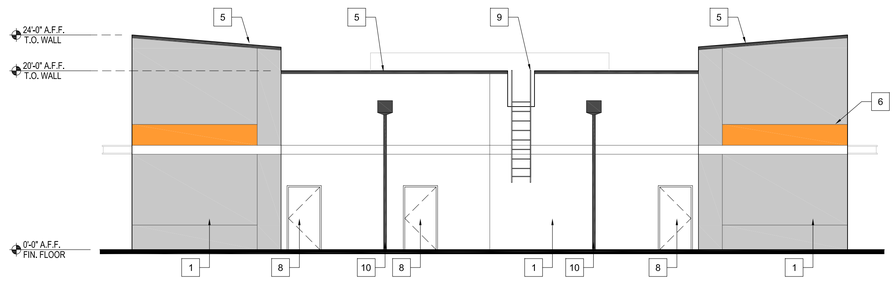
04 NORTH VIEW

SCALE: N.T.S.

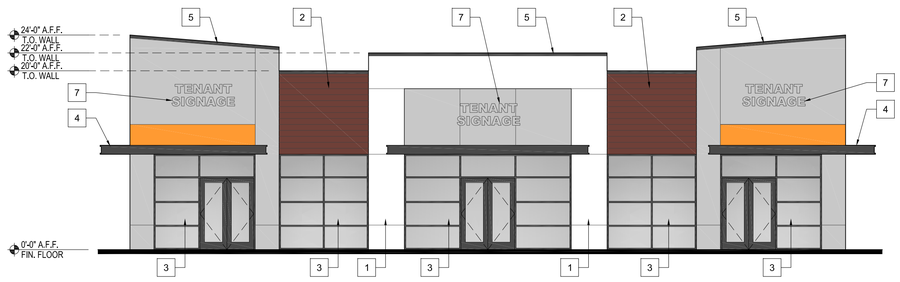
01 NORTHEAST VIEW

SCALE: N.T.S.



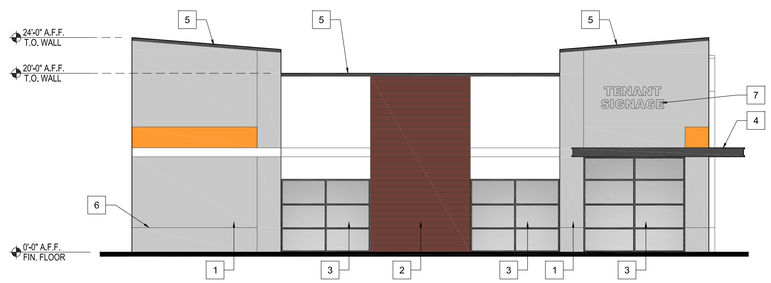
05 SOUTH ELEVATION

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



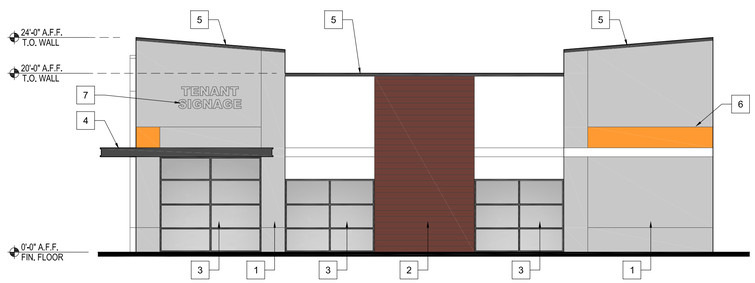
02 NORTH ELEVATION

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

STATE OF FLORIDA
STEPHAN D. CLAREN
AR95258
REGISTERED ARCHITECT

PROJECT #	
DATE	11-10-22
REV #	DATE

SHEET #

A-2

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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

STACY SANBORN
Notary Public-State of Florida
Commission # HH 42835
My Commission Expires
November 07, 2024
(Notary seal)

11/7/2024
My commission expires

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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	Bradley J. Currie, AICP (Agent - EDC, Inc.)
Property Owner(s)	**Applicant/Representative, Title, Company**
910 SW Saint Lucie West Blvd	10250 SW Village Parkway #201
Street Address	Street Address
Port St Lucie FL 34986	Port St Lucie FL 34987
City State Zip	City State Zip
772-785-9515	772-462-4255
Phone Number	Phone Number
dryajzi@regencydetnal.org	bradcurrie@edc-inc.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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

Jennifer Goulas
Printed Name of Notary

Notary Public State of Florida
Jennifer Callie Goulas
My Commission HH 083114
Expires 01/20/2025
(Notary seal)

01-20-2025
My commission expires

Owner's Signature

Manhal Yazji
Owner's Name

5122 SW Sunshine Farms Way
Street Address

Palm City, FL 34990
City, State, Zip

772-201-3721 dryazji@regencydental.org
Telephone / Email

Technical Review Committee **1. d.**

Meeting Date: 12/15/2022

REQUESTED ACTION

Site Plan and Design Review – Wallace Hyundai – 5553 S. US Highway 1

LOCATION

5553 S US Highway 1

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 12/01/2022 01:54 PM

Final Approval Date: 12/01/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Assistant Planning Director
RE	:	Technical Review Project: #22-07000027
BOARD DATE	:	December 15, 2022

Site Plan (Development & Design Review) – Wallace Hyundai – 5553 S US HWY 1

Attached is an Application for a Site Plan (Development & Design Review) for the subject property located at the 5553 S US Highway 1.

Parcel ID(s): 3410-211-0003-000-7

Wallace Hyundai is a proposed 8.20 ac Automobile Sales and Services Facility with approximately 25,740K SF and 253 parking spaces. The full access is provided from South US Highway 1.

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

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

Thank You,
Vennis Gilmore
Assistant Planning Director

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 5553 US Highway 1, Fort Pierce, FL

Parcel ID #(s) 341021100030007

Project description Replacing existing automotive services buildings with a new Showroom & Service Bldg

Application Type

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

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 25,740 Site Acreage: 8.2

Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

William Wallace Enterprises, LLC	Lee Smith, Pres. Wallace Auto Group
Property Owner(s)	**Applicant/Representative, Title, Company**
3801 S.E. Federal Highway	3801 S.E. Federal Highway
Street Address	Street Address
Stuart FL 34997	Stuart FL 34997
City State Zip	City State Zip
	772-872-0011
Phone Number	Phone Number
	leesmith@wallaceautogroup.net
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

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

General Information

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

Site Plan submittal requirements:

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DESIGN REVIEW

Property Information

Property address or Location 5553 US Highway 1, Fort Pierce, FL

Parcel ID #(s) 341021100030007

Project description Replacing existing automotive services buildings with a new Showroom & Service Bldg

William Wallace Enterprises, LLC	Lee Smith, Pres. Wallace Auto Group
Property Owner(s)	**Applicant/Representative, Title, Company**
3801 S.E. Federal Highway	3801 S.E. Federal Highway
Street Address	Street Address
Stuart FL 34997	Stuart FL 34997
City State Zip	City State Zip
	772-872-0011
Phone Number	Phone Number
	leesmith@wallaceautogroup.net
Email Address	Email Address

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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.
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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.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2776512 OR BOOK 2457 PAGE 2855, Recorded 01/10/2006 at 08:48 AM
Doc Tax: $47425.00

Record and Return to:
Michael J. Garavaglia, Esq.
Collins, Brown, Caldwell,
Barkett & Garavaglia, Chartered
756 Beachland Boulevard
Vero Beach, FL 32963

WARRANTY DEED

THIS INDENTURE, made this 3rd day of January, 2006, by and between **Steven L. Barnett, a married man**, whose post office address is P.O. Box 12130, Fort Pierce, Florida 34979, **Grantor**, and **Wallace Cadillac Pontiac, LLC, a Florida limited liability company, as to an undivided 75% interest, and Wallace Jeep, LLC, a Florida limited liability company, as to an undivided 25% interest**, whose post office address is 5555 South U.S. Highway One, Fort Pierce, Florida 34982, **Grantee**.

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

SEE ATTACHED EXHIBIT "A"

Excepting and reserving unto the Grantor, his successors and/or assigns, a perpetual non-exclusive easement over the following legally described real property:

The south 60 feet of the North 477 feet of the West 800 feet of the East 842 feet of the Northeast quarter of the Northwest quarter of Section 10, Township 36 South, Range 40 East, St. Lucie County, Florida.

to access Grantor's real property (the Benefitted Real Property as described in the attached **Exhibit "B"**) West of and contiguous to the real property described in Exhibit "A" attached hereto. Said perpetual non-exclusive easement shall be for the following purposes:

A. Full and free right and liberty for the Grantor and his tenants, servants, visitors, invitees, licensees, officers and employees, in common with all persons having the like right, at all times hereafter, for all purposes connected with the use and enjoyment of the land of the Grantor and those likely situated for whatever purpose the Benefitted Property from time to time lawfully may be used and enjoyed, to pass and repass along the provided roadway or roadways situated on the land described herein above.

B. To have and to hold the easement or right-of-way hereby reserved unto Grantor, his successors, heirs, personal representatives and assigns, and those likely situated as described above, and their heirs and assigns, perpetually as appurtenant to the land of the Grantor and those likely situated in every part of it. It is understood that the easement is made upon the express understanding and condition that it may be used by Grantee, his heirs, executors, representatives, and assigns in conjunction with the use of the Grantor, his heirs, representatives, successors, and assigns, and others likely situated and their heirs and assigns.

C. Constructing, laying, installing, operating, maintaining, locating, relocating, repairing, replacing, improving, moving and inspecting landscaping, curbing, sidewalks, subsurface utility lines, water transmission and distribution facilities, and all appurtenances and equipment associated therewith, sewage transmission and collection facilities, and all appurtenances and equipment associated therewith, drainage facilities and all appurtenances and equipment associated therewith, for the development of Grantor's land (the Benefitted Property).

D. The Grantor shall be responsible for the cost and maintenance of constructing, laying, installing, operating, maintaining, locating, relocating, repairing, replacing, improving, removing and inspecting subsurface utility lines, water transmission and distribution facilities and all appurtenances and equipment associated therewith, sewage transmission and collection facilities and all appurtenances and equipment associated therewith, drainage facilities and all appurtenances and equipment associated therewith for the development of the Benefitted Property.

E. Grantor shall be responsible for the cost and maintenance and shall be responsible for any charges, taxes or impact fees that are directly attributable to the improvements, appurtenances and equipment associated therewith constructed and maintained on the easement for the development and use of the Benefitted Property.

F. The Grantee shall not be responsible for bringing any nonconforming access features of the easement in compliance with any federal, state or local regulations, which shall include any and all traffic control features, signage, traffic lights and street illumination.

G. The construction and maintenance of any landscaping, asphalt, curbing, sidewalks subsurface utility lines, water transmission and distribution facilities and all appurtenances and equipment associated therewith, sewage transmission and collection facilities and all appurtenances and equipment associated therewith, drainage facilities and all appurtenances and equipment associated therewith for the development of the Benefitted Property shall not substantially interfere with the ordinary course of business of Grantee.

H. It is further understood that Grantor, his heirs, successors, representatives, assigns and tenants in no way will be bound to improve, maintain or construct a roadway or to keep it in repair; as that shall be the responsibility of the Grantee and shall be a burden appurtenant and running with the land of the fee simple owner of the real property described in Exhibit "A", including all lands contiguous thereto the above-described Exhibit "A" property owned by the Grantee.

I. In the event of any claim, controversy, or cause of action arising out of this grant of easement, the prevailing party shall be entitled to an award of all reasonable attorneys' fees, paralegal fees and other related costs (including costs of expert witnesses, specialists, architects and engineers).

J. Grantor shall indemnify and save harmless Grantee and its agents from and against all liability, damage, penalties, or judgments arising from injury to person or property sustained by anyone in and about the premises resulting from any act or acts or omission or omissions of Grantor's licensees, invitees, guests, officers, agents, servants, employees subcontractors and general contractors. Grantee may at Grantor's expense and cost, defend with counsel reasonably acceptable to Grantor any and all claims, lawsuits or actions brought against Grantor or in which Grantee may be impleaded with others upon any mentioned matter, claim or claims, except those claims brought under negligent or malicious acts of Grantee.

K. This easement shall be perpetual and non-exclusive and shall inure to the benefit of Grantor's successors and/or assigns to ownership of the Benefitted Property, their heirs, successors, and assigns.

The Grantor warrants to the Grantee that the above-described property is not the Grantor's homestead and that Grantor does not live adjacent or contiguous thereto.

SUBJECT to restrictions, reservations and easements of record, if any, and taxes subsequent to 2005.

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

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

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

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Print Name: Jeana L. Bieber

Steven L. Barnett

Print Name: Michael J. Garavaglia

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 3rd day of January, 2006 by **Steven L. Barnett, a married man**, (PLEASE CHECK ONE OF THE FOLLOWING) [X] who is personally known to me or [ ] who has produced _____ (TYPE OF IDENTIFICATION) as identification.

JEANA L. BIEBER
MY COMMISSION # DD 097823
EXPIRES: March 6, 2006
Bonded Thru Notary Public Underwriters

(SEAL)

_____(Print Name)
NOTARY PUBLIC
My Commission Expires:

EXHIBIT "A"

Parcel 1:

The East 842.00 feet of the North 384.00 feet of the South 845.00 feet of the Northeast one-quarter of the Northwest one-quarter of Section 10, Township 36 South, Range 40 East, less the East 42.00 feet for right-of-way of U.S. Highway No. 1, all lying and being in St. Lucie County, Florida.

Parcel 2:

From the SE corner of the NE 1/4 of the NW 1/4 of Section 10, Township 36 South, Range 40 East, run West along the South line of said NE 1/4 of the NW 1/4, Section 10, Township 36 South, Range 40 East, a distance of 42 feet to the Point of Beginning; thence run North along the Westerly right of way line of U.S. Highway #1, a distance of 461 feet to a point on the Westerly right of way line of U.S. Highway #1; thence run Westerly a distance of 800 feet to a point of which is 461 feet North of the South line of the said NE 1/4 of the NW 1/4, Section 10, Township 36 South, Range 40 East; thence run South a distance of 461 feet to a point of the South line of the said NE 1/4 of the NW 1/4, Section 10, Township 36 South, Range 40 East, and which point is 800 feet West of the Point of Beginning; thence run East along the South line of the said NE 1/4 of the NW 1/4, Section 10, Township 36 South, Range 40 East, a distance of 800 feet to the Point of Beginning, said parcel lying and situated as a part of the South 461 feet of Lots 233 and 231, WHITE CITY SUBDIVISION, a subdivision according to the Plat thereof filed at Plat Book 1, page 23, Public Records of St. Lucie County, Florida.

Parcel 3:

The South 60 feet of the North 477 feet of the West 800 feet of the East 842 feet of the Northeast one-quarter of the Northwest one-quarter of Section 10, Township 36 South, Range 40 East, St. Lucie County, Florida, less for right-of-way of U.S. Highway No. 1 as it presently exists, all lying and being in St. Lucie County, Florida.

Parcel 4:

The West 800 feet of the East 842 feet of the NE 1/4 of the NW 1/4 of Section 10, Township 36 South, Range 40 East, St. Lucie County, Florida, less and except the North 477 feet thereof and less and except the South 845 feet thereof, all lying and being in St. Lucie County, Florida.

EXHIBIT "B"

The Benefitted Property

The Northeast 1/4 of the Northwest 1/4 of Section 10, Township 36 South, Range 40 East, St. Lucie County, Florida, less the East 842 feet, and less the West 15 feet thereof.

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

Property Identification

Site Address: 5553 S US HIGHWAY 1
Sec/Town/Range: 10/36S/40E
Parcel ID: 3410-211-0003-000-7
Jurisdiction: Fort Pierce

Use Type: 2700
Account #: 40346
Map ID: 34/10N
Zoning: General Co

Ownership

William Wallace Enterprises Inc
3801 SE Federal HWY
Stuart, FL 34997

Legal Description

10 36 40 E 842 FT OF N 384 FT OFS 845 FT OF NE 1/4 OF NW 1/4-LESS RD R/W- (7.05 AC) (OR 2457-2855)

Current Values

Just/Market Value:	$1,565,900
Assessed Value:	$1,321,540
Exemptions:	$0
Taxable Value:	$1,321,540

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	5,384
Gross Sketched Area (SF):	6,568
Land Size (acres):	7.05
Land Size (SF):	307,098

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 3, 2006	2457 / 2855	XX02	WD	Barnett Steven L	$6,775,000
Jun 22, 1995	0962 / 0578	XX02	WD	Barnett Robert F	$1,316,700
Jul 1, 1988	0596 / 1099	XX01	CV		$611,300
Jul 1, 1987	0552 / 0170	XX00	CV		$750,000

Building Information (1 of 3)

Finished Area: 1,960 SF

Gross Sketched Area: 2,520 SF

Exterior Data

View:
Building Type: LROF
Roof Cover: Rolled Memb
Year Built: 2003
Roof Structure: Wood Truss
Frame:

Grade: Y_D
Story Height: 1 Story

Effective Year: 2003
No. Units: 1

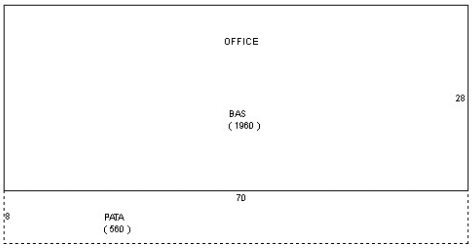
Primary Wall: Frm Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1960	1960	196
PATA	Patio Average (Plain Slab)	560	0	156

Building Information (2 of 3)

Finished Area: 1,760 SF

Gross Sketched Area: 1,760 SF

Exterior Data

View:
Building Type: SRCT
Grade: Y_B
Story Height: 1 Story

Roof Cover: Rolled Memb
Year Built: 2003
Effective Year: 2003
No. Units: 1

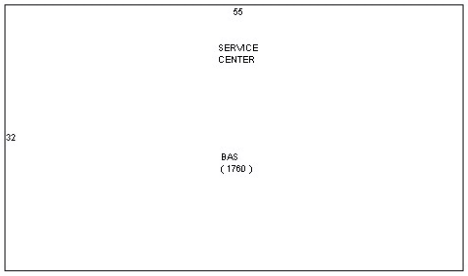
Roof Structure: BarJst/WdDk
Frame:
Primary Wall: Frm Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%

Electric: MAXIMUM
Heat Type:
Heat Fuel:
Heated %: 0%

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1760	1760	174

Building Information (3 of 3)

Finished Area: 1,664 SF

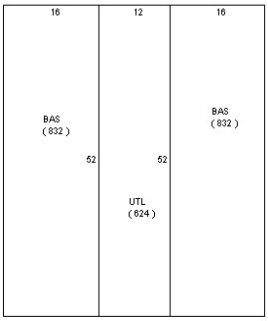
Gross Sketched Area: 2,288 SF

Exterior Data

View:	Roof Cover: Rolled Memb	Roof Structure: BarJst/WdDk
Building Type: CW2	Year Built: 2003	Frame:
Grade: Y_D	Effective Year: 2003	Primary Wall: Frm Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1664	1664	272
UTL	UTILITY ROOM	624	0	128

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	82175	2003
CONCRET RAMP	1	270	2003
DOUBLE LIGHT	1	17	2003
SINGLE LIGHT	1	3	2003

Current Year Values

Current Values Breakdown

Building:	$736,700
Land:	$829,200
Just/Market:	$1,565,900
Ag Credit:	$0

Current Year Exemption Value Breakdown

Save Our Homes or 10% Cap:	$244,360
Assessed:	$1,321,540
Exemption(s):	$0
Taxable:	$1,321,540

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	7.05	North St. Lucie Water Management District	$146.29
Start Year	AssessCode	Units	Description	Amount
2015	0041	40.3	Fort Pierce Stormwater Charge	$2,780.70

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	$1,565,900	$1,321,540	$0	$1,321,540
2021	$1,201,400	$1,201,400	$0	$1,201,400
2020	$1,205,400	$1,150,952	$0	$1,150,952
2019	$1,264,900	$1,046,320	$0	$1,046,320

Permits

Number	Issue Date	Description	Amount	Fee
C23071336	Sep 17, 2003	Commercial New Construction	$105,000	$1,302
C23071342	Sep 17, 2003	Commercial New Construction	$150,000	$1,545
C23071331	Sep 17, 2003	Commercial New Construction	$105,000	$1,280
C05011611	Jan 20, 2005	Air Conditioning Only	$96,576	$0
C05030589	Mar 9, 2005	Unknown	$0	$0
BP18-0954	Apr 3, 2018	Roof	$5,023	$0
BP19-1833	Jun 10, 2019	Electric	$2,390	$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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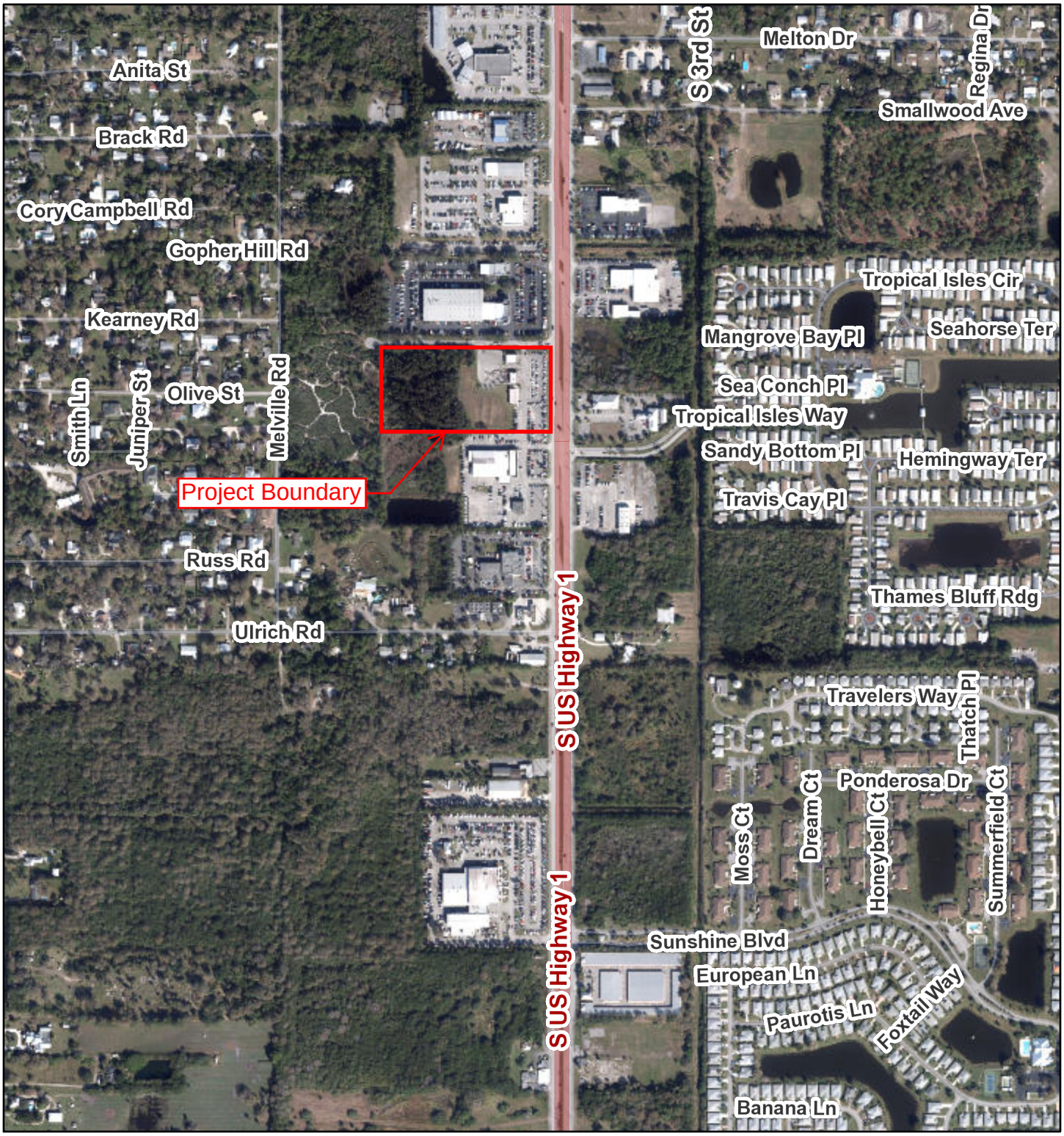
Location Map



September 6, 2022

1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

Sanborn, FDOR

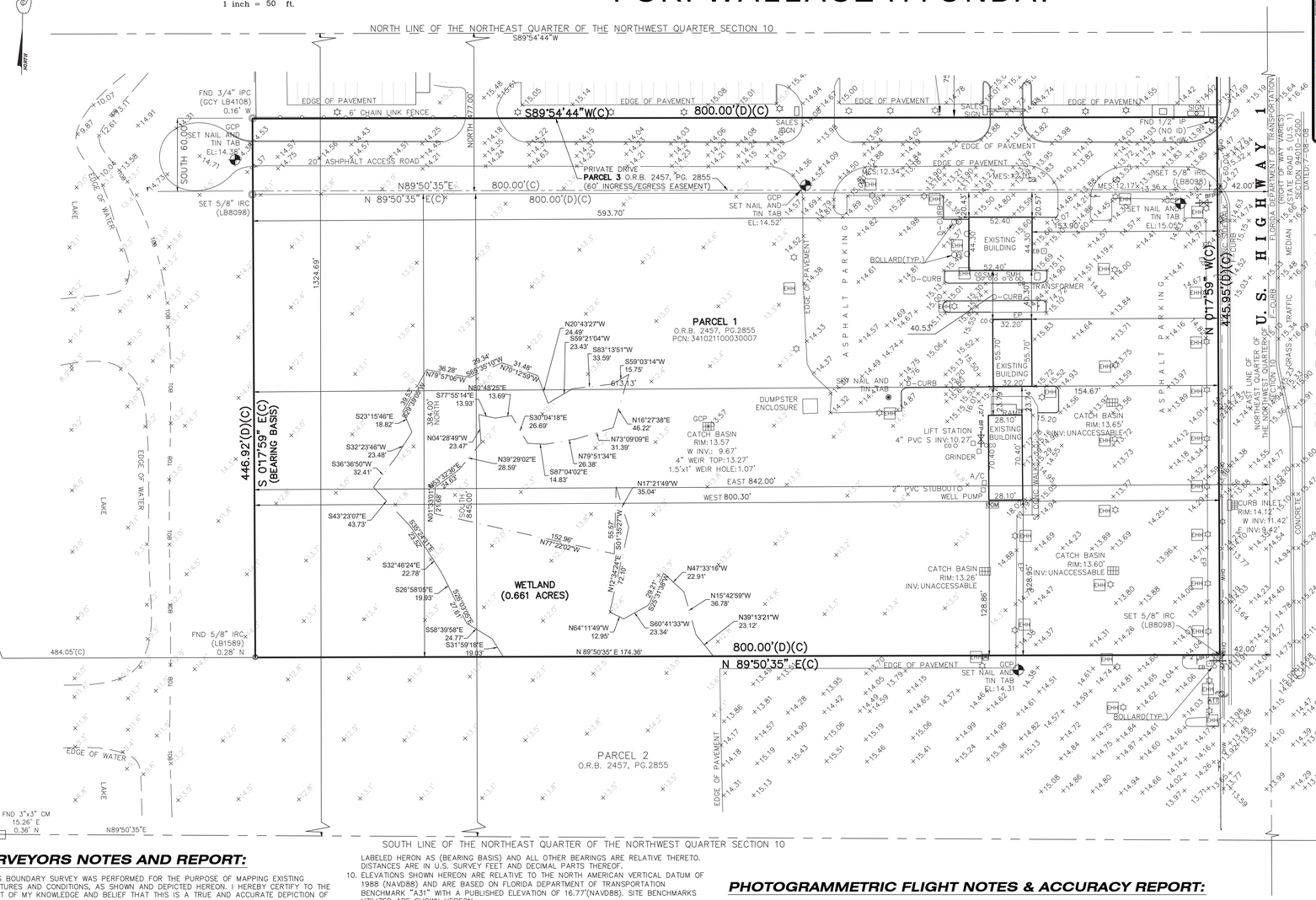
BOUNDARY AND TOPOGRAPHIC SURVEY

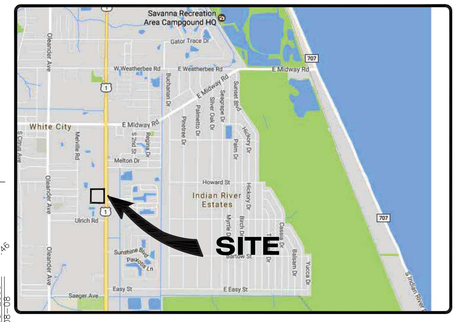
FOR: WALLACE HYUNDAI

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





SAINT LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

OFFICIAL RECORDS BOOK 2457, PAGE 2855, PUBLIC RECORDS OF SAINT LUCIE COUNTY FLORIDA.

PARCEL 1:

THE EAST 842.00 FEET OF THE NORTH 384.00 OF THE SOUTH 845.00 FEET OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST, LESS THE EAST 42.00 FEET FOR RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 60.00 FEET OF THE NORTH 477.00 FEET OF THE WEST 800 FEET OF THE EAST 842.00 FEET OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS FOR RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 AS IT PRESENTLY EXISTS, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SYMBOL & ABBREVIATION LEGEND:

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

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON MARCH 14, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS MARCH 14, 2022.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCELS CONTAIN A TOTAL OF 8.199 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "A31" WITH A PUBLISHED ELEVATION OF 16.77'(NAVD88). SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD ZONE "X" AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0277K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. WETLANDS "B" DEPICTED HEREON IS BASED ON A SURVEY FROM SFWMD PREPARED BY CULPEPPER & TERPENING, INC., PROJECT #00508, SHEET 1 OF 1. DATED: 10/10/2002.

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING MARCH 14, 2022 UTILIZING A DJI MATRICE 300 UAV.
2. DATA POST PROCESSING WAS PERFORMED UTILIZING DRONE DEPLOY ENTERPRISE, VERSION 2.152.0 ON MARCH 15, 2022.
3. SENSOR(S) USED: ZENMUSE P1 45MP
4. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NO. 4481104
5. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83–EF UTILIZING EPSG CODE 2236. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NGS MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1–3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1–3% OF GROUND–BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.33 IN/PIXEL
   - TOTAL (RMSE) X:0.0081 IN – Y:0.022 IN – Z:0.082 IN
   - TOTAL GCPS UTILIZED: 5 WITH A MEAN RMS ERROR: 0.68 IN
   - CAMERA CALIBRATION/OPTIMIZATION: 0.03% VARIATION FROM REFERENCE DATA.
9. DENSIFICATION:
   - TOTAL POINTS COLLECTED: 29.5 MILLION
   - EXTRACTED TOPOGRAPHY SHOWN BASED ON A POINT CLOUD DENSITY OF: 31.87 POINTS/FT²
10. THIS MAP MEETS OR EXCEEDS THE ASPRS ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

Michael T Owen

Digitally signed by Michael T Owen
Date: 2022.08.12 11:56:29 -04'00'

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

SIGNATURE DATE

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

DRAWN BY	SE
CHECKED BY	MTO
FIELD CREW	SV
FILENAME	22-125 WALLACE HYUNDAI 10-36S-40E
SCALE	AS SHOWN
DATE	MARCH 21, 2022

DATE	REVISION COMMENTS
08/03/2022	REVISED BUILDING AND CLEAN-OUT LOCATION -AV
08/17/2022	REVISED LEGAL DESCRIPTION, SKETCH AND ADDED WETLAND LINES -AV

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR: WALLACE HYUNDAI

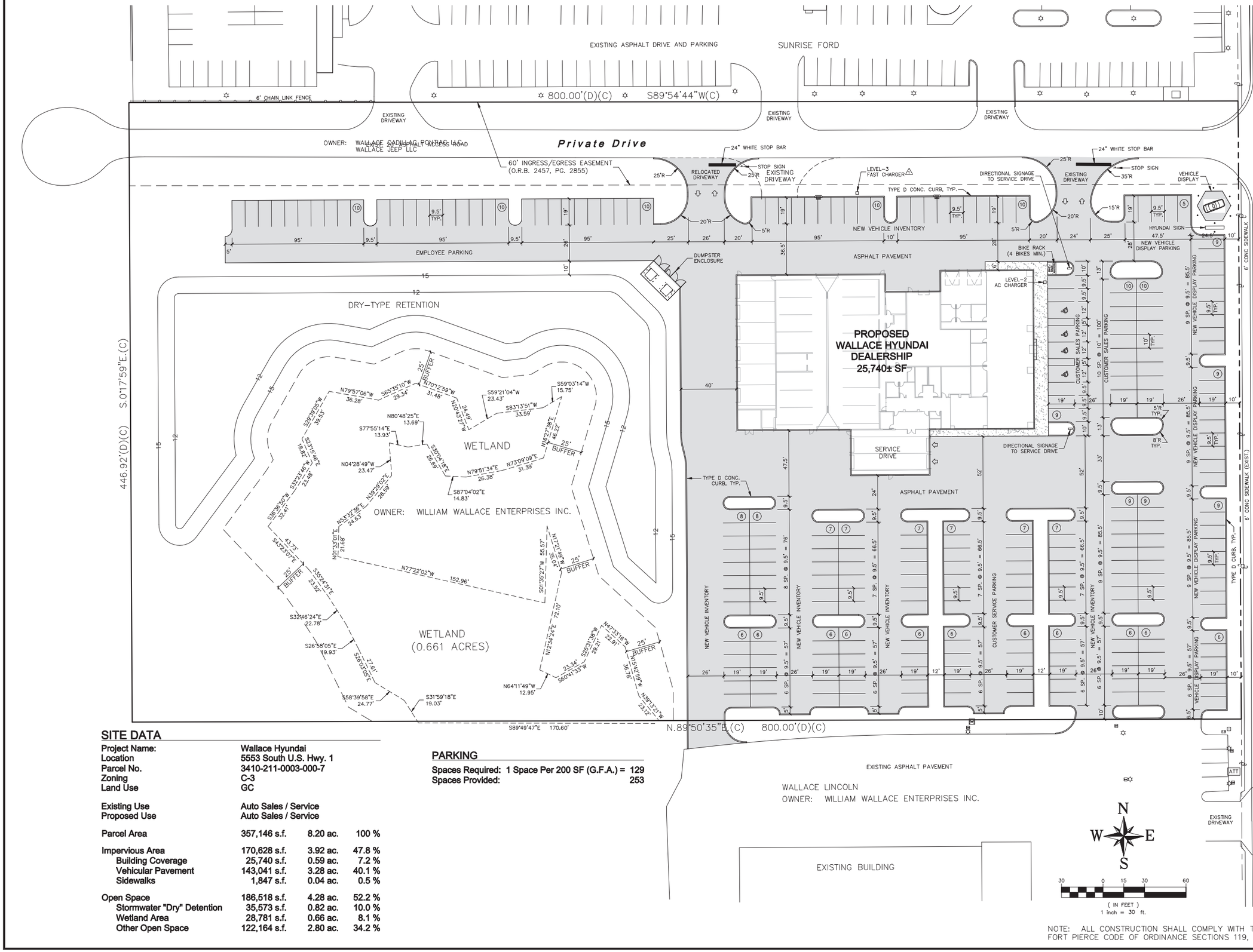
PARCEL 1
SECTION 10-36S-40E
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

22-125

1 OF 1

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



SITE DATA

Project Name:	**Wallace Hyundai**		
Location	**5553 South U.S. Hwy. 1**		
Parcel No.	**3410-211-0003-000-7**		
Zoning	**C-3**		
Land Use	**GC**		
Existing Use	**Auto Sales / Service**		
Proposed Use	**Auto Sales / Service**		
Parcel Area	**357,146 s.f.**	**8.20 ac.**	**100 %**
Impervious Area	**170,628 s.f.**	**3.92 ac.**	**47.8 %**
Building Coverage	**25,740 s.f.**	**0.59 ac.**	**7.2 %**
Vehicular Pavement	**143,041 s.f.**	**3.28 ac.**	**40.1 %**
Sidewalks	**1,847 s.f.**	**0.04 ac.**	**0.5 %**
Open Space	**186,518 s.f.**	**4.28 ac.**	**52.2 %**
Stormwater "Dry" Detention	**35,573 s.f.**	**0.82 ac.**	**10.0 %**
Wetland Area	**28,781 s.f.**	**0.66 ac.**	**8.1 %**
Other Open Space	**122,164 s.f.**	**2.80 ac.**	**34.2 %**

PARKING

Spaces Required: 1 Space Per 200 SF (G.F.A.) =	**129**
Spaces Provided:	**253**

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 119, 123 AND 125

C. CALVERT MONTGOMERY & ASSOCIATES, INC.
Engineers-Surveyors (LB & C.A. 0000160)
P.O. BOX 92, 959 S. FEDERAL HWY.....STUART, FLORIDA 34995
TEL. (772) 287-3636 FAX (772) 220-0580

NO	REVISION	DATE
2	SHIFT HYD. BLDG. NORTH 4'	09.22.22
1	ADD FAST CHARGER	08.26.22
NO	REVISION	DATE
DESIGNED BY:		DATE: 06.17.22
DRAWN BY:		SCALE: 1"=30'
3	REV. PER CO'FP COMMENTS	10.20.22

SITE PLAN • HORIZONTAL CONTROL PLAN

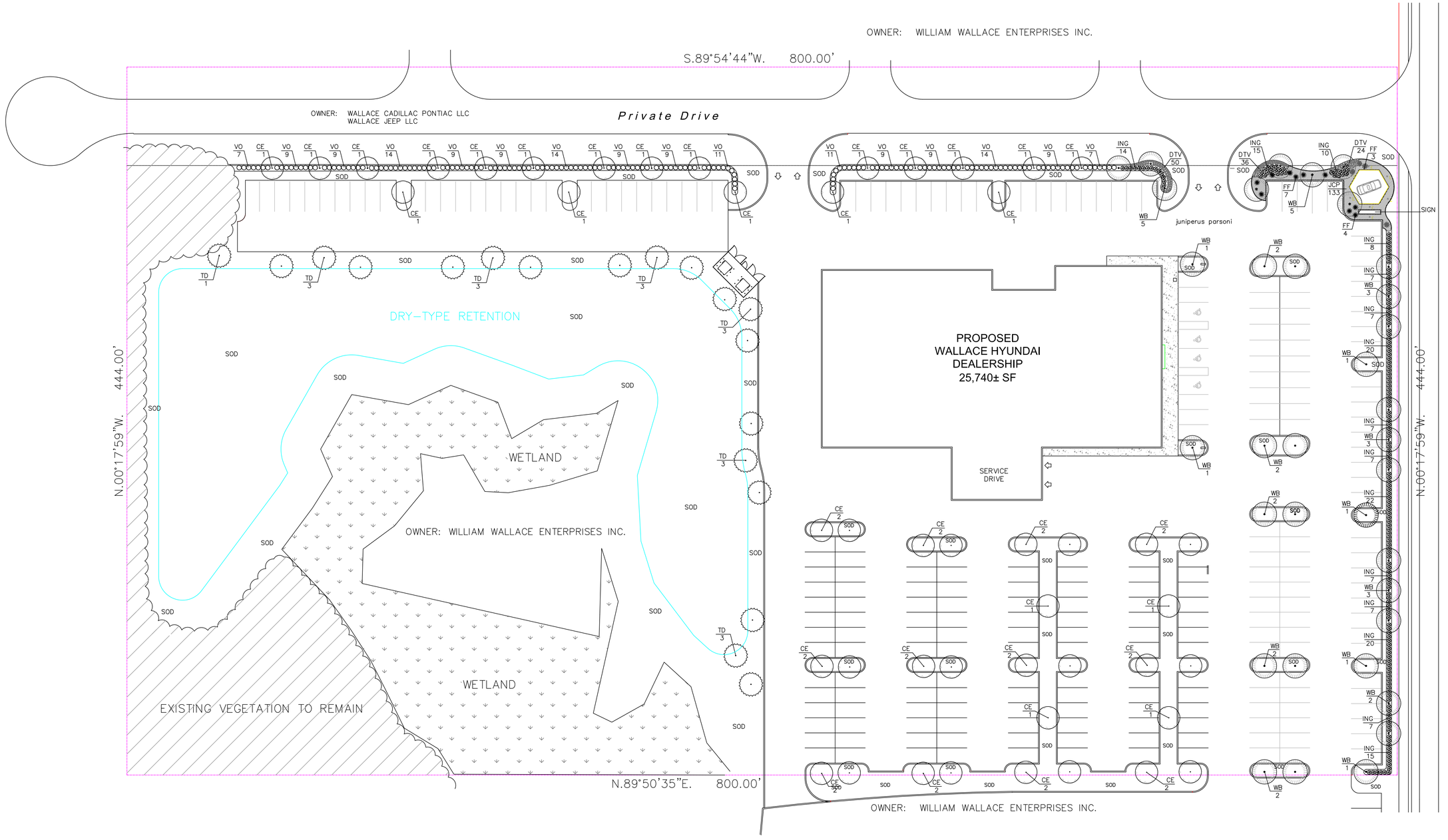
SITE RE-DEVELOPMENT PLANS FOR
WALLACE HYUNDAI OF FT. PIERCE
5553 S. US HIGHWAY 1, FT. PIERCE, FLORIDA 34982

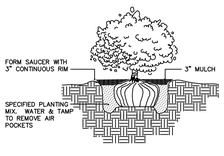
ENGINEER'S SEAL:

SCOTT T. MONTGOMERY, P.E.
FL. REG. No. 45954

PROJECT NO.

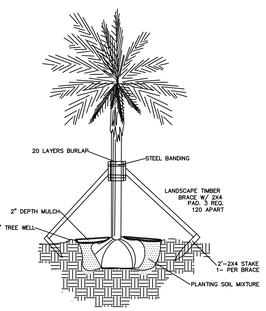
SHEET
C2.0
OF 11





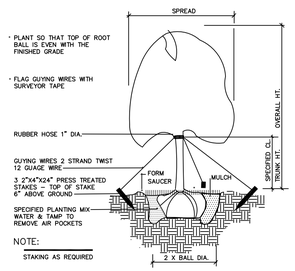
SHRUB PLANTING

SCALE: NOT TO SCALE



PALM PLANTING

SCALE: NOT TO SCALE



TREE PLANTING – GUY WIRES

SCALE: NOT TO SCALE

LANDSCAPE CONTRACTOR NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER. PLANTS WILL BE INSPECTED BY THE LANDSCAPE ARCHITECT. THOSE PLANTS THAT DO NOT MEET THE SPECIFICATIONS IN SIZE OR GRADE WILL BE REJECTED.

THE LANDSCAPE CONTRACTOR SHOULD HAVE A COMPETENT FOREMAN IDENTIFIED AT THE BEGINING OF THE JOB WHO WILL BE ON THE JOB THROUGHOUT THE INSTALLATION OF PLANTING. THIS PERSON SHALL BE RESPONSIBLE FOR DIRECTING THE CREW AND ANY SUBCONTRACTORS WORKING FOR THE LANDSCAPE CONTRACTOR AND SHALL ACT AS THE LANDSCAPE CONTRACTOR'S REPRESENTATIVE TO THE OWNER AND LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL LAY OUT AREAS TO BE PLANTED AND ARRANGE A MEETING WITH THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATIONOF ALL AREAS TO RECEIVE PLANTS. ALL PLANTS, GRASSES AND WEEDS SHALL BE REMOVED BY HAND, ROTOTILLING OR BY SCRAPING. GROUND IS TO BE LEVELED AND WATERED IF DRY, FILL TREE AND PALM HOLES WITH WATER PRIOR TO PLANTING. IF WATER DOES NOT COMPLETELY DRAIN FROM HOLE WITHIN FOUR HOURS, CONTACT LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING. PLANT HOLESARE TO BE BACKFILLED WITH A HOMOGENIOUS SOIL MIX CONSISTING OF 2 PARTS SANDY TOPSOIL, 2 PARTS PEAT MOSS AND 1 PART COW MANURE OR MILORGANITE. AGRIFORM 20-10-15 PLANTING TABLETS SHALL BE ADDED TO EACH PLANT HOLE ACCORDING TO THE MANUFACTURERS RECOMMENDED APPLICATION RATES. BACKFILL HALFWAY UP THE ROOTBALL, PLACE THE TABLETS BESIDE THE ROOTBALL ABOUT 1 INCH FROM THE ROOTIPS. DO NOT PLACE TABLET(S) IN BOTTOM OF HOLE.

THE CONTRACTOR SHALL PROVIDE THE SPECIFIED MULCH. INSTALL 3" DEPTH OF SPECIFIED MULCH TO ALL AREAS INDICATED ON THE PLAN. THE MULCH SHALL BE INSTALLED AS SHOWN ON THE DETAILS TO ENSURE THAT IT IS NOT INSTALLED TOO CLOSE TO THE PLANT TRUNK OR STEM.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIAL SHALL BE ALIVE AND THRIVING FOR A PERIOD OF ONE YEAR FOLLOWING PLANTING. THE LANDSCAPE CONTRACTORSHALL REPLACE DEAD OR SICK PLANTS AT NO ADDITIONAL COST TO THE OWNER.

PLANT MATERIAL LIST

TREES & PALMS (* indicates native tree)

	Code Name	Quantity	Scientific Name	Common Name	Planting Size
*	CE	47	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	12' X 5', 4' CT 2 1/2"DBH
*	TD	19	TAXODIUM DISCTICUM	BALD CYPRESS	12' X 6', 4' CT 2 1/2"DBH
	WB	35	WODYETIA BIFURCATA	FOXTAIL PALM	16' X 10', 6' CT

SHRUBS & GROUNDCOVERS (* indicates native shrub or ground cover)

Code Name	Quantity	Scientific Name	Common Name	Planting Size
DTV	110	DIANELLA TASMANICA VARAGATA	VARIAGATED FLAX LILLY	12" X 12" #3, 18" OC
FF	14	FURCRAEA FOETIDA	FALSE AGAVE	28" X 28" #7
ING	159	IXORA NORA GRANT	NORA GRANT IXORA	24" X 20" #3, 30" OC
JCP	133	JUNIPERSUS CHINENSIS PARSONI	PARSONS JUNIPER	8" X 14" #3, 3' OC
VO	150	VIBURNUM ODORATISSUM	SWEET VIBUTNUM	36" X 30" #7, 3' OC

OTHER MATERIALS

MULCH	38	CU. YDS. ENVIRO MULCH (EST.)
SOD	23,000	SQ. FT. BAHIA SOD (EST.)

DATE: 6/20/22
DATE: 8/29/22

DANIEL J. SUGG
LANDSCAPE ARCHITECT / SITE PLANNER
POST OFFICE BOX 335, JENSEN BEACH, FL 34958
PHONE: (772) 485-1776 danlandarch@gmail.com

LANDSCAPE PLAN

WALLACE HYUNDAI

SCALE: 1" = 20'

SHEET
L-1
OF ONE

6' CHAIN LINK FENCE

800.00'(D)(C) S89°54'44"W(C)

EXIST. 20'- ASPHALT ACCESS ROAD

Private Drive

60' INGRESS/EGRESS EASEMENT (O.R.B. 2457, PG. 2855)

M.E.S. No. 4 INV. 12.34

12"x 18" RCP

EXISTING DRIVEWAY

M.E.S. No. 5 INV. 12.34

MEET EXIST. PAVT.

INLET No. 7 (CURB TYPE) RIM EL. 15.40 E. INV. 12.10 S. INV. 13.0 W. INV. 12.10

INLET No. 6 (CURB TYPE) RIM EL. 15.40 E. INV. 12.20 S. INV. 13.0 W. INV. 12.20

MEET EXIST. PAVT.

INV. 12.10

12"x 18" RCP (EXIST.)

INV. 12.17

TYPE D CURB, TYP.

INLET No. 10 RIM EL. 15.00 E. INV. 12.30

INLET No. 9 RIM EL. 15.00 E. INV. 12.10 W. INV. 12.10

INLET No. 8 RIM EL. 15.00 E. INV. 11.90 W. INV. 11.90

ASPHALT PAVEMENT

130' OF 15" RCP

130' OF 18" RCP

40' OF 18" RCP

135' OF 18" RCP

85' OF 18" RCP

178' OF 18" RCP

8" PVC STORM

6" PVC STORM

INLET No. 5 RIM EL. 15.25 W. INV. 12.45

6" CONC. SIDEWALK

446.92'(D)(C) S.01°17'59"E.(C)

M.E.S. No. 1 INV. 11.75

DUMPSTER ENCLOSURE (SEE DETAIL)

DRY-TYPE RETENTION

6" ROOF DRAIN

F.F.E. 16.50 (NAVD88)

ROOF LEADERS, TYP. (SEE MEP DWG'S)

INLET No. 4 RIM EL. 15.30 S. INV. 12.50

ASPHALT PAVEMENT

TYPE D CURB, TYP.

4" ROOF DRAIN

8" PVC ROOF DRAIN

6" PVC ROOF DRAIN

10" PVC ROOF DRAIN

TYPE D CURB, TYP.

8" PVC ROOF DRAIN

144' OF 18" RCP

N.00°17'59" W.(C) 445.95'(D)(C)

SOUTHBOUND LANES

GRASS TRAFFIC MEDIAN

U.S. Highway No. 1

WETLAND

CATCH BASIN (EXIST.) RIM EL. 12.12 E. INV. 9.60

EXIST. OUTFALL STRUCTURE RIM EL. 13.41 S. INV. 9.51

3" BLEEDER INV. 11.98 12" WEIR EL. 11.93

18" CMP

130' OF 18" RCP

105' OF 18" RCP

144' OF 18" RCP

INLET No. 1 RIM EL. 15.0 N. INV. 13.0 E. INV. 11.95 W. INV. 11.95

INLET No. 2 RIM EL. 15.0 N. INV. 13.0 E. INV. 12.10 W. INV. 12.10

INLET No. 3 RIM EL. 15.30 N. INV. 12.30 S. INV. 12.36 W. INV. 12.30

INLET No. 3 RIM EL. 15.0 N. INV. 12.50

80' OF 15" RCP

144' OF 18" RCP

ASPHALT PAVEMENT

TYPE D CURB, TYP.

M.E.S. No. 2 INV. 11.75

WETLAND (0.661 ACRES)

N77°22'02"W 152.96'

S32°46'24"E 22.78'

S26°58'05"E 19.93'

S58°39'58"E 24.77'

S31°59'18"E 19.03'

N64°11'49"W 12.95'

S89°49'47"E 170.60'

N.89°50'35"E.(C) 800.00'(D)(C)

EXISTING SWALE

10' WIDE x .5' x 2' DEEP BROAD CRESTED WEIR (EXIST.) TOP EL. 11.97

MEET EXIST.

EXISTING ASPHALT PAVEMENT

MEET EXIST. PAVEMENT AT PROPERTY LINE

EXISTING BUILDING

EXISTING DRIVEWAY

CONCRETE

EB

ATT

SECTION A/6 NTS

MEET EXIST. GRADE EL. 13.0±

PAVEMENT EL. 15.8

10' 12' VARIES (SEE PLAN) 12' 2' 10'

EL. 15.0 EL. 12.0 EL. 121.0 EL. 15.0

BUFFER WETLAND

SECTION B/6 NTS

MEET EXIST. GRADE EL. 13.0±

10' 2' 12' VARIES (SEE PLAN) 12' 10'

WETLAND BUFFER

EL. 15.0 EL. 121.0 EL. 12.0 EL. 15.0

TYPE D CURB EL. 15.4±

N W E S

30 0 15 30 60

(IN FEET) 1 inch = 30 ft.

NO	REVISION	DATE
1	REV. PER COPP COMMENTS	10.20.22
DESIGNED BY:		DATE: 06.17.22
DRAWN BY:		SCALE: 1"=30'

© CALVERT MONTGOMERY & ASSOCIATES, INC.
Engineers–Surveyors (LB & C.A. 0000160)
P.O. BOX 92...959 S. FEDERAL HWY.....STUART, FLORIDA 34995
TEL. (772) 287-3636 FAX (772) 220-0580

PAVING, GRADING & DRAINAGE PLAN

SITE RE-DEVELOPMENT PLANS FOR
WALLACE HYUNDAI OF FT. PIERCE
5553 S. US HIGHWAY 1, FT. PIERCE, FLORIDA 34982

ENGINEER'S SEAL:

SCOTT T. MONTGOMERY, P.E.
FL. REG. No. 45954

PROJECT NO.

SHEET
C6.0
OF 11

Brent Montgomery
Environmental Consultant
141 21st Avenue
Vero Beach, FL 32962
(772) 696-1904
montgomerybrent2@gmail.com

July 26, 2022

Mr. Scott Montgomery, P.E.
C. Calvert Montgomery & Associates
P.O. Box 92
Stuart, FL 34995

Subject: Endangered Species Survey at Wallace Motors Site, Ft. Pierce

Scott,

At your request, I have inspected the referenced property, identified as St. Lucie County PIN 3410-211-0003-000-7. The purpose of the inspection is to locate any actual, or evidence of, endangered or threatened species of plants or animals that would be affected by the proposed re-configuring of developed portions of the site, and of expansion into previously un-developed portions of the property. The location, and proposed work, is well-depicted in existing graphics by you and others, so I have foregone reproducing that information here. However, an annotated aerial photograph is provided with this report.

Background

Wallace proposes to undertake several activities at the site: 1) reconfiguring an existing, shallow dry detention area by paving over an eastern portion, and compensating for area thus lost by encroaching into approximately 0.25 acres of currently wooded area adjoining on the west; 2) creating a paved vehicle storage area with associated clearing of about one acre in wooded property lying to the west of the currently improved site, and immediately south of an unnamed paved road bounding the parcel on the north. Both activities will bring development to within 35 feet of existing poor-quality wetlands previously delineated and addressed in Barnett permitting. The endangered species survey I have conducted focused on those areas. By way of explanation, reconnoitering already cleared and turfed area of the dry detention basin is prudent because certain listed plants, and conceivably animals, are known to utilize grassed and mowed regions such as that here, although the likelihood is low.

Landscape Description

The altered characteristics of the existing dry detention basin are self-evident: a flat, mowed expanse of native and non-native groundcover turf dominated by roughly 10 species, including Bermuda Grass, Florida Pusley, Torpedo Grass, Coinwort, Prostrate False Buttonweed, Beggarweed (*Desmodium spp*), Crab Grass (*Digiteria*), Sedge, Road Grass (*Eleocharis baldwinii*), others.

The *wooded* project expansion areas include disturbed but semi-natural landscapes displaying exotic Mealeuca as the dominant canopy element, with lesser canopies of sub-mature Slash Pine, Cabbage Palm, and Laurel Oak. The sub-canopy/shrub stratum includes Wax Myrtle, Saw Palmetto (very dense in places), Dahoon Holly, and exotic Brazilian Pepper and Guava. Groundcover is not diverse, being predominantly Swamp Fern, Dwarf Huckleberry, and a few others. These areas exhibit considerable evidence of previous ground disturbance and urban - fringe debris, as would be expected at this very accessible site. In addition, the explored wooded area immediately south of the east-west service road includes an excavated swale and attendant spoil ridge at its edge, which appear to have been in place for decades.

High levels of exotic vegetation also suggest past disturbance.

Methodology

The field survey was conducted by walking systematic transects back and forth, visually assessing all ground and canopy by meandering within roughly 25 foot swaths, and periodically flagging edges of assessed swaths (in wooded region) to guide the return inspection sweep. Vegetation scrutiny was performed primarily to identify any listed species occurrences (see attached roster of listed plant species potentially in St. Lucie County) but also to characterize the general plant assemblages as to generally agreed habitat type. Of equal or greater importance, the inspection sought to detect animals via sightings and audible calls, and static evidence in the form of nests, ground trails, scat, and arboreal or ground cavities.

Findings and Conclusions

Plant diversity in the inspected areas is low. **No endangered or threatened plant species were detected.**

Property habitats were found to be modestly suitable for residence or use by Gopher Tortoise, Burrowing Owl, Crested Cara Cara, Eastern Indigo Snake, and Florida Pine Snake, all State- or Federally-listed. Of these, **a single burrow of Gopher Tortoise (*Gopherus polyphemus*) was detected very near the extreme west reach of the planned car storage/employee parking area (see annotated aerial photo)**. This burrow gave indication of being currently active. Mapping the precise location of this burrow in the thick vegetation context was difficult. However, it would appear that the burrow is within, or just off, the planned development footprint, and will thus have to either be accommodated by an adjustment to the proposed parking area (25 foot clearance is required) or by procuring a permit from Fla. Fish and Wildlife Conservation Commission (FWC) to capture and relocate the animal, if indeed one is present. If it is elected to avoid the burrow, it would seem that appropriate and likely permanent habitat support is assured on the adjacent land of St. Lucie County. Insomuch as project groundbreaking is probably some time away, ongoing assessment of this burrow, as well as re-survey(s) of the associated region, may or will be required as the project moves through permitting.

An additional burrow of probable tortoise origin was found, but deemed to be *abandoned* based on a wrecked condition. Nonetheless, this burrow was flagged and noted on the survey map for purposes of repeat inspections as the project moves through the permitting process.

Several other small burrows were located in the surveyed region, but were found not to be Tortoise, but probably the work of small mammals. Also, on inspection several burrows were found to be products of the surface arrangement of hard debris (e.g. concrete slabs), although animal usage (non-Tortoise) is suspected.

No additional evidence of listed animal species was detected anywhere in the survey area.

It is my opinion that the noted burrow occurrence of Gopher Tortoise is the sole listed species issue at the project at this time.

Feel free to call me with any questions or comments.

Sincerely,

Brent Montgomery

Brent Montgomery
Consulting Biologist

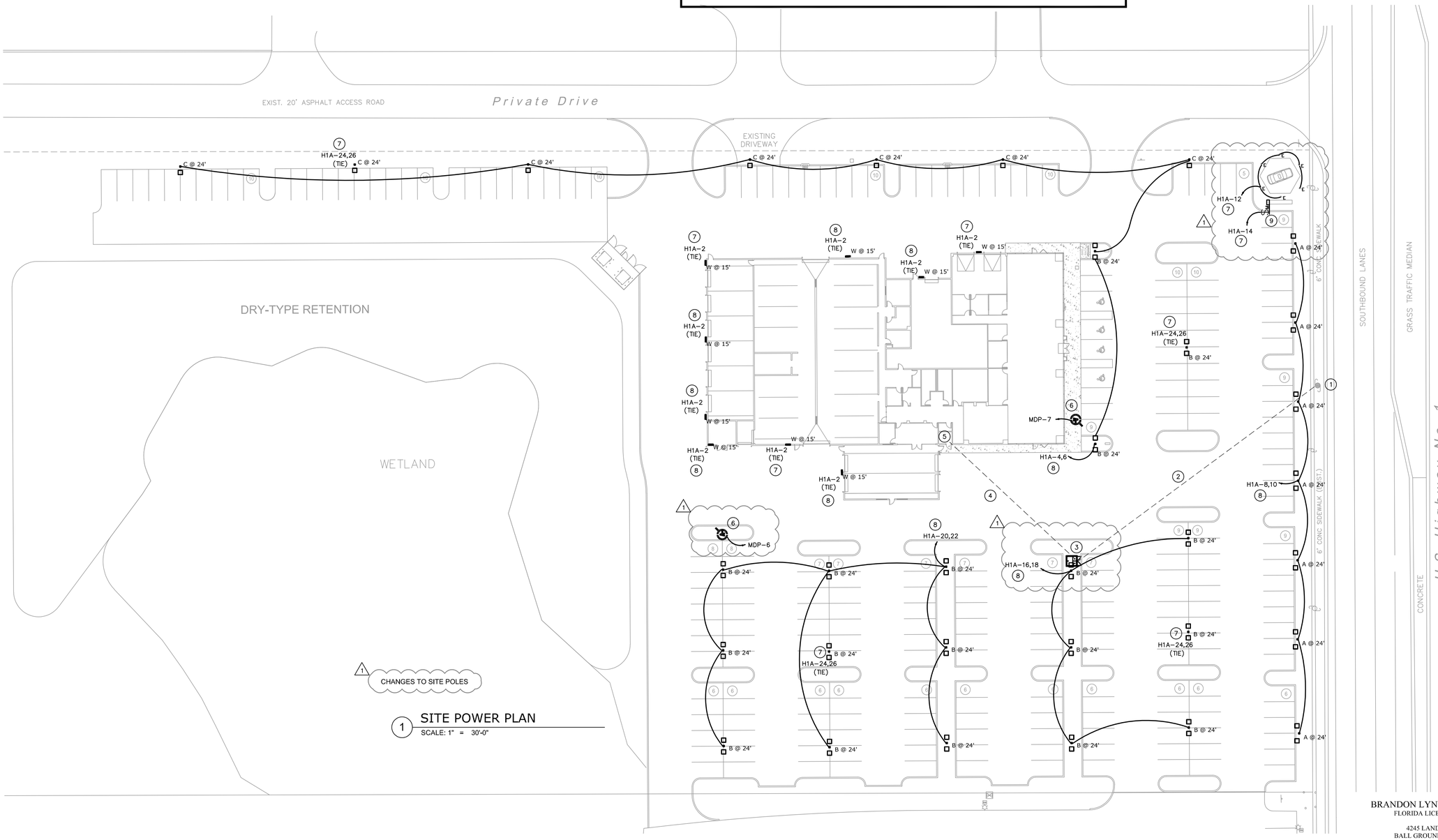
encl: Aerial Photograph

(https://www.paslc.gov/) **Saint Lucie County Property Appraiser**
Michelle Franklin CFA

Wallace Motors Site at Ft. Pierce, FL **Listed Species Survey Map**	**Brent Montgomery** Environmental Consultant 141 21st Avenue Vero Beach, FL 32962 (772) 696-1904 montgomerybrent2@gmail.com

KEY NOTES

1. APPROXIMATE LOCATION OF EXISTING UTILITY COMPANY RISER POWER POLE.
2. PROPOSED ROUTING OF UNDERGROUND UTILITY PRIMARY. CONTRACTOR TO COORDINATE EXACT LOCATION AND REQUIREMENTS WITH UTILITY PRIOR TO STARTING ANY WORK.
3. PROPOSED LOCATION OF UTILITY TRANSFORMER AND CT METER. COORDINATE EXACT LOCATION WITH UTILITY PRIOR TO ROUGH IN.
4. PROPOSED ROUTING OF UNDERGROUND SERVICE LATERAL, COORDINATE EXACT ROUTING AS REQUIRED, REFER TO SHEET E5.1 FOR REQUIREMENTS.
5. PROPOSED LOCATION OF BUILDING MAIN, REFER TO SHEET E5.1 FOR REQUIREMENTS.
6. PROPOSED LOCATION OF 480 VOLT, 3-PHASE DC FAST EV CHARGING PEDESTAL. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH EQUIPMENT VENDOR PRIOR TO ROUGH IN. PROVIDE ELECTRICAL AND 1" COMMUNICATION CONDUIT (WITH PULL STRING) STUB UPS FROM UNDER SLAB AND CONNECT CHARGER FOR OPERATION.
7. WIRE CIRCUIT INDICATED THRU LIGHTING CONTROL RELAY PANEL "RPA". CIRCUIT CONTROLLED SEPARATELY FOR DUSK TO DAWN OPERATION.
8. WIRE CIRCUIT INDICATED THRU LIGHTING CONTROL RELAY PANEL "RPA".
9. PROVIDE STEP DOWN TRANSFORMER MOUNTED TO PYLON SIGN IN A NEMA 3R ENCLOSURE FOR ELECTRICAL CONNECTION TO ROAD SIGNAGE. TRANSFORMER SHALL BE 1KVA, 277V/1P PRIMARY AND 120V/1P SECONDARY. INSTALL MOTOR RATED SWITCH WITH WP COVER ADJACENT TO TRANSFORMER FOR LOCAL DISCONNECT OF SIGN. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH SIGN INSTALLER PRIOR TO ROUGH IN AND CONNECT SIGN FOR OPERATION.
10. PROVIDE FUSES ACCORDING TO MANUFACTURER'S RECOMMENDATION.



1 CHANGES TO SITE POLES

1 SITE POWER PLAN

SCALE: 1" = 30'-0"

BRANDON LYNN SHARP, P.E.
FLORIDA LICENSE #92533

4245 LAND ROAD
BALL GROUND, GA 30107

PROJECT MANAGER: DARIN FRICK
PHONE 678-246-5164

REVISIONS

10/19/22
REVISED PARKING LOT FIXTURES THROUGHOUT

WALLACE HYUNDAI OF FT. PIERCE

A NEW DEALERSHIP BUILDING FOR

5553 S. US HIGHWAY 1 -- FT. PIERCE, FLORIDA 34982

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Hal Herndon & Associates

ARCHITECTURE - PLANNING
F. HARRELL ("HAL") HERNDON, JR. ARCHITECT
Construction Management - Design Build Associates
1160 COUNTY ROAD 567
GAYLESVILLE, ALABAMA 35973
(770) 561-0812
E-mail: hh@halherndon.com
www.halherndon.com

ISSUE DATE: 21 JUN 2022

TITLE OR DESCRIPTION:

SITE POWER PLAN

SEAL

DRAWING NUMBER

E1.1-R1

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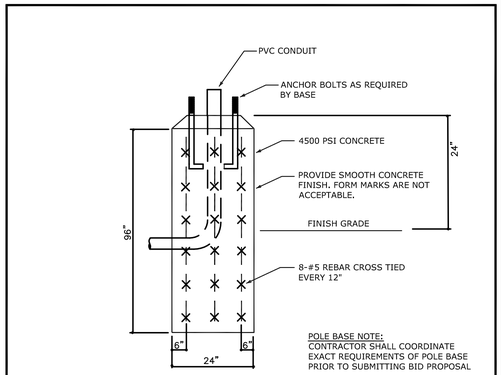
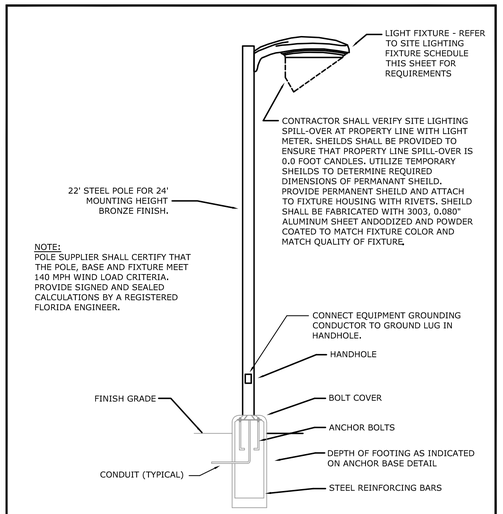


POLE ANCHOR BASE DETAIL

NOT TO SCALE



POLE DETAIL-TYPICAL

NOT TO SCALE

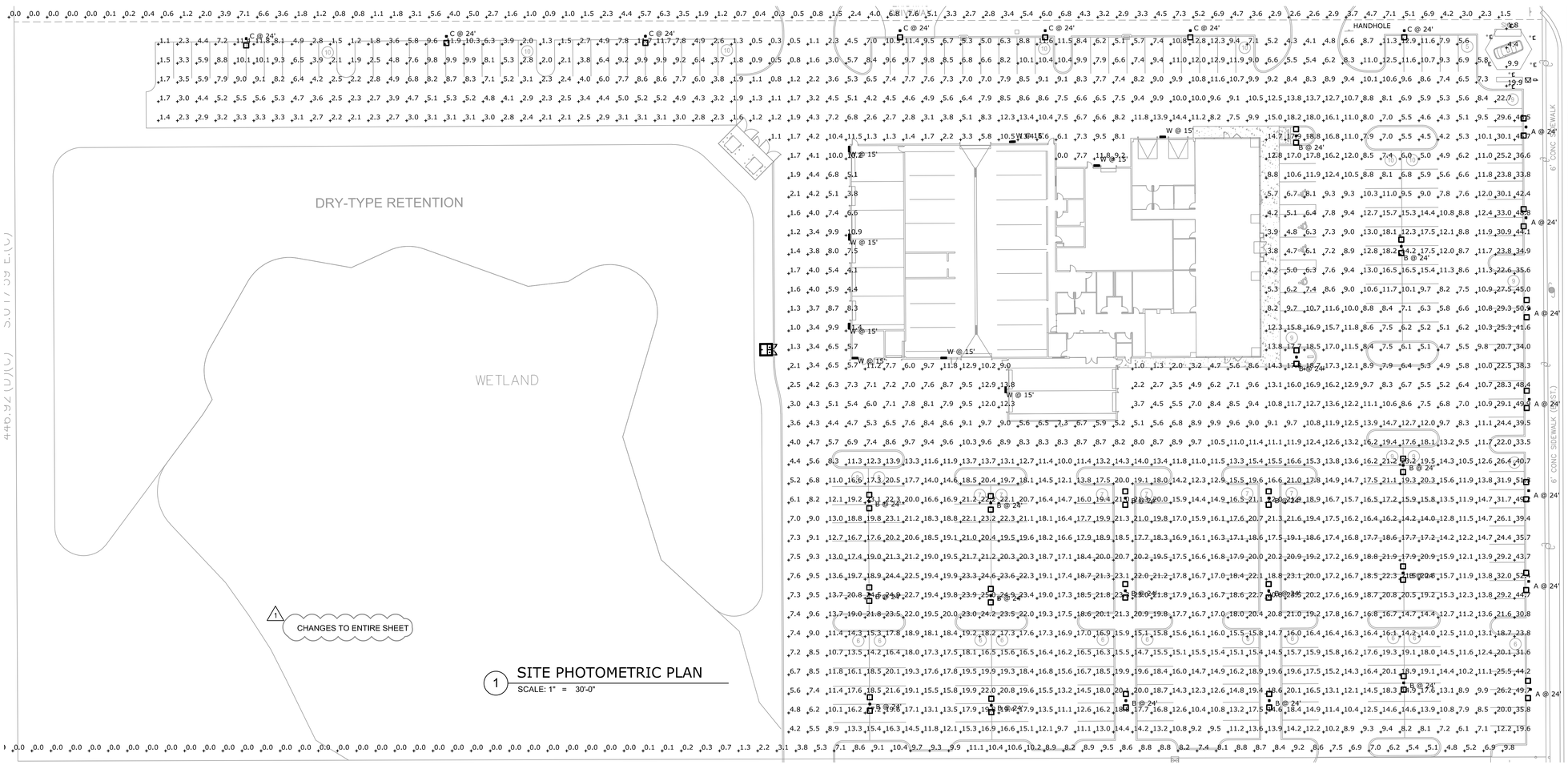
Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	7	LSI INDUSTRIES, INC.	MRM-LED-30L-SIL-FTA-50-70CRI-IL	1	20380	1	464
	B	18	LSI INDUSTRIES, INC.	MRM-LED-36L-SIL-5W-50-70CRI	1	36924	1	576
	C	7	LSI INDUSTRIES, INC.	MRM-LED-36L-SIL-FT-50--70CRI	1	38298	1	288
	W	9	LSI INDUSTRIES, INC.	XWM-FT-LED-12L-50	1	11993	1	82

NOTE: ALL FIXTURES SHALL HAVE BRONZE FINISH

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Boundary	+	2.2 fc	31.9 fc	0.0 fc	N/A	N/A
Parking	+	12.4 fc	52.4 fc	0.3 fc	175:1	41.3:1



1 SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

REVISIONS

10/19/22
REVISED PARKING LOT FIXTURES THROUGHOUT

A NEW DEALERSHIP BUILDING FOR WALLACE HYUNDAI OF FT. PIERCE

5553 S. US HIGHWAY 1 -- FT. PIERCE, FLORIDA 34982

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1160 COUNTY ROAD 567
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ISSUE DATE: 21 JUN 2022

TITLE OR DESCRIPTION:

SITE PHOTOMETRIC PLAN

SEAL

DRAWING NUMBER

E1.2-R1

BRANDON LYNN SHARP, P.E.
FLORIDA LICENSE #92533

4245 LAND ROAD
BALL GROUND, GA 30107

PROJECT MANAGER: DARIN FRICK
PHONE 678-246-5164

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WALLACE HYUNDAI FORT PIERCE

5553 US HWY 1 Fort Pierce, Florida

TRIP GENERATION TABULATIONS

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Gross Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total
Existing Automobile Sales - to be removed	840	6085	sf	(T)=27.06(X)	50%	50%	82	82	165	12	12	25	15%	70	70	140
Existing Automobile Sales - to be ı remain	840	0	sf	(T)=27.06(X)	50%	50%	0	0	0	0	0	0	15%	0	0	0
Proposed Automobile Sales - to be added	840	25740	sf	(T)=27.06(X)	50%	50%	348	348	697	52	52	104	15%	296	296	592
Total Auto Sales							348	348	697	52	52	104		296	296	592
Net Impact							266	266	532	40	40	80		226	226	452

Table 1b: AM Peak hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Gross Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total
Existing Automobile Sales - to be removed	840	6085	sf	(T)=1.86(X)	73%	27%	8	3	11	1	0	2	0.15	7	3	10
Existing Automobile Sales - to be ı remain	840	0	sf	(T)=1.86(X)	73%	27%	0	0	0	0	0	0	0.15	0	0	0
Proposed Automobile Sales - to be added	840	25740	sf	(T)=1.86(X)	73%	27%	35	13	48	5	2	7	0.15	30	11	41
Total Auto Sales							35	13	48	5	2	7		30	11	41
Net Impact							27	10	37	4	1	5		23	8	31

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Gross Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total
Existing Automobile Sales - to be removed	840	6085	sf	(T)=1.81(X)	0.73	0.27	8	3	11	1	0	2	0.15	7	3	9
Existing Automobile Sales - to be ı remain	840	0	sf	(T)=1.81(X)	0.73	0.27	0	0	0	0	0	0	0.15	0	0	0
Proposed Automobile Sales - to be added	840	25740	sf	(T)=1.81(X)	0.73	0.27	34	13	47	5	2	7	0.15	29	11	40
Total Auto Sales							34	13	47	5	2	7		29	11	40
Net Impact							26	10	36	4	1	5		22	8	30

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Auto Sales/Service	General Commercial (GC)	General Commercial Zone C-3
South	Auto Sales/Service	General Commercial (GC)	General Commercial Zone C-3
East	Auto Sales/Service	General Commercial (GC)	General Commercial Zone C-3
West	Auto Sales/Service	General Commercial (GC)	General Commercial Zone C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	General Commercial (GC)	Gen Comm Zone (C-3)	6,085 SF	8.20	
****Proposed**	N/A	N/A	25,740 SF		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) SF: 244du
Multi-family: (du x 0.207 = students/70% K-8/30% High) MF: 351du

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

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)

Demand Analysis	Maximum
Current Zoning/FLU	
****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)

Impact	Modified & Expanded Facility will maintain previously permitted maximum peak discharge rate.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	C-3/Gen Comm	
****Proposed Zoning/FLU**	N/A	
***Change in Demand**	Trips 452	Trips 31 net new AM; 30 net new PM
Impact to Capacity	With 31 net new AM peak hour trips and 30 net new PM peak hour trips there are no links or intersections impacted significantly by the Project. (Refer to Traffic Statement)	

IV. Project Description

PHASING			
Is this project (phase) part of a larger project?	☐ Yes	☑ No	
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units: 595	Single Family: 244	Multifamily: 351	
Non-residential (square footage):			
Mixed-use (describe use):			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Automotive Sales and Service	1	25,740	8.20		

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? 6,085 to be Demolished

2. What is the current use of the structure to be demolished or re-used? Auto Sales/Service

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

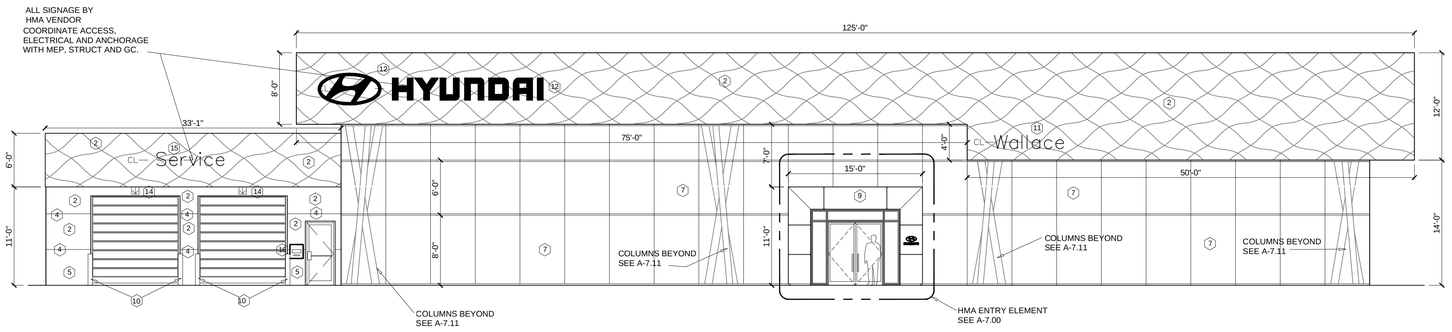
Existing Site - View from U.S. 1 looking west

Adjacent North Property - Sunrise Ford - View from U.S. Hwy. 1 looking west

Adjacent South Property - Wallace Lincoln - View from U.S. Hwy. 1 looking west

Adjacent property east of U.S. Hwy. 1

HYUNDAI
Wallace
Service



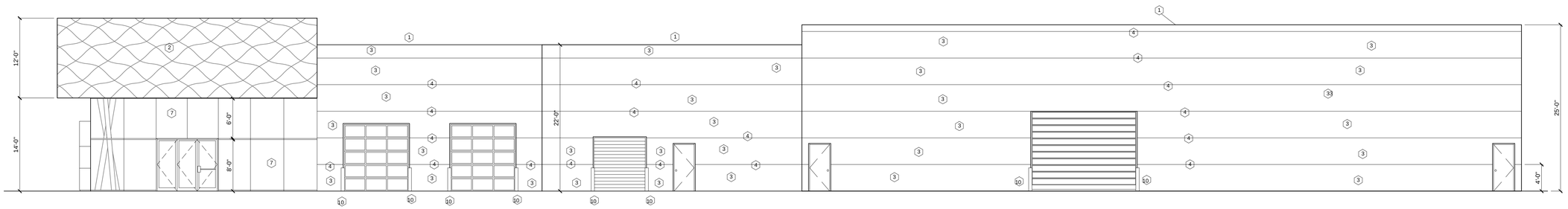
FRONT (EAST) EXTERIOR ELEVATION

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

GLAZING NOTES;
1. ALL INTERIOR GLAZING SHALL BE TEMPERED GLASS
2. ALL NEW EXTERIOR GLAZING SHALL BE IMPACT GLAZING

KEY NOTES FOR EXTERIOR ELEVATIONS	
1	PREFINISHED METAL CAP FLASHING, MATCH ADJ WALL COLOR
2	'SHAPED SKY' ACM BY AGI, SEE A-7.10
3	DIRECT APPLIED EIFS ON CMU. MATCH SHERWIN WILLIAMS 'ANTLER VELVET' #9111, SANDBLAST FINISH
4	1" WIDE JOINT IN EIFS
5	DIRECT APPLIED EIFS ON CMU, 4'-0" HIGH. MATCH SHERWIN WILLIAMS #6104, "KAFFEE", SANDBLAST FINISH
6	FIXED IMPACT GLASS IN CLEAR ANODIZED ALUMINUM FRAMES
7	CURTAINWALL - STRUCTURAL SILICONE GLAZED WITH CLEAR ANODIZED ALUMINUM INTERIOR MULLS. "VITRO SOLARBAN 72 ON STARPHIRE GLASS AND CLEAR GLASS INTERIOR LITE. GLAZING TO BE IMPACT GLAZING.
8	FINISHED FLOOR SLAB LINE
9	ENTRY PORTAL: FRAMING BY GENERAL CONTRACTOR, ACM BY AGI, SEE A-7.00
10	STEEL PIPE BOLLARDS (SEE DETAILS): MATCH SHERWIN WILLIAMS #6104 'KAFFEE'
11	24" DEALER SIGN - WHITE CHALLEN LETTERS
12	42" SYMBOL & 30" HYUNDAI DIMENSIONAL LETTERS. CHROME AD MANUFACTURED BY HMA SIGN VENDOR
13	ROOF SLOPE BEYOND
14	SERVICE LANE INDICATOR CENTERED OVER EACH DOOR THIS ELEVATION ONLY
15	16" SERVICE SIGN, WHITE CHANNELLETTERS DNW-18F AS MANUFACTURED BY HMA SIGN VENDOR
16	AFTER HOURS KEY DROP BOX

NOTE: PROVIDE PHYSICAL ACCESS TO ALL SIGNAGE FOR MAINTENANCE. ACCESS PANELS, IF NEEDED, SHALL BE AT LEAST 30"x30". COORDINATE WITH SIGN VENDOR PRIOR TO CLOSING OFF ACCESS TO SIGNAGE AREAS.



RIGHT (NORTH) EXTERIOR ELEVATION

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

REVISIONS

A NEW DEALERSHIP BUILDING FOR
WALLACE HYUNDAI
5555 SOUTH US HIGHWAY 1 -- FT. PIERCE, FLORIDA 34982

IMPORTANT NOTE:

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Hal Herndon & Associates
ARCHITECTURE - PLANNING
F. HARRELL ("HAL") HERNDON, JR. ARCHITECT
Construction Management - Design Build Associates
1160 COUNTY ROAD 567
GAYLESVILLE, ALABAMA 35973
(770) 561-0812
E-mail: hh@halherndon.com

ISSUE DATE: 09 MAY 2022

SHEET DESCRIPTION

EXTERIOR ELEVATIONS

SEAL

STATE OF FLORIDA F. HARRELL HERNDON JR. REGISTERED ARCHITECT

DRAWING NUMBER

A-5.00

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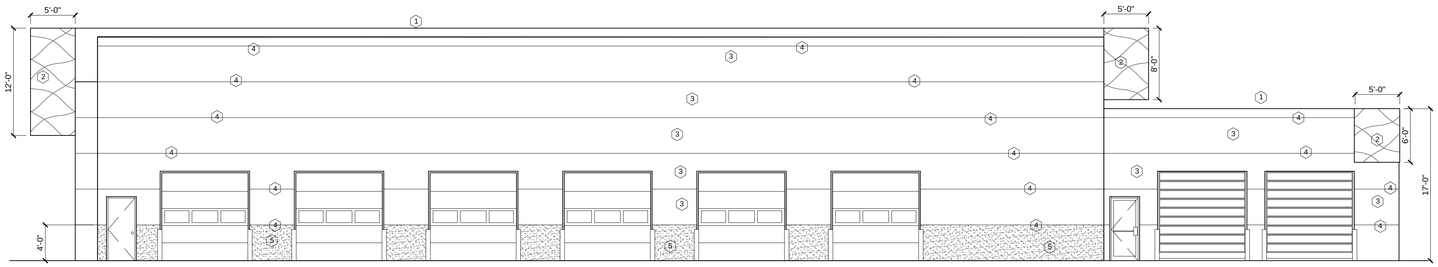

REAR (WEST) EXTERIOR ELEVATION

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

GLAZING NOTES;
1. ALL INTERIOR GLAZING SHALL BE TEMPERED GLASS
2. ALL NEW EXTERIOR GLAZING SHALL BE IMPACT GLAZING

NOTE: PROVIDE PHYSICAL ACCESS TO ALL SIGNAGE FOR MAINTENANCE. ACCESS PANELS, IF NEEDED, SHALL BE AT LEAST 30"x30". COORDINATE WITH SIGN VENDOR PRIOR TO CLOSING OFF ACCESS TO SIGNAGE AREAS.

KEY NOTES FOR EXTERIOR ELEVATIONS

1. PREFINISHED METAL CAP FLASHING, MATCH ADJ WALL COLOR
2. "SHAPED SKY" ACM BY AGI, SEE A-7.10
3. DIRECT APPLIED EIFS ON CMU. MATCH SHERWIN WILLIAMS 'ANTLER VELVET' #9111, SANDBLAST FINISH
4. 1" WIDE JOINT IN EIFS
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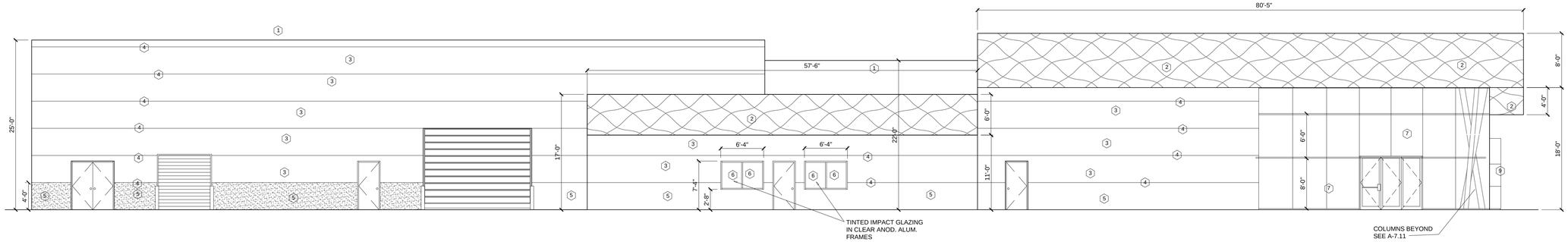

LEFT (SOUTH) EXTERIOR ELEVATION

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

REVISIONS

A NEW DEALERSHIP BUILDING FOR
WALLACE HYUNDAI
5555 SOUTH US HIGHWAY 1 -- FT. PIERCE, FLORIDA 34982

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ISSUE DATE: 09 MAY 2022

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Technical Review Committee **1. e.**

Meeting Date: 12/15/2022

REQUESTED ACTION

Site Plan, Design Review, Planned Development, Future Land Use Map Amendment – Selvitz Road Mixed-Use PD - 2432-211-0006-000-3, 2432-211-0005-000-6, 2432-343-0001-000-4

LOCATION

Just East of the Energy Lane and Selvitz Road Intersection

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 12/01/2022 02:21 PM

Final Approval Date: 12/01/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Assistant Planning Director
RE	:	Technical Review Project: #22-06000008 (Site Plan & Design Review, PD Amendment, FLUMA)
BOARD DATE	:	December 15th, 2022

Site Plan, Design Review, PD Amendment, FLUMA – Selvitz Rd Mixed-Use PD – TBD

2432-211-0006-000-3, 2432-211-0005-000-6, 2432-343-0001-000-4

Attached are Applications for a Site Plan, Design Review, PD Amendment (Rezoning), and FLUMA to be located at parcel id #s: 2432-211-0006-000-3, 2432-211-0005-000-6, 2432-343-0001-000-4. The proposed PD site plan included in this application allocates 15.75 acres for light industrial, 19.0 acres for high-density residential, 6.76 acres for medium-density residential usage, and 81.29 acres for planned development usage, with the total site area equaling 122.8 acres. Site retention in the form of lakes accounts for 18.17 acres. There will be 126 single-family homes (50'x120'), 118 single-family homes (40'x120'), 66 villas, and 285 apartment units, totaling 595 dwelling units. This value equates to a density of 4.85 units per acre, which is below the cap of 5 units per acre proposed for MXD land use application. An existing 3.8-acre conservation easement lies within the planned development area and the single-family homes (50'x120') will be built around the easement.

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

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

Thank You,

Vennis Gilmore
Assistant Planning Director

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: Selvitz Rd between Devine Rd and Canal 101
2. Property Tax ID(s): 2432-211-0006-000-3, 2432-211-0005-000-6, 2432-343-0001-000-4
3. Total Acreage: 122.8 +/-
4. Existing Future Land Use Designation: RL
5. Existing Zoning Classification: R-1
6. Proposed Zoning Classification: PD
7. Other applications being submitted concurrent with this application, if any: land use amendment to MXD

8. Describe the existing uses, improvements and structures on the amendment lands: There are currently no existing structures or improvements on the project site.

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

10. The reason for making this request: The PD zoning and concurrent MXD land use amendment would better suit the area and provide greater opportunity for compatible development with adjacent low density residential and industrial uses.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Industrial	HI	I-3
South	Residential, Institutional	RS (SLC), INST	AR-1 (SLC), OS-1
East	Residential	RL, RS (SLC)	PD, AR-1 (SLC)
West	Vacant	I	I-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	R-1	<4 du/ac	122.8	X
Proposed	MXD	PD	Gross 4.85 du/ac	122.8	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 0.125 x 678,229 = 84,779
Demand Analysis	Maximum 595 units x 2.6 = 1,547 persons x 100 gpd = 154,700 gpd (res) + 84,779 (ind) = 239,479 gpd
Current Zoning	Total gallons per day 491 units x 2.6 = 1,277 persons x 100 gpd = 127,660 gpd
Proposed Zoning	Total gallons per day 595 units x 2.6 = 1,547 persons x 100 gpd = 154,700 gpd (res) + 84,779 (ind) = 239,479 gpd
Change in Demand	**Total gallons per day** 111,819 gpd proposed increase

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) 0.1 x 678,229 sf = 67,823 Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 595 units x 2.6 = 1,547 persons x 100 gpd = 154,700 gpd (res) + 67,823 (ind) = 222,523 gpd
Current Zoning	Total gallons per day 491 units x 2.6 = 1,277 persons x 100 gpd = 127,660 gpd
Proposed Zoning	Total gallons per day 595 units x 2.6 = 1,547 persons x 100 gpd = 154,700 gpd (res) + 67,823 (ind) = 222,523 gpd
Change in Demand	**Total gallons per day** 94,863 gpd proposed increase

C. Parks and Recreation (Residential Classifications Only): 1,547 + 44,227 = 45,774
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	30.940	30.94
Urban District	5 acres per 1,000 people	0	7.735	7.735
Community	2.5 acres per 1,000 people	0	3.867	3.867
Neighborhood	1.36 acres per 1,000 people	0	2.104	2.104

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High) SF: 244du
Multi-family: (du x 0.207 = students/70% K-8/30% High) MF: 351du

	K-8	High
School Name	West Gate K-8	Fort Pierce High School
City	Port St. Lucie	Fort Pierce
Distance	5.8 miles	2.7 miles
Current Zoning Enrollment Demand	491 units x 0.405 = 199 students x 70% = 139	491 units x 0.405 = 199 students x 30% = 60
Proposed Zoning Enrollment Demand	(244 x 0.405)+(351 x 0.207) = 172 students x 70% = 120	(244 x 0.405)+(351 x 0.207) = 172 students x 30% = 52
Change in Demand	-19	-8

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	66 yards serve 491
Proposed Zoning	79 yards serves 565
Change in Demand	13 yards

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

Impact	TBD

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	4116	299/418
Proposed Zoning	6375	496/536
Change in Demand	Trips 2259	Trips 197/118
Impact to Capacity	Capacity is adequate for rezoning	

12. Name of Owner(s): Selvitz I LLC, Selvitz II LLC, Selvitz III LLC - Donald Stevenson
Mailing Address: 631 US Hwy 1, Suite 409
City North Palm Beach State FL Zip 33408
Phone # 561-653-1104
E-mail: ds@usrex.com

13. Name of Applicant: Cotleur & Hearing - Daniel Sorrow
Mailing Address: 1934 Commerce Ln, Suite 1
City Jupiter State FL Zip 33458
Phone # 561-747-6336 Fax #
E-mail: dsorrow@cotleur-hearing.com

14. Name of Representative: Same as Applicant
Mailing Address:
City State Zip
Phone # Fax #
E-mail:

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

I certify that: (Check One)

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

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

Applicant's Signature 10.20.22 Date

1934 Commerce Ln, Suite 1, Jupiter	FL	33458
Address	State	Zip

561-747-6336		dsorrow@cotleur-hearing.com
Phone	Fax	E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Donald W Stevenson	561-653-1104
Property Owner's Name (Please Print)	Phone

631 US Hwy 1, Suite 409, North Palm Beach	FL	33408
Address	State	Zip

Property Owner's Signature — 9/19/22 Date

STATE OF FLORIDA)
[ST LUCIE COUNTY] Palm Beach County

State Of Florida
Angela Coley - Notary Public
Commission No. GG 307712
My Commission Expires 12/15/2023

The foregoing instrument was acknowledged before me this 19 day of September, 2022, by Donald Stevenson who is personally known to me or has produced _____ as ident

Angela Coley
Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved:_____

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

February 23, 2022

Planning Department
Fort Pierce
Planning Department
100 N US Hwy 1
Fort Pierce, FL 34950

Subject: Owner Consent – Selvitz Road Mixed Use

Dear Planning Staff,

Please be advised that the undersigned is the owner of the 122.8-acre project site located along Selvitz Road, Devine Road, and Christensen Road. The undersigned hereby gives consent to Cotleur & Hearing to file a comprehensive plan amendment application, rezoning applications, site plan applications, any similar Planning and Development Services application, and to carry out discussions and meetings with Fort Pierce as it relates to the owner of the site and the Selvitz Road Mixed Use project.

For:
Donald Stevenson
Signatory Authority

2/22/22
Date

Signature

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4913061 OR BOOK 4671 PAGE 1132, Recorded 08/23/2021 09:25:32 AM Doc Tax: $15867.60

Prepared by and return to:
David Carlton Tassell
Counselors Title Company, LLC
941 North Highway A1A
Jupiter, FL 33477
File Number: **6748.739**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **August, 2021** between **Midway St. Lucie, LLC, a Foreign limited liability company** whose post office address is **675 W. Indiantown Road, Suite 103, Jupiter, FL 33458**, grantor, and **Selvitz I, LLC, a Florida limited liability company** whose post office address is **631 U.S. Highway One, Suite 409, North Palm Beach, FL 33408**, grantee:

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Identification Number: 2432-211-0006-000/3

Subject to taxes for 2021, and all subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

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

DoubleTime®

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4913068 OR BOOK 4671 PAGE 1187, Recorded 08/23/2021 09:30:02 AM Doc Tax: $7964.60

Prepared by and return to:
David Carlton Tassell
Counselors Title Company, LLC
941 North Highway A1A
Jupiter, FL 33477
File Number: **6748.740**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **August, 2021** between **Midway St. Lucie LLC, a Foreign limited liability company** whose post office address is **675 W. Indiantown Road, Suite 103, Jupiter, FL 33458**, grantor, and **Selvitz II, LLC, a Florida limited liability company** whose post office address is **631 U.S. Highway One, Suite 409, North Palm Beach, FL 33408**, grantee:

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Identification Number: 2432-211-005-000/6

Subject to taxes for 2021, and all subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

DoubleTime®

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4913078 OR BOOK 4671 PAGE 1245, Recorded 08/23/2021 09:43:48 AM Doc Tax: $4168.50

Prepared by and return to:
David Carlton Tassell
Counselors Title Company, LLC
941 North Highway A1A
Jupiter, FL 33477
File Number: **6748.741**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **August, 2021** between **Midway St. Lucie, LLC, a Foreign limited liability company** whose post office address is **675 W. Indiantown Road, Suite 103, Jupiter, FL 33458**, grantor, and **Selvitz III, LLC, a Florida limited liability company** whose post office address is **631 U.S. Highway One, Suite 409, North Palm Beach, FL 33408**, grantee:

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

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

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

Parcel Identification Number: 2432-343-0001-000/4

Subject to taxes for 2021, and all subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

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

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1132)

SELVITZ I, LLC

TRACT A

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING. THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1187)

SELVITZ II, LLC

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE 198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

ALSO LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1245)

SELVITZ III, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

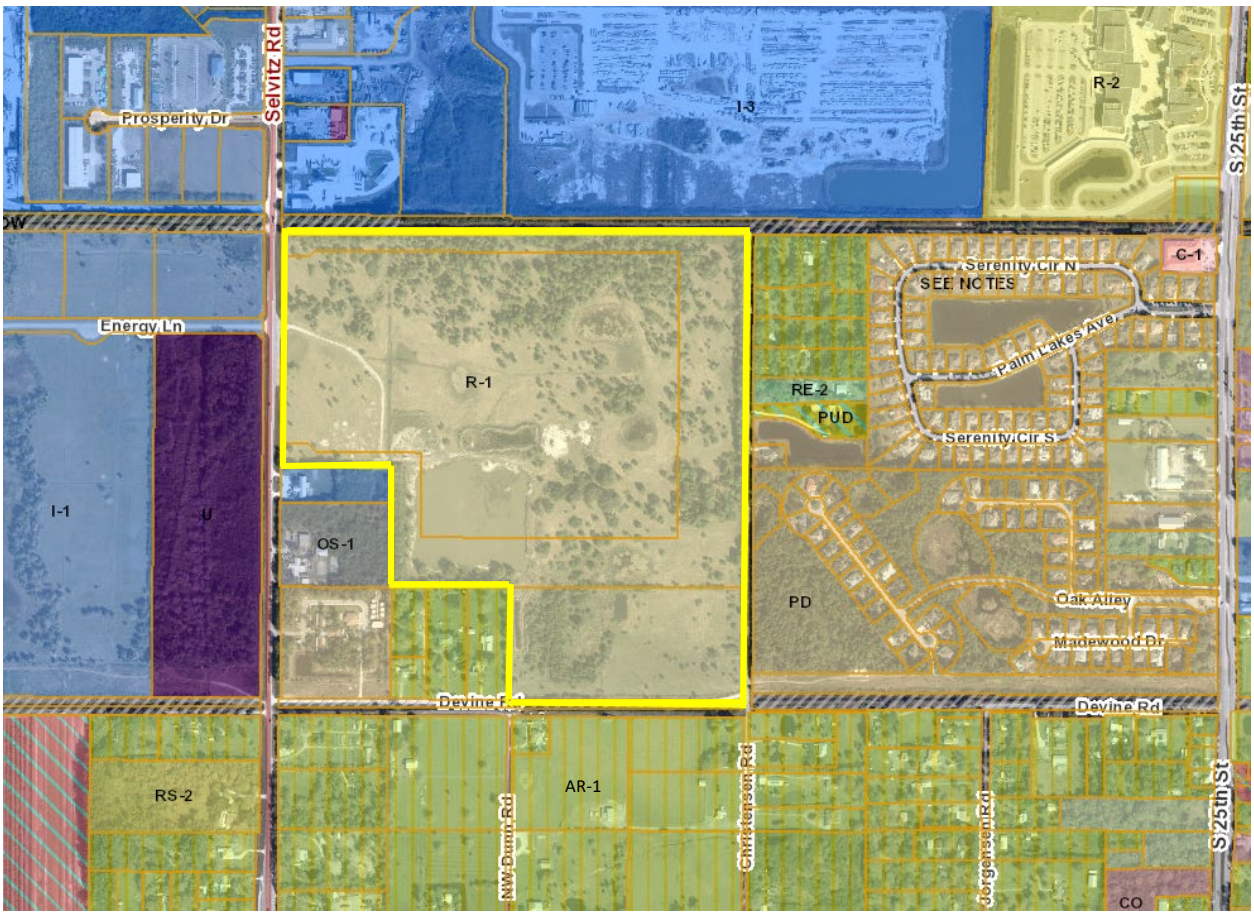
October 12, 2022

Vennis Gilmore
Planning Department
100 North US 1
Fort Pierce, FL 34950

Subject: Selvitz Road Mixed Use – Justification
Application: PD Rezoning

Dear Vennis,

Please accept this letter as the justification for the rezoning amendment proposed on the Selvitz Road property, located between Selvitz Road, Christensen Road, Devine Road, and Canal No. 101. The rezoning amendment will change the existing single-family low-density (R-1) zone to a Planned Development (PD) designation. This site is an optimal location for PD rezoning, as flexible design standards would allow for the harmonious incorporation of a mix of uses and would allow the developer to utilize the site's full potential for the betterment of the residents of Fort Pierce. Below is an image of the zoning designations surrounding the project site (outlined in yellow).



Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

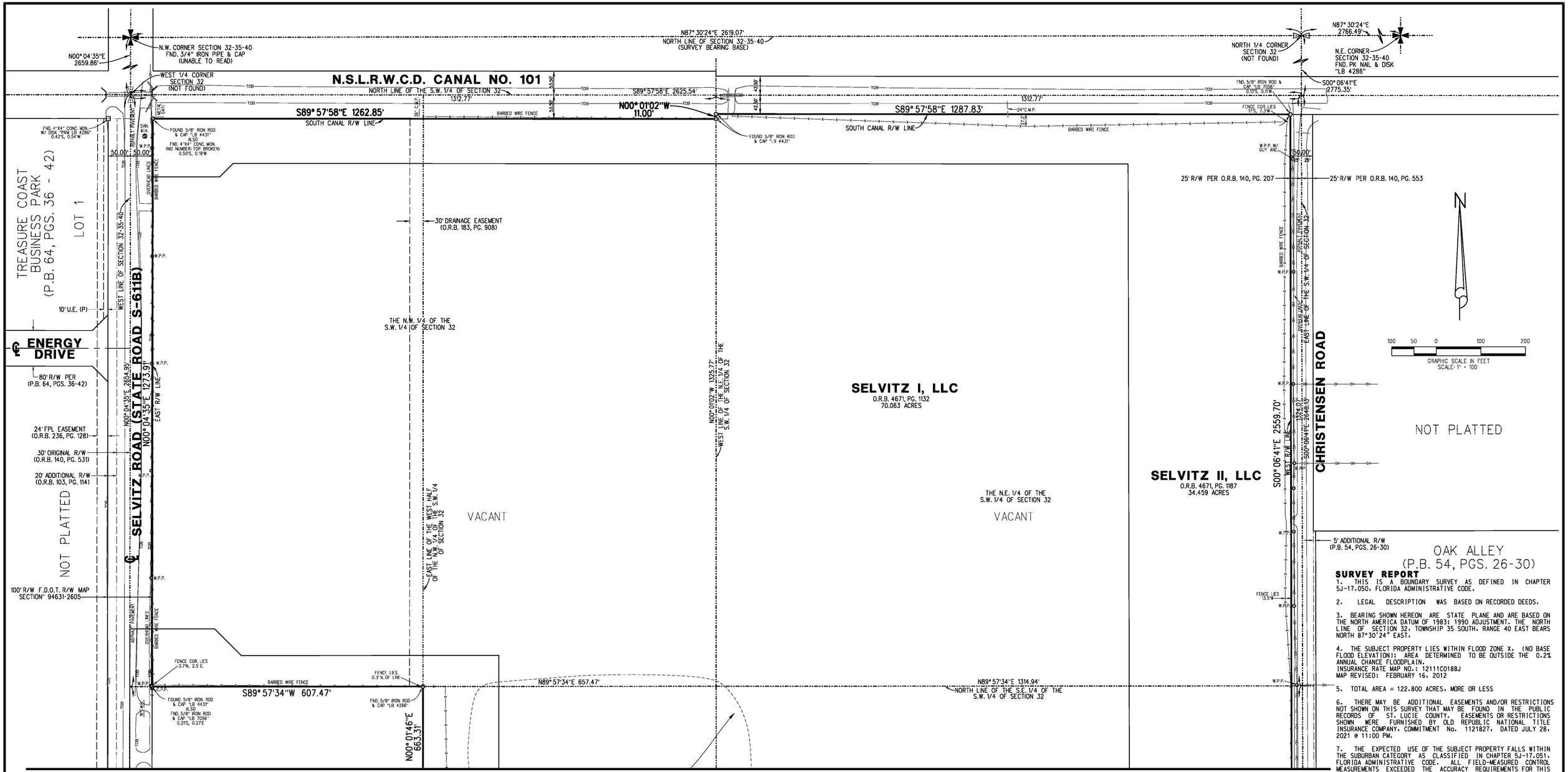
Because of the number of land uses and their significant differences in uses and intensities, an MXD land use is being proposed as a concurrent future land use amendment application, making the proposed PD rezoning compatible with the proposed land use. The potential uses for this site shall be light industrial to allow for uses such as self-storage facilities, high-density residential to provide a transition to lower density residences, medium-density residential, and finally low-density residential.

The proposed PD site plan included in this application allocates 15.75 acres for light industrial, 19.0 acres for high-density residential, 6.76 acres for medium-density residential usage, and 81.29 acres for planned development usage, with the total site area equaling 122.8 acres. Site retention in the form of lakes accounts for 18.17 acres. There will be 126 single-family homes (50'x120'), 118 single-family homes (40'x120'), 66 villas, and 285 apartment units, totaling 595 dwelling units. This value equates to a density of 4.85 units per acre, which is below the cap of 5 units per acre proposed for MXD land use application. An existing 3.8-acre conservation easement lies within the planned development area and the single-family homes (50'x120') will be built around the easement.

If you have any questions about this application, please do not hesitate to contact me at 561-747-6336 or dsorrow@cotleur-hearing.com.

Sincerely,

Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458



MATCH LINE - SEE SHEET 2

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1132)
TRACT A **SELVITZ I, LLC**

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING. THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36" WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: SELVITZ II, LLC (OFFICIAL RECORD BOOK 4671, PAGE 1187)

PER DEED: THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE 198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

ALSO LESS AND EXCEPT THEREFROM:

LESS PART OF TRACT 1 AS NOW LOCATED: A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING. THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36" WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1245)
SELVITZ III, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

ABBREVIATIONS:
(C) - CALCULATED
C.B.S. - CONCRETE BLOCK STRUCTURE
C.M.R. - CONNECTED MINUTES BOOK
CMS - CONCRETE MARKER
CONC - CONCRETE
D.B. - DEED BOOK
F.H. - FIRE HYDRANT
FND. - FOUND
F.P.L. - FLORIDA POWER & LIGHT
I.P. - IRON PIPE
INV - INVERT
I.R. - IRON ROD
L.B. - LICENSE BUSINESS
L.P. - LIGHT POLE
L.S. - LICENSE SURVEY
MH - MANHOLE
W.H.W. - MEAN HIGH WATER
MON. - MONUMENT
N.S.L.R.W.C.D.-NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. - OFFICIAL RECORD BOOK
(P) - PLAT
P.B. - PLAT BOOK
P.R.M. - PERMANENT REFERENCE MONUMENT
R.O.W. - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
R.P.B. - ROAD PLAT BOOK
(S) - SURVEY
SLP - STOP LIGHT POLE
SMH - SANITARY MANHOLE
SBTMH - SOUTHERN BELL TELEPHONE MANHOLE
STMH - STORM MANHOLE
TB - TRAFFIC BOX
TLP - TRAFFIC LIGHT POLE
TV - TELEVISION
U.E. - UTILITY EASEMENT
WP - WOOD POLE
WUP - WOOD UTILITY POLE
WV - WATER VALVE

SURVEY REPORT

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.

2. LEGAL DESCRIPTION WAS BASED ON RECORDED DEEDS.

3. BEARING SHOWN HEREON ARE STATE PLANE AND ARE BASED ON THE NORTH AMERICA DATUM OF 1983; 1990 ADJUSTMENT. THE NORTH LINE OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST BEARS NORTH 87°30'24" EAST,

4. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, (NO BASE FLOOD ELEVATION): AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
INSURANCE RATE MAP NO.: 12111C0188J
MAP REVISED: FEBRUARY 16, 2012

5. TOTAL AREA = 122.800 ACRES, MORE OR LESS

6. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. EASEMENTS OR RESTRICTIONS SHOWN WERE FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. 1121827, DATED JULY 28, 2021 @ 11:00 PM.

7. THE EXPECTED USE OF THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.

8. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR:
SELVITZ I, LLC
SELVITZ II, LLC
SELVITZ III, LLC

9. © COPYRIGHT 2021 BY LIDBERG LAND SURVEYING, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

LIDBERG LAND SURVEYING, INC.

Digitally signed by David C Lidberg
DN: c=US, o=LIDBERG LAND SURVEYING, INC., ou=Surveyor, email=dlidberg@comcast.net, cn=David C Lidberg
Date: 2022.08.31 11:46:14 -04'00'

DATE OF SURVEY: JULY 30, 2021 BY: _____
DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3613

DATE:	REVISIONS:	BY:
07/30/2021	UPDATE SURVEY 13-040-104 (in office)	L.J.C.
06/20/18	ADD CONTOUR LINES PREPARED BY OTHERS 13-040-302	L.J.C.
7-29-15	ADDED LOCATED FLAGGED WETLANDS - FB:683 PG:77 PCLS, WO:13-040-102	E.C.
2-12-14	REVISED CALL TO SOUTH BOUNDARY LINE	E.C.
8-20-13	REVISED FLOOD ELEVATION INFORMATION ON SURVEYOR'S REPORT	E.C.

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

BOUNDARY SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

CAD.	K:\UST \ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN		
REF.			
FLD. J.P.	FB.	PG.	JOB 13-040-101
OFF. CASASUS	638	78-80	DATE APRIL 16, 2013
CKD. D.C.L.	SHEET 1 OF 2		DWG. D13-040

K:\UST\323540\13-040\13-040-101\13-040-101.DGN 8/31/2022 11:26:33 AM

MATCH LINE - SEE SHEET 1

N

100 50 0 100 200
GRAPHIC SCALE IN FEET
SCALE: 1" = 100'

NOT PLATTED

SELVITZ ROAD (STATE ROAD S-611B)

N00°04'35"E 2654.95'

WEST LINE OF SECTION 32-35-40

663.74'

663.74'

EAST R/W LINE

ASPHALT PAVEMENT

OVERHEAD LINES

BARBED WIRE FENCE

30' DRAINAGE EASEMENT
(O.R.B. 183, PG. 908)

FENCE COR. LIES 3.7'N, 2.5'E.

FENCE LIES 0.3'N. OF LINE

BARBED WIRE FENCE

S89° 57'34"W 607.47'

N89° 57'34"E 657.47'

N89° 57'34"E 1314.94'
NORTH LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 32

W.P.P.

FOUND 5/8" IRON ROD & CAP "LB 4431" ALSO FND. 5/8" IRON ROD & CAP "LB 7056" 0.21'S, 0.27'E

FND. 5/8" IRON ROD & CAP "LB 4266"

50.00' 50.00'

APPROXIMATE LAKE TOP OF BANK (NOT LOCATED)

THE N.W. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32
(NOT INCLUDED)

WEST LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32

N00° 01'46"E 663.31'

THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32

N00° 01'02"W 662.88'

SELVITZ I, LLC
O.R.B. 4671, PG. 1132
70.063 ACRES

THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 32

VACANT

25' R/W PER O.R.B. 140, PG. 207

25' R/W PER O.R.B. 140, PG. 553

W.P.P.

S00° 06'41"E 2559.70'

1324.07'

ASPHALT PAVEMENT

48.13'

S00°06'41"E 2648.13'

CHRISTENSEN ROAD

OAK ALLEY
(P.B. 54, PGS. 26-30)

SELVITZ II, LLC
O.R.B. 4671, PG. 1187
34.459 ACRES

FENCE COR. LIES 9.7'N.

BARBED WIRE FENCE (POOR CONDITION)

FOUND 5/8" IRON ROD & CAP "LB 4431"

N89° 55'21"E 658.01'

S89° 55'21"W 658.01'
SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32

FOUND 5/8" IRON ROD & CAP "LB 4431" ALSO FND. 1" IRON PIPE (NO NUMBER) 1.49'N, 1.69'W

FENCE COR. LIES 1.5'S, 0.2'E

N00° 01'02"W 616.88'
WEST LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 32

VACANT

SELVITZ III, LLC
O.R.B. 4671, PG. 1245
18.278 ACRES

HOG & BARBED WIRE FENCE LIES 1.6'W OF LINE

25' R/W PER O.R.B. 132, PG. 265

25' R/W PER O.R.B. 132, PG. 460

5' ADDITIONAL R/W
(P.B. 54, PGS. 26-30)

WEST R/W LINE

BARBED WIRE FENCE

EAST LINE OF THE S.W. 1/4 OF SECTION 32

25' R/W PER (O.R.B. 132, PG. 265)

WIRE FENCE

FOUND 5/8" IRON ROD & CAP "LB 4431" ALSO FND. 4" IRON ROD (NO NUMBER) 0.29'N, 0.10'W

46' WIDE EASEMENT FOR COUNTY ROAD PURPOSES PER O.R.B. 260, PG. 214

OVERHEAD LINES

C.P.P.

FOUND 5/8" IRON ROD & CAP "LB 4431"

W.P.P.

FENCE COR. LIES 7.4'N

W.P.P. & GUY ANC.

APPARENT USE

WIRE FENCE

SHELL ROCK ROAD

50.00'

90.00'

N.S.L.R.W.C.D CANAL NO. 102

DEVINE ROAD

658.55'

658.55'

FENCE LIES 2.5'S OF LINE

BARBED WIRE FENCE

CONC. HEADWALL

12"PVC

OUTFALL

S89° 53'07"W 1292.03'

1317.11'

TOB

CANAL

S89° 53'07"W 2634.22'

SOUTH LINE OF SECTION 32-35-40

S.W. CORNER OF SECTION 32-35-40
FND. 1" IRON ROD (NO NUMBER)
IN ASPHALT CUT OUT

NSLRWCD CANAL NO. 102

SOUTH 1/4 CORNER
SECTION 32-35-40
(NOT FOUND)

ABBREVIATIONS:

(C) = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
C.M.B. = COMMISSIONERS' MINUTES BOOK
CMH = CONFLICT MANHOLE
CONC. = CONCRETE
D.B. = DEED BOOK
F.H. = FIRE HYDRANT
FND. = FOUND
F.P.L. = FLORIDA POWER & LIGHT
I.P. = IRON PIPE
INV. = INVERT
I.R. = IRON ROD
LB = LICENSE BUSINESS
LP = LIGHT POLE
LS = LICENSE SURVEY
(M) = MEASURED
MH = MANHOLE
M.H.W. = MEAN HIGH WATER
MON. = MONUMENT
N.S.L.R.W.C.D.=NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORD BOOK
OPL = PLAT
P.B. = PLAT BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
R.O.W. = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
R.P.B. = ROAD PLAT BOOK
(S) = SURVEY
SLP = STOP LIGHT POLE
SMH = SANITARY MANHOLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
T.B.M. = TEMPORARY
TLP = TRAFFIC LIGHT POLE
TV = TELEVISION
U.E. = UTILITY EASEMENT
WP = WOOD POLE
WUP = WOOD UTILITY POLE
WV = WATER VALVE

DATE:	REVISIONS:	BY:

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

BOUNDARY SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

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Advanced Restoration Ecology

2432-211-0006-000-3
2432-211-0005-000-6
2432-343-0001-000-4

St. Lucie County, FL

Environmental Assessment

Prepared For:
Selvitz LLC

Prepared By:

Drew Gatewood, MS, PWS
2593 NE Roberta St
Jensen Beach, FL 34957
772-242-7200
813-784-8891

©ARE, Inc. July 2022

The environmental assessment report below has been compiled in accordance with the St. Lucie County Development Review Division and previsions set forth by the state of Florida. The parcels are listed by the St. Lucie County Property Appraiser as Parcel ID numbers 2432-211-0006-000-3, 2432-211-0005-000-6, and 2432-343-0001-000-4. The parcels are a total of 122.8 acres. The property is located on 4300 Selvitz Rd Fort Pierce, FL. The following report describes the findings of our recent on-site review and database research as it pertains to St. Lucie County and the State of Florida.

LAND USE RECORDS

The St. Lucie County Property Appraiser's Report lists this property as 6000 - GRZNG SLD CP

SOIL COMPOSITION:

Based on a review of the United State Department of Agriculture's Web Soil Survey database the site's soils are comprised of the following:

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

Floridana fine sand, frequently ponded, 0 to 2 percent slopes - Floridana fine sand is nearly level and poorly drained and found in wet sloughs and depressions. Typically the surface layer is black fine sand about 15 inches thick. The soil is ponded for more than 6 months during most years. The water table is at a depth of less than 10 inches for much of the remainder of the year. Natural vegetation consists of cypress, willow, bay trees, pickerelweed, waxmyrtle, primrose willow, sawgrass, smartweed, and water-tolerant grasses. This soil is too wet for improved pastures, citrus, and cultivated crops unless excess water is controlled and good aeration is maintained.

Oldsmar Fine Sand, depressional - This soil is in wet depressions in the flatwoods and the soil is often ponded for six to nine months. The potential for cultivation is low without aggressive water management. Oldsmar sand is sandy, siliceous, poorly drained and slowly permeable sand. These soils are nearly level and found in broad areas of flatwoods and wet depressional areas. In most years the water stands above the surface for 6 to 9 months or more. These soils are saturated for long periods during the wet season. Natural vegetation includes sandweed, stillingia, longleaf threeawn, maidencane and sand cordgrass. The most common grasses are florida threeawn and pineland threeawn. Water control measures are necessary to overcome excessive wetness. The potential for cultivation is low without aggressive water management. The soil is well suited for pasture and hay crops.

Pineda Fine Sand , 0 to 2 percent slopes - This soil is a nearly level, poorly drained soil in low grassy flats. The water table is typically at a depth of less than 10 inches for 2 to 6 months during wet seasons, and at a depth of 10 to 40 inches for the remaining time.

Riviera Fine Sand, 0 to 2 percent slopes - This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, blue maidencane, broom sedge, pineland threeawn, cord grass, panicums and a variety of sedges. Riviera Fine Sands are loamy, silicious, nearly level and poorly drained soils that formed in beds of sandy and loamy marine sediments. These soils are on broad, low flats and in depressional areas. The water table is within a depth of 10 inches for 2 to 4 months in most years and between a depth of 10 and 30 inches for most of the rest of the year.

Susanna and Wauchula Sands - The Susanna series consists of very deep, poorly drained, very slowly permeable soils on broad flats of central and southern Florida. They formed in sandy and loamy marine sediments. Near the type location, the mean annual temperature is about 73 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 2 percent.

Wabasso Sand, 0 to 2 percent slopes- This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

WILDLIFE EVALUATION:

On July 12, 2022, ARE conducted pedestrian transects across 100% of the property looking for local, state and federally listed or endangered species present on the site. This survey primarily focused on the presence of gopher tortoise burrows or recent activity. During the pedestrian transects of the property, no gopher tortoise activity was observed on site. No other listed plant or animal species were observed on site during the site visit.

NATIVE HABITAT

The site investigation conducted by ARE, Inc. did not find native upland habitat on the site. The site is primarily pasture. Species observed during the site reconnaissance included the following:

Slash Pine (*Pinus elliottii*)
Live Oak (*Quercus virginiana*)
Laurel Oak (*Quercus laurifolia)*
Bahia Grass (*Paspalum notatum*)

WETLAND DELINEATION:

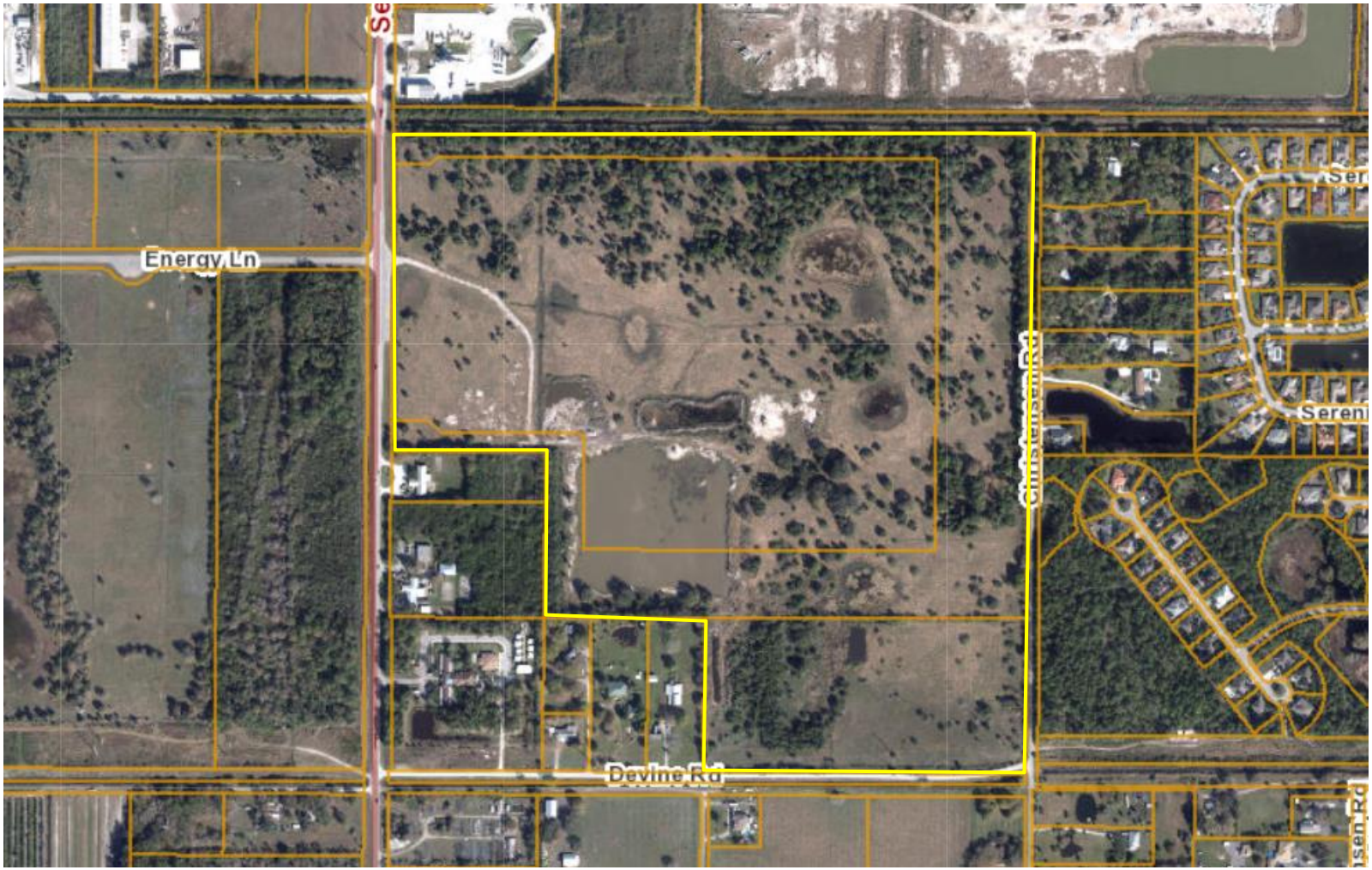
Based on the State definition of a wetland in 62-340 FAC, there are three components: hydric soils, wetland plants, and hydrologic indicators. These factors listed were present on site. A wetland JD has been performed at this site (Permit No. 56-03396-P). State and Federal jurisdictional wetlands are present on site in its current configuration.

COUNTY REQUIREMENTS

The County will require proof of a completed gopher tortoise survey by a licensed agent. Please submit this document with any applications to use as the needed verification of a 100% gopher tortoise survey has been completed on the site. Per FWC regulations a gopher tortoise survey is good for 90 days, and any clearing must have a valid survey prior to commencement. The County will not authorize/issue any permitting without a current gopher tortoise survey. A Tree Survey will be needed prior to any clearing as the site does have trees meeting the Tree Ordinance protection standards.

CONCLUSION:

Based on County requirements, ARE, Inc. conducted a site investigation throughout the property to survey for the presence of any listed plant or animal species. No gopher tortoise burrows were observed on site, nor any other State or Federally listed species were observed on the property during the site visit. A 100% gopher tortoise survey of the property was conducted and completed by an FWC licensed gopher tortoise agent during the site investigation. Native habitat was determined not to be on site due to the site primarily being pasture, but a tree survey will likely be needed prior to clearing. A wetland JD has determined there are State and Federally jurisdictional wetlands on the site.



7/12/2022

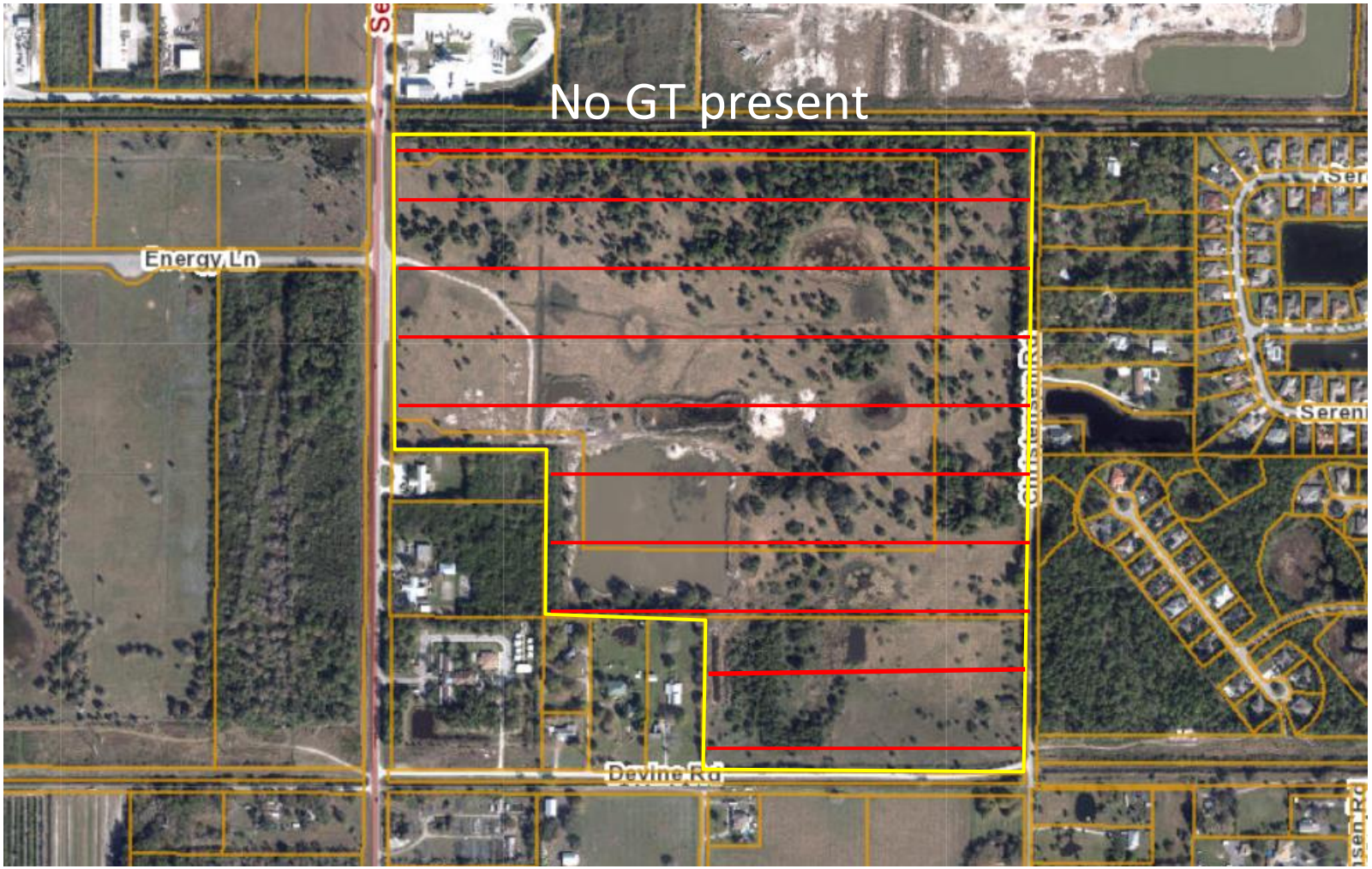
Location Map

Map Source: St. Lucie County

N

4300 Selvitz Rd
Fort Pierce, FL

Advanced Restoration Ecology



7/12/2022

Species Survey Map

Map Source: St. Lucie County

N

4300 Selvitz Rd
Fort Pierce, FL

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7/12/2022

FLUCCS

Map Source: St. Lucie County

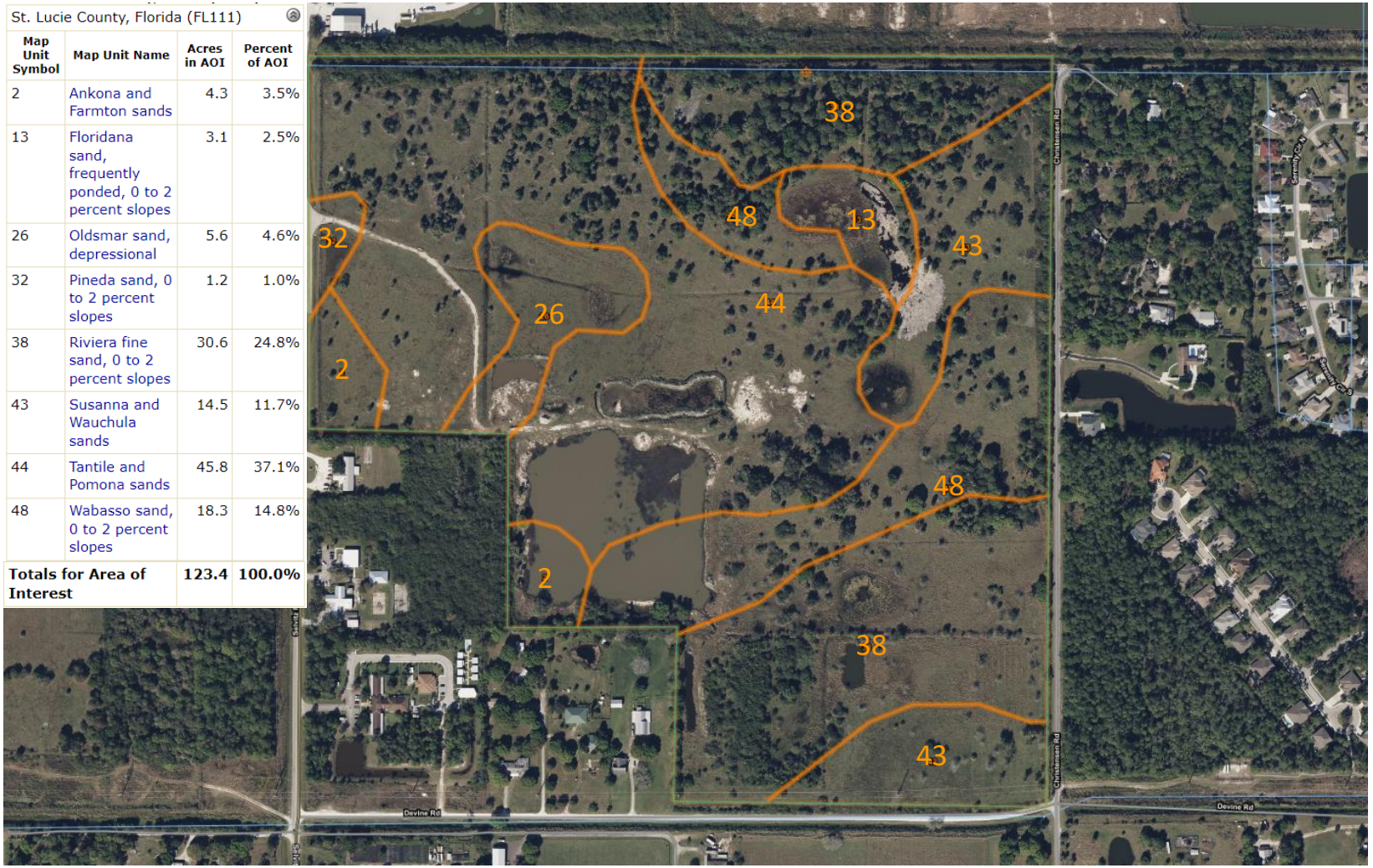
N

4300 Selvitz Rd
Fort Pierce, FL

Advanced Restoration Ecology

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	4.3	3.5%
13	Floridana sand, frequently ponded, 0 to 2 percent slopes	3.1	2.5%
26	Oldsmar sand, depressional	5.6	4.6%
32	Pineda sand, 0 to 2 percent slopes	1.2	1.0%
38	Riviera fine sand, 0 to 2 percent slopes	30.6	24.8%
43	Susanna and Wauchula sands	14.5	11.7%
44	Tantile and Pomona sands	45.8	37.1%
48	Wabasso sand, 0 to 2 percent slopes	18.3	14.8%
Totals for Area of Interest		**123.4**	**100.0%**



7/12/2022

Soil Map

Map Source: Web Soil

N

4300 Selvitz Rd
Fort Pierce, FL

Advanced Restoration Ecology

Future Land Use Amendment

& Rezoning

Traffic Analysis

Selvitz 123 AC
Fort Pierce, FL

Prepared for:
Selvitz I, LLC
North Palm Beach, Florida 33408

Prepared by:

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030

023009
September 2022
© MacKenzie Engineering and Planning, Inc.
CA 29013

Shaun G. MacKenzie P.E.
PE Number 61751

EXECUTIVE SUMMARY

Future Land Use Analysis

The subject parcels (122.8 acres) are located at the northeast corner of Selvitz Road & Devine Road, Fort Pierce, FL (PCN: 2432-211-0005-000-6; 2432-211-0006-000-3; 2432-343-0001-000-4). The subject parcels have a future land use designation of Single Family. The applicant is requesting a future land use amendment on 122.8 acres to Mixed Use Development (MXD).

Two conditions are recommended to support the change:

1. Limit the non-residential floor area ratio of the combined properties to 0.2 (1,069,834 SF)
2. Amend the future laneage of Selvitz Road to 4-lanes from Midway Road to the property on the Comprehensive Plan Future Lanes Map (Map 2-14).

Rezoning Analysis

The applicant proposes to rezone the parcels (122.8 acres) from R-1 single family to the following:

- 8.86 acres of low density residential
- 80.93 acres of planned development
- 19 acres of high density residential
- 14.01 acres of industrial

All of the roadway segments are projected to operate acceptably with the proposed rezoning except Midway Road from East Torino Parkway to Jenkins Road/Milner Road. Because this road is failing in the existing/background condition, it is the responsibility of the maintaining agency to correct the existing deficiency and it is not a responsibility of the applicant (Chapter 163.3180 (5) F.S.). Therefore, the proposed rezoning meets the transportation requirements of the City's Code.

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INTRODUCTION

The subject parcels (122.8 acres) are located at the northeast corner of Selvitz Road & Devine Road, Fort Pierce, FL (PCN: 2432-211-0005-000-6; 2432-211-0006-000-3; 2432-343-0001-000-4). The future land use (FLU) amendment traffic analysis will examine the impacts of changing 122.8 acres of single family to mixed use development (MXD) as shown in Table 1A. The applicant also proposes to rezone the parcels as shown in Table 1B.

The proceeding analysis will examine the ability of the existing roadway network to accommodate the increased demand and the future roadway network to accommodate the increased demand.

Table 1A. Future Land Use Change Summary

Property Size (Acres)	Existing Maximum FLU					
	Land Use	ITE Code	Density		Intensity (DU)	Units
122.8	Single Family	215	6.5	DU/Acre	799	DUs

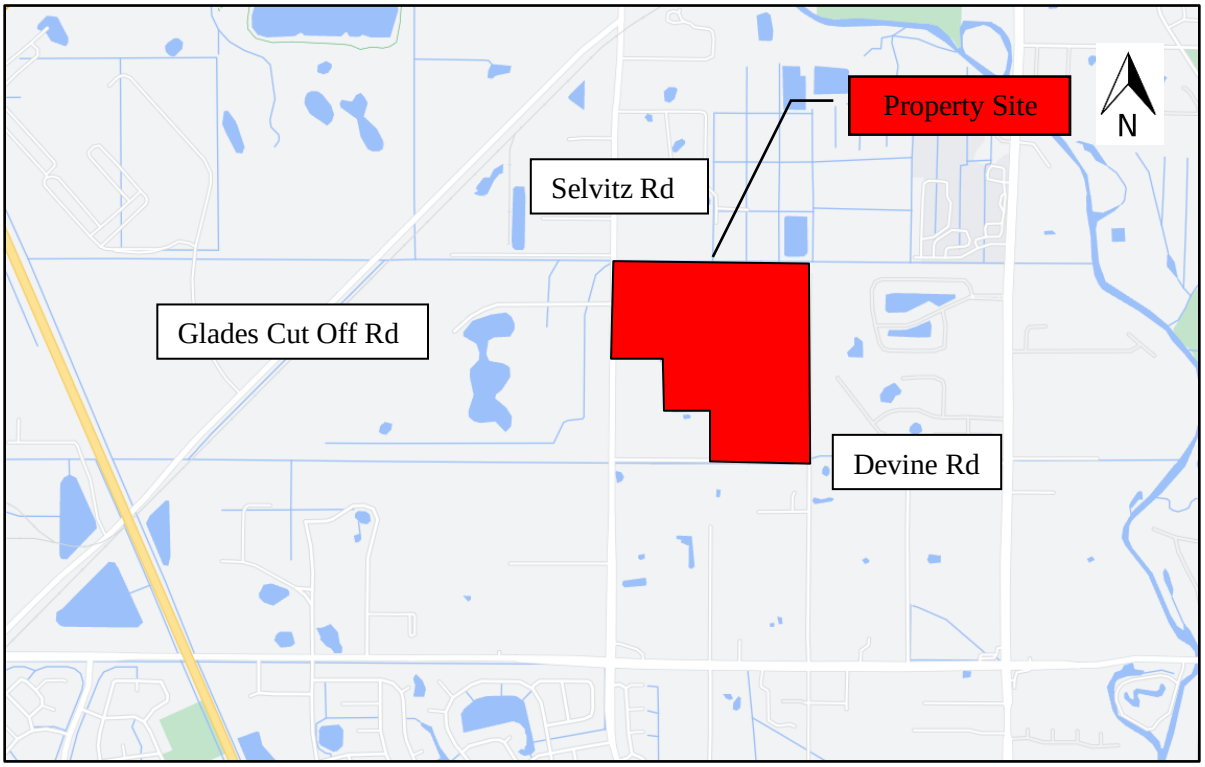
Property Size (Acres)	Proposed Maximum FLU					
	Land Use	ITE Code	Density		Intensity	Units
122.8	TOTAL	-	1.5	FAR	8,023,752	SF
	Multifamily Mid-Rise*	221	15	(DUs/AC)	1,842	DUs
	Maximum Use capped at 6,907,500 based on 40% minimum residential Use in the MXD Area					
	Retail	820	0.5	FAR	2,674,584	SF
	Office	710	-	-	1,469,916	SF

* Residential Area estimated to be (1,842 x 1,500 SF) = 2,763,000 SF
** Maximum Development formula = residential area / 0.4 = 6,907,500 SF

Table 1B. Rezoning Land Use Summary

No.	Property Size (Acres)	Proposed Maximum Rezoning					
		Land Use	Maximum Density (DU/AC)	Floor Area Ratio (FAR)	Maximum Rezoning	Unit	ITE
1	14.01	Light Industrial (LI)	-	1.5	915,413	SF	110
2	19.00	High Density Residential (R-5)	18	-	342	DU	221
3	8.86	Low Density Residential (R-1)	4		35		210
4	80.93	Planned Development (PD)	5		405		215
Total	125.66	Light Industrial	-		915,413	SF	110
		Multifamily			342	DU	221
		Single Family - Detached			35		210
		Single Family - Attached			440		215

Figure 1. Site Location Map



CURRENT DATA

The information contained below was used to develop the foregoing future land use traffic analysis.

- *Trip Generation, 11th Edition* (ITE report)
- Comprehensive Plan
- St. Lucie County Transportation Improvement Program (FY 2022/23 – FY 2026/27)
- St. Lucie County LRTP (2045)

TRIP GENERATION

The study uses trip generation rates for Single Family (ITE Land Use 215 – Single-Family Attached Housing), Multifamily (ITE Land Use 221 – Multifamily Housing (Mid-Rise)), Office (ITE Land Use 710 – General Office Building), Light Industrial (ITE Land Use 110 – General Light Industrial) and Retail (ITE Land Use 820 – Shopping Center (>150k)) published in the Institute of Transportation Engineers' (ITE) report, *Trip Generation (11th Edition).*

HISTORICAL GROWTH

Historic growth rates were determined based on FDOT Traffic Online data as shown in Table 2. The historic annual growth on the surrounding facilities between 2017 and 2021 4.35%.

Table 2. Growth Rate Calculation

Road Name	From	To	Count Site	2017 AADT	2018 AADT	2019 AADT	2020 AADT	2021 AADT	Annual Absolute Growth	Growth Rate
Selvitz Rd	Peachtree Blvd	Midway Rd	948520	7,600			9,000		467	5.2%
Midway Rd	Glades Cut Off Rd	Selvitz Rd	948538		16,800			18,700	633	3.4%
	Selvitz Rd	West Virginia Dr	948539		16,400			24,000	2,533	10.6%
Glades Cut Off Rd	W of Selvitz Rd		947011			5,600				
CR 615/25th St	N of Dade Rd		948549		17,800			15,700	-700	-4.5%
	N of Midway		940016							
	S of Midway		947055		16,300					
								Weighted Average		**4.35%**
								Growth Rate Used		**4.35%**

ASSURED, PROGRAMMED AND PLANNED CONSTRUCTION

A review conducted of the TPO LRTP, St. Lucie County and FDOT, as well as those improvements committed by the developers of projects in the area.

Short-Term (5-Year)

The following improvements are programed within the study area:

- Midway Road – Jenkins Road to Selvitz Road – 4-laning
- Edwards Road – Jenkins Road to 25th Street – 4-laning
- Selvitz Road – Glades Cut-Off Road to Edwards Road – 4-laning

Long-Term (Year 2045)

The following improvements are planned by 2045:

- Midway Road – from East Torino Parkway to Selvitz Road – Widen from 2 Lanes to 4 Lanes
- Midway Road & Florida's Turnpike - Interchange

The Long Range Transportation Plan identified the following roadway needs:

- Glades Cut Off Road – from Arterial A to Selvitz Road – Widen from 2 Lanes to 4 Lanes
- Selvitz Road – from Bayshore Drive to Milner Drive – Widen from 2 Lanes to 4 Lanes
- Jenkins Road – from Midway Road to St. Lucie Boulevard – New/Widen to 4 Lanes

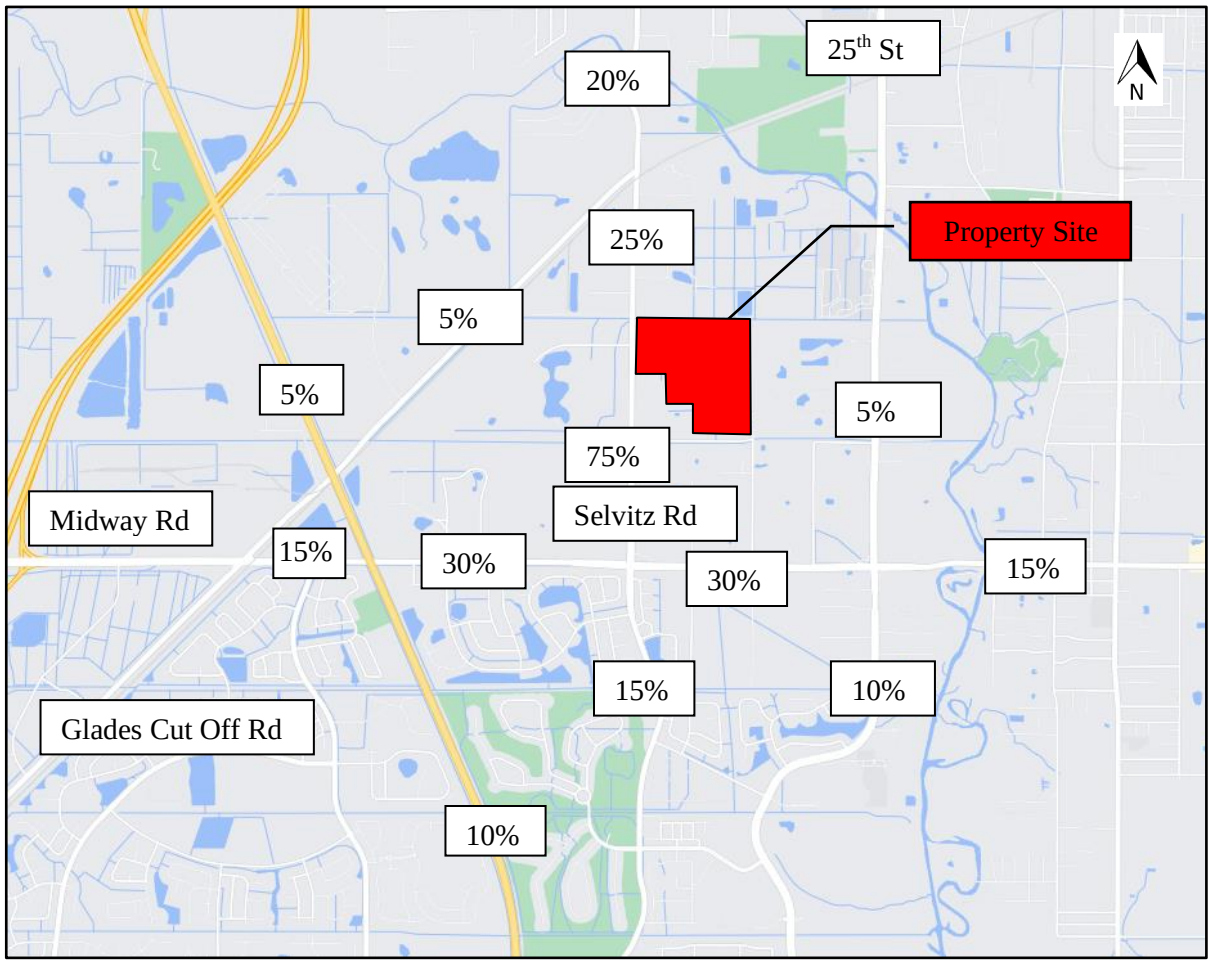
The County's Right-Of-Way Protection Map identifies Selvitz Road as an Arterial/Collector requiring 140 feet of right-of-way and therefore an ultimate 4-lane need in the County.

TRAFFIC DISTRIBUTION AND ASSIGNMENT

Traffic distribution and assignment was determined using engineering judgment, trip lengths based on the uses and from a review of the roadway network. The property traffic assignment is illustrated in Figure 2. The overall distribution is summarized by general directions and is depicted below:

NORTH - 25 percent
SOUTH - 25 percent
WEST - 35 percent
EAST - 15 percent

Figure 2. Traffic Assignment



FUTURE LAND USE CHANGE ANALYSIS

Existing Future Land Use

The existing future land use utilizes the most intense reasonable maximum development scenario. This scenario uses Single Family Attached homes at a maximum density of 6.5 units per acre. Therefore, based on the 122.8 acres use change the maximum expected intensity with respect to traffic is 799 DUs.

- 799 DUs Single Family (ITE Land Use 215)

The existing FLU is expected to generate the following net external and driveway trips:

- 6,038 daily, 410 AM peak hour (127 in/283 out), and 475 PM peak hour (271 in/204 out) trips.

Proposed Future Land Use

The proposed future land use utilizes the most intense reasonable maximum development scenario based on the existing land development regulations. This scenario uses a maximum density of 15 units per acre for Mixed Use Development (MXD). Based on Fort Pierce Comprehensive Plan (Residential uses shall comprise a minimum of 40% of the total floor area of the MXD), the maximum FLU residential use is 1,842 DUs and the maximum allowable floor area is 6,907,500 SF. Retail is a ground floor use. The maximum feasible FAR of retail is estimated at 0.5 based on requirements for open space, setbacks, landscaping, access, drainage and parking. Therefore, the maximum intensity of retail is 2,674,584 SF. The estimated gross floor area of each residential unit is 1,500 SF for a total area of 2,763,000 SF. The total developable floor area is 8,023,752 SF based on the Comprehensive plan's allowable 1.5 FAR, but minimum of 40 percent of residential space as part of the MXD land use. The remaining 1,469,916 SF floor area is allocated to office use to provide a conservative analysis of transportation conditions.

- 1,842 DU Multi-Family Mid-Rise Housing (ITE Land Use 221)
- 1,469,916 SF Office (ITE Land Use 710)
- 2,763,000 SF Shopping Center (ITE Land Use 820)

The proposed FLU is expected to generate the following net external trips:

- 69,067 daily, 3,623 AM peak hour (2,403 in/1,220 out), and 5,967 PM peak hour (2,464 in/3,503 out).

Net Impact

The difference between the maximum trip generation potential of the existing future land use and the proposed future land use was examined to determine the maximum (worst case/conservative) impact to the existing and future roadway network. Table 3 displays the resulting trip generation.

The resulting net external trips change is:

- 63,029 daily, 3,213 AM peak hour (2,276 in/937 out), and 5,492 PM peak hour (2,193 in/3,299 out).

Internal Capture

Internal capture is conservatively estimated at 6.6% for the AM peak hour and 15.5% for the Daily/PM peak hour conditions. The internal capture is summarized in Exhibit 1A and detailed in Exhibits 1B and 1C for proposed conditions. Internal capture rates are provided in the *Trip Generation Handbook, 3rd Edition, Table 7.1.*

Pass-by Trip Capture

The proposed pass-by capture is based on *ITE Trip Generation Manual, 11th Edition.*

Table 3. Trip Generation – Future Land Use

Land Use	Intensity		Daily	AM Peak Hour			PM Peak Hour		
			Trips	Total	In	Out	Total	In	Out
Existing FLU Traffic									
Single Family Attached	799	DU	6,038	410	127	283	475	271	204
Proposed Maximum FLU Traffic									
Multifamily Housing(Mid-Rise)	1,842	DU	8,740	799	184	615	719	439	280
General Office	1,469.916	1000 SF	12,027	1,689	1,486	203	1,546	263	1,283
Shopping Center (>150k)	2,674.584	1000 SF	75,697	1,712	1,061	651	6,014	2,887	3,127
Subtotal			96,464	4,200	2,731	1,469	8,279	3,589	4,690
Internal Capture	AM	PM/ DAILY							
Multifamily Housing(Mid-Rise)	2.8%	48.5%	4,242	22	4	18	349	220	129
General Office	7.6%	20.9%	2,513	128	71	57	323	74	249
Shopping Center (>150k)	7.4%	10.2%	7,728	126	63	63	614	349	265
Subtotal	6.6%	15.5%	14,483	276	138	138	1,286	643	643
Pass-By Traffic									
Multifamily Housing(Mid-Rise)	0%		0	0	0	0	0	0	0
General Office	0%		0	0	0	0	0	0	0
Shopping Center (>150k)	19%		12,914	301	190	111	1,026	482	544
Subtotal			12,914	301	190	111	1,026	482	544
NET PROPOSED TRIPS (FOR THE PURPOSES OF SHORT-TERM 5 YEARS)			***69,067***	***3,623***	***2,403***	***1,220***	***5,967***	***2,464***	***3,503***
NET CHANGE IN TRIPS (FOR THE PURPOSES OF 2045 LAND USE CHANGE)			**63,029**	**3,213**	**2,276**	**937**	**5,492**	**2,193**	**3,299**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by	AM Peak Hour		PM Peak Hour	
				Rate	in/out	Rate	in/out	Equation
General Light Industrial	110	1000 SF	T = 3.76(X) + 50.47	0%	88/12	T = 0.68(X) + 3.81	14/86	Ln(T) =0.72 Ln(X) + 0.38
Single Family Attached	215	DU	T = 7.62 (X) -50.48	0%	31/69	T = 0.52 (X) - 5.70	57/43	T = 0.60 (X) - 3.93
Multifamily Housing(Mid-Rise)	221	DU	T = 4.77 (X) + -46.46	0%	23/77	T = 0.44 (X) - 11.61	61/39	T = 0.39(X) + 0.34
General Office	710	1000 SF	Ln(T) = 0.87 Ln(X) + 3.05	0%	88/12	Ln(T) = 0.86 Ln(X) + 1.16	17/83	Ln(T) = 0.83 Ln(X) + 1.29
Shopping Center (>150k)	820	1000 SF	T = 26.11(X) + 5863.73	19%	62/38	T = 0.59(X) + 133.55	48/52	Ln(T) = 0.72 Ln(X) + 3.02

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Roadway Analysis

Long Term Analysis (2045) - Maximum

Year 2045 daily traffic volumes were obtained from the 2045 Long Range Transportation Plan model (LRTP volumes). The total volumes were developed by adding LRTP volumes plus future land use (FLU) trips. The level of service capacity is based on Florida Department of Transportation's Quality/Level of Service Handbook. The projected total traffic volumes were compared to the service volume on each respective roadway segment to determine if each roadway segment is projected to operate acceptably. Based on the analysis, the following changes are required:

- Selvitz Road
    - Glades Cut-Off Road to Property – 4-Lanes
    - Property to Midway Road – 6-Lanes
- Midway Road
    - Glades Cut-Off Road to 25th Street – 6-Lanes

The analysis is shown in Table 4.

Long Term Analysis (2045) – 20 Percent Maximum Non-Residential FAR

The maximum future land use on the property is inconsistent with the long range transportation plan. Therefore, we recommend a reduction in the non-residential floor area ratio to 0.2 to bring the future land amendment in compliance the with the long range transportation plan. The residential density will remain unchanged. Based on the recommendation, the proposed maximum use is as follows:

- 1,842 DU Multi-Family Mid-Rise Housing (ITE Land Use 221)
- 1,069,834 SF of non-residential use
    - 534,917 SF Office (ITE Land Use 710)
    - 534,917 SF Shopping Center (ITE Land Use 820)

The trip generation is shown in Table 5 and the roadway analysis based on the proposed use is shown in Table 6. It is recommended that the comprehensive plan amendment include the widening of Selvitz Road to 4-lanes from the property south to Midway Road.

Table 4. FLU Roadway Analysis (2045)

Roadway	From	To	2045 Lanes	Class	Service Capacity	LRTP 2045 Traffic	Percent Assignment	FLU Traffic	2045 Total Traffic	Meets Service Volume	Needed Improvement
Selvitz Rd	Edwards Rd	Glades Cut Off Rd	4	2	33,800	20,091	20%	12,606	32,697	YES	-
	Glades Cut Off Rd	Property	2	1	17,700	10,014	25%	15,757	25,771	**NO**	4-Lane
	Property	Favorite Rd	2	1	17,700	9,806	75%	47,272	57,078	**NO**	6-Lane
	Favorite Rd	Midway Rd	4	1	39,800	9,961	75%	47,272	57,233	**NO**	6-Lane
	Midway Rd	Bayshore Blvd	4	2	33,800	13,397	15%	9,454	22,851	YES	-
25th St	Edwards Rd	Midway Rd	4	1	39,800	26,441	5%	3,151	29,592	YES	-
St James Dr	Midway Rd	Bayshore Blvd	4	1	39,800	27,593	10%	6,303	33,896	YES	-
Glades Cut Off Rd	Selvitz Rd	Midway Rd	4	1	39,800	14,521	5%	3,151	17,672	YES	-
Midway Rd	Glades Cut Off Rd	Floridas Turnpike	4	1	39,800	32,571	15%	9,454	42,025	**NO**	6-Lane
	Floridas Turnpike	Selvitz Rd	4	1	39,800	31,877	30%	18,909	50,786	**NO**	6-Lane
	Selvitz Rd	25th St	4	1	39,800	27,212	30%	18,909	46,120	**NO**	6-Lane

Table 5. Trip Generation – Proposed Future Land Use with Restrictions

Land Use	Intensity		Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Existing FLU Traffic									
Single Family Attached	799	DU	6,038	410	127	283	475	271	204
Proposed Maximum FLU Traffic									
Multifamily Housing(Mid-Rise)	1,842	DU	8,740	799	184	615	719	439	280
General Office	534.917	1000 SF	4,991	708	623	85	668	114	554
Shopping Center (>150k)	534.917	1000 SF	19,830	449	278	171	1,888	906	982
Subtotal			33,561	1,956	1,085	871	3,275	1,459	1,816
Internal Capture	AM	PM/ DAILY							
Multifamily Housing(Mid-Rise)	2.8%	43.8%	3,829	22	4	18	315	213	102
General Office	8.6%	17.1%	852	61	37	24	114	31	83
Shopping Center (>150k)	13.1%	20.4%	4,044	59	30	29	385	163	222
Subtotal	7.3%	24.9%	8,725	142	71	71	814	407	407
Pass-By Traffic									
Shopping Center (>150k)	19%		2,999	74	47	27	286	141	145
Subtotal			2,999	74	47	27	286	141	145
NET CHANGE IN TRIPS (FOR THE PURPOSES OF 2045 LAND USE CHANGE)			**15,799**	**1,330**	**840**	**490**	**1,700**	**640**	**1,060**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
General Light Industrial	110	1000 SF	T = 3.76(X) + 50.47	0%	88/12	T = 0.68(X) + 3.81	14/86	Ln(T) =0.72 Ln(X) + 0.38
Single Family Attached	215	DU	T = 7.62 (X) -50.48	0%	31/69	T = 0.52 (X) - 5.70	57/43	T = 0.60 (X) - 3.93
Multifamily Housing(Mid-Rise)	221	DU	T = 4.77 (X) + -46.46	0%	23/77	T = 0.44 (X) - 11.61	61/39	T = 0.39(X) + 0.34
General Office	710	1000 SF	Ln(T) = 0.87 Ln(X) + 3.05	0%	88/12	Ln(T) = 0.86 Ln(X) + 1.16	17/83	Ln(T) = 0.83 Ln(X) + 1.29
Shopping Center (>150k)	820	1000 SF	T = 26.11(X) + 5863.73	19%	62/38	T = 0.59(X) + 133.55	48/52	Ln(T) = 0.72 Ln(X) + 3.02

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Table 6. Proposed FLU with Restrictions Roadway Analysis (2045)

Roadway	From	To	2045 Lanes	Class	Service Capacity	LRTP 2045 Traffic	Percent Assignment	FLU Traffic	2045 Total Traffic	Meets Service Volume	Needed Improvement
Selvitz Rd	Edwards Rd	Glades Cut Off Rd	4	2	33,800	20,091	20%	3,160	23,251	YES	-
	Glades Cut Off Rd	Property	2	1	17,700	10,014	25%	3,950	13,963	YES	-
	Property	Favorite Rd	2	1	17,700	9,806	75%	11,849	21,655	**NO**	4-Lane
	Favorite Rd	Midway Rd	4	1	39,800	9,961	75%	11,849	21,810	YES	-
	Midway Rd	Bayshore Blvd	4	2	33,800	13,397	15%	2,370	15,767	YES	-
25th St	Edwards Rd	Midway Rd	4	1	39,800	26,441	5%	790	27,231	YES	-
St James Dr	Midway Rd	Bayshore Blvd	4	1	39,800	27,593	10%	1,580	29,173	YES	-
Glades Cut Off Rd	Selvitz Rd	Midway Rd	4	1	39,800	14,521	5%	790	15,311	YES	-
Midway Rd	Glades Cut Off Rd	Floridas Turnpike	4	1	39,800	32,571	15%	2,370	34,941	YES	-
	Floridas Turnpike	Selvitz Rd	4	1	39,800	31,877	30%	4,740	36,617	YES	-
	Selvitz Rd	25th St	4	1	39,800	27,212	30%	4,740	31,951	YES	-

REZONING ANALYSIS

The rezoning amendment traffic analysis will examine the impacts of rezoning 122.80 acres from R-1 single family low density to 8.86 acres of low density residential, 80.93 acres of planned development, 19.00 acres of high density residential and 14.01 acres of industrial. The proceeding analysis will examine the ability of the existing roadway network to accommodate the increased demand.

Maximum Use

The proposed rezoning land uses the most intense reasonable maximum development scenario based on the existing land development regulations. This scenario uses an estimated floor to area ratio of 1.5 for general light industrial use (14.01 acres), a maximum density of 18 units per acre for high density residential (19.00 acres), a maximum density of 4 units per acre for low density residential (8.86 acres) and a density of 5 units per acre for planned development (80.93 acres). Therefore, the maximum potential use is 915,413 square feet of industrial use, 394 multifamily DUs, 35 single family detached DUs, and 405 single family attached DUs.

Trip Generation

- 915,413 square feet industrial (ITE Land Use 150 – Warehouse and Distribution)
- 342 multi-family dwelling units (ITE Land Use 221 - Multifamily Mid-Rise)
- 35 single family detached dwelling units (ITE Land Use 210 – Single Family Detached)
- 440 single family attached dwelling units (ITE Land Use 215 – Single Family Attached)

The resulting rezoning trips are shown in Table 7 and below:

- 6,375 daily, 496 AM peak hour (204 in/292 out), and 536 PM peak hour (270 in/266 out).

Internal Capture

Internal capture is 1.8 percent.

Pass-by Trip Capture

The proposed pass-by capture is 0.

Table 7. Trip Generation – Rezoning

Land Use	Intensity		Daily	AM Peak Hour			PM Peak Hour		
			Trips	Total	In	Out	Total	In	Out
Proposed Maximum Zoning Traffic									
Multifamily Housing(Mid-Rise)	342	DU	1,585	139	32	107	134	82	52
Warehouse	915.413	1000 SF	1,485	133	105	28	136	34	102
Single Family Detached	35	DU	384	29	8	21	37	23	14
Single Family Attached	405	DU	3,036	205	64	141	239	136	103
Subtotal			6,490	506	209	297	546	275	271
Internal Capture	AM	PM/ DAILY							
Multifamily Housing(Mid-Rise)	2.2%	3.7%	59	3	1	2	5	4	1
Warehouse	3.8%	2.2%	33	5	4	1	3	1	2
Single Family Detached	3.4%	2.7%	10	1	0	1	1	0	1
Single Family Attached	0.5%	0.4%	13	1	0	1	1	0	1
Subtotal	2.0%	1.8%	115	10	5	5	10	5	5
NET PROPOSED REZONING TRIPS			***6,375***	***496***	***204***	***292***	***536***	***270***	***266***

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Warehouse	150	1000 SF	T = 1.58 (X) + 38.29	0%	79/21	T = 0.12 (X) + 23.62	25/75	T = 0.12 (X) + 26.48
Multifamily Housing(Mid-Rise)	221	DU	T = 4.77 (X) + -46.46	0%	23/77	T = 0.44 (X) - 11.61	61/39	T = 0.39(X) + 0.34
Single Family Detached	210	DU	Ln(T) = 0.92 Ln(X) + 2.68	0%	26/74	Ln(T) = 0.91 Ln(X) + 0.12	63/37	Ln(T) = 0.94 Ln(X) + 0.27
Single Family Attached	215	DU	T = 7.62 (X) -50.48	0%	31/69	T = 0.52 (X) - 5.70	57/43	T = 0.60 (X) - 3.93

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Roadway Analysis (5-Year)

Existing traffic volumes were obtained from St. Lucie County TPO. The level of service capacity is based on Florida Department of Transportation's Quality/Level of Service Handbook. The existing volumes grown at the historic 4.35 percent annual growth rate to project 2027 background volumes. The projected total traffic volumes were compared to the service volume on each respective roadway segment to determine if each roadway segment is projected to operate acceptably in the background condition. West Midway Road fails in the existing and background condition from East Torino Parkway to Jenkins Road/Milner Road. Because this road is failing in the existing/background condition, it is the responsibility of the maintaining agency to correct the existing deficiency. Further, the road is considered widened for purposes of analysis in the future condition with property trips consistent with Chapter 163.3180 (5) F.S. The background conditions analysis is shown in Table 8.

Total volumes were developed by adding background traffic volume plus rezoning trips. Based on the analysis, all of the roadway segments are projected to operate acceptably in 2027 with the proposed rezoning as shown in Table 9.

Table 8. Background PM Peak Hour One-Way Roadway Analysis (2027)

Roadway	From	To	E+C Lanes	Service Capacity	Peak Hour Existing Traffic	Count Year	Growth Rate	2027 Traffic Growth	2027 Background Traffic	Meets Service Volume	Needed Bckgrnd Improv
Selvitz Rd	Edwards Rd	Glades Cut Off Rd	4	1,630	713	2021	4.35%	208	921	YES	-
	Glades Cut Off Rd	Property	2	880	508	2021	4.35%	148	656	YES	-
	Property	Favorite Rd	2	880	508	2021	4.35%	148	656	YES	-
	Favorite Rd	Midway Rd	4	2,000	508	2021	4.35%	148	656	YES	-
	Midway Rd	Bayshore Blvd	2	750	419	2020	4.35%	145	564	YES	-
25th St	Edwards Rd	Midway Rd	4	2,000	1,023	2020	4.35%	355	1,378	YES	-
St James Dr	Midway Rd	Bayshore Blvd	4	2,000	1,405	2020	4.35%	488	1,893	YES	-
Glades Cut Off Rd	Midway Rd	Jenkins Rd	2	790	540	2021	4.35%	157	697	YES	-
	Jenkins	Selvitz Rd	2	830	384	2020	4.35%	133	517	YES	-
Midway Rd	East Torino Pkwy	Selvitz Rd	2	880	1,053	2021	4.35%	307	1,360	NO	4-Lanes
	Selvitz Rd	25th St	4	2,000	1,053	2021	4.35%	307	1,360	YES	-

Table 9. Rezoning PM Peak Hour One-Way Roadway Analysis (2027)

Roadway	From	To	E+C Lanes	Service Capacity	Peak Hour Existing Traffic	Count Year	Growth Rate	2027 Traffic Growth	2027 Background Traffic	Percent Assign ment	Rezoning Traffic	2027 Total Traffic	Meets Service Volume
Selvitz Rd	Edwards Rd	Glades Cut Off Rd	4	1,630	713	2021	4.35%	208	921	20%	53	974	YES
	Glades Cut Off Rd	Property	2	880	508	2021	4.35%	148	656	25%	67	722	YES
	Property	Favorite Rd	2	880	508	2021	4.35%	148	656	75%	200	855	YES
	Favorite Rd	Midway Rd	4	2,000	508	2021	4.35%	148	656	75%	200	855	YES
	Midway Rd	Bayshore Blvd	2	750	419	2020	4.35%	145	564	15%	40	604	YES
25th St	Edwards Rd	Midway Rd	4	2,000	1,023	2020	4.35%	355	1,378	5%	13	1,392	YES
St James Dr	Midway Rd	Bayshore Blvd	4	2,000	1,405	2020	4.35%	488	1,893	10%	27	1,919	YES
Glades Cut Off Rd	Midway Rd	Jenkins Rd	2	790	540	2021	4.35%	157	697	5%	13	710	YES
	Jenkins	Selvitz Rd	2	830	384	2020	4.35%	133	517	5%	13	531	YES
Midway Rd	East Torino Pkwy	Selvitz Rd	4	2,000	1,053	2021	4.35%	307	1,360	30%	80	1,439	YES
	Selvitz Rd	25th St	4	2,000	1,053	2021	4.35%	307	1,360	30%	80	1,439	YES

CONCLUSION

Future Land Use Analysis

The subject parcels (122.8 acres) are located at the northeast corner of Selvitz Road & Devine Road, Fort Pierce, FL (PCN: 2432-211-0005-000-6; 2432-211-0006-000-3; 2432-343-0001-000-4). The subject parcels have a future land use designation of Single Family. The applicant is requesting a future land use amendment on 122.8 acres to Mixed Use Development (MXD).

Two conditions are recommended to support the change:

1. Limit the non-residential floor area ratio of the combined properties to 0.2 (1,044,917 SF)
2. Amend the future laneage of Selvitz Road to 4-lanes from Midway Road to the property on the Comprehensive Plan Future Lanes Map (Map 2-14).

Rezoning Analysis

The applicant proposes to rezone the parcels (122.8 acres) from R-1 single family to the following:

- 8.86 acres of low density residential
- 80.93 acres of planned development
- 19 acres of high density residential
- 14.01 acres of industrial

All of the roadway segments are projected to operate acceptably with the proposed rezoning except Midway Road from East Torino Parkway to Jenkins Road/Milner Road. Because this road is failing in the existing/background condition, it is the responsibility of the maintaining agency to correct the existing deficiency and it is not a responsibility of the applicant (Chapter 163.3180 (5) F.S.). Therefore, the proposed rezoning meets the transportation requirements of the City's Code.

APPENDICES

Exhibit 1A. Trip Generation - FLU

Exhibits 1B - 1C. Internal Capture

Exhibit 2A. Trip Generation – 0.2 FAR FLU

Exhibits 2B - 2C. Internal Capture – 0.2 FAR

Exhibit 3. Trip Generation – Rezoning

A. FDOT AADT Data
B. Conceptual Plan
C. City of Fort Pierce Comprehensive Map
D. City of Fort Pierce Future Land Use Element
E. St. Lucie County Transportation Improvement Program (FY 2022/23 – FY 2026/27)
F. St. Lucie County LRTP (2045)
G. FDOT Q/LOS Handbook
H. Institute of Traffic Engineers' (ITE) Report, Trip Generation (11th Edition)
I. Property ID Cards

EXHIBIT 1A

Selvitz Road Ft. Pierce

Trip Generation - Future Land Use

Land Use	Intensity		Daily	AM Peak Hour			PM Peak Hour		
			Trips	Total	In	Out	Total	In	Out
Existing FLU Traffic									
Single Family Attached	799	DU	6,038	410	127	283	475	271	204
Proposed Maximum FLU Traffic									
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Subtotal			96,464	4,200	2,731	1,469	8,279	3,589	4,690
Internal Capture	AM	PM/ DAILY							
Multifamily Housing(Mid-Rise)	2.8%	48.5%	4,242	22	4	18	349	220	129
General Office	7.6%	20.9%	2,513	128	71	57	323	74	249
Shopping Center (>150k)	7.4%	10.2%	7,728	126	63	63	614	349	265
Subtotal	6.6%	15.5%	14,483	276	138	138	1,286	643	643
Pass-By Traffic									
Multifamily Housing(Mid-Rise)	0%		0	0	0	0	0	0	0
General Office	0%		0	0	0	0	0	0	0
Shopping Center (>150k)	19%		12,914	301	190	111	1,026	482	544
Subtotal			12,914	301	190	111	1,026	482	544
NET PROPOSED TRIPS (FOR THE PURPOSES OF SHORT-TERM 5 YEARS)			***69,067***	***3,623***	***2,403***	***1,220***	***5,967***	***2,464***	***3,503***
NET CHANGE IN TRIPS (FOR THE PURPOSES OF 2045 LAND USE CHANGE)			**63,029**	**3,213**	**2,276**	**937**	**5,492**	**2,193**	**3,299**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by	AM Peak Hour		PM Peak Hour	
				Rate	in/out	Rate	in/out	Equation
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Single Family Attached	215	DU	T = 7.62 (X) -50.48	0%	31/69	T = 0.52 (X) - 5.70	57/43	T = 0.60 (X) - 3.93
Multifamily Housing(Mid-Rise)	221	DU	T = 4.77 (X) + -46.46	0%	23/77	T = 0.44 (X) - 11.61	61/39	T = 0.39(X) + 0.34
General Office	710	1000 SF	Ln(T) = 0.87 Ln(X) + 3.05	0%	88/12	Ln(T) = 0.86 Ln(X) + 1.16	17/83	Ln(T) = 0.83 Ln(X) + 1.29
Shopping Center (>150k)	820	1000 SF	T = 26.11(X) + 5863.73	19%	62/38	T = 0.59(X) + 133.55	48/52	Ln(T) = 0.72 Ln(X) + 3.02

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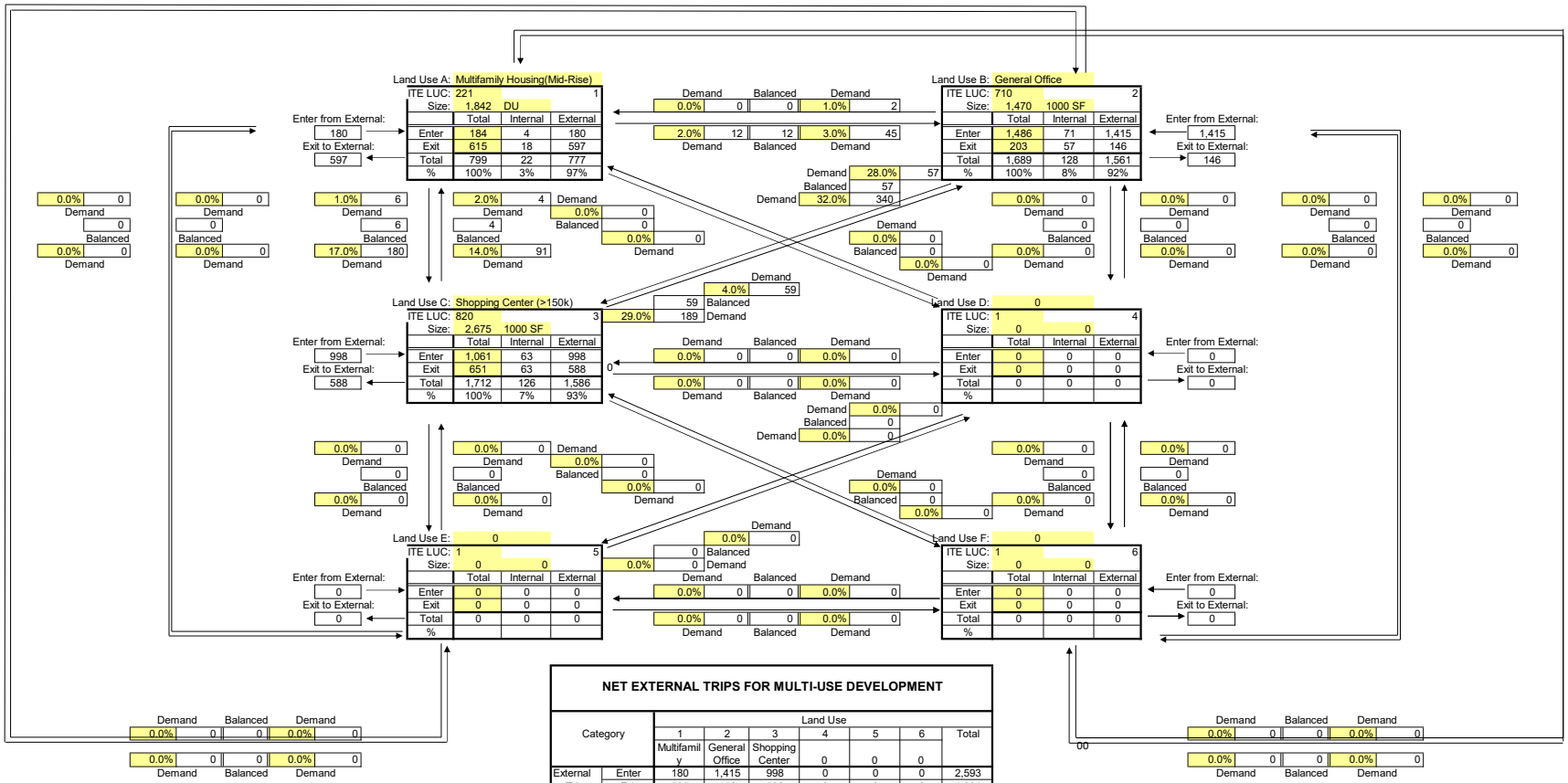
EXHIBIT 1B

Analysis Period: PM____, Midday____, AM __X__. **Project Number:** 023009 **Task Number:**
Analyst: MEP **Project Name:** Selvitz Road Ft. Pierce
Date: 9/27/2022 **Scenario:** AM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category		Land Use 1 Multifamily	2 General Office	3 Shopping Center	4	5	6	Total
External Trips	Enter	180	1,415	998	0	0	0	2,593
	Exit	597	146	588	0	0	0	1,331
	Total	777	1,561	1,586	0	0	0	**3,924**
Internal Trips	Enter	4	71	63	0	0	0	138
	Exit	18	57	63	0	0	0	138
	Total	22	128	126	0	0	0	**276**
Single Use Trip Gen Estimate		799	1,689	1,712	0	0	0	**4,200**
		2.75%	7.58%	7.36%	0.00%	0.00%	0.00%	

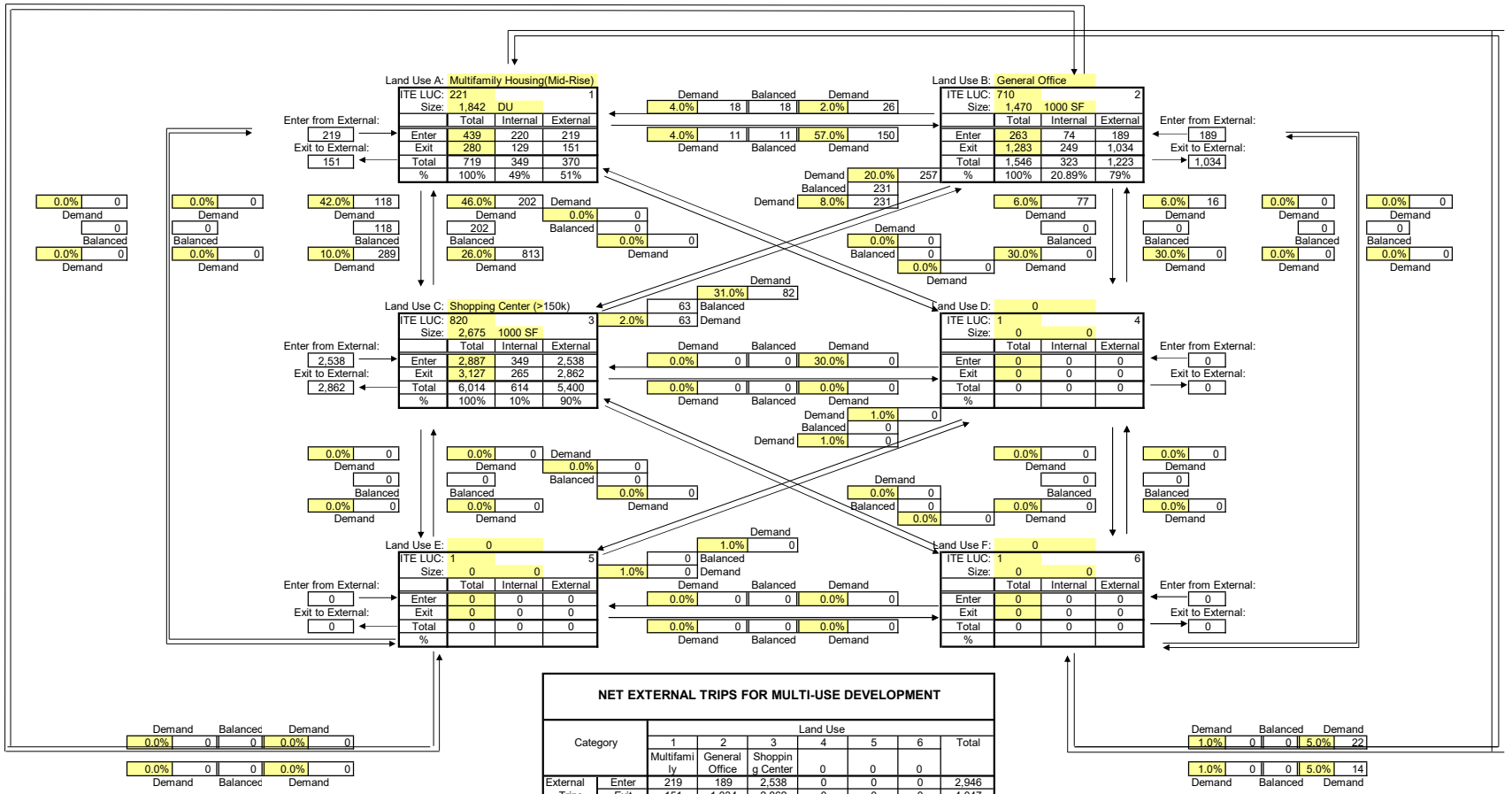
Internal Capture = 6.57%

Print Date = 09/27/22
File Name = S:\JOBS - SHARE DRIVE\023 - Cotleur & Hearing\009 - Selvitz FLU\FLU & Rezoning\Revised 9-23-22\[TRIP GENERATION Selzitz FLU 9-23.xlsx]tgen-Prop Rezoning

EXHIBIT 1C

Analysis Period: PM_X___, AM ____.
Analyst: MEP
Date: 9/27/2022

Project Number: 023009 **Task Number:**
Project Name: Selvitz Road Ft. Pierce
Scenario: PM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category		Land Use 1 Multifamily	2 General Office	3 Shopping Center	4	5	6	Total
External Trips	Enter	219	189	2,538	0	0	0	2,946
	Exit	151	1,034	2,862	0	0	0	4,047
	Total	370	1,223	5,400	0	0	0	**6,993**
Internal Trips	Enter	220	74	349	0	0	0	643
	Exit	129	249	265	0	0	0	643
	Total	349	323	614	0	0	0	**1,286**
Single Use Trip Gen Estimate		719	1,546	6,014	0	0	0	**8,279**

Print Date = ######
File Name = S:\JOBS - SHARE DRIVE\023 - Cotleur & Hearing\009 - Selvitz FLU\FLU & Rezoning\Revised 9-23-22\[TRIP GENERATION Selzitz FLU 9-23.xlsx]tgen-Prop Rezoning

EXHIBIT 2A

Selvitz Road Ft. Pierce

Trip Generation - Future Land Use - 0.2 FAR

Land Use	Intensity		Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Existing FLU Traffic									
Single Family Attached	799	DU	6,038	410	127	283	475	271	204
Proposed Maximum FLU Traffic									
Multifamily Housing(Mid-Rise)	1,842	DU	8,740	799	184	615	719	439	280
General Office	534.917	1000 SF	4,991	708	623	85	668	114	554
Shopping Center (>150k)	534.917	1000 SF	19,830	449	278	171	1,888	906	982
Subtotal			33,561	1,956	1,085	871	3,275	1,459	1,816
Internal Capture	AM	PM/ DAILY							
Multifamily Housing(Mid-Rise)	2.8%	43.8%	3,829	22	4	18	315	213	102
General Office	8.6%	17.1%	852	61	37	24	114	31	83
Shopping Center (>150k)	13.1%	20.4%	4,044	59	30	29	385	163	222
Subtotal	7.3%	24.9%	8,725	142	71	71	814	407	407
Pass-By Traffic									
Shopping Center (>150k)	19%		2,999	74	47	27	286	141	145
Subtotal			2,999	74	47	27	286	141	145
NET CHANGE IN TRIPS (FOR THE PURPOSES OF 2045 LAND USE CHANGE)			**15,799**	**1,330**	**840**	**490**	**1,700**	**640**	**1,060**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
General Light Industrial	110	1000 SF	T = 3.76(X) + 50.47	0%	88/12	T = 0.68(X) + 3.81	14/86	Ln(T) =0.72 Ln(X) + 0.38
Single Family Attached	215	DU	T = 7.62 (X) -50.48	0%	31/69	T = 0.52 (X) - 5.70	57/43	T = 0.60 (X) - 3.93
Multifamily Housing(Mid-Rise)	221	DU	T = 4.77 (X) + -46.46	0%	23/77	T = 0.44 (X) - 11.61	61/39	T = 0.39(X) + 0.34
General Office	710	1000 SF	Ln(T) = 0.87 Ln(X) + 3.05	0%	88/12	Ln(T) = 0.86 Ln(X) + 1.16	17/83	Ln(T) = 0.83 Ln(X) + 1.29
Shopping Center (>150k)	820	1000 SF	T = 26.11(X) + 5863.73	19%	62/38	T = 0.59(X) + 133.55	48/52	Ln(T) = 0.72 Ln(X) + 3.02

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EXHIBIT 2B

Analysis Period: PM____, Midday____, AM __X__. **Project Number:** 023009 **Task Number:**
Analyst: MEP **Project Name:** Selvitz Road Ft. Pierce
Date: 9/27/2022 **Scenario:** AM Peak Hour - 0.2 FAR

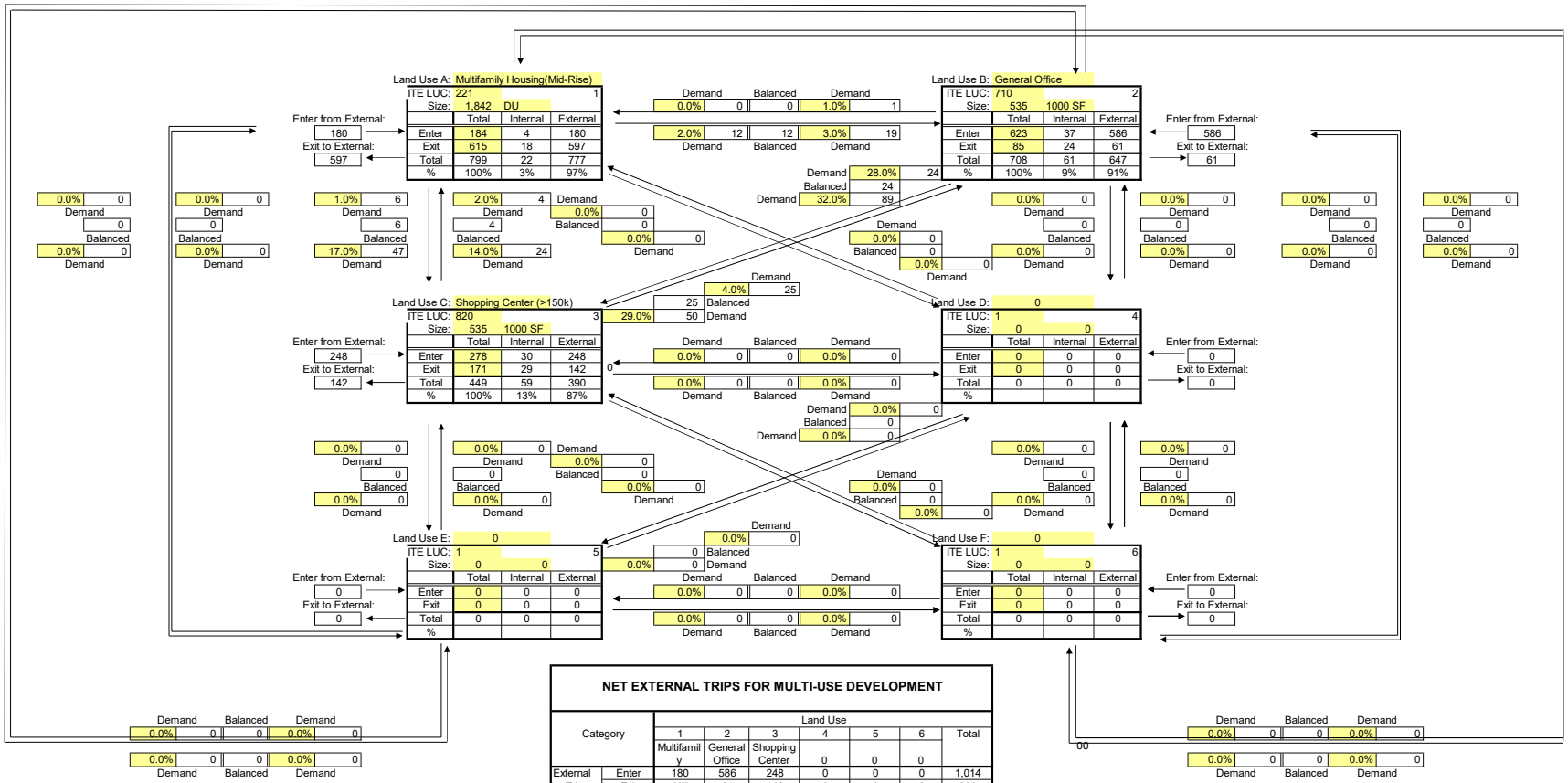
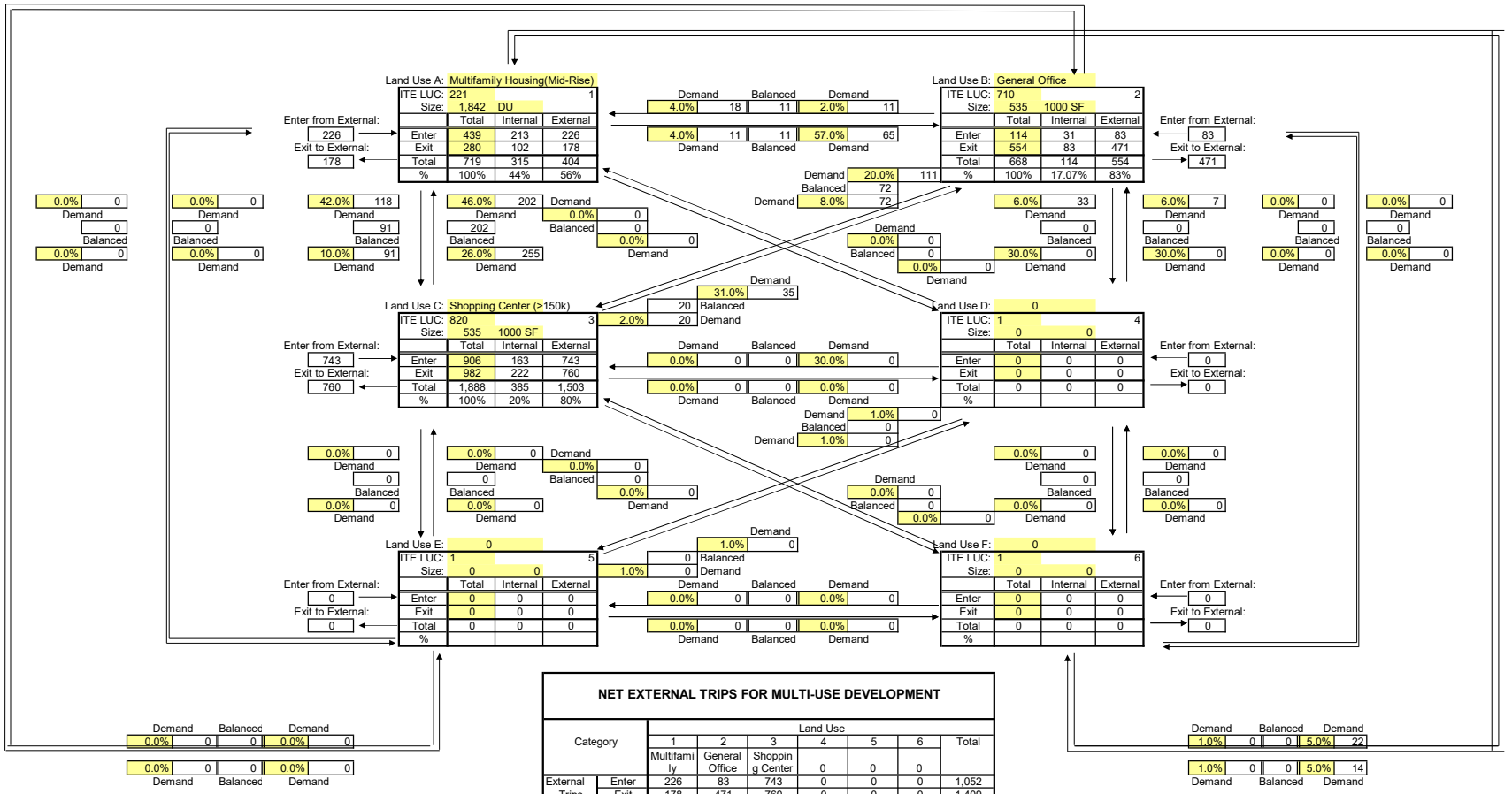

Land Use A: Multifamily Housing(Mid-Rise)
ITE LUC: 221 1
Size: 1,842 DU
Total Internal External
Enter 184 4 180
Exit 615 18 597
Total 799 22 777
% 100% 3% 97%
Enter from External: 180
Exit to External: 597
Land Use B: General Office
ITE LUC: 710 2
Size: 535 1000 SF
Total Internal External
Enter 623 37 586
Exit 85 24 61
Total 708 61 647
% 100% 9% 91%
Enter from External: 586
Exit to External: 61
Land Use C: Shopping Center (>150k)
ITE LUC: 820 3
Size: 535 1000 SF
Total Internal External
Enter 278 30 248
Exit 171 29 142
Total 449 59 390
% 100% 13% 87%
Enter from External: 248
Exit to External: 142
Land Use D: 0
ITE LUC: 1 4
Size: 0 0
Total Internal External
Enter 0 0 0
Exit 0 0 0
Total 0 0 0
%
Enter from External: 0
Exit to External: 0
Land Use E: 0
ITE LUC: 1 5
Size: 0 0
Total Internal External
Enter 0 0 0
Exit 0 0 0
Total 0 0 0
%
Enter from External: 0
Exit to External: 0
Land Use F: 0
ITE LUC: 1 6
Size: 0 0
Total Internal External
Enter 0 0 0
Exit 0 0 0
Total 0 0 0
%
Enter from External: 0
Exit to External: 0
Demand
Balanced
0.0% 0.0% 1.0% 2.0% 0.0% 0.0% 0

EXHIBIT 2C

Analysis Period: PM X , AM ____.
Analyst: MEP
Date: 9/27/2022

Project Number: 023009 **Task Number:**
Project Name: Selvitz Road Ft. Pierce
Scenario: PM Peak Hour - 0.2 FAR



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category		Land Use 1 Multifamily	2 General Office	3 Shopping Center	4	5	6	Total
External Trips	Enter	226	83	743	0	0	0	1,052
	Exit	178	471	760	0	0	0	1,409
	Total	404	554	1,503	0	0	0	**2,461**
Internal Trips	Enter	213	31	163	0	0	0	407
	Exit	102	83	222	0	0	0	407
	Total	315	114	385	0	0	0	**814**
Single Use Trip Gen Estimate		719	668	1,888	0	0	0	**3,275**

Print Date = ######
File Name = S:\JOBS - SHARE DRIVE\023 - Cotleur & Hearing\009 - Selvitz FLU\FLU & Rezoning\Revised 9-23-22\[TRIP GENERATION Selzitz FLU 9-23.xlsx]tgen-Prop Rezoning

EXHIBIT 3

Selvitz Road Ft. Pierce

Trip Generation - Rezoning

Land Use	Intensity		Daily	AM Peak Hour			PM Peak Hour		
			Trips	Total	In	Out	Total	In	Out
Proposed Maximum Zoning Traffic									
Multifamily Housing(Mid-Rise)	342	DU	1,585	139	32	107	134	82	52
Warehouse	915.413	1000 SF	1,485	133	105	28	136	34	102
Single Family Detached	35	DU	384	29	8	21	37	23	14
Single Family Attached	405	DU	3,036	205	64	141	239	136	103
Subtotal			6,490	506	209	297	546	275	271
Internal Capture	AM	PM/ DAILY							
Multifamily Housing(Mid-Rise)	2.2%	3.7%	59	3	1	2	5	4	1
Warehouse	3.8%	2.2%	33	5	4	1	3	1	2
Single Family Detached	3.4%	2.7%	10	1	0	1	1	0	1
Single Family Attached	0.5%	0.4%	13	1	0	1	1	0	1
Subtotal	2.0%	1.8%	115	10	5	5	10	5	5
NET PROPOSED REZONING TRIPS			***6,375***	***496***	***204***	***292***	***536***	***270***	***266***

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Warehouse	150	1000 SF	T = 1.58 (X) + 38.29	0%	79/21	T = 0.12 (X) + 23.62	25/75	T = 0.12 (X) + 26.48
Multifamily Housing(Mid-Rise)	221	DU	T = 4.77 (X) + -46.46	0%	23/77	T = 0.44 (X) - 11.61	61/39	T = 0.39(X) + 0.34
Single Family Detached	210	DU	Ln(T) = 0.92 Ln(X) + 2.68	0%	26/74	Ln(T) = 0.91 Ln(X) + 0.12	63/37	Ln(T) = 0.94 Ln(X) + 0.27
Single Family Attached	215	DU	T = 7.62 (X) -50.48	0%	31/69	T = 0.52 (X) - 5.70	57/43	T = 0.60 (X) - 3.93

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APPENDIX A.

AADT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 8549 - S 25TH ST (CR 615) - N OF DADE RD (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	15700 C	N 7600	S 8100	9.00	50.90	18.10
2020	16800 S	N 8300	S 8500	9.00	51.30	5.20
2019	17600 F	N 8700	S 8900	9.00	51.00	5.20
2018	17800 C	N 8800	S 9000	9.00	51.30	5.20
2017	18200 S	N 8900	S 9300	9.00	50.90	10.00
2016	17800 F	N 8700	S 9100	9.00	50.90	10.00
2015	17600 C	N 8600	S 9000	9.00	51.00	10.00
2014	16300 C	N 8000	S 8300	9.00	50.80	3.60
2013	14100 C	N 7300	S 6800	9.00	50.80	3.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 8539 - MIDWAY RD FROM SELVITZ RD TO WEST VIRGINIA DR (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	24000 C	E 11000	W 13000	9.00	50.90	10.50
2020	15500 S	E 7800	W 7700	9.00	51.30	10.80
2019	16200 F	E 8200	W 8000	9.00	51.00	10.80
2018	16400 C	E 8300	W 8100	9.00	51.30	10.80
2017	12900 S	E 6300	W 6600	9.00	50.90	8.90
2016	12700 F	E 6200	W 6500	9.00	50.90	8.90
2015	12500 C	E 6100	W 6400	9.00	51.00	8.90
2014	14400 F	E 7100	W 7300	9.00	50.80	4.40
2013	14400 C	E 7100	W 7300	9.00	50.80	4.40
2012	14200 C	E 7100	W 7100	9.00	56.80	4.40
2011	12100 T	0	0	9.00	57.20	7.60
2010	12100 S	E 6200	W 5900	10.32	55.40	12.10
2009	12100 F	E 6200	W 5900	10.27	57.35	12.10
2008	12300 C	E 6300	W 6000	10.45	58.06	12.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 8538 - MIDWAY RD FROM GLADE RD TO FLORIDA TURNPIKE (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	18700 C	E 9900	W 8800	9.00	50.90	17.20
2020	15900 S	E 8200	W 7700	9.00	51.30	10.90
2019	16600 F	E 8600	W 8000	9.00	51.00	10.90
2018	16800 C	E 8700	W 8100	9.00	51.30	10.90
2017	16000 S	E 8200	W 7800	9.00	50.90	19.50
2016	15800 F	E 8100	W 7700	9.00	50.90	19.50
2015	15600 C	E 8000	W 7600	9.00	56.30	19.50
2014	15900 F	E 7900	W 8000	9.00	54.70	7.60
2013	15700 C	E 7800	W 7900	9.00	57.20	7.60
2012	16200 C	E 8100	W 8100	9.00	57.00	7.60
2011	13000 T	0	0	9.00	56.50	7.60
2010	13000 S	E 6600	W 6400	11.51	57.07	13.50
2009	13600 F	E 6900	W 6700	11.11	58.68	13.50
2008	14100 C	E 7200	W 6900	11.51	54.38	13.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 8520 - SELVITZ RD FROM PEACHTREE BLVD TO MIDWAY RD (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	8800 F	N 4400	S 4400	9.00	50.90	9.20
2020	9000 C	N 4500	S 4500	9.00	51.30	9.20
2019	7600 S	N 3800	S 3800	9.00	51.00	9.20
2018	7600 F	N 3800	S 3800	9.00	51.30	9.20
2017	7600 C	N 3800	S 3800	9.00	50.90	9.20
2016	7300 S	N 3600	S 3700	9.00	50.90	4.90
2015	7300 F	N 3600	S 3700	9.00	51.00	4.90
2014	7300 C	N 3600	S 3700	9.00	50.80	4.90
2013	6700 C	N 3400	S 3300	9.00	50.80	4.40
2012	6900 C	N 3400	S 3500	9.00	56.80	4.40
2011	7600 T	0	0	9.00	57.20	3.10
2010	7600 S	N 3800	S 3800	10.32	55.40	7.30
2009	7600 F	N 3800	S 3800	10.27	57.35	7.30
2008	7600 C	N 3800	S 3800	10.45	58.06	7.30
2007	8100 C	N 3900	S 4200	10.31	58.74	7.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7055 - CR 615/25TH STREET SOUTH/ST. JAMES DR - S. OF MIDWAY RD WEST (COUNTY 172)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	15200 T	N 7600	S 7600	9.00	50.90	7.20
2020	15400 S	N 7700	S 7700	9.00	51.30	31.50
2019	16100 F	N 8000	S 8100	9.00	51.00	7.80
2018	16300 C	N 8100	S 8200	9.00	51.30	5.80
2017	17200 E	N 8500	S 8700	9.00	50.90	10.00
2016	16000 R	N 7900	S 8100	9.00	50.90	6.20
2015	15800 T	N 7800	S 8000	9.00	51.00	41.80
2014	15800 S	N 7800	S 8000	9.00	50.80	49.50
2013	15800 F	N 7800	S 8000	9.00	50.80	11.90
2012	15800 C	N 7800	S 8000	9.00	56.80	7.10
2011	17000 F	N 8400	S 8600	9.00	57.20	7.60
2010	17000 C	N 8400	S 8600	10.32	55.40	4.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7011 - ON GLADES CUT-OFF RD - W. OF SELVITZ RD (COUNTY 113)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	5400 S	E 2700	W 2700	9.00	50.90	7.20
2020	5400 F	E 2700	W 2700	9.00	51.30	31.50
2019	5600 C	E 2800	W 2800	9.00	51.00	7.80
2018	4800 V	E 2400	W 2400	9.00	51.30	5.80
2017	4800 R	E 2400	W 2400	9.00	50.90	10.00
2016	4800 T	E 2400	W 2400	9.00	50.90	6.20
2015	4800 S	E 2400	W 2400	9.00	51.00	41.80
2014	4800 F	E 2400	W 2400	9.00	50.80	49.50
2013	4800 C	E 2400	W 2400	9.00	50.80	11.90
2012	3800 S	E 1900	W 1900	9.00	56.80	19.20
2011	3800 F	E 1900	W 1900	9.00	57.20	19.20
2010	3800 C	E 1900	W 1900	10.32	55.40	19.20
2009	3700 C	E 1800	W 1900	10.27	57.35	17.00
2008	5300 C	E 2600	W 2700	10.45	58.06	20.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

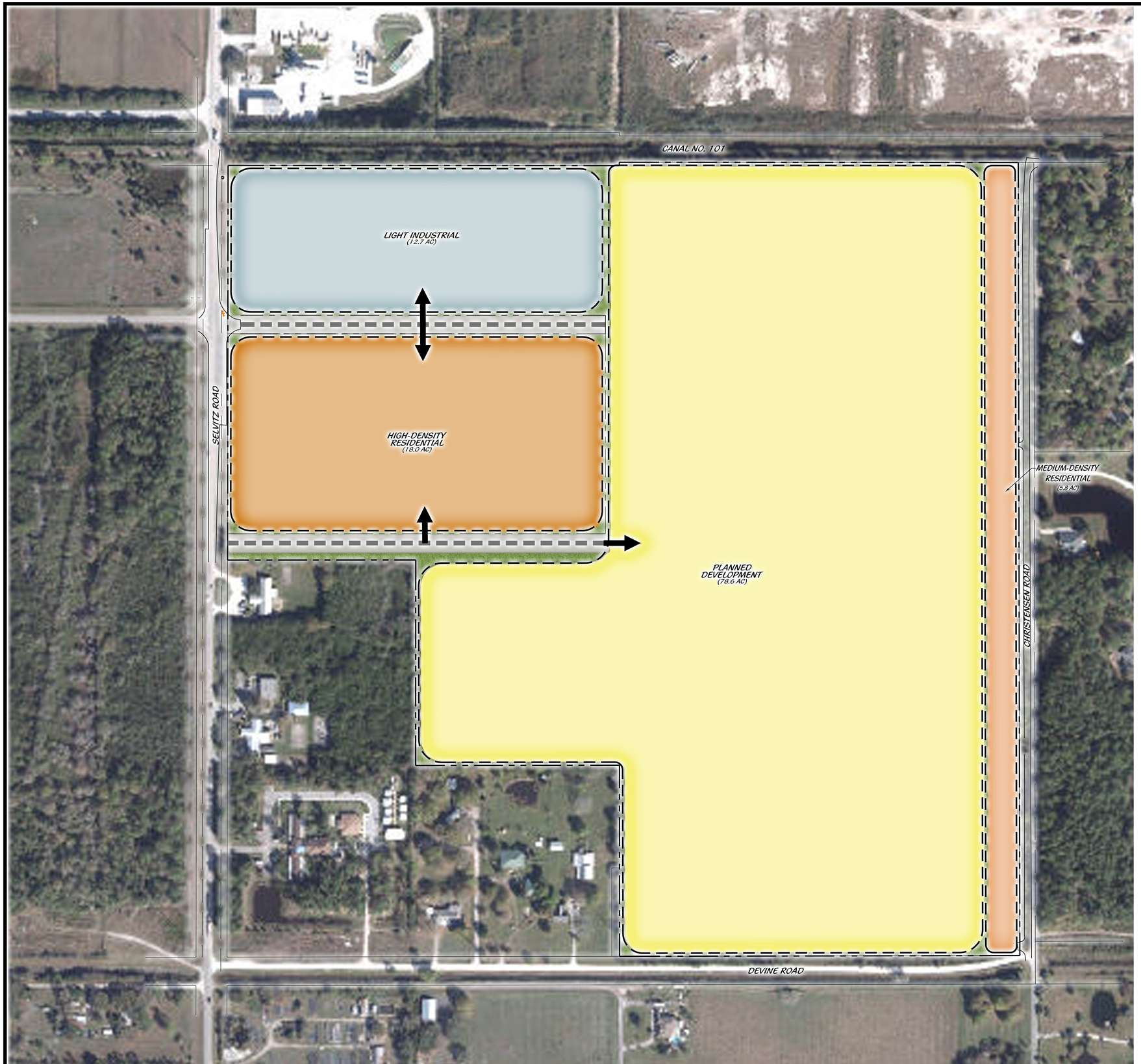
FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0016 - CR 615/25 ST S - N OF CR 712/MIDWAY RD (COUNTY 171 AND 16)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	18000 V	N 8600	S 9400	9.00	50.90	7.20
2020	18200 R	N 8700	S 9500	9.00	51.30	31.50
2019	19000 T	N 9100	S 9900	9.00	51.00	7.80
2018	19200 S	N 9200	S 10000	9.00	51.30	5.80
2017	19100 F	N 9100	S 10000	9.00	50.90	10.00
2016	18900 C	N 8900	S 10000	9.00	50.90	6.20
2015	15900 V	N 7800	S 8100	9.00	51.00	4.90
2014	15900 R	N 7800	S 8100	9.00	50.80	5.90
2013	15900 T	N 7800	S 8100	9.00	50.80	8.50
2012	15900 S	N 7800	S 8100	9.00	56.80	4.20
2011	16100 F	N 7900	S 8200	9.00	57.20	6.20
2010	16100 C	N 7900	S 8200	10.32	55.40	6.20
2009	15400 C	N 7800	S 7600	10.27	57.35	6.20
2007	12600 C	N 6100	S 6500	10.31	58.74	5.20
2006	13300 C	N 6500	S 6800	10.73	65.89	7.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



LAND USE: MXD (MIXED USE)

REZONING:

- LI (LIGHT INDUSTRIAL)
- R-5 (HIGH DENSITY RESIDENTIAL)
- R-4 (MEDIUM DENSITY RESIDENTIAL)
- PD (PLANNED DEVELOPMENT)

ZONING KEY

- LIGHT INDUSTRIAL (LI)- 12.7 AC
- HIGH DENSITY RESIDENTIAL (R-5)- 18 AC
- MEDIUM DENSITY RESIDENTIAL (R-4)- 5.8 AC
- PLANNED DEVELOPMENT (PD)- 78.6 AC

CONCEPTUAL PLAN

0' 75' 150' 300' 450' 600'

Scale: 1" = 150'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SELVITZ ROAD

Ft. Pierce, Florida

DESIGNED LAH
DRAWN LAH
DATE 04-21-22
REVISIONS

SHEET 1 OF 1

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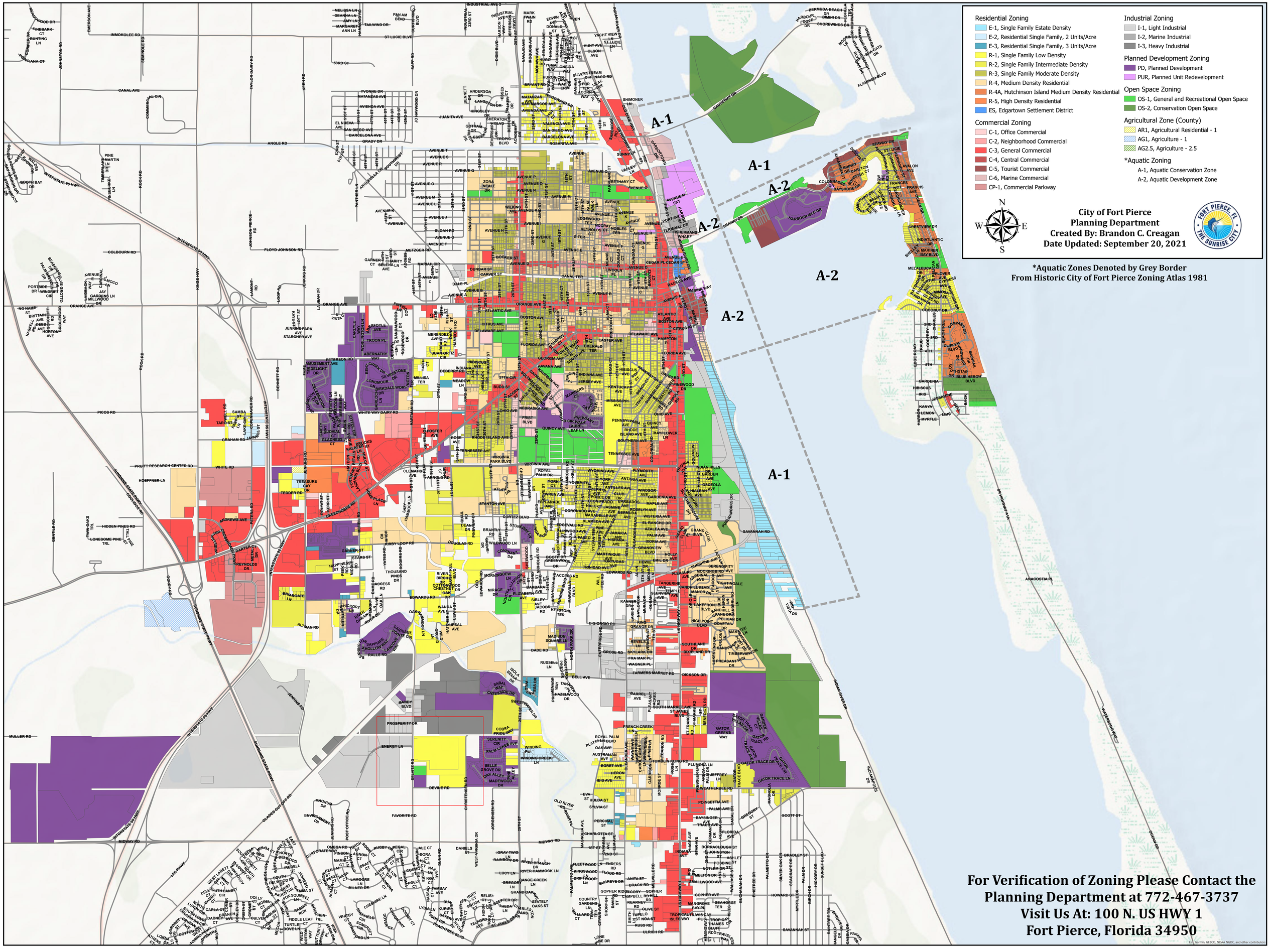
Residential Zoning
E-1, Single Family Estate Density
E-2, Residential Single Family, 2 Units/Acre
E-3, Residential Single Family, 3 Units/Acre
R-1, Single Family Low Density
R-2, Single Family Intermediate Density
R-3, Single Family Moderate Density
R-4, Medium Density Residential
R-4A, Hutchinson Island Medium Density Residential
R-5, High Density Residential
ES, Edgartown Settlement District
Commercial Zoning
C-1, Office Commercial
C-2, Neighborhood Commercial
C-3, General Commercial
C-4, Central Commercial
C-5, Tourist Commercial
C-6, Marine Commercial
CP-1, Commercial Parkway
Industrial Zoning
I-1, Light Industrial
I-2, Marine Industrial
I-3, Heavy Industrial
Planned Development Zoning
PD, Planned Development
PUR, Planned Unit Redevelopment
Open Space Zoning
OS-1, General and Recreational Open Space
OS-2, Conservation Open Space
Agricultural Zone (County)
AR1, Agricultural Residential - 1
AG1, Agriculture - 1
AG2.5, Agriculture - 2.5
*Aquatic Zoning
A-1, Aquatic Conservation Zone
A-2, Aquatic Development Zone
N
W
E
S
City of Fort Pierce
Planning Department
Created By: Brandon C. Creagan
Date Updated: September 20, 2021
FORT PIERCE, FL
THE SUNRISE CITY
*Aquatic Zones Denoted by Grey Border
From Historic City of Fort Pierce Zoning Atlas 1981
A-1
A-2
A-2
A-2
A-1
For Verification of Zoning Please Contact the
Planning Department at 772-467-3737
Visit Us At: 100 N. US HWY 1
Fort Pierce, Florida 34950
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

GOP Table 1-1: Future Land Use Density/Intensity Summary Table

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
RESIDENTIAL			
Low Density Residential (RL)	1-6.5 du/ac	-	
Hutchinson Island Residential (HIR)	8 du/ac	-	
Medium Density Residential (RM)	6.5-12 du/ac	-	
High Density Residential (RH)	12-18 du/ac	-	
COMMERCIAL			
Boundary Commercial (BC)	N/A	1.0	N/A
Neighborhood Commercial (NC)	10du/ac	0.5	Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.
General Commercial (GC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	***Land Use Breakdown***
Central Business District (CBD)	30 du/ac*	3.0	Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.
Marine Commercial (MC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.
Urban Neighborhood (UN)	15 du/ac	1.2	Residential uses may comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.
MIXED USE			
Hutchinson Island Mixed Use (HIMU)	8 du/ac	1.0	Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation.
Mixed Use Development (MXD)	15 du/acre	1.5	Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
Offices - Professional and Business Services (OP)	10-18 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the OP future land use designation.
PUBLIC/INSTITUTIONAL			
Institutional (INST)	N/A	1.0	N/A
INDUSTRIAL			
Boundary Industrial (BI)	N/A	1.5	N/A
Industrial (I)	N/A	1.5	N/A
Heavy Industrial (HI)	N/A	2.0	N/A
CONSERVATION/OPEN SPACE			
Conservation and Open Space (COS)	N/A	0.25	N/A

* - Density bonus provisions are outlined in Policy 1.1.5 of the City's Future Land Use Element.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

Marine Commercial (MC): The Marine Commercial designation is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. Multifamily residences also allowed in this designation. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.

Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of three (3) of the following general land uses:

- Residential (single-family and/or multifamily)
- Commercial – General and/or Neighborhood
- Commercial – Town Center
- Hotel (minimum 100 units)
- Office Uses – Professional and/or medical
- Industrial
- Institutional

Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

Offices – Professional and Business Services (OP): The OP designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20% of the total floor area of the OP future land use designation.

Urban Neighborhood (UN): The Urban Neighborhood designation is characterized by established pedestrian–oriented neighborhoods that allow for low-intensity boutique-scale commercial uses that support the nearby residential uses within the neighborhood; low-intensity workshops for fabrication may be appropriate as an accessory use. Design and performance standards will be based upon adopted individual neighborhood plans. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.2. Residential uses shall comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.

A.2 PROJECT INDEX AND TIP/RLRTP CROSS REFERENCE

PROJECT NAME	PROJECT LIMITS FROM	PROJECT LIMITS TO	DESCRIPTION	PROJECT NUMBER	LRTP Page	TIP Page	TIP MAP Page
A1A BIG MUD CREEK AND BLIND CREEK BRIDGES	BIG MUD CREEK BRIDGE	BLIND CREEK BRIDGE	BRIDGE REPLACEMENT	4491791	3-9	C 6-2	A-5
A1A NORTH CAUSEWAY BRIDGE	ENTIRE BRIDGE	ENTIRE BRIDGE	BRIDGE REPLACEMENT	4299362	8-3	C 6-3	A-4
A1A SUNTRAIL	FT PIERCE INLET STATE PARK	SLC/INDIAN RIVER COUNTY LINE	BIKE PATH/TRAIL	4435061	8-2	C 1-2	A-4
BELL AVENUE	SOUTH 25TH ST	SUNRISE BLVD	BIKE LANE/SIDEWALK	4460761	8-2	C 1-3	A-4
EMERSON AVE	INDRIO RD	25TH ST	RESURFACING	4476511	3-9	C 1-4	A-4
FEC OVERPASS	SAVANNAS RECREATION AREA	SOUTH OF SAVANNAH RD.	BIKE PATH/TRAIL	4400321	8-2	C 1-5	A-4
GATLIN BLVD	WEST OF I-95	PORT ST LUCIE BLVD	TRAFFIC CONTROL DEVICES/SYSTEM	4447071	8-3	C 1-6	A-5
HISTORIC HIGHWAYMAN TRAIL GAP	INDIAN HILLS DR	GEORGIA AVE	BIKE PATH/TRAIL	4400342	8-11	C 1-7	A-4
I-95 @ GATLIN BLVD	OFF-RAMPS	OFF-RAMPS	INTERCHANGE - ADD LANES	4397611	8-3	C 1-8	A-5
I-95 @ ORANGE AVE	NB EXIT RAMP TO WB ORANGE AVE	NB EXIT RAMP TO WB ORANGE AVE	SKID HAZARD OVERLAY	4492811	3-9	C 1-10	A-4
I-95 @ ST. LUCIE WEST BLVD	INTERCHANGE	INTERCHANGE	INTERCHANGE - ADD LANES	4353371	8-2	C 1-12	A-5
I-95 FROM GATLIN BLVD TO ST. LUCIE WEST BLVD	GATLIN BLVD	ST. LUCIE WEST BLVD	SKID HAZARD OVERLAY	4438471	3-9	C 1-13	A-5
I-95 FROM GLADES CUT-OFF RD TO FL TPK	N OF GLADES CUT-OFF RD	N OF FLORIDA TURNPIKE	RESURFACING	4491631	3-9	C 1-14	A-4
I-95 FROM SLC/MARTIN TO SR-70	SLC/MARTIN COUNTY LINE	SR-70/OKEECHOBEE RD	PD&E/EMO STUDY	4226816	8-3	C 1-15	A-4, 5
I-95 ST. LUCIE SOUTHBOUND REST AREA	REST AREA	REST AREA	REST AREA	4499611	3-9	C 1-16	A-4
INTERSECTION LIGHTING RETROFIT IMPROVEMENT	VARIOUS LOCATIONS	VARIOUS LOCATIONS	LIGHTING	4470031	8-3	C 1-17	A-4
JENKINS RD	GLADES CUT OFF RD	ORANGE AVENUE	PD&E/EMO STUDY	4463311	8-3	C 1-18	A-4
KESTOR DR	DARWIN BOULEVARD	BECKER RD	SIDEWALK	4489981	8-11	C 1-19	A-5
KINGS HWY	400 feet S OF OKEECHOBEE RD	NORTH OF PICOS RD	ADD LANES & RECONSTRUCT	2302566	8-2	C 1-20	A-4
KINGS HWY	NORTH OF COMMERCIAL CIR	ST LUCIE BLVD	ADD LANES & RECONSTRUCT	4383792	8-2	C 1-21	A-4
KINGS HWY	N OF I-95 OVERPASS	N OF COMMERCIAL CIR	ADD LANES & RECONSTRUCT	4383791	8-2	C 1-22	A-4
KINGS HWY	NORTH OF PICOS RD	NORTH OF I-95 OVERPASS	ADD LANES & RECONSTRUCT	2302567	8-2	C 1-23	A-4

KINGS HWY	N OF I-95 OVERPASS	SOUTH OF ANGLE	ADD LANES & RECONSTRUCT	4383794	8-2	C 1-26	A-4
MIDWAY RD	GLADES CUT OFF RD	SELVITZ ROAD	ADD LANES & RECONSTRUCT	2314403	8-2	C 1-27	A-4, 5
MIDWAY RD	JENKINS RD	SELVITZ RD	ADD LANES & RECONSTRUCT	2314405	8-11	C 1-28	A-4, 5
OKEECHOBEE RD	IDEAL HOLDING RD	ROCK RD	RESURFACING	4476531	3-9	C 1-29	A-4
OLEANDER AVE	SOUTH MARKET AVE	EDWARDS RD	SIDEWALK	4480661	8-11	C 1-30	A-4
ORANGE AVE	KINGS HWY	E OF I-95 SB RAMP	INTERCHANGE - ADD LANES	4461681	8-3	C 1-31	A-4
ORANGE AVE	KINGS HWY	US-1	ATMS - ARTERIAL TRAFFIC MGMT	4496961	8-11	C 1-32	A-4
ORANGE AVE	NORTH 32ND ST	US-1	RESURFACING	4461691	3-9	C 1-33	A-4
OUTFALL FOR VIRGINIA AVE	OLEANDER BLVD	INDIAN HILLS DR	DRAINAGE IMPROVEMENTS	4417151	3-9	C 1-34	A-4
PORT ST. LUCIE BLVD	BECKER RD	PAAR DRIVE	ADD LANES & RECONSTRUCT	4317523	8-2	C 1-35	A-5
PORT ST. LUCIE BLVD	PAAR DRIVE	DARWIN BLVD	ADD LANES & RECONSTRUCT	4317522	8-2	C 1-36	A-5
PORT ST. LUCIE BLVD	SOUTH OF PAAR DR	SOUTH OF ALCANTARRA BLVD	ADD LANES & RECONSTRUCT	4317525	8-2	C 1-37	A-5
PORT ST. LUCIE BLVD	SHELTER DR	US-1	RESURFACING	4463761	3-9	C 1-38	A-5
PRIMA VISTA BLVD TSM&O	AIROSO BLVD	NARANJA AVE	ITS COMMUNICATION SYSTEM	4481341	8-11	C 1-39	A-5
S 25TH ST	N OF EDWARDS RD	N OF VIRGINIA AVE	RESURFACING	4461701	3-9	C 1-40	A-4
SAVANNAS PRESERVE STATE PARK GAP	LENNARD RD	SAVANNAS RECREATION AREA	BIKE PATH/TRAIL	4399993	8-3	C 1-41	A-4, 5
SAVANNAS PRESERVE STATE PARK GAP	WALTON RD	LENNARD RD	BIKE PATH/TRAIL	4399992	8-2	C 1-42	A-5
SELVITZ RD	NW FLORESTA DRIVE	NW BAYSHORE BLVD	BIKE LANE/SIDEWALK	4460741	8-2	C 1-43	A-5
ST. LUCIE BLVD	EAST OF N 25 ST	WEST OF US-1	RESURFACING	4484491	3-9	C 1-44	A-4
ST. LUCIE COUNTY PORT OF FT. PIERCE	PORT OF FT. PIERCE	PORT OF FT. PIERCE	SEAPORT REVENUE/OPERAT PROJECT	4150862	3-9	C 8-2	A-4
TURNPIKE RESURFACING	MP 169.3	MP 173	RESURFACING	4444021	3-9	C 7-5	A-4
US HIGHWAY 1	EDWARDS RD	TENNESSEE AVE	DRAINAGE IMPROVEMENTS	4417141	3-9	C 1-45	A-4
US HIGHWAY 1	MARTIN/ST. LUCIE COUNTY LINE	PORT ST. LUCIE BLVD	RESURFACING	4476521	3-9	C 1-46	A-5
US HIGHWAY 1	NORTH OF VIRGINIA AVE	SUNNY LANE	RESURFACING	4461091	3-9	C 1-47	A-4
US HIGHWAY 1	SOUTH OF JUANITA AVE	NORTH OF KINGS HWY	RESURFACING	4484501	3-9	C 1-48	A-4
WALTON RD	800 FEET EAST OF LENNARD RD	GREEN RIVER PKWY	SIDEWALK	4483081	8-11	C 1-49	A-5

ROADS IMPACT FEES - FUND 310006
CAPITAL IMPROVEMENT PLAN

REVENUES:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Available Major Project Reserves	$ 37,605,174	$ 18,347,272	$ 7,686,786	$ 1,513,650	$ 2,159,167
Residential Impact Fees	$ 8,413,791	$ 8,126,589	$ 7,690,100	$ 7,459,529	$ 7,459,529
Commercial Impact Fees	$ 934,866	$ 902,954	$ 854,456	$ 828,837	$ 828,837
Reimbursement	$ -	$ -	$ 5,000,000	$ 5,000,000	$ 5,000,000
Interest	$ 564,078	$ 275,209	$ 115,302	$ 22,705	$ 32,387
Less 5 Percent	$ (495,637)	$ (465,238)	$ (682,993)	$ (665,553)	$ (666,038)
Total Budgeted Revenues	**$ 47,022,272**	**$ 27,186,786**	**$ 20,663,650**	**$ 14,159,167**	**$ 14,813,881**

EXPENDITURES:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FUTURE ANTICIPATED NEEDS
Glades Cut Off Rd Improvements	$ -	$ -	$ -	$ -	$ -	$ 81,100,000
Jenkins Road Phase 1 (from Midway to Glades Cut Off Rd)	$ -	$ 12,000,000	$ -	$ -	$ -	$ -
Jenkins Road Phase 2 (from Glades Cut Off Rd to Orange Ave)	$ 375,000	$ 1,000,000	$ -	$ -	$ -	$ 69,000,000
Jenkins Road Phase 3 (from Orange Ave to St Lucie Blvd)	$ -	$ -	$ -	$ -	$ -	$ 49,000,000
Midway Rd Widening Phase 1 (Jenkins Rd to Selvitz Rd)	$ 28,000,000	$ -	$ -	$ -	$ -	$ -
Midway Rd (Glades Cut Off to Jenkins) Includes Tpk Interchange	$ -	$ -	$ -	$ -	$ -	$ 75,250,000
Selvitz Road Improvements (Glades Cut Off Rd to Edwards Rd)	$ -	$ -	$ 17,000,000	$ -	$ -	$ -
Walton Road Sidewalk (Lennard Rd to Green River Pkwy)	$ 200,000	$ 1,000,000	$ -	$ -	$ -	$ -
North County Airport Connector (I-95 to King's Hwy)	$ -	$ -	$ -	$ -	$ 2,000,000	$ 52,600,000
Selvitz Rd and Glades Cut Off Rd Intersection Improvements	$ -	$ -	$ -	$ -	$ -	$ 21,100,000
Bell Ave Sidewalk (25th Street to Sunrise Blvd)	$ 100,000	$ -	$ -	$ -	$ -	$ -
Oleander Ave Sidewalk (South Market Ave to Edwards Rd)	$ -	$ 1,000,000	$ 150,000	$ -	$ 450,000	$ -
Selvitz Rd Widening (Midway Rd-Glades Cut Off Rd)	$ -	$ -	$ -	$ -	$ -	$ 17,100,000
Edwards Rd Widening (Jenkins Rd to 25th St)	$ -	$ 1,500,000	$ 2,000,000	$ 10,000,000	$ -	$ -
Glades Cut Off Widening	$ -	$ 2,500,000	$ -	$ 2,000,000	$ 6,000,000	$ -
St. Lucie West at Peacock Blvd Intersection (City of PSL)	$ -	$ 500,000	$ -	$ -	$ 1,000,000	tbd
Total Budgeted Expenses	**$ 28,675,000**	**$ 19,500,000**	**$ 19,150,000**	**$ 12,000,000**	**$ 9,450,000**	**$ 365,150,000**

SUMMARY:

Revenues	$ 47,022,272	$ 27,186,786	$ 20,663,650	$ 14,159,167	$ 14,813,881
Expenses	$ (28,675,000)	$ (19,500,000)	$ (19,150,000)	$ (12,000,000)	$ (9,450,000)
CIP Reserve for Future Projects	**$ 18,347,272**	**$ 7,686,786**	**$ 1,513,650**	**$ 2,159,167**	**$ 5,363,881**

ID	Roadway Name	From	To	E+C Lanes	Needs Plan Lanes	Project Type	Length (miles)
133	California Boulevard	Savona Boulevard	Del Rio Boulevard	2	4	Widen 2L to 4L	1.33
134	Discovery Way[1]	N-S Road B	Village Parkway	2	4	Widen 2L to 4L	1.31
135	East Torino Parkway	NW Cashmere Boulevard	Midway Road	2	4	Widen 2L to 4L	2.73
136	Glades Cut Off Road	Arterial A	Selvitz Road	2	4	Widen 2L to 4L	5.39
137	Jenkins Road	Altman Road	Orange Avenue	2	4	Widen 2L to 4L	3.01
138	Jenkins Road	Orange Avenue	N Jenkins Road	2	4	Widen 2L to 4L	0.52
139	Jenkins Road	Midway Road	Post Office Road	2	4	Widen 2L to 4L	0.34
140	Jenkins Road	Glades Cut-Off Road	Walmart Distribution Center	2	4	Widen 2L to 4L	0.58
141	Kings Highway	south of Indrio Road	US-1	2	4	Widen 2L to 4L	2.85
142	McCarty Road[1]	Williams Road	Midway Road	2	4	Widen 2L to 4L	1.27
143	Midway Road	East Torino Parkway	Selvitz Road	2	4	Widen 2L to 4L	1.33
144	NW Cashmere Boulevard	Swan Lake Circle	East Torino Parkway	2	4	Widen 2L to 4L	1.22
145	Savona Boulevard	Gatlin Boulevard	California Boulevard	2	4	Widen 2L to 4L	1.08
146	Selvitz Road	Bayshore Drive	Milner Drive	2	4	Widen 2L to 4L	2.68
148	Southbend Boulevard	Becker Road	Port St. Lucie Boulevard	2	4	Widen 2L to 4L	4.79
149	St. Lucie West Boulevard	E of I-95	Cashmere Boulevard	4	6	Widen 4L to 6L	1.92
150	I-95	Martin/St. Lucie County Line	SR-70	6	8	Widen 6L to 8L[2]	14.59
151	US-1	Martin County Line	Indian River County Line			Operational Improvement	21.42
152	Seaway Drive	Harbor Isle Marina	north of Blue Heron Boulevard			Operational Improvement	3.87

[2] Also known as Highway Capacity for Project Type per the SIS Adopted 1st 5 Year Program.

ID	Roadway Name	From	To	E+C Lanes	Needs Plan Lanes	Project Type	Length (miles)
153	Torino Parkway					Neighborhood Traffic Management	6.06
154	Indian River Drive	Martin/St. Lucie County Line	Seaway Drive			Neighborhood Traffic Management	14.63
155	I-95 at Becker Road					ACES Network	
156	I-95 at Midway Road					ACES Network	
157	Okeechobee Road between Florida's Turnpike & I-95					ACES Network	
158	I-95 at Indrio Road					ACES Network	
159	Kings Highway	St. Lucie Boulevard	south of Indrio Road	2	4	Widen 2L to 4L	2.4
160	Port St. Lucie Boulevard	Becker Road	Paar Drive	2	4	Widen 2L to 4L	1.2
161	California Boulevard	Del Rio Boulevard	Crosstown Parkway	2	4	Widen 2L to 4L	0.37
162	Midway Road[1]	Arterial A	I-95	2	4	Widen 2L to 4L	0.88
163	Becker Road[1]	N-S Road B	Village Parkway		6	New 6 Lanes	2.26
164	Paar Drive (West)[1]	Range Line Road	N-S Road A	0	2	New 2 Lanes	0.94
165	Open View Drive (West)[1]	Range Line Road	N-S Road A	0	2	New 2 Lanes	0.95
166	Trade Center/Tom Mackie[1]	Village Parkway	Discovery Way	0	2	New 2 Lanes	0.36
167	Village Parkway[1]	Becker Road	Discovery Way	4	6	Widen 4L to 6L	3.26
168	I-95 at Crosstown Parkway					ACES Network	

Right-of-Way Protection

Legend

- Local Road
- Collector 80'
- Collector 100'
- Arterial/Collector 160'
- Arterial 200'
- Arterial 200'

NOTE:
Local road w/swale drainage = 70'
Local road w/closed drainage = 60'

Refer to table 7-15 in section 7.05.03 in the Land Development Code

Note: Typical sections to vary depending on final design of roadway. Drainage requirements are not included in typical cross-section requirements. Specific drainage requirements will vary by project and all required drainage is assumed to be part of overall right-of-way needs.

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ST. LUCIE COUNTY FLORIDA

This map has been compiled for general planning and reference purposes only. While every effort has been made to provide the most current and accurate information possible, it is not intended for use as a legally binding document.

Map revised April 2022

Indian River County

Okeechobee County

Martin County

Martin County

TABLE 1

Generalized **Annual Average Daily** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	16,800	17,700	**
4	Divided	*	37,900	39,800	**
6	Divided	*	58,400	59,900	**
8	Divided	*	78,800	80,100	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	7,300	14,800	15,600
4	Divided	*	14,500	32,400	33,800
6	Divided	*	23,300	50,000	50,900
8	Divided	*	32,000	67,300	68,100

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	2,900	7,600	19,700
50-84%	2,100	6,700	19,700	>19,700
85-100%	9,300	19,700	>19,700	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	2,800	9,500
50-84%	*	1,600	8,700	15,800
85-100%	3,800	10,700	17,400	>19,700

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
4	47,600	66,400	83,200	87,300
6	70,100	97,800	123,600	131,200
8	92,200	128,900	164,200	174,700
10	115,300	158,900	203,600	218,600
12	136,500	192,400	246,200	272,900

Urbanized

Lanes	B	C	D	E
4	45,900	62,700	75,600	85,400
6	68,900	93,900	113,600	128,100
8	91,900	125,200	151,300	170,900
10	115,000	156,800	189,300	213,600

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 20,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	11,700	18,000	24,200	32,600
4	Divided	36,300	52,600	66,200	75,300
6	Divided	54,600	78,800	99,400	113,100

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

Land Use: 110
General Light Industrial

Description

A light industrial facility is a free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment. Industrial park (Land Use 130) and manufacturing (Land Use 140) are related uses.

Additional Data

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 1980s, the 2000s, and the 2010s in Colorado, Connecticut, Indiana, New Jersey, New York, Oregon, Pennsylvania, and Texas.

Source Numbers

106, 157, 174, 177, 179, 184, 191, 251, 253, 286, 300, 611, 874, 875, 912

General Light Industrial
(110)

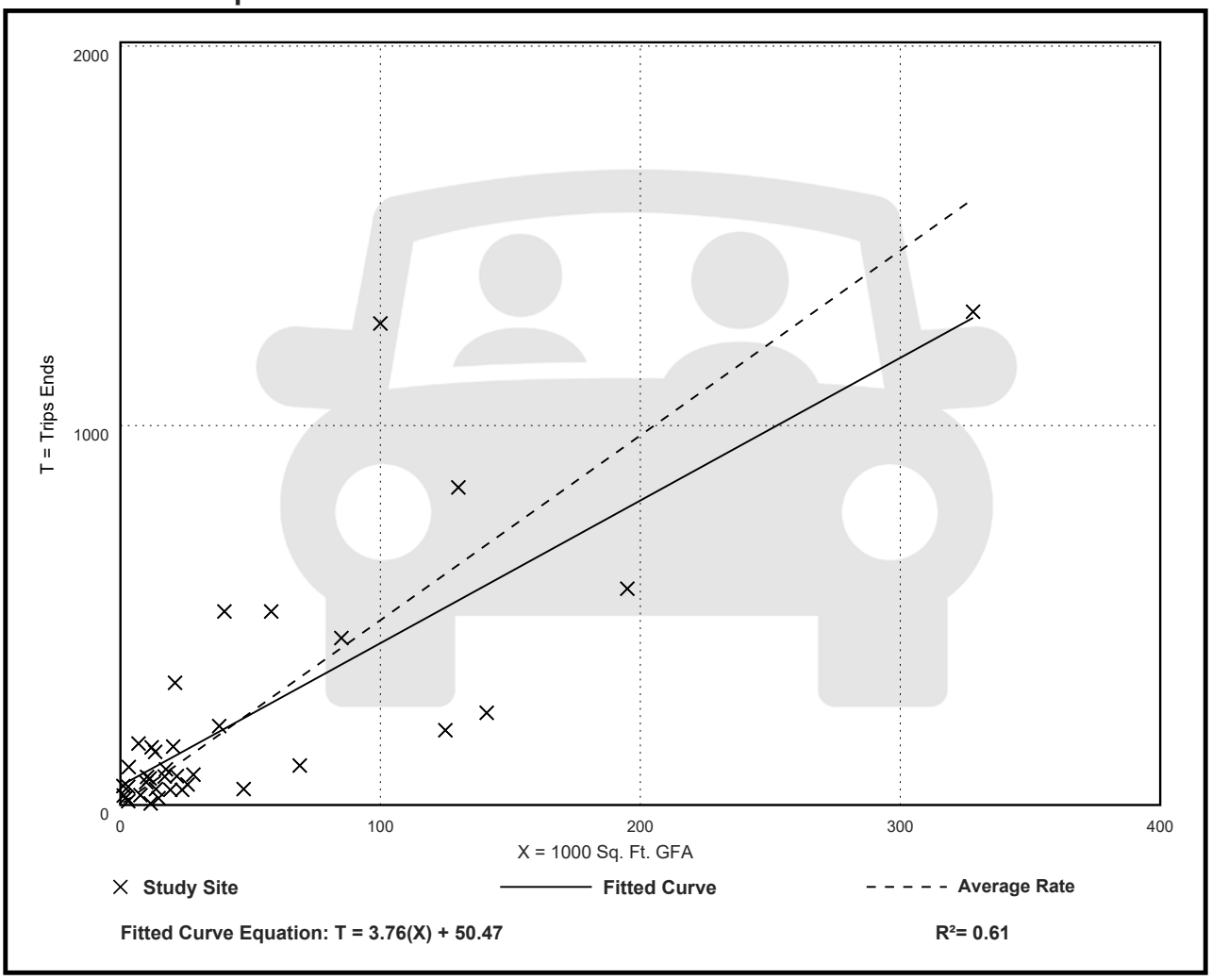
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 37
Avg. 1000 Sq. Ft. GFA: 45
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.87	0.34 - 43.86	4.08

Data Plot and Equation



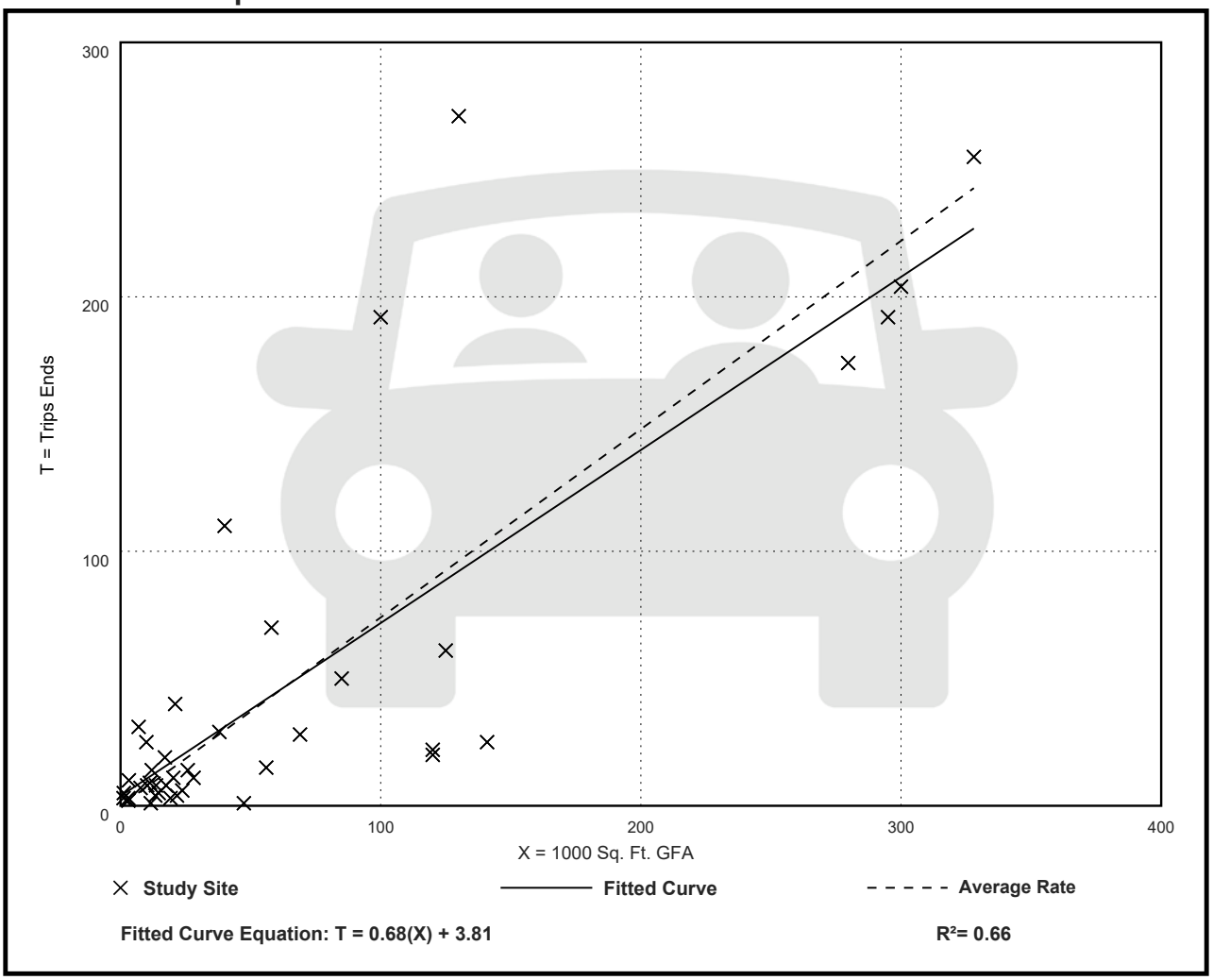
General Light Industrial
(110)

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: 41
Avg. 1000 Sq. Ft. GFA: 65
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.74	0.02 - 4.46	0.61

Data Plot and Equation



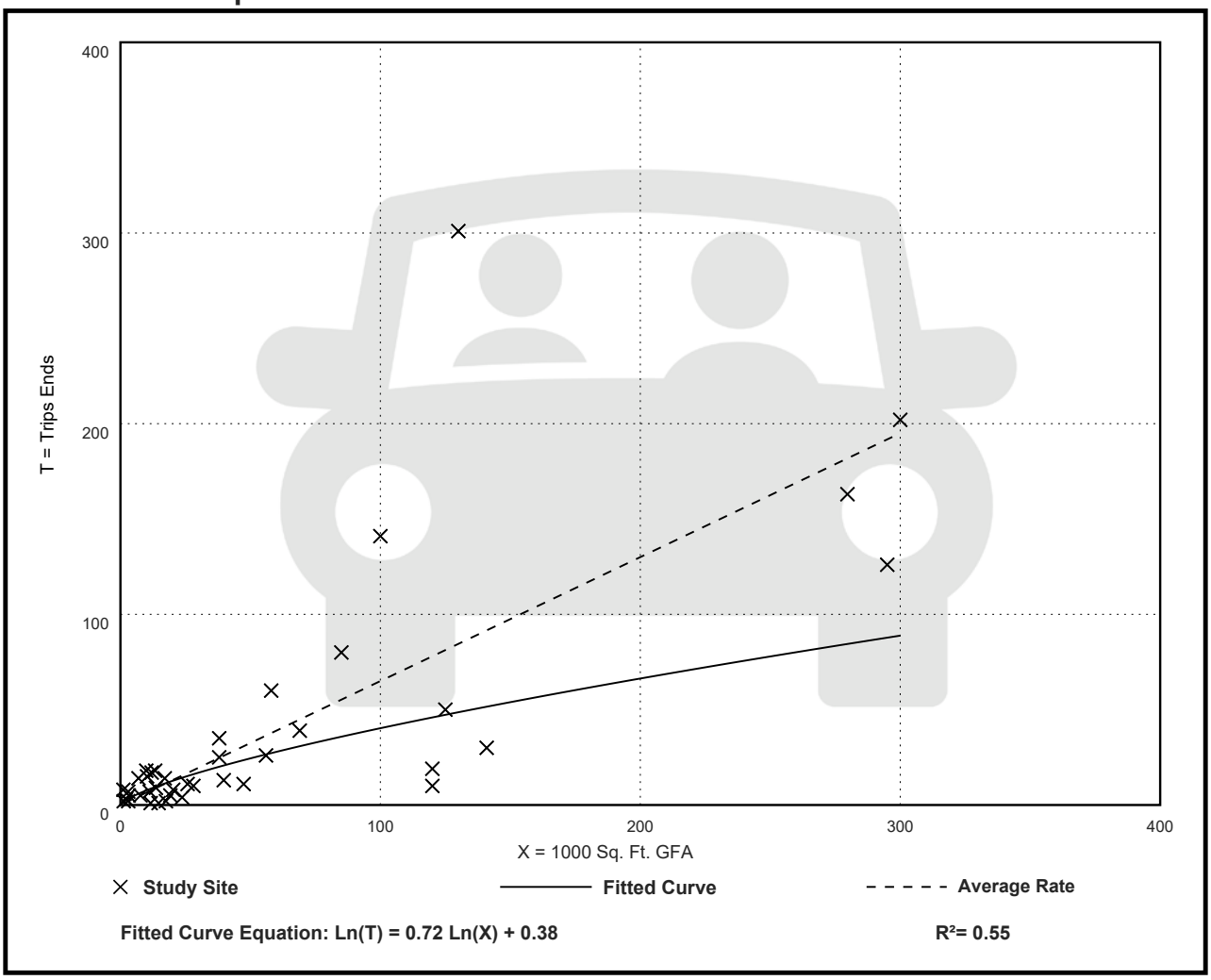
General Light Industrial
(110)

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: 40
Avg. 1000 Sq. Ft. GFA: 58
Directional Distribution: 14% entering, 86% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.65	0.07 - 7.02	0.56

Data Plot and Equation



Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

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/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

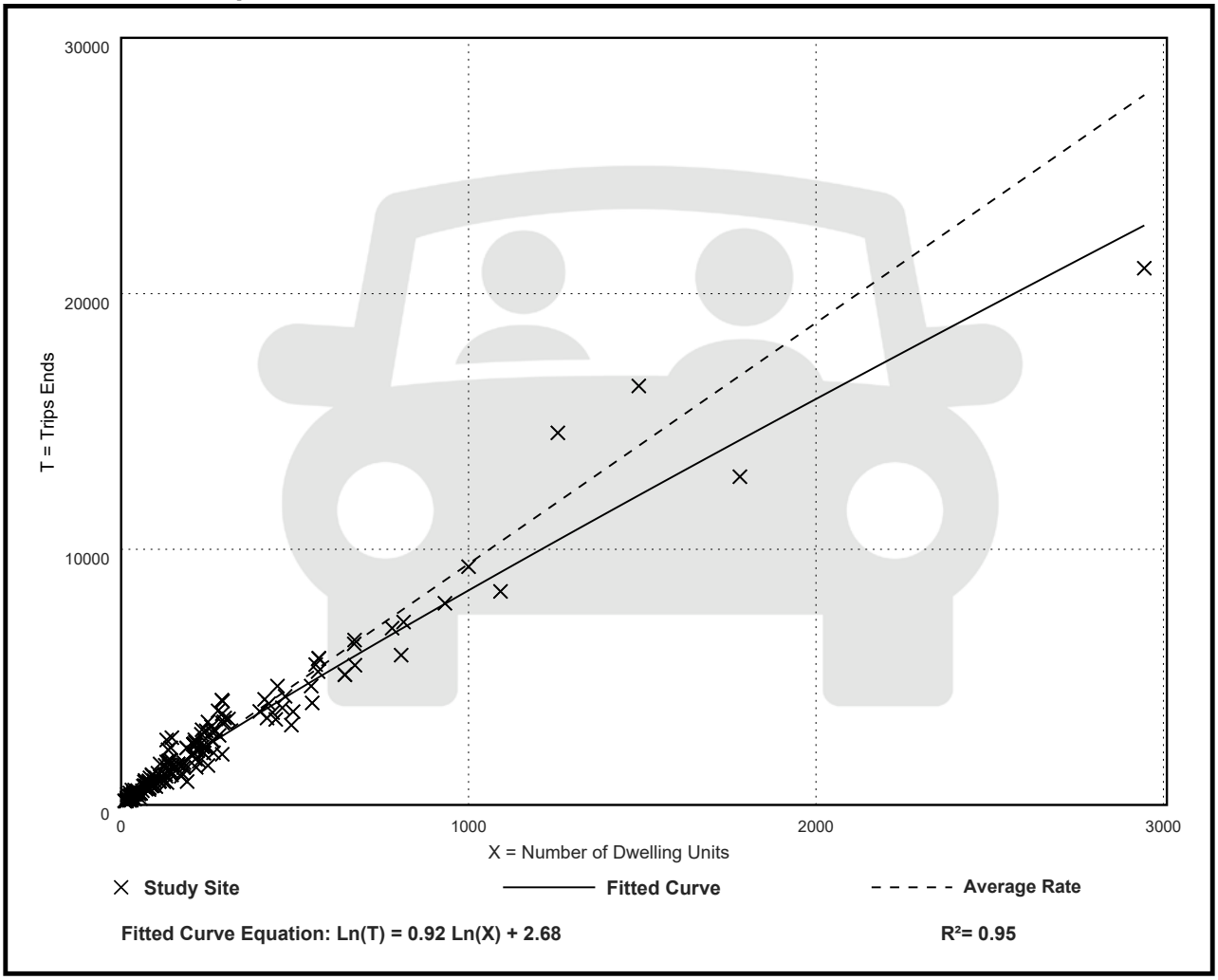
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

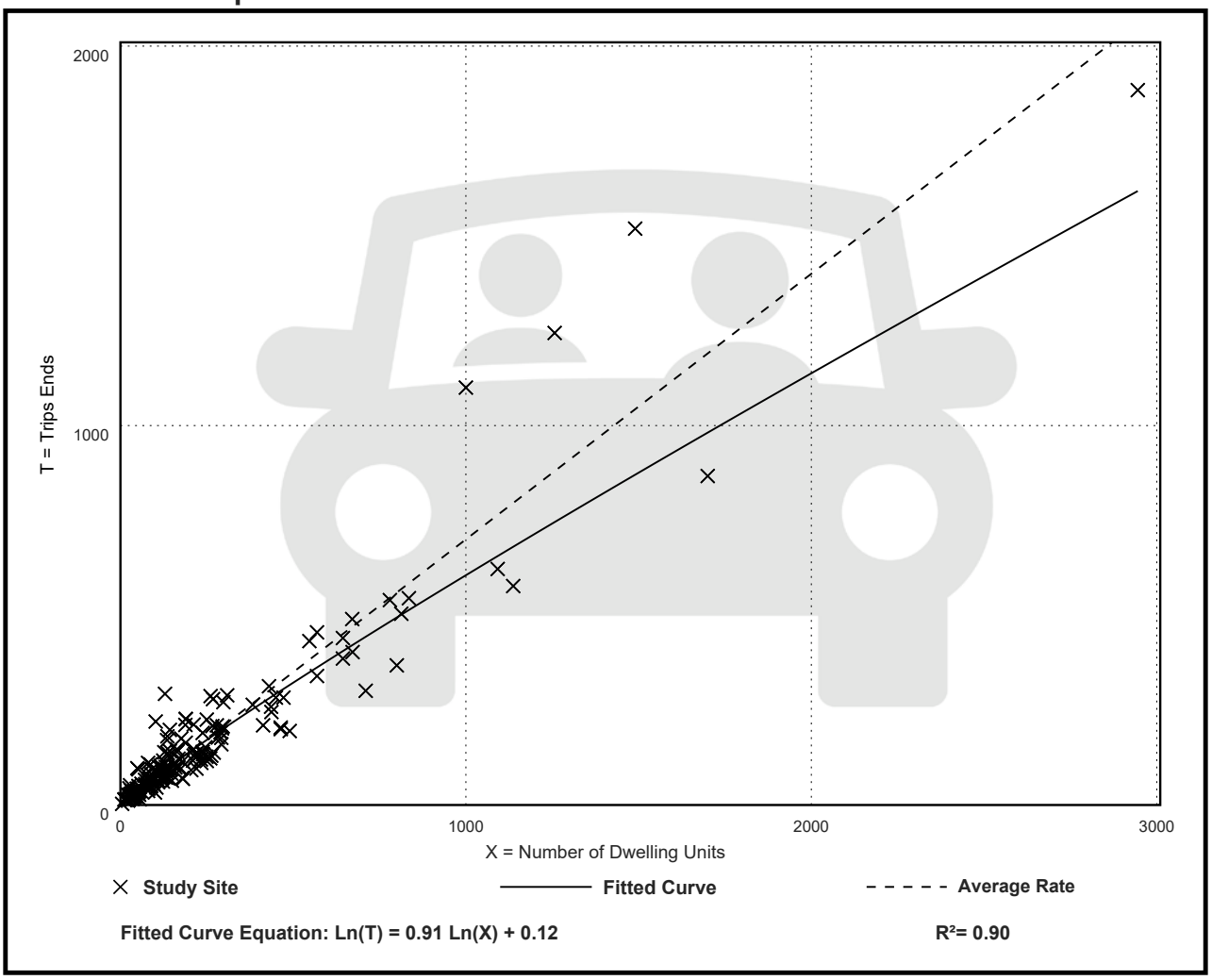
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
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: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



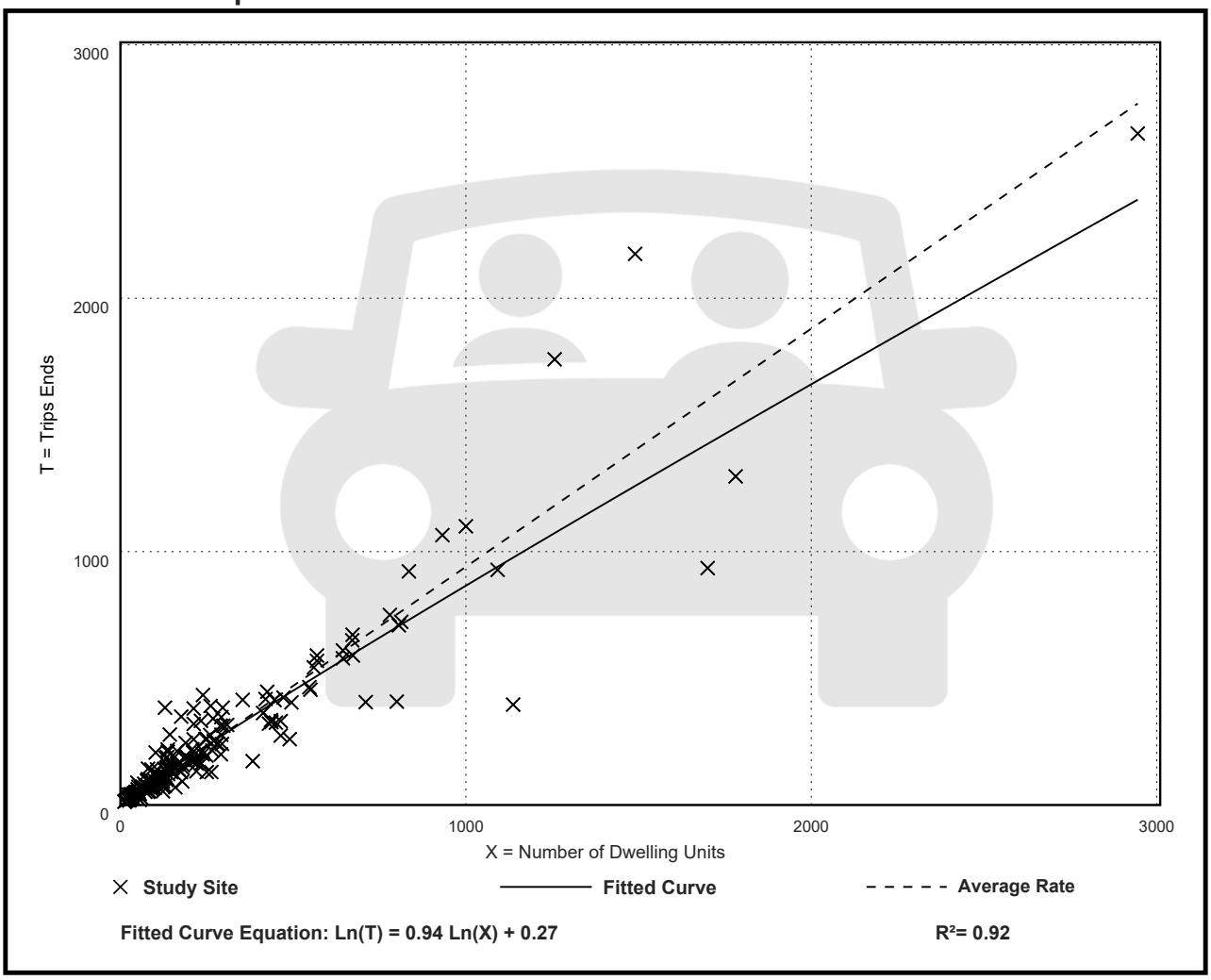
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
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: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Land Use: 215
Single-Family Attached Housing

Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Additional Data

The database for this land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

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 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, Virginia, and Wisconsin.

Source Numbers

168, 204, 211, 237, 305, 306, 319, 321, 357, 390, 418, 525, 571, 583, 638, 735, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

Single-Family Attached Housing
(215)

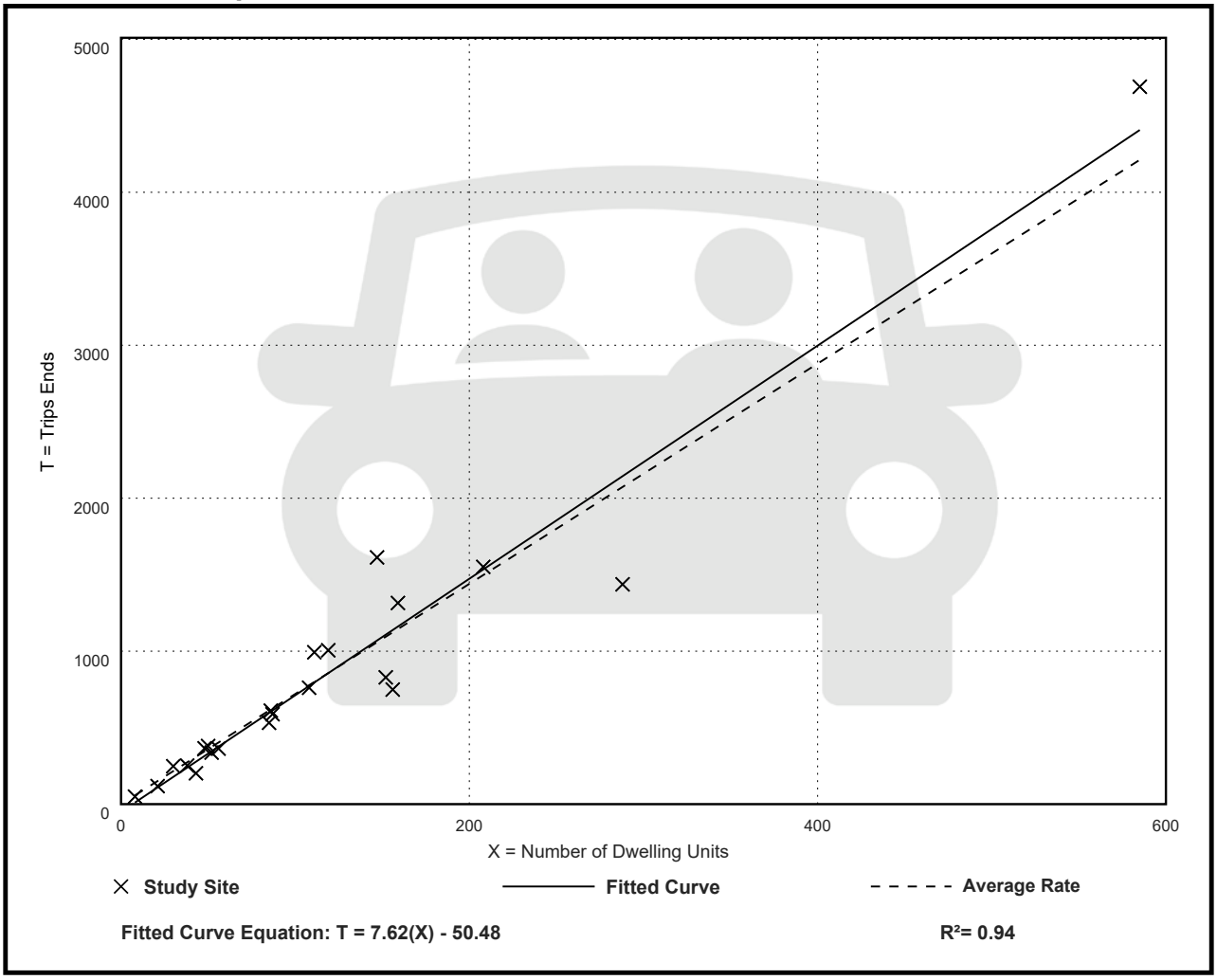
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



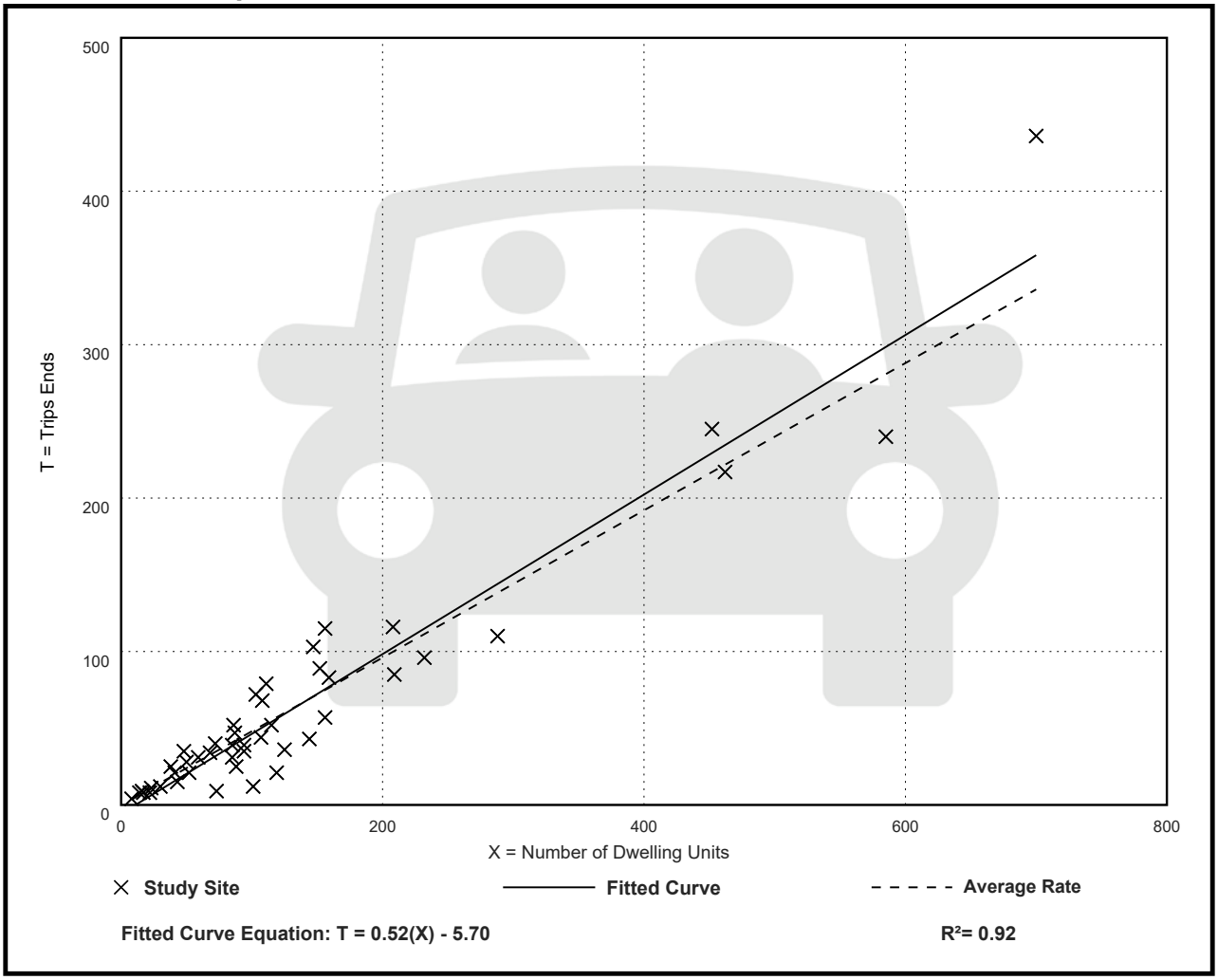
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: Dwelling Units
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: 46
Avg. Num. of Dwelling Units: 135
Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



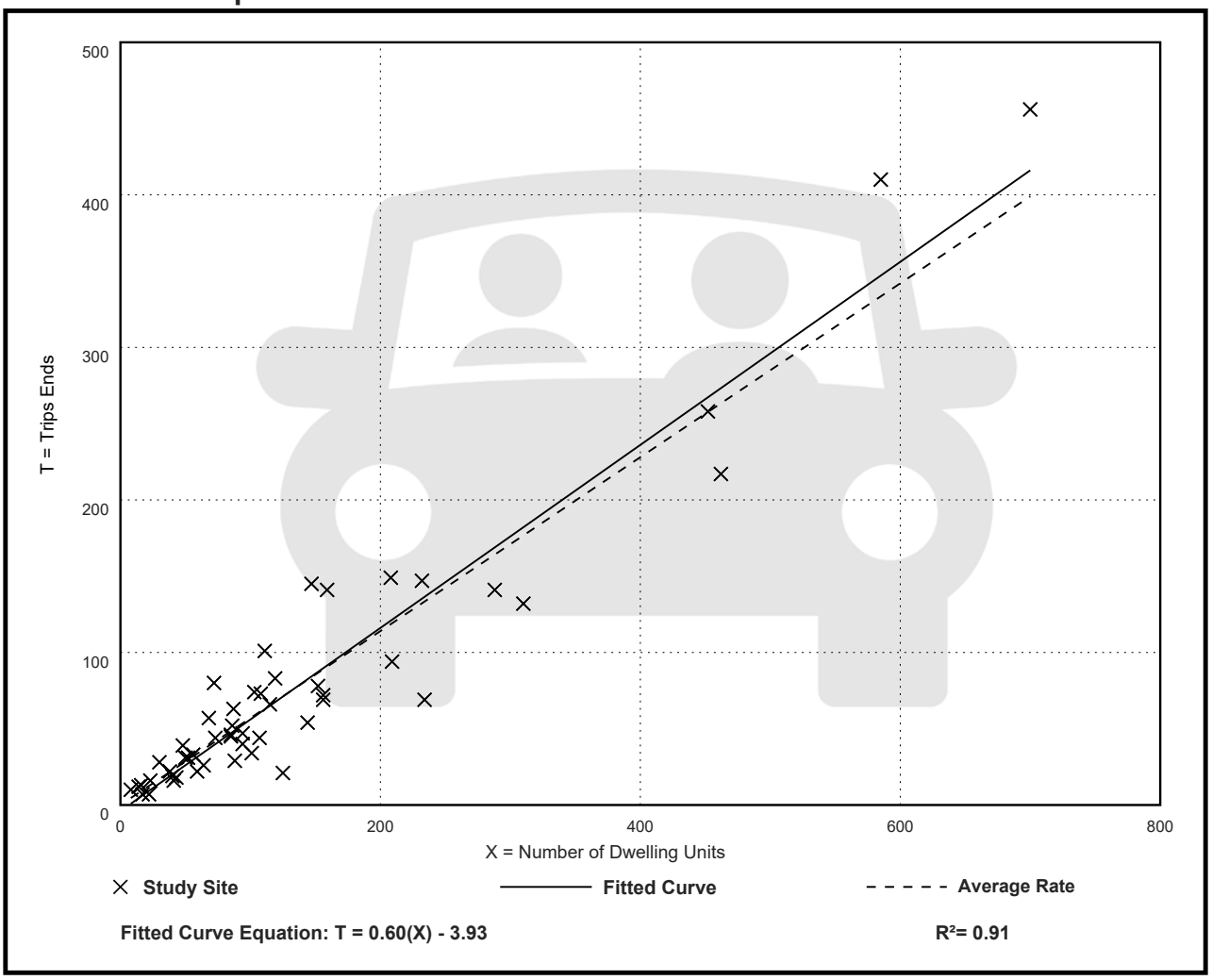
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: Dwelling Units
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: 51
Avg. Num. of Dwelling Units: 136
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation



Land Use: 221
Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (mid-rise) (Land Use 226), and mid-rise residential with ground-floor commercial (Land Use 231) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.5 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96 percent of the total dwelling units were occupied.

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/).

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Utah, and Virginia.

Source Numbers

168, 188, 204, 305, 306, 321, 818, 857, 862, 866, 901, 904, 910, 949, 951, 959, 963, 964, 966, 967, 969, 970, 1004, 1014, 1022, 1023, 1025, 1031, 1032, 1035, 1047, 1056, 1057, 1058, 1071, 1076

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

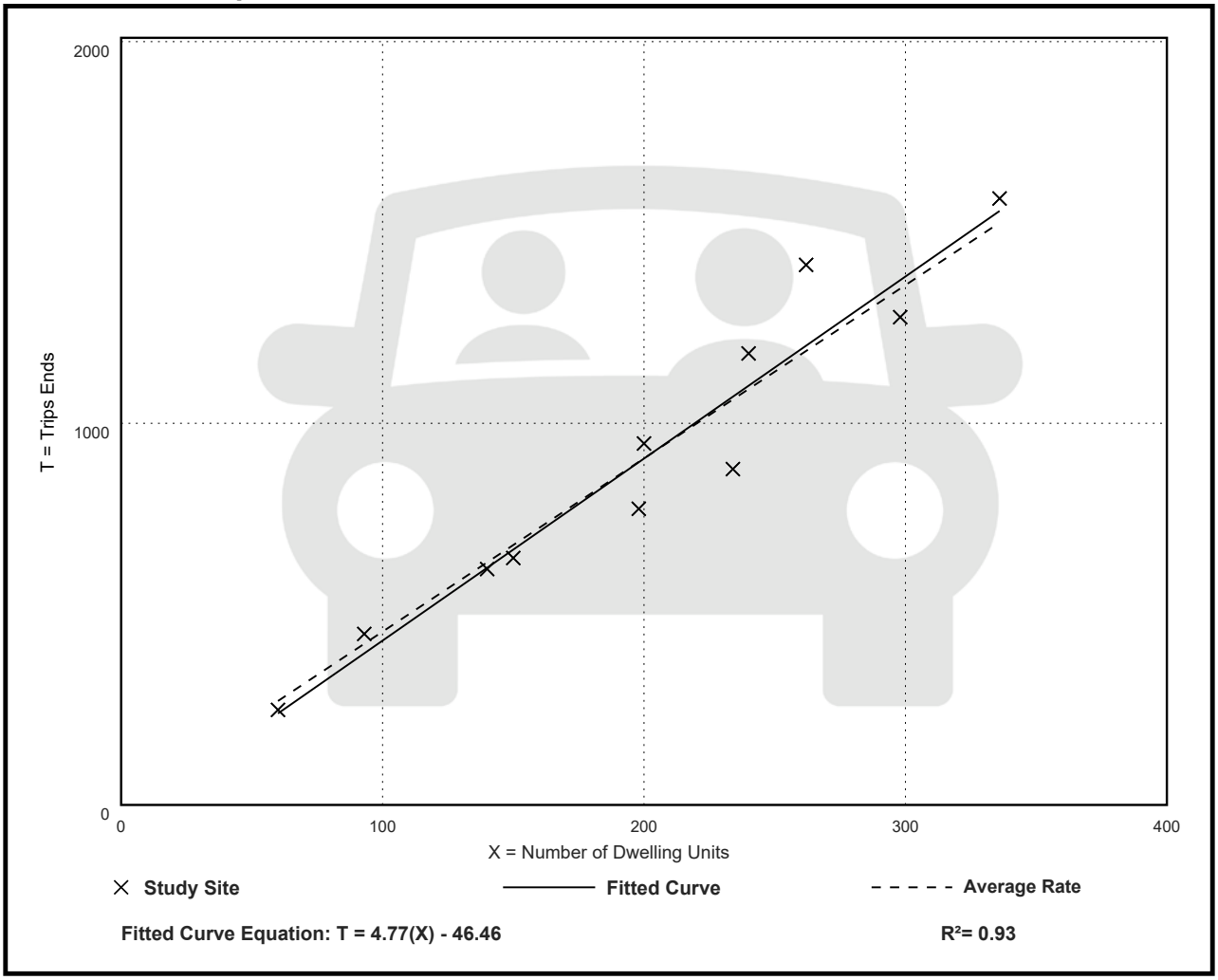
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Fitted Curve Equation: T = 4.77(X) - 46.46

R^2= 0.93

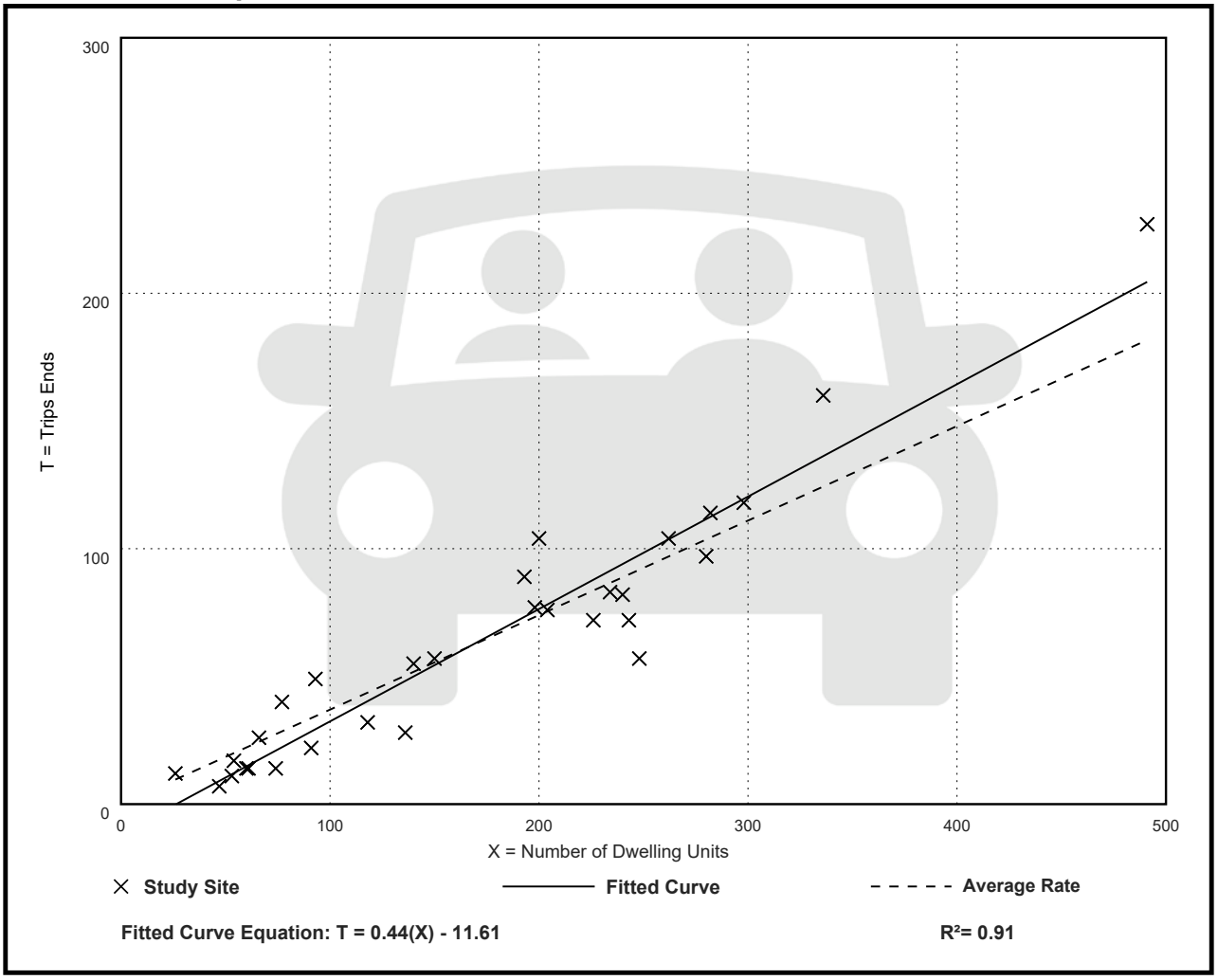
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
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: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Fitted Curve Equation: T = 0.44(X) - 11.61

R^2= 0.91

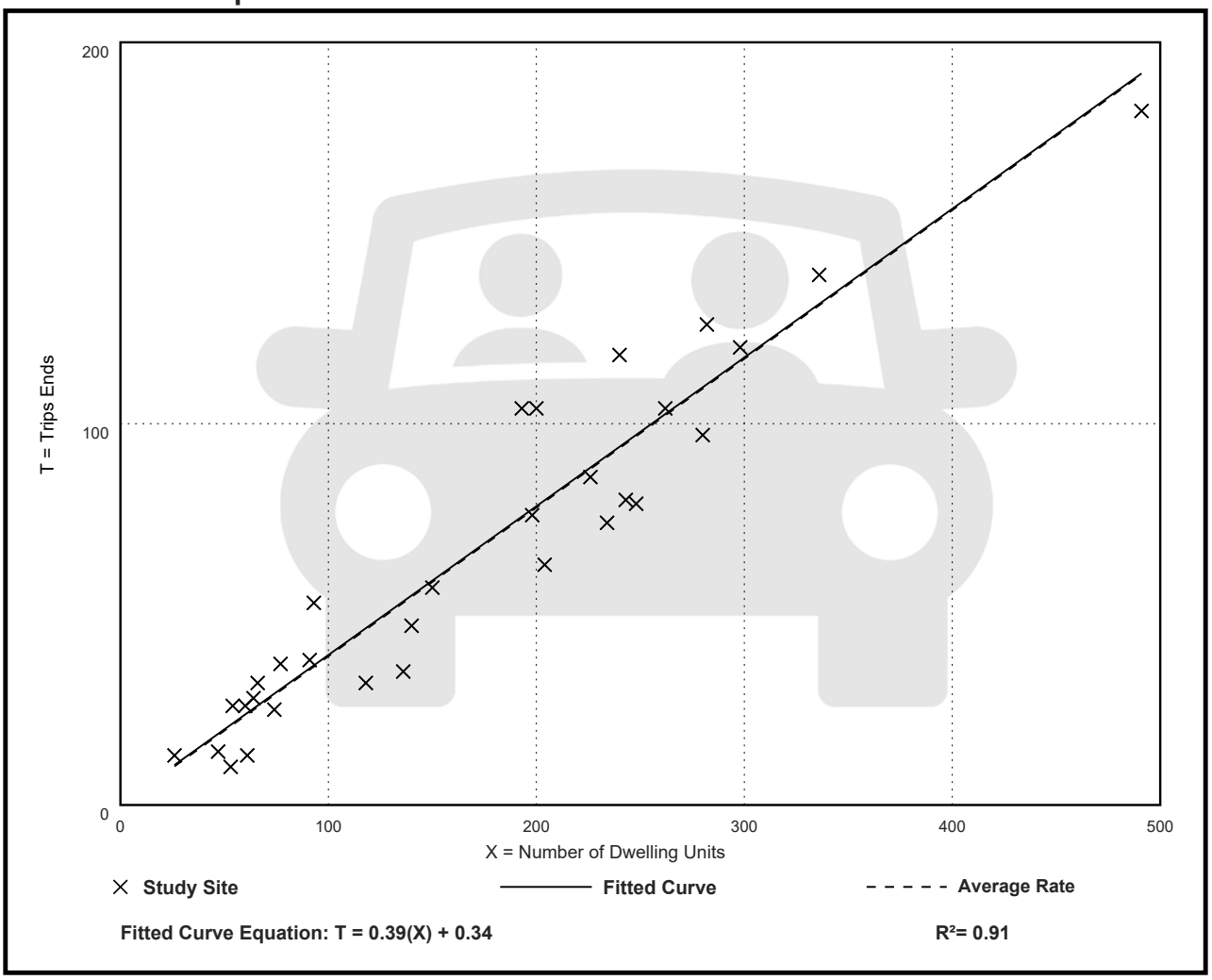
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
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: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Land Use: 710
General Office Building

Description

A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

Additional Data

If two or more general office buildings are in close physical proximity (within a close walk) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

For study sites with reported gross floor area and employees, an average employee density of 3.3 employees per 1,000 square feet GFA (or roughly 300 square feet per employee) has been consistent through the 1980s, 1990s, and 2000s. No sites counted in the 2010s reported both GFA and employees.

The average building occupancy varies considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

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 average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected are as follows:

- 2.8 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.9 during Weekday, AM Peak Hour of Generator
- 2.9 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.0 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.5 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.5 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.3 during Weekday, AM Peak Hour of Generator
- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.4 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Ontario (CAN)Pennsylvania, Texas, Utah, Virginia, and Washington.

Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061

General Office Building
(710)

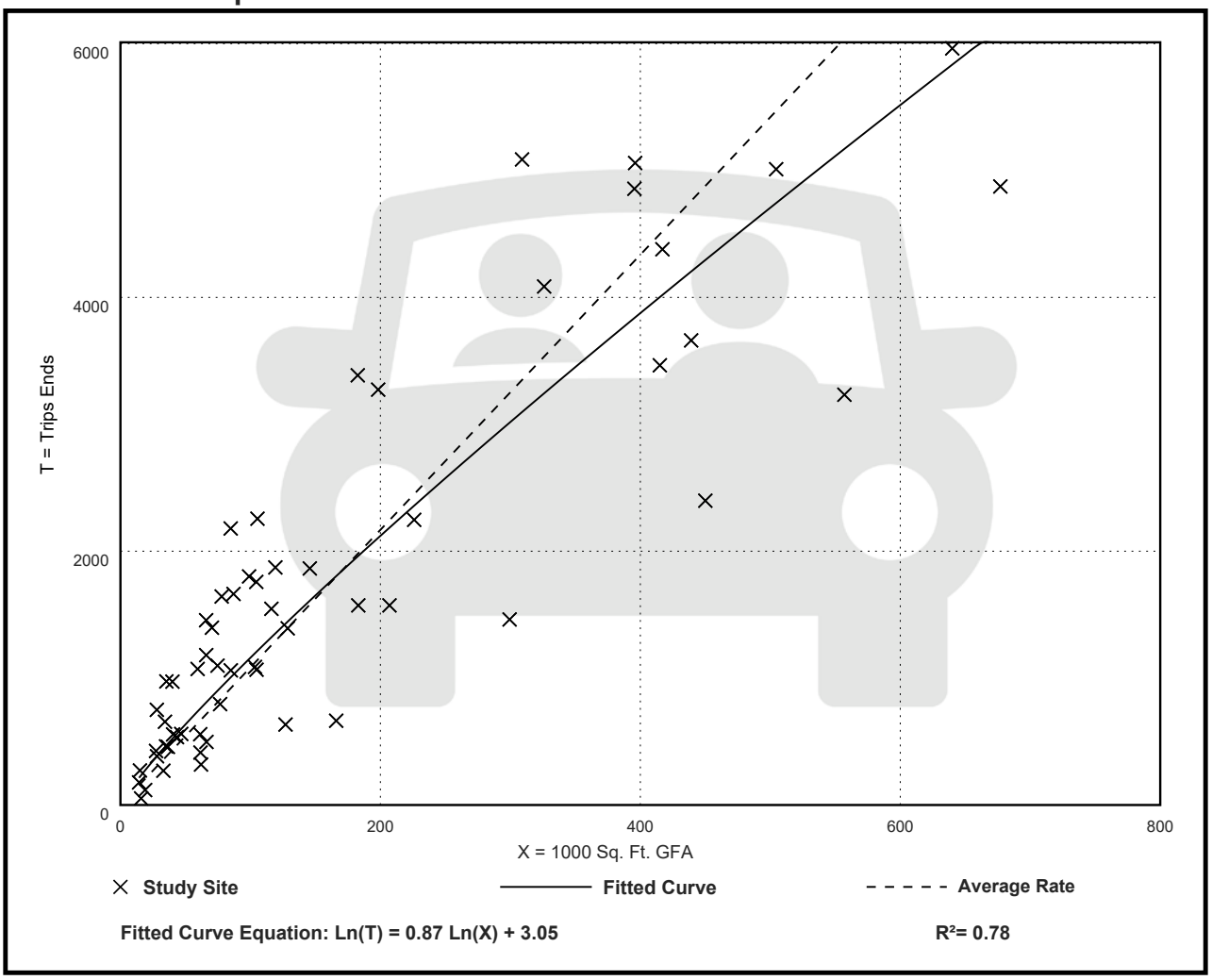
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.87 Ln(X) + 3.05

R^2= 0.78

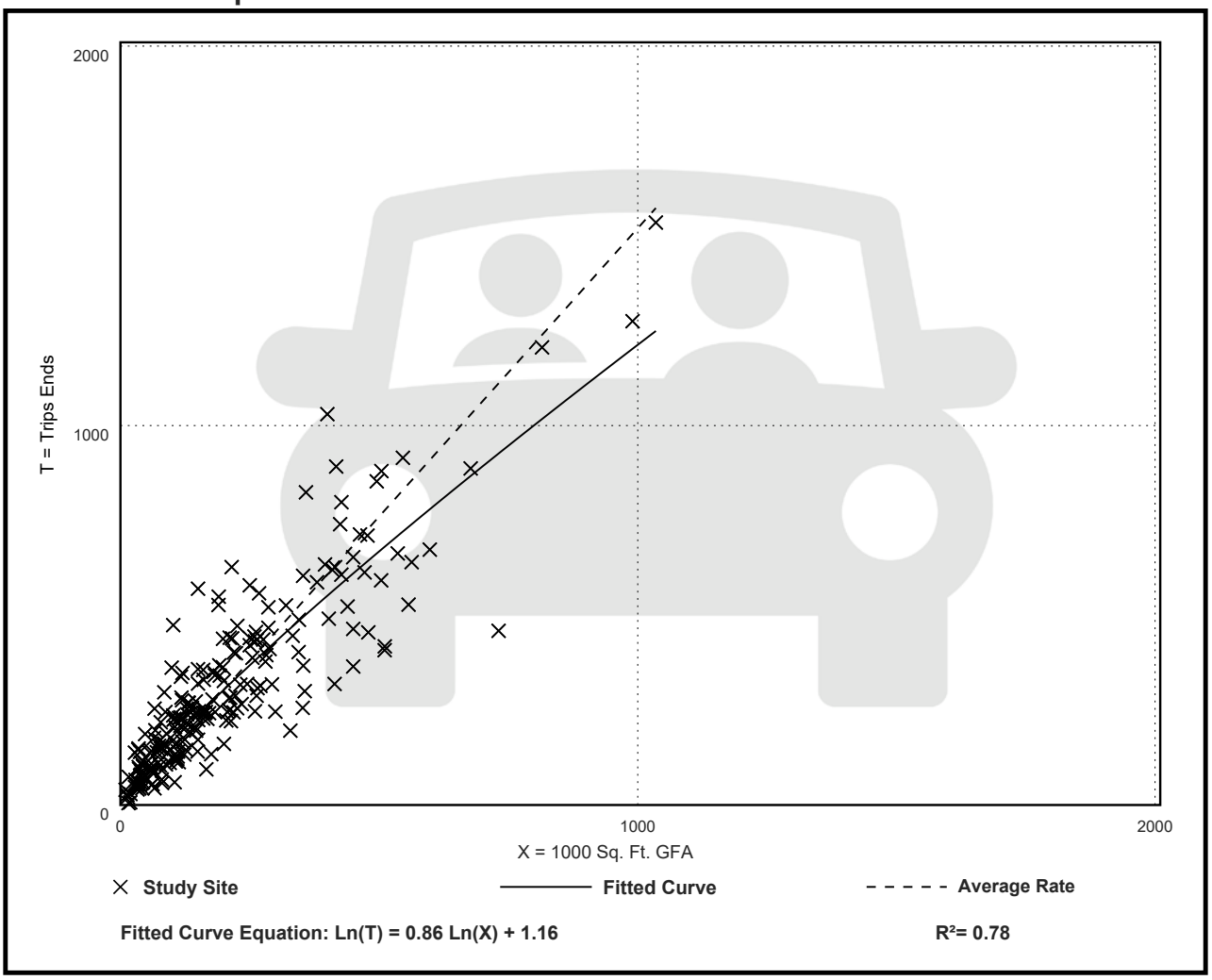
General Office Building
(710)

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: 221
Avg. 1000 Sq. Ft. GFA: 201
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.86 Ln(X) + 1.16

R^2= 0.78

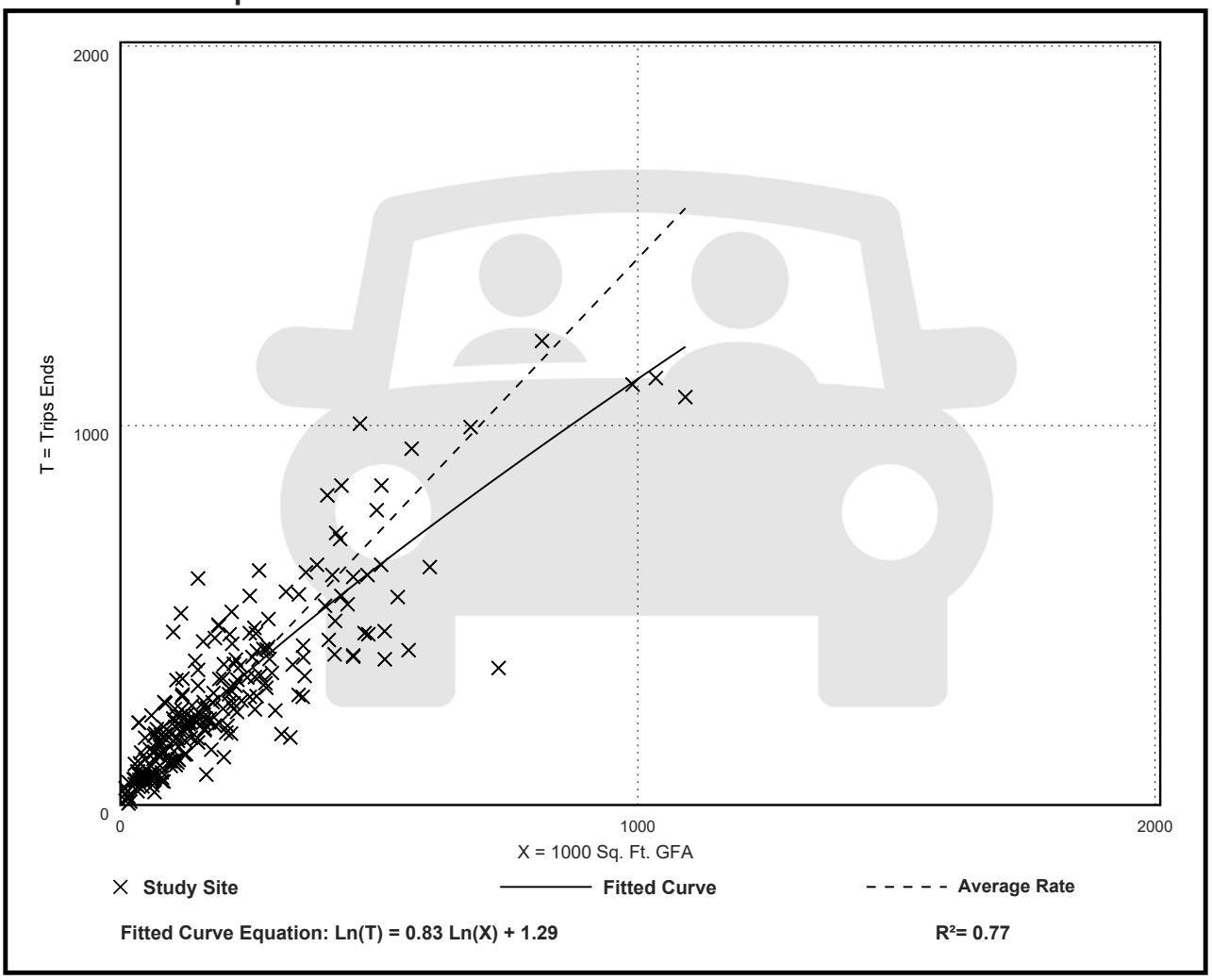
General Office Building
(710)

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: 232
Avg. 1000 Sq. Ft. GFA: 199
Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.83 Ln(X) + 1.29

R^2= 0.77

Land Use: 820
Shopping Center (>150k)

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has at least 150,000 square feet of gross leasable area (GLA). It often has more than one anchor store. Various names can be assigned to a shopping center within this size range, depending on its specific size and tenants, such as community center, regional center, superregional center, fashion center, and power center.

A shopping center of this size typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants.

A shopping center of this size can be enclosed or open-air. The vehicle trips generated at a shopping center are based upon the total GLA of the center. In the case of a smaller center without an enclosed mall or peripheral buildings, the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between community/regional shopping center and shopping plaza (Land Use 821) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

Shopping plaza (40-150k) (Land Use 821), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

Additional Data

Many shopping centers—in addition to the integrated unit of shops in one building or enclosed around a mall—include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied include peripheral buildings, it can be assumed that some of the data show their effect.

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 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky,

Maryland, Massachusetts, Michigan, Minnesota, New Jersey, New York, North Carolina, Ohio, Oklahoma, Pennsylvania, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

Source Numbers

77, 110, 154, 156, 159, 190, 199, 202, 204, 213, 251, 269, 294, 295, 299, 304, 305, 307, 308, 309, 311, 314, 315, 316, 317, 319, 365, 385, 404, 414, 423, 442, 446, 562, 629, 702, 715, 728, 868, 871, 880, 899, 912, 926, 946, 962, 973, 974, 978, 1034, 1040, 1067

Shopping Center (>150k)
(820)

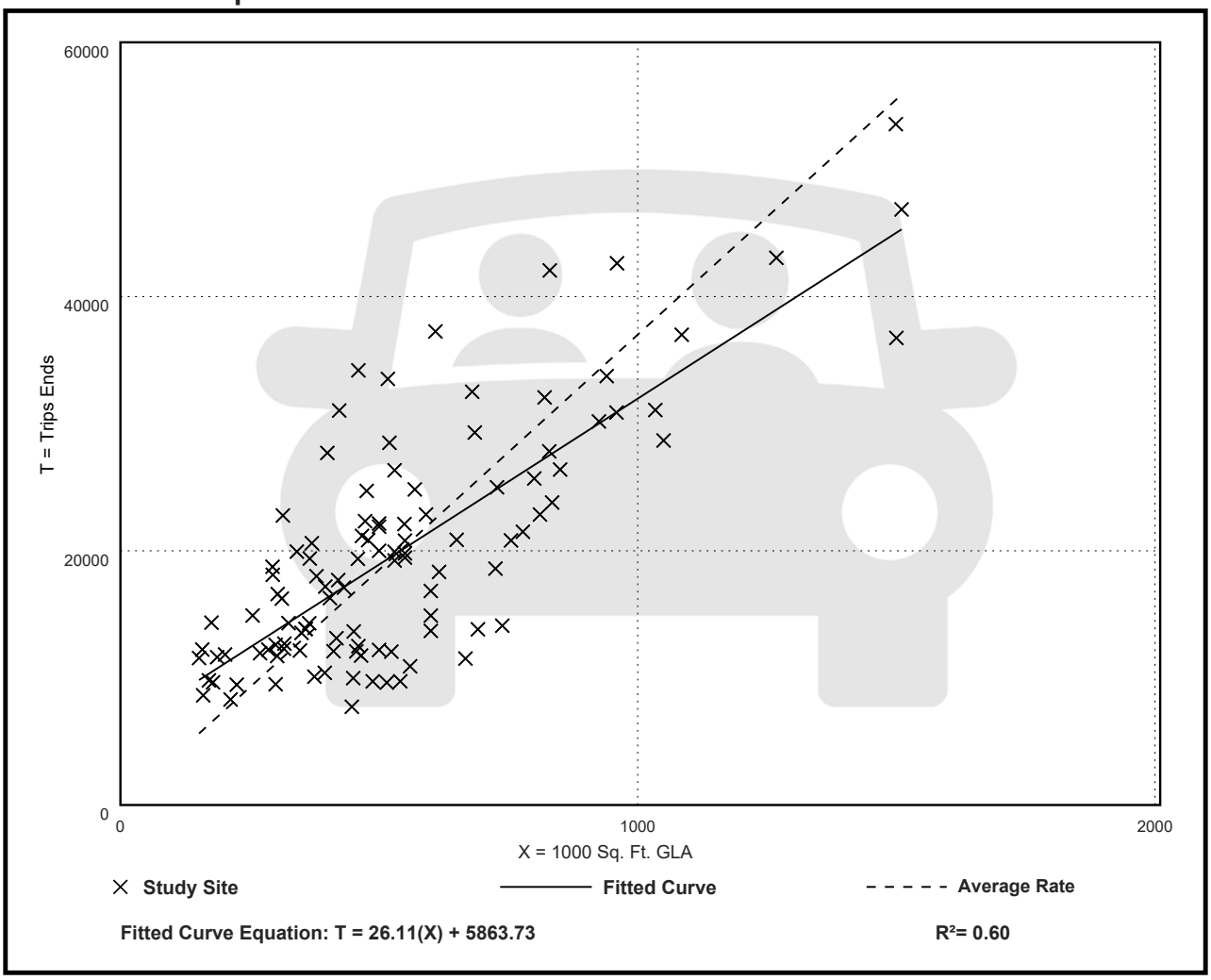
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 108
Avg. 1000 Sq. Ft. GLA: 538
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

Data Plot and Equation



Fitted Curve Equation: T = 26.11(X) + 5863.73

R^2= 0.60

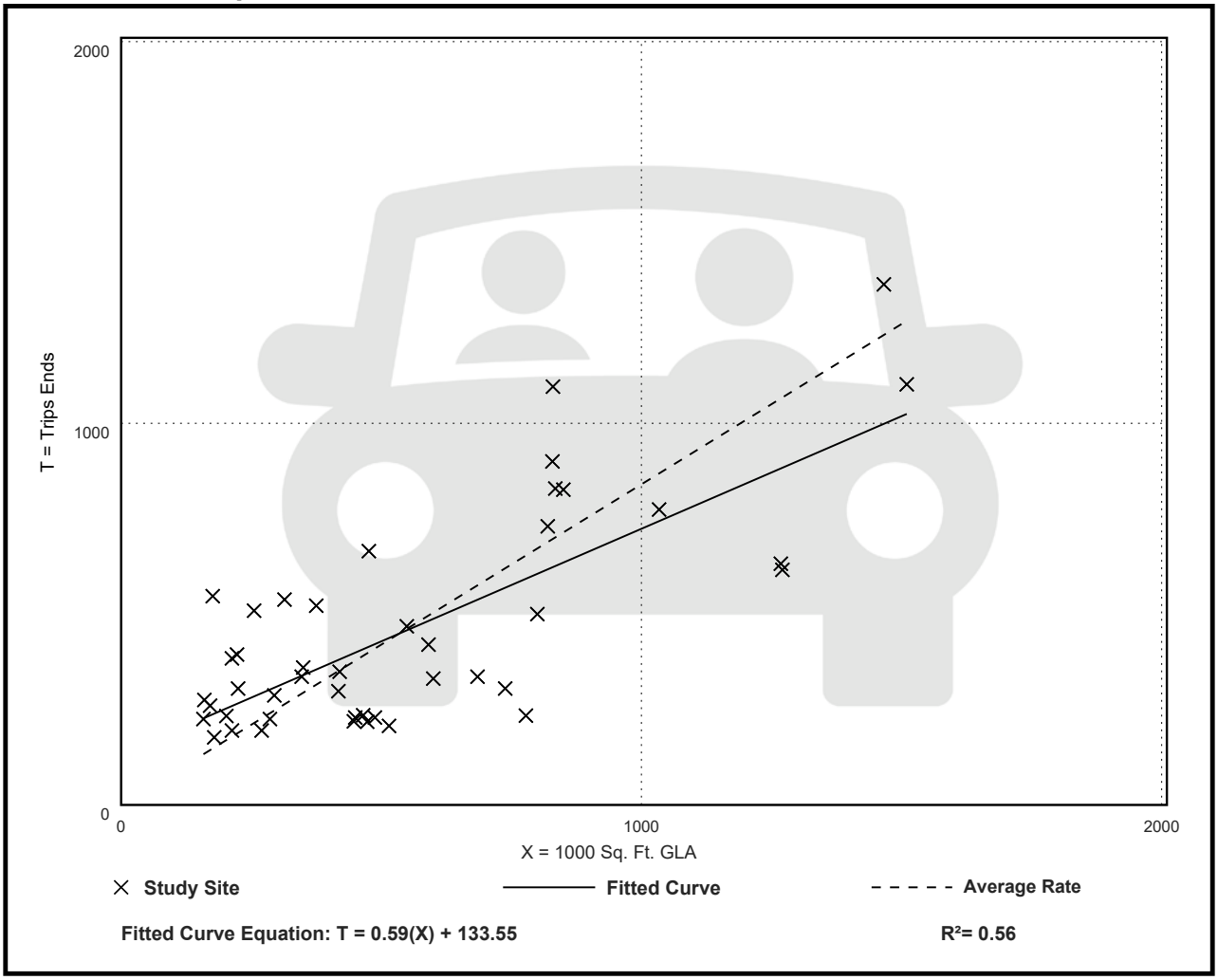
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
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: 44
Avg. 1000 Sq. Ft. GLA: 546
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.84	0.30 - 3.11	0.42

Data Plot and Equation



Fitted Curve Equation: T = 0.59(X) + 133.55

R^2= 0.56

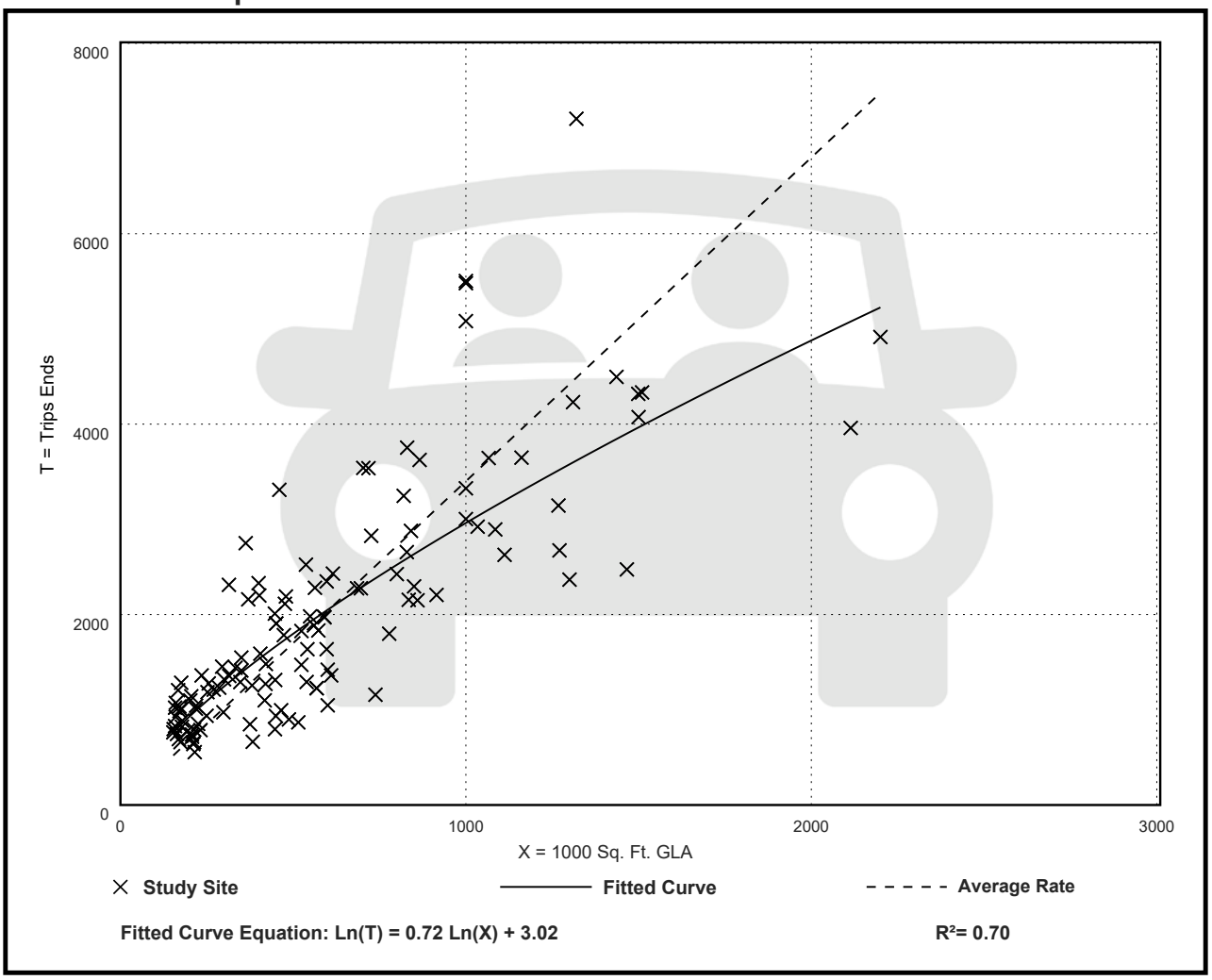
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
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: 126
Avg. 1000 Sq. Ft. GLA: 581
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

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

Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
	Pass-By Characteristics for Individual Sites								
		Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GLA (000)	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24

667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

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Property Identification

Site Address: TBD
Sec/Town/Range: 32/35S/40E
Parcel ID: 2432-343-0001-000-4
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 33009
Map ID: 24/32S
Zoning: SF Low Den

Ownership

SELVITZ III LLC

631 US Highway 1 Ste 409
North Palm Beach, FL 33408

Legal Description

32 35 40 S 1/2 OF SE 1/4 OF SW 1/4-LESS RD R/W- (18.28 AC) (12)

Current Values

Just/Market Value:	$654,918
Assessed Value:	$5,027
Exemptions:	$0
Taxable Value:	$5,027

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	18.28
Land Size (SF):	796,276.8

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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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Property Identification

Site Address: 4300 Selvitz RD
Sec/Town/Range: 32/35S/40E
Parcel ID: 2432-211-0005-000-6
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 140362
Map ID: 24/32S
Zoning: SF Low Den

Ownership

SELVITZ II LLC

631 US Highway 1 Ste 409
North Palm Beach, FL 33408

Legal Description

32 35 40 N 1/2 OF SW 1/4 AND E 3/4 OF N 1/2 OF S 1/2 OF SW 1/4-LESS RD AND CANAL RS/W AND ALSO LESS THAT PART MPDAF:BEG AT SW COR OF SEC RUN N 00 04 38 E 1457.23 FT,TH S 89 55 22 E 50 TO POB;TH N 00 04 38 E 1013.67 FT,TH S 89 58 14 E 150 FT,TH N 45 01 46 E 42.43 FT,TH S 89 58 14 E 2007.17 FT,TH S 00 07 05 E 1563.08 FT,TH S 89 55 13 W 1414.65 FT,TH N 00 01 42 E 463.09 FT,TH S 89 57 24 W 577.30 FT,TH N 45 02 36 W 70.71 FT,TH S 89 57 24 W 150 FT TO POB- (34.93 AC)

Current Values

Just/Market Value:	$916,913
Assessed Value:	$9,606
Exemptions:	$0
Taxable Value:	$9,606

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	34.93
Land Size (SF):	1,521,551

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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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Property Identification

Site Address: 4300 Selvitz RD
Sec/Town/Range: 32/35S/40E
Parcel ID: 2432-211-0006-000-3
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 172971
Map ID: 24/32S
Zoning: SF Low Den

Ownership

SELVITZ I LLC

631 US Highway 1 Ste 409
North Palm Beach, FL 33408

Legal Description

32 35 40 THAT PART OF SEC MPDAF: BEG AT SW COR OF SEC RUN N 00 04 38 E 1457.23 FT,TH S 89 55 22 E 50 TO POB;TH N 00 04 38 E 1013.67 FT,TH S 89 58 14 E 150 FT,TH N 45 01 46 E 42.43 FT,TH S 89 58 14 E 2007.17 FT,TH S 00 07 05 E 1563.08 FT,TH S 89 55 13 W 1414.65 FT,TH N 00 01 42 E 463.09 FT,TH S 89 57 24 W 577.30 FT,TH N 45 02 36 W 70.71 FT,TH S 89 57 24 W 150 FT TO POB (69.59 AC)

Current Values

Just/Market Value:	$1,826,738
Assessed Value:	$19,137
Exemptions:	$0
Taxable Value:	$19,137

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	69.59
Land Size (SF):	3,031,340

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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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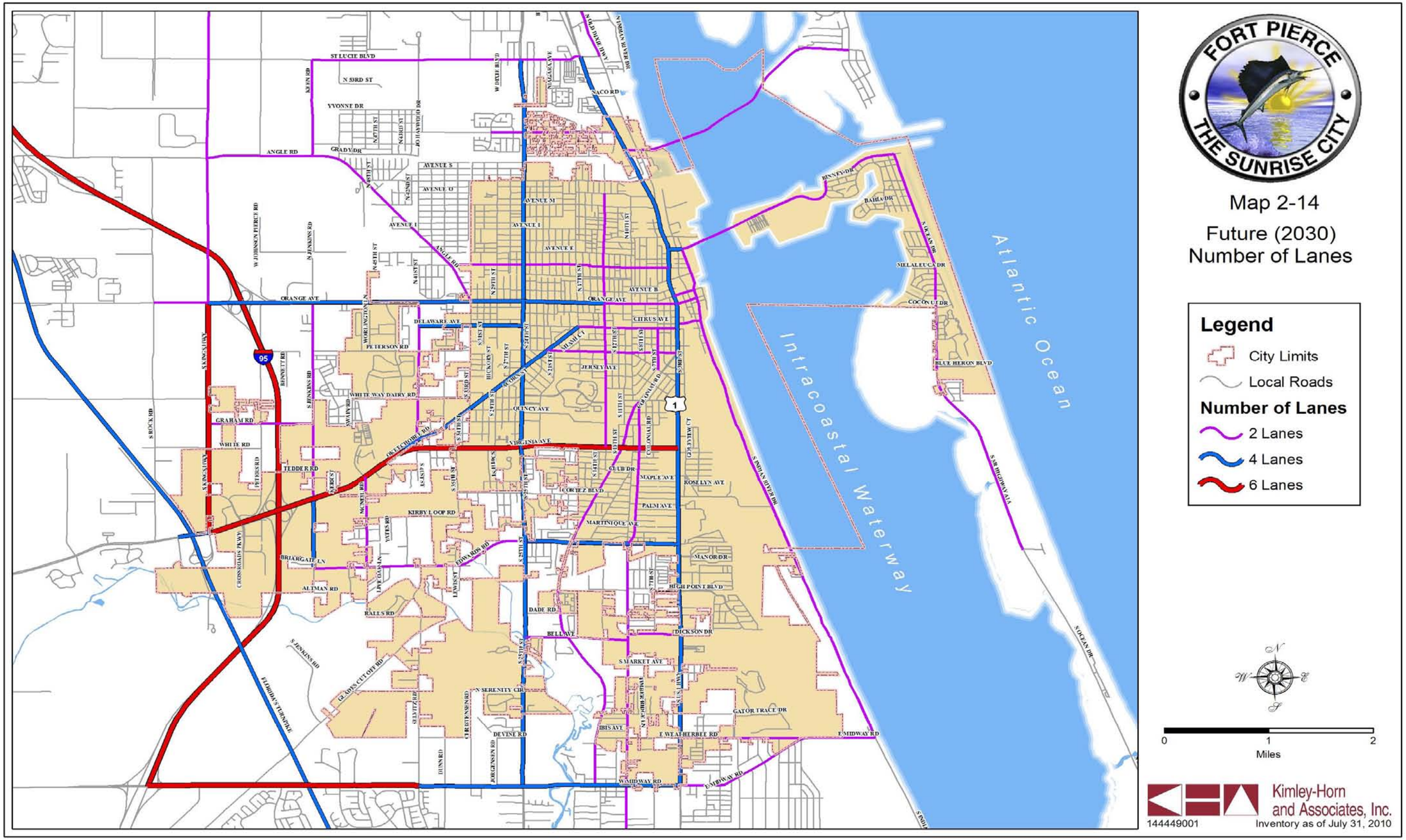
Map 2-14 - Future (2030) Number of Lanes



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Industrial	HI	I-3
South	Residential, Institutional	RS (SLC), INST	AR-1 (SLC), OS-1
East	Residential	RL, RS (SLC)	PD, AR-1 (SLC)
West	Vacant	I	I-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	R-1	<4 du/ac	122.8	X
****Proposed**	MXD	PD	Gross 4.85 du/ac	122.8	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 0.125 x 678,229 = 84,779
Demand Analysis	Maximum 595 units x 2.6 = 1,547 persons x 100 gpd = 154,700 gpd (res) + 84,779 (ind) = 239,479 gpd
Current Zoning/FLU	Total gallons per day 491 units x 2.6 = 1,277 persons x 100 gpd = 127,660 gpd
**Proposed Zoning/FLU	Total gallons per day 595 units x 2.6 = 1,547 persons x 100 gpd = 154,700 gpd (res) + 84,779 (ind) = 239,479 gpd
**Change in Demand	Total gallons per day 111,819 gpd proposed increase

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 0.1 x 678,229 sf = 67,823
Demand Analysis	Maximum 595 units x 2.6 = 1,547 persons x 100 gpd = 154,700 gpd (res) + 67,823 (ind) = 222,523 gpd
Current Zoning/FLU	Total gallons per day 491 units x 2.6 = 1,277 persons x 100 gpd = 127,660 gpd
**Proposed Zoning/FLU	Total gallons per day 595 units x 2.6 = 1,547 persons x 100 gpd = 154,700 gpd (res) + 67,823 (ind) = 222,523 gpd
**Change in Demand	Total gallons per day 94,863 gpd proposed increase

C. Parks and Recreation (Residential Classifications Only): 1,547 + 44,227 = 45,774
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	30.940	30.94
Urban District	5 acres per 1,000 people	0	7.735	7.735
Community	2.5 acres per 1,000 people	0	3.867	3.867
Neighborhood	1.36 acres per 1,000 people	0	2.104	2.104

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High) SF: 244du
Multi-family: (du x 0.207 = students/70% K-8/30% High) MF: 351du

	K-8	High
School Name	West Gate K-8 School	Fort Pierce High School
City	Port St. Lucie	Fort Pierce
Distance	5.8 miles	2.7 miles
Current Zoning/FLU Enrollment Demand	491 units x 0.405 = 199 students x 70% = 139	491 units x 0.405 = 199 students x 30% = 60
****Proposed Zoning/FLU Enrollment Demand**	(244 x 0.405)+(351 x 0.207) = 172 students x 70% = 120	(244 x 0.405)+(351 x 0.207) = 172 students x 30% = 52
****Change in Demand**	-19	-8

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	66 yards serve 491
****Proposed Zoning/FLU**	79 yards serves 565
***Change in Demand**	13 yards

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

Impact	TBD

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	4116	299/418
****Proposed Zoning/FLU**	6375	496/536
***Change in Demand**	Trips 2259	Trips 197/118
Impact to Capacity	Capacity is adequate for rezoning	

IV. Project Description

PHASING	
Is this project (phase) part of a larger project?	☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units: 595	Single Family: 244 Multifamily: 351
Non-residential (square footage): 686,070	
Mixed-use (describe use): Site will be residential (107.05) and industrial (15.75ac)	
(If this is a single phase project, name it Phase I – Total) Phase 1 - Total	

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	2	244	81.29	TBD	TBD
Single-family, attached	1	66	6.76	2023	2024
Multi-family	3	285	19	TBD	TBD
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Light Industrial	4	686,070	15.75	TBD	TBD

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

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

September 7, 2022

Vennis Gilmore
Planning Department
100 North US 1
Fort Pierce, FL 34950
772-467-3741
vgilmore@cityoffortpierce.com

Subject: Selvitz Road Mixed Use – Drainage Statement

Dear Vennis,

Please accept this drainage statement for the Selvitz Road mixed use project, located at 4300 Selvitz Road in Fort Pierce. Per the South Florida Water Management District Environmental Resource Permit issued in September 2016, permit number 56-03396-P, the site has no discharge and will retain 100% of its stormwater runoff. Future development will be engineered to ensure runoff is appropriately drained and will not affect surrounding properties.

If you have any questions about this application, please do not hesitate to contact me at 561-747-6336 or dsorrow@cotleur-hearing.com.

Sincerely,

Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

October 20, 2022

Vennis Gilmore
Planning Department
100 North US 1
Fort Pierce, FL 34950
772-467-3741
vgilmore@cityoffortpierce.com

Subject: Selvitz Road Mixed Use – Historical Report

Dear Vennis,

Please accept this as the historical report required for the Rezoning Application.

Introduction

The 122.8-acre site is comprised of three parcels, identified by Parcel IDs 2432-211-0006-000-3, 2432-211-0005-000-6, and 2432-343-0001-000-4. Located between Selvitz Road, Devine Road, Christensen Road, and Canal No. 101, the property is surrounded by a variety of land uses, including residential, institutional, industrial, and public uses. For this reason, the site is at an optimal setting to have its R-1 zoning designation amended to PUD concurrently with a land use amendment from RL to MXD, so it can be developed with a variety of uses and zoning designations to provide adequate buffering and transitioning to and from surrounding properties.

History

The site was once permitted for sand mining operations, which have since expired and the site is no longer being used for mining. These operations resulted in the large square-shaped lake in the western corner of the site. The site is now vacant site with no listed species or native habitat.

Context of Surroundings

As shown in Figure 1 below, the site (in yellow) is at the edge of the Fort Pierce city limits and abuts both Fort Pierce and St. Lucie County properties. It is also in close proximity to the Port St. Lucie boundary. This causes the adjacent land uses and zoning districts to be designated by both Fort Pierce and St. Lucie County. Figure 2 shows the existing land use designations from both municipalities, and Figure 3 shows the existing zoning designations.

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
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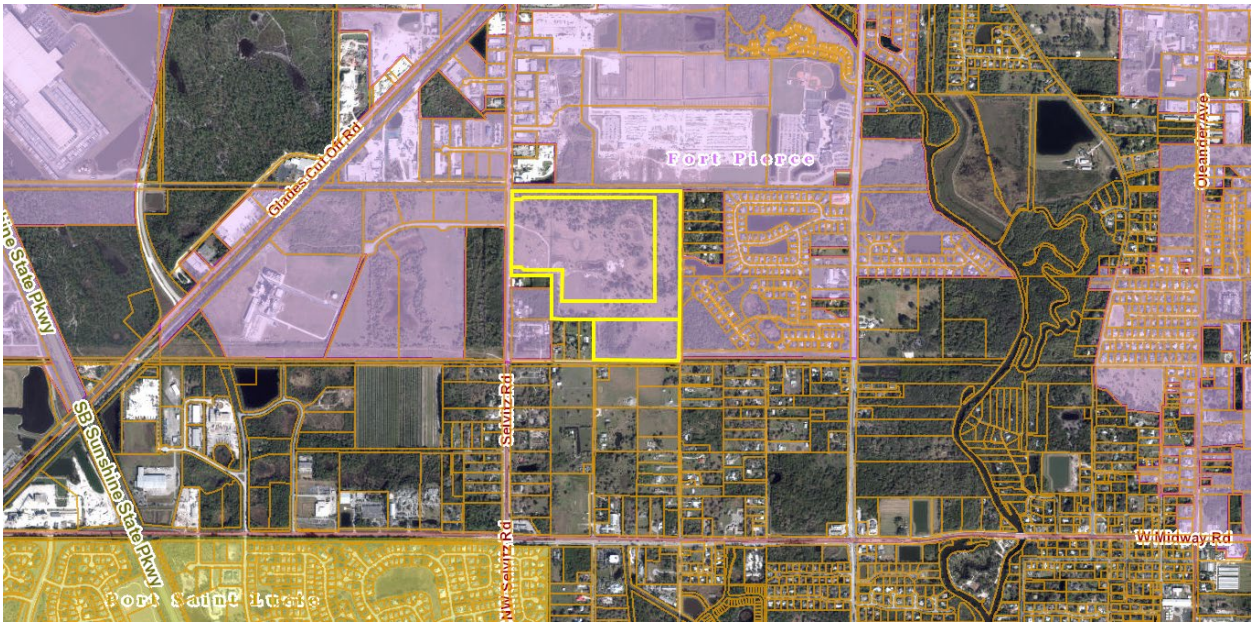

Figure 1 Municipal Boundaries

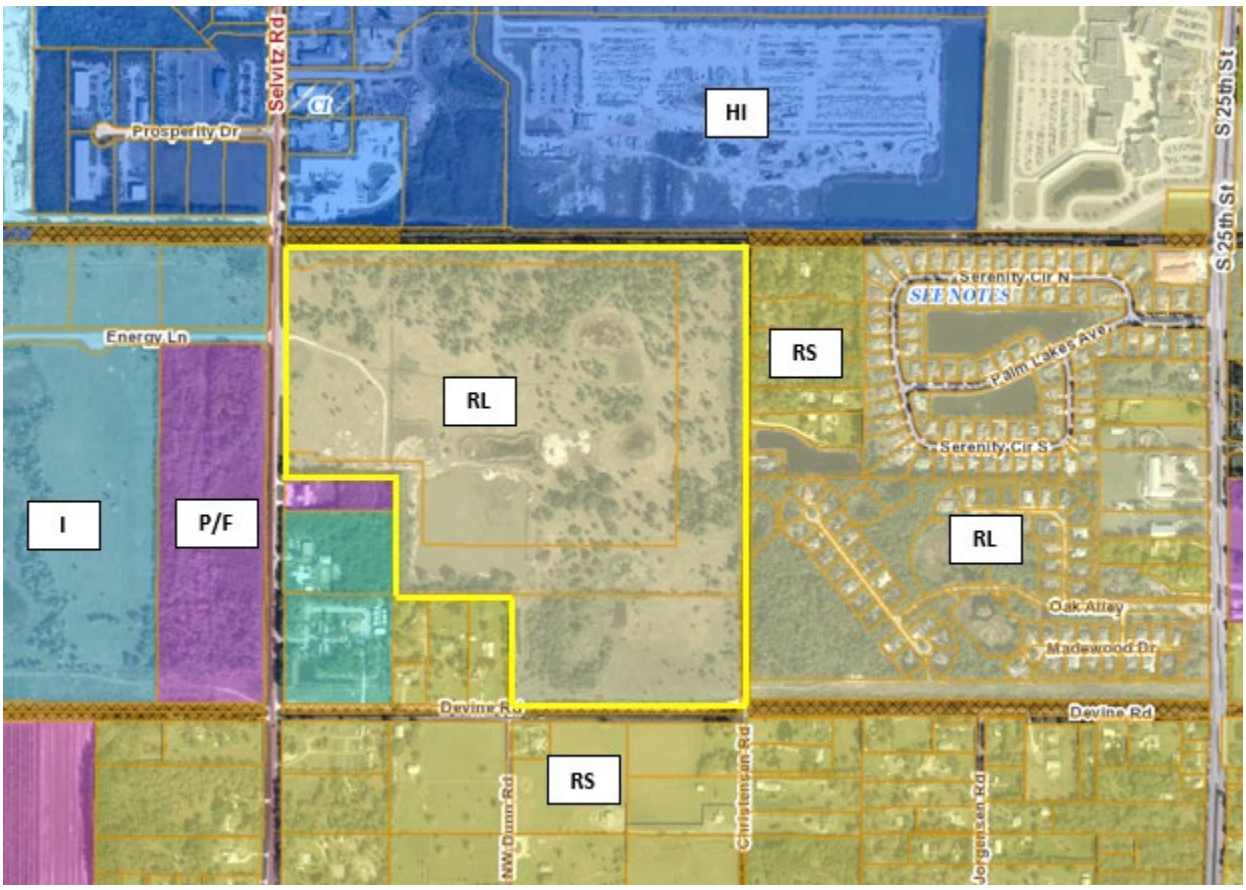

Figure 2 Existing Land Use Designations (FP and SLC)

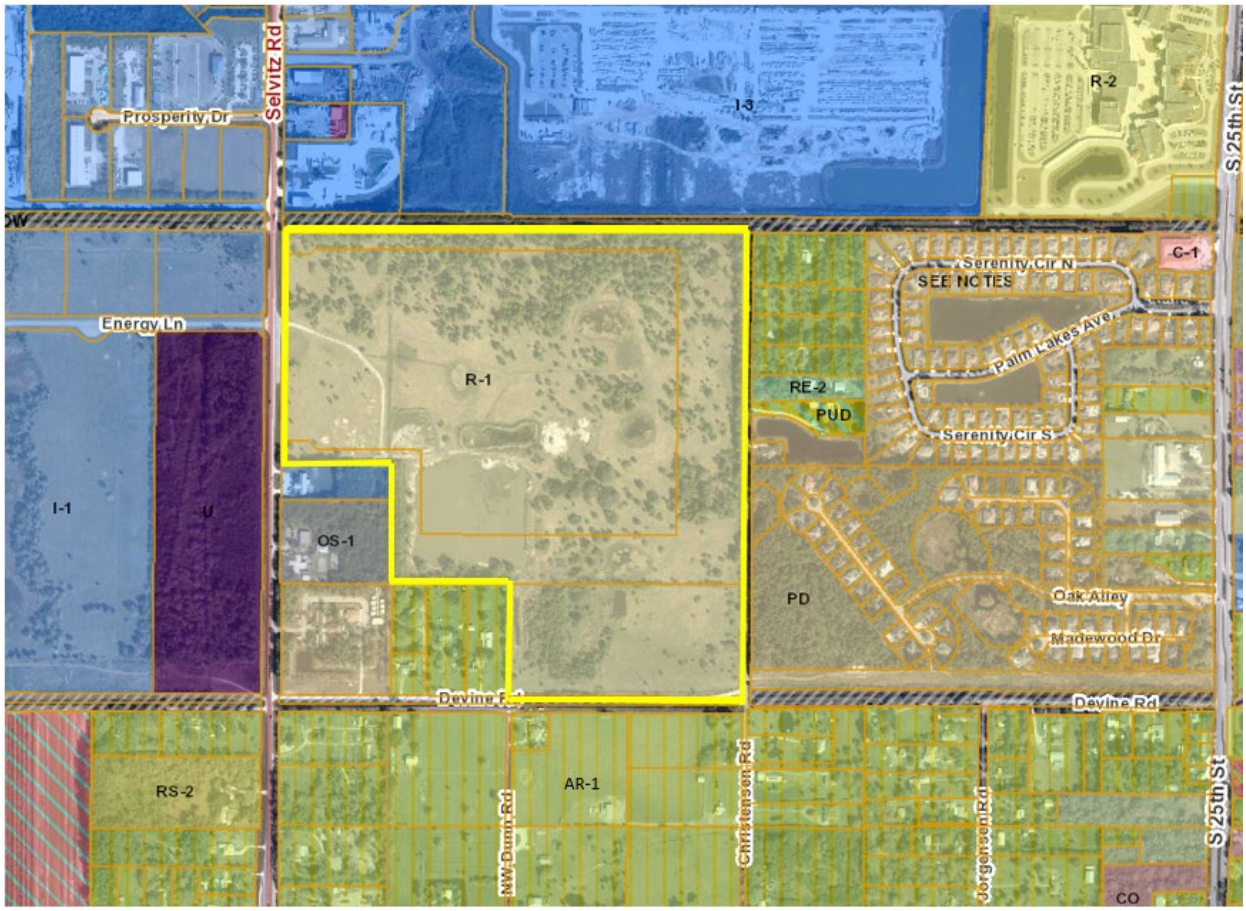

Figure 3 Existing Land Use Designations (FP and SLC)

Environmental

Per SFWMD Environmental Resource Permit 56-03396-P dated September 2016, there are some wetlands on site. As stated in the Environmental Report prepared by Advanced Restoration Ecology in July 2022, some of these wetlands are still existing and will be adequately mitigated for if impacted by future development. Nevertheless, there are no other environmentally sensitive areas or characteristics onsite. No listed plant or animal species were observed during the pedestrian transaction visit and evaluation. Additionally, the site is composed primarily of pasture land and no native upland habitat was found onsite.

Traffic

A traffic report was conducted by MacKenzie Engineering dated September 29, 2022, to calculate the changes in daily trips expected from this development. For the Future Land Use Designation of MXD, using its maximum allowable density of 15 dwelling units per acre, the increase of daily trips increases from the existing 6,038 trips to 69,067 trips. However, with a more accurate depiction of the uses, densities, and intensities being proposed in the PD rezoning application, the values used to calculate the rezoning effects on traffic are more indicative of the true change. Using these values, the increase in daily trips shifts to only 6,375 trips - a difference of 337 from the existing zoning designation. With this in mind, all roadway segments included in the analysis are projected to operate acceptably with the proposed development,

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except Midway Road from East Torino Parkway to Jenkins Road/Milner Road. The road is currently failing at its existing conditions; therefore, it is the responsibility of the maintaining agency to correct this deficiency, and not that of the applicant.

Adequate Public Facilities

The site is located in an already developed area, therefore the basic infrastructure is already in place to serve the proposed land use. As an infill development surrounded by various uses, the project site has efficient access to a number of public facilities and future residents' daily necessities, including the proximity to the US-1 commercial corridor less than three miles from the project location. In addition to the available water, wastewater, electric, and waste management services existing in the area, the map below shows the project site and existing uses/services within a three-mile radius. Within this radius, the site has access to a high, middle, and elementary school, two grocery stores, a fire station, sheriff's department, post office, and several other services and uses to meet resident's needs.

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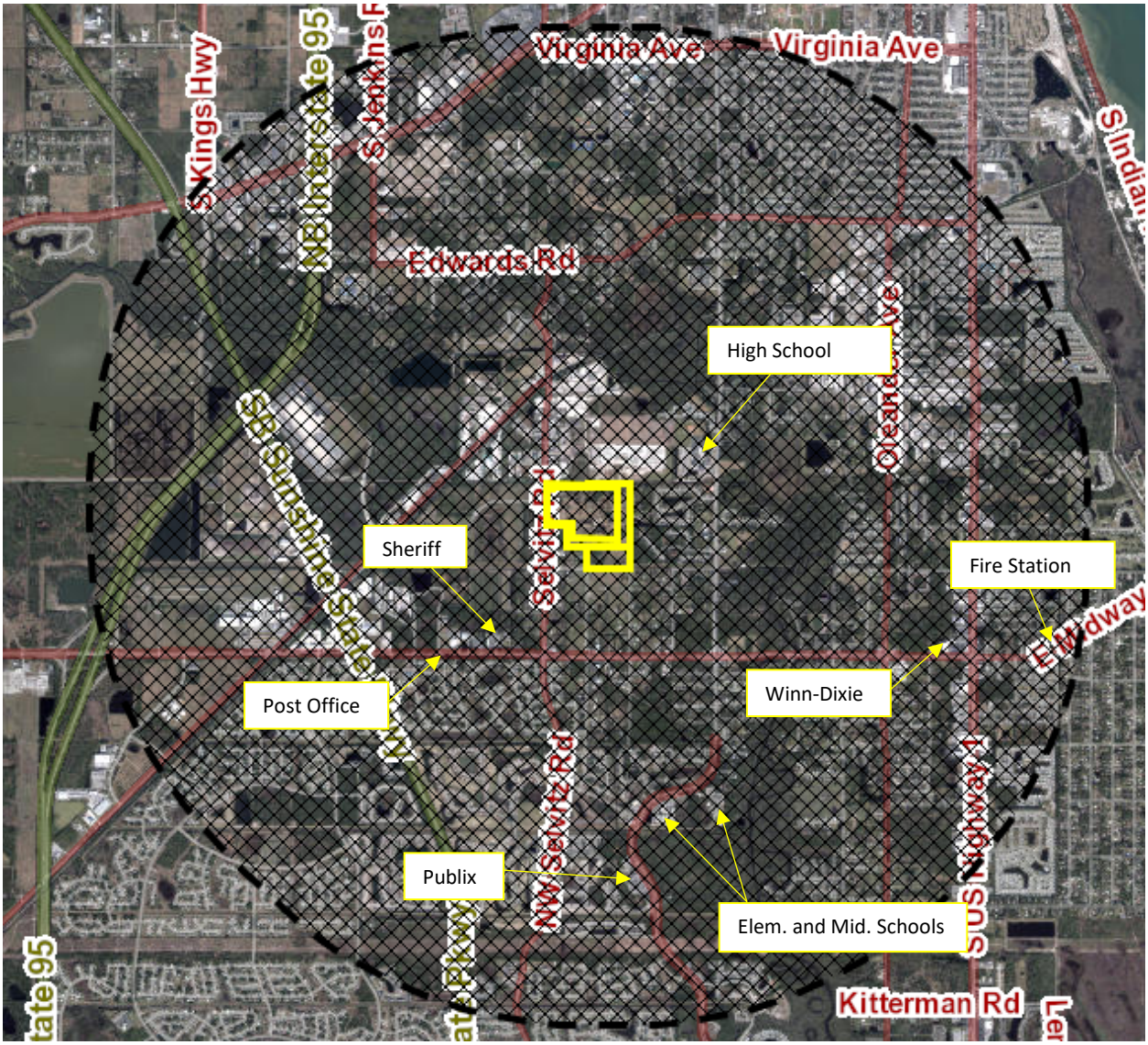


If you have any questions about this application, please do not hesitate to contact me at 561-747-6336 or dsorrow@cotleur-hearing.com.

Sincerely,

Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

SITE DATA

EXISTING LAND USE	RL	**PROPOSED LAND USE**	MXD	**FLOOD ZONE**	X
EXISTING ZONING	R-1	**PROPOSED ZONING**	PD	**UTILITY PROVIDER**	FPUA
SITE ACREAGE	122.80				

PARCEL NUMBERS

PARCEL 1	2432-211-0006-000-3
PARCEL 2	2432-211-0005-000-6
PARCEL 3	2432-343-0001-000-4

POD BREAKOUT	**ACREAGE**	**PRIMARY USE**
POD 1	81.29	RESIDENTIAL
POD 2	6.76	RESIDENTIAL
POD 3	19.00	RESIDENTIAL
POD 4	4.98	LIGHT INDUSTRIAL
POD 5	10.76	LIGHT INDUSTRIAL

DWELLING UNITS

PROPOSED UNITS	799
MAX GROSS DU/AC	6.5

OPEN SPACE CALCULATIONS

REQUIRED (20%)	24.56 AC
LAKES	14 AC MINIMUM
LANDSCAPE AREA	3 AC MINIMUM
CONSERVATION	3.8
OTHER	3.76 AC MINIMUM

PERMITTED RESIDENTIAL UNIT TYPES

MULTI-FAMILY APARTMENTS
TOWNHOMES
VILLAS/ DUPLEX/TRIPLEX/ COTTAGES/ QUADRAPLEX
SINGLE-FAMILY HOMES

RESIDENTIAL DEVELOPMENT STANDARDS

	TOWNHOMES	VILLAS	TRIPLEX	COTTAGES	QUADRAPLEX	40' LOT	50' LOT
MINIMUM LOT SIZE	1520	2875	2875	2875	2875	4600	5750
MINIMUM LOT DEPTH	95	115	115	115	115	115	115
MINIMUM LOT WIDTH	16	25	25	25	25	40	50
MINIMUM LOT COVERAGE	N/A	80%	80%	80%	80%	80%	80%
MINIMUM FRONT SETBACK	18	18	18	18	18	18	18
FOR SIDELOAD GARAGE	10						
MINIMUM SIDE SETBACK	5	5	5	5	5	5	5
MINIMUM SIDE SETBACK (CORNER)						15	15
MINIMUM REAR SETBACK	10	10	10	10	10	10	10
MINIMUM BUILDING HEIGHT	35'	35'	35'	35'	35'	35'	35'

MULTI-FAMILY APARTMENT STANDARDS

BUILDING SPACING	15' MIN BETWEEN BUILDINGS
BUILDING HEIGHT	50' MAXIMUM

INDUSTRIAL DEVELOPMENT STANDARDS

* ALL USES ALLOWED IN LIGHT INDUSTRIAL USES PER CITY OF FT.PIERCE

NOTE: SEPARATE SITE PLANS WILL BE REQUIRED FOR EACH POD AT TIME OF FINAL DEVELOPMENT APPROVAL.

POD 1 DATA

ACREAGE	81.29
DWELLING UNITS	400
DU/AC	5
OPEN SPACE/ PERVIOUS	20% MIN
CONSERVATION	3.80

POD 2 DATA

ACREAGE	6.76
DWELLING UNITS	74
DU/AC	11
OPEN SPACE/ PERVIOUS	20% MIN
IMPERVIOUS	80% MAX

POD 3 DATA

ACREAGE	19.00
DWELLING UNITS	325
DU/AC	17
OPEN SPACE/ PERVIOUS	20% MIN
IMPERVIOUS	80% MAX

POD 4 DATA

ACREAGE	4.98
BUILDING COVERAGI	80% MAX
LOT COVERAGE	90% MAX
OPEN SPACE	10% MIN

POD 5 DATA

ACREAGE	10.76
BUILDING COVERAGI	80% MAX
LOT COVERAGE	90% MAX
OPEN SPACE/ PERV	10% MIN

PARKING

APARTMENTS: 1 SPACE PER 1 BD
2 SPACES PER 2,3 BD

OTHER RESIDENTIAL: 2 SPACES PER UNIT

LIGHT INDUSTRIAL: REFER TO CITY OF FT. PIERCE LAND DEVELOPMENT CODE

LEGAL DESCRIPTION

SELVITZ I, LLC

TRACT AA PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINTOF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32,A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 70.71 FEET;THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZ II, LLC

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTH WEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA;LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

ALSO LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32,A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCENORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 70.71 FEET;THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZ III, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THERE FROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

CONTAINING: 5,349168 SQUARE FEET OR 122.8 ACRES, MORE OR LESS.

TRAFFIC STATEMENT

ALL OF THE ROADWAY SEGMENTS ARE PROJECTED TO OPERATE ACCEPTABLY WITH THE PROPOSED REZONING EXCEPT MIDWAY ROAD FROM EAST TORINO PARKWAY TO JENKINS ROAD/MILNER ROAD. BECAUSE THIS ROAD IS FAILING IN THE EXISTING/BACKGROUND CONDITION, IT IS THE RESPONSIBILITY OF THE MAINTAINING AGENCY TO CORRECT THE EXISTING DEFICIENCY AND IT IS NOT A RESPONSIBILITY OF THE APPLICANT (CHAPTER 163.3180 (5) F.S.). THEREFORE, THE PROPOSED REZONING MEETS THE TRANSPORTATION REQUIREMENTS OF THE CITY'S CODE.

DRAINAGE STATEMENT

THE PROPOSED DRAINAGE SYSTEM WILL CONSIST OF A NETWORK OF PIPES AND CATCH BASINS INTERCONNECTING THE ROADWAYS TO THE PROPOSED ONSITE LAKES. WATER QUALITY WILL BE ACHIEVED WITHIN THE LAKE.

AS THE OVERALL PROPERTY IS DEVELOPED LAKES AND DITCHES WILL BE CONSTRUCTED TO PROVIDE SUFFICIENT ATTENUATION OF RUN-OFF AT VARIOUS STAGES OF THE PROJECT UNTIL THE OVERALL LAKE AND DRAINAGE SYSTEM IS COMPLETE.

THE PROJECT OUTFALL LOCATION IS THE NORTH ST.LUCIE WATER CONTROL DISTRICT LOCATED NORTH OF THE PROJECT SITE.

PROJECT TEAM

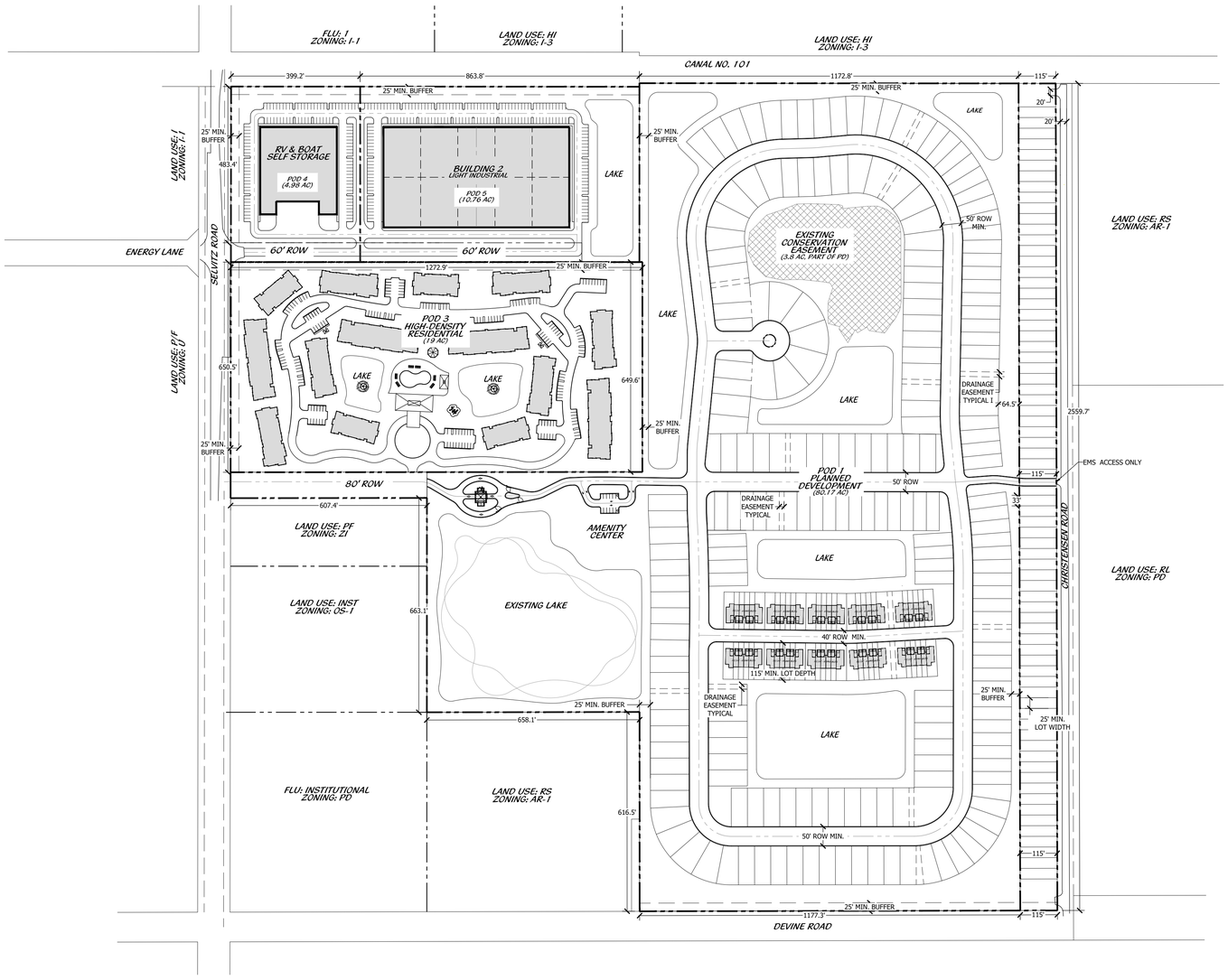
OWNER/CLIENT:
DON STEVENSON
SELVITZ I/II/III
631 US HWY 1, SUITE 409
NORTH PALM BEACH, FL 33408
561.653.1104

AGENT/LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.515.4450

SURVEYOR:
DAVID LIDBERG
LIDBERG LAND SURVEYING
675 WEST INDIANTOWN RD, SUITE 200
JUPITER, FL 33458
561.746.8454

ENVIRONMENTAL:
DREW GATEWOOD
ADVANCED RESTORATION ECOLOGY
2593 NE ROBERTA ST
JENSON BEACH, FL 34957
772.242.7200

TRAFFIC:
SHAUN MACKENZIE
MACKENZIE ENGINEERING AND PLANNING
1172 SW 30TH ST, SUITE 500
PALM CITY, FL 34910
772.286.8030



*NOTE: THIS MAP IS AN ARTISTS ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PROVIDE A FRAMEWORK WHICH RECOGNIZES THE SCALE AND ENDEAVOR TO ACCOMMODATE SUCH CRITERIA WITHIN THE LIMITS OF THE LAW AND BALANCED DESIGN IMPERATIVES TO PROVIDE ECONOMICALLY VIABLE AND MARKET SENSITIVE SOLUTIONS TO MEET THE NEEDS OF OUR COSTUMERS AND THE COMMUNITY. THE POD SITE PLANS MAY VARY AS THE NATURAL EVOLUTION OF THE SPECIFIC SOLUTIONS ARE PROCESSED THROUGH THE VARIOUS DESIGN AND JURISDICTIONAL AUTHORITIES TO FINAL APPROVAL. NOTWITHSTANDING VARIATIONS IN DESIGN AS THE DETAILED SITE PLANS BECOME MORE REFINED, PRIOR APPROVALS SHALL ENTITLE THE APPLICANT WITHOUT RETURNING FOR REVISION REVIEW BY PRIOR AUTHORITY, TO CONTINUE SUBSEQUENT MORE LOCALIZED DECISIONS AS FUNCTIONAL DETAILS BECOME EVIDENT. THE PROPERTY OWNER AND/OR DEVELOPERS RESERVE ALL RIGHTS TO MAKE SUCH ADJUSTMENTS AS NEEDED TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.

*NOTE: LOCATION AND CONFIGURATION OF ALL DEVELOPMENT PARCELS, LAKES, AND OPEN SPACE WILL BE FULLY DELINEATED DURING THE POD SITE PLAN PROCESS.

PLANNED DEVELOPMENT SITE PLAN

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SELVITZ ROAD

Ft. Pierce, Florida

DESIGNED	PRP/LAH
DRAWN	PRP/LAH
APPROVED	DTS
JOB NUMBER	21-1214
DATE	07-25-22
REVISIONS	09-02-22
	10-05-22

SHEET 1 OF 2

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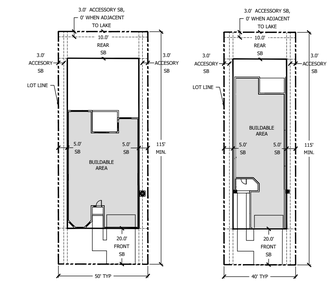
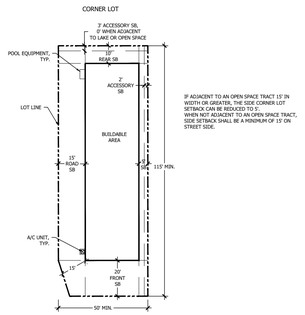
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

TYPICAL LOT LAYOUTS

SCALE 1"=40'-0"

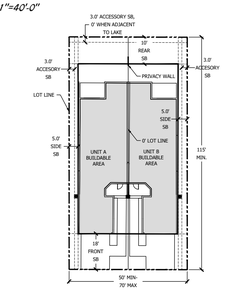




IF ADJACENT TO AN OPEN SPACE TRACT 15' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 5'. WHEN NOT ADJACENT TO AN OPEN SPACE TRACT, SIDE SETBACK SHALL BE A MINIMUM OF 15' ON STREET SIDE.

TYPICAL VILLA LAYOUT

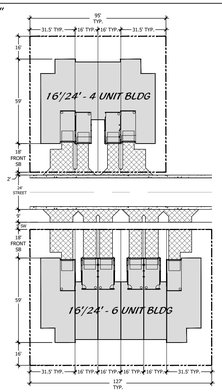
SCALE 1"=40'-0"



TYPICAL TOWNHOME LAYOUT

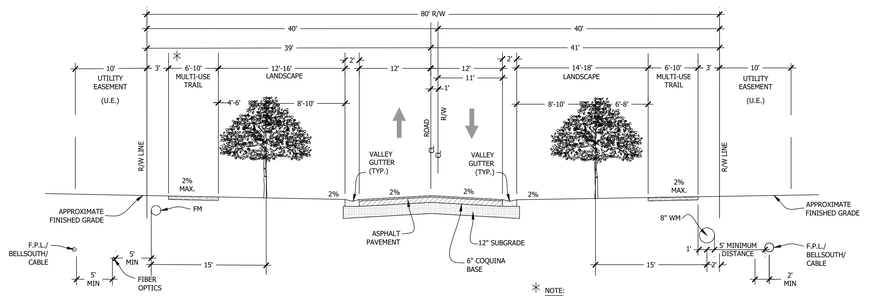
16/24' PRODUCT

SCALE 1"=30'-0"



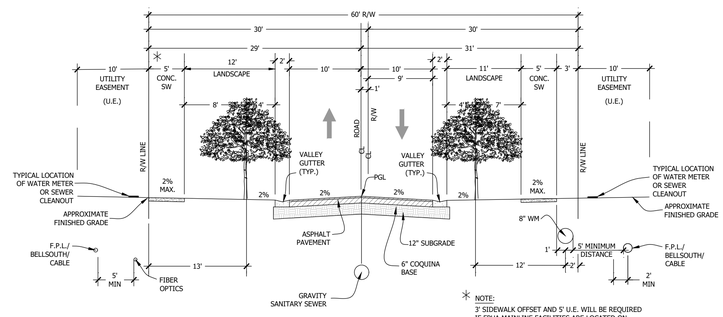
TYPICAL ROW SECTIONS

SCALE 1"=10'-0"



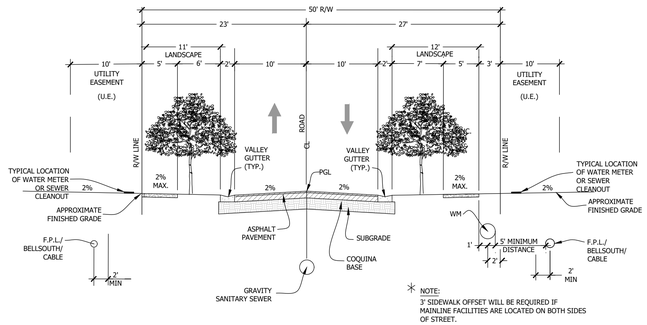
80' RIGHT-OF-WAY
TYPICAL SECTION

✳ NOTE:
3' MULTI-USE TRAIL OFFSET AND 5' U.E. WILL BE REQUIRED IF FPUA MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
ONE SIDE OF ROAD WILL HAVE 6' MULTI-USE TRAIL, THE OTHER SIDE OF ROAD TO HAVE A 10' MULTI-USE TRAIL.



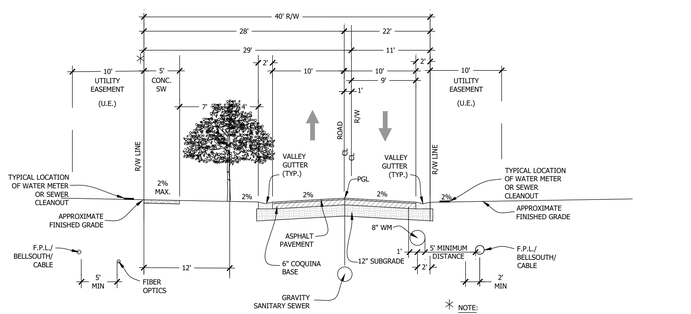
✳ NOTE:
3' SIDEWALK OFFSET AND 5' U.E. WILL BE REQUIRED IF FPUA MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.

60' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH



✳ NOTE:
3' SIDEWALK OFFSET WILL BE REQUIRED IF MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.

50' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH

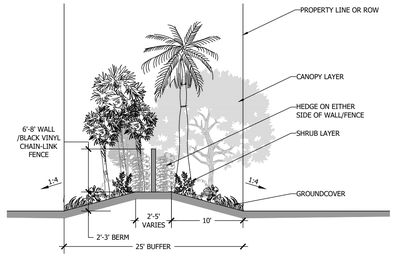


✳ NOTE:
3' SIDEWALK OFFSET AND 5' U.E. WILL BE REQUIRED IF FPUA MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.

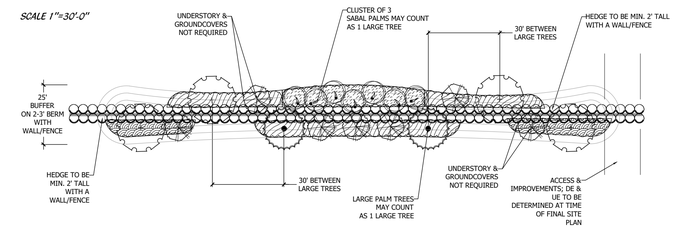
40' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH

25' LANDSCAPE BUFFER TYPICAL

SCALE 1"=10'-0"



SCALE 1"=30'-0"



DEVELOPMENT STANDARDS DATA

Table 1. DEVELOPMENT USED AND STANDARDS

DEVELOPMENT STANDARD	SINGLE-FAMILY	TOWNHOMES/ TRI-PLEX/ QUAD-PLEX	VILLAS/ DUPLEX/ COTTAGE	MODEL HOMES	LIGHT INDUSTRIAL	RV/ BOATSTORAGE
PRIMARY STRUCTURE						
Minimum Lot Width	40'	16'	25'	16'	-	-
Minimum Lot Depth	115'	95'	95'	95'	-	-
Maximum Lot Depth	None	None	None	None	-	-
Maximum Building Lot Coverage	80%	90%	90%	90%	90%	80%
Maximum Impervious Lot Coverage	80%	80%	80%	80%	80%	90%
Minimum Open Space	20%	10%	10%	10%	10%	10%
Minimum Front Setback (Front Loaded)	18'	18'%	18'	18'	-	-
Minimum Front Setback (Side Loaded)	10'	-	-	10'	-	-
Minimum Side Setback (Internal Lot) (May be 0' on a zero-lot-line provded that minimum building separation of 10' is maintained between units, 15' building separation for Townhome and Apartments)	5'			5'	-	-
Minimum Side Setback (Side-Entry)			3'			
Minimum Side Setback (Front- Entry)		5'	5'			
Minimum Side Setback (Corner Lot)	15'	10'	15'	15'		-
If adjacent to open space tract 15' in width or greater	5'	5'	5'	5'	-	-
Minimum Rear Setback (Corner Lot)	10'	10'	10'	10'		
Minimum Rear Setback (Internal Lot)	10'	10'	10'	10'		
ACCESSORY STRUCTURES						
Minimum Rear Setback	3'	3'	3'	3'	-	-
If adjacent to open space or common area tract 25' or wider	0'	0'	0'	0'	-	-
Minimum Side Setback (Internal Lot)	2' (2' from property line)	2'	2'	3'	-	-
Minimum Side Setback (Corner Lot)	15'	15'	13'	13'	-	-

PLANNED DEVELOPMENT SITE DETAILS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SELVITZ ROAD

Ft. Pierce, Florida

DESIGNED PRP/LAH
DRAWN PRP/LAH
APPROVED DTS
JOB NUMBER 21-1214
DATE 07-25-22
REVISIONS 09-02-22
10-05-22

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

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

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

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

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: Selvitz Rd between Devine Rd and Canal 101
2. Property Tax ID(s): 2432-211-0006-000-3, 2432-211-0005-000-6, 2432-343-0001-000-4
3. Total Acreage: 122.8 +/-
4. Existing Future Land Use Designation: RL
5. Existing Zoning Classification: R-1
6. Proposed Zoning Classification: PD
7. Other applications being submitted concurrent with this application, if any: Rezoning application, site plans
8. Describe the existing uses, improvements and structures on the amendment lands: There are currently no existing structures or improvements on the project site.
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: A mixed-use land use would allow the site to have multiple zoning districts, ensuring appropriate transition between the surrounding low density residential and industrial uses.

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Industrial	HI	I-3
South	Residential, Institutional	RS (SLC), INST	AR-1 (SLC), OS-1
East	Residential	RL, RS (SLC)	PD, AR-1 (SLC)
West	Vacant	I	I-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	R-1	<4 du/ac	122.8	X
Proposed	MXD	PD	Gross 4.6 du/ac	122.8	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 0.125 x 678,229 = 84,779
Demand Analysis	Maximum 595 units x 2.6 = 1,547 persons x 100 gpd = 154,700 gpd (res) + 84,779 (ind) = 239,479 gpd
Current Zoning	Total gallons per day 491 units x 2.6 = 1,277 persons x 100 gpd = 127,660 gpd
Proposed Zoning	Total gallons per day 595 units x 2.6 = 1,547 persons x 100 gpd = 154,700 gpd (res) + 84,779 (ind) = 239,479 gpd
Change in Demand	**Total gallons per day** 111,819 gpd proposed increase

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 0.1 x 678,229 sf = 67,823
Demand Analysis	Maximum 595 units x 2.6 = 1,547 persons x 100 gpd = 154,700 gpd (res) + 67,823 (ind) = 222,523 gpd
Current Zoning	Total gallons per day 491 units x 2.6 = 1,277 persons x 100 gpd = 127,660 gpd
Proposed Zoning	Total gallons per day 595 units x 2.6 = 1,547 persons x 100 gpd = 154,700 gpd (res) + 67,823 (ind) = 222,523 gpd
Change in Demand	**Total gallons per day** 94,863 gpd proposed increase

C. Parks and Recreation (Residential Classifications Only): 1,547 + 44,227 = 45,774
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	30.940	30.94
Urban District	5 acres per 1,000 people	0	7.735	7.735
Community	2.5 acres per 1,000 people	0	3.867	3.867
Neighborhood	1.36 acres per 1,000 people	0	2.104	2.104

D. Public Schools (Residential Classifications Only): SF: 244du, MF: 351du
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	West Gate K-8 School	Fort Pierce High School
City	Port St. Lucie	Fort Pierce
Distance	5.8 miles	2.7 miles
Current Zoning Enrollment Demand	491 units x 0.405 = 199 students x 70% = 139	491 units x 0.405 = 199 students x 30% = 60
Proposed Zoning Enrollment Demand	(244 x 0.405)+(351 x 0.207) = 172 students x 70% = 120	(244 x 0.405)+(351 x 0.207) = 172 students x 30% = 52
Change in Demand	-19	-8

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	66 yards serve 491
Proposed Zoning	79 yards serves 565
Change in Demand	13 yards

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

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	4116	299/418
Proposed Zoning	6375	496/536
Change in Demand	Trips 2259	Trips 197/118
Impact to Capacity	Capacity is adequate for rezoning	

12. Name of Owner(s): Selvitz I LLC, Selvitz II LLC, Selvitz III LLC - Donald Stevenson
Mailing Address: 631 US Hwy 1, Suite 409
City North Palm Beach State FL Zip 33408
Phone # 561-653-1104
E-mail: ds@usrex.com

13. Name of Applicant: Cotleur & Hearing - Daniel Sorrow
Mailing Address: 1934 Commerce Ln, Suite 1
City Jupiter State FL Zip 33458
Phone # 561-747-6336 Fax #
E-mail: dsorrow@cotleur-hearing.com

14. Name of Representative: Same as Applicant
Mailing Address:
City State Zip
Phone # Fax #
E-mail:

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

I certify that: (Check One)

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

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

Applicant's Signature

Date 8.31.22

1934 Commerce Ln, Suite 1, Jupiter
Address

State FL 33408 Zip

561-747-6336 Phone

Fax

dsorrow@cotleur-hearing.com
E-mail Address

16. **Property Owners Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Donald W Stevenson
Property Owner's Name (Please Print)

561-653-1104
Phone

631 US Hwy 1, Suite 409, North Palm Beach
Address

FL
State

33408
Zip

Property Owner's Signature

9/1/22
Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 1 day of September, 20 22, by Donald Stevenson who is personally known to me or has produced FL DL as identification.

Signature of Notary

(seal)

MARIA J LIBBY
Notary Public - State of Florida
Commission # GG 331592
My Comm. Expires Jul 30, 2023
Bonded through National Notary Assn.

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

Cotleur & Hearing

LC26000535

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1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

February 23, 2022

Planning Department
Fort Pierce
Planning Department
100 N US Hwy 1
Fort Pierce, FL 34950

Subject: Owner Consent – Selvitz Road Mixed Use

Dear Planning Staff,

Please be advised that the undersigned is the owner of the 122.8-acre project site located along Selvitz Road, Devine Road, and Christensen Road. The undersigned hereby gives consent to Cotleur & Hearing to file a comprehensive plan amendment application, rezoning applications, site plan applications, any similar Planning and Development Services application, and to carry out discussions and meetings with Fort Pierce as it relates to the owner of the site and the Selvitz Road Mixed Use project.

For:
Donald Stevenson
Signatory Authority

2/22/22
Date

Signature

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4913061 OR BOOK 4671 PAGE 1132, Recorded 08/23/2021 09:25:32 AM Doc Tax: $15867.60

Prepared by and return to:
David Carlton Tassell
Counselors Title Company, LLC
941 North Highway A1A
Jupiter, FL 33477
File Number: **6748.739**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **August, 2021** between **Midway St. Lucie, LLC, a Foreign limited liability company** whose post office address is **675 W. Indiantown Road, Suite 103, Jupiter, FL 33458**, grantor, and **Selvitz I, LLC, a Florida limited liability company** whose post office address is **631 U.S. Highway One, Suite 409, North Palm Beach, FL 33408**, grantee:

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Identification Number: 2432-211-0006-000/3

Subject to taxes for 2021, and all subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

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

DoubleTime®

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4913068 OR BOOK 4671 PAGE 1187, Recorded 08/23/2021 09:30:02 AM Doc Tax: $7964.60

Prepared by and return to:
David Carlton Tassell
Counselors Title Company, LLC
941 North Highway A1A
Jupiter, FL 33477
File Number: **6748.740**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **August, 2021** between **Midway St. Lucie LLC, a Foreign limited liability company** whose post office address is **675 W. Indiantown Road, Suite 103, Jupiter, FL 33458**, grantor, and **Selvitz II, LLC, a Florida limited liability company** whose post office address is **631 U.S. Highway One, Suite 409, North Palm Beach, FL 33408**, grantee:

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Identification Number: 2432-211-005-000/6

Subject to taxes for 2021, and all subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

DoubleTime®

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4913078 OR BOOK 4671 PAGE 1245, Recorded 08/23/2021 09:43:48 AM Doc Tax: $4168.50

Prepared by and return to:
David Carlton Tassell
Counselors Title Company, LLC
941 North Highway A1A
Jupiter, FL 33477
File Number: **6748.741**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **August, 2021** between **Midway St. Lucie, LLC, a Foreign limited liability company** whose post office address is **675 W. Indiantown Road, Suite 103, Jupiter, FL 33458**, grantor, and **Selvitz III, LLC, a Florida limited liability company** whose post office address is **631 U.S. Highway One, Suite 409, North Palm Beach, FL 33408**, grantee:

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

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

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

Parcel Identification Number: 2432-343-0001-000/4

Subject to taxes for 2021, and all subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

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

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1132)

SELVITZ I, LLC

TRACT A

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING. THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1187)

SELVITZ II, LLC

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE 198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

ALSO LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1245)

SELVITZ III, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

October 12, 2022

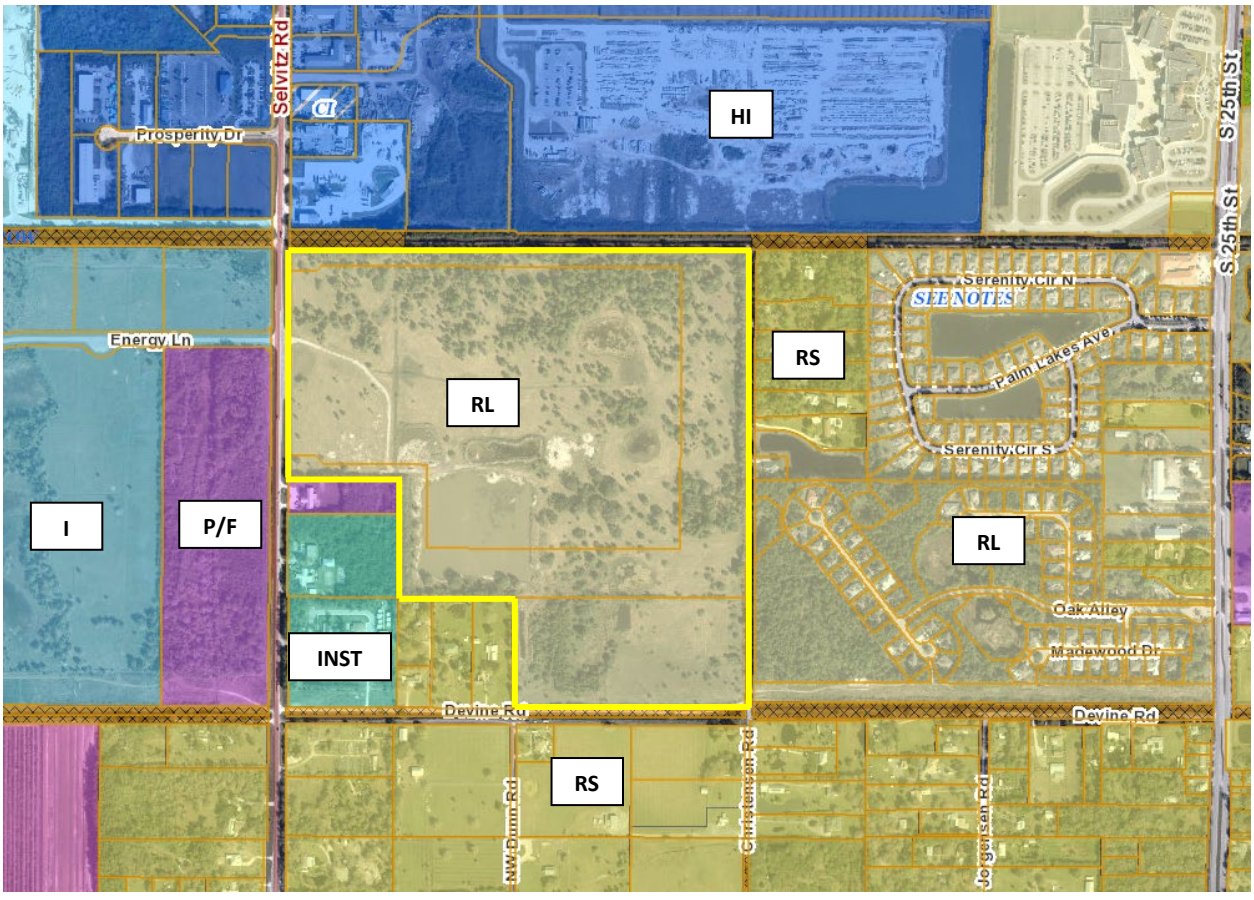
Vennis Gilmore
Planning Department
100 North US 1
Fort Pierce, FL 34950

Subject: Selvitz Road Mixed Use – Justification

Application: Future Land Use Amendment to MXD

Dear Vennis,

Please accept this letter as the justification for the land use amendment proposed on the Selvitz Road property, located between Selvitz Road, Christensen Road, Devine Road, and Canal No. 101. The land use amendment will change the existing low density residential (RL) land use to mixed use (MXD). This site is an optimal location for MXD land use, as a mix of uses would allow for best and most compatible transitions between the adjacent residential uses (RL in Fort Pierce and RS in St. Lucie County), institutional uses (INST), industrial / heavy industrial uses (I / HI), and public uses (P/F in St. Lucie County). Below is an image of the land uses surrounding the project site (outlined in yellow).



Cotleur & Hearing

LC26000535

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561.747.6336 561.747.1377

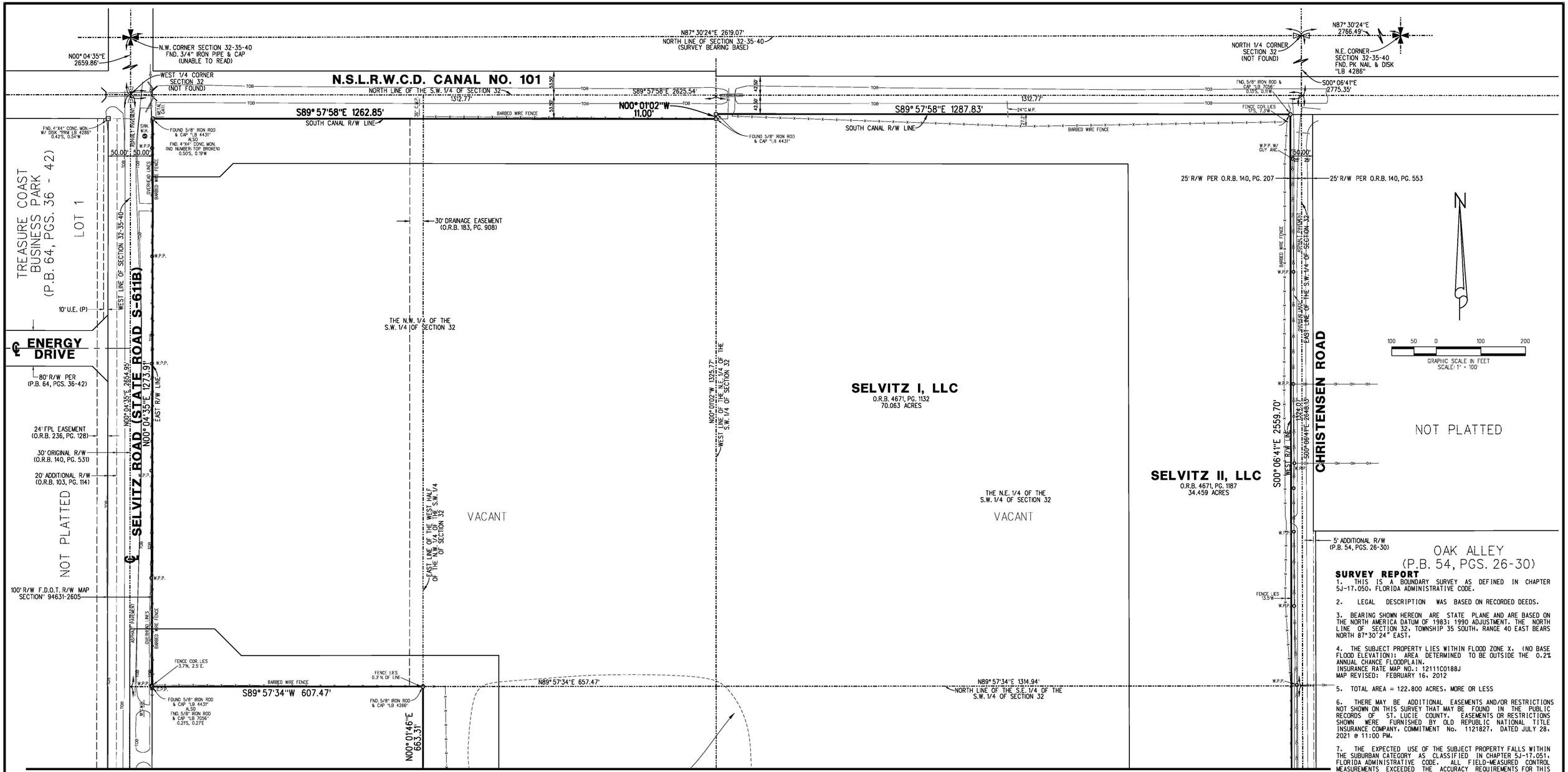
Because of the number of land uses and their significant differences in uses and intensities, an MXD land use on this site would authorize the developer to create greater compatibility with the adjacent uses. Although the current RL site is separated from the HI uses by the Canal No. 101 right-of-way (approximately 100ft in width), an MXD designation would ensure greater separation between the industrial use and potential future residences. The potential uses for this site in future could be light industrial to allow for uses such as self-storage facilities, high-density residential to provide a transition to lower-density residences, medium-density residential, and low-density residential. These varying types of uses will promote adequate transitioning and buffering within the development. The developer will consequently file a rezoning application for the entire site to rezone the existing R-1 designation to Planned Development (PD).

Although the entire site will be amended to MXD, allowing up to 15 dwelling units per acre, the gross density of the site will be capped at 5 dwelling units per acre. This would ensure the appropriate densities and intensities are designated in the best possible locations for an adequate transition between uses.

If you have any questions about this application, please do not hesitate to contact me at 561-747-6336 or dsorrow@cotleur-hearing.com.

Sincerely,

Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458



MATCH LINE - SEE SHEET 2

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1132)
TRACT A **SELVITZ I, LLC**

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING. THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36" WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: SELVITZ II, LLC (OFFICIAL RECORD BOOK 4671, PAGE 1187)

PER DEED: THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE 198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

ALSO LESS AND EXCEPT THEREFROM:

LESS PART OF TRACT 1 AS NOW LOCATED: A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING. THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36" WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1245)
SELVITZ III, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

ABBREVIATIONS:
(C) - CALCULATED
C.B.S. - CONCRETE BLOCK STRUCTURE
C.M.R. - CONNECTED MINUTES BOOK
CMS - CONCRETE MARKER
CONC - CONCRETE
D.B. - DEED BOOK
F.H. - FIRE HYDRANT
FND. - FOUND
F.P.L. - FLORIDA POWER & LIGHT
I.P. - IRON PIPE
INV - INVERT
I.R. - IRON ROD
L.B. - LICENSE BUSINESS
L.P. - LIGHT POLE
L.S. - LICENSE SURVEY
MH - MANHOLE
W.H.W. - MEAN HIGH WATER
MON. - MONUMENT
N.S.L.R.W.C.D.-NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. - OFFICIAL RECORD BOOK
(P) - PLAT
P.B. - PLAT BOOK
P.R.M. - PERMANENT REFERENCE MONUMENT
R.O.W. - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
R.P.B. - ROAD PLAT BOOK
(S) - SURVEY
SLP - STOP LIGHT POLE
SMH - SANITARY MANHOLE
SBTMH - SOUTHERN BELL TELEPHONE MANHOLE
STMH - STORM MANHOLE
TB - TRAFFIC BOX
TLP - TRAFFIC LIGHT POLE
TV - TELEVISION
U.E. - UTILITY EASEMENT
WP - WOOD POLE
WUP - WOOD UTILITY POLE
WV - WATER VALVE

SURVEY REPORT

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.

2. LEGAL DESCRIPTION WAS BASED ON RECORDED DEEDS.

3. BEARING SHOWN HEREON ARE STATE PLANE AND ARE BASED ON THE NORTH AMERICA DATUM OF 1983; 1990 ADJUSTMENT. THE NORTH LINE OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST BEARS NORTH 87°30'24" EAST,

4. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, (NO BASE FLOOD ELEVATION): AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
INSURANCE RATE MAP NO.: 12111C0188J
MAP REVISED: FEBRUARY 16, 2012

5. TOTAL AREA = 122.800 ACRES, MORE OR LESS

6. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. EASEMENTS OR RESTRICTIONS SHOWN WERE FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. 1121827, DATED JULY 28, 2021 @ 11:00 PM.

7. THE EXPECTED USE OF THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.

8. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR:
SELVITZ I, LLC
SELVITZ II, LLC
SELVITZ III, LLC

9. © COPYRIGHT 2021 BY LIDBERG LAND SURVEYING, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

LIDBERG LAND SURVEYING, INC.

Digitally signed by David C Lidberg
DN: c=US, o=LIDBERG LAND SURVEYING, INC., ou=Surveyor, email=dlidberg@comcast.net, cn=David C Lidberg
Date: 2022.08.31 11:46:14 -04'00'

DATE OF SURVEY: JULY 30, 2021 BY: _____
DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3613

DATE:	REVISIONS:	BY:
07/30/2021	UPDATE SURVEY 13-040-104 (in office)	L.J.C.
06/20/18	ADD CONTOUR LINES PREPARED BY OTHERS 13-040-302	L.J.C.
7-29-15	ADDED LOCATED FLAGGED WETLANDS - FB:683 PG:77 PCLS, WO:13-040-102	E.C.
2-12-14	REVISED CALL TO SOUTH BOUNDARY LINE	E.C.
8-20-13	REVISED FLOOD ELEVATION INFORMATION ON SURVEYOR'S REPORT	E.C.

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

BOUNDARY SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

CAD.	K:\UST \ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN		
REF.			
FLD. J.P.	FB.	PG.	JOB 13-040-101
OFF. CASASUS	638	78-80	DATE APRIL 16, 2013
CKD. D.C.L.	SHEET 1 OF 2		DWG. D13-040

K:\UST\323540\13-040\13-040-101\13-040-101.DGN 8/31/2022 11:26:33 AM

MATCH LINE - SEE SHEET 1

N

100 50 0 100 200
GRAPHIC SCALE IN FEET
SCALE: 1" = 100'

NOT PLATTED

SELVITZ ROAD (STATE ROAD S-611B)

N00°04'35"E 2654.95'

WEST LINE OF SECTION 32-35-40

663.74'

663.74'

EAST R/W LINE

ASPHALT PAVEMENT

OVERHEAD LINES

BARBED WIRE FENCE

30' DRAINAGE EASEMENT
(O.R.B. 183, PG. 908)

FENCE COR. LIES 3.7'N, 2.5'E.

FENCE LIES 0.3'N. OF LINE

BARBED WIRE FENCE

S89° 57'34"W 607.47'

N89° 57'34"E 657.47'

N89° 57'34"E 1314.94'
NORTH LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 32

W.P.P.

FOUND 5/8" IRON ROD & CAP "LB 4431" ALSO FND. 5/8" IRON ROD & CAP "LB 7056" 0.21'S, 0.27'E

FND. 5/8" IRON ROD & CAP "LB 4266"

50.00' 50.00'

APPROXIMATE LAKE TOP OF BANK (NOT LOCATED)

THE N.W. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32
(NOT INCLUDED)

WEST LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32

N00° 01'46"E 663.31'

THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32

N00° 01'02"W 662.88'

SELVITZ I, LLC
O.R.B. 4671, PG. 1132
70.063 ACRES

THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 32

VACANT

25' R/W PER O.R.B. 140, PG. 207

25' R/W PER O.R.B. 140, PG. 553

W.P.P.

S00° 06'41"E 2559.70'

1324.07'

ASPHALT PAVEMENT

48.13'

S00°06'41"E 2648.13'

CHRISTENSEN ROAD

OAK ALLEY
(P.B. 54, PGS. 26-30)

SELVITZ II, LLC
O.R.B. 4671, PG. 1187
34.459 ACRES

FENCE COR. LIES 9.7'N.

BARBED WIRE FENCE (POOR CONDITION)

FOUND 5/8" IRON ROD & CAP "LB 4431"

N89° 55'21"E 658.01'

S89° 55'21"W 658.01'
SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32

FOUND 5/8" IRON ROD & CAP "LB 4431" ALSO FND. 1" IRON PIPE (NO NUMBER) 1.49'N, 1.69'W

FENCE COR. LIES 1.5'S, 0.2'E

N00° 01'02"W 616.88'
WEST LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 32

VACANT

SELVITZ III, LLC
O.R.B. 4671, PG. 1245
18.278 ACRES

HOG & BARBED WIRE FENCE LIES 1.6'W OF LINE

25' R/W PER O.R.B. 132, PG. 265

25' R/W PER O.R.B. 132, PG. 460

5' ADDITIONAL R/W
(P.B. 54, PGS. 26-30)

WEST R/W LINE

BARBED WIRE FENCE

EAST LINE OF THE S.W. 1/4 OF SECTION 32

25' R/W PER (O.R.B. 132, PG. 265)

WIRE FENCE

FOUND 5/8" IRON ROD & CAP "LB 4431" ALSO FND. 4" IRON ROD (NO NUMBER) 0.29'N, 0.10'W

46' WIDE EASEMENT FOR COUNTY ROAD PURPOSES PER O.R.B. 260, PG. 214

OVERHEAD LINES

C.P.P.

FOUND 5/8" IRON ROD & CAP "LB 4431"

W.P.P.

FENCE COR. LIES 7.4'N

W.P.P. & GUY ANC.

APPARENT USE

WIRE FENCE

SHELL ROCK ROAD

50.00'

90.00'

N.S.L.R.W.C.D CANAL NO. 102

DEVINE ROAD

658.55'

658.55'

FENCE LIES 2.5'S OF LINE

BARBED WIRE FENCE

CONC. HEADWALL

12"PVC

OUTFALL

S89° 53'07"W 1292.03'

1317.11'

TOB

CANAL

S89° 53'07"W 2634.22'

SOUTH LINE OF SECTION 32-35-40

S.W. CORNER OF SECTION 32-35-40
FND. 1" IRON ROD (NO NUMBER)
IN ASPHALT CUT OUT

NSLRWCD CANAL NO. 102

SOUTH 1/4 CORNER
SECTION 32-35-40
(NOT FOUND)

ABBREVIATIONS:

(C) = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
C.M.B. = COMMISSIONERS' MINUTES BOOK
CMH = CONFLICT MANHOLE
CONC. = CONCRETE
D.B. = DEED BOOK
F.H. = FIRE HYDRANT
FND. = FOUND
F.P.L. = FLORIDA POWER & LIGHT
I.P. = IRON PIPE
INV. = INVERT
I.R. = IRON ROD
LB = LICENSE BUSINESS
LP = LIGHT POLE
LS = LICENSE SURVEY
(M) = MEASURED
MH = MANHOLE
M.H.W. = MEAN HIGH WATER
MON. = MONUMENT
N.S.L.R.W.C.D.=NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORD BOOK
OPL = PLAT
P.B. = PLAT BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
R.O.W. = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
R.P.B. = ROAD PLAT BOOK
(S) = SURVEY
SLP = STOP LIGHT POLE
SMH = SANITARY MANHOLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
T.B.M. = TEMPORARY
TLP = TRAFFIC LIGHT POLE
TV = TELEVISION
U.E. = UTILITY EASEMENT
WP = WOOD POLE
WUP = WOOD UTILITY POLE
WV = WATER VALVE

DATE:	REVISIONS:	BY:

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

BOUNDARY SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

CAD.	K:\UST \ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN		
REF.			
FLD. J.P.	FB.	PG.	JOB 13-040-101
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CKD. D.C.L.	SHEET 2 OF 2		DWG. D13-040

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Advanced Restoration Ecology

2432-211-0006-000-3
2432-211-0005-000-6
2432-343-0001-000-4

St. Lucie County, FL

Environmental Assessment

Prepared For:
Selvitz LLC

Prepared By:

Drew Gatewood, MS, PWS
2593 NE Roberta St
Jensen Beach, FL 34957
772-242-7200
813-784-8891

©ARE, Inc. July 2022

The environmental assessment report below has been compiled in accordance with the St. Lucie County Development Review Division and previsions set forth by the state of Florida. The parcels are listed by the St. Lucie County Property Appraiser as Parcel ID numbers 2432-211-0006-000-3, 2432-211-0005-000-6, and 2432-343-0001-000-4. The parcels are a total of 122.8 acres. The property is located on 4300 Selvitz Rd Fort Pierce, FL. The following report describes the findings of our recent on-site review and database research as it pertains to St. Lucie County and the State of Florida.

LAND USE RECORDS

The St. Lucie County Property Appraiser's Report lists this property as 6000 - GRZNG SLD CP

SOIL COMPOSITION:

Based on a review of the United State Department of Agriculture's Web Soil Survey database the site's soils are comprised of the following:

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

Floridana fine sand, frequently ponded, 0 to 2 percent slopes - Floridana fine sand is nearly level and poorly drained and found in wet sloughs and depressions. Typically the surface layer is black fine sand about 15 inches thick. The soil is ponded for more than 6 months during most years. The water table is at a depth of less than 10 inches for much of the remainder of the year. Natural vegetation consists of cypress, willow, bay trees, pickerelweed, waxmyrtle, primrose willow, sawgrass, smartweed, and water-tolerant grasses. This soil is too wet for improved pastures, citrus, and cultivated crops unless excess water is controlled and good aeration is maintained.

Oldsmar Fine Sand, depressional - This soil is in wet depressions in the flatwoods and the soil is often ponded for six to nine months. The potential for cultivation is low without aggressive water management. Oldsmar sand is sandy, siliceous, poorly drained and slowly permeable sand. These soils are nearly level and found in broad areas of flatwoods and wet depressional areas. In most years the water stands above the surface for 6 to 9 months or more. These soils are saturated for long periods during the wet season. Natural vegetation includes sandweed, stillingia, longleaf threeawn, maidencane and sand cordgrass. The most common grasses are florida threeawn and pineland threeawn. Water control measures are necessary to overcome excessive wetness. The potential for cultivation is low without aggressive water management. The soil is well suited for pasture and hay crops.

Pineda Fine Sand , 0 to 2 percent slopes - This soil is a nearly level, poorly drained soil in low grassy flats. The water table is typically at a depth of less than 10 inches for 2 to 6 months during wet seasons, and at a depth of 10 to 40 inches for the remaining time.

Riviera Fine Sand, 0 to 2 percent slopes - This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, blue maidencane, broom sedge, pineland threeawn, cord grass, panicums and a variety of sedges. Riviera Fine Sands are loamy, silicious, nearly level and poorly drained soils that formed in beds of sandy and loamy marine sediments. These soils are on broad, low flats and in depressional areas. The water table is within a depth of 10 inches for 2 to 4 months in most years and between a depth of 10 and 30 inches for most of the rest of the year.

Susanna and Wauchula Sands - The Susanna series consists of very deep, poorly drained, very slowly permeable soils on broad flats of central and southern Florida. They formed in sandy and loamy marine sediments. Near the type location, the mean annual temperature is about 73 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 2 percent.

Wabasso Sand, 0 to 2 percent slopes- This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

WILDLIFE EVALUATION:

On July 12, 2022, ARE conducted pedestrian transects across 100% of the property looking for local, state and federally listed or endangered species present on the site. This survey primarily focused on the presence of gopher tortoise burrows or recent activity. During the pedestrian transects of the property, no gopher tortoise activity was observed on site. No other listed plant or animal species were observed on site during the site visit.

NATIVE HABITAT

The site investigation conducted by ARE, Inc. did not find native upland habitat on the site. The site is primarily pasture. Species observed during the site reconnaissance included the following:

Slash Pine (*Pinus elliottii*)
Live Oak (*Quercus virginiana*)
Laurel Oak (*Quercus laurifolia)*
Bahia Grass (*Paspalum notatum*)

WETLAND DELINEATION:

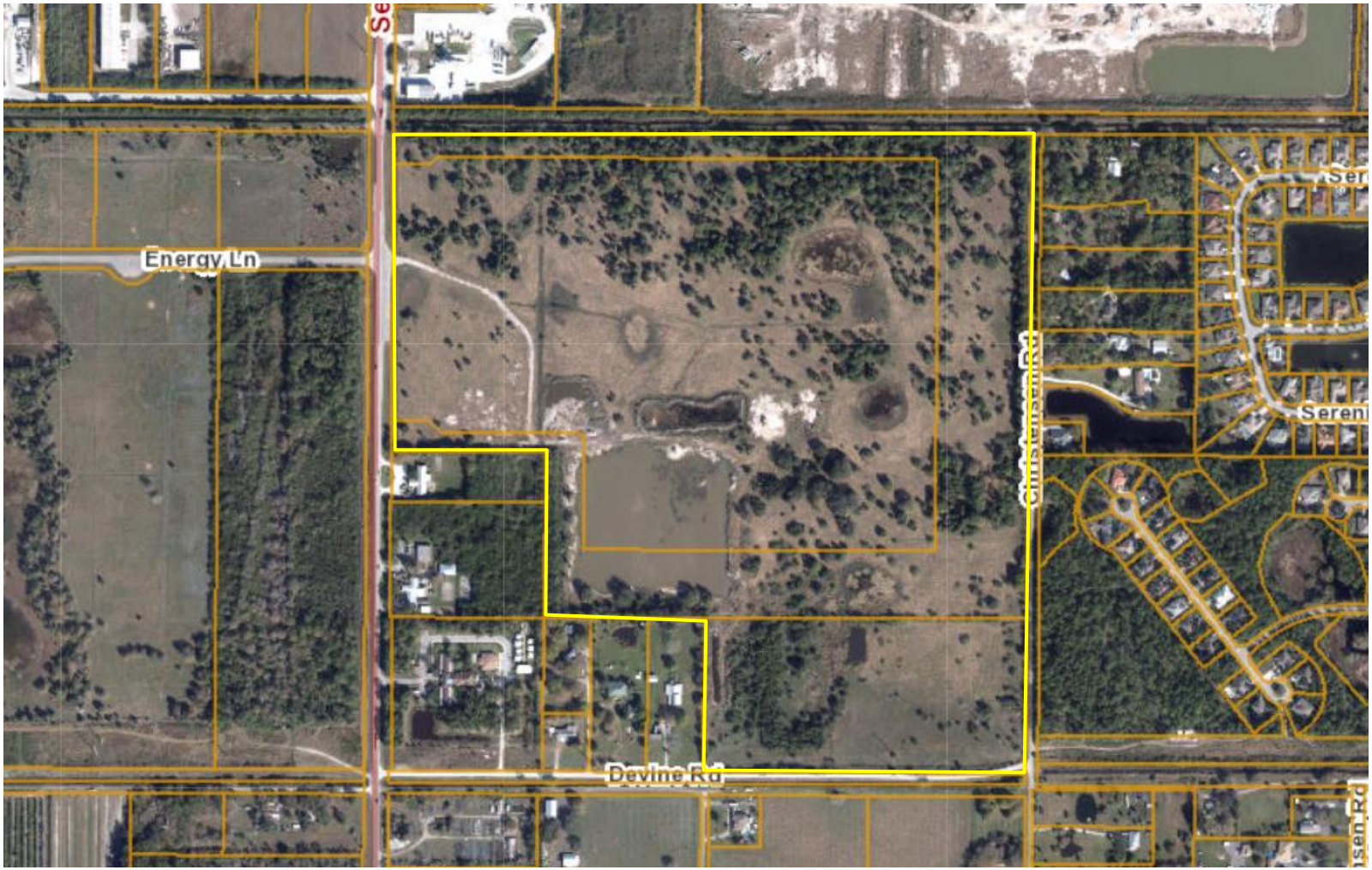
Based on the State definition of a wetland in 62-340 FAC, there are three components: hydric soils, wetland plants, and hydrologic indicators. These factors listed were present on site. A wetland JD has been performed at this site (Permit No. 56-03396-P). State and Federal jurisdictional wetlands are present on site in its current configuration.

COUNTY REQUIREMENTS

The County will require proof of a completed gopher tortoise survey by a licensed agent. Please submit this document with any applications to use as the needed verification of a 100% gopher tortoise survey has been completed on the site. Per FWC regulations a gopher tortoise survey is good for 90 days, and any clearing must have a valid survey prior to commencement. The County will not authorize/issue any permitting without a current gopher tortoise survey. A Tree Survey will be needed prior to any clearing as the site does have trees meeting the Tree Ordinance protection standards.

CONCLUSION:

Based on County requirements, ARE, Inc. conducted a site investigation throughout the property to survey for the presence of any listed plant or animal species. No gopher tortoise burrows were observed on site, nor any other State or Federally listed species were observed on the property during the site visit. A 100% gopher tortoise survey of the property was conducted and completed by an FWC licensed gopher tortoise agent during the site investigation. Native habitat was determined not to be on site due to the site primarily being pasture, but a tree survey will likely be needed prior to clearing. A wetland JD has determined there are State and Federally jurisdictional wetlands on the site.



7/12/2022

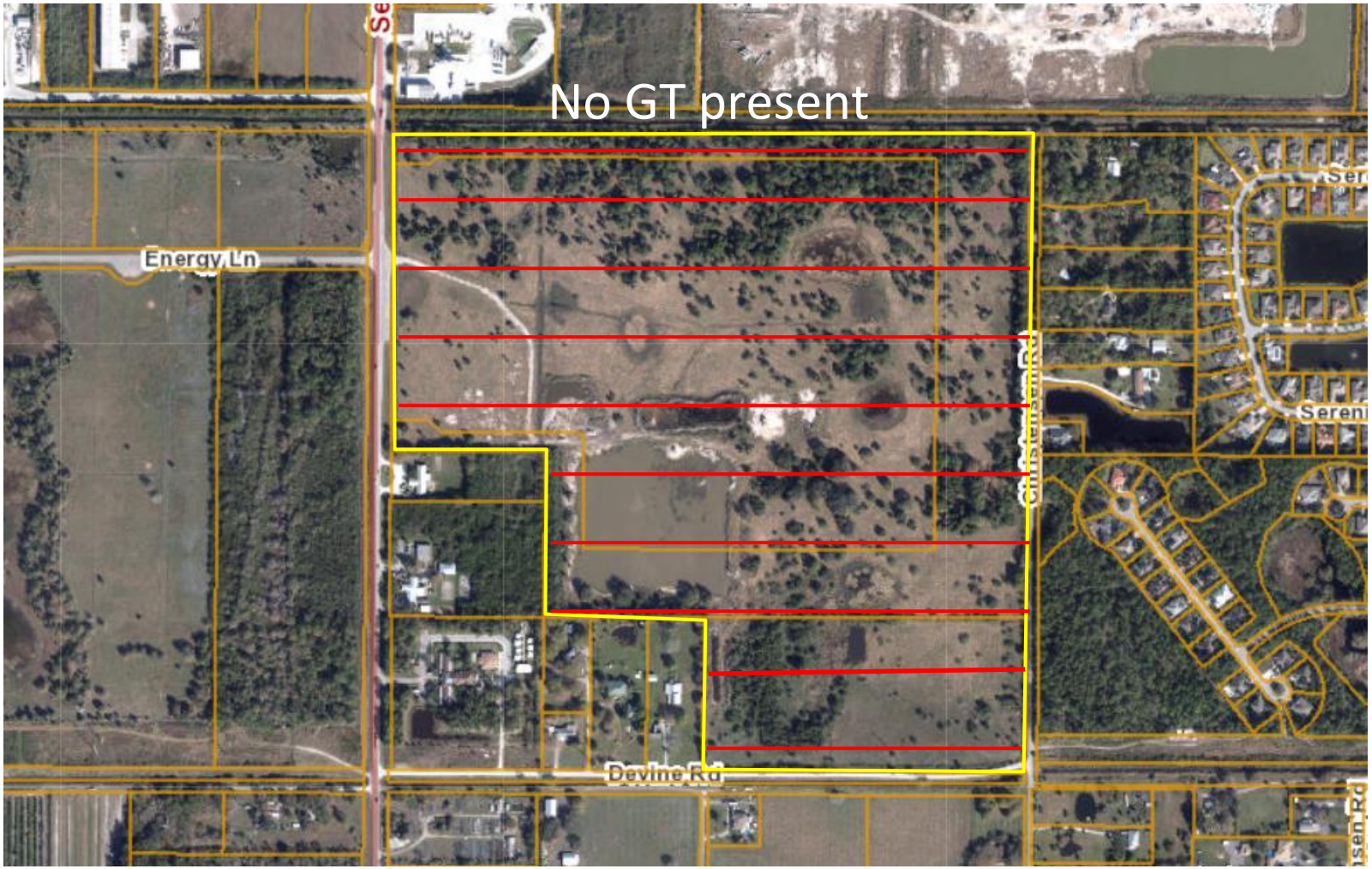
Location Map

Map Source: St. Lucie County

N

4300 Selvitz Rd
Fort Pierce, FL

Advanced Restoration Ecology



7/12/2022

Species Survey Map

Map Source: St. Lucie County

N

4300 Selvitz Rd
Fort Pierce, FL

Advanced Restoration Ecology

7/12/2022

FLUCCS

Map Source: St. Lucie County

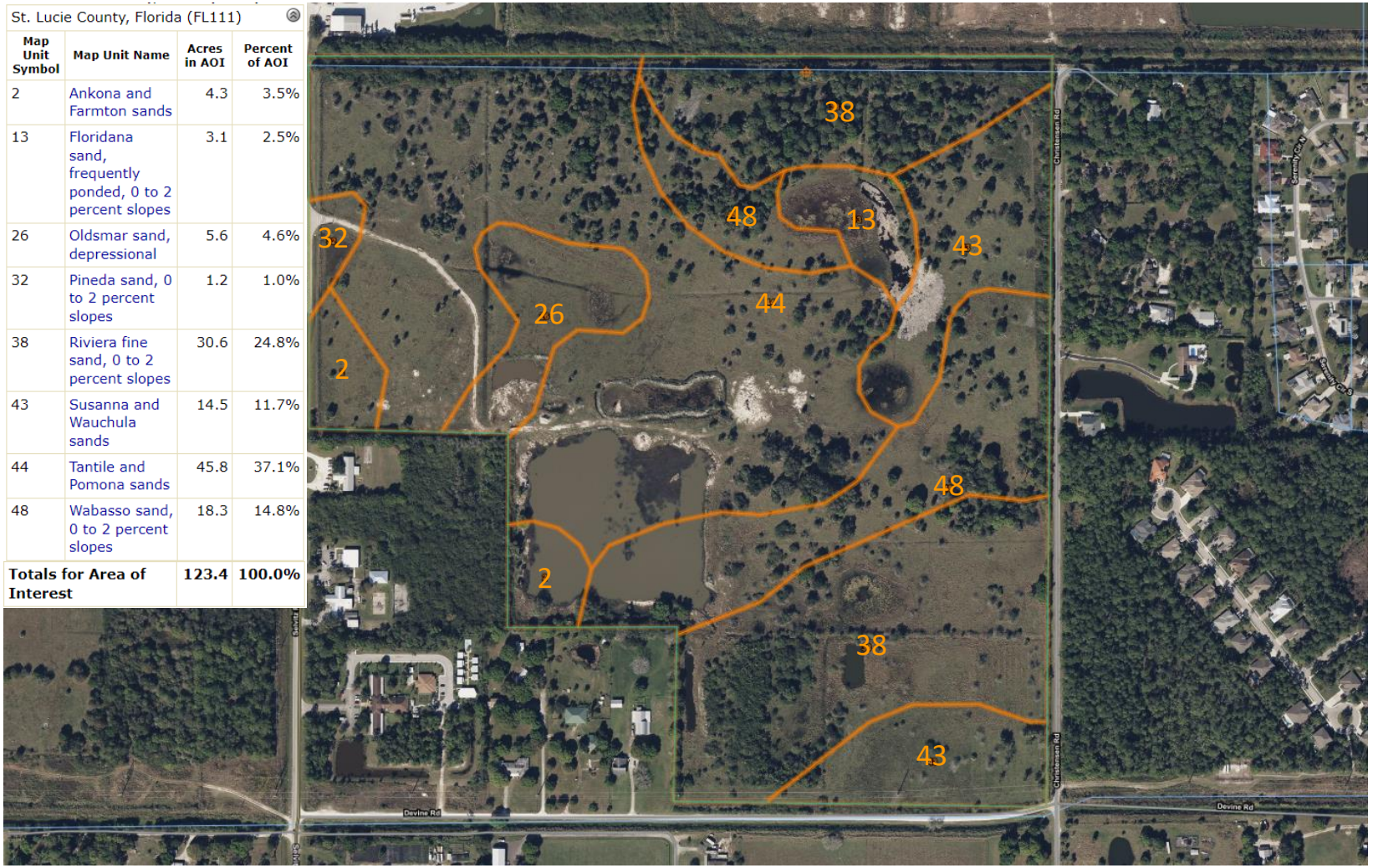
N

4300 Selvitz Rd
Fort Pierce, FL

Advanced Restoration Ecology

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	4.3	3.5%
13	Floridana sand, frequently ponded, 0 to 2 percent slopes	3.1	2.5%
26	Oldsmar sand, depressional	5.6	4.6%
32	Pineda sand, 0 to 2 percent slopes	1.2	1.0%
38	Riviera fine sand, 0 to 2 percent slopes	30.6	24.8%
43	Susanna and Wauchula sands	14.5	11.7%
44	Tantile and Pomona sands	45.8	37.1%
48	Wabasso sand, 0 to 2 percent slopes	18.3	14.8%
Totals for Area of Interest		**123.4**	**100.0%**



7/12/2022

Soil Map

Map Source: Web Soil

N

4300 Selvitz Rd
Fort Pierce, FL

Advanced Restoration Ecology

Future Land Use Amendment

& Rezoning

Traffic Analysis

Selvitz 123 AC
Fort Pierce, FL

Prepared for:
Selvitz I, LLC
North Palm Beach, Florida 33408

Prepared by:

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030

023009
September 2022
© MacKenzie Engineering and Planning, Inc.
CA 29013

Shaun G. MacKenzie P.E.
PE Number 61751

EXECUTIVE SUMMARY

Future Land Use Analysis

The subject parcels (122.8 acres) are located at the northeast corner of Selvitz Road & Devine Road, Fort Pierce, FL (PCN: 2432-211-0005-000-6; 2432-211-0006-000-3; 2432-343-0001-000-4). The subject parcels have a future land use designation of Single Family. The applicant is requesting a future land use amendment on 122.8 acres to Mixed Use Development (MXD).

Two conditions are recommended to support the change:

1. Limit the non-residential floor area ratio of the combined properties to 0.2 (1,069,834 SF)
2. Amend the future laneage of Selvitz Road to 4-lanes from Midway Road to the property on the Comprehensive Plan Future Lanes Map (Map 2-14).

Rezoning Analysis

The applicant proposes to rezone the parcels (122.8 acres) from R-1 single family to the following:

- 8.86 acres of low density residential
- 80.93 acres of planned development
- 19 acres of high density residential
- 14.01 acres of industrial

All of the roadway segments are projected to operate acceptably with the proposed rezoning except Midway Road from East Torino Parkway to Jenkins Road/Milner Road. Because this road is failing in the existing/background condition, it is the responsibility of the maintaining agency to correct the existing deficiency and it is not a responsibility of the applicant (Chapter 163.3180 (5) F.S.). Therefore, the proposed rezoning meets the transportation requirements of the City's Code.

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TRAFFIC DISTRIBUTION AND ASSIGNMENT 5
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INTRODUCTION

The subject parcels (122.8 acres) are located at the northeast corner of Selvitz Road & Devine Road, Fort Pierce, FL (PCN: 2432-211-0005-000-6; 2432-211-0006-000-3; 2432-343-0001-000-4). The future land use (FLU) amendment traffic analysis will examine the impacts of changing 122.8 acres of single family to mixed use development (MXD) as shown in Table 1A. The applicant also proposes to rezone the parcels as shown in Table 1B.

The proceeding analysis will examine the ability of the existing roadway network to accommodate the increased demand and the future roadway network to accommodate the increased demand.

Table 1A. Future Land Use Change Summary

Property Size (Acres)	Existing Maximum FLU					
	Land Use	ITE Code	Density		Intensity (DU)	Units
122.8	Single Family	215	6.5	DU/Acre	799	DUs

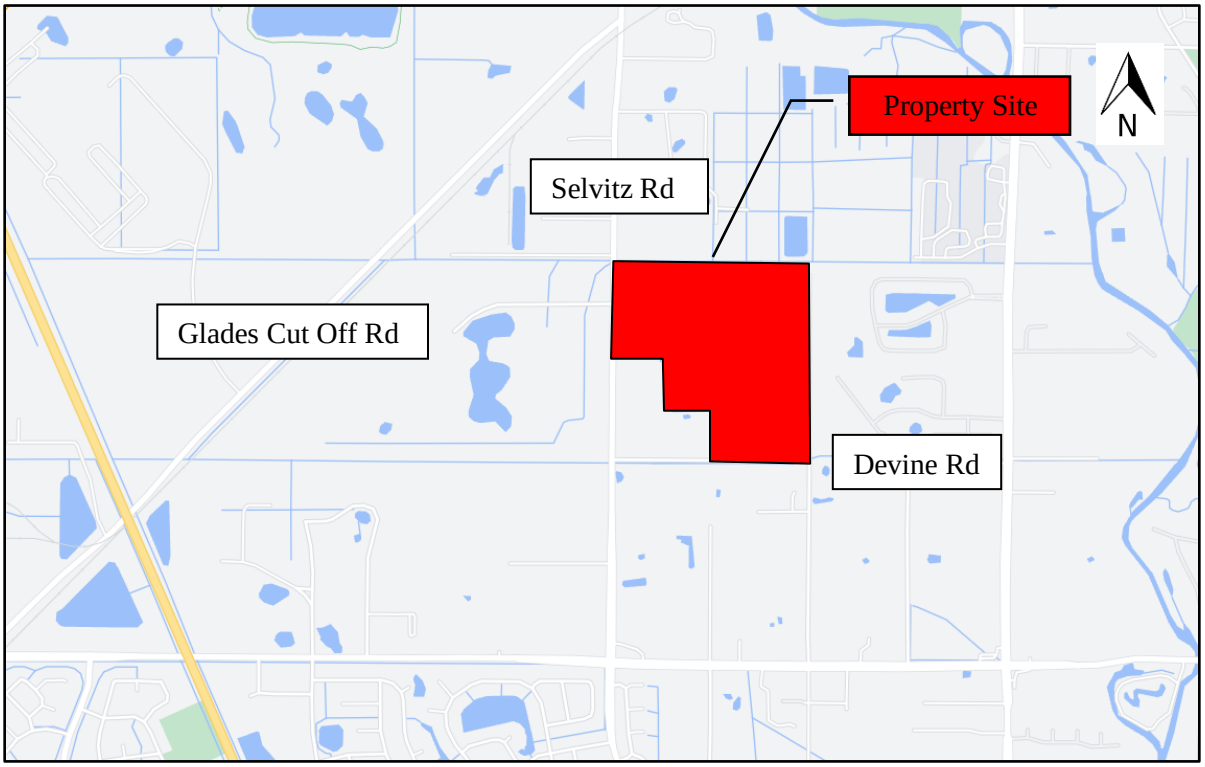
Property Size (Acres)	Proposed Maximum FLU					
	Land Use	ITE Code	Density		Intensity	Units
122.8	TOTAL	-	1.5	FAR	8,023,752	SF
	Multifamily Mid-Rise*	221	15	(DUs/AC)	1,842	DUs
	Maximum Use capped at 6,907,500 based on 40% minimum residential Use in the MXD Area					
	Retail	820	0.5	FAR	2,674,584	SF
	Office	710	-	-	1,469,916	SF

* Residential Area estimated to be (1,842 x 1,500 SF) = 2,763,000 SF
** Maximum Development formula = residential area / 0.4 = 6,907,500 SF

Table 1B. Rezoning Land Use Summary

No.	Property Size (Acres)	Proposed Maximum Rezoning					
		Land Use	Maximum Density (DU/AC)	Floor Area Ratio (FAR)	Maximum Rezoning	Unit	ITE
1	14.01	Light Industrial (LI)	-	1.5	915,413	SF	110
2	19.00	High Density Residential (R-5)	18	-	342	DU	221
3	8.86	Low Density Residential (R-1)	4		35		210
4	80.93	Planned Development (PD)	5		405		215
Total	125.66	Light Industrial	-		915,413	SF	110
		Multifamily			342	DU	221
		Single Family - Detached			35		210
		Single Family - Attached			440		215

Figure 1. Site Location Map



CURRENT DATA

The information contained below was used to develop the foregoing future land use traffic analysis.

- *Trip Generation, 11th Edition* (ITE report)
- Comprehensive Plan
- St. Lucie County Transportation Improvement Program (FY 2022/23 – FY 2026/27)
- St. Lucie County LRTP (2045)

TRIP GENERATION

The study uses trip generation rates for Single Family (ITE Land Use 215 – Single-Family Attached Housing), Multifamily (ITE Land Use 221 – Multifamily Housing (Mid-Rise)), Office (ITE Land Use 710 – General Office Building), Light Industrial (ITE Land Use 110 – General Light Industrial) and Retail (ITE Land Use 820 – Shopping Center (>150k)) published in the Institute of Transportation Engineers' (ITE) report, *Trip Generation (11th Edition).*

HISTORICAL GROWTH

Historic growth rates were determined based on FDOT Traffic Online data as shown in Table 2. The historic annual growth on the surrounding facilities between 2017 and 2021 4.35%.

Table 2. Growth Rate Calculation

Road Name	From	To	Count Site	2017 AADT	2018 AADT	2019 AADT	2020 AADT	2021 AADT	Annual Absolute Growth	Growth Rate
Selvitz Rd	Peachtree Blvd	Midway Rd	948520	7,600			9,000		467	5.2%
Midway Rd	Glades Cut Off Rd	Selvitz Rd	948538		16,800			18,700	633	3.4%
	Selvitz Rd	West Virginia Dr	948539		16,400			24,000	2,533	10.6%
Glades Cut Off Rd	W of Selvitz Rd		947011			5,600				
CR 615/25th St	N of Dade Rd		948549		17,800			15,700	-700	-4.5%
	N of Midway		940016							
	S of Midway		947055		16,300					
								Weighted Average		**4.35%**
								Growth Rate Used		**4.35%**

ASSURED, PROGRAMMED AND PLANNED CONSTRUCTION

A review conducted of the TPO LRTP, St. Lucie County and FDOT, as well as those improvements committed by the developers of projects in the area.

Short-Term (5-Year)

The following improvements are programed within the study area:

- Midway Road – Jenkins Road to Selvitz Road – 4-laning
- Edwards Road – Jenkins Road to 25th Street – 4-laning
- Selvitz Road – Glades Cut-Off Road to Edwards Road – 4-laning

Long-Term (Year 2045)

The following improvements are planned by 2045:

- Midway Road – from East Torino Parkway to Selvitz Road – Widen from 2 Lanes to 4 Lanes
- Midway Road & Florida's Turnpike - Interchange

The Long Range Transportation Plan identified the following roadway needs:

- Glades Cut Off Road – from Arterial A to Selvitz Road – Widen from 2 Lanes to 4 Lanes
- Selvitz Road – from Bayshore Drive to Milner Drive – Widen from 2 Lanes to 4 Lanes
- Jenkins Road – from Midway Road to St. Lucie Boulevard – New/Widen to 4 Lanes

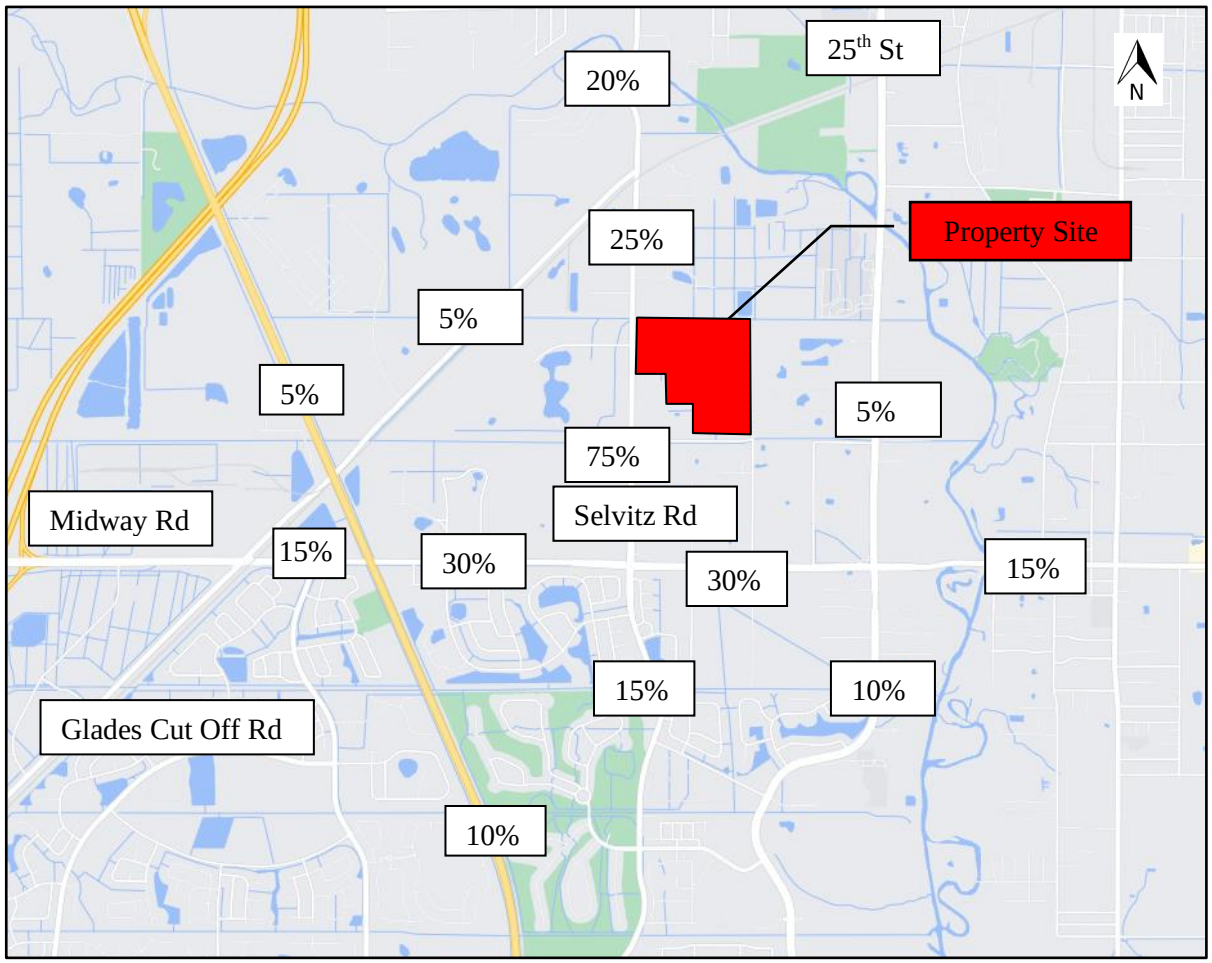
The County's Right-Of-Way Protection Map identifies Selvitz Road as an Arterial/Collector requiring 140 feet of right-of-way and therefore an ultimate 4-lane need in the County.

TRAFFIC DISTRIBUTION AND ASSIGNMENT

Traffic distribution and assignment was determined using engineering judgment, trip lengths based on the uses and from a review of the roadway network. The property traffic assignment is illustrated in Figure 2. The overall distribution is summarized by general directions and is depicted below:

NORTH - 25 percent
SOUTH - 25 percent
WEST - 35 percent
EAST - 15 percent

Figure 2. Traffic Assignment



FUTURE LAND USE CHANGE ANALYSIS

Existing Future Land Use

The existing future land use utilizes the most intense reasonable maximum development scenario. This scenario uses Single Family Attached homes at a maximum density of 6.5 units per acre. Therefore, based on the 122.8 acres use change the maximum expected intensity with respect to traffic is 799 DUs.

- 799 DUs Single Family (ITE Land Use 215)

The existing FLU is expected to generate the following net external and driveway trips:

- 6,038 daily, 410 AM peak hour (127 in/283 out), and 475 PM peak hour (271 in/204 out) trips.

Proposed Future Land Use

The proposed future land use utilizes the most intense reasonable maximum development scenario based on the existing land development regulations. This scenario uses a maximum density of 15 units per acre for Mixed Use Development (MXD). Based on Fort Pierce Comprehensive Plan (Residential uses shall comprise a minimum of 40% of the total floor area of the MXD), the maximum FLU residential use is 1,842 DUs and the maximum allowable floor area is 6,907,500 SF. Retail is a ground floor use. The maximum feasible FAR of retail is estimated at 0.5 based on requirements for open space, setbacks, landscaping, access, drainage and parking. Therefore, the maximum intensity of retail is 2,674,584 SF. The estimated gross floor area of each residential unit is 1,500 SF for a total area of 2,763,000 SF. The total developable floor area is 8,023,752 SF based on the Comprehensive plan's allowable 1.5 FAR, but minimum of 40 percent of residential space as part of the MXD land use. The remaining 1,469,916 SF floor area is allocated to office use to provide a conservative analysis of transportation conditions.

- 1,842 DU Multi-Family Mid-Rise Housing (ITE Land Use 221)
- 1,469,916 SF Office (ITE Land Use 710)
- 2,763,000 SF Shopping Center (ITE Land Use 820)

The proposed FLU is expected to generate the following net external trips:

- 69,067 daily, 3,623 AM peak hour (2,403 in/1,220 out), and 5,967 PM peak hour (2,464 in/3,503 out).

Net Impact

The difference between the maximum trip generation potential of the existing future land use and the proposed future land use was examined to determine the maximum (worst case/conservative) impact to the existing and future roadway network. Table 3 displays the resulting trip generation.

The resulting net external trips change is:

- 63,029 daily, 3,213 AM peak hour (2,276 in/937 out), and 5,492 PM peak hour (2,193 in/3,299 out).

Internal Capture

Internal capture is conservatively estimated at 6.6% for the AM peak hour and 15.5% for the Daily/PM peak hour conditions. The internal capture is summarized in Exhibit 1A and detailed in Exhibits 1B and 1C for proposed conditions. Internal capture rates are provided in the *Trip Generation Handbook, 3rd Edition, Table 7.1.*

Pass-by Trip Capture

The proposed pass-by capture is based on *ITE Trip Generation Manual, 11th Edition.*

Table 3. Trip Generation – Future Land Use

Land Use	Intensity		Daily	AM Peak Hour			PM Peak Hour		
			Trips	Total	In	Out	Total	In	Out
Existing FLU Traffic									
Single Family Attached	799	DU	6,038	410	127	283	475	271	204
Proposed Maximum FLU Traffic									
Multifamily Housing(Mid-Rise)	1,842	DU	8,740	799	184	615	719	439	280
General Office	1,469.916	1000 SF	12,027	1,689	1,486	203	1,546	263	1,283
Shopping Center (>150k)	2,674.584	1000 SF	75,697	1,712	1,061	651	6,014	2,887	3,127
Subtotal			96,464	4,200	2,731	1,469	8,279	3,589	4,690
Internal Capture	AM	PM/ DAILY							
Multifamily Housing(Mid-Rise)	2.8%	48.5%	4,242	22	4	18	349	220	129
General Office	7.6%	20.9%	2,513	128	71	57	323	74	249
Shopping Center (>150k)	7.4%	10.2%	7,728	126	63	63	614	349	265
Subtotal	6.6%	15.5%	14,483	276	138	138	1,286	643	643
Pass-By Traffic									
Multifamily Housing(Mid-Rise)	0%		0	0	0	0	0	0	0
General Office	0%		0	0	0	0	0	0	0
Shopping Center (>150k)	19%		12,914	301	190	111	1,026	482	544
Subtotal			12,914	301	190	111	1,026	482	544
NET PROPOSED TRIPS (FOR THE PURPOSES OF SHORT-TERM 5 YEARS)			***69,067***	***3,623***	***2,403***	***1,220***	***5,967***	***2,464***	***3,503***
NET CHANGE IN TRIPS (FOR THE PURPOSES OF 2045 LAND USE CHANGE)			**63,029**	**3,213**	**2,276**	**937**	**5,492**	**2,193**	**3,299**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by	AM Peak Hour		PM Peak Hour	
				Rate	in/out	Rate	in/out	Equation
General Light Industrial	110	1000 SF	T = 3.76(X) + 50.47	0%	88/12	T = 0.68(X) + 3.81	14/86	Ln(T) =0.72 Ln(X) + 0.38
Single Family Attached	215	DU	T = 7.62 (X) -50.48	0%	31/69	T = 0.52 (X) - 5.70	57/43	T = 0.60 (X) - 3.93
Multifamily Housing(Mid-Rise)	221	DU	T = 4.77 (X) + -46.46	0%	23/77	T = 0.44 (X) - 11.61	61/39	T = 0.39(X) + 0.34
General Office	710	1000 SF	Ln(T) = 0.87 Ln(X) + 3.05	0%	88/12	Ln(T) = 0.86 Ln(X) + 1.16	17/83	Ln(T) = 0.83 Ln(X) + 1.29
Shopping Center (>150k)	820	1000 SF	T = 26.11(X) + 5863.73	19%	62/38	T = 0.59(X) + 133.55	48/52	Ln(T) = 0.72 Ln(X) + 3.02

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Roadway Analysis

Long Term Analysis (2045) - Maximum

Year 2045 daily traffic volumes were obtained from the 2045 Long Range Transportation Plan model (LRTP volumes). The total volumes were developed by adding LRTP volumes plus future land use (FLU) trips. The level of service capacity is based on Florida Department of Transportation's Quality/Level of Service Handbook. The projected total traffic volumes were compared to the service volume on each respective roadway segment to determine if each roadway segment is projected to operate acceptably. Based on the analysis, the following changes are required:

- Selvitz Road
    - Glades Cut-Off Road to Property – 4-Lanes
    - Property to Midway Road – 6-Lanes
- Midway Road
    - Glades Cut-Off Road to 25th Street – 6-Lanes

The analysis is shown in Table 4.

Long Term Analysis (2045) – 20 Percent Maximum Non-Residential FAR

The maximum future land use on the property is inconsistent with the long range transportation plan. Therefore, we recommend a reduction in the non-residential floor area ratio to 0.2 to bring the future land amendment in compliance the with the long range transportation plan. The residential density will remain unchanged. Based on the recommendation, the proposed maximum use is as follows:

- 1,842 DU Multi-Family Mid-Rise Housing (ITE Land Use 221)
- 1,069,834 SF of non-residential use
    - 534,917 SF Office (ITE Land Use 710)
    - 534,917 SF Shopping Center (ITE Land Use 820)

The trip generation is shown in Table 5 and the roadway analysis based on the proposed use is shown in Table 6. It is recommended that the comprehensive plan amendment include the widening of Selvitz Road to 4-lanes from the property south to Midway Road.

Table 4. FLU Roadway Analysis (2045)

Roadway	From	To	2045 Lanes	Class	Service Capacity	LRTP 2045 Traffic	Percent Assignment	FLU Traffic	2045 Total Traffic	Meets Service Volume	Needed Improvement
Selvitz Rd	Edwards Rd	Glades Cut Off Rd	4	2	33,800	20,091	20%	12,606	32,697	YES	-
	Glades Cut Off Rd	Property	2	1	17,700	10,014	25%	15,757	25,771	**NO**	4-Lane
	Property	Favorite Rd	2	1	17,700	9,806	75%	47,272	57,078	**NO**	6-Lane
	Favorite Rd	Midway Rd	4	1	39,800	9,961	75%	47,272	57,233	**NO**	6-Lane
	Midway Rd	Bayshore Blvd	4	2	33,800	13,397	15%	9,454	22,851	YES	-
25th St	Edwards Rd	Midway Rd	4	1	39,800	26,441	5%	3,151	29,592	YES	-
St James Dr	Midway Rd	Bayshore Blvd	4	1	39,800	27,593	10%	6,303	33,896	YES	-
Glades Cut Off Rd	Selvitz Rd	Midway Rd	4	1	39,800	14,521	5%	3,151	17,672	YES	-
Midway Rd	Glades Cut Off Rd	Floridas Turnpike	4	1	39,800	32,571	15%	9,454	42,025	**NO**	6-Lane
	Floridas Turnpike	Selvitz Rd	4	1	39,800	31,877	30%	18,909	50,786	**NO**	6-Lane
	Selvitz Rd	25th St	4	1	39,800	27,212	30%	18,909	46,120	**NO**	6-Lane

Table 5. Trip Generation – Proposed Future Land Use with Restrictions

Land Use	Intensity		Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Existing FLU Traffic									
Single Family Attached	799	DU	6,038	410	127	283	475	271	204
Proposed Maximum FLU Traffic									
Multifamily Housing(Mid-Rise)	1,842	DU	8,740	799	184	615	719	439	280
General Office	534.917	1000 SF	4,991	708	623	85	668	114	554
Shopping Center (>150k)	534.917	1000 SF	19,830	449	278	171	1,888	906	982
Subtotal			33,561	1,956	1,085	871	3,275	1,459	1,816
Internal Capture	AM	PM/ DAILY							
Multifamily Housing(Mid-Rise)	2.8%	43.8%	3,829	22	4	18	315	213	102
General Office	8.6%	17.1%	852	61	37	24	114	31	83
Shopping Center (>150k)	13.1%	20.4%	4,044	59	30	29	385	163	222
Subtotal	7.3%	24.9%	8,725	142	71	71	814	407	407
Pass-By Traffic									
Shopping Center (>150k)	19%		2,999	74	47	27	286	141	145
Subtotal			2,999	74	47	27	286	141	145
NET CHANGE IN TRIPS (FOR THE PURPOSES OF 2045 LAND USE CHANGE)			**15,799**	**1,330**	**840**	**490**	**1,700**	**640**	**1,060**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
General Light Industrial	110	1000 SF	T = 3.76(X) + 50.47	0%	88/12	T = 0.68(X) + 3.81	14/86	Ln(T) =0.72 Ln(X) + 0.38
Single Family Attached	215	DU	T = 7.62 (X) -50.48	0%	31/69	T = 0.52 (X) - 5.70	57/43	T = 0.60 (X) - 3.93
Multifamily Housing(Mid-Rise)	221	DU	T = 4.77 (X) + -46.46	0%	23/77	T = 0.44 (X) - 11.61	61/39	T = 0.39(X) + 0.34
General Office	710	1000 SF	Ln(T) = 0.87 Ln(X) + 3.05	0%	88/12	Ln(T) = 0.86 Ln(X) + 1.16	17/83	Ln(T) = 0.83 Ln(X) + 1.29
Shopping Center (>150k)	820	1000 SF	T = 26.11(X) + 5863.73	19%	62/38	T = 0.59(X) + 133.55	48/52	Ln(T) = 0.72 Ln(X) + 3.02

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Table 6. Proposed FLU with Restrictions Roadway Analysis (2045)

Roadway	From	To	2045 Lanes	Class	Service Capacity	LRTP 2045 Traffic	Percent Assignment	FLU Traffic	2045 Total Traffic	Meets Service Volume	Needed Improvement
Selvitz Rd	Edwards Rd	Glades Cut Off Rd	4	2	33,800	20,091	20%	3,160	23,251	YES	-
	Glades Cut Off Rd	Property	2	1	17,700	10,014	25%	3,950	13,963	YES	-
	Property	Favorite Rd	2	1	17,700	9,806	75%	11,849	21,655	**NO**	4-Lane
	Favorite Rd	Midway Rd	4	1	39,800	9,961	75%	11,849	21,810	YES	-
	Midway Rd	Bayshore Blvd	4	2	33,800	13,397	15%	2,370	15,767	YES	-
25th St	Edwards Rd	Midway Rd	4	1	39,800	26,441	5%	790	27,231	YES	-
St James Dr	Midway Rd	Bayshore Blvd	4	1	39,800	27,593	10%	1,580	29,173	YES	-
Glades Cut Off Rd	Selvitz Rd	Midway Rd	4	1	39,800	14,521	5%	790	15,311	YES	-
Midway Rd	Glades Cut Off Rd	Floridas Turnpike	4	1	39,800	32,571	15%	2,370	34,941	YES	-
	Floridas Turnpike	Selvitz Rd	4	1	39,800	31,877	30%	4,740	36,617	YES	-
	Selvitz Rd	25th St	4	1	39,800	27,212	30%	4,740	31,951	YES	-

REZONING ANALYSIS

The rezoning amendment traffic analysis will examine the impacts of rezoning 122.80 acres from R-1 single family low density to 8.86 acres of low density residential, 80.93 acres of planned development, 19.00 acres of high density residential and 14.01 acres of industrial. The proceeding analysis will examine the ability of the existing roadway network to accommodate the increased demand.

Maximum Use

The proposed rezoning land uses the most intense reasonable maximum development scenario based on the existing land development regulations. This scenario uses an estimated floor to area ratio of 1.5 for general light industrial use (14.01 acres), a maximum density of 18 units per acre for high density residential (19.00 acres), a maximum density of 4 units per acre for low density residential (8.86 acres) and a density of 5 units per acre for planned development (80.93 acres). Therefore, the maximum potential use is 915,413 square feet of industrial use, 394 multifamily DUs, 35 single family detached DUs, and 405 single family attached DUs.

Trip Generation

- 915,413 square feet industrial (ITE Land Use 150 – Warehouse and Distribution)
- 342 multi-family dwelling units (ITE Land Use 221 - Multifamily Mid-Rise)
- 35 single family detached dwelling units (ITE Land Use 210 – Single Family Detached)
- 440 single family attached dwelling units (ITE Land Use 215 – Single Family Attached)

The resulting rezoning trips are shown in Table 7 and below:

- 6,375 daily, 496 AM peak hour (204 in/292 out), and 536 PM peak hour (270 in/266 out).

Internal Capture

Internal capture is 1.8 percent.

Pass-by Trip Capture

The proposed pass-by capture is 0.

Table 7. Trip Generation – Rezoning

Land Use	Intensity		Daily	AM Peak Hour			PM Peak Hour		
			Trips	Total	In	Out	Total	In	Out
Proposed Maximum Zoning Traffic									
Multifamily Housing(Mid-Rise)	342	DU	1,585	139	32	107	134	82	52
Warehouse	915.413	1000 SF	1,485	133	105	28	136	34	102
Single Family Detached	35	DU	384	29	8	21	37	23	14
Single Family Attached	405	DU	3,036	205	64	141	239	136	103
Subtotal			6,490	506	209	297	546	275	271
Internal Capture	AM	PM/ DAILY							
Multifamily Housing(Mid-Rise)	2.2%	3.7%	59	3	1	2	5	4	1
Warehouse	3.8%	2.2%	33	5	4	1	3	1	2
Single Family Detached	3.4%	2.7%	10	1	0	1	1	0	1
Single Family Attached	0.5%	0.4%	13	1	0	1	1	0	1
Subtotal	2.0%	1.8%	115	10	5	5	10	5	5
NET PROPOSED REZONING TRIPS			***6,375***	***496***	***204***	***292***	***536***	***270***	***266***

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Warehouse	150	1000 SF	T = 1.58 (X) + 38.29	0%	79/21	T = 0.12 (X) + 23.62	25/75	T = 0.12 (X) + 26.48
Multifamily Housing(Mid-Rise)	221	DU	T = 4.77 (X) + -46.46	0%	23/77	T = 0.44 (X) - 11.61	61/39	T = 0.39(X) + 0.34
Single Family Detached	210	DU	Ln(T) = 0.92 Ln(X) + 2.68	0%	26/74	Ln(T) = 0.91 Ln(X) + 0.12	63/37	Ln(T) = 0.94 Ln(X) + 0.27
Single Family Attached	215	DU	T = 7.62 (X) -50.48	0%	31/69	T = 0.52 (X) - 5.70	57/43	T = 0.60 (X) - 3.93

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Roadway Analysis (5-Year)

Existing traffic volumes were obtained from St. Lucie County TPO. The level of service capacity is based on Florida Department of Transportation's Quality/Level of Service Handbook. The existing volumes grown at the historic 4.35 percent annual growth rate to project 2027 background volumes. The projected total traffic volumes were compared to the service volume on each respective roadway segment to determine if each roadway segment is projected to operate acceptably in the background condition. West Midway Road fails in the existing and background condition from East Torino Parkway to Jenkins Road/Milner Road. Because this road is failing in the existing/background condition, it is the responsibility of the maintaining agency to correct the existing deficiency. Further, the road is considered widened for purposes of analysis in the future condition with property trips consistent with Chapter 163.3180 (5) F.S. The background conditions analysis is shown in Table 8.

Total volumes were developed by adding background traffic volume plus rezoning trips. Based on the analysis, all of the roadway segments are projected to operate acceptably in 2027 with the proposed rezoning as shown in Table 9.

Table 8. Background PM Peak Hour One-Way Roadway Analysis (2027)

Roadway	From	To	E+C Lanes	Service Capacity	Peak Hour Existing Traffic	Count Year	Growth Rate	2027 Traffic Growth	2027 Background Traffic	Meets Service Volume	Needed Bckgrnd Improv
Selvitz Rd	Edwards Rd	Glades Cut Off Rd	4	1,630	713	2021	4.35%	208	921	YES	-
	Glades Cut Off Rd	Property	2	880	508	2021	4.35%	148	656	YES	-
	Property	Favorite Rd	2	880	508	2021	4.35%	148	656	YES	-
	Favorite Rd	Midway Rd	4	2,000	508	2021	4.35%	148	656	YES	-
	Midway Rd	Bayshore Blvd	2	750	419	2020	4.35%	145	564	YES	-
25th St	Edwards Rd	Midway Rd	4	2,000	1,023	2020	4.35%	355	1,378	YES	-
St James Dr	Midway Rd	Bayshore Blvd	4	2,000	1,405	2020	4.35%	488	1,893	YES	-
Glades Cut Off Rd	Midway Rd	Jenkins Rd	2	790	540	2021	4.35%	157	697	YES	-
	Jenkins	Selvitz Rd	2	830	384	2020	4.35%	133	517	YES	-
Midway Rd	East Torino Pkwy	Selvitz Rd	2	880	1,053	2021	4.35%	307	1,360	NO	4-Lanes
	Selvitz Rd	25th St	4	2,000	1,053	2021	4.35%	307	1,360	YES	-

Table 9. Rezoning PM Peak Hour One-Way Roadway Analysis (2027)

Roadway	From	To	E+C Lanes	Service Capacity	Peak Hour Existing Traffic	Count Year	Growth Rate	2027 Traffic Growth	2027 Background Traffic	Percent Assign ment	Rezoning Traffic	2027 Total Traffic	Meets Service Volume
Selvitz Rd	Edwards Rd	Glades Cut Off Rd	4	1,630	713	2021	4.35%	208	921	20%	53	974	YES
	Glades Cut Off Rd	Property	2	880	508	2021	4.35%	148	656	25%	67	722	YES
	Property	Favorite Rd	2	880	508	2021	4.35%	148	656	75%	200	855	YES
	Favorite Rd	Midway Rd	4	2,000	508	2021	4.35%	148	656	75%	200	855	YES
	Midway Rd	Bayshore Blvd	2	750	419	2020	4.35%	145	564	15%	40	604	YES
25th St	Edwards Rd	Midway Rd	4	2,000	1,023	2020	4.35%	355	1,378	5%	13	1,392	YES
St James Dr	Midway Rd	Bayshore Blvd	4	2,000	1,405	2020	4.35%	488	1,893	10%	27	1,919	YES
Glades Cut Off Rd	Midway Rd	Jenkins Rd	2	790	540	2021	4.35%	157	697	5%	13	710	YES
	Jenkins	Selvitz Rd	2	830	384	2020	4.35%	133	517	5%	13	531	YES
Midway Rd	East Torino Pkwy	Selvitz Rd	4	2,000	1,053	2021	4.35%	307	1,360	30%	80	1,439	YES
	Selvitz Rd	25th St	4	2,000	1,053	2021	4.35%	307	1,360	30%	80	1,439	YES

CONCLUSION

Future Land Use Analysis

The subject parcels (122.8 acres) are located at the northeast corner of Selvitz Road & Devine Road, Fort Pierce, FL (PCN: 2432-211-0005-000-6; 2432-211-0006-000-3; 2432-343-0001-000-4). The subject parcels have a future land use designation of Single Family. The applicant is requesting a future land use amendment on 122.8 acres to Mixed Use Development (MXD).

Two conditions are recommended to support the change:

1. Limit the non-residential floor area ratio of the combined properties to 0.2 (1,044,917 SF)
2. Amend the future laneage of Selvitz Road to 4-lanes from Midway Road to the property on the Comprehensive Plan Future Lanes Map (Map 2-14).

Rezoning Analysis

The applicant proposes to rezone the parcels (122.8 acres) from R-1 single family to the following:

- 8.86 acres of low density residential
- 80.93 acres of planned development
- 19 acres of high density residential
- 14.01 acres of industrial

All of the roadway segments are projected to operate acceptably with the proposed rezoning except Midway Road from East Torino Parkway to Jenkins Road/Milner Road. Because this road is failing in the existing/background condition, it is the responsibility of the maintaining agency to correct the existing deficiency and it is not a responsibility of the applicant (Chapter 163.3180 (5) F.S.). Therefore, the proposed rezoning meets the transportation requirements of the City's Code.

APPENDICES

Exhibit 1A. Trip Generation - FLU

Exhibits 1B - 1C. Internal Capture

Exhibit 2A. Trip Generation – 0.2 FAR FLU

Exhibits 2B - 2C. Internal Capture – 0.2 FAR

Exhibit 3. Trip Generation – Rezoning

A. FDOT AADT Data
B. Conceptual Plan
C. City of Fort Pierce Comprehensive Map
D. City of Fort Pierce Future Land Use Element
E. St. Lucie County Transportation Improvement Program (FY 2022/23 – FY 2026/27)
F. St. Lucie County LRTP (2045)
G. FDOT Q/LOS Handbook
H. Institute of Traffic Engineers' (ITE) Report, Trip Generation (11th Edition)
I. Property ID Cards

EXHIBIT 1A

Selvitz Road Ft. Pierce

Trip Generation - Future Land Use

Land Use	Intensity		Daily	AM Peak Hour			PM Peak Hour		
			Trips	Total	In	Out	Total	In	Out
Existing FLU Traffic									
Single Family Attached	799	DU	6,038	410	127	283	475	271	204
Proposed Maximum FLU Traffic									
Multifamily Housing(Mid-Rise)	1,842	DU	8,740	799	184	615	719	439	280
General Office	1,469.916	1000 SF	12,027	1,689	1,486	203	1,546	263	1,283
Shopping Center (>150k)	2,674.584	1000 SF	75,697	1,712	1,061	651	6,014	2,887	3,127
Subtotal			96,464	4,200	2,731	1,469	8,279	3,589	4,690
Internal Capture	AM	PM/ DAILY							
Multifamily Housing(Mid-Rise)	2.8%	48.5%	4,242	22	4	18	349	220	129
General Office	7.6%	20.9%	2,513	128	71	57	323	74	249
Shopping Center (>150k)	7.4%	10.2%	7,728	126	63	63	614	349	265
Subtotal	6.6%	15.5%	14,483	276	138	138	1,286	643	643
Pass-By Traffic									
Multifamily Housing(Mid-Rise)	0%		0	0	0	0	0	0	0
General Office	0%		0	0	0	0	0	0	0
Shopping Center (>150k)	19%		12,914	301	190	111	1,026	482	544
Subtotal			12,914	301	190	111	1,026	482	544
NET PROPOSED TRIPS (FOR THE PURPOSES OF SHORT-TERM 5 YEARS)			***69,067***	***3,623***	***2,403***	***1,220***	***5,967***	***2,464***	***3,503***
NET CHANGE IN TRIPS (FOR THE PURPOSES OF 2045 LAND USE CHANGE)			**63,029**	**3,213**	**2,276**	**937**	**5,492**	**2,193**	**3,299**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by	AM Peak Hour		PM Peak Hour	
				Rate	in/out	Rate	in/out	Equation
General Light Industrial	110	1000 SF	T = 3.76(X) + 50.47	0%	88/12	T = 0.68(X) + 3.81	14/86	Ln(T) =0.72 Ln(X) + 0.38
Single Family Attached	215	DU	T = 7.62 (X) -50.48	0%	31/69	T = 0.52 (X) - 5.70	57/43	T = 0.60 (X) - 3.93
Multifamily Housing(Mid-Rise)	221	DU	T = 4.77 (X) + -46.46	0%	23/77	T = 0.44 (X) - 11.61	61/39	T = 0.39(X) + 0.34
General Office	710	1000 SF	Ln(T) = 0.87 Ln(X) + 3.05	0%	88/12	Ln(T) = 0.86 Ln(X) + 1.16	17/83	Ln(T) = 0.83 Ln(X) + 1.29
Shopping Center (>150k)	820	1000 SF	T = 26.11(X) + 5863.73	19%	62/38	T = 0.59(X) + 133.55	48/52	Ln(T) = 0.72 Ln(X) + 3.02

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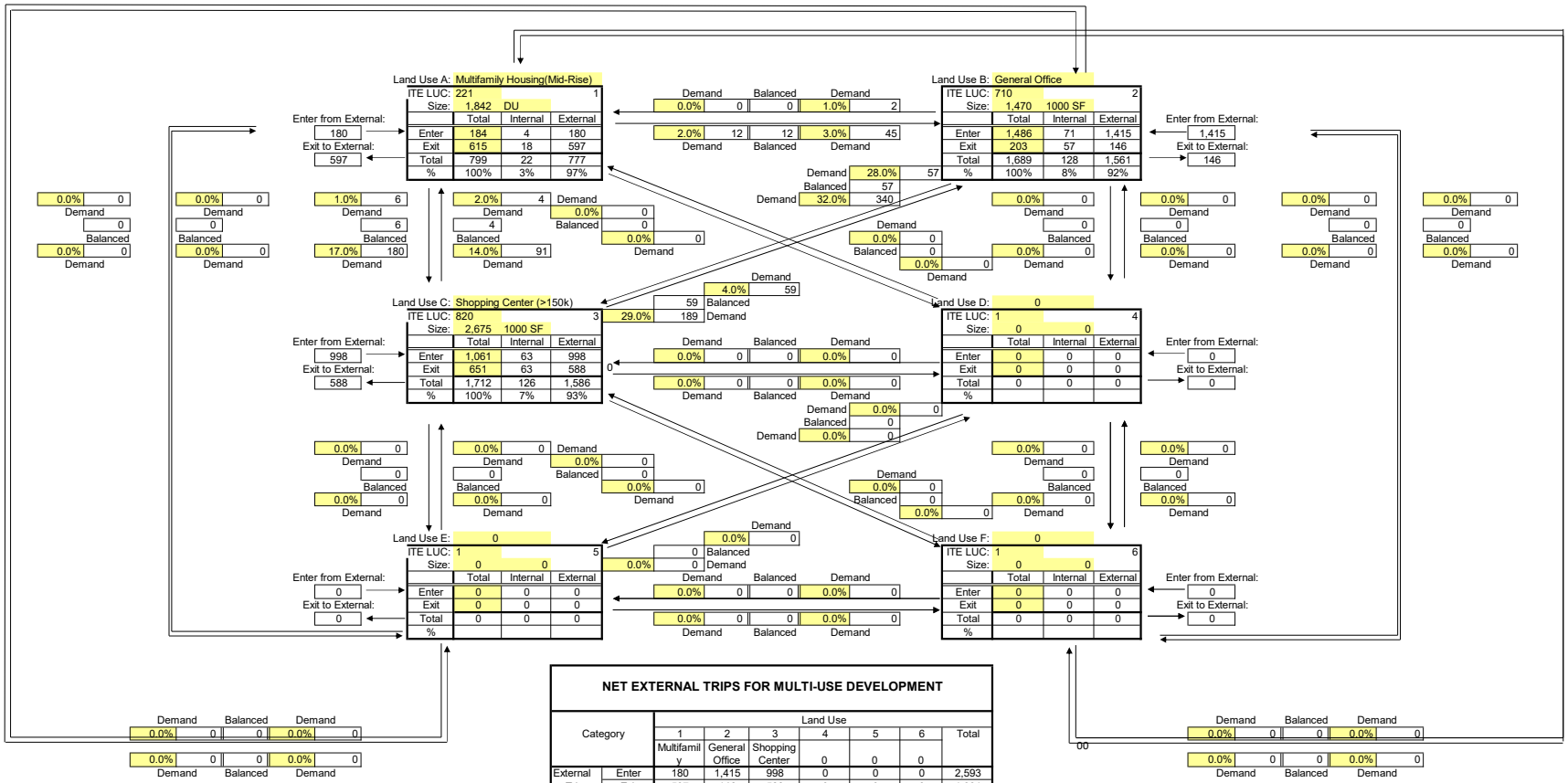
EXHIBIT 1B

Analysis Period: PM____, Midday____, AM __X__. **Project Number:** 023009 **Task Number:**
Analyst: MEP **Project Name:** Selvitz Road Ft. Pierce
Date: 9/27/2022 **Scenario:** AM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category		Land Use 1 Multifamily	2 General Office	3 Shopping Center	4	5	6	Total
External Trips	Enter	180	1,415	998	0	0	0	2,593
	Exit	597	146	588	0	0	0	1,331
	Total	777	1,561	1,586	0	0	0	**3,924**
Internal Trips	Enter	4	71	63	0	0	0	138
	Exit	18	57	63	0	0	0	138
	Total	22	128	126	0	0	0	**276**
Single Use Trip Gen Estimate		799	1,689	1,712	0	0	0	**4,200**
		2.75%	7.58%	7.36%	0.00%	0.00%	0.00%	

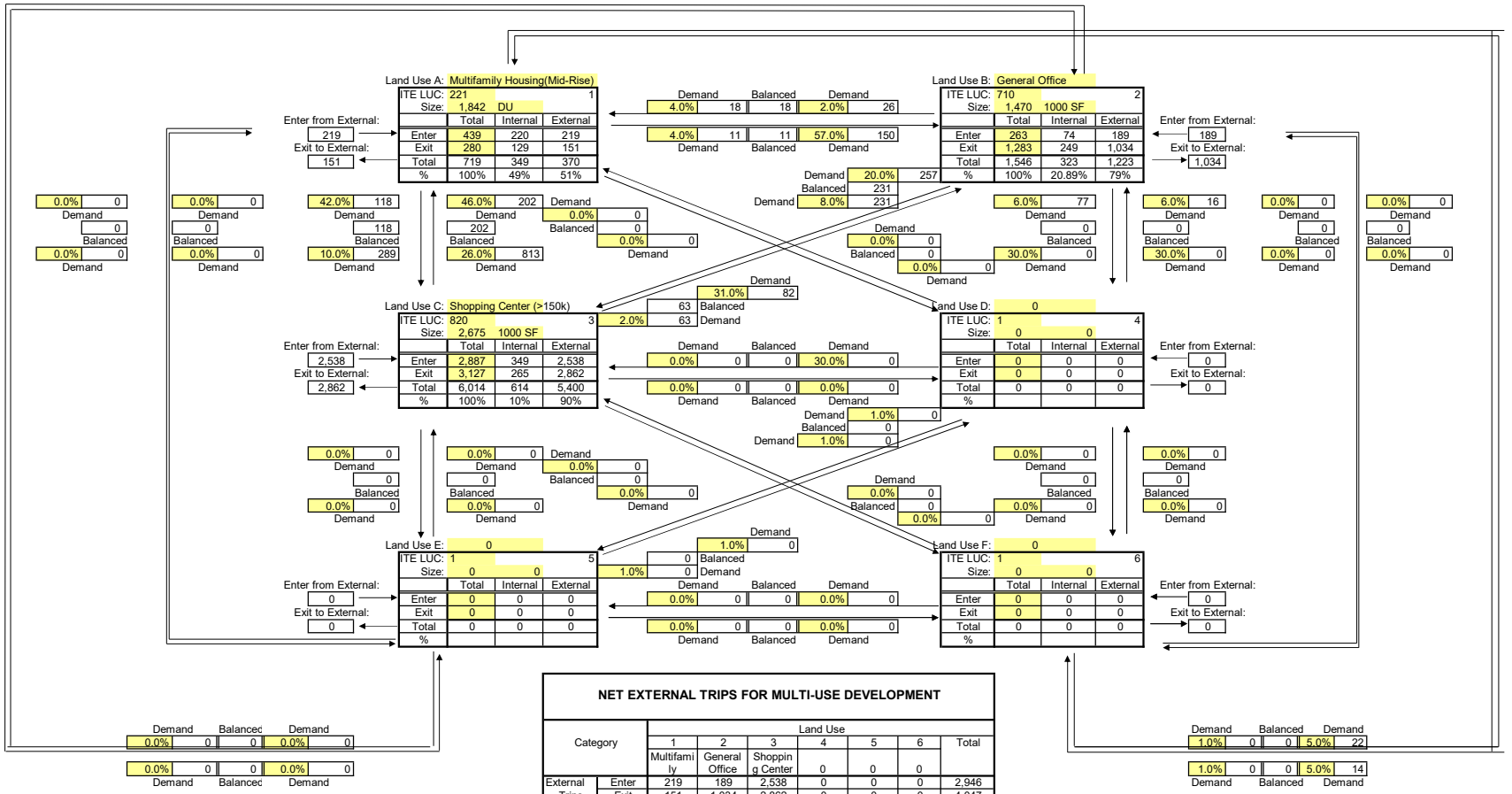
Internal Capture = 6.57%

Print Date = 09/27/22
File Name = S:\JOBS - SHARE DRIVE\023 - Cotleur & Hearing\009 - Selvitz FLU\FLU & Rezoning\Revised 9-23-22\[TRIP GENERATION Selzitz FLU 9-23.xlsx]tgen-Prop Rezoning

EXHIBIT 1C

Analysis Period: PM_X___, AM ____.
Analyst: MEP
Date: 9/27/2022

Project Number: 023009 **Task Number:**
Project Name: Selvitz Road Ft. Pierce
Scenario: PM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category		Land Use 1 Multifamily	2 General Office	3 Shopping Center	4	5	6	Total
External Trips	Enter	219	189	2,538	0	0	0	2,946
	Exit	151	1,034	2,862	0	0	0	4,047
	Total	370	1,223	5,400	0	0	0	**6,993**
Internal Trips	Enter	220	74	349	0	0	0	643
	Exit	129	249	265	0	0	0	643
	Total	349	323	614	0	0	0	**1,286**
Single Use Trip Gen Estimate		719	1,546	6,014	0	0	0	**8,279**

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EXHIBIT 2A

Selvitz Road Ft. Pierce

Trip Generation - Future Land Use - 0.2 FAR

Land Use	Intensity		Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Existing FLU Traffic									
Single Family Attached	799	DU	6,038	410	127	283	475	271	204
Proposed Maximum FLU Traffic									
Multifamily Housing(Mid-Rise)	1,842	DU	8,740	799	184	615	719	439	280
General Office	534.917	1000 SF	4,991	708	623	85	668	114	554
Shopping Center (>150k)	534.917	1000 SF	19,830	449	278	171	1,888	906	982
Subtotal			33,561	1,956	1,085	871	3,275	1,459	1,816
Internal Capture	AM	PM/ DAILY							
Multifamily Housing(Mid-Rise)	2.8%	43.8%	3,829	22	4	18	315	213	102
General Office	8.6%	17.1%	852	61	37	24	114	31	83
Shopping Center (>150k)	13.1%	20.4%	4,044	59	30	29	385	163	222
Subtotal	7.3%	24.9%	8,725	142	71	71	814	407	407
Pass-By Traffic									
Shopping Center (>150k)	19%		2,999	74	47	27	286	141	145
Subtotal			2,999	74	47	27	286	141	145
NET CHANGE IN TRIPS (FOR THE PURPOSES OF 2045 LAND USE CHANGE)			**15,799**	**1,330**	**840**	**490**	**1,700**	**640**	**1,060**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
General Light Industrial	110	1000 SF	T = 3.76(X) + 50.47	0%	88/12	T = 0.68(X) + 3.81	14/86	Ln(T) =0.72 Ln(X) + 0.38
Single Family Attached	215	DU	T = 7.62 (X) -50.48	0%	31/69	T = 0.52 (X) - 5.70	57/43	T = 0.60 (X) - 3.93
Multifamily Housing(Mid-Rise)	221	DU	T = 4.77 (X) + -46.46	0%	23/77	T = 0.44 (X) - 11.61	61/39	T = 0.39(X) + 0.34
General Office	710	1000 SF	Ln(T) = 0.87 Ln(X) + 3.05	0%	88/12	Ln(T) = 0.86 Ln(X) + 1.16	17/83	Ln(T) = 0.83 Ln(X) + 1.29
Shopping Center (>150k)	820	1000 SF	T = 26.11(X) + 5863.73	19%	62/38	T = 0.59(X) + 133.55	48/52	Ln(T) = 0.72 Ln(X) + 3.02

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EXHIBIT 2B

Analysis Period: PM____, Midday____, AM __X__. **Project Number:** 023009 **Task Number:**
Analyst: MEP **Project Name:** Selvitz Road Ft. Pierce
Date: 9/27/2022 **Scenario:** AM Peak Hour - 0.2 FAR

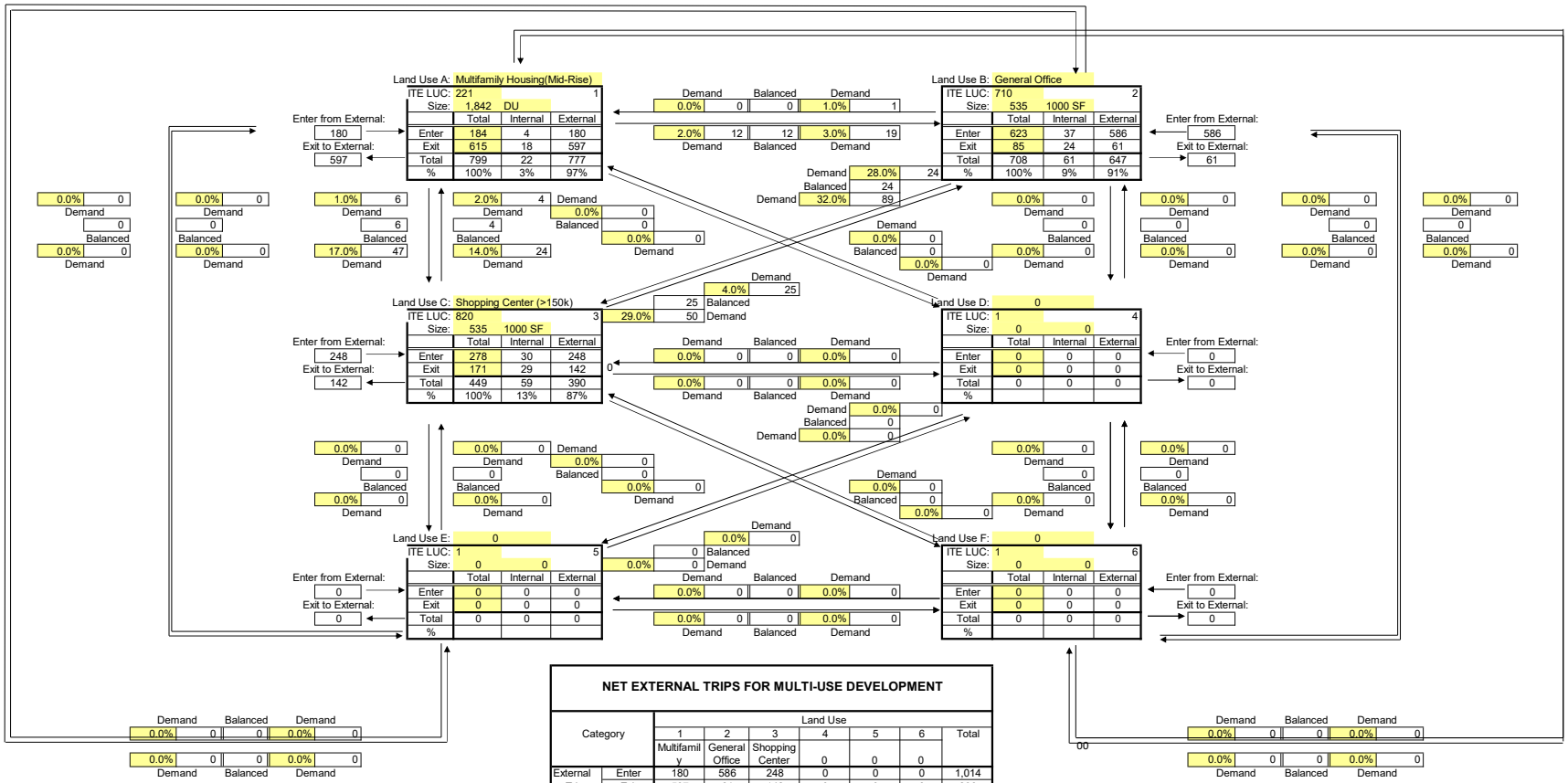
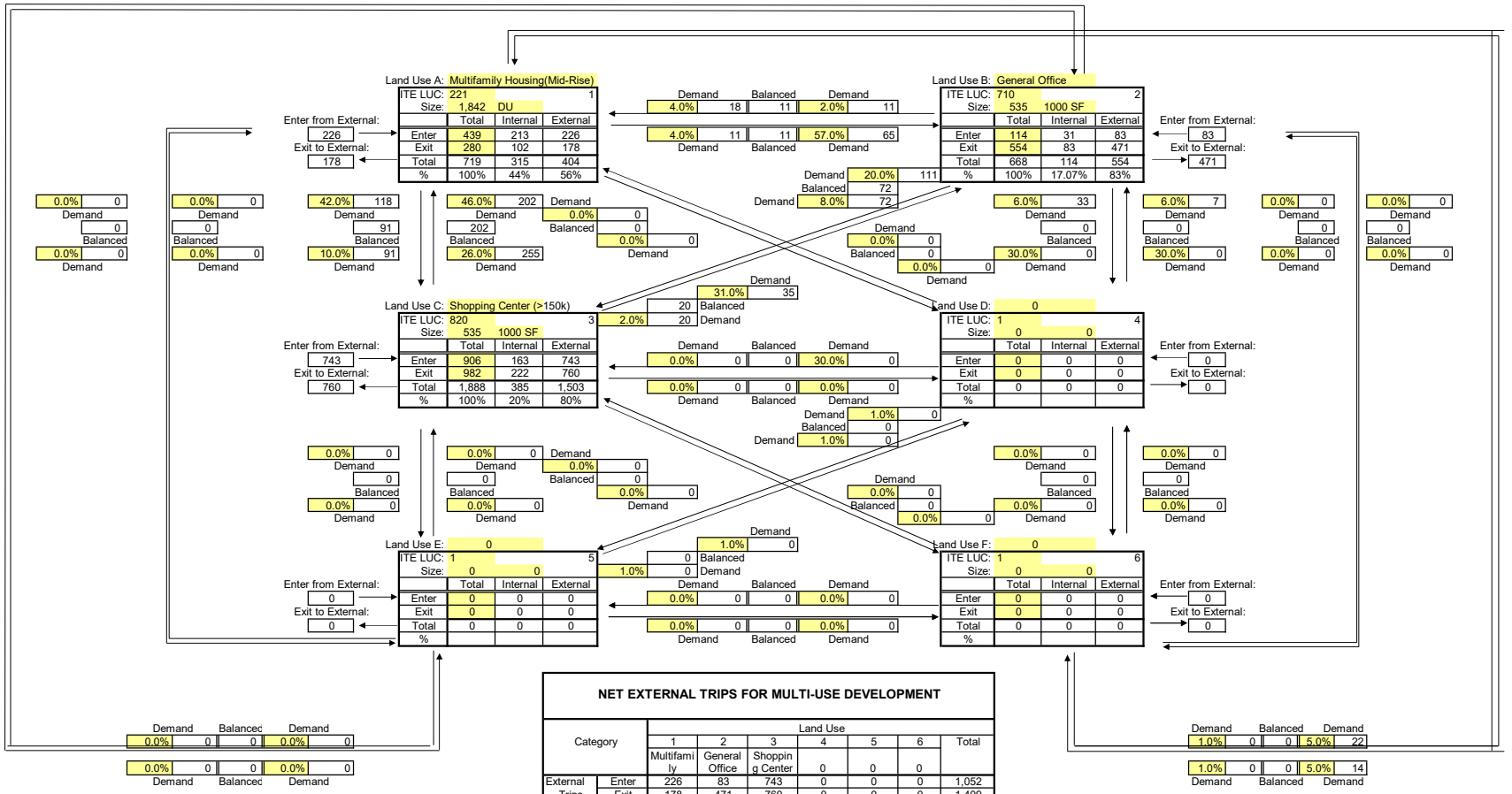

Land Use A: Multifamily Housing(Mid-Rise)
ITE LUC: 221 1
Size: 1,842 DU
Total Internal External
Enter 184 4 180
Exit 615 18 597
Total 799 22 777
% 100% 3% 97%
Enter from External: 180
Exit to External: 597
Land Use B: General Office
ITE LUC: 710 2
Size: 535 1000 SF
Total Internal External
Enter 623 37 586
Exit 85 24 61
Total 708 61 647
% 100% 9% 91%
Enter from External: 586
Exit to External: 61
Land Use C: Shopping Center (>150k)
ITE LUC: 820 3
Size: 535 1000 SF
Total Internal External
Enter 278 30 248
Exit 171 29 142
Total 449 59 390
% 100% 13% 87%
Enter from External: 248
Exit to External: 142
Land Use D: 0
ITE LUC: 1 4
Size: 0 0
Total Internal External
Enter 0 0 0
Exit 0 0 0
Total 0 0 0
%
Enter from External: 0
Exit to External: 0
Land Use E: 0
ITE LUC: 1 5
Size: 0 0
Total Internal External
Enter 0 0 0
Exit 0 0 0
Total 0 0 0
%
Enter from External: 0
Exit to External: 0
Land Use F: 0
ITE LUC: 1 6
Size: 0 0
Total Internal External
Enter 0 0 0
Exit 0 0 0
Total 0 0 0
%
Enter from External: 0
Exit to External: 0
Demand
Balanced
0.0% 0.0% 1.0% 2.0% 0.0% 0.0% 0

EXHIBIT 2C

Analysis Period: PM X , AM ____.
Analyst: MEP
Date: 9/27/2022

Project Number: 023009 **Task Number:**
Project Name: Selvitz Road Ft. Pierce
Scenario: PM Peak Hour - 0.2 FAR



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category		Land Use 1 Multifamily	2 General Office	3 Shopping Center	4	5	6	Total
External Trips	Enter	226	83	743	0	0	0	1,052
	Exit	178	471	760	0	0	0	1,409
	Total	404	554	1,503	0	0	0	**2,461**
Internal Trips	Enter	213	31	163	0	0	0	407
	Exit	102	83	222	0	0	0	407
	Total	315	114	385	0	0	0	**814**
Single Use Trip Gen Estimate		719	668	1,888	0	0	0	**3,275**

Print Date = ######
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EXHIBIT 3

Selvitz Road Ft. Pierce

Trip Generation - Rezoning

Land Use	Intensity		Daily	AM Peak Hour			PM Peak Hour		
			Trips	Total	In	Out	Total	In	Out
Proposed Maximum Zoning Traffic									
Multifamily Housing(Mid-Rise)	342	DU	1,585	139	32	107	134	82	52
Warehouse	915.413	1000 SF	1,485	133	105	28	136	34	102
Single Family Detached	35	DU	384	29	8	21	37	23	14
Single Family Attached	405	DU	3,036	205	64	141	239	136	103
Subtotal			6,490	506	209	297	546	275	271
Internal Capture	AM	PM/ DAILY							
Multifamily Housing(Mid-Rise)	2.2%	3.7%	59	3	1	2	5	4	1
Warehouse	3.8%	2.2%	33	5	4	1	3	1	2
Single Family Detached	3.4%	2.7%	10	1	0	1	1	0	1
Single Family Attached	0.5%	0.4%	13	1	0	1	1	0	1
Subtotal	2.0%	1.8%	115	10	5	5	10	5	5
NET PROPOSED REZONING TRIPS			***6,375***	***496***	***204***	***292***	***536***	***270***	***266***

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Warehouse	150	1000 SF	T = 1.58 (X) + 38.29	0%	79/21	T = 0.12 (X) + 23.62	25/75	T = 0.12 (X) + 26.48
Multifamily Housing(Mid-Rise)	221	DU	T = 4.77 (X) + -46.46	0%	23/77	T = 0.44 (X) - 11.61	61/39	T = 0.39(X) + 0.34
Single Family Detached	210	DU	Ln(T) = 0.92 Ln(X) + 2.68	0%	26/74	Ln(T) = 0.91 Ln(X) + 0.12	63/37	Ln(T) = 0.94 Ln(X) + 0.27
Single Family Attached	215	DU	T = 7.62 (X) -50.48	0%	31/69	T = 0.52 (X) - 5.70	57/43	T = 0.60 (X) - 3.93

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APPENDIX A.

AADT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 8549 - S 25TH ST (CR 615) - N OF DADE RD (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	15700 C	N 7600	S 8100	9.00	50.90	18.10
2020	16800 S	N 8300	S 8500	9.00	51.30	5.20
2019	17600 F	N 8700	S 8900	9.00	51.00	5.20
2018	17800 C	N 8800	S 9000	9.00	51.30	5.20
2017	18200 S	N 8900	S 9300	9.00	50.90	10.00
2016	17800 F	N 8700	S 9100	9.00	50.90	10.00
2015	17600 C	N 8600	S 9000	9.00	51.00	10.00
2014	16300 C	N 8000	S 8300	9.00	50.80	3.60
2013	14100 C	N 7300	S 6800	9.00	50.80	3.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 8539 - MIDWAY RD FROM SELVITZ RD TO WEST VIRGINIA DR (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	24000 C	E 11000	W 13000	9.00	50.90	10.50
2020	15500 S	E 7800	W 7700	9.00	51.30	10.80
2019	16200 F	E 8200	W 8000	9.00	51.00	10.80
2018	16400 C	E 8300	W 8100	9.00	51.30	10.80
2017	12900 S	E 6300	W 6600	9.00	50.90	8.90
2016	12700 F	E 6200	W 6500	9.00	50.90	8.90
2015	12500 C	E 6100	W 6400	9.00	51.00	8.90
2014	14400 F	E 7100	W 7300	9.00	50.80	4.40
2013	14400 C	E 7100	W 7300	9.00	50.80	4.40
2012	14200 C	E 7100	W 7100	9.00	56.80	4.40
2011	12100 T	0	0	9.00	57.20	7.60
2010	12100 S	E 6200	W 5900	10.32	55.40	12.10
2009	12100 F	E 6200	W 5900	10.27	57.35	12.10
2008	12300 C	E 6300	W 6000	10.45	58.06	12.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 8538 - MIDWAY RD FROM GLADE RD TO FLORIDA TURNPIKE (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	18700 C	E 9900	W 8800	9.00	50.90	17.20
2020	15900 S	E 8200	W 7700	9.00	51.30	10.90
2019	16600 F	E 8600	W 8000	9.00	51.00	10.90
2018	16800 C	E 8700	W 8100	9.00	51.30	10.90
2017	16000 S	E 8200	W 7800	9.00	50.90	19.50
2016	15800 F	E 8100	W 7700	9.00	50.90	19.50
2015	15600 C	E 8000	W 7600	9.00	56.30	19.50
2014	15900 F	E 7900	W 8000	9.00	54.70	7.60
2013	15700 C	E 7800	W 7900	9.00	57.20	7.60
2012	16200 C	E 8100	W 8100	9.00	57.00	7.60
2011	13000 T	0	0	9.00	56.50	7.60
2010	13000 S	E 6600	W 6400	11.51	57.07	13.50
2009	13600 F	E 6900	W 6700	11.11	58.68	13.50
2008	14100 C	E 7200	W 6900	11.51	54.38	13.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 8520 - SELVITZ RD FROM PEACHTREE BLVD TO MIDWAY RD (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	8800 F	N 4400	S 4400	9.00	50.90	9.20
2020	9000 C	N 4500	S 4500	9.00	51.30	9.20
2019	7600 S	N 3800	S 3800	9.00	51.00	9.20
2018	7600 F	N 3800	S 3800	9.00	51.30	9.20
2017	7600 C	N 3800	S 3800	9.00	50.90	9.20
2016	7300 S	N 3600	S 3700	9.00	50.90	4.90
2015	7300 F	N 3600	S 3700	9.00	51.00	4.90
2014	7300 C	N 3600	S 3700	9.00	50.80	4.90
2013	6700 C	N 3400	S 3300	9.00	50.80	4.40
2012	6900 C	N 3400	S 3500	9.00	56.80	4.40
2011	7600 T	0	0	9.00	57.20	3.10
2010	7600 S	N 3800	S 3800	10.32	55.40	7.30
2009	7600 F	N 3800	S 3800	10.27	57.35	7.30
2008	7600 C	N 3800	S 3800	10.45	58.06	7.30
2007	8100 C	N 3900	S 4200	10.31	58.74	7.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7055 - CR 615/25TH STREET SOUTH/ST. JAMES DR - S. OF MIDWAY RD WEST (COUNTY 172)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	15200 T	N 7600	S 7600	9.00	50.90	7.20
2020	15400 S	N 7700	S 7700	9.00	51.30	31.50
2019	16100 F	N 8000	S 8100	9.00	51.00	7.80
2018	16300 C	N 8100	S 8200	9.00	51.30	5.80
2017	17200 E	N 8500	S 8700	9.00	50.90	10.00
2016	16000 R	N 7900	S 8100	9.00	50.90	6.20
2015	15800 T	N 7800	S 8000	9.00	51.00	41.80
2014	15800 S	N 7800	S 8000	9.00	50.80	49.50
2013	15800 F	N 7800	S 8000	9.00	50.80	11.90
2012	15800 C	N 7800	S 8000	9.00	56.80	7.10
2011	17000 F	N 8400	S 8600	9.00	57.20	7.60
2010	17000 C	N 8400	S 8600	10.32	55.40	4.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7011 - ON GLADES CUT-OFF RD - W. OF SELVITZ RD (COUNTY 113)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	5400 S	E 2700	W 2700	9.00	50.90	7.20
2020	5400 F	E 2700	W 2700	9.00	51.30	31.50
2019	5600 C	E 2800	W 2800	9.00	51.00	7.80
2018	4800 V	E 2400	W 2400	9.00	51.30	5.80
2017	4800 R	E 2400	W 2400	9.00	50.90	10.00
2016	4800 T	E 2400	W 2400	9.00	50.90	6.20
2015	4800 S	E 2400	W 2400	9.00	51.00	41.80
2014	4800 F	E 2400	W 2400	9.00	50.80	49.50
2013	4800 C	E 2400	W 2400	9.00	50.80	11.90
2012	3800 S	E 1900	W 1900	9.00	56.80	19.20
2011	3800 F	E 1900	W 1900	9.00	57.20	19.20
2010	3800 C	E 1900	W 1900	10.32	55.40	19.20
2009	3700 C	E 1800	W 1900	10.27	57.35	17.00
2008	5300 C	E 2600	W 2700	10.45	58.06	20.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

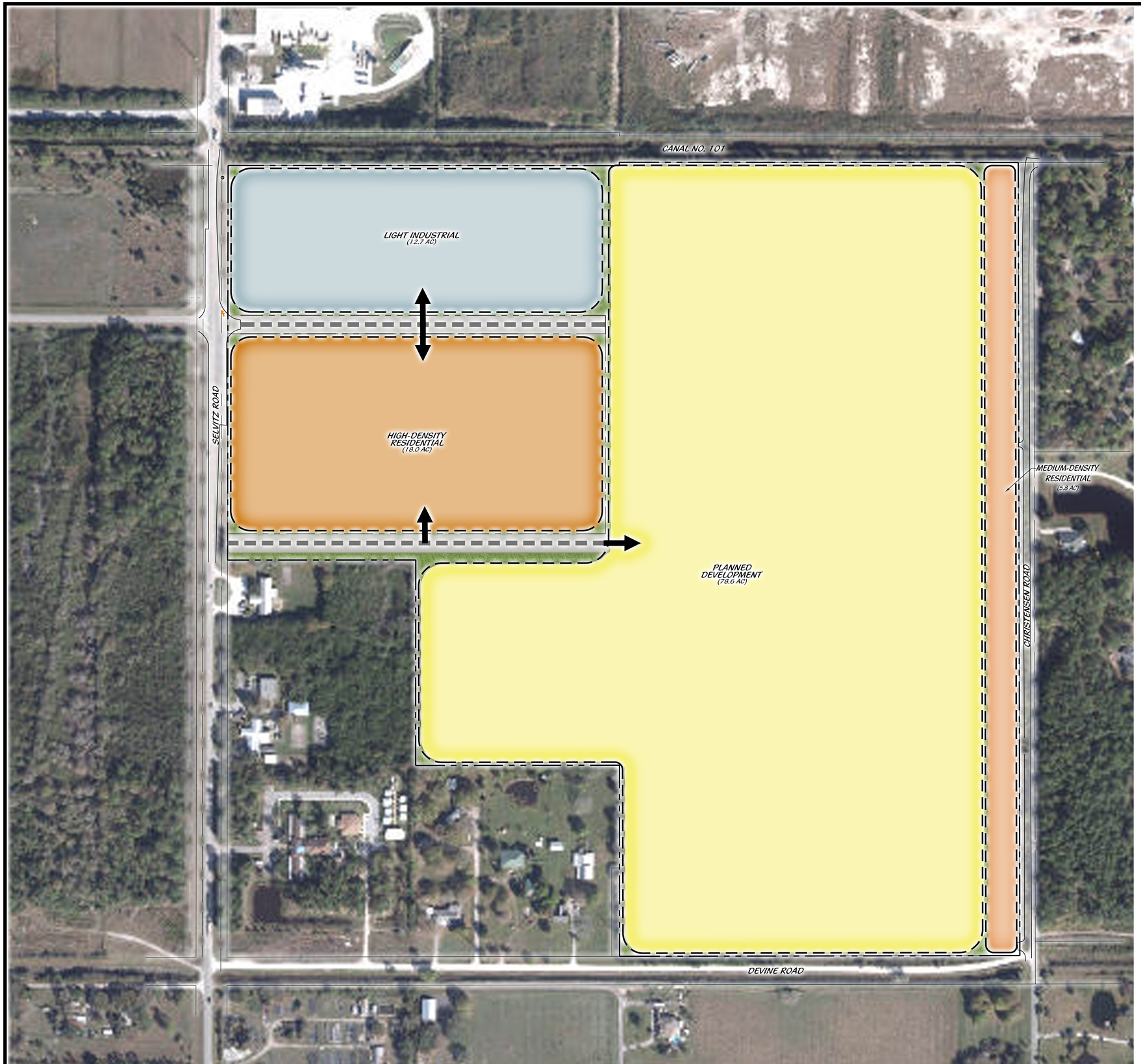
FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0016 - CR 615/25 ST S - N OF CR 712/MIDWAY RD (COUNTY 171 AND 16)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	18000 V	N 8600	S 9400	9.00	50.90	7.20
2020	18200 R	N 8700	S 9500	9.00	51.30	31.50
2019	19000 T	N 9100	S 9900	9.00	51.00	7.80
2018	19200 S	N 9200	S 10000	9.00	51.30	5.80
2017	19100 F	N 9100	S 10000	9.00	50.90	10.00
2016	18900 C	N 8900	S 10000	9.00	50.90	6.20
2015	15900 V	N 7800	S 8100	9.00	51.00	4.90
2014	15900 R	N 7800	S 8100	9.00	50.80	5.90
2013	15900 T	N 7800	S 8100	9.00	50.80	8.50
2012	15900 S	N 7800	S 8100	9.00	56.80	4.20
2011	16100 F	N 7900	S 8200	9.00	57.20	6.20
2010	16100 C	N 7900	S 8200	10.32	55.40	6.20
2009	15400 C	N 7800	S 7600	10.27	57.35	6.20
2007	12600 C	N 6100	S 6500	10.31	58.74	5.20
2006	13300 C	N 6500	S 6800	10.73	65.89	7.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



LAND USE: MXD (MIXED USE)

REZONING:

- LI (LIGHT INDUSTRIAL)
- R-5 (HIGH DENSITY RESIDENTIAL)
- R-4 (MEDIUM DENSITY RESIDENTIAL)
- PD (PLANNED DEVELOPMENT)

ZONING KEY

- LIGHT INDUSTRIAL (LI)- 12.7 AC
- HIGH DENSITY RESIDENTIAL (R-5)- 18 AC
- MEDIUM DENSITY RESIDENTIAL (R-4)- 5.8 AC
- PLANNED DEVELOPMENT (PD)- 78.6 AC

CONCEPTUAL PLAN

0' 75' 150' 300' 450' 600'

Scale: 1" = 150'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SELVITZ ROAD

Ft. Pierce, Florida

DESIGNED LAH
DRAWN LAH
DATE 04-21-22
REVISIONS

SHEET 1 OF 1

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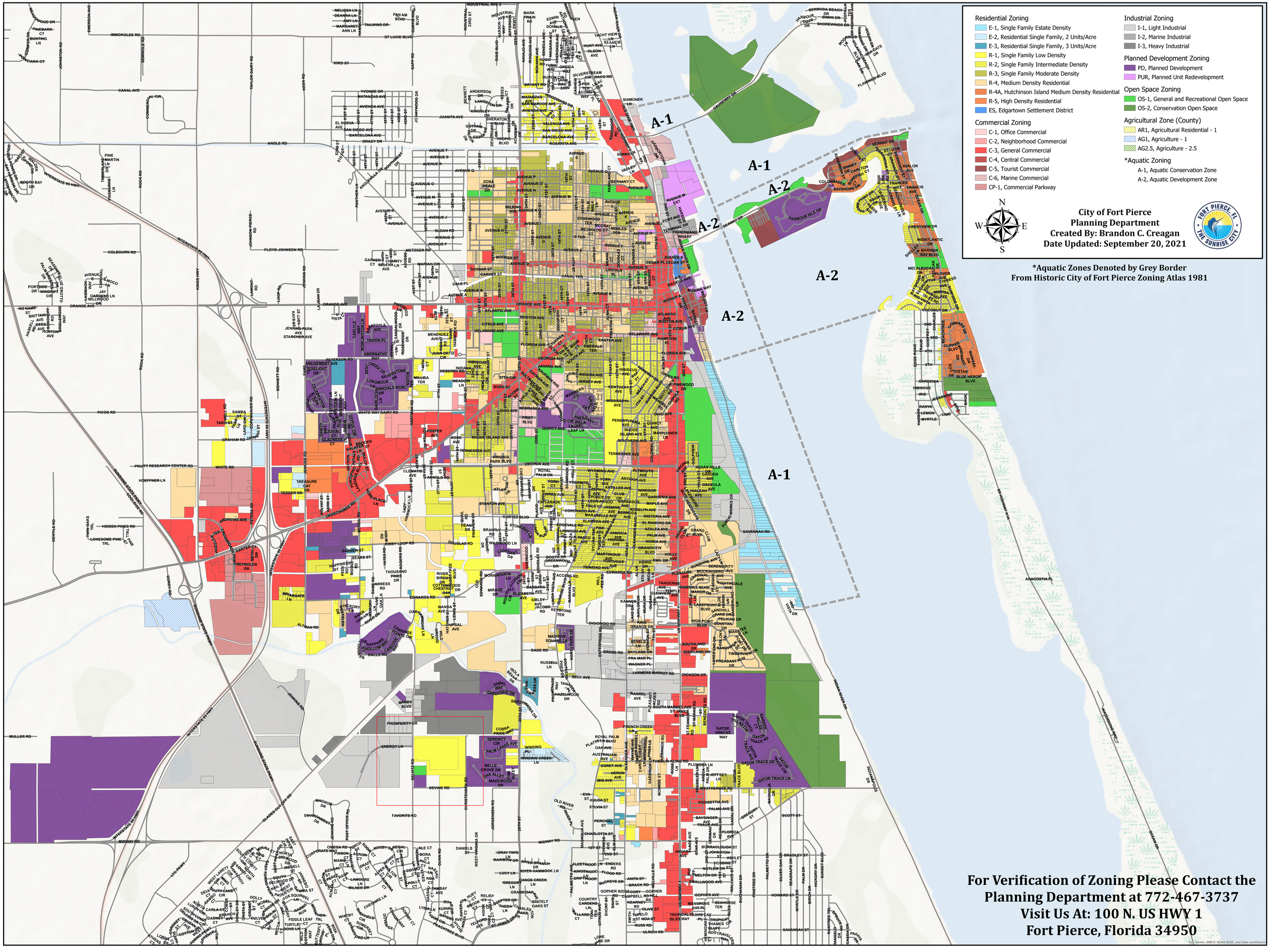
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.


Residential Zoning
E-1, Single Family Estate Density
E-2, Residential Single Family, 2 Units/Acre
E-3, Residential Single Family, 3 Units/Acre
R-1, Single Family Low Density
R-2, Single Family Intermediate Density
R-3, Single Family Moderate Density
R-4, Medium Density Residential
R-4A, Hutchinson Island Medium Density Residential
R-5, High Density Residential
ES, Edgartown Settlement District
Commercial Zoning
C-1, Office Commercial
C-2, Neighborhood Commercial
C-3, General Commercial
C-4, Central Commercial
C-5, Tourist Commercial
C-6, Marine Commercial
CP-1, Commercial Parkway
Industrial Zoning
I-1, Light Industrial
I-2, Marine Industrial
I-3, Heavy Industrial
Planned Development Zoning
PD, Planned Development
PUR, Planned Unit Redevelopment
Open Space Zoning
OS-1, General and Recreational Open Space
OS-2, Conservation Open Space
Agricultural Zone (County)
AR1, Agricultural Residential - 1
AG1, Agriculture - 1
AG2.5, Agriculture - 2.5
*Aquatic Zoning
A-1, Aquatic Conservation Zone
A-2, Aquatic Development Zone
N
W
E
S
City of Fort Pierce
Planning Department
Created By: Brandon C. Creagan
Date Updated: September 20, 2021
FORT PIERCE, FL
THE SUNRISE CITY
*Aquatic Zones Denoted by Grey Border
From Historic City of Fort Pierce Zoning Atlas 1981
A-1
A-2
A-2
A-2
A-1
For Verification of Zoning Please Contact the
Planning Department at 772-467-3737
Visit Us At: 100 N. US HWY 1
Fort Pierce, Florida 34950
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

GOP Table 1-1: Future Land Use Density/Intensity Summary Table

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
RESIDENTIAL			
Low Density Residential (RL)	1-6.5 du/ac	-	
Hutchinson Island Residential (HIR)	8 du/ac	-	
Medium Density Residential (RM)	6.5-12 du/ac	-	
High Density Residential (RH)	12-18 du/ac	-	
COMMERCIAL			
Boundary Commercial (BC)	N/A	1.0	N/A
Neighborhood Commercial (NC)	10du/ac	0.5	Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.
General Commercial (GC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	***Land Use Breakdown***
Central Business District (CBD)	30 du/ac*	3.0	Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.
Marine Commercial (MC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.
Urban Neighborhood (UN)	15 du/ac	1.2	Residential uses may comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.
MIXED USE			
Hutchinson Island Mixed Use (HIMU)	8 du/ac	1.0	Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation.
Mixed Use Development (MXD)	15 du/acre	1.5	Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
Offices - Professional and Business Services (OP)	10-18 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the OP future land use designation.
PUBLIC/INSTITUTIONAL			
Institutional (INST)	N/A	1.0	N/A
INDUSTRIAL			
Boundary Industrial (BI)	N/A	1.5	N/A
Industrial (I)	N/A	1.5	N/A
Heavy Industrial (HI)	N/A	2.0	N/A
CONSERVATION/OPEN SPACE			
Conservation and Open Space (COS)	N/A	0.25	N/A

* - Density bonus provisions are outlined in Policy 1.1.5 of the City's Future Land Use Element.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

Marine Commercial (MC): The Marine Commercial designation is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. Multifamily residences also allowed in this designation. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.

Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of three (3) of the following general land uses:

- Residential (single-family and/or multifamily)
- Commercial – General and/or Neighborhood
- Commercial – Town Center
- Hotel (minimum 100 units)
- Office Uses – Professional and/or medical
- Industrial
- Institutional

Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

Offices – Professional and Business Services (OP): The OP designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20% of the total floor area of the OP future land use designation.

Urban Neighborhood (UN): The Urban Neighborhood designation is characterized by established pedestrian–oriented neighborhoods that allow for low-intensity boutique-scale commercial uses that support the nearby residential uses within the neighborhood; low-intensity workshops for fabrication may be appropriate as an accessory use. Design and performance standards will be based upon adopted individual neighborhood plans. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.2. Residential uses shall comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.

A.2 PROJECT INDEX AND TIP/RLRTP CROSS REFERENCE

PROJECT NAME	PROJECT LIMITS FROM	PROJECT LIMITS TO	DESCRIPTION	PROJECT NUMBER	LRTP Page	TIP Page	TIP MAP Page
A1A BIG MUD CREEK AND BLIND CREEK BRIDGES	BIG MUD CREEK BRIDGE	BLIND CREEK BRIDGE	BRIDGE REPLACEMENT	4491791	3-9	C 6-2	A-5
A1A NORTH CAUSEWAY BRIDGE	ENTIRE BRIDGE	ENTIRE BRIDGE	BRIDGE REPLACEMENT	4299362	8-3	C 6-3	A-4
A1A SUNTRAIL	FT PIERCE INLET STATE PARK	SLC/INDIAN RIVER COUNTY LINE	BIKE PATH/TRAIL	4435061	8-2	C 1-2	A-4
BELL AVENUE	SOUTH 25TH ST	SUNRISE BLVD	BIKE LANE/SIDEWALK	4460761	8-2	C 1-3	A-4
EMERSON AVE	INDRIO RD	25TH ST	RESURFACING	4476511	3-9	C 1-4	A-4
FEC OVERPASS	SAVANNAS RECREATION AREA	SOUTH OF SAVANNAH RD.	BIKE PATH/TRAIL	4400321	8-2	C 1-5	A-4
GATLIN BLVD	WEST OF I-95	PORT ST LUCIE BLVD	TRAFFIC CONTROL DEVICES/SYSTEM	4447071	8-3	C 1-6	A-5
HISTORIC HIGHWAYMAN TRAIL GAP	INDIAN HILLS DR	GEORGIA AVE	BIKE PATH/TRAIL	4400342	8-11	C 1-7	A-4
I-95 @ GATLIN BLVD	OFF-RAMPS	OFF-RAMPS	INTERCHANGE - ADD LANES	4397611	8-3	C 1-8	A-5
I-95 @ ORANGE AVE	NB EXIT RAMP TO WB ORANGE AVE	NB EXIT RAMP TO WB ORANGE AVE	SKID HAZARD OVERLAY	4492811	3-9	C 1-10	A-4
I-95 @ ST. LUCIE WEST BLVD	INTERCHANGE	INTERCHANGE	INTERCHANGE - ADD LANES	4353371	8-2	C 1-12	A-5
I-95 FROM GATLIN BLVD TO ST. LUCIE WEST BLVD	GATLIN BLVD	ST. LUCIE WEST BLVD	SKID HAZARD OVERLAY	4438471	3-9	C 1-13	A-5
I-95 FROM GLADES CUT-OFF RD TO FL TPK	N OF GLADES CUT-OFF RD	N OF FLORIDA TURNPIKE	RESURFACING	4491631	3-9	C 1-14	A-4
I-95 FROM SLC/MARTIN TO SR-70	SLC/MARTIN COUNTY LINE	SR-70/OKEECHOBEE RD	PD&E/EMO STUDY	4226816	8-3	C 1-15	A-4, 5
I-95 ST. LUCIE SOUTHBOUND REST AREA	REST AREA	REST AREA	REST AREA	4499611	3-9	C 1-16	A-4
INTERSECTION LIGHTING RETROFIT IMPROVEMENT	VARIOUS LOCATIONS	VARIOUS LOCATIONS	LIGHTING	4470031	8-3	C 1-17	A-4
JENKINS RD	GLADES CUT OFF RD	ORANGE AVENUE	PD&E/EMO STUDY	4463311	8-3	C 1-18	A-4
KESTOR DR	DARWIN BOULEVARD	BECKER RD	SIDEWALK	4489981	8-11	C 1-19	A-5
KINGS HWY	400 feet S OF OKEECHOBEE RD	NORTH OF PICOS RD	ADD LANES & RECONSTRUCT	2302566	8-2	C 1-20	A-4
KINGS HWY	NORTH OF COMMERCIAL CIR	ST LUCIE BLVD	ADD LANES & RECONSTRUCT	4383792	8-2	C 1-21	A-4
KINGS HWY	N OF I-95 OVERPASS	N OF COMMERCIAL CIR	ADD LANES & RECONSTRUCT	4383791	8-2	C 1-22	A-4
KINGS HWY	NORTH OF PICOS RD	NORTH OF I-95 OVERPASS	ADD LANES & RECONSTRUCT	2302567	8-2	C 1-23	A-4

KINGS HWY	N OF I-95 OVERPASS	SOUTH OF ANGLE	ADD LANES & RECONSTRUCT	4383794	8-2	C 1-26	A-4
MIDWAY RD	GLADES CUT OFF RD	SELVITZ ROAD	ADD LANES & RECONSTRUCT	2314403	8-2	C 1-27	A-4, 5
MIDWAY RD	JENKINS RD	SELVITZ RD	ADD LANES & RECONSTRUCT	2314405	8-11	C 1-28	A-4, 5
OKEECHOBEE RD	IDEAL HOLDING RD	ROCK RD	RESURFACING	4476531	3-9	C 1-29	A-4
OLEANDER AVE	SOUTH MARKET AVE	EDWARDS RD	SIDEWALK	4480661	8-11	C 1-30	A-4
ORANGE AVE	KINGS HWY	E OF I-95 SB RAMP	INTERCHANGE - ADD LANES	4461681	8-3	C 1-31	A-4
ORANGE AVE	KINGS HWY	US-1	ATMS - ARTERIAL TRAFFIC MGMT	4496961	8-11	C 1-32	A-4
ORANGE AVE	NORTH 32ND ST	US-1	RESURFACING	4461691	3-9	C 1-33	A-4
OUTFALL FOR VIRGINIA AVE	OLEANDER BLVD	INDIAN HILLS DR	DRAINAGE IMPROVEMENTS	4417151	3-9	C 1-34	A-4
PORT ST. LUCIE BLVD	BECKER RD	PAAR DRIVE	ADD LANES & RECONSTRUCT	4317523	8-2	C 1-35	A-5
PORT ST. LUCIE BLVD	PAAR DRIVE	DARWIN BLVD	ADD LANES & RECONSTRUCT	4317522	8-2	C 1-36	A-5
PORT ST. LUCIE BLVD	SOUTH OF PAAR DR	SOUTH OF ALCANTARRA BLVD	ADD LANES & RECONSTRUCT	4317525	8-2	C 1-37	A-5
PORT ST. LUCIE BLVD	SHELTER DR	US-1	RESURFACING	4463761	3-9	C 1-38	A-5
PRIMA VISTA BLVD TSM&O	AIROSO BLVD	NARANJA AVE	ITS COMMUNICATION SYSTEM	4481341	8-11	C 1-39	A-5
S 25TH ST	N OF EDWARDS RD	N OF VIRGINIA AVE	RESURFACING	4461701	3-9	C 1-40	A-4
SAVANNAS PRESERVE STATE PARK GAP	LENNARD RD	SAVANNAS RECREATION AREA	BIKE PATH/TRAIL	4399993	8-3	C 1-41	A-4, 5
SAVANNAS PRESERVE STATE PARK GAP	WALTON RD	LENNARD RD	BIKE PATH/TRAIL	4399992	8-2	C 1-42	A-5
SELVITZ RD	NW FLORESTA DRIVE	NW BAYSHORE BLVD	BIKE LANE/SIDEWALK	4460741	8-2	C 1-43	A-5
ST. LUCIE BLVD	EAST OF N 25 ST	WEST OF US-1	RESURFACING	4484491	3-9	C 1-44	A-4
ST. LUCIE COUNTY PORT OF FT. PIERCE	PORT OF FT. PIERCE	PORT OF FT. PIERCE	SEAPORT REVENUE/OPERAT PROJECT	4150862	3-9	C 8-2	A-4
TURNPIKE RESURFACING	MP 169.3	MP 173	RESURFACING	4444021	3-9	C 7-5	A-4
US HIGHWAY 1	EDWARDS RD	TENNESSEE AVE	DRAINAGE IMPROVEMENTS	4417141	3-9	C 1-45	A-4
US HIGHWAY 1	MARTIN/ST. LUCIE COUNTY LINE	PORT ST. LUCIE BLVD	RESURFACING	4476521	3-9	C 1-46	A-5
US HIGHWAY 1	NORTH OF VIRGINIA AVE	SUNNY LANE	RESURFACING	4461091	3-9	C 1-47	A-4
US HIGHWAY 1	SOUTH OF JUANITA AVE	NORTH OF KINGS HWY	RESURFACING	4484501	3-9	C 1-48	A-4
WALTON RD	800 FEET EAST OF LENNARD RD	GREEN RIVER PKWY	SIDEWALK	4483081	8-11	C 1-49	A-5

ROADS IMPACT FEES - FUND 310006
CAPITAL IMPROVEMENT PLAN

REVENUES:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Available Major Project Reserves	$ 37,605,174	$ 18,347,272	$ 7,686,786	$ 1,513,650	$ 2,159,167
Residential Impact Fees	$ 8,413,791	$ 8,126,589	$ 7,690,100	$ 7,459,529	$ 7,459,529
Commercial Impact Fees	$ 934,866	$ 902,954	$ 854,456	$ 828,837	$ 828,837
Reimbursement	$ -	$ -	$ 5,000,000	$ 5,000,000	$ 5,000,000
Interest	$ 564,078	$ 275,209	$ 115,302	$ 22,705	$ 32,387
Less 5 Percent	$ (495,637)	$ (465,238)	$ (682,993)	$ (665,553)	$ (666,038)
Total Budgeted Revenues	**$ 47,022,272**	**$ 27,186,786**	**$ 20,663,650**	**$ 14,159,167**	**$ 14,813,881**

EXPENDITURES:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FUTURE ANTICIPATED NEEDS
Glades Cut Off Rd Improvements	$ -	$ -	$ -	$ -	$ -	$ 81,100,000
Jenkins Road Phase 1 (from Midway to Glades Cut Off Rd)	$ -	$ 12,000,000	$ -	$ -	$ -	$ -
Jenkins Road Phase 2 (from Glades Cut Off Rd to Orange Ave)	$ 375,000	$ 1,000,000	$ -	$ -	$ -	$ 69,000,000
Jenkins Road Phase 3 (from Orange Ave to St Lucie Blvd)	$ -	$ -	$ -	$ -	$ -	$ 49,000,000
Midway Rd Widening Phase 1 (Jenkins Rd to Selvitz Rd)	$ 28,000,000	$ -	$ -	$ -	$ -	$ -
Midway Rd (Glades Cut Off to Jenkins) Includes Tpk Interchange	$ -	$ -	$ -	$ -	$ -	$ 75,250,000
Selvitz Road Improvements (Glades Cut Off Rd to Edwards Rd)	$ -	$ -	$ 17,000,000	$ -	$ -	$ -
Walton Road Sidewalk (Lennard Rd to Green River Pkwy)	$ 200,000	$ 1,000,000	$ -	$ -	$ -	$ -
North County Airport Connector (I-95 to King's Hwy)	$ -	$ -	$ -	$ -	$ 2,000,000	$ 52,600,000
Selvitz Rd and Glades Cut Off Rd Intersection Improvements	$ -	$ -	$ -	$ -	$ -	$ 21,100,000
Bell Ave Sidewalk (25th Street to Sunrise Blvd)	$ 100,000	$ -	$ -	$ -	$ -	$ -
Oleander Ave Sidewalk (South Market Ave to Edwards Rd)	$ -	$ 1,000,000	$ 150,000	$ -	$ 450,000	$ -
Selvitz Rd Widening (Midway Rd-Glades Cut Off Rd)	$ -	$ -	$ -	$ -	$ -	$ 17,100,000
Edwards Rd Widening (Jenkins Rd to 25th St)	$ -	$ 1,500,000	$ 2,000,000	$ 10,000,000	$ -	$ -
Glades Cut Off Widening	$ -	$ 2,500,000	$ -	$ 2,000,000	$ 6,000,000	$ -
St. Lucie West at Peacock Blvd Intersection (City of PSL)	$ -	$ 500,000	$ -	$ -	$ 1,000,000	tbd
Total Budgeted Expenses	**$ 28,675,000**	**$ 19,500,000**	**$ 19,150,000**	**$ 12,000,000**	**$ 9,450,000**	**$ 365,150,000**

SUMMARY:

Revenues	$ 47,022,272	$ 27,186,786	$ 20,663,650	$ 14,159,167	$ 14,813,881
Expenses	$ (28,675,000)	$ (19,500,000)	$ (19,150,000)	$ (12,000,000)	$ (9,450,000)
CIP Reserve for Future Projects	**$ 18,347,272**	**$ 7,686,786**	**$ 1,513,650**	**$ 2,159,167**	**$ 5,363,881**

ID	Roadway Name	From	To	E+C Lanes	Needs Plan Lanes	Project Type	Length (miles)
133	California Boulevard	Savona Boulevard	Del Rio Boulevard	2	4	Widen 2L to 4L	1.33
134	Discovery Way[1]	N-S Road B	Village Parkway	2	4	Widen 2L to 4L	1.31
135	East Torino Parkway	NW Cashmere Boulevard	Midway Road	2	4	Widen 2L to 4L	2.73
136	Glades Cut Off Road	Arterial A	Selvitz Road	2	4	Widen 2L to 4L	5.39
137	Jenkins Road	Altman Road	Orange Avenue	2	4	Widen 2L to 4L	3.01
138	Jenkins Road	Orange Avenue	N Jenkins Road	2	4	Widen 2L to 4L	0.52
139	Jenkins Road	Midway Road	Post Office Road	2	4	Widen 2L to 4L	0.34
140	Jenkins Road	Glades Cut-Off Road	Walmart Distribution Center	2	4	Widen 2L to 4L	0.58
141	Kings Highway	south of Indrio Road	US-1	2	4	Widen 2L to 4L	2.85
142	McCarty Road[1]	Williams Road	Midway Road	2	4	Widen 2L to 4L	1.27
143	Midway Road	East Torino Parkway	Selvitz Road	2	4	Widen 2L to 4L	1.33
144	NW Cashmere Boulevard	Swan Lake Circle	East Torino Parkway	2	4	Widen 2L to 4L	1.22
145	Savona Boulevard	Gatlin Boulevard	California Boulevard	2	4	Widen 2L to 4L	1.08
146	Selvitz Road	Bayshore Drive	Milner Drive	2	4	Widen 2L to 4L	2.68
148	Southbend Boulevard	Becker Road	Port St. Lucie Boulevard	2	4	Widen 2L to 4L	4.79
149	St. Lucie West Boulevard	E of I-95	Cashmere Boulevard	4	6	Widen 4L to 6L	1.92
150	I-95	Martin/St. Lucie County Line	SR-70	6	8	Widen 6L to 8L[2]	14.59
151	US-1	Martin County Line	Indian River County Line			Operational Improvement	21.42
152	Seaway Drive	Harbor Isle Marina	north of Blue Heron Boulevard			Operational Improvement	3.87

[2] Also known as Highway Capacity for Project Type per the SIS Adopted 1st 5 Year Program.

ID	Roadway Name	From	To	E+C Lanes	Needs Plan Lanes	Project Type	Length (miles)
153	Torino Parkway					Neighborhood Traffic Management	6.06
154	Indian River Drive	Martin/St. Lucie County Line	Seaway Drive			Neighborhood Traffic Management	14.63
155	I-95 at Becker Road					ACES Network	
156	I-95 at Midway Road					ACES Network	
157	Okeechobee Road between Florida's Turnpike & I-95					ACES Network	
158	I-95 at Indrio Road					ACES Network	
159	Kings Highway	St. Lucie Boulevard	south of Indrio Road	2	4	Widen 2L to 4L	2.4
160	Port St. Lucie Boulevard	Becker Road	Paar Drive	2	4	Widen 2L to 4L	1.2
161	California Boulevard	Del Rio Boulevard	Crosstown Parkway	2	4	Widen 2L to 4L	0.37
162	Midway Road[1]	Arterial A	I-95	2	4	Widen 2L to 4L	0.88
163	Becker Road[1]	N-S Road B	Village Parkway		6	New 6 Lanes	2.26
164	Paar Drive (West)[1]	Range Line Road	N-S Road A	0	2	New 2 Lanes	0.94
165	Open View Drive (West)[1]	Range Line Road	N-S Road A	0	2	New 2 Lanes	0.95
166	Trade Center/Tom Mackie[1]	Village Parkway	Discovery Way	0	2	New 2 Lanes	0.36
167	Village Parkway[1]	Becker Road	Discovery Way	4	6	Widen 4L to 6L	3.26
168	I-95 at Crosstown Parkway					ACES Network	

Right-of-Way Protection

Legend

- Local Road
- Collector 80'
- Collector 100'
- Arterial/Collector 160'
- Arterial 200'
- Arterial 200'

NOTE:
Local road w/swale drainage = 70'
Local road w/closed drainage = 60'

Refer to table 7-15 in section 7.05.03 in the Land Development Code

Note: Typical sections to vary depending on final design of roadway. Drainage requirements are not included in typical cross-section requirements. Specific drainage requirements will vary by project and all required drainage is assumed to be part of overall right-of-way needs.

N
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ST. LUCIE COUNTY FLORIDA

This map has been compiled for general planning and reference purposes only. While every effort has been made to provide the most current and accurate information possible, it is not intended for use as a legally binding document.

Map revised April 2022

Indian River County

Okeechobee County

Martin County

Martin County

TABLE 1

Generalized **Annual Average Daily** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	16,800	17,700	**
4	Divided	*	37,900	39,800	**
6	Divided	*	58,400	59,900	**
8	Divided	*	78,800	80,100	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	7,300	14,800	15,600
4	Divided	*	14,500	32,400	33,800
6	Divided	*	23,300	50,000	50,900
8	Divided	*	32,000	67,300	68,100

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	2,900	7,600	19,700
50-84%	2,100	6,700	19,700	>19,700
85-100%	9,300	19,700	>19,700	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	2,800	9,500
50-84%	*	1,600	8,700	15,800
85-100%	3,800	10,700	17,400	>19,700

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
4	47,600	66,400	83,200	87,300
6	70,100	97,800	123,600	131,200
8	92,200	128,900	164,200	174,700
10	115,300	158,900	203,600	218,600
12	136,500	192,400	246,200	272,900

Urbanized

Lanes	B	C	D	E
4	45,900	62,700	75,600	85,400
6	68,900	93,900	113,600	128,100
8	91,900	125,200	151,300	170,900
10	115,000	156,800	189,300	213,600

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 20,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	11,700	18,000	24,200	32,600
4	Divided	36,300	52,600	66,200	75,300
6	Divided	54,600	78,800	99,400	113,100

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

Land Use: 110
General Light Industrial

Description

A light industrial facility is a free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment. Industrial park (Land Use 130) and manufacturing (Land Use 140) are related uses.

Additional Data

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 1980s, the 2000s, and the 2010s in Colorado, Connecticut, Indiana, New Jersey, New York, Oregon, Pennsylvania, and Texas.

Source Numbers

106, 157, 174, 177, 179, 184, 191, 251, 253, 286, 300, 611, 874, 875, 912

General Light Industrial
(110)

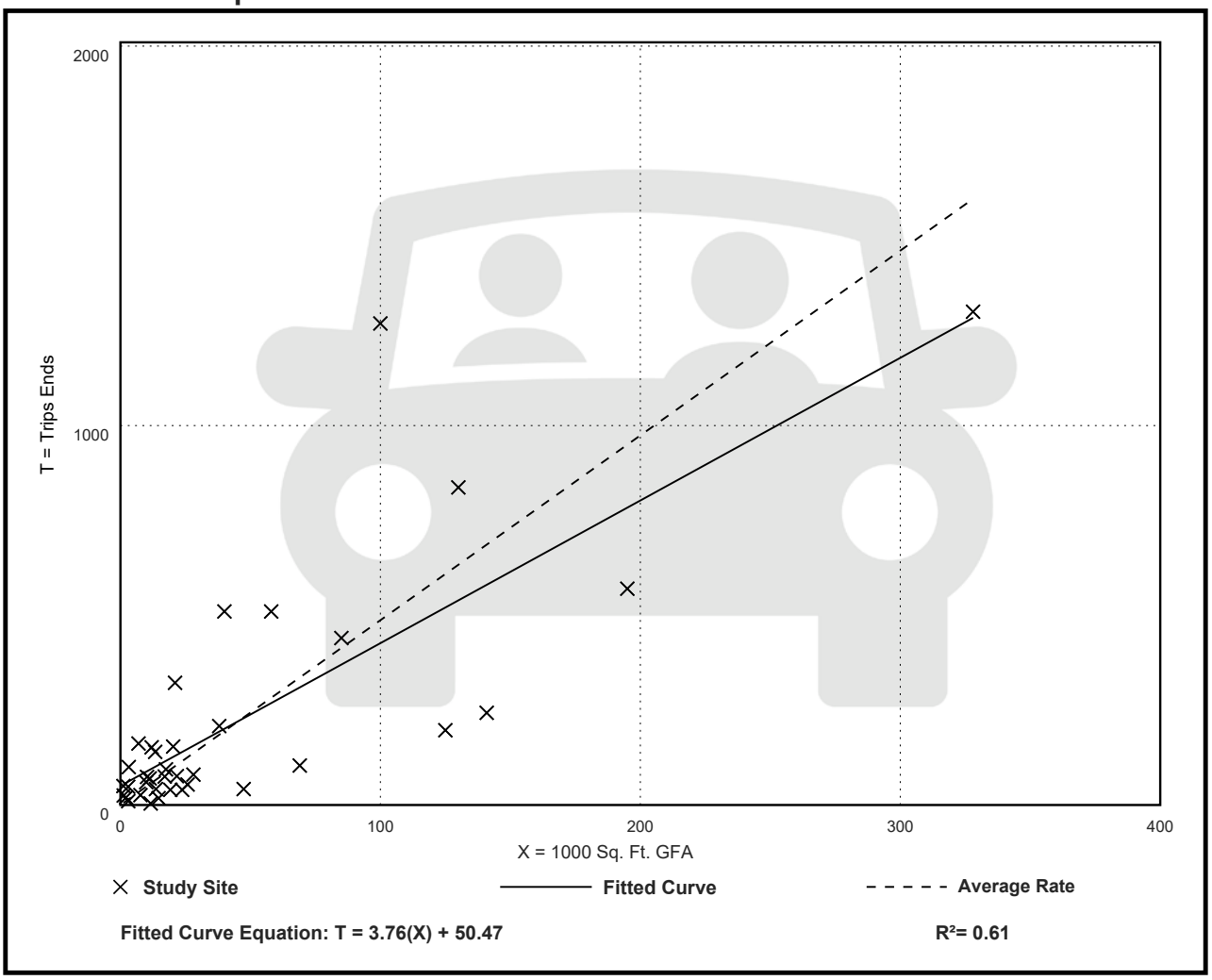
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 37
Avg. 1000 Sq. Ft. GFA: 45
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.87	0.34 - 43.86	4.08

Data Plot and Equation



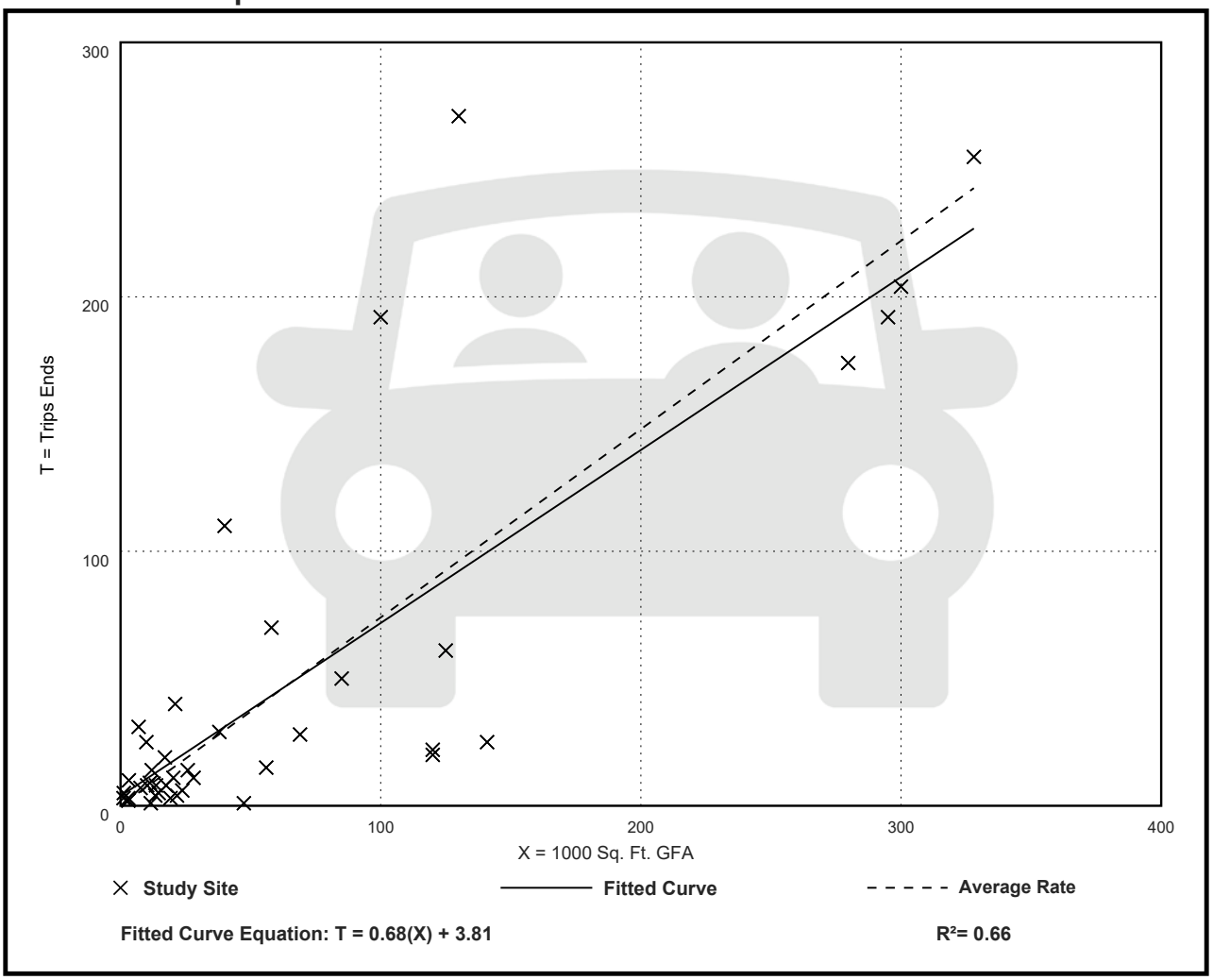
General Light Industrial
(110)

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: 41
Avg. 1000 Sq. Ft. GFA: 65
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.74	0.02 - 4.46	0.61

Data Plot and Equation



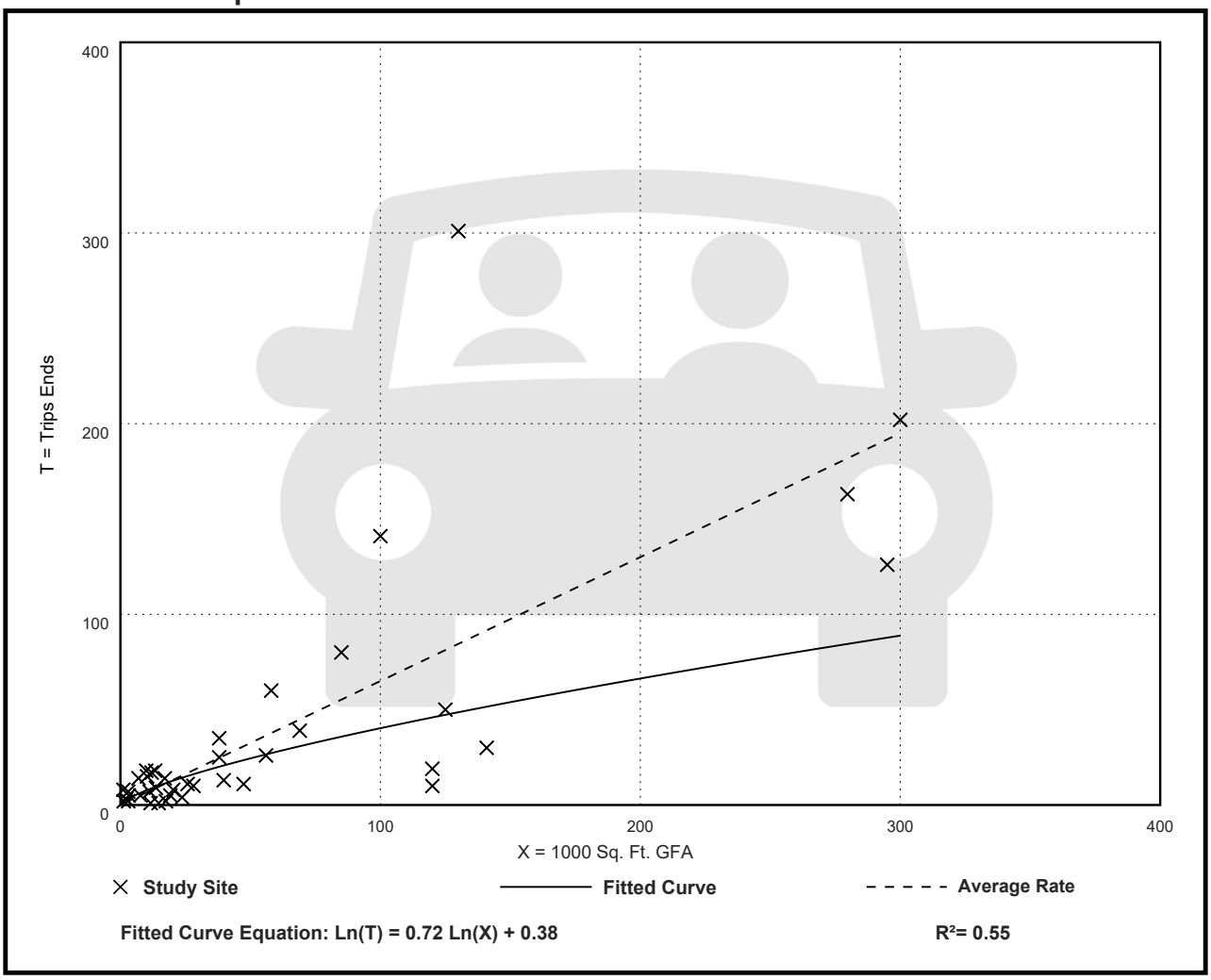
General Light Industrial
(110)

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: 40
Avg. 1000 Sq. Ft. GFA: 58
Directional Distribution: 14% entering, 86% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.65	0.07 - 7.02	0.56

Data Plot and Equation



Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

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/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

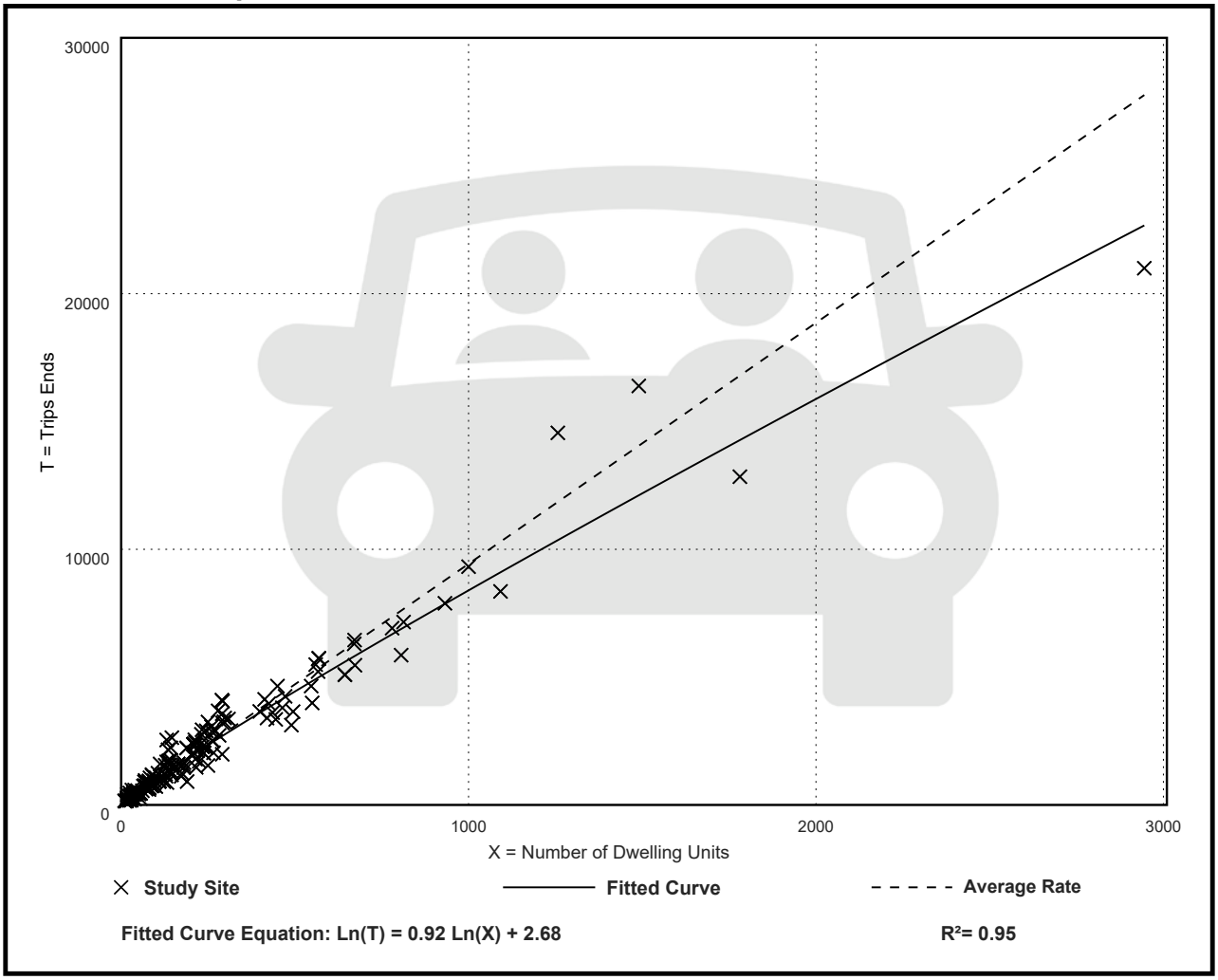
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

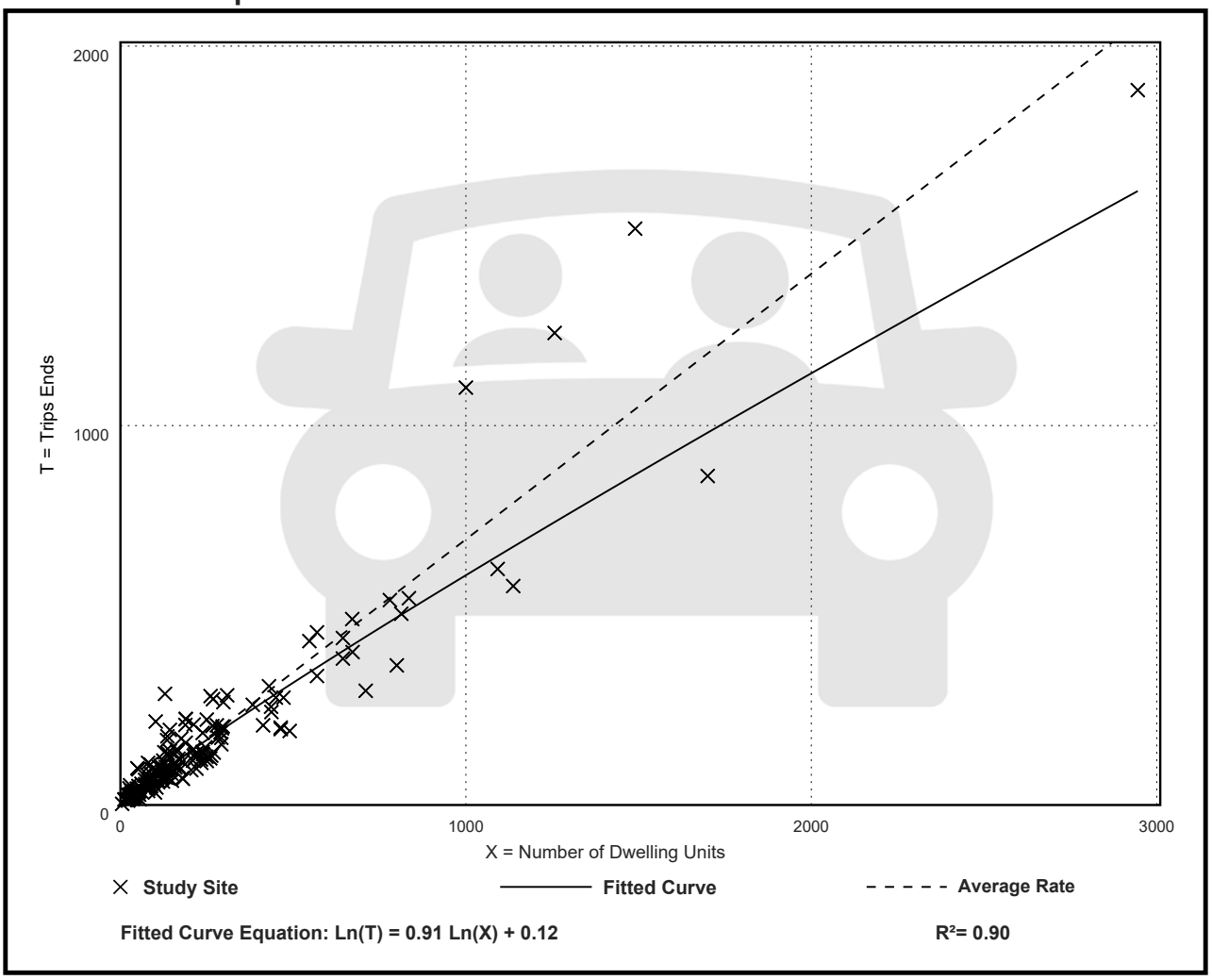
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
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: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



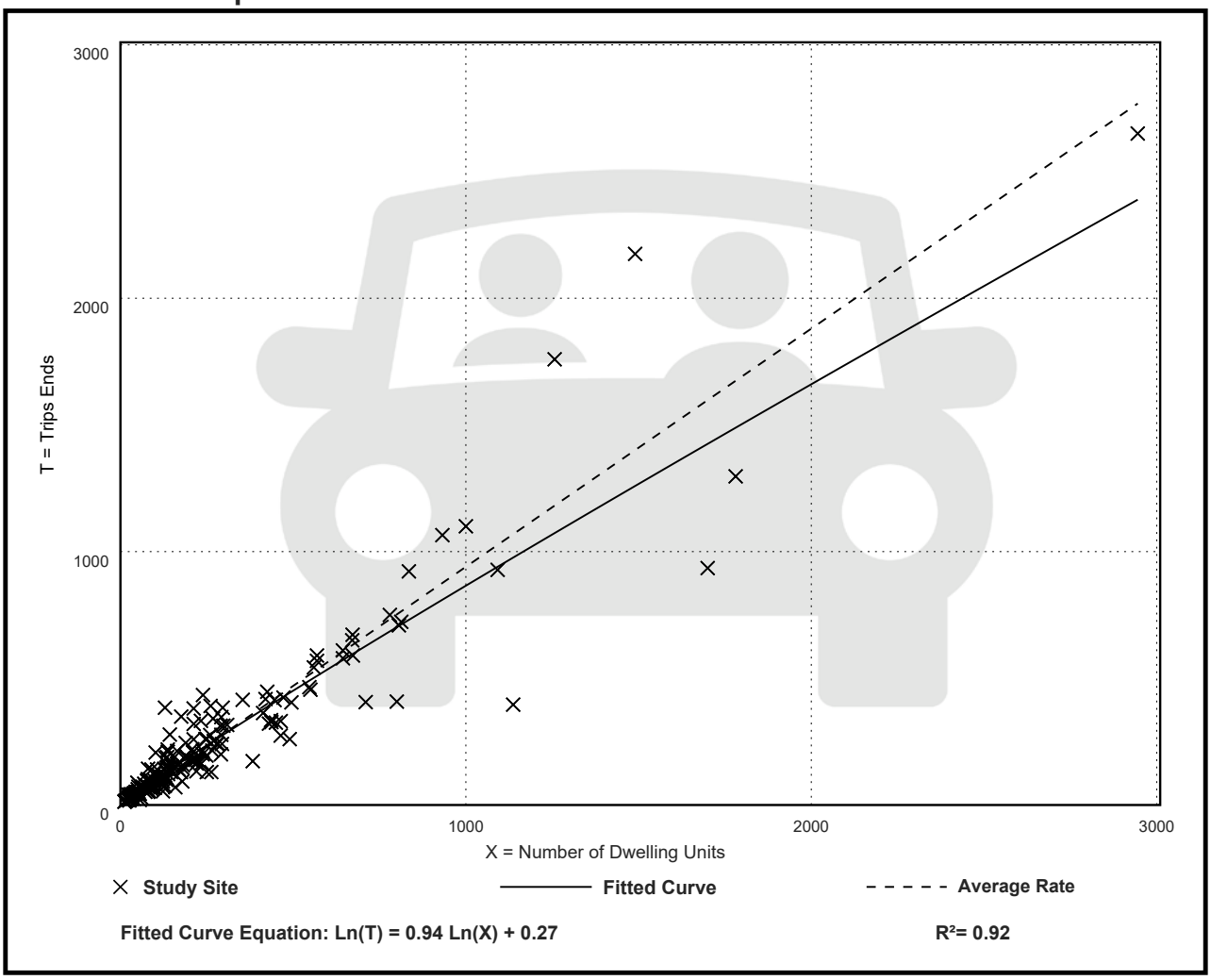
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
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: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Land Use: 215
Single-Family Attached Housing

Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Additional Data

The database for this land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

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 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, Virginia, and Wisconsin.

Source Numbers

168, 204, 211, 237, 305, 306, 319, 321, 357, 390, 418, 525, 571, 583, 638, 735, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

Single-Family Attached Housing
(215)

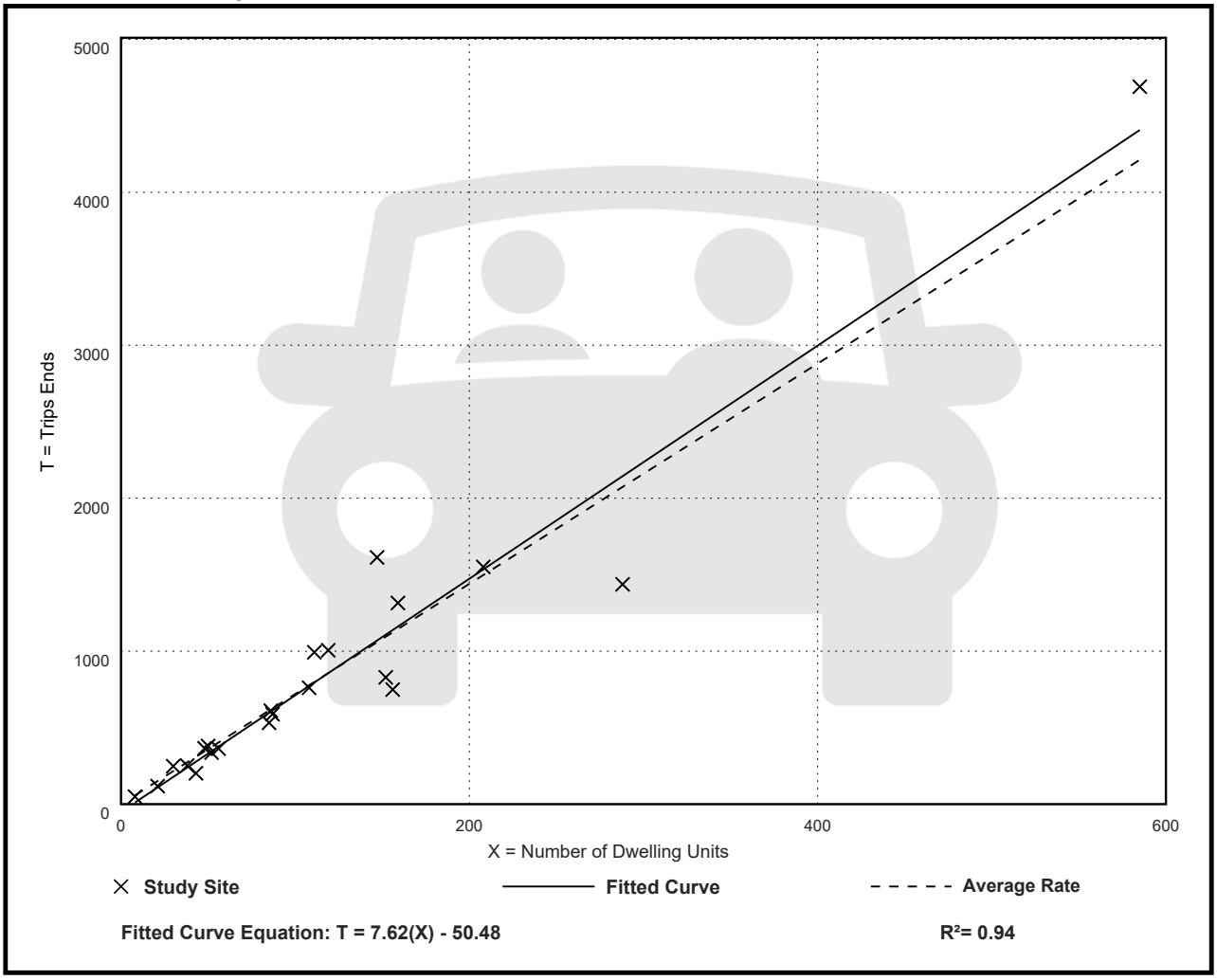
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



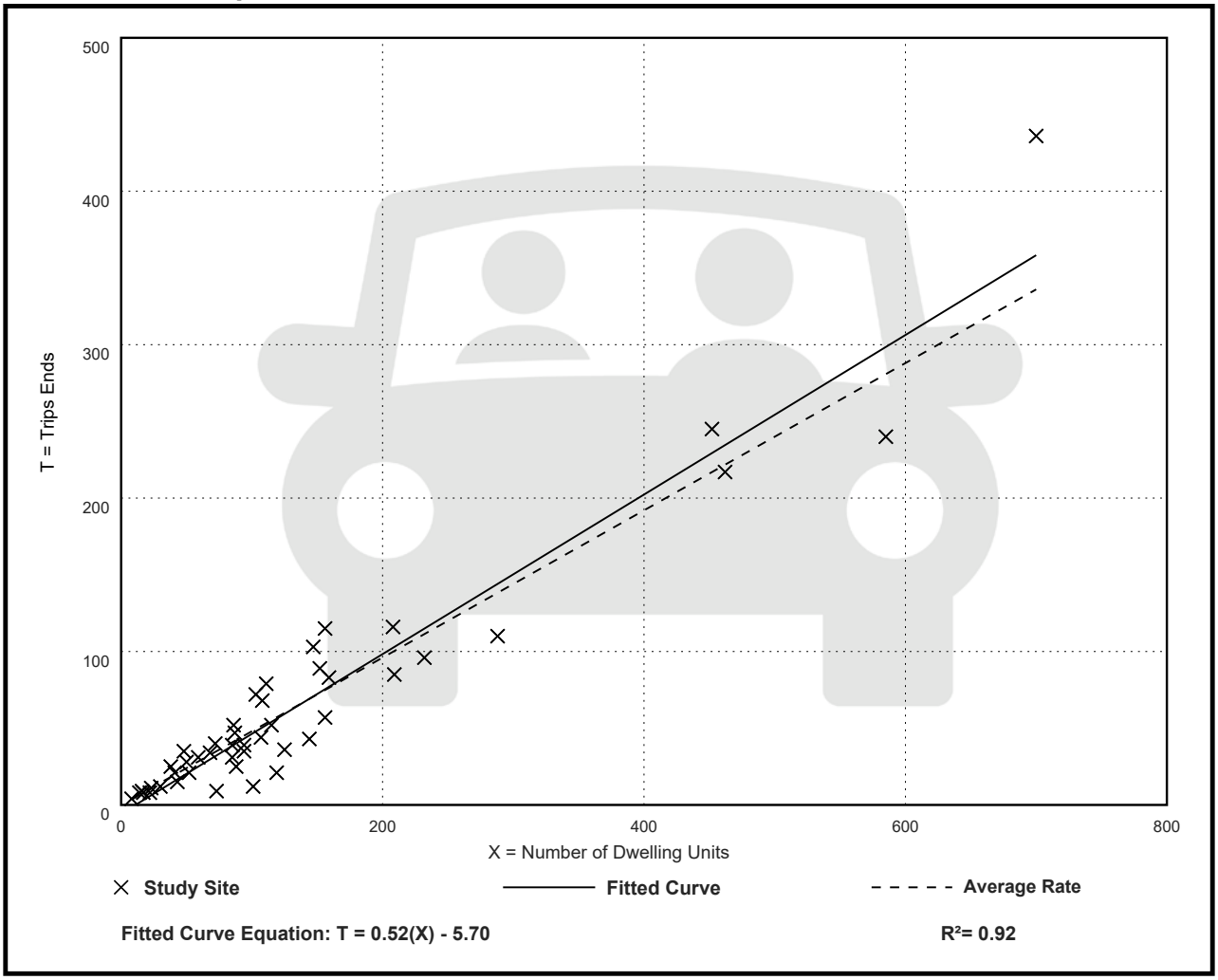
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: Dwelling Units
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: 46
Avg. Num. of Dwelling Units: 135
Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



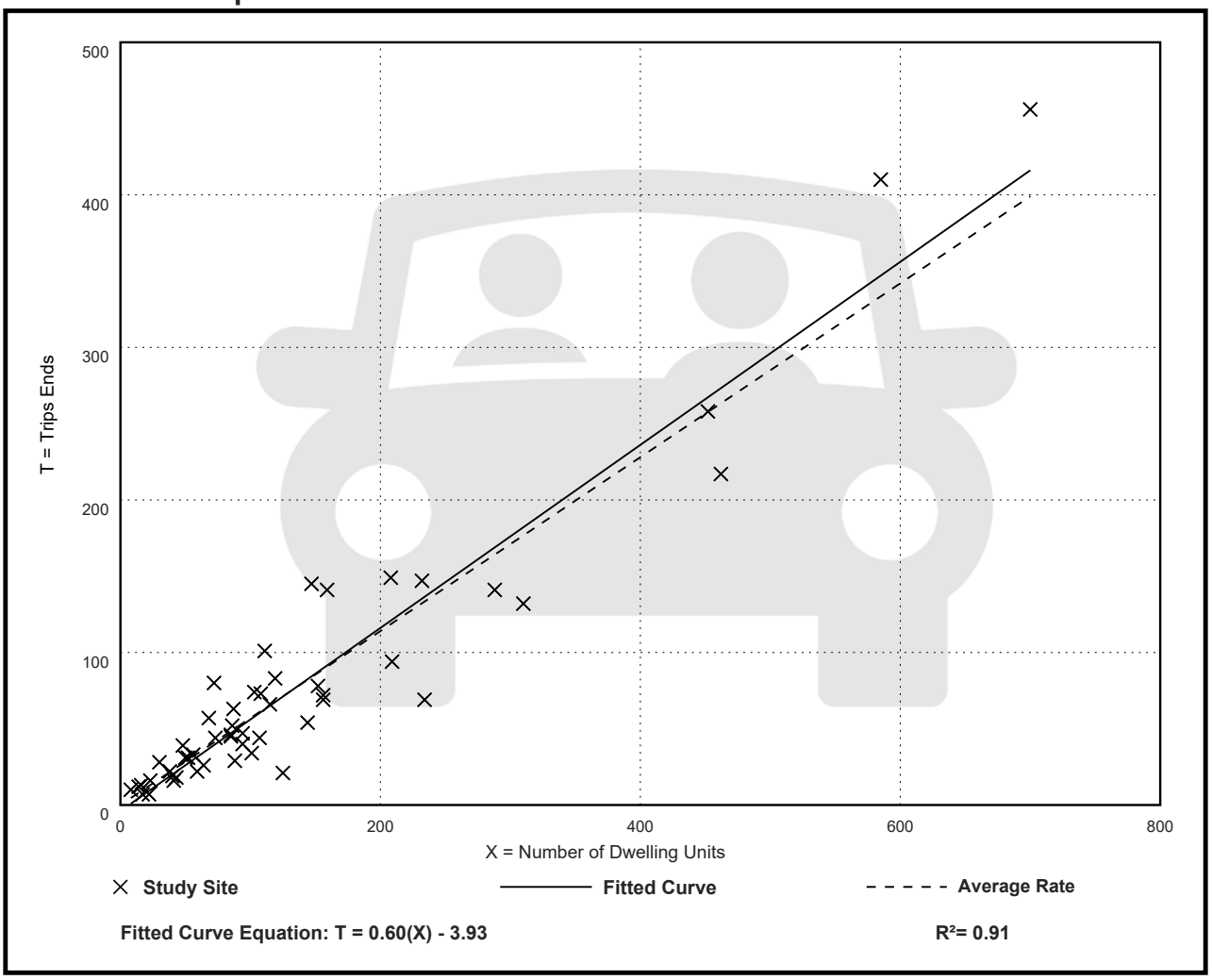
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: Dwelling Units
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: 51
Avg. Num. of Dwelling Units: 136
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation



Land Use: 221
Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (mid-rise) (Land Use 226), and mid-rise residential with ground-floor commercial (Land Use 231) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.5 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96 percent of the total dwelling units were occupied.

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/).

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Utah, and Virginia.

Source Numbers

168, 188, 204, 305, 306, 321, 818, 857, 862, 866, 901, 904, 910, 949, 951, 959, 963, 964, 966, 967, 969, 970, 1004, 1014, 1022, 1023, 1025, 1031, 1032, 1035, 1047, 1056, 1057, 1058, 1071, 1076

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

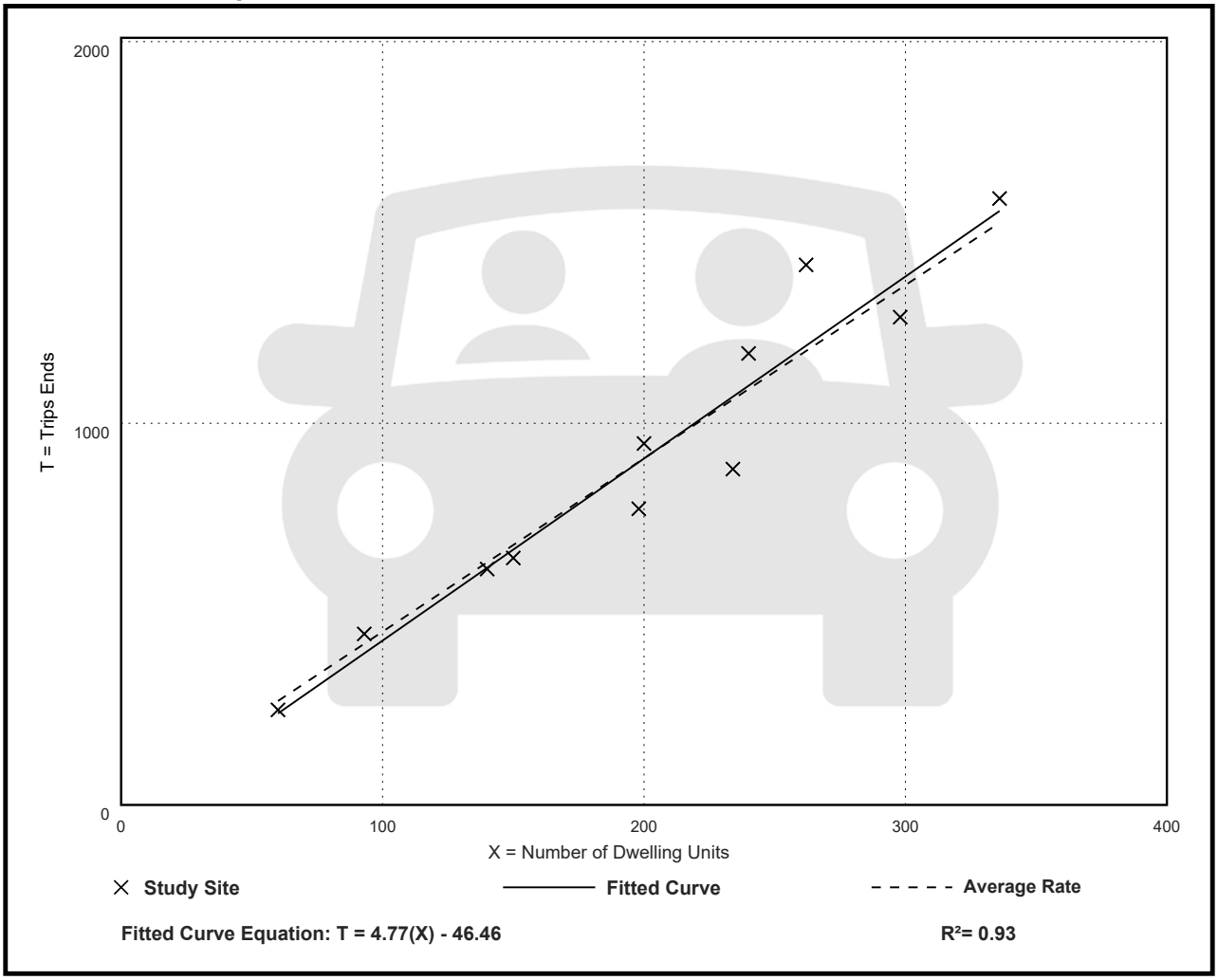
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Fitted Curve Equation: T = 4.77(X) - 46.46

R^2= 0.93

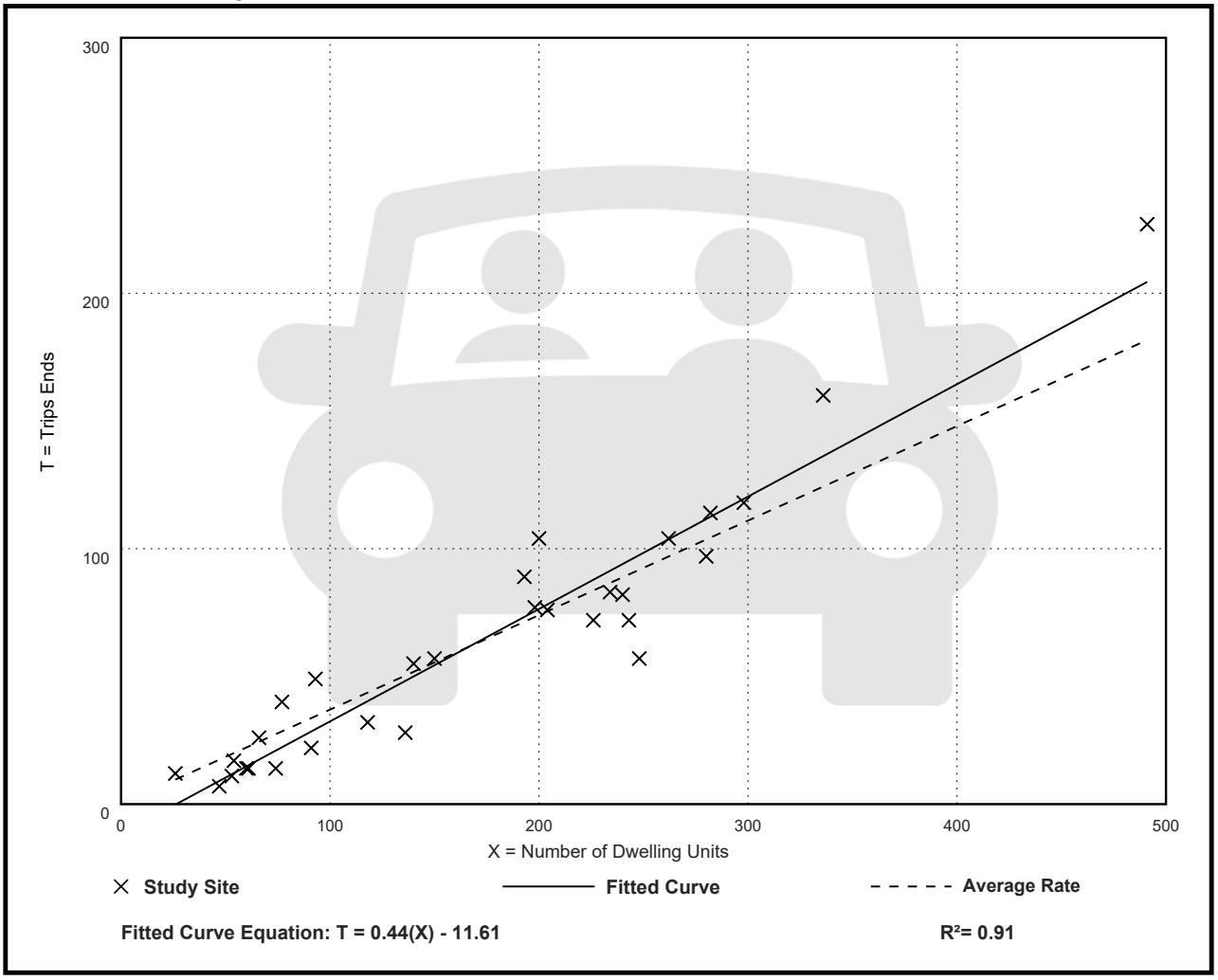
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
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: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Fitted Curve Equation: T = 0.44(X) - 11.61

R^2= 0.91

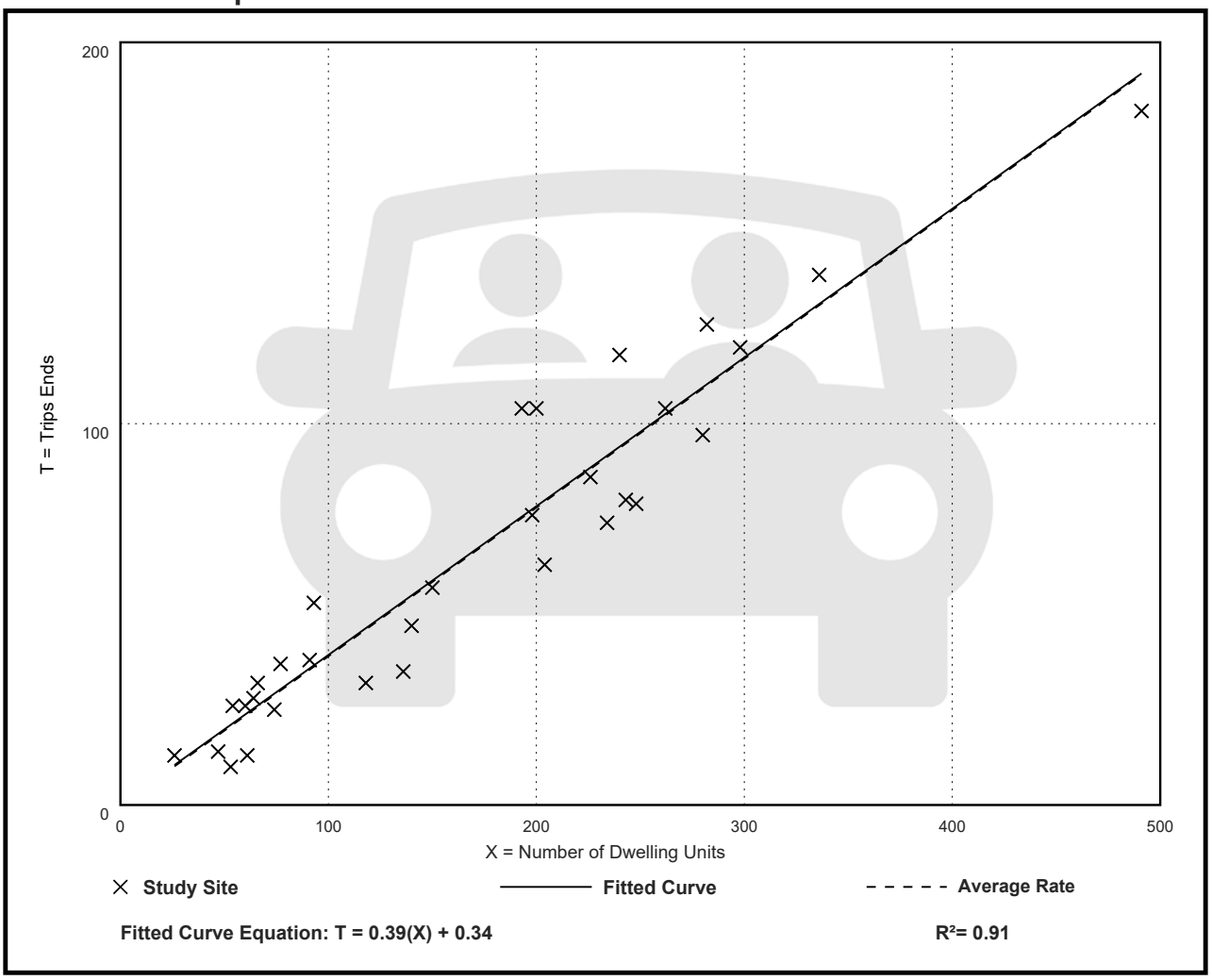
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
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: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Land Use: 710
General Office Building

Description

A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

Additional Data

If two or more general office buildings are in close physical proximity (within a close walk) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

For study sites with reported gross floor area and employees, an average employee density of 3.3 employees per 1,000 square feet GFA (or roughly 300 square feet per employee) has been consistent through the 1980s, 1990s, and 2000s. No sites counted in the 2010s reported both GFA and employees.

The average building occupancy varies considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

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 average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected are as follows:

- 2.8 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.9 during Weekday, AM Peak Hour of Generator
- 2.9 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.0 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.5 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.5 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.3 during Weekday, AM Peak Hour of Generator
- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.4 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Ontario (CAN)Pennsylvania, Texas, Utah, Virginia, and Washington.

Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061

General Office Building
(710)

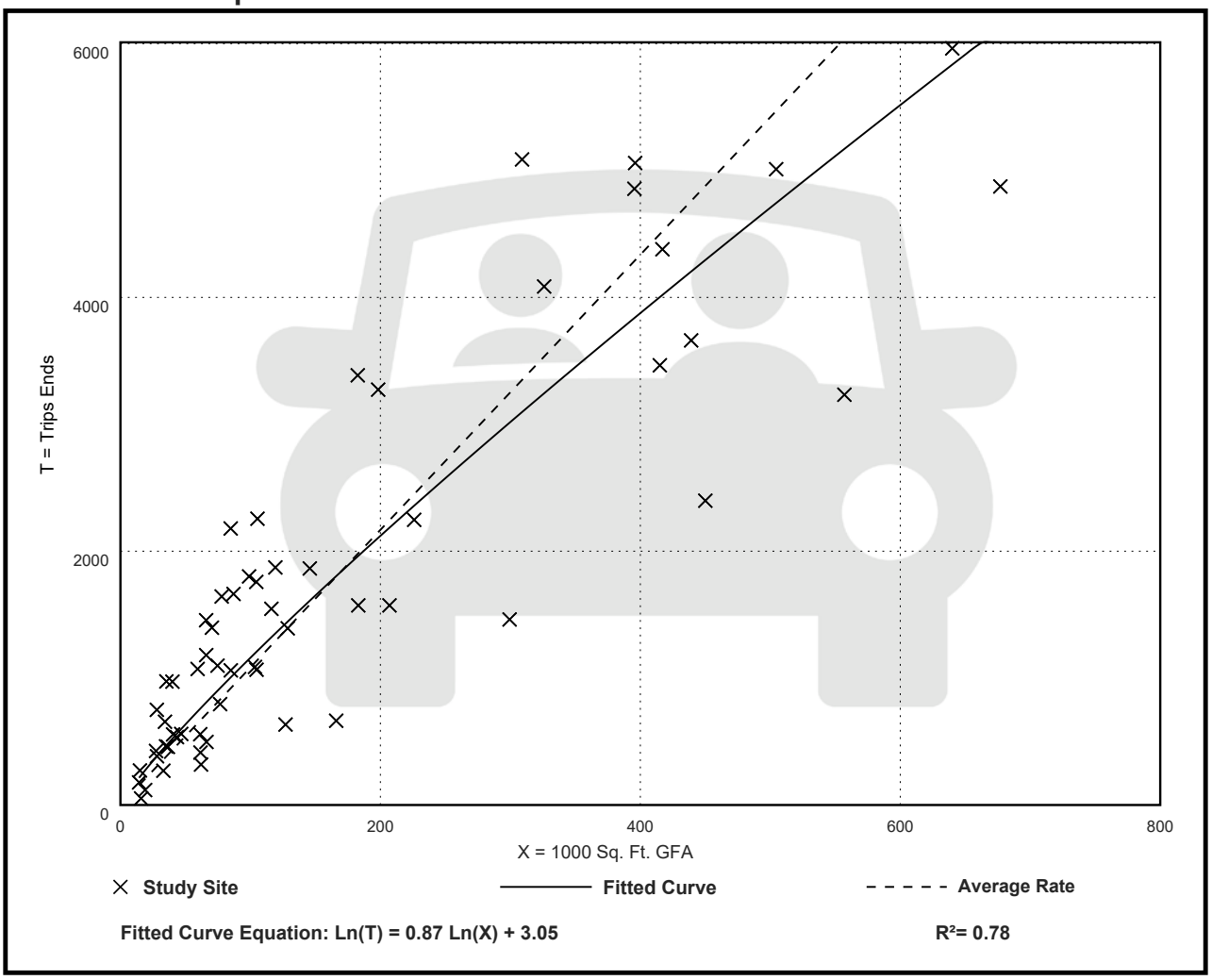
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.87 Ln(X) + 3.05

R^2= 0.78

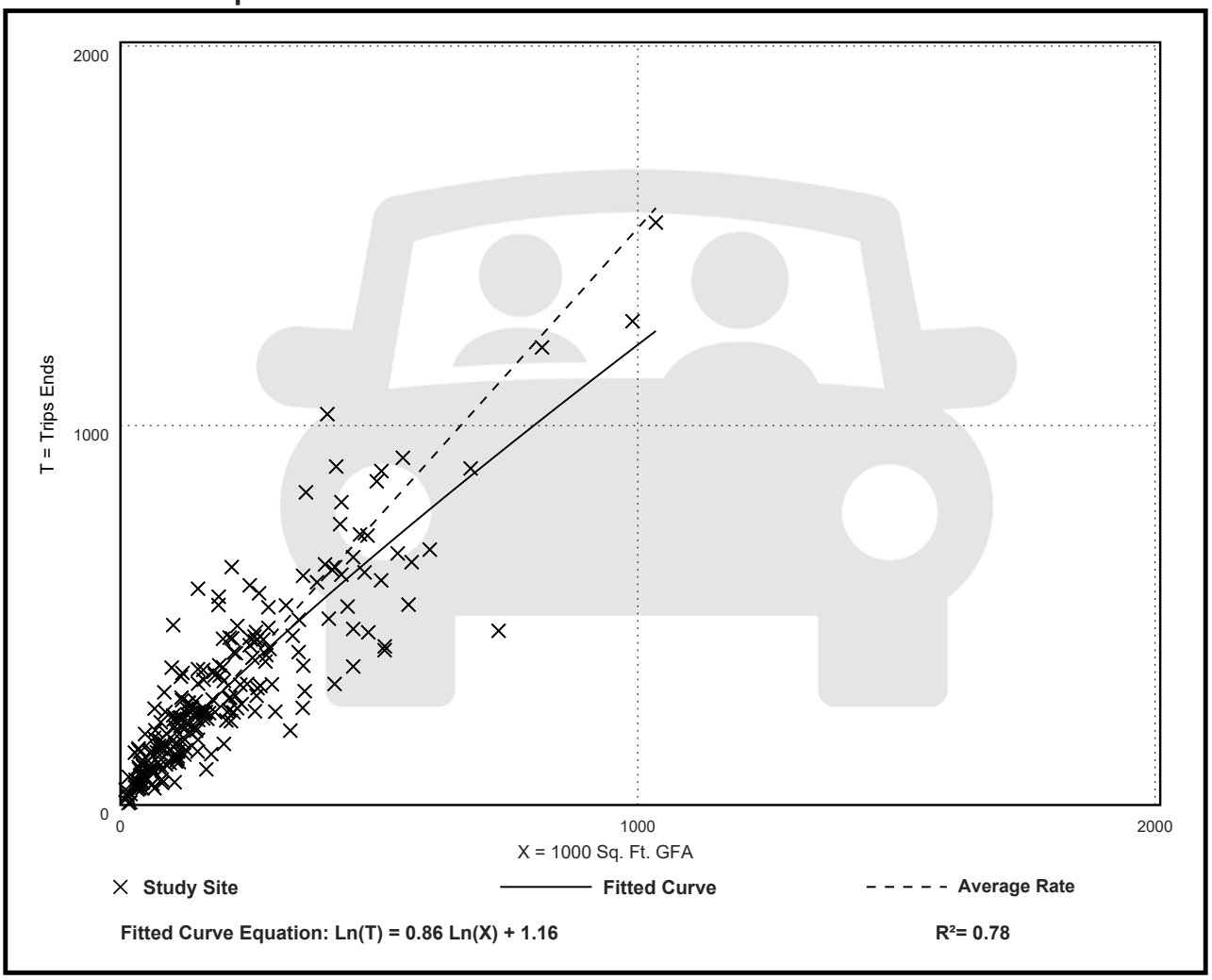
General Office Building
(710)

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: 221
Avg. 1000 Sq. Ft. GFA: 201
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.86 Ln(X) + 1.16

R^2= 0.78

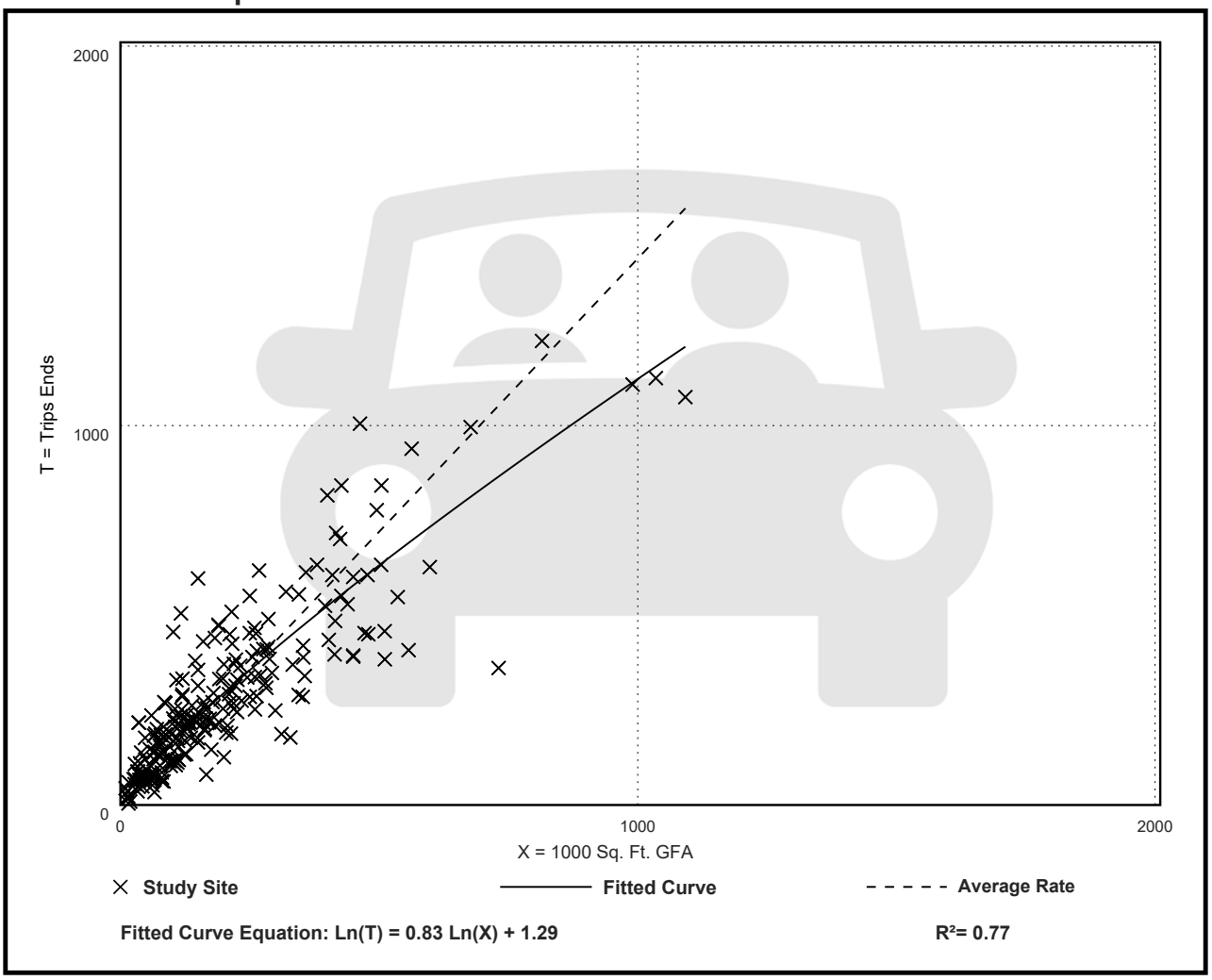
General Office Building
(710)

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: 232
Avg. 1000 Sq. Ft. GFA: 199
Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.83 Ln(X) + 1.29

R^2= 0.77

Land Use: 820
Shopping Center (>150k)

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has at least 150,000 square feet of gross leasable area (GLA). It often has more than one anchor store. Various names can be assigned to a shopping center within this size range, depending on its specific size and tenants, such as community center, regional center, superregional center, fashion center, and power center.

A shopping center of this size typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants.

A shopping center of this size can be enclosed or open-air. The vehicle trips generated at a shopping center are based upon the total GLA of the center. In the case of a smaller center without an enclosed mall or peripheral buildings, the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between community/regional shopping center and shopping plaza (Land Use 821) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

Shopping plaza (40-150k) (Land Use 821), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

Additional Data

Many shopping centers—in addition to the integrated unit of shops in one building or enclosed around a mall—include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied include peripheral buildings, it can be assumed that some of the data show their effect.

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 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky,

Maryland, Massachusetts, Michigan, Minnesota, New Jersey, New York, North Carolina, Ohio, Oklahoma, Pennsylvania, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

Source Numbers

77, 110, 154, 156, 159, 190, 199, 202, 204, 213, 251, 269, 294, 295, 299, 304, 305, 307, 308, 309, 311, 314, 315, 316, 317, 319, 365, 385, 404, 414, 423, 442, 446, 562, 629, 702, 715, 728, 868, 871, 880, 899, 912, 926, 946, 962, 973, 974, 978, 1034, 1040, 1067

Shopping Center (>150k)
(820)

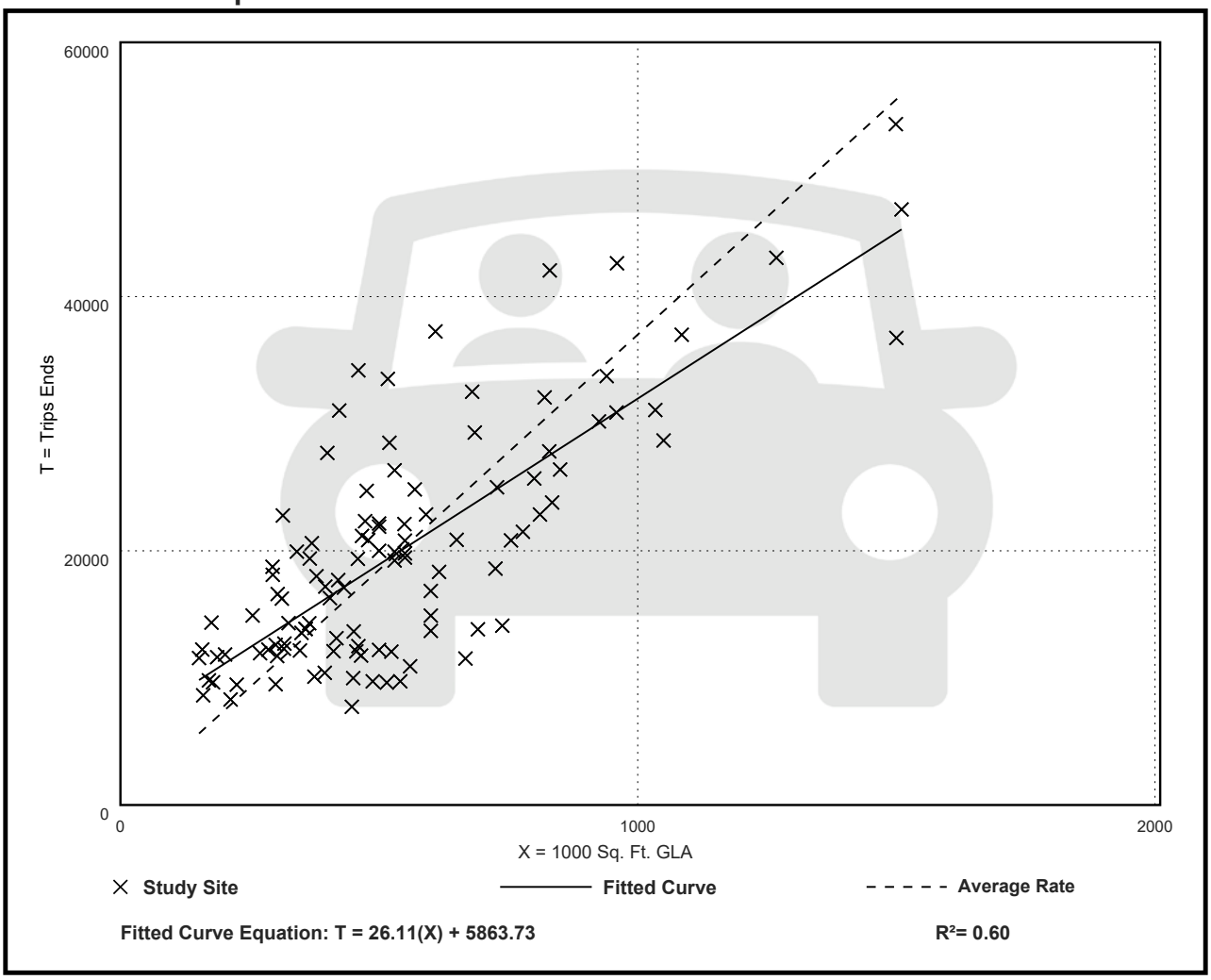
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 108
Avg. 1000 Sq. Ft. GLA: 538
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

Data Plot and Equation



Fitted Curve Equation: T = 26.11(X) + 5863.73

R^2= 0.60

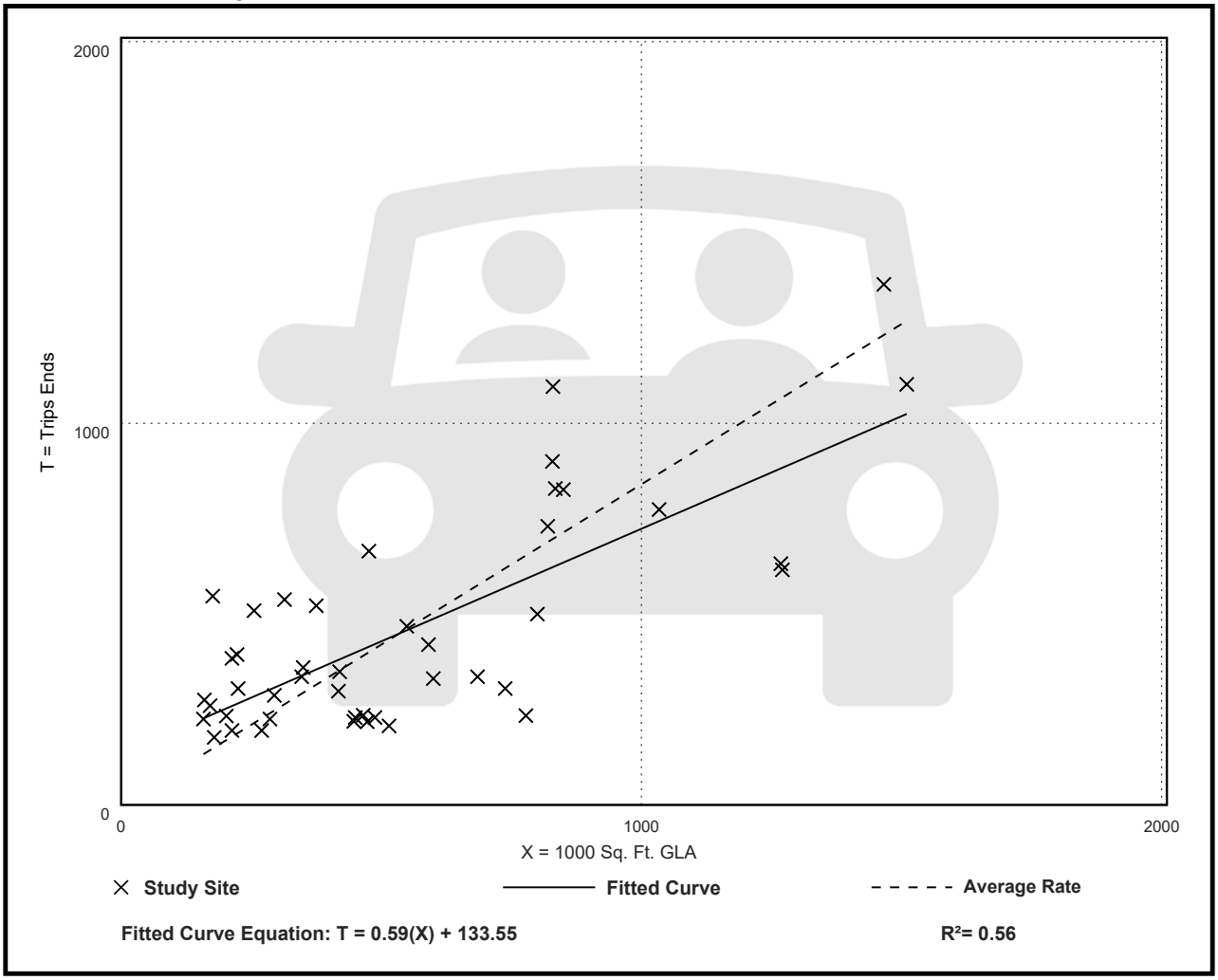
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
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: 44
Avg. 1000 Sq. Ft. GLA: 546
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.84	0.30 - 3.11	0.42

Data Plot and Equation



Fitted Curve Equation: T = 0.59(X) + 133.55

R^2= 0.56

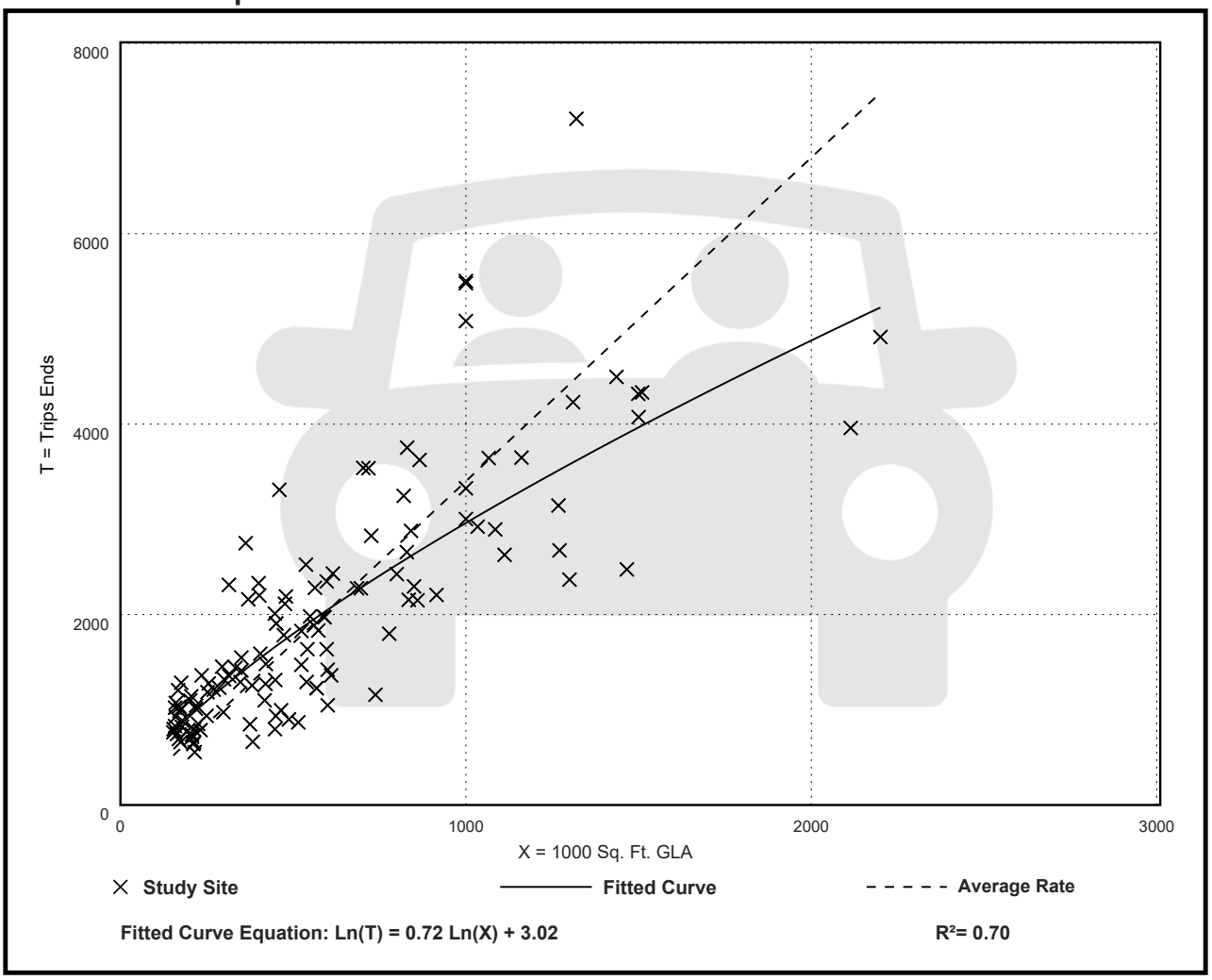
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
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: 126
Avg. 1000 Sq. Ft. GLA: 581
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

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

Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
	Pass-By Characteristics for Individual Sites								
		Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GLA (000)	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24

667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

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Property Identification

Site Address: TBD
Sec/Town/Range: 32/35S/40E
Parcel ID: 2432-343-0001-000-4
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 33009
Map ID: 24/32S
Zoning: SF Low Den

Ownership

SELVITZ III LLC

631 US Highway 1 Ste 409
North Palm Beach, FL 33408

Legal Description

32 35 40 S 1/2 OF SE 1/4 OF SW 1/4-LESS RD R/W- (18.28 AC) (12)

Current Values

Just/Market Value:	$654,918
Assessed Value:	$5,027
Exemptions:	$0
Taxable Value:	$5,027

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	18.28
Land Size (SF):	796,276.8

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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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Property Identification

Site Address: 4300 Selvitz RD
Sec/Town/Range: 32/35S/40E
Parcel ID: 2432-211-0005-000-6
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 140362
Map ID: 24/32S
Zoning: SF Low Den

Ownership

SELVITZ II LLC

631 US Highway 1 Ste 409
North Palm Beach, FL 33408

Legal Description

32 35 40 N 1/2 OF SW 1/4 AND E 3/4 OF N 1/2 OF S 1/2 OF SW 1/4-LESS RD AND CANAL RS/W AND ALSO LESS THAT PART MPDAF:BEG AT SW COR OF SEC RUN N 00 04 38 E 1457.23 FT,TH S 89 55 22 E 50 TO POB;TH N 00 04 38 E 1013.67 FT,TH S 89 58 14 E 150 FT,TH N 45 01 46 E 42.43 FT,TH S 89 58 14 E 2007.17 FT,TH S 00 07 05 E 1563.08 FT,TH S 89 55 13 W 1414.65 FT,TH N 00 01 42 E 463.09 FT,TH S 89 57 24 W 577.30 FT,TH N 45 02 36 W 70.71 FT,TH S 89 57 24 W 150 FT TO POB- (34.93 AC)

Current Values

Just/Market Value:	$916,913
Assessed Value:	$9,606
Exemptions:	$0
Taxable Value:	$9,606

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	34.93
Land Size (SF):	1,521,551

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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Property Identification

Site Address: 4300 Selvitz RD
Sec/Town/Range: 32/35S/40E
Parcel ID: 2432-211-0006-000-3
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 172971
Map ID: 24/32S
Zoning: SF Low Den

Ownership

SELVITZ I LLC

631 US Highway 1 Ste 409
North Palm Beach, FL 33408

Legal Description

32 35 40 THAT PART OF SEC MPDAF: BEG AT SW COR OF SEC RUN N 00 04 38 E 1457.23 FT,TH S 89 55 22 E 50 TO POB;TH N 00 04 38 E 1013.67 FT,TH S 89 58 14 E 150 FT,TH N 45 01 46 E 42.43 FT,TH S 89 58 14 E 2007.17 FT,TH S 00 07 05 E 1563.08 FT,TH S 89 55 13 W 1414.65 FT,TH N 00 01 42 E 463.09 FT,TH S 89 57 24 W 577.30 FT,TH N 45 02 36 W 70.71 FT,TH S 89 57 24 W 150 FT TO POB (69.59 AC)

Current Values

Just/Market Value:	$1,826,738
Assessed Value:	$19,137
Exemptions:	$0
Taxable Value:	$19,137

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	69.59
Land Size (SF):	3,031,340

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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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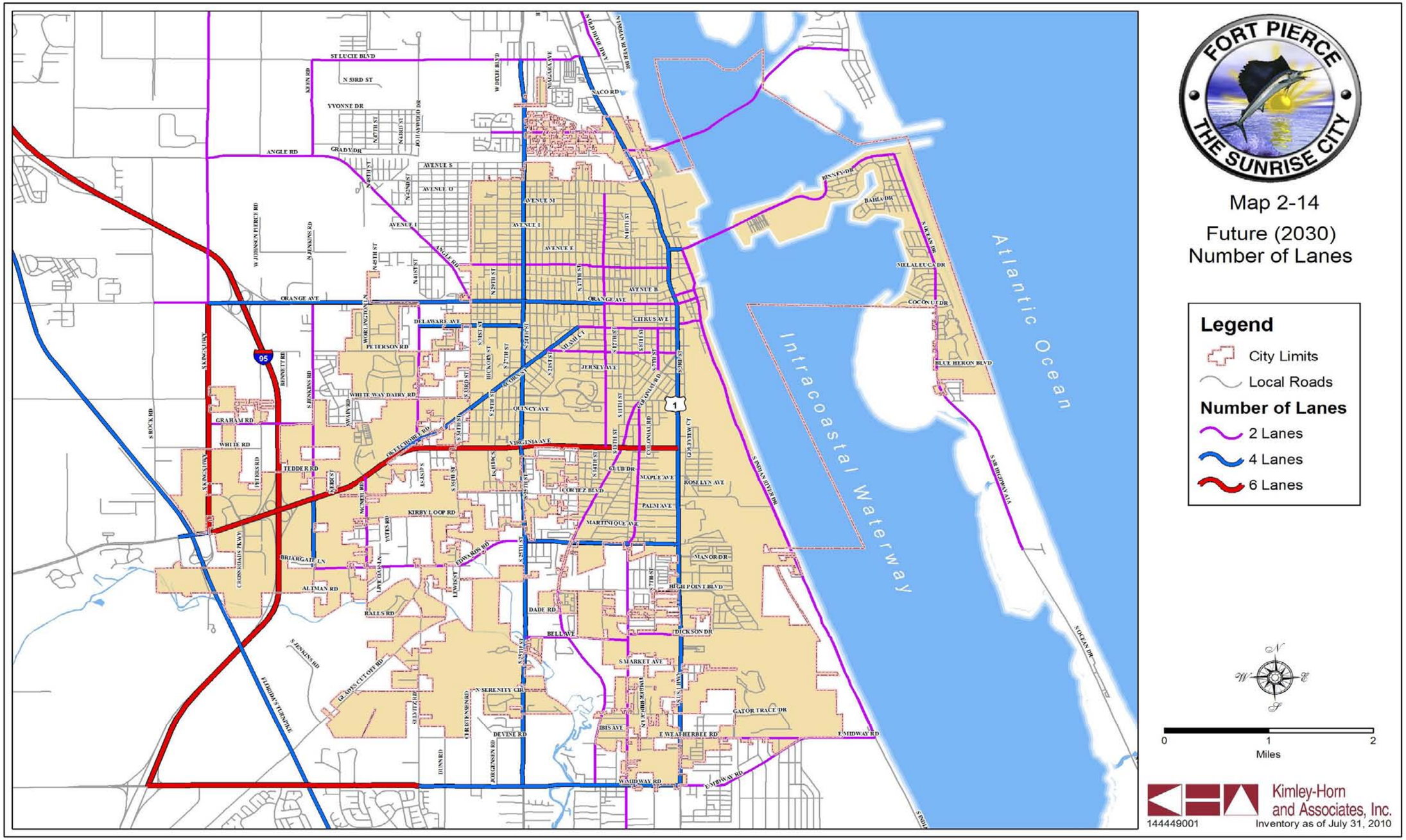
Map 2-14 - Future (2030) Number of Lanes



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Industrial	HI	I-3
South	Residential, Institutional	RS (SLC), INST	AR-1 (SLC), OS-1
East	Residential	RL, RS (SLC)	PD, AR-1 (SLC)
West	Vacant	I	I-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	R-1	<4 du/ac	122.8	X
****Proposed**	MXD	PD	Gross 4.85 du/ac	122.8	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 0.125 x 678,229 = 84,779
Demand Analysis	Maximum 595 units x 2.6 = 1,547 persons x 100 gpd = 154,700 gpd (res) + 84,779 (ind) = 239,479 gpd
Current Zoning/FLU	Total gallons per day 491 units x 2.6 = 1,277 persons x 100 gpd = 127,660 gpd
**Proposed Zoning/FLU	Total gallons per day 595 units x 2.6 = 1,547 persons x 100 gpd = 154,700 gpd (res) + 84,779 (ind) = 239,479 gpd
**Change in Demand	Total gallons per day 111,819 gpd proposed increase

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 0.1 x 678,229 sf = 67,823
Demand Analysis	Maximum 595 units x 2.6 = 1,547 persons x 100 gpd = 154,700 gpd (res) + 67,823 (ind) = 222,523 gpd
Current Zoning/FLU	Total gallons per day 491 units x 2.6 = 1,277 persons x 100 gpd = 127,660 gpd
**Proposed Zoning/FLU	Total gallons per day 595 units x 2.6 = 1,547 persons x 100 gpd = 154,700 gpd (res) + 67,823 (ind) = 222,523 gpd
**Change in Demand	Total gallons per day 94,863 gpd proposed increase

C. Parks and Recreation (Residential Classifications Only): 1,547 + 44,227 = 45,774
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	30.940	30.94
Urban District	5 acres per 1,000 people	0	7.735	7.735
Community	2.5 acres per 1,000 people	0	3.867	3.867
Neighborhood	1.36 acres per 1,000 people	0	2.104	2.104

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High) SF: 244du
Multi-family: (du x 0.207 = students/70% K-8/30% High) MF: 351du

	K-8	High
School Name	West Gate K-8 School	Fort Pierce High School
City	Port St. Lucie	Fort Pierce
Distance	5.8 miles	2.7 miles
Current Zoning/FLU Enrollment Demand	491 units x 0.405 = 199 students x 70% = 139	491 units x 0.405 = 199 students x 30% = 60
****Proposed Zoning/FLU Enrollment Demand**	(244 x 0.405)+(351 x 0.207) = 172 students x 70% = 120	(244 x 0.405)+(351 x 0.207) = 172 students x 30% = 52
****Change in Demand**	-19	-8

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	66 yards serve 491
****Proposed Zoning/FLU**	79 yards serves 565
***Change in Demand**	13 yards

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

Impact	TBD

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	4116	299/418
****Proposed Zoning/FLU**	6375	496/536
***Change in Demand**	Trips 2259	Trips 197/118
Impact to Capacity	Capacity is adequate for rezoning	

IV. Project Description

PHASING	
Is this project (phase) part of a larger project?	☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units: 595	Single Family: 244 Multifamily: 351
Non-residential (square footage): 686,070	
Mixed-use (describe use): Site will be residential (107.05) and industrial (15.75ac)	
(If this is a single phase project, name it Phase I – Total) Phase 1 - Total	

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	2	244	81.29	TBD	TBD
Single-family, attached	1	66	6.76	2023	2024
Multi-family	3	285	19	TBD	TBD
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Light Industrial	4	686,070	15.75	TBD	TBD

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

Cotleur & Hearing

LC26000535

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JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

September 7, 2022

Vennis Gilmore
Planning Department
100 North US 1
Fort Pierce, FL 34950
772-467-3741
vgilmore@cityoffortpierce.com

Subject: Selvitz Road Mixed Use – Drainage Statement

Dear Vennis,

Please accept this drainage statement for the Selvitz Road mixed use project, located at 4300 Selvitz Road in Fort Pierce. Per the South Florida Water Management District Environmental Resource Permit issued in September 2016, permit number 56-03396-P, the site has no discharge and will retain 100% of its stormwater runoff. Future development will be engineered to ensure runoff is appropriately drained and will not affect surrounding properties.

If you have any questions about this application, please do not hesitate to contact me at 561-747-6336 or dsorrow@cotleur-hearing.com.

Sincerely,

Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Cotleur & Hearing

LC26000535

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1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

October 20, 2022

Vennis Gilmore
Planning Department
100 North US 1
Fort Pierce, FL 34950
772-467-3741
vgilmore@cityoffortpierce.com

Subject: Selvitz Road Mixed Use – Historical Report

Dear Vennis,

Please accept this as the historical report required for the Future Land Use Amendment Application.

Introduction

The 122.8-acre site is comprised of three parcels, identified by Parcel IDs 2432-211-0006-000-3, 2432-211-0005-000-6, and 2432-343-0001-000-4. Located between Selvitz Road, Devine Road, Christensen Road, and Canal No. 101, the property is surrounded by a variety of land uses, including residential, institutional, industrial, and public uses. For this reason, the site is at an optimal setting to have its low-density residential (RL) land use amended to mixed-use (MXD), so it can be developed with a variety of uses and zoning designations to provide adequate buffering and transitioning to and from surrounding properties.

History

The site was once permitted for sand mining operations, which have since expired and the site is no longer being used for mining. These operations resulted in the large square-shaped lake in the western corner of the site. The site is now vacant site with no listed species or native habitat.

Context of Surroundings and Compatibility with Surrounding Uses

As shown in Figure 1 below, the site (in yellow) is at the edge of the Fort Pierce city limits and abuts both Fort Pierce and St. Lucie County properties. It is also in close proximity to the Port St. Lucie boundary. This causes the adjacent land uses and zoning districts to be designated by both Fort Pierce and St. Lucie County. Figure 2 shows the existing land use designations from both municipalities.

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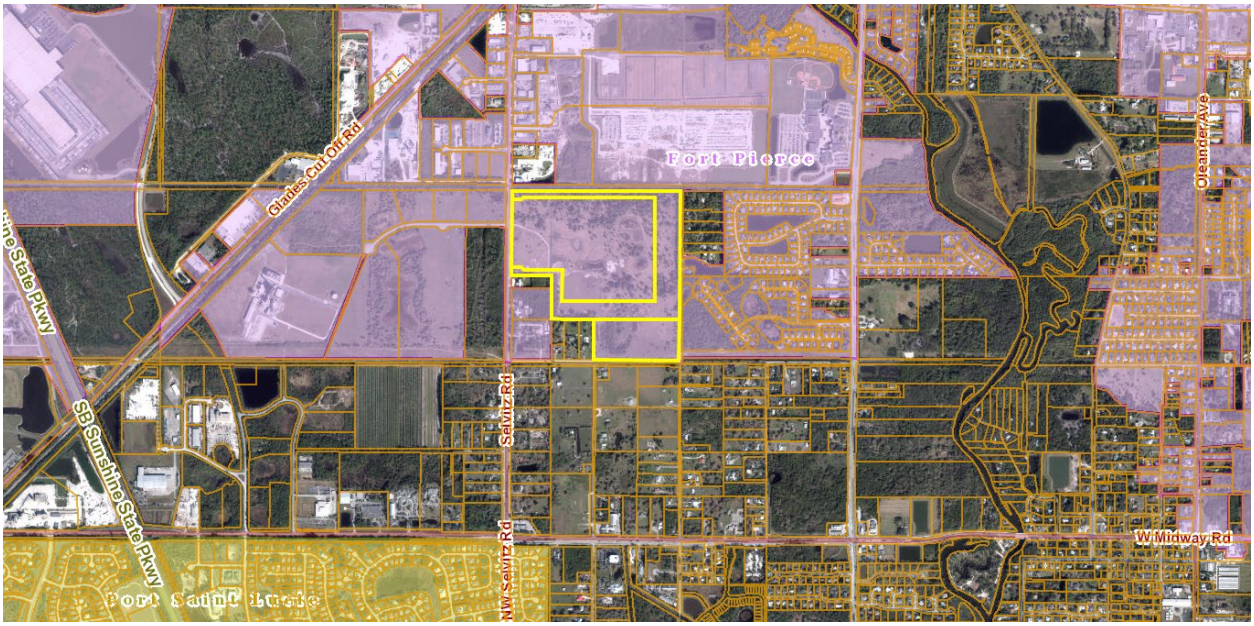

Figure 1 Municipal Boundaries

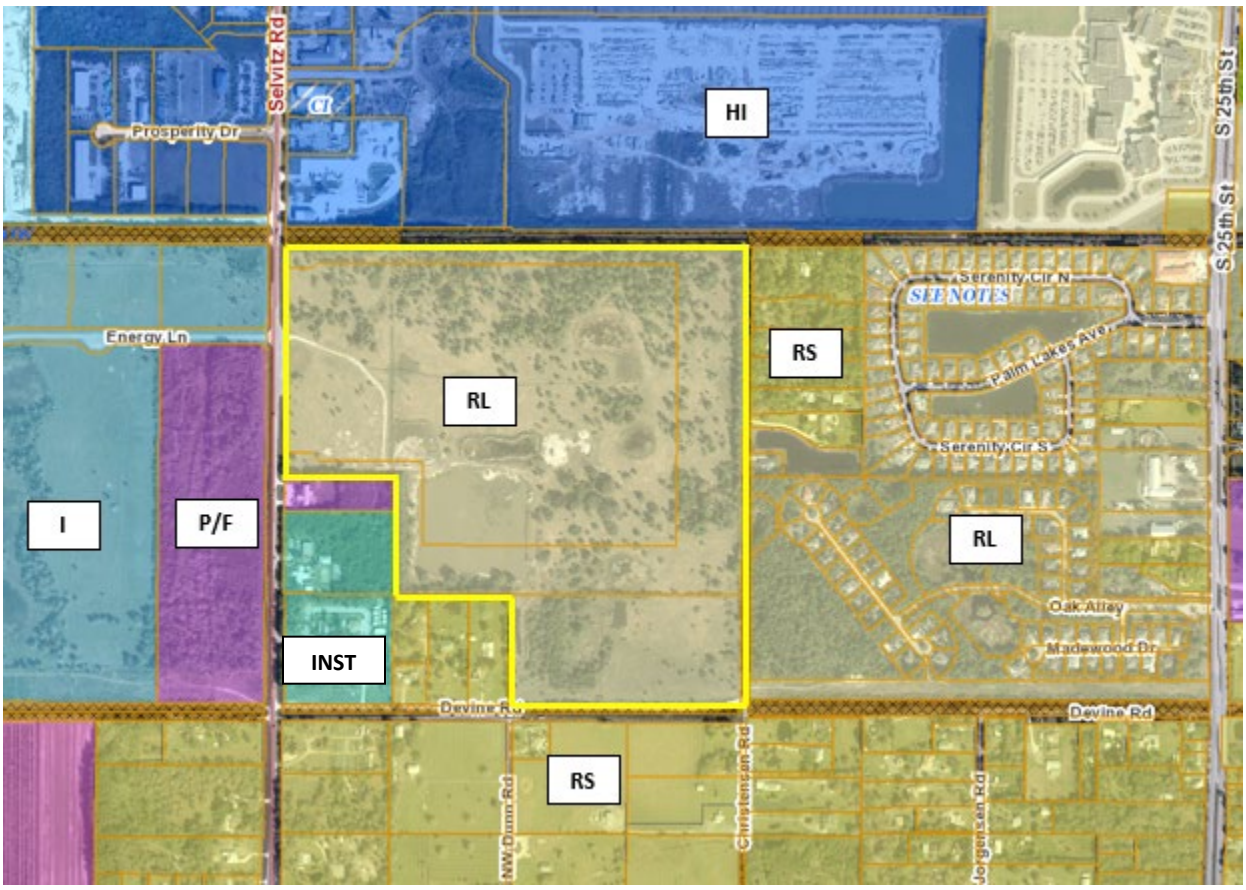

Figure 2 Existing Land Use Designations (FP and SLC)

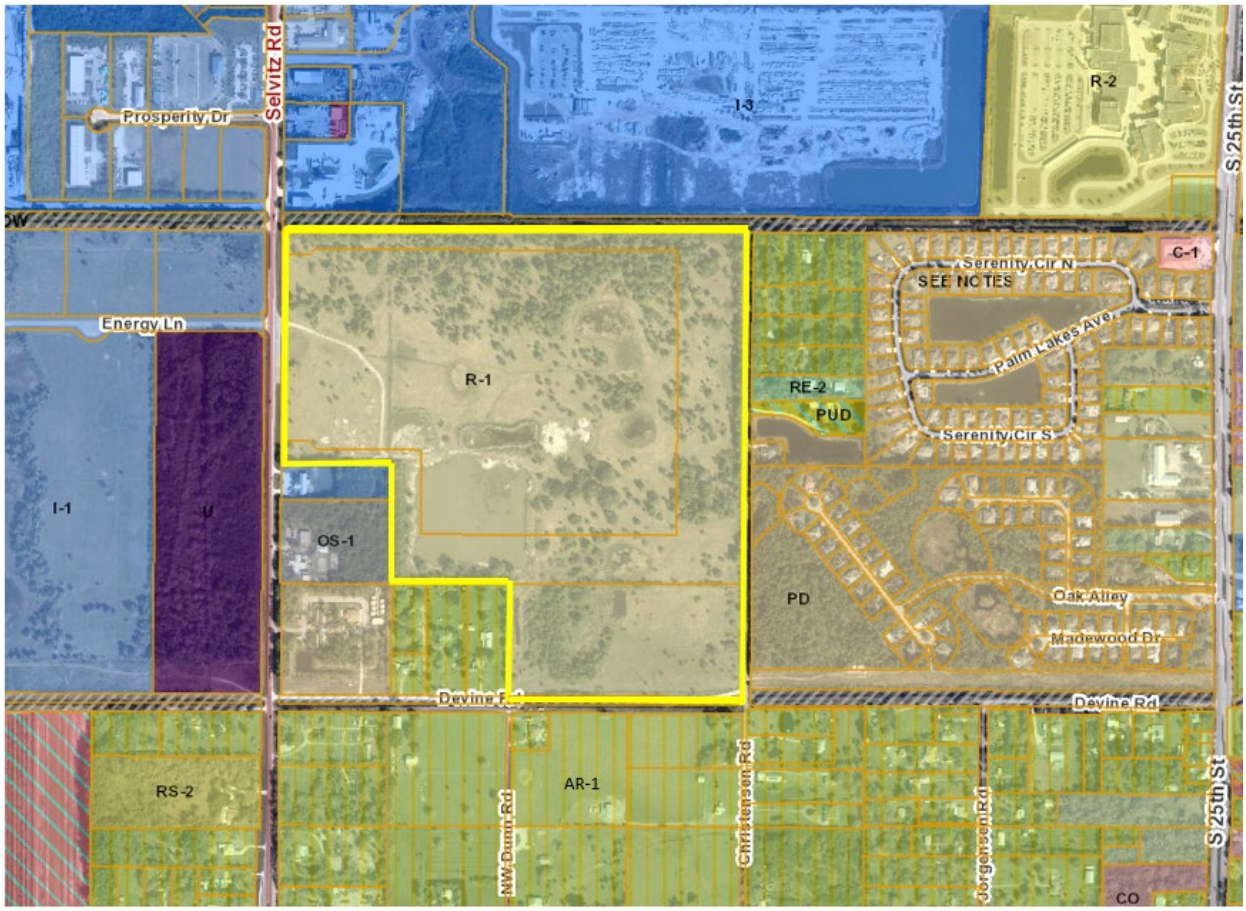

Figure 3 Existing Land Use Designations (FP and SLC)

Environmental

Per SFWMD Environmental Resource Permit 56-03396-P dated September 2016, there are some wetlands on site. As stated in the Environmental Report prepared by Advanced Restoration Ecology in July 2022, some of these wetlands are still existing and will be adequately mitigated for if impacted by future development. Nevertheless, there are no other environmentally sensitive areas or characteristics onsite. No listed plant or animal species were observed during the pedestrian transaction visit and evaluation. Additionally, the site is composed primarily of pasture land and no native upland habitat was found onsite.

Traffic

A traffic report was conducted by MacKenzie Engineering dated September 29, 2022, to calculate the changes in daily trips expected from this development. For the Future Land Use Designation of MXD, using its maximum allowable density of 15 dwelling units per acre, the increase of daily trips increases from the existing 6,038 trips to 69,067 trips. However, with a more accurate depiction of the uses, densities, and intensities being proposed in the PD rezoning application, the values used to calculate the rezoning effects on traffic are more indicative of the true change. Using these values, the increase in daily trips shifts to only 6,375 trips - a difference of 337 from the existing zoning designation. With this in mind, all roadway segments included in the analysis are projected to operate acceptably with the proposed development,

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except Midway Road from East Torino Parkway to Jenkins Road/Milner Road. The road is currently failing at its existing conditions; therefore, it is the responsibility of the maintaining agency to correct this deficiency, and not that of the applicant.

Adequate Public Facilities

The site is located in an already developed area, therefore the basic infrastructure is already in place to serve the proposed land use. As an infill development surrounded by various uses, the project site has efficient access to a number of public facilities and future residents' daily necessities, including the proximity to the US-1 commercial corridor less than three miles from the project location. In addition to the available water, wastewater, electric, and waste management services existing in the area, the map below shows the project site and existing uses/services within a three-mile radius. Within this radius, the site has access to a high, middle, and elementary school, two grocery stores, a fire station, sheriff's department, post office, and several other services and uses to meet resident's needs.

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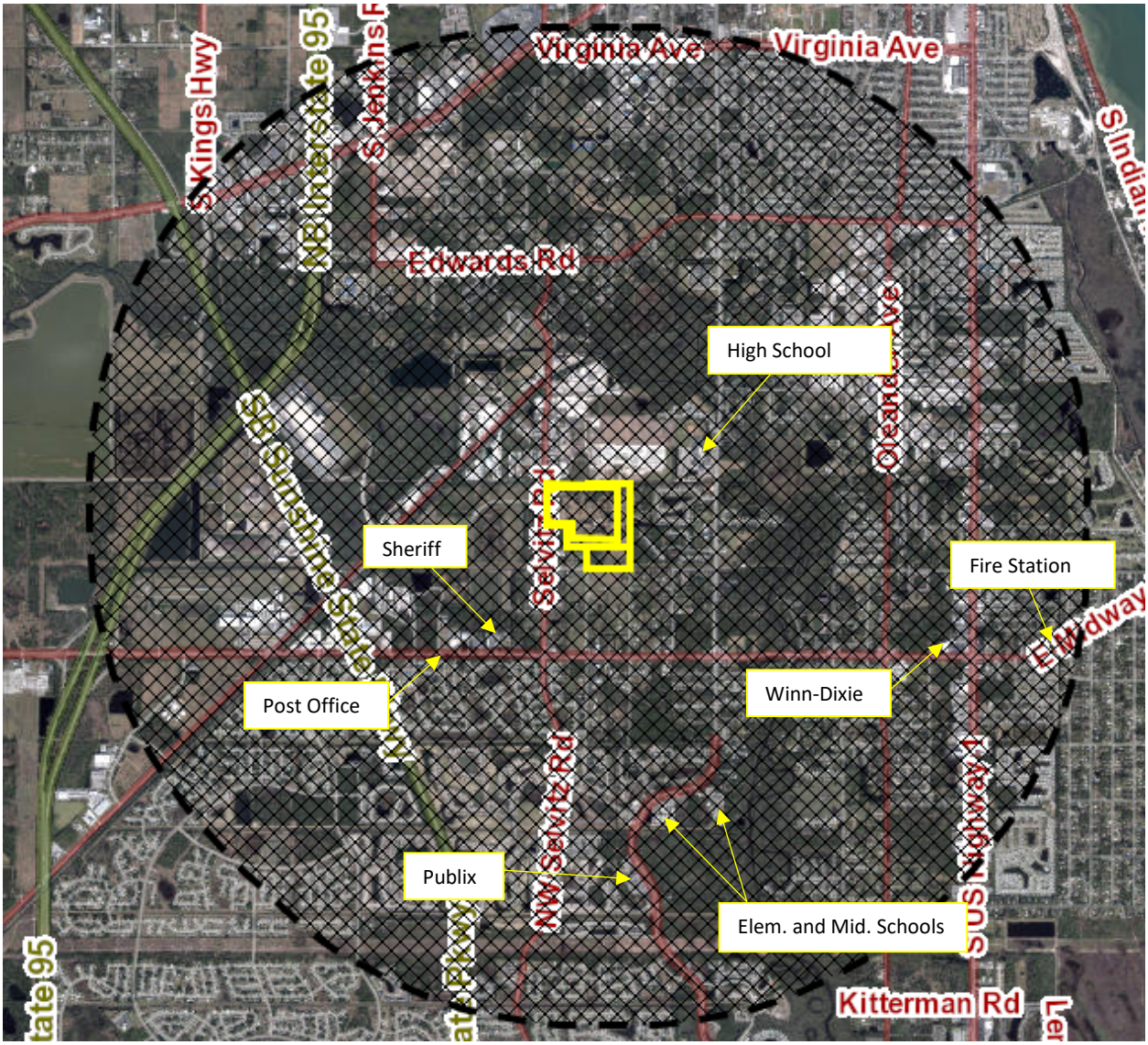


If you have any questions about this application, please do not hesitate to contact me at 561-747-6336 or dsorrow@cotleur-hearing.com.

Sincerely,

Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

SITE DATA

EXISTING LAND USE	RL	**PROPOSED LAND USE**	MXD	**FLOOD ZONE**	X
EXISTING ZONING	R-1	**PROPOSED ZONING**	PD	**UTILITY PROVIDER**	FPUA
SITE ACREAGE	122.80				

PARCEL NUMBERS

PARCEL 1	2432-211-0006-000-3
PARCEL 2	2432-211-0005-000-6
PARCEL 3	2432-343-0001-000-4

POD BREAKOUT	**ACREAGE**	**PRIMARY USE**
POD 1	81.29	RESIDENTIAL
POD 2	6.76	RESIDENTIAL
POD 3	19.00	RESIDENTIAL
POD 4	4.98	LIGHT INDUSTRIAL
POD 5	10.76	LIGHT INDUSTRIAL

DWELLING UNITS

PROPOSED UNITS	799
MAX GROSS DU/AC	6.5

OPEN SPACE CALCULATIONS

REQUIRED (20%)	24.56 AC
LAKES	14 AC MINIMUM
LANDSCAPE AREA	3 AC MINIMUM
CONSERVATION	3.8
OTHER	3.76 AC MINIMUM

PERMITTED RESIDENTIAL UNIT TYPES

MULTI-FAMILY APARTMENTS
TOWNHOMES
VILLAS/ DUPLEX/TRIPLEX/ COTTAGES/ QUADRAPLEX
SINGLE-FAMILY HOMES

RESIDENTIAL DEVELOPMENT STANDARDS

	TOWNHOMES	VILLAS	TRIPLEX	COTTAGES	QUADRAPLEX	40' LOT	50' LOT
MINIMUM LOT SIZE	1520	2875	2875	2875	2875	4600	5750
MINIMUM LOT DEPTH	95	115	115	115	115	115	115
MINIMUM LOT WIDTH	16	25	25	25	25	40	50
MINIMUM LOT COVERAGE	N/A	80%	80%	80%	80%	80%	80%
MINIMUM FRONT SETBACK	18	18	18	18	18	18	18
FOR SIDELOAD GARAGE	10						
MINIMUM SIDE SETBACK	5	5	5	5	5	5	5
MINIMUM SIDE SETBACK (CORNER)						15	15
MINIMUM REAR SETBACK	10	10	10	10	10	10	10
MINIMUM BUILDING HEIGHT	35'	35'	35'	35'	35'	35'	35'

MULTI-FAMILY APARTMENT STANDARDS

BUILDING SPACING	15' MIN BETWEEN BUILDINGS
BUILDING HEIGHT	50' MAXIMUM

INDUSTRIAL DEVELOPMENT STANDARDS

* ALL USES ALLOWED IN LIGHT INDUSTRIAL USES PER CITY OF FT.PIERCE

NOTE: SEPARATE SITE PLANS WILL BE REQUIRED FOR EACH POD AT TIME OF FINAL DEVELOPMENT APPROVAL.

POD 1 DATA

ACREAGE	81.29
DWELLING UNITS	400
DU/AC	5
OPEN SPACE/ PERVIOUS	20% MIN
CONSERVATION	3.80

POD 2 DATA

ACREAGE	6.76
DWELLING UNITS	74
DU/AC	11
OPEN SPACE/ PERVIOUS	20% MIN
IMPERVIOUS	80% MAX

POD 3 DATA

ACREAGE	19.00
DWELLING UNITS	325
DU/AC	17
OPEN SPACE/ PERVIOUS	20% MIN
IMPERVIOUS	80% MAX

POD 4 DATA

ACREAGE	4.98
BUILDING COVERAGI	80% MAX
LOT COVERAGE	90% MAX
OPEN SPACE	10% MIN

POD 5 DATA

ACREAGE	10.76
BUILDING COVERAGI	80% MAX
LOT COVERAGE	90% MAX
OPEN SPACE/ PERV	10% MIN

PARKING

APARTMENTS: 1 SPACE PER 1 BD
2 SPACES PER 2,3 BD

OTHER RESIDENTIAL: 2 SPACES PER UNIT

LIGHT INDUSTRIAL: REFER TO CITY OF FT. PIERCE LAND DEVELOPMENT CODE

LEGAL DESCRIPTION

SELVITZ I, LLC

TRACT AA PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINTOF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32,A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 70.71 FEET;THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZ II, LLC

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTH WEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA;LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

ALSO LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32,A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCENORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 70.71 FEET;THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZ III, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THERE FROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

CONTAINING: 5,349168 SQUARE FEET OR 122.8 ACRES, MORE OR LESS.

TRAFFIC STATEMENT

ALL OF THE ROADWAY SEGMENTS ARE PROJECTED TO OPERATE ACCEPTABLY WITH THE PROPOSED REZONING EXCEPT MIDWAY ROAD FROM EAST TORINO PARKWAY TO JENKINS ROAD/MILNER ROAD. BECAUSE THIS ROAD IS FAILING IN THE EXISTING/BACKGROUND CONDITION, IT IS THE RESPONSIBILITY OF THE MAINTAINING AGENCY TO CORRECT THE EXISTING DEFICIENCY AND IT IS NOT A RESPONSIBILITY OF THE APPLICANT (CHAPTER 163.3180 (5) F.S.). THEREFORE, THE PROPOSED REZONING MEETS THE TRANSPORTATION REQUIREMENTS OF THE CITY'S CODE.

DRAINAGE STATEMENT

THE PROPOSED DRAINAGE SYSTEM WILL CONSIST OF A NETWORK OF PIPES AND CATCH BASINS INTERCONNECTING THE ROADWAYS TO THE PROPOSED ONSITE LAKES. WATER QUALITY WILL BE ACHIEVED WITHIN THE LAKE.

AS THE OVERALL PROPERTY IS DEVELOPED LAKES AND DITCHES WILL BE CONSTRUCTED TO PROVIDE SUFFICIENT ATTENUATION OF RUN-OFF AT VARIOUS STAGES OF THE PROJECT UNTIL THE OVERALL LAKE AND DRAINAGE SYSTEM IS COMPLETE.

THE PROJECT OUTFALL LOCATION IS THE NORTH ST.LUCIE WATER CONTROL DISTRICT LOCATED NORTH OF THE PROJECT SITE.

PROJECT TEAM

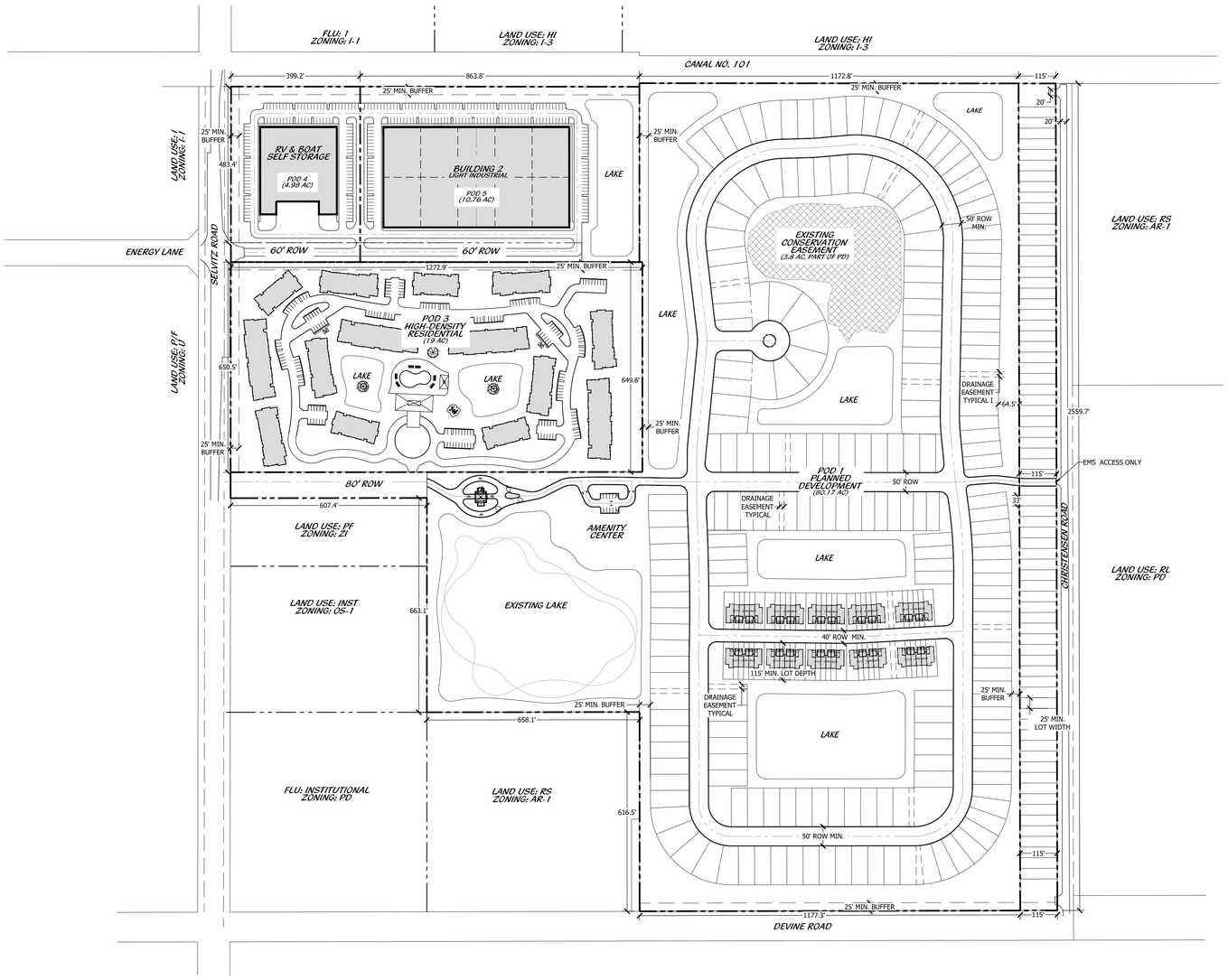
OWNER/CLIENT:
DON STEVENSON
SELVITZ I/II/III
631 US HWY 1, SUITE 409
NORTH PALM BEACH, FL 33408
561.653.1104

AGENT/LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.515.4450

SURVEYOR:
DAVID LIDBERG
LIDBERG LAND SURVEYING
675 WEST INDIANTOWN RD, SUITE 200
JUPITER, FL 33458
561.746.8454

ENVIRONMENTAL:
DREW GATEWOOD
ADVANCED RESTORATION ECOLOGY
2593 NE ROBERTA ST
JENSON BEACH, FL 34957
772.242.7200

TRAFFIC:
SHAUN MACKENZIE
MACKENZIE ENGINEERING AND PLANNING
1172 SW 30TH ST, SUITE 500
PALM CITY, FL 34910
772.286.8030



*NOTE: THIS MAP IS AN ARTISTS ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PROVIDE A FRAMEWORK WHICH RECOGNIZES THE SCALE AND ENDEAVOR TO ACCOMMODATE SUCH CRITERIA WITHIN THE LIMITS OF THE LAW AND BALANCED DESIGN IMPERATIVES TO PROVIDE ECONOMICALLY VIABLE AND MARKET SENSITIVE SOLUTIONS TO MEET THE NEEDS OF OUR COSTUMERS AND THE COMMUNITY. THE POD SITE PLANS MAY VARY AS THE NATURAL EVOLUTION OF THE SPECIFIC SOLUTIONS ARE PROCESSED THROUGH THE VARIOUS DESIGN AND JURISDICTIONAL AUTHORITIES TO FINAL APPROVAL. NOTWITHSTANDING VARIATIONS IN DESIGN AS THE DETAILED SITE PLANS BECOME MORE REFINED, PRIOR APPROVALS SHALL ENTITLE THE APPLICANT WITHOUT RETURNING FOR REVISION REVIEW BY PRIOR AUTHORITY, TO CONTINUE SUBSEQUENT MORE LOCALIZED DECISIONS AS FUNCTIONAL DETAILS BECOME EVIDENT. THE PROPERTY OWNER AND/OR DEVELOPERS RESERVE ALL RIGHTS TO MAKE SUCH ADJUSTMENTS AS NEEDED TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.

*NOTE: LOCATION AND CONFIGURATION OF ALL DEVELOPMENT PARCELS, LAKES, AND OPEN SPACE WILL BE FULLY DELINEATED DURING THE POD SITE PLAN PROCESS.

PLANNED DEVELOPMENT SITE PLAN

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SELVITZ ROAD

Ft. Pierce, Florida

DESIGNED	PRP/LAH
DRAWN	PRP/LAH
APPROVED	DTS
JOB NUMBER	21-1214
DATE	07-25-22
REVISIONS	09-02-22
	10-05-22

SHEET 1 OF 2

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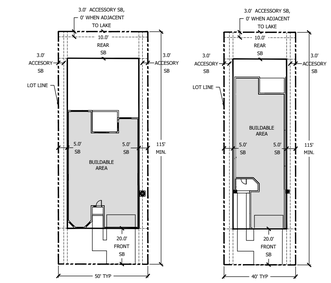
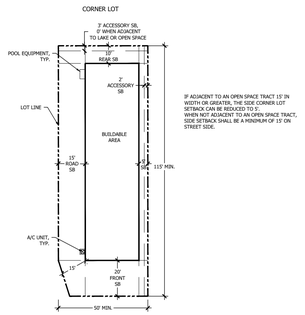
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

TYPICAL LOT LAYOUTS

SCALE 1"=40'-0"

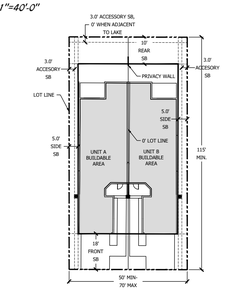




IF ADJACENT TO AN OPEN SPACE TRACT 15' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 5'. WHEN NOT ADJACENT TO AN OPEN SPACE TRACT, SIDE SETBACK SHALL BE A MINIMUM OF 15' ON STREET SIDE.

TYPICAL VILLA LAYOUT

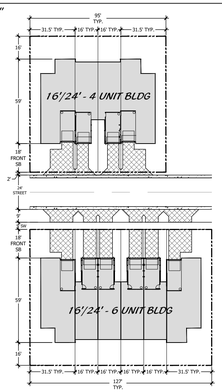
SCALE 1"=40'-0"



TYPICAL TOWNHOME LAYOUT

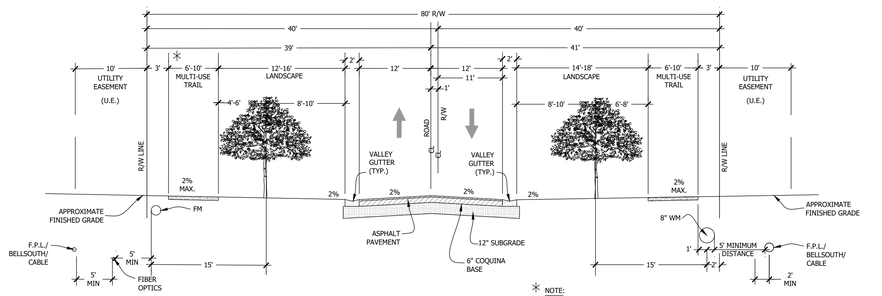
16/24' PRODUCT

SCALE 1"=30'-0"



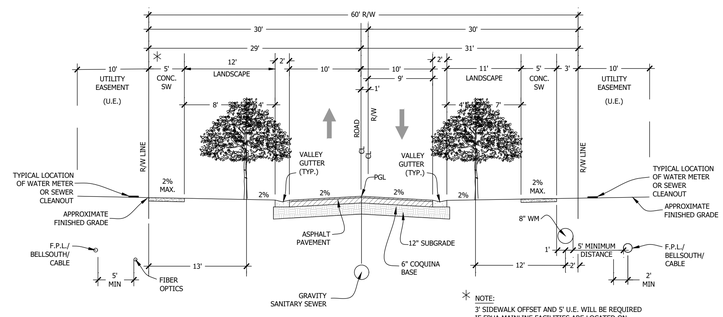
TYPICAL ROW SECTIONS

SCALE 1"=10'-0"



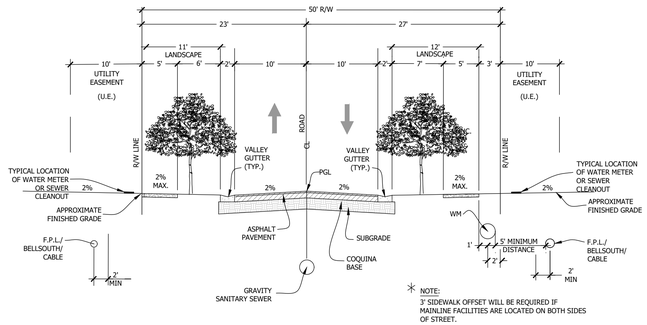
80' RIGHT-OF-WAY
TYPICAL SECTION

✳ NOTE:
3' MULTI-USE TRAIL OFFSET AND 5' U.E. WILL BE REQUIRED IF FPUA MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
ONE SIDE OF ROAD WILL HAVE 6' MULTI-USE TRAIL, THE OTHER SIDE OF ROAD TO HAVE A 10' MULTI-USE TRAIL.



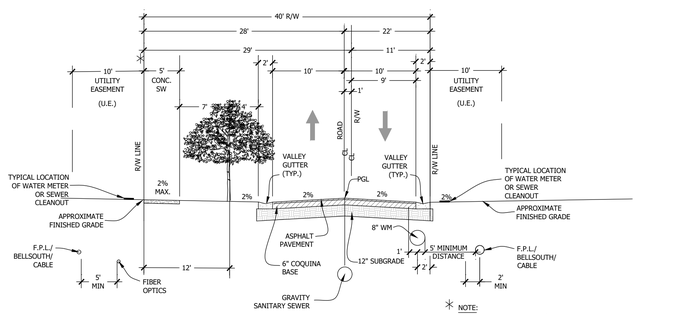
✳ NOTE:
3' SIDEWALK OFFSET AND 5' U.E. WILL BE REQUIRED IF FPUA MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.

60' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH



✳ NOTE:
3' SIDEWALK OFFSET WILL BE REQUIRED IF MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.

50' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH

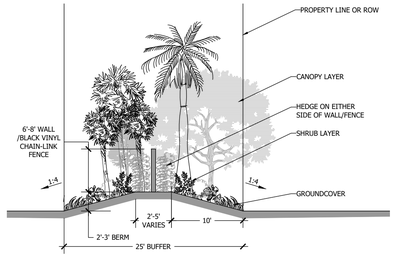


✳ NOTE:
3' SIDEWALK OFFSET AND 5' U.E. WILL BE REQUIRED IF FPUA MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.

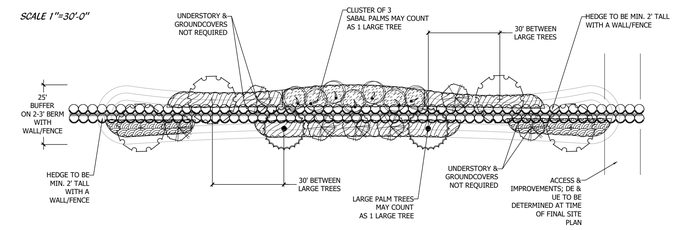
40' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH

25' LANDSCAPE BUFFER TYPICAL

SCALE 1"=10'-0"



SCALE 1"=30'-0"



DEVELOPMENT STANDARDS DATA

Table 1. DEVELOPMENT USED AND STANDARDS

DEVELOPMENT STANDARD	SINGLE-FAMILY	TOWNHOMES/ TRI-PLEX/ QUAD-PLEX	VILLAS/ DUPLEX/ COTTAGE	MODEL HOMES	LIGHT INDUSTRIAL	RV/ BOATSTORAGE
PRIMARY STRUCTURE						
Minimum Lot Width	40'	16'	25'	16'	-	-
Minimum Lot Depth	115'	95'	95'	95'	-	-
Maximum Lot Depth	None	None	None	None	-	-
Maximum Building Lot Coverage	80%	90%	90%	90%	90%	80%
Maximum Impervious Lot Coverage	80%	80%	80%	80%	80%	90%
Minimum Open Space	20%	10%	10%	10%	10%	10%
Minimum Front Setback (Front Loaded)	18'	18'%	18'	18'	-	-
Minimum Front Setback (Side Loaded)	10'	-	-	10'	-	-
Minimum Side Setback (Internal Lot) (May be 0' on a zero-lot-line provded that minimum building separation of 10' is maintained between units, 15' building separation for Townhome and Apartments)	5'			5'	-	-
Minimum Side Setback (Side-Entry)			3'			
Minimum Side Setback (Front- Entry)		5'	5'			
Minimum Side Setback (Corner Lot)	15'	10'	15'	15'		-
If adjacent to open space tract 15' in width or greater	5'	5'	5'	5'	-	-
Minimum Rear Setback (Corner Lot)	10'	10'	10'	10'		
Minimum Rear Setback (Internal Lot)	10'	10'	10'	10'		
ACCESSORY STRUCTURES						
Minimum Rear Setback	3'	3'	3'	3'	-	-
If adjacent to open space or common area tract 25' or wider	0'	0'	0'	0'	-	-
Minimum Side Setback (Internal Lot)	2' (2' from property line)	2'	2'	3'	-	-
Minimum Side Setback (Corner Lot)	15'	15'	13'	13'	-	-

PLANNED DEVELOPMENT SITE DETAILS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SELVITZ ROAD

Ft. Pierce, Florida

DESIGNED PRP/LAH
DRAWN PRP/LAH
APPROVED DTS
JOB NUMBER 21-1214
DATE 07-25-22
REVISIONS 09-02-22
10-05-22

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