



DEVELOPMENT REVIEW

Property address or Location 2564 S. Kings Highway, Fort Pierce, FL

Parcel ID #(s) 2324-233-0000-000-7

Project description Applicant is proposing two commercial buildings totaling 88,748 sf of office / flex space and a 33,190 sf building for RV storage with associated site improvements.

Patricia Farley

Property Owner(s)
8613 SE Banyan Tree Street

Street Address
Hobe Sound, FL 33455

City
772-546-5707

Phone Number

Email Address

Brad Currie, VP, Engineering Design & Construction, Inc.

Applicant/Representative, Title, Company
10250 SW Village Parkway, Suite 201

Street Address
Port St. Lucie FL 34987

City
772-462-2455

Phone Number
bradcurrie@edc-inc.com

Email Address

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

[Signature] Bradley J. Currie, Authorized Agent

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 7th day of April, 2021, by

Bradley J. Currie who is personally known to me or has produced

N/A as identification

Patricia M. Sesta
Signature of Notary



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 _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp



DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type			
<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

Site Information:

121,938 sf

N/A

Non-Residential: Proposed Sq. Ft.: _____

Residential: Proposed Units: _____

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Undeveloped Commercial	Developed & Undeveloped Commercial	Developed Mobile Home Park	Undeveloped Commercial

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



Design Review

Property address or Location 2564 S. Kings Highway, Fort Piece, FL

Parcel ID #(s) 2324-233-0000-000-7

Project Description Applicant is proposing two commercial buildings totaling 88,748 sf of office/flex space and 33,190 sf of RV storage with associated site improvements.

Patricia Farley

Property Owner(s)

8613 SE Banyan Tree Street

Street Address

Hobe Sound FL 33455

City State Zip

772-546-5707

Phone Number

Email Address

Brad Currie, VP, Engineering Design & Construction, Inc.

Applicant/Representative, Title, Company

10250 SW Village Parkway, Suite 201

Street Address

Port St. Lucie FL 34987

City State Zip

772-462-2455

Phone Number

bradcurrie@edc-inc.com

Email Address

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

Bradley J. Currie Bradley J. Currie (Authorized Agent)

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 3rd day of August, 2021, by

Bradley J. Currie who is personally known to me or has produced

as identification.

Patricia M. Sesta
Signature of Notary



TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

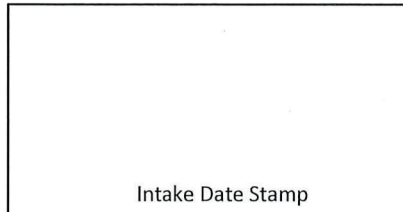
Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____

Intake Planner _____

Planner Assigned _____

Approved _____ Date _____

Comments _____



Intake Date Stamp

Design Review Application Checklist

(City Code of Ordinances 22-59)

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 22-194, 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 22-58(e) 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 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- 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.



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	NE: FDOT ROW NW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)
South	ROW: Crossroads Parkway (SLC) SW: Developed (FA Precast) SE: Undeveloped Commercial	SW: Industrial (Fort Pierce) SE: GC (Fort Pierce)	SW: I-1 (Fort Pierce) SE: C-3 (Fort Pierce)
East	Developed Mobile Home Park	GC (Fort Pierce)	C-3 (Fort Pierce)
West	ROW: S. Kings Highway (FDOT) West of ROW: Undeveloped Commercial	GC (Fort Pierce)	C-3 (Fort Pierce)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD (SLC)	RS-2 (SLC)	9 du / acre	8.90	X
**Proposed	Commercial (Fort Pierce)	C-3 (Fort Pierce)	FAR 1.0	8.90	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 20,826 GPD
**Proposed Zoning/FLU	Total gallons per day 15,242.25 GPD
**Change in Demand	Total gallons per day decrease of 5,583.75 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 20,826 GPD
**Proposed Zoning/FLU	Total gallons per day 15,242.25 GPD
**Change in Demand	Total gallons per day decrease of 5,583.75 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	9,210.72	0	decrease of 9,210.72
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name	Allapattah Flats K-8	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	10.7 miles	6.1 miles
Current Zoning/FLU Enrollment Demand	59.04	25.30
**Proposed Zoning/FLU Enrollment Demand	0	0
**Change in Demand	decrease of 59.04	decrease of 25.30

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	2,547.02 lbs per day
**Proposed Zoning/FLU	1,585.19 lbs per day
*Change in Demand	decrease of 961.83 lbs per day

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

Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure into an existing FDOT ditch on Kings Highway.
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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	756	61 / 80
**Proposed Zoning/FLU	184	24 / 24
*Change in Demand	Trips - 5272	Trips - 37 / - 56
Impact to Capacity	Reduction in daily trips	

IV. Project Description

PHASING		
Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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):	121,938 sf
	Mixed-use (describe use):	N/A
(If this is a single phase project, name it Phase I – Total)		

RESIDENTIAL DATA					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached	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
Storage Units	Phase 1	88,748 sf		08/01/2021	08/01/2023
RV Storage	Phase 1	33,190 sf		08/01/2021	08/01/2023

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? _____
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

Patricia Farley
2564 S. Kings Highway
Hobe Sound, FL 33455

AGENT CONSENT FORM

Project Name: Walsh Kings Highway

Parcel ID: 2324-233-0000-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED Patricia Farley, 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 19th day of August, 2020, by Patricia Farley (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.

Alexis Jan Day
Notary Signature

Alexis Jan Day
Printed Name of Notary

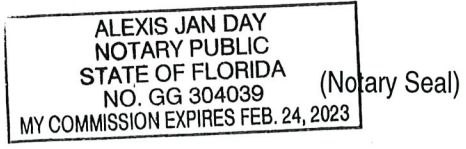
Patricia Farley
Owner's Signature

PATRICIA FARLEY
Owner's Name

8602 SE. DRIFTWOOD ST
Street Address

Hobe Sound, FL.
City, State, Zip 33455

772-546-5707
Telephone / Email



Feb. 24, 2023
My commission expires

PROJECT NARRATIVE & COVER LETTER

Walsh Kings Highway Property

Development Review Application

March 30, 2021

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of a Development Review application for an 8.90 +/- acre parcel currently located in St. Lucie County, Florida for a RV Storage and Flex Space development with associated site improvements. Application for annexation was approved by City Council on December 21, 2021. An application for approval of a Future Land Use Amendment, Rezone, Concurrency, Conditional Use and Design Review are being submitted concurrently with this application. The subject parcel is noted below and is located east of S. Kings Highway and north of Crossroads Parkway in Fort Pierce, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located east of S. Kings Highway and north of Crossroads Parkway in St. Lucie County. The parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:
2324-233-0000-000-7	2564 S. Kings Highway	8.90

This parcel was recently annexed into the City of Fort Pierce. Concurrently with this submittal, a future land use amendment, rezone, concurrency, conditional use and design review application are being submitted for review and approval. This parcel has an existing Future Land Use designation of Mixed Use (MXD) and is located in the Residential (RS-2) Zoning designation (St. Lucie County). The client is requesting approval to change the Future Land Use designation to Commercial and the underlying Zoning designation to Commercial (C-3) under separate application.

The development review application is requesting approval of a commercial development which includes 88,748 sf of office / flex space and 33,190 sf of RV storage with associated site improvements.

There is 2.311-acre parcel to the northwest of the subject parcel for which there is no property information available. To the northeast is an undeveloped parcel which has a City of Fort Pierce Future Land Use designation of General Commercial (GC) and has a Commercial (C-3) Zoning designation.

To the west of the subject property lies the right-of-way of S Kings Highway, a State owned and maintained road. West of the right-of-way, lies an undeveloped commercial parcel. This parcel has a Fort Pierce Future Land Use designation of General Commercial (CG) and an underlying Zoning designation of Commercial (C-3).

South of the subject parcel is the right-of-way of Crossroads Parkway which is owned and maintained by St. Lucie County. Southwest of the right-of-way is a developed Industrial parcel with a Fort Pierce Future Land Use designation of Industrial and an underlying Zoning designation of Industrial (I-1). The parcel located to the southeast of the subject site, south of the Crossroads Parkway right-of-way has a General Commercial (GC) and an underlying Zoning designation of Commercial (C-3).

To the east of the subject is a developed RV park known as Treasure Coast RV Resort. This development has a Fort Pierce Future Land Use designation of General Commercial (GC) and an underlying Zoning Designation of Commercial (C-3).

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-03-30_REVISID_Kings_Hwy_Walsh_Development_Review_Application_20-222.docx

Date: 12/12/2020

To: The City of Fort Pierce
100 north US 1
Fort Pierce FL
34950

RE: 2564 Kings Highway
Fort Pierce FL
34950

Project Description:

To construct 3 Buildings on the 8+ acres located at 2564 Kings Highway.

An RV Storage consisting of 23 Air conditioned units with ADA compliant Bathrooms. 2 Building consisting of 22 units each for the use of "Flex space".

The intent is to provide the service industry a place to house a small business, Plumbers Electrician HVAC Contractors or the hobbyist a place to collect and store their car , motorcycle collection. The many uses of a small commerce center for small business are vast. The need in the community is currently under served.

All the buildings will be constructed of "Tilt Up" construction Method insuring the buildings and land use for many years. The hard scape will be concrete and this will insure the Landscapes remain healthy for many years.

Thank You,

Michael Lee Walsh

Prepared by:

Boston National Title and Escrow, LLC
473 NW Prima Vista Blvd.
Port St. Lucie, Florida 34983

File Number: 09-1784

Corrective General Warranty Deed

Made this 16 day of February, 2010 A.D. By **Jack Corley**, whose address is: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455, hereinafter called the grantor, to **Patricia Farley**, whose post office address is: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455, hereinafter called the grantee:

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

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

The Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

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

This Deed is being re-recorded in order to correct the erroneous legal description in that certain Deed recorded 10/21/2009 in Official Record Book 3138, Page 1047, of the Public Records of St. Lucie County, Florida.

Parcel ID Number: 2324-233-0000-000-7

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2009.

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

Signed, sealed and delivered in our presence:

Jennifer Vinasio
Witness Printed Name: Jennifer Vinasio

Jack Corley (Seal)
Jack Corley
Address: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455

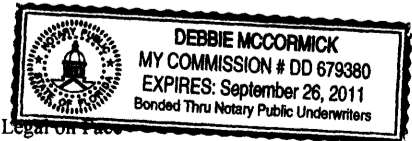
Debbie McCormick
Witness Printed Name: Debbie McCormick

Address:

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 16 day of February, 2010, by Jack Corley, who is/are personally known to me or who has produced FL DRL as identification.

Debbie McCormick
Notary Public
Print Name: Debbie McCormick
My Commission Expires: 9-26-11





Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, May 12, 2020

Parcel Report



Parcel

Parcel ID: 2324-233-0000-000-7
Property ID: 14258
Owner 1: Patricia Farley
Site Address: 2564 S KINGS HWY

Owner

Owner 1: Patricia Farley
Owner 2:
Owner 3:
Mailing Address: 8613 SE Banyan Tree St Hobe Sound, FL 33455-2908

Overview

Primary Land Use: 0100 - SF Res
District Group: 0002 - Saint Lucie County
Subdivision: Metes and Bounds
Just/Market Value: \$593,000
Finished Area: 1,074
Acres: 8.9
Total Area: 387,684

Legal Description

Legal Description: 24 35 39 SW 1/4 OF SW 1/4 OF NW 1/4- LESS THAT PART FOR RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 07 03 W 14.82 FT, TH N 89 52 57 E 25 FT TO POB; TH N 00 07 03 W 69.82 FT TO CURVE CONC NE, R OF 25 FT, TH NELY ALG ARC 39.08 FT, TH S 89 41 24 E 368.29 FT, TH S 00 18 36 W 45 FT, TH N 89 41 24 W 392.76 FT TO POB (8.90 AC - 387,684 SF) (OR 3176-228: 3138-1047)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	\$593,000	\$14,500	\$578,500	\$0	\$593,000	\$0	\$593,000	\$0	\$0
2018	\$592,300	\$13,800	\$578,500	\$0	\$592,300	\$0	\$592,300	\$0	\$0
2017	\$895,400	\$5,400	\$890,000	\$0	\$739,640	\$0	\$739,640	\$155,760	\$0

Tax Links

- [SLC Tax Collector's Office taxes for this parcel](#)
- [Download TRIM notice for this parcel](#)

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2016	8.9	\$155.75
County Solid Waste	2009	12	\$276.14

Improvements

Building Sequence: 1
Bedrooms: 2
Bathrooms: 1
Building Type: HD- -
Story Height:
No of Living Units: 1
Total Finished Area: 1,074
Gross Sketched Area: 1,221
Year Built: 1940
Effective Year: 1940
Primary Roof Cover: Metal
Primary Roof Structure: Gable
Primary Wall: Frm Stucco
A/C %: 0

Building Sketches



Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
	B24	BASE AREA B24	0	600
	UTL	UTILITY ROOM	0	967
1	2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	288	288
1	BAS	BASE AREA	786	786
1	CLPL	Closed Porch Low	0	147

Land Lines

Line Number	Units	Unit Type
1	8.9	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/15/2010	\$0	0111	WD	Corley Jack	3176-228	Clerk of Courts
09/01/2009	\$100	0130	WD	Corley Jack	3138-1047	Clerk of Courts
06/10/2005	\$1,300,000	XX00	WD	Archer John T	2271-1885	Clerk of Courts
02/29/1996	\$100	XX01	QC	Archer John T	1002-306	Clerk of Courts
07/05/1995	\$0	XX01	PB		964-1115	Clerk of Courts

Photos

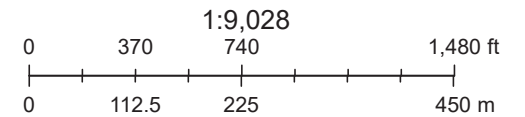




Walsh - Kings Highway Location Map

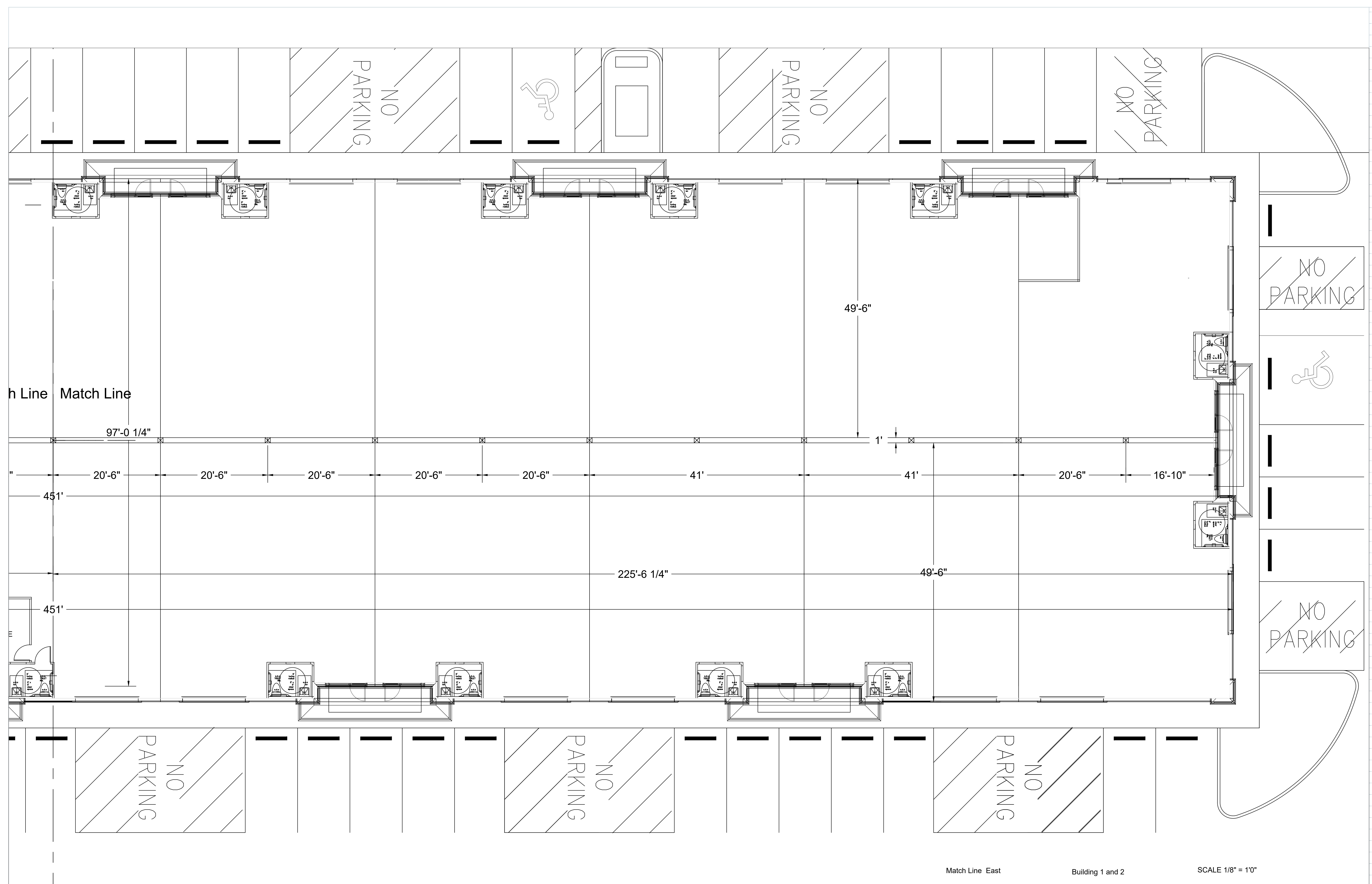


October 26, 2020



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

Date
12/10/2020
Revision



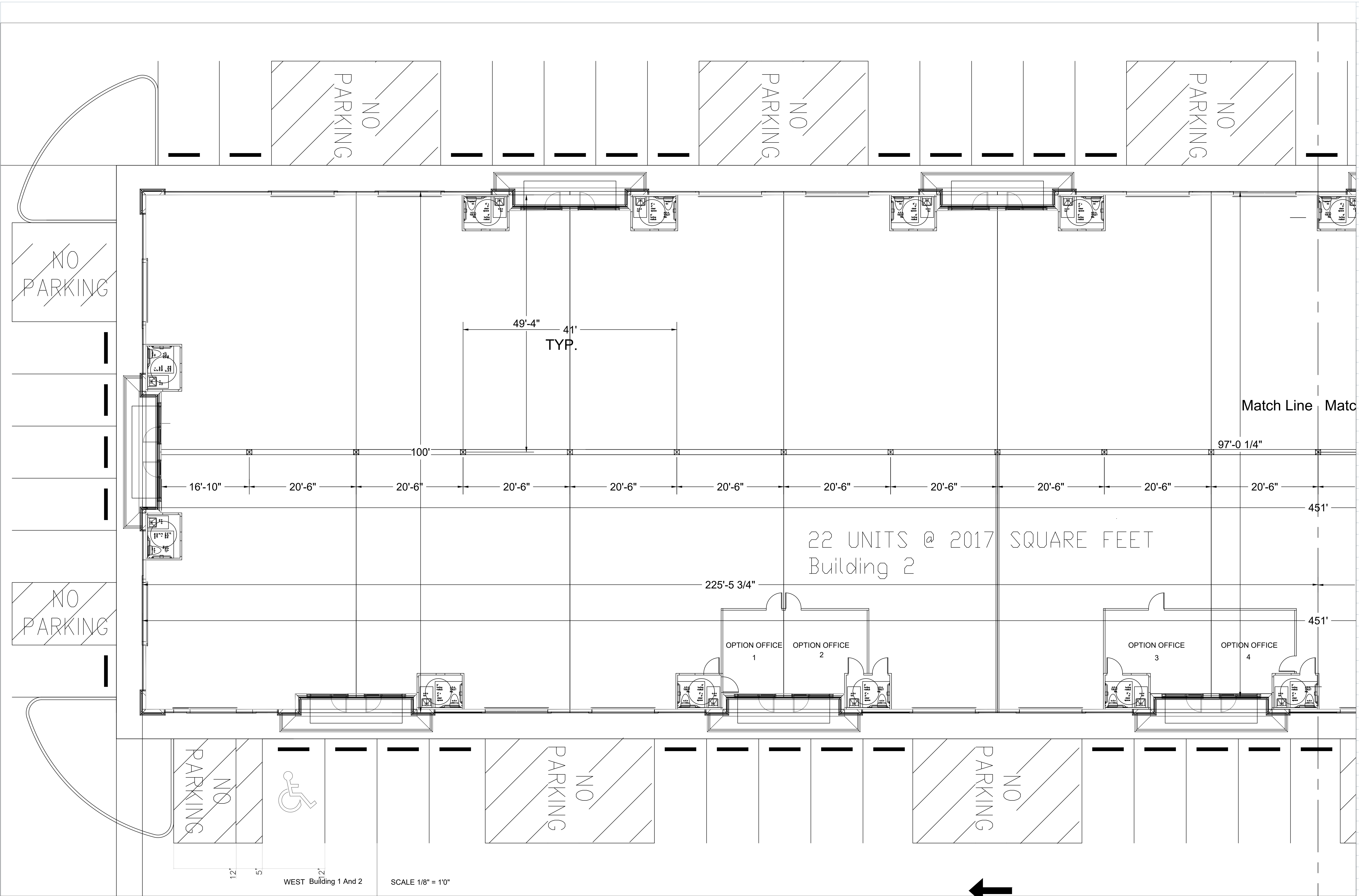
KINGS HIGHWAY

Drawn By
Michael Lee Walsh G.C.

Date
12/10/2020
Revision

KINGS HIGHWAY

Drawn By
Michael Lee Walsh G.C.



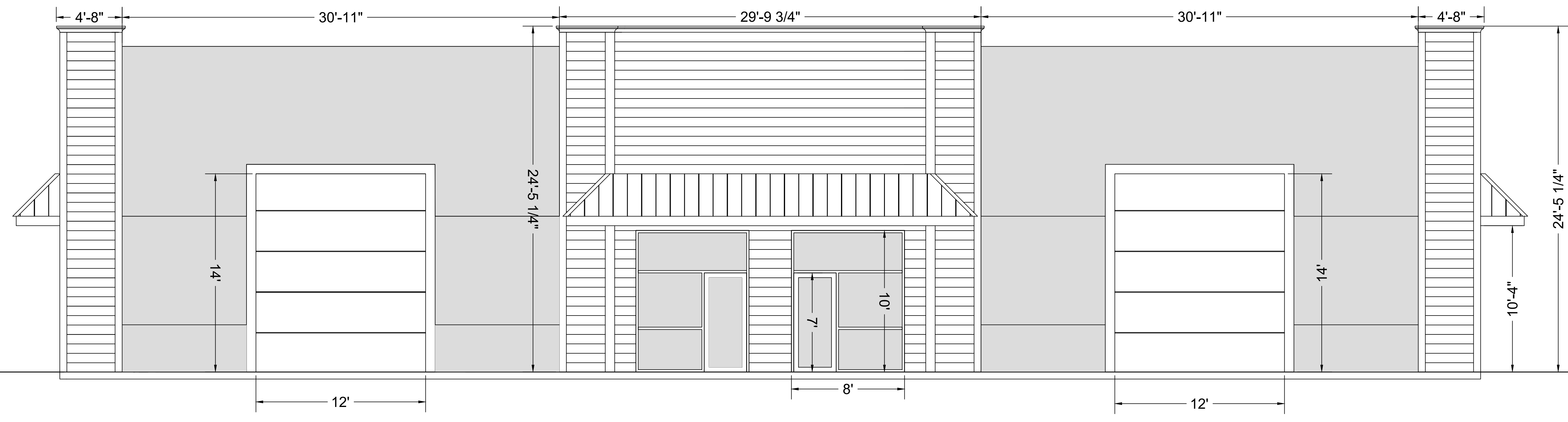
22 UNITS @ 2017 SQUARE FEET
Building 2

12' 5' 2'
WEST Building 1 And 2
SCALE 1/8" = 1'0"

Date
12/10/2020
Revision



WEST ELEVATION BUILDINGS 1 AND 2 SCALE 1/4" = 1'-0"



KINGS HIGHWAY

Drawn By
Michael Lee Walsh G.C.

South ELV Building 1 and 2
West of match Line



Match Line

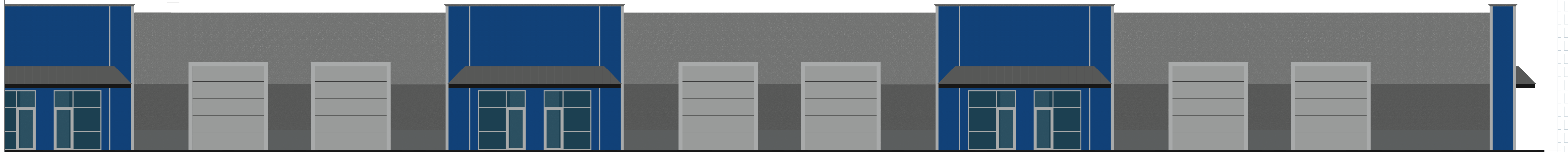
Date
12/10/2020
Revision

South ELV Building 1 and 2
West of match Line



Match Line

Match Line



South ELV Building 1 and 2
East of Match Line

Match Line

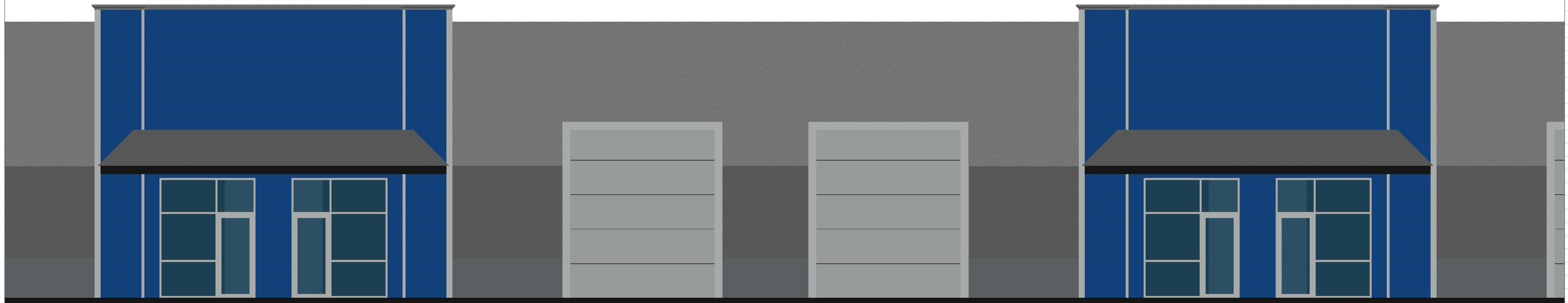


South ELV Building 1 and 2
East of Match Line

KINGS HIGHWAY

Drawn By
Michael Lee Walsh G.C.

Date
12/10/2020
Revision



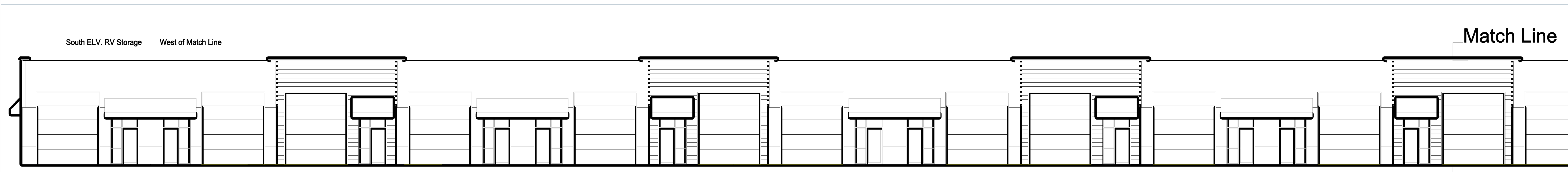
KINGS HIGHWAY

Drawn By
Michael Lee Walsh G.C.

Date
12/10/2020
Revision

KINGS HIGHWAY

Drawn By
Michael Lee Walsh G.C.

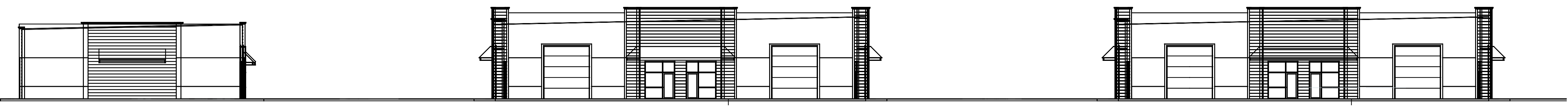




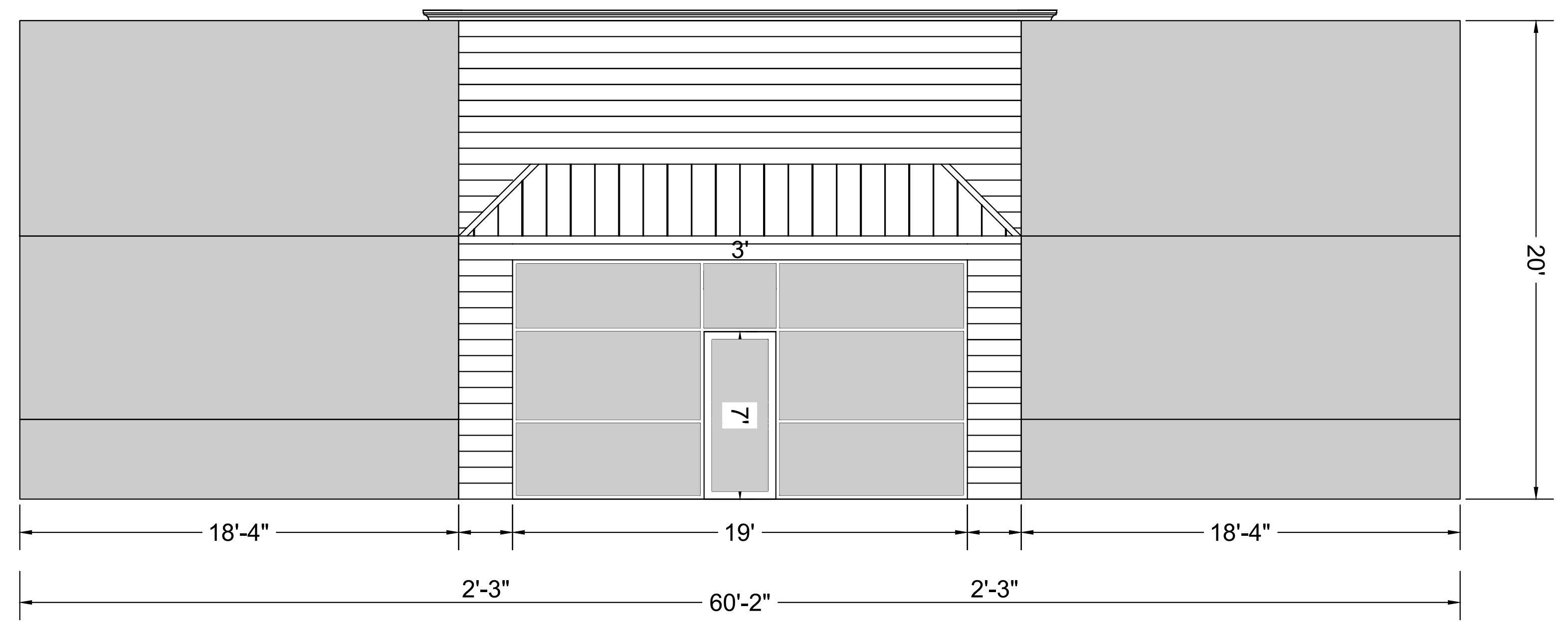
Date
12/10/2020
Revision

KINGS HIGHWAY

Drawn By
Michael Lee Walsh G.C.

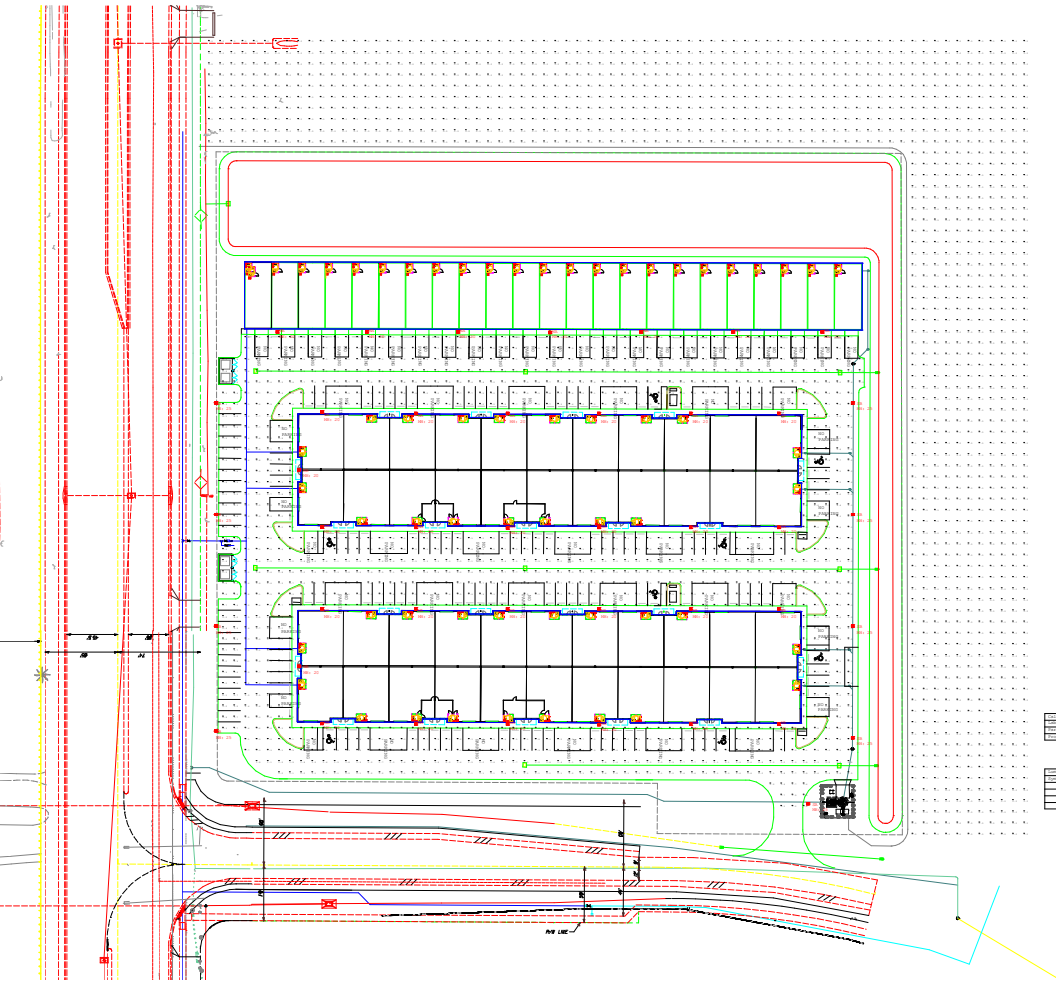


1/16" = 1'-0"
scale



SCALE 1/4" = 1'-0"

RV
STORAGE
WEST
ELVATION



№	Наименование	Единица измерения	Количество	Стоимость	Примечание
1	Работы по монтажу электропроводки	м	1000	100000	
2	Работы по монтажу водопровода	м	500	50000	
3	Работы по монтажу газопровода	м	300	30000	
4	Работы по монтажу канализации	м	200	20000	
5	Работы по монтажу вентиляции	м	150	15000	
6	Работы по монтажу отопления	м	100	10000	
7	Работы по монтажу кондиционирования	м	80	8000	
8	Работы по монтажу лифтов	шт	2	40000	
9	Работы по монтажу эскалаторов	шт	1	10000	
10	Работы по монтажу дверей	шт	50	5000	
11	Работы по монтажу окон	шт	100	10000	
12	Работы по монтажу перегородок	м	200	20000	
13	Работы по монтажу перегородок	м	150	15000	
14	Работы по монтажу перегородок	м	100	10000	
15	Работы по монтажу перегородок	м	50	5000	
16	Работы по монтажу перегородок	м	20	2000	
17	Работы по монтажу перегородок	м	10	1000	
18	Работы по монтажу перегородок	м	5	500	
19	Работы по монтажу перегородок	м	2	200	
20	Работы по монтажу перегородок	м	1	100	
21	Работы по монтажу перегородок	м	0.5	50	
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23	Работы по монтажу перегородок	м	0.1	10	
24	Работы по монтажу перегородок	м	0.05	5	
25	Работы по монтажу перегородок	м	0.02	2	
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27	Работы по монтажу перегородок	м	0.005	0.5	
28	Работы по монтажу перегородок	м	0.002	0.2	
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№	Наименование	Единица измерения	Количество	Стоимость	Примечание
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2	Работы по монтажу водопровода	м	500	50000	
3	Работы по монтажу газопровода	м	300	30000	
4	Работы по монтажу канализации	м	200	20000	
5	Работы по монтажу вентиляции	м	150	15000	
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7	Работы по монтажу кондиционирования	м	80	8000	
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9	Работы по монтажу эскалаторов	шт	1	10000	
10	Работы по монтажу дверей	шт	50	5000	
11	Работы по монтажу окон	шт	100	10000	
12	Работы по монтажу перегородок	м	200	20000	
13	Работы по монтажу перегородок	м	150	15000	
14	Работы по монтажу перегородок	м	100	10000	
15	Работы по монтажу перегородок	м	50	5000	
16	Работы по монтажу перегородок	м	20	2000	
17	Работы по монтажу перегородок	м	10	1000	
18	Работы по монтажу перегородок	м	5	500	
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43	Работы по монтажу перегородок	м	0.00000002	0.0000002	
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49	Работы по монтажу перегородок	м	0.0000000002	0.000000002	
50	Работы по монтажу перегородок	м	0.0000000001	0.000000001	

Sheet Legend

- Sheet L-1 Key Sheet
- Sheet L-2 Landscape Plan-South Section
- Sheet L-3 Landscape Plan-North Section
- Sheet L-4 Landscape Data, Plant List, Details & Specifications

Walsh - Kings Highway Property

Kings Highway
 City of Fort Pierce, Florida

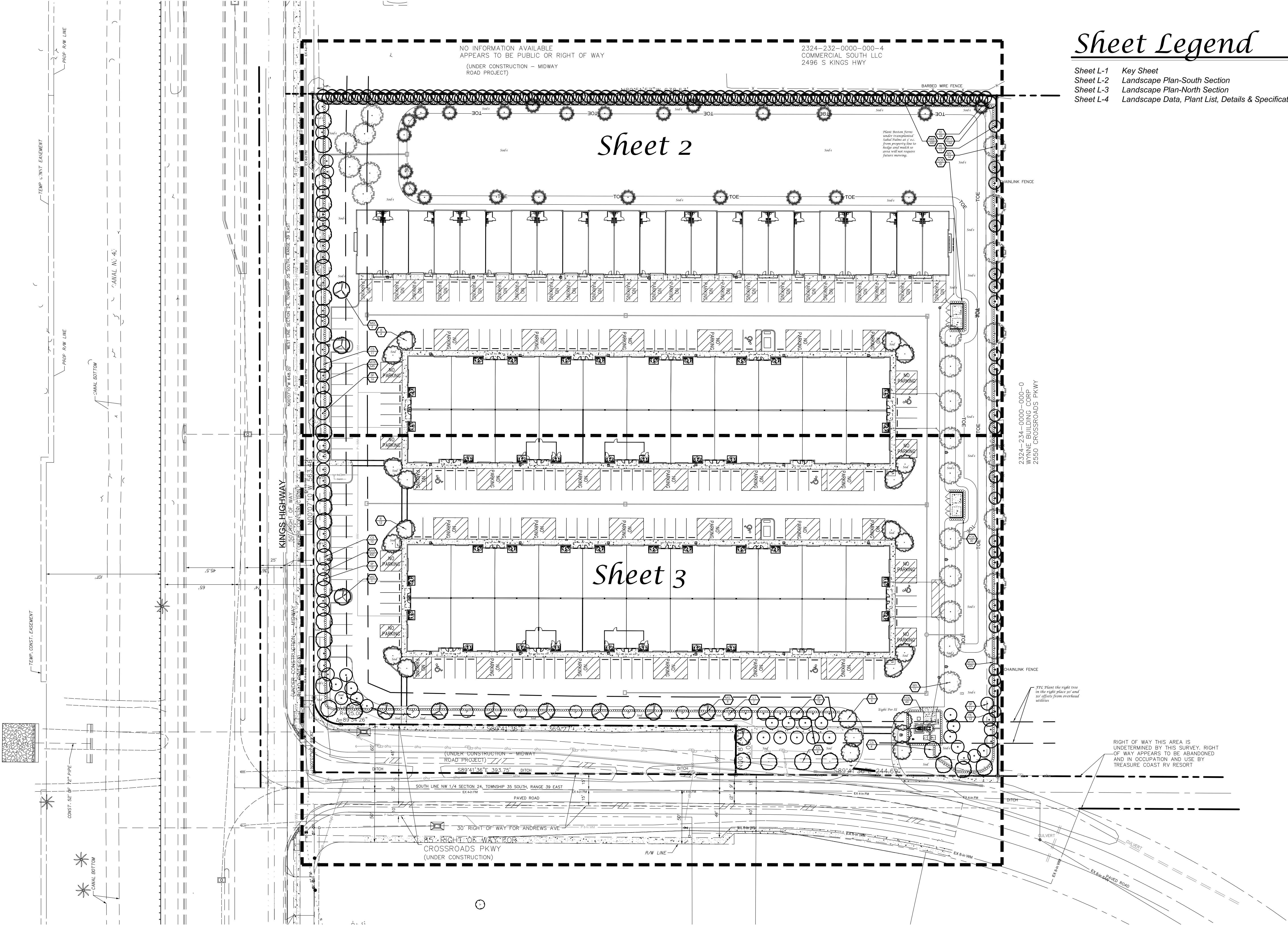
City Project Number:

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

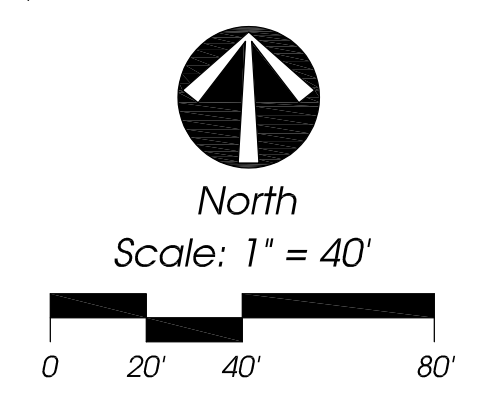
Job No.	20-0702
Drawn By	JWS
Submittal Dates	2-2-2021 4-21-2021 7-26-2021

Revision Dates	
Comments #1	4-21-2021
New Base	7-26-2021

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



Landscape Plan



Walsh - Kings Highway Property

Kings Highway
 City of Fort Pierce, Florida

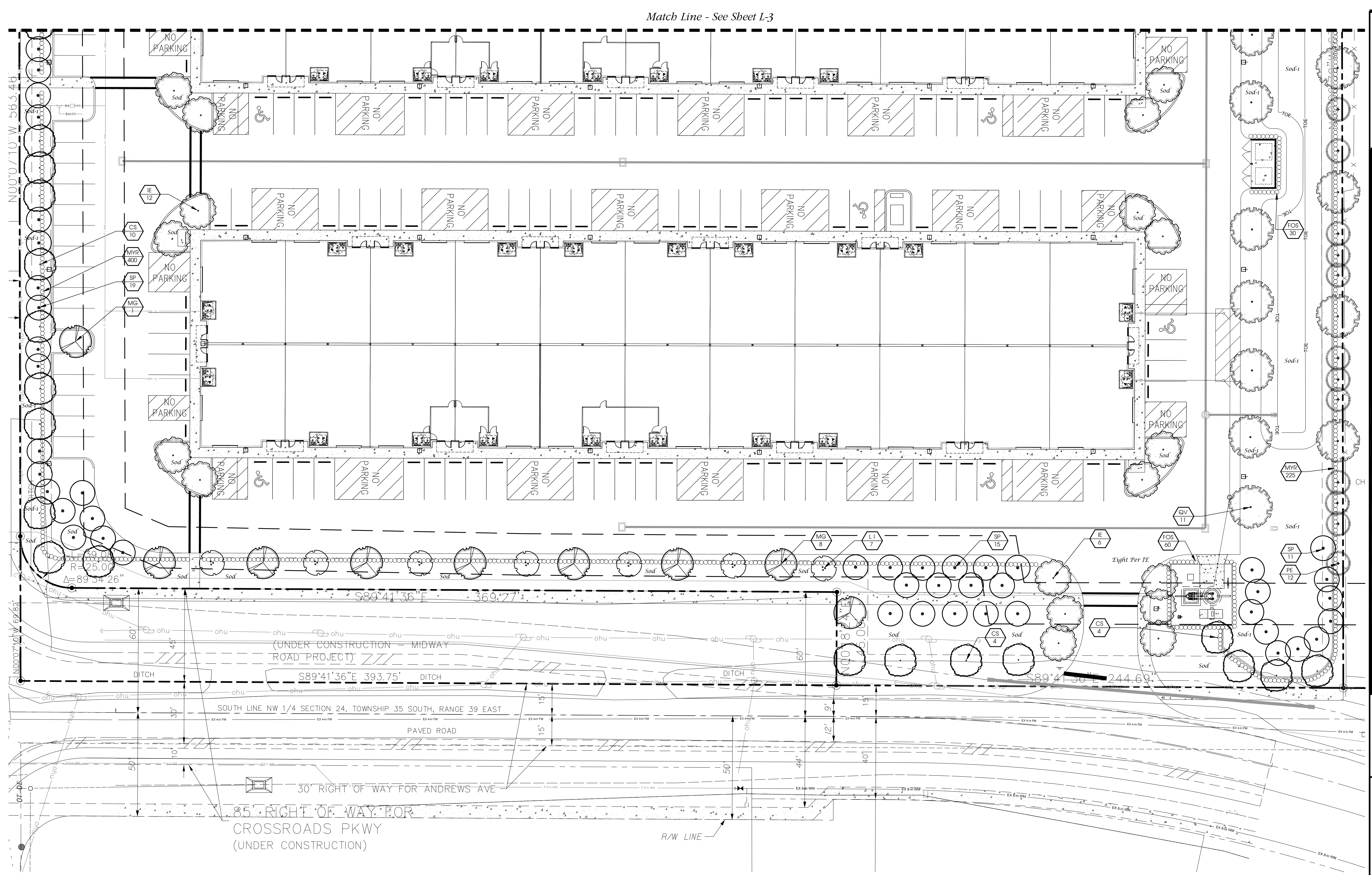
City Project Number:

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

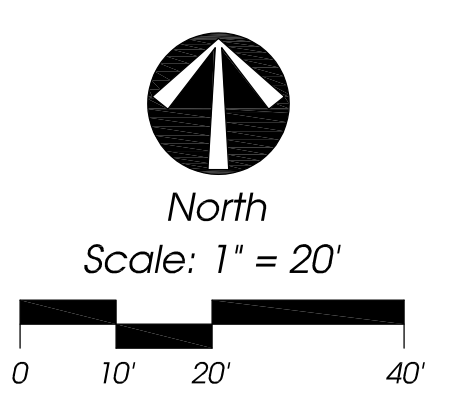
Job No.	20-0702
Drawn By	JWS
Submittal Dates	2-2-2021 4-21-2021 7-26-2021

Revision Dates	4-21-2021
Comments #1	4-21-2021
New Base	7-26-2021

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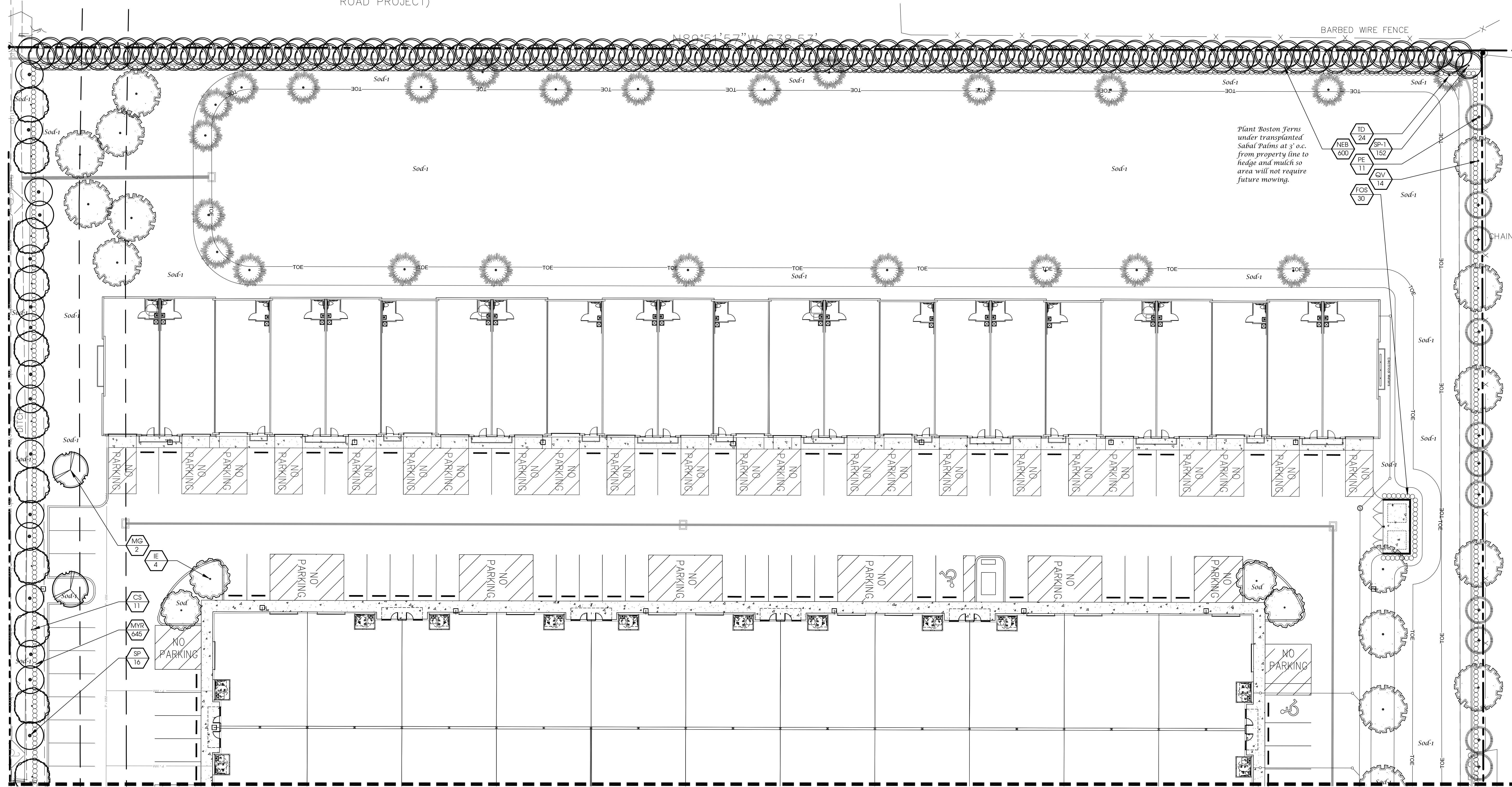
Landscape Plan



NO INFORMATION AVAILABLE
APPEARS TO BE PUBLIC OR RIGHT OF WAY

(UNDER CONSTRUCTION - MIDWAY
ROAD PROJECT)

2324-232-0000-000-4
COMMERCIAL SOUTH LLC
2496 S KINGS HWY



Walsh - Kings Highway Property

Kings Highway
City of Fort Pierce, Florida

City Project Number:

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

Job No. 20-0702
Drawn By JWS
Submittal Dates 2-2-2021
4-21-2021
7-26-2021

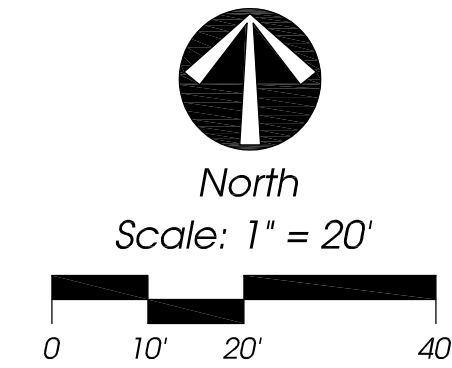
Revision Dates
Comments #1 4-21-2021
New Base 7-26-2021

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L-3 4
Sheet of

Match Line - See Sheet L-2

Landscape Plan



Landscape Specifications

- All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part I 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.
- Understanding 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.
- 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.
- 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.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Ewingtonmitch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
- 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.
- 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.
- Guy and stake trees: Use 3/4" diameter galvanized wire, through flexible hose chaffing guards, with wooden stake anchors immediately after planting. (See Detail)
- 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 pits. 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

- 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.
- 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.
- Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
- Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Floritum (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.
- Maintain positive drainage, no planting is to block drainage.
- 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.
 - Dig each planting pit to the minimum specified size.
 - 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.
 - 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)
 - Discard all material removed from the drainage channel.
 - When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

- 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.
- All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
29	CS*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTWOOD	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
22	IE*	ILEX x ATENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
7	LI	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE 'WHITE'	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
11	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
23	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
25	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
24	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
PALMS						
61	SP*	SABAL PALMETTO	SABAL PALM	12' - 15' C.T.	A.S.	SLICK TRUNKS
152	SP-1*	SABAL PALMETTO	SABAL PALM	RELOCATED FROM ON SITE	A.S.	SLICK TRUNKS
SHRUBS / GROUNDCOVERS						
120	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#7, 4' x 2'	2' O.C.	FULL & THICK
1,270	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
600	NEB*	NEPHROLEPIS EXALTATA	BOSTON FERN	#1, 12" x 12"	4' O.C.	FULL & THICK
SOD-1		PASPALUM NOTATUM	BAHA SOD			FULL & THICK
SOD		STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS
		* = Florida Native				SEE SPECS

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

Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (West Buffer) 564'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
564 l.f. x 10' = 5,640 s.f. / 300 = 19 Trees
Provided = 19 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
564 l.f. / 2' o.c. = 282 Shrubs
Provided = 282 Shrubs

Vehicular Use Area Landscaping Adjacent to R.O.W. (South Buffer) 698'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
698 l.f. x 10' = 6,980 s.f. / 300 = 24 Trees
Provided = 24 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
698 l.f. / 2' o.c. = 349 Shrubs
Provided = 349 Shrubs

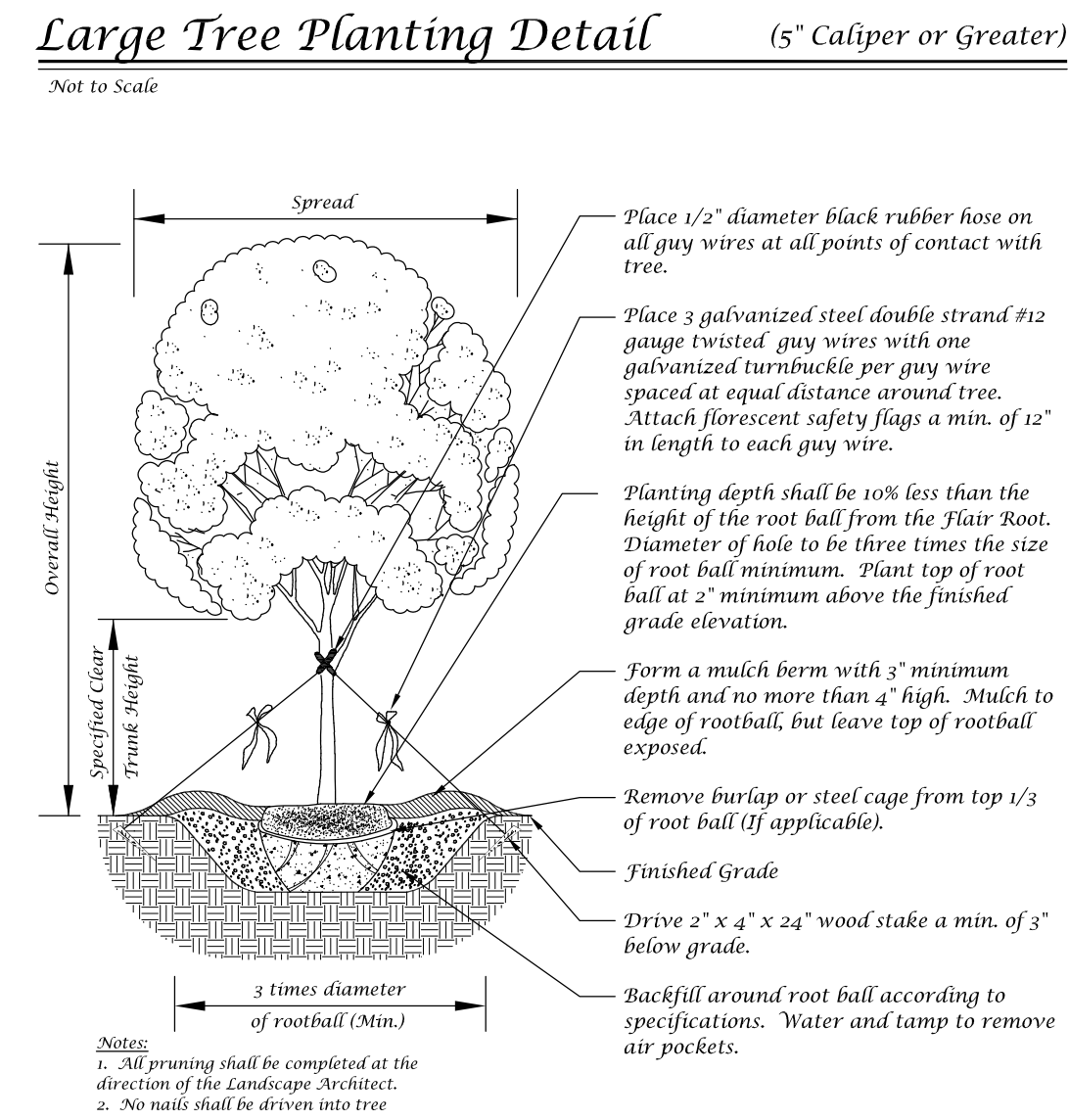
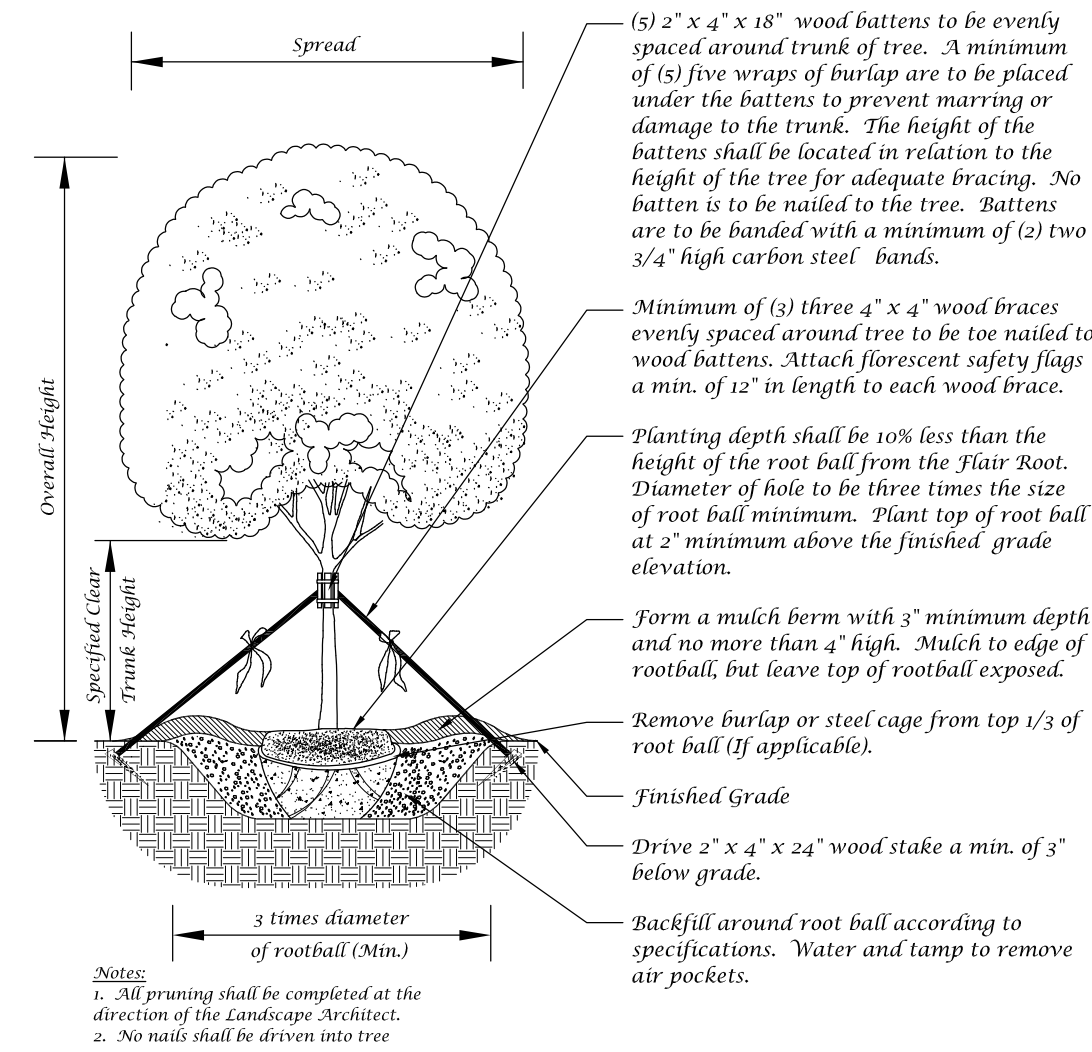
Vehicular Use Area Landscaping to Adjacent Property (East Buffer) 636'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
636 l.f. x 10' = 6,360 s.f. / 200 = 32 Trees
Provided = 32

Shrubs Required = Continuous Hedge @ 2' o.c.
639 l.f. / 2' o.c. = 318 Shrubs
Provided = 318 Shrubs

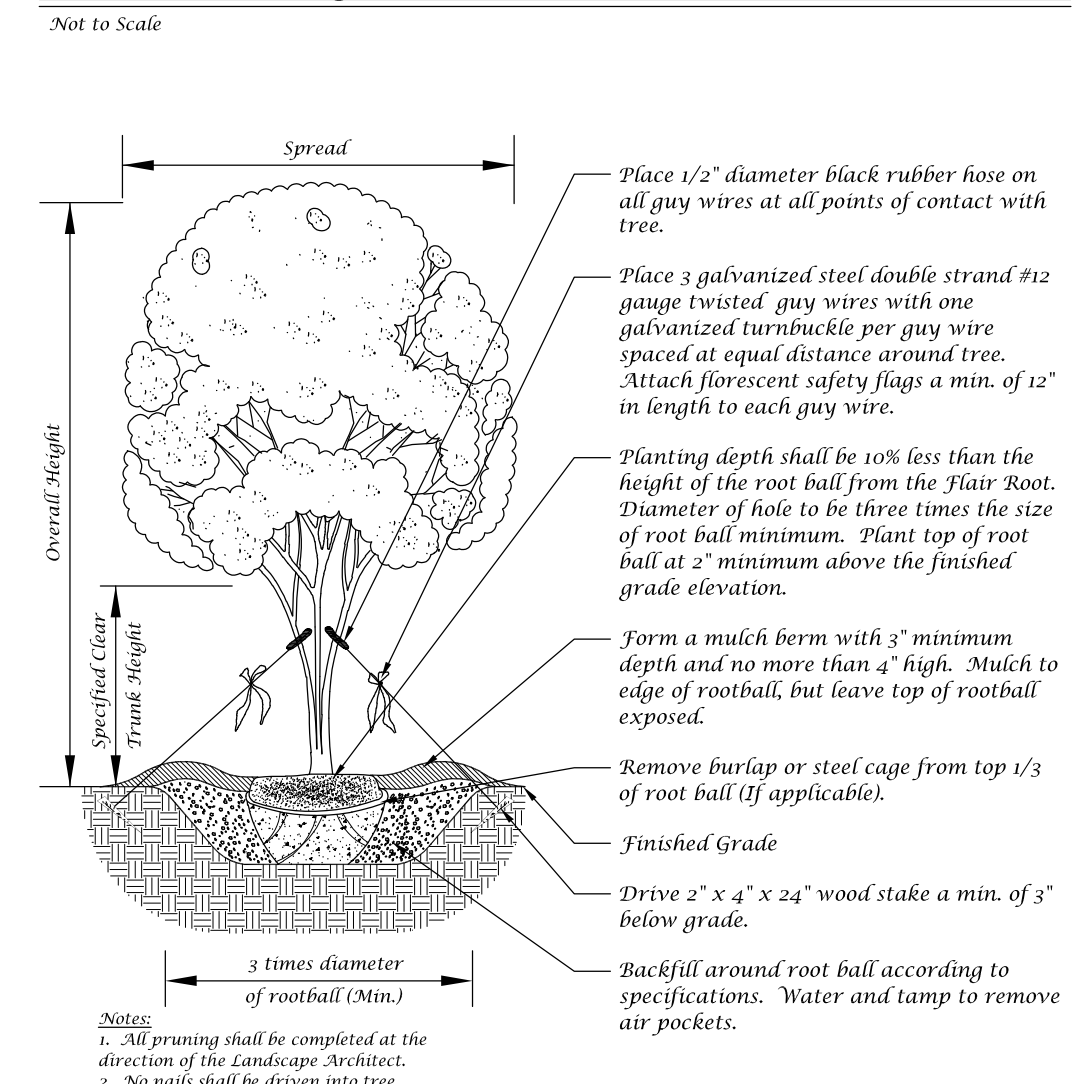
Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 639'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
639 l.f. x 10' = 6,390 s.f. / 200 = 32 Trees
Provided = 32
96 Sabal Palms (SP-1) @ 3:1 = 32 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
639 l.f. / 2' o.c. = 320 Shrubs
Provided = 320 Shrubs

Landscape Details

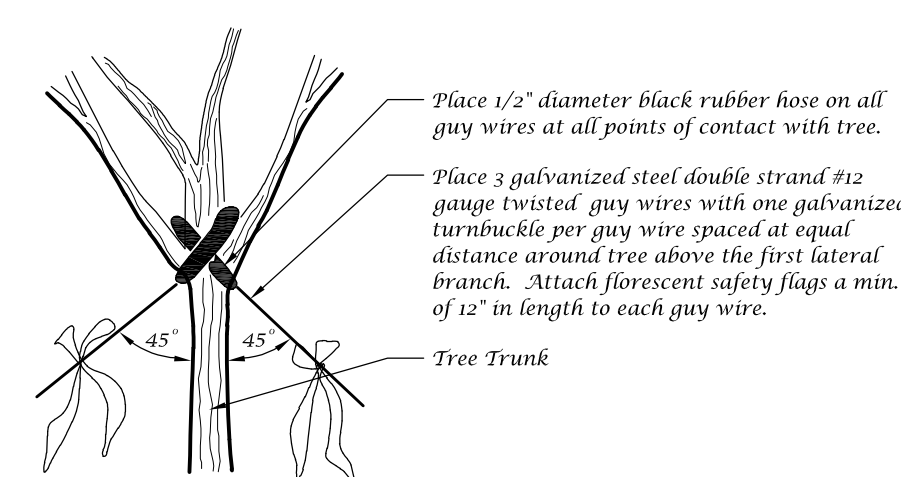


Tree Planting Detail



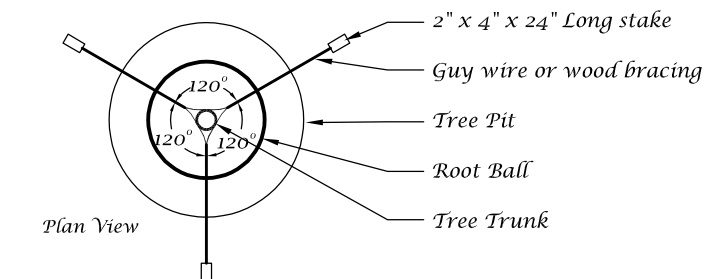
Multi-Trunk Tree Planting Detail

Not to Scale



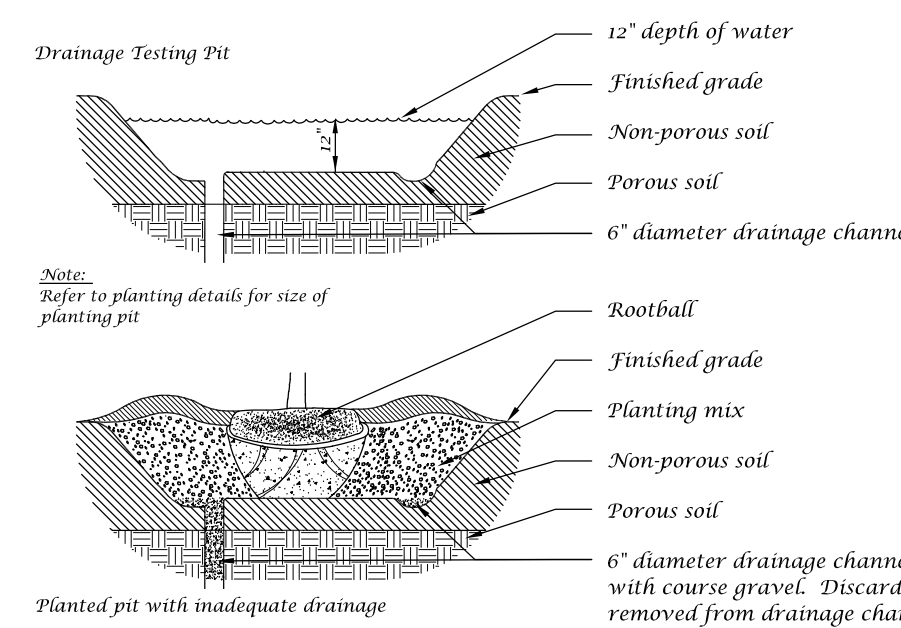
Guy Wire Attachment Detail

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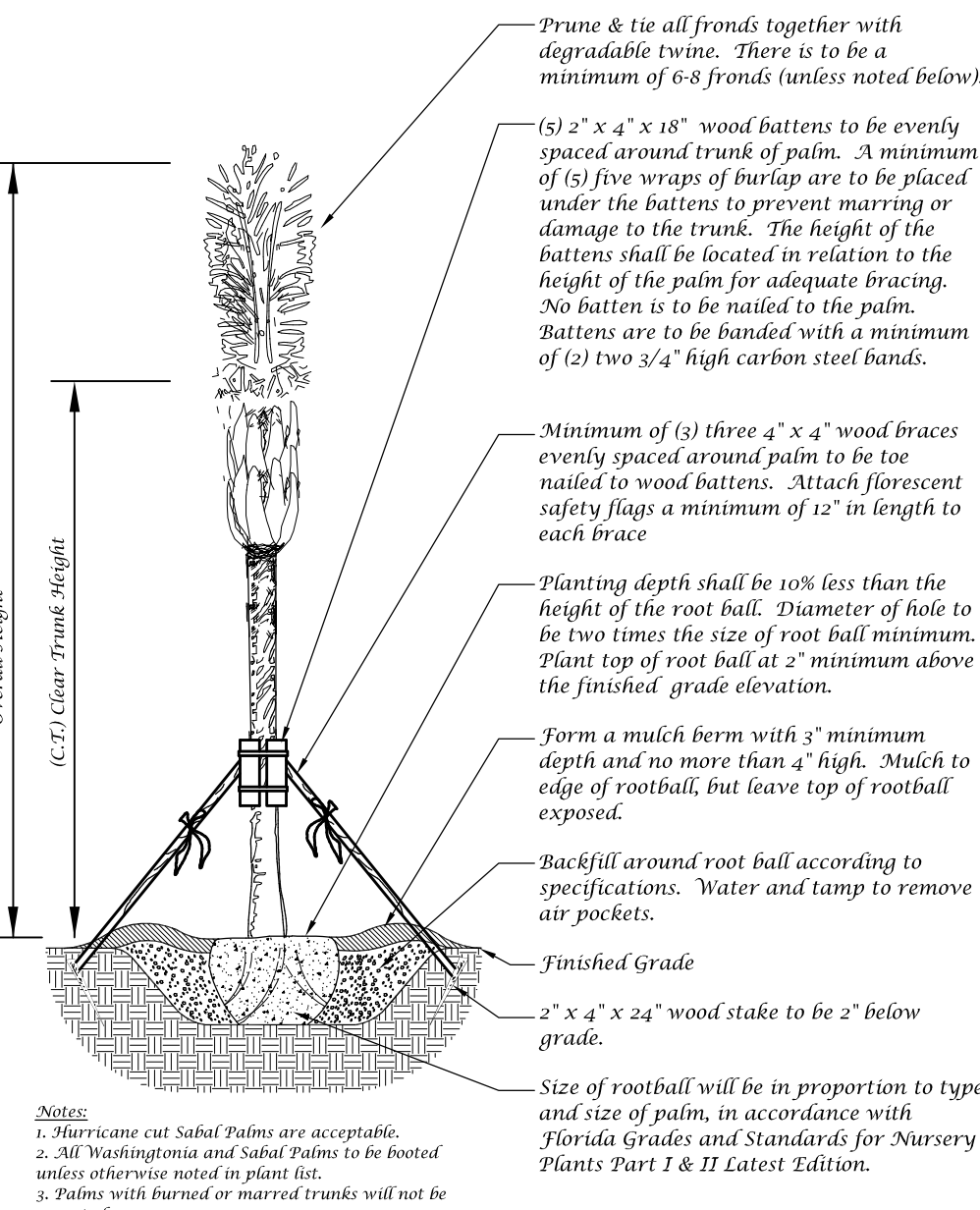
Staking Detail

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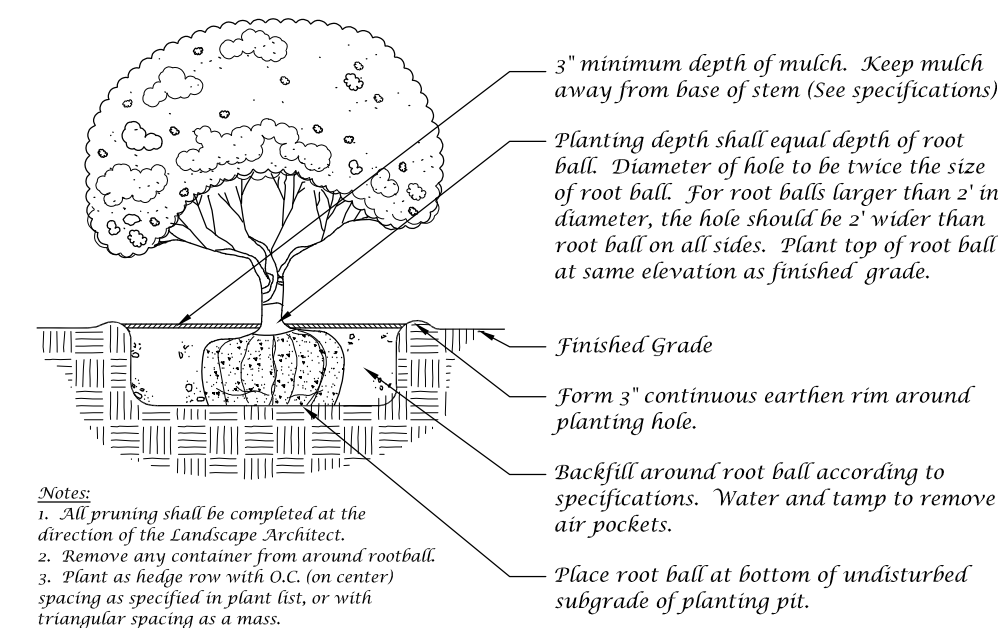
Drainage Testing Detail

Not to Scale



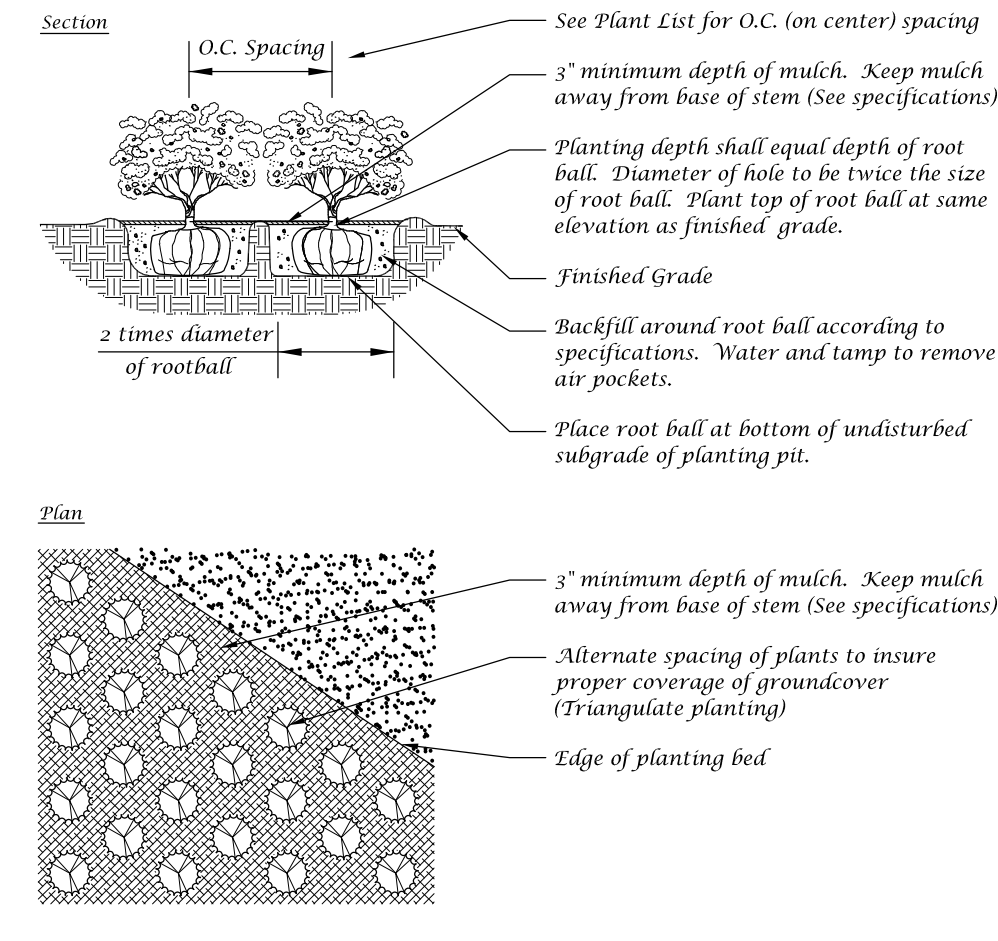
Palm Planting Detail

Not to Scale



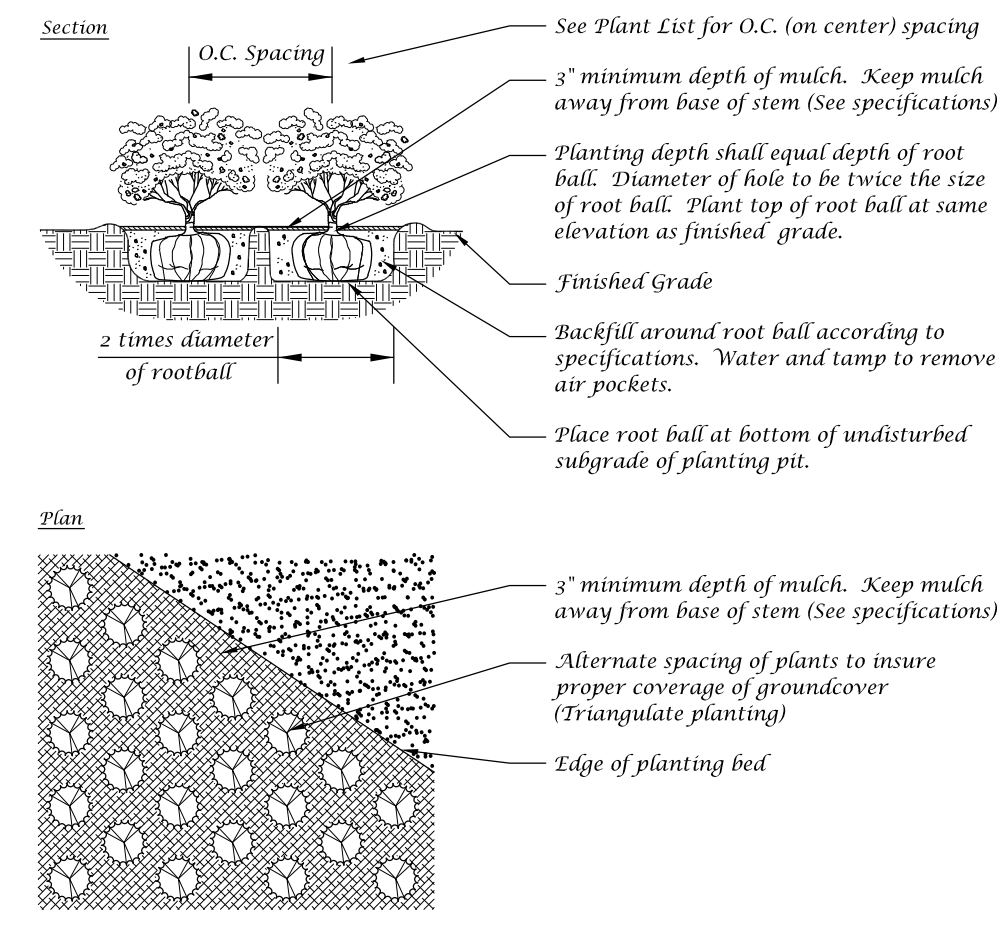
Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale



Ground Cover Detail

Not to Scale

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 1300
Stuart, Florida 34994
(772) 344-2340
I.C. 26000196

Walsh - Kings Highway Property
Kings Highway
City of Fort Pierce, Florida

City Project Number: _____

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

Job No.	20-0702
Drawn By	JWS
Submittal Dates	2-2-2021 4-21-2021
Revision Dates	
Comments #1	4-21-2021

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

L-4 4
Sheet of

Landscape Plan



SUTTON

CONSULTING ARBORIST, Inc.

<http://suttonconsultingarborist.com>

P.O. Box 541237, Lake Worth, FL., 33454

(561) 493-3310 Cell (561) 252-4301

e-mail: JSutton868@aol.com

Arboriculture Tree Report

2564 S. Kings Hwy. St. Lucie

To: Michael Lee Walsh G.C.

Attn: Michael Walsh

Date: March 29, 2021

Office:(561)758-5619

Cell:(561) 568-3166

Email: michaelleewalsh@gmail.com

Prepared by: John Sutton

International Society of Arboriculture Certified Arborist

Certification of Performance

I, John Sutton, 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 Sutton Consulting Arborist, Inc. acts as an independent tree, and landscape consultant. This firm has no prospective or current interest in the property evaluated or interest/bias with respect to the parties involved.

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 Sutton Consulting Arborist, Inc. It is for use by the client named only.

Signed: John Sutton

Date: 3/29/2021

ISA Certified Arborist #SO-0326A

REPORT

I. Introduction

This Report is written for Michael Lee Walsh G.C. It is based on information gained through site visit(s), to update the tree evaluation dated 7-20-2020 and provide values to the trees, located on the referenced property. This is an undeveloped property that was a citrus grove, all citrus trees were removed, and other trees and palms grew in naturally. I performed my site visit to review the trees on March 29, 2021.

II. Property Involved

The property involved is the 2564 S. Kings Hwy. St. Lucie, Fl. The trees are located throughout the property. This Tree Report includes only the listed trees on this property. We did not evaluate and make no evaluation or conclusions regarding any other part of the landscape or other items of this property.

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". Base price for plants and trees was attained using the Plant Finder by Betrock information Systems.

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. We did not evaluate and make no evaluation or conclusions regarding any other part of the landscape or other items of 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

Many trees (29) are now dead due to ambrosia beetle infestation. Capping or sealing of the artesian well changed the local hydrology, reducing the amount of available water the trees grew accustomed to putting them under drought stress. Beetles are attracted to trees under stress. Oak Ambrosia Beetle infestations can be identified by the presence of white boring dust and frass on the ground or surrounding foliage at the base of a tree. Please see pictures below and <http://entnemdept.ufl.edu/hodges/ProtectUs/presentations/oakambrosiabeetle.pdf> for more information.

The value of each tree/palm/plant that can be replaced from nursery stock was arrived at by calculating an average wholesale unit price using the "Betrock's Plant Finder, Wholesale Guide to Foliage and Ornamental Plants" as per ISA Rule Chapter 14_40.

VI. Conclusions and Recommendations

Values are calculated for 14" dbh trees and greater as per Fort Peirce code.

Formula used.

Laurel oak/*Quercus laurifolia*, 2.5" tree cost, 135.00 (Sebastian River Farm)+ 95.00 (Enviro Pro Tree farm)+ 125.00 (Lancaster Trees)= $355 / 3 = 118.33 \times 2.5 = 295.83 / 2" = 147.91$ per in.

Total value of live trees \$62,998.57

Please see below example pictures, attached find, site survey, and updated tree data.



Dead trees



Beetle frass



Beetle frass

Walsh - Kings Highway

Environmental Impact Report

Prepared For:

St Lucie County
Environmental Resource Department

Prepared By:



10250 Village Parkway
Port St. Lucie, FL 34987
772-223-5200

INTRODUCTION

The following environmental impact report has been prepared in accordance with Section 11.02.09(A) (5) of the St. Lucie County Land Development Code. The environmental impact report is required when the thresholds depicted in Section 11.02.09(A) (5) (a) are met. The property is located within Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida. The property is further identified by St. Lucie County Property Appraiser as property identification number 3228-111-0002-000-4. The parcel is located at 2564 South Kings Highway, Fort Pierce, Florida. The overall site acreage of the parcel is ± 8.90 acres.

Currently, the site is being prepared with 30,000 square feet (sf) of RV storage and 100,000 sf of flex space upon approval of an annexation request to the City of Fort Pierce, but there is road access to the property via both South Kings Highway and Crossroad Parkway. As part of the building application and annexation process, this property will require and Environmental Impact Report (EIR). See enclosed site plan as prepared by EDC, Inc. as well.

Based on section 11.02.09(A) (5) of the St. Lucie County Land Development Code, the environmental impact report shall completely depict the following:

1. A vegetation and substrate survey including:

a) Extent and acreage of any areas in which vegetation typical of the primary dune extends landward of the Coastal Construction Control Line;

The parcel is located at 2564 South Kings Highway, Fort Pierce, Florida. The overall site acreage of the parcel is ± 8.90 acres. No dune areas exist or Coastal Construction Control Lines.

b) Extent and acreage of all marsh and mangrove forest areas, including substrate conditions;

No marsh or mangrove forest areas exist on the parcel. The substrate consists of Riviera fine sand, Floridana sand, and Winder loamy sand; both of which consist of nearly level and poorly drained soil that will tolerate standing water. Water control structures are usually necessary.

c) Extent and acreage of all upland hammock forests; and,

No upland hammock forests or other native Florida uplands exist on the parcel. The upland areas on the property consist of hardwoods and Brazilian pepper in an Abandoned Grove (FLUCCS #224). The parcel also contains minimal cabbage palms and other oaks. The eastern perimeter of the parcel is dominated by Brazilian pepper. The parcel is reflective of the historic use as an agricultural site, apparent by remnant shallow furrows.

Protected trees within the upland area consist of Cabbage Palms and Live Oaks.

Identified uplands carry the following FLUCCS classification:

224 Abandoned Groves: ±8.90 acres total

The vegetation observed in the upland includes:

Live Oak (*Quercus virginiana*)
Cabbage Palm (*Sabal palmetto*)
Brazilian pepper (*Schinus terbinthifolius*)

d) Extent and acreage of all wetlands.

No wetlands exist on the parcel.

2. A statement of jurisdictional control over the environmental area.

The applicant has submitted environmental impact application to the St. Lucie County ERD, and City of Fort Pierce.

3. A statement on when the jurisdictional boundaries were delineated and who delineated the boundaries.

There are no State jurisdictional wetlands are present on the parcel.

4. Indicate the required first floor elevation, and whether all floor elevations will be above this level.

The proposed finished floor elevations will be set at or above the results of the 100-year 3-day storm analysis or predetermined flood elevations as published by FEMA. Whichever elevation is greater will be used to set the primary structure and any additional habitable structures. These elevations will be determined during the detailed design construction plan development process and submitted to all required permitting agencies for review and approval. We estimate finished floor elevations to be somewhere between 2-3 feet above existing property grades.

5. The identification of any area that has experienced overwash of the primary dune.

Not Applicable.

6. The identification of any area subject to breach during storm conditions.

Not Applicable.

7. An assessment of the impacts upon onsite vegetation and wildlife.

The upland areas on the property will be impacted by construction; as the intended use is RV Storage and Flex Space. However, they do not contain critical native habitat or vegetation. Additionally, exotic vegetation will be removed from the site or killed in placed.

No Wildlife was observed on the parcel during the site visit. Due to the nature of the site, impacts to native wildlife will be minimal.

8. An assessment of the impacts upon onsite and off-site natural resources.

There will be overall onsite impacts. The majority of the impacted vegetation will consist of Brazilian pepper and low grasses, native and exotic. Trees qualifying for protection, i.e. Cabbage Palms, Live Oaks, will be mitigated as described in section 123-66 of City of Fort Pierce regulations.

The off-site natural resources affected by the proposed activity are minimal and will not cause fragmentation of natural lands. The immediate area to the east of the property consists of a trailer park HOA, and other commercial buildings to the south. Further north and northeast lies remnant agriculture land.

9. A detailed description of the planned approach to minimize impacts.

The applicant has minimized overall impacts to Preserve Areas through a tree survey. This survey identified and marked off native trees not to be impacted. The remaining impacts on the parcel will mainly be to exotic vegetation and low grasses.

10. A detailed description of the proposed alterations or disturbances being proposed.

The applicant proposes to construct a commercial development, intended for use of RV Storage and Flex Space. This will impact the non-native habitat with typical clearing and grading processes to the property's soil.

11. A detailed description of the proposed mitigation plan to offset impacts.

The applicant will follow the regulation in Section 123-66.d and mitigate for any native tree removed that is greater than 14 inches in diameter at breast height (DBH). Mitigation will also occur for any Cabbage Palms removed that have a clear trunk of 10 feet. Mitigation will occur using replacement trees of the same species, or similar species that have been approved for mitigation. The secondary option is to contribute a fee, calculated per inch of DBH, which varies depending on the type of tree.

12. A plant and animal survey for onsite federal and state protected species.

A preliminary plant and animal survey was conducted by EDC, Inc. in August 2020. No resident listed animal species were observed on the property. No listed plants were observed on the property.

13. A surface water management plan and written assessment including a description of techniques to be used to prevent both the potential degradation of surface water resources and an increase in flood hazard damage.

Stormwater design calculations will be completed per current South Florida Water Management District (SFWMD) design standards as outlined under the SFWMD Basis of Review.

14. A sea turtle protection plan.

A sea turtle protection plan is not applicable to this property.

15. A shoreline stabilization plan.

A shoreline stabilization plan is not applicable for this property.

16. A gopher turtle protection plan.

A gopher tortoise protection plan is not applicable for this property as no burrows were found.

Appendix A

Site Maps





Environmental Impact Report

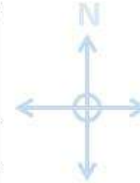
2564 S. Kings Hwy
Fort Pierce, FL

Location Map

Project: 20-222

Michael Lee Walsh GC

8/14/2020



Project Location

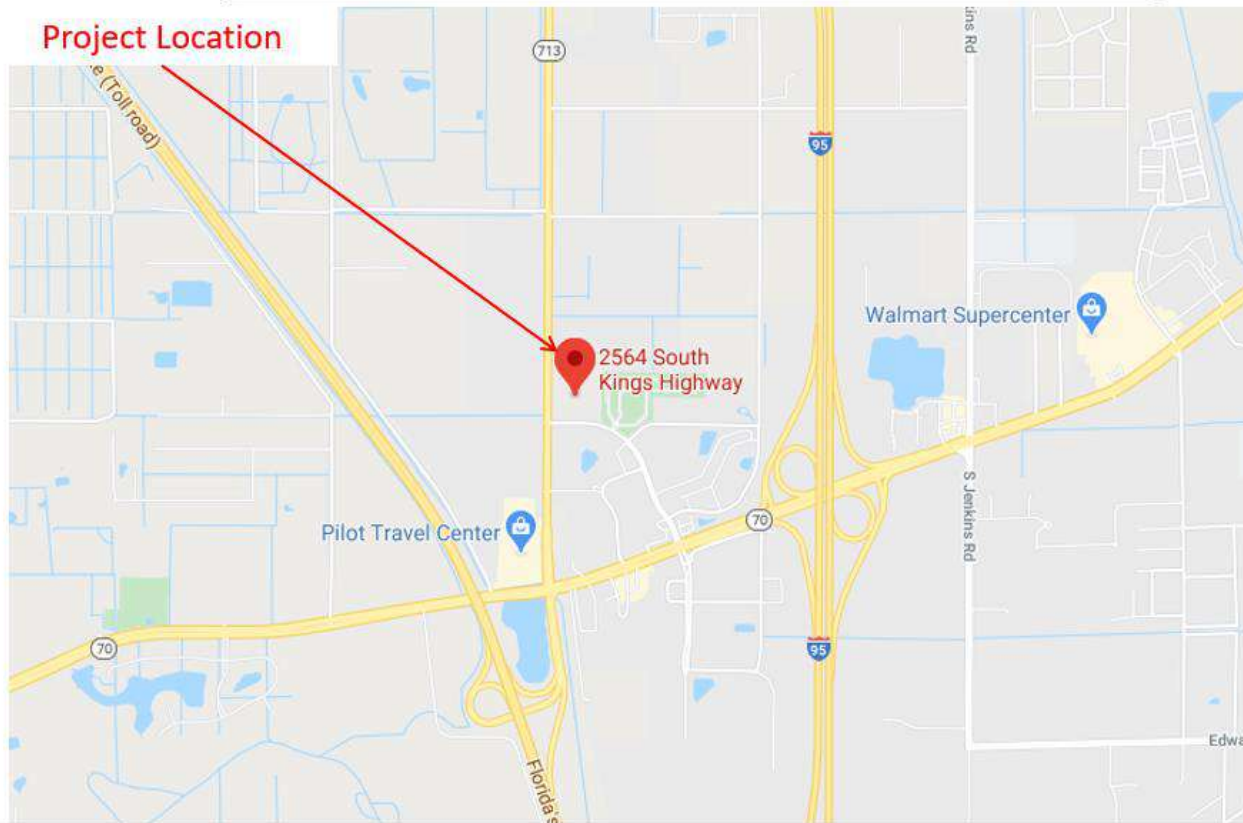


Figure 1. Location Map.



Environmental Impact Report

2564 S. Kings Hwy
Fort Pierce, FL

Property Appraiser Map

Project: 20-222

Michael Lee Walsh GC

8/14/2020

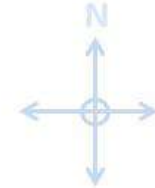


Figure 2. Site Map.



Environmental Impact Report		
2564 S. Kings Hwy Fort Pierce, FL		
FLUCCS Map		
Project: 20-222	Michael Lee Walsh GC	8/14/2020



Figure 3. Existing Habitat/FLUCCS Map.



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Impact Report

2564 S. Kings Hwy
Fort Pierce, FL

Soil Map

Project: 20-222

Michael Lee Walsh GC

8/14/2020

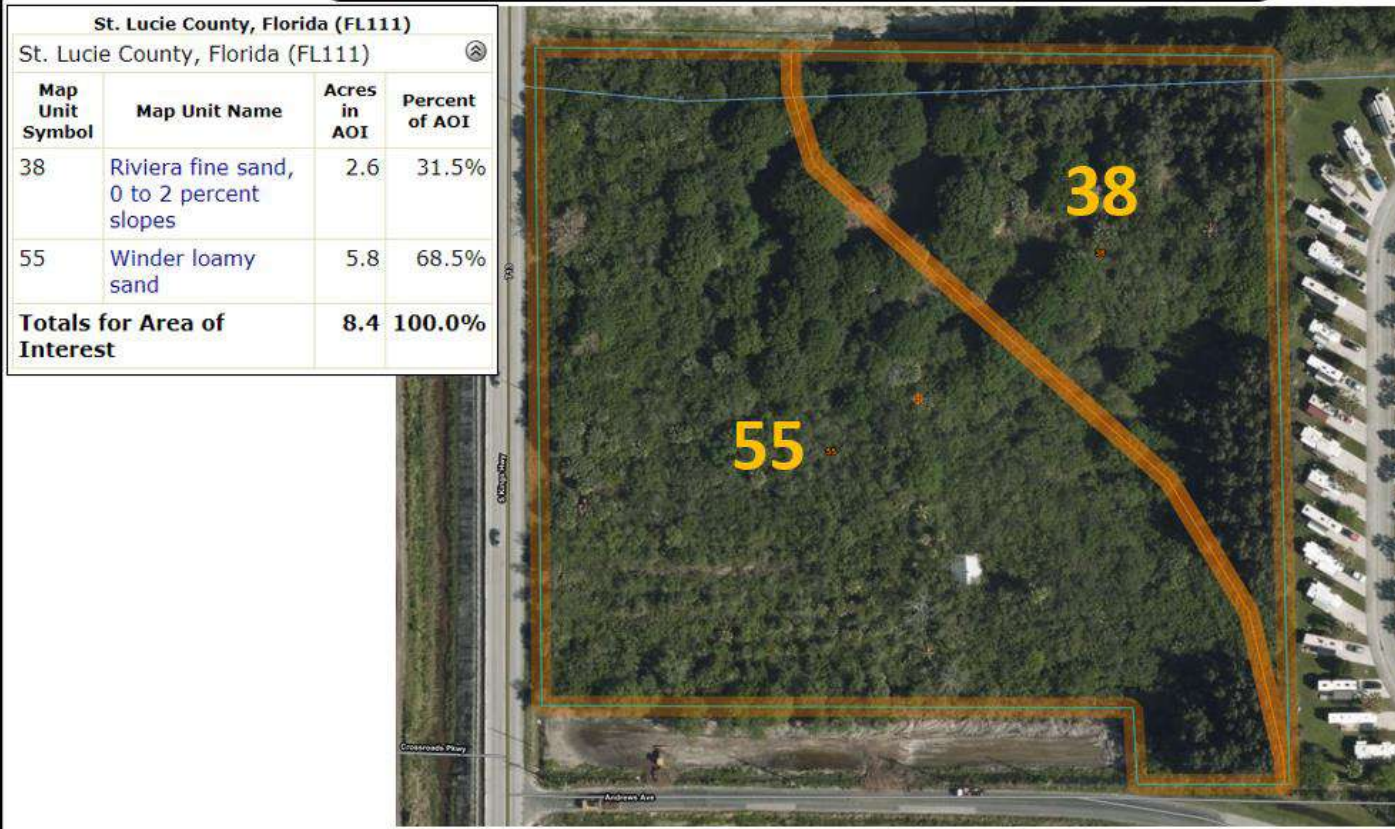


Figure 4. Soils Map.



Environmental Impact Report		
2564 S. Kings Hwy Fort Pierce, FL		
Wildlife Survey Map		
Project: 20-222	Michael Lee Walsh GC	8/14/2020

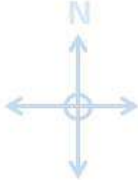


Figure 5. Wildlife Survey Map.



O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Walsh Parcel

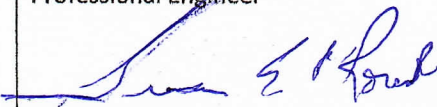
Prepared for:

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

Prepared by:

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

**November 12, 2020
Revised June 23, 2021
Revised July 16, 2021**

<p>Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918</p>	<p>Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 7/16/2021 License #: 42684</p>
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O'ROURKE
ENGINEERING & PLANNING

November 12, 2020

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

Re: Walsh Parcel

Dear Ms. Sesta:

O'Rourke Engineering & Planning has completed the analysis of the proposed commercial development located east of Kings Highway and north of Crossroads Parkway in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,

O'Rourke Engineering & Planning

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

TABLE OF CONTENTS

INTRODUCTION	1
PROJECT DESCRIPTION	1
EXISTING CONDITIONS	3
PROJECT TRAFFIC	4
PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT	4
OTHER PROJECT TRAFFIC/ GROWTH RATE	8
LINK ANALYSIS/ REVIEW	8
DRIVEWAY ANALYSIS/ REVIEW	10
CONCLUSION	10

TABLES

TABLE 1a: Project Trip Generation – Daily	5
TABLE 1b: Project Trip Generation – AM	5
TABLE 1c: Project Trip Generation – PM	5
TABLE 2a: Project Percent Impact – AM	7
TABLE 2b: Project Percent Impact – PM	7
TABLE 3a: Link Analysis – AM	9
TABLE 3b: Link Analysis – PM	9

FIGURES

FIGURE 1: Project Location	2
FIGURE 2: Percent Assignment	6
FIGURE 3: Driveway Volumes	11

APPENDICES

APPENDIX A: Site Plan	
APPENDIX B: St. Lucie County 2019/2020 Level of Service Report and St. Lucie County 2014 Level of Service Report	
APPENDIX C: Growth Rate	
APPENDIX D: Intersection Data and Analysis	

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed RV Storage commercial development located east of Kings Highway and north of Crossroads Parkway in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the project's impact on the surrounding roadway system.

In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

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

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located east of Kings Highway and north of Crossroads Parkway located in Ft. Pierce, St. Lucie County, Florida, will consist of a 121,938 square foot RV Storage /Mini Warehouse on approximately 8.8 acres. The site is currently vacant. The project location is shown in **Figure 1**.

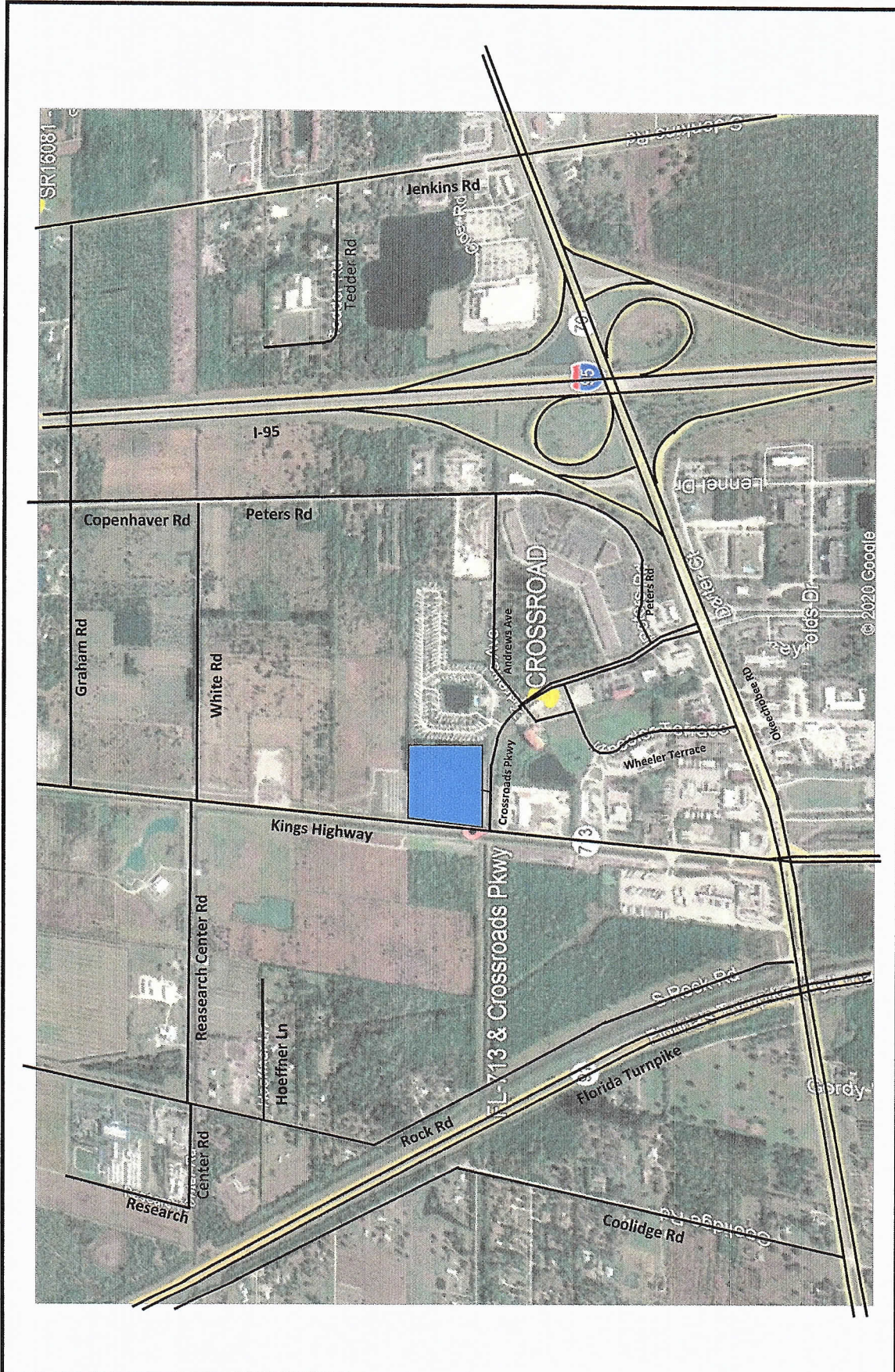



Figure 1
Project Location
Walsh

Legend
 = Project Locator



22 SE Seminole Street
Stuart, FL 34994

Date: 10-28-20



NTS

Job Number: SR20103.0

EXISTING CONDITIONS

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

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

Existing Lane Geometrics and Traffic Control

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

- Crossroads Parkway is a two-lane divided collector road from Okeechobee Road to Andrews Avenue. From Andrews Avenue to Kings Highway it is two-lane undivided.
- Kings Highway is a two-lane principal arterial with a north/south alignment it is included in the St. Lucie County 5-year TIP to be widened to a four-lane divided roadway. The road is currently under construction.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO Traffic Counts and Level of Service Report Fall/Winter 2019/2020 and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The St. Lucie TPO 2019/2020 Level of Service Report was used to establish capacity. This document is included in **Appendix B**.

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 10th Edition trip rates were applied to Mini Warehouse. These calculations are shown in **Tables 1a, 1b, and 1c**.

Trip generation reference material are included in the latter half of Appendix B.

As shown, the project will generate 184 net new daily trips. There will be 12 net new AM peak hour trips with 7 entering the project and 5 trips exiting the project. There will be 21 net new PM peak hour trips with 10 trips entering the project and 11 trips exiting the project.

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

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

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

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Mini Warehousing	151	121,938	Sft	T = 1.51(X)	50%	50%	92	92	184
TOTALS							92	92	184

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Mini Warehousing	151	121,938	Sft	T = 0.10(X)	60%	40%	7	5	12
TOTALS							7	5	12

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Mini Warehousing	151	121,938	Sft	T = 0.17(X)	47%	53%	10	11	21
TOTALS							10	11	21

Source: ITE 10th Edition Trip Generation Rates

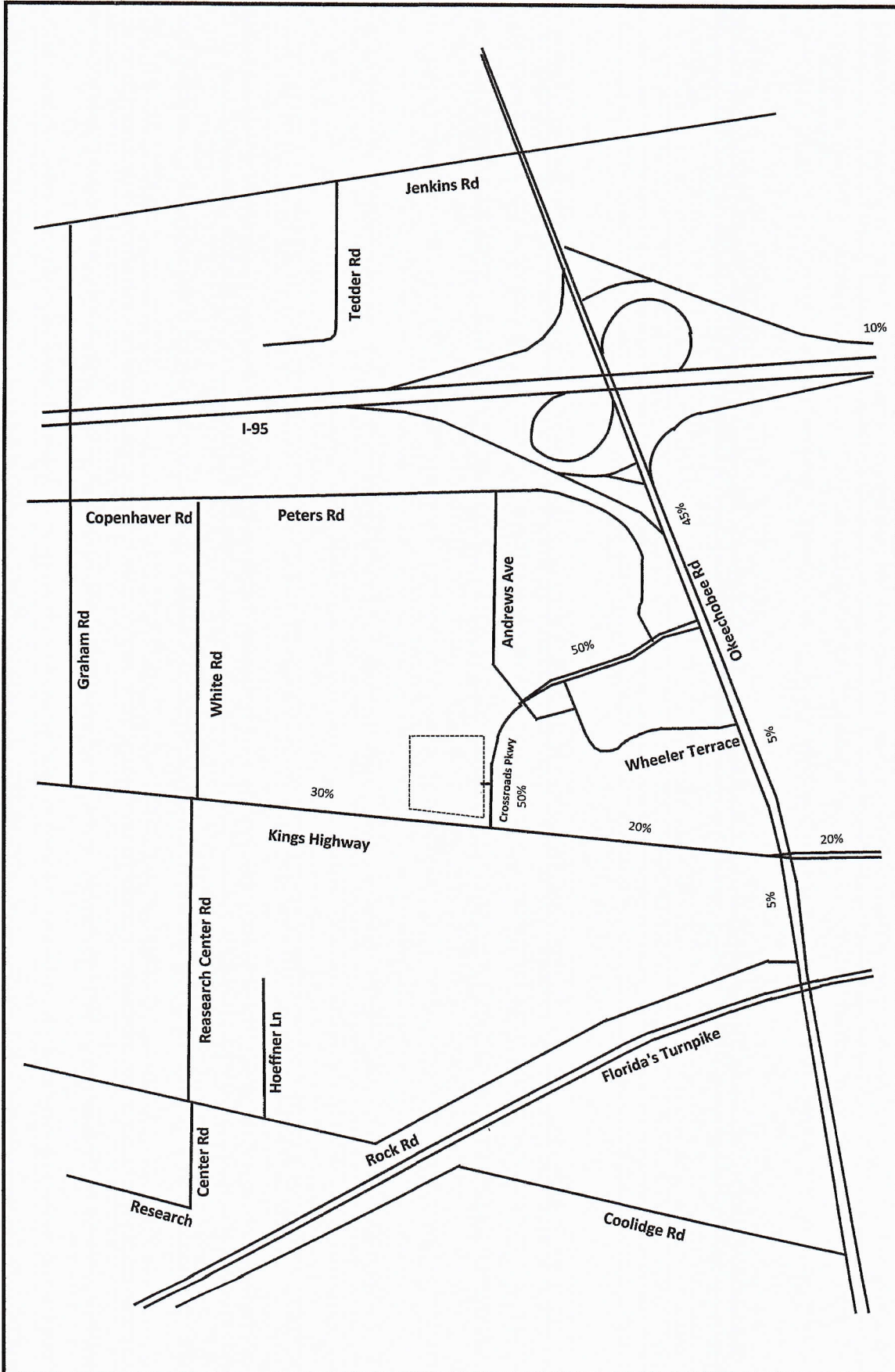


Figure 2
Percent Assignment
Walsh

Legend
□ = Project Location



22 SE Seminole Street
Stuart, FL 34994

Date: 10-28-20



NTS

Job Number: SR20103.0

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	(2) Greater than 3% (1% on Adjacent Links)	(1) Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	830	1	0.12%	20%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	830	1	0.12%	20%
	Crossroads Pkwy	Graham Rd	NB	OUT	NO	660	2	0.30%	30%
	Crossroads Pkwy	Graham Rd	SB	IN	NO	660	2	0.30%	30%
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	790	3	0.38%	50%
	Kings Hwy	Okeechobee Rd	WB	IN	NO	790	4	0.51%	50%
Okeechobee Rd	I - 95	Crossroads Pkwy	EB	OUT	NO	4170	2	0.05%	45%
	I - 95	Crossroads Pkwy	WB	IN	NO	4170	3	0.07%	45%
	Kings Hwy	Crossroads Pkwy	EB	IN	NO	4170	0	0.00%	5%
	Kings Hwy	Crossroads Pkwy	WB	OUT	NO	4170	0	0.00%	5%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 12
 Net In: 7
 Net Out: 5

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	(2) Greater than 3% (1% on Adjacent Links)	(1) Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	830	2	0.24%	20%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	830	2	0.24%	20%
Crossroads Pkwy	Crossroads Pkwy	Graham Rd	NB	OUT	NO	660	3	0.45%	30%
	Crossroads Pkwy	Graham Rd	SB	IN	NO	660	3	0.45%	30%
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	790	6	0.76%	50%
	Kings Hwy	Okeechobee Rd	WB	IN	NO	790	5	0.63%	50%
Okeechobee Rd	I - 95	Crossroads Pkwy	EB	OUT	NO	4170	5	0.12%	45%
	I - 95	Crossroads Pkwy	WB	IN	NO	4170	5	0.12%	45%
	Kings Hwy	Crossroads Pkwy	EB	IN	NO	4170	1	0.02%	5%
	Kings Hwy	Crossroads Pkwy	WB	OUT	NO	4170	1	0.02%	5%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 21
 Net In: 10
 Net Out: 11

OTHER PROJECT TRAFFIC/GROWTH RATE

Traffic volumes on Crossroads Parkway were grown using a 3-year historical growth rate of 5.97%. The growth rate was calculated using available TPO data from 2014 to 2017, at the link of Crossroads Parkway from Kings Highway to Okeechobee Road. The growth rate was applied out 6 years to estimate 2023 traffic.

Details of the growth rate calculation are included in **Appendix C**.

LINK ANALYSIS / REVIEW

The adjacent link of Crossroads Parkway from Kings Highway to Okeechobee Road was not significant, but was analyzed further to ensure it will meet concurrency. **Tables 3a and 3b** summarize the results of the link analysis. As shown, the roadway will operate at acceptable levels of service at project buildout.

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	⁽³⁾ Greater than 3% (1% on Adjacent Links)	AAADT 2017	⁽¹⁾ 2017 Peak Hour Directional Volumes	⁽²⁾ Growth Rate	2023 AM Peak Hour + Growth	2023 Growth Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Crossroads Pkwy	Kings Hwy Kings Hwy	Okeechobee Rd	EB	OUT	NO	2142	100 ⁽⁴⁾	5.97%	141	141	790	3	144	0.38%	YES	50%
		Okeechobee Rd	WB	IN	NO	2142	108	5.97%	153	153	790	4	157	0.51%	YES	50%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Area Wide Historical Growth

(3) According to the Guidelines prepared by the TPO and modified by the City and County

(4) Calculated using a D-Factor of 0.48 from the FDOT TMC

Two-Way: 12
Net In: 7
Net Out: 5
Years Grown: 6

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	⁽³⁾ Greater than 3% (1% on Adjacent Links)	AAADT 2017	⁽¹⁾ 2017 Peak Hour Directional Volumes	⁽²⁾ Growth Rate	2023 PM Peak Hour + Growth	2023 Growth Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Crossroads Pkwy	Kings Hwy Kings Hwy	Okeechobee Rd	EB	OUT	NO	2142	107	5.97%	152	152	790	6	158	0.76%	YES	50%
		Okeechobee Rd	WB	IN	NO	2142	91 ⁽⁴⁾	5.97%	129	129	790	5	134	0.63%	YES	50%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Area Wide Historical Growth

(3) According to the Guidelines prepared by the TPO and modified by the City and County

(4) Calculated using a D-Factor of 0.46 from the FDOT TMC

Two-Way: 21
Net In: 10
Net Out: 11
Years Grown: 6

DRIVEWAY ANALYSIS

The project takes access from one full access driveway on Crossroads Parkway. The project volumes are shown on **Figure 3**.

The project driveway was analyzed using HCS for unsignalized intersections to determine the Level of Service at project buildout. Existing volumes for Crossroads Parkway were obtained from the FDOT Turning Movement Count at the intersection of Crossroads Parkway and Okeechobee Road. These volumes were then grown to 2023 and project traffic was added. The project driveways will operate at a LOS B in the AM and PM peak hours at project buildout.

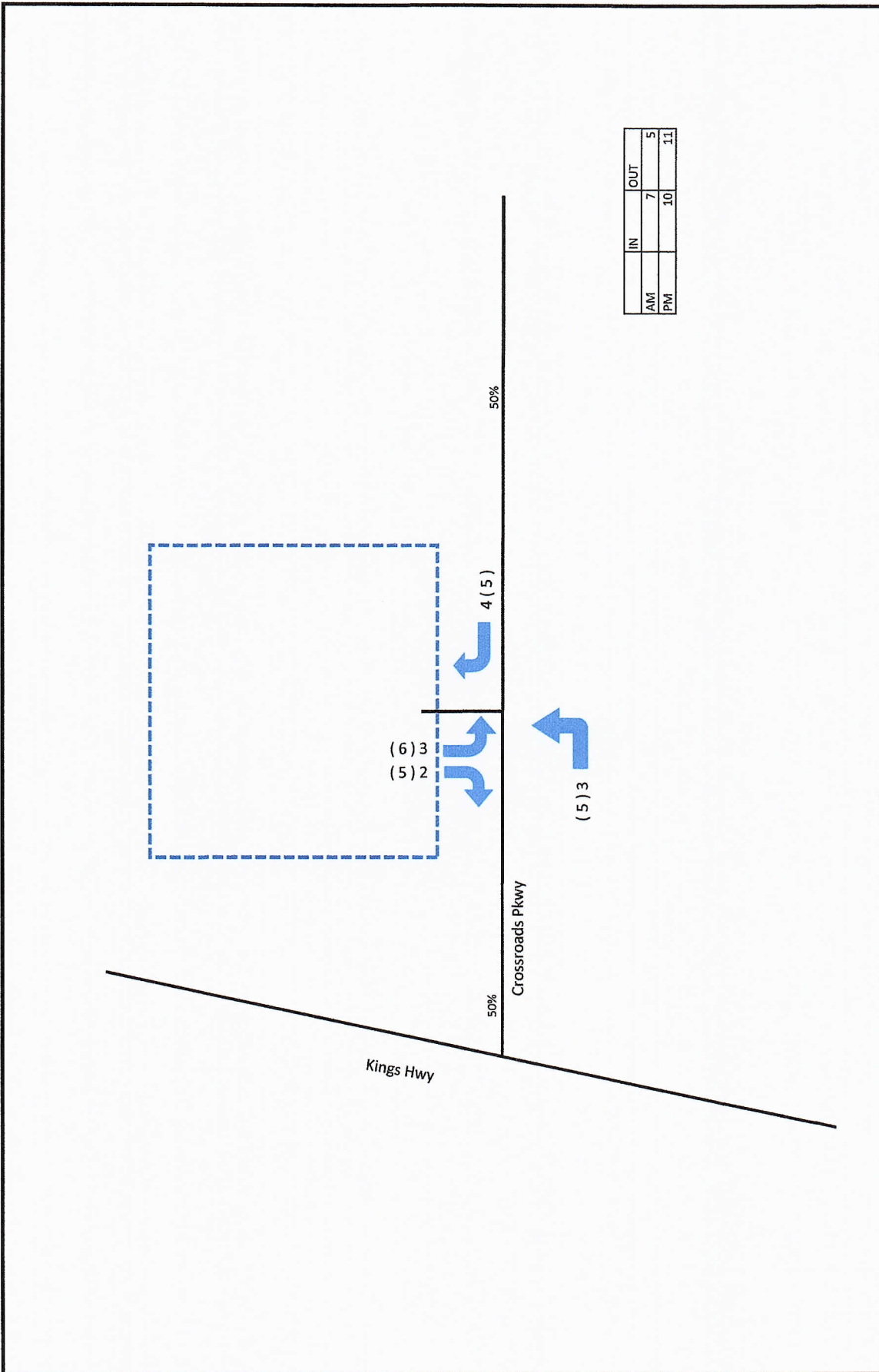
The project driveway was also analyzed to determine if turn lanes are warranted at the project driveway. The FDOT Access Management Guidebook November 2019 was used to determine the need for a right-turn lane. With a speed limit of 45 MPH or less, a right-turn lane is recommended when right turning vehicles exceed 80 vehicles in the peak hour. With a peak hour right-turning volume of 5 vehicles, a right-turn lane is not recommended.

The need for a left-turn lane was evaluated using NCHRP 279 based on the percent of left turns and the approaching and opposing volumes. The left-turn volume is less than 2% of the approach traffic with an approach volume of 268 and an opposing volume of 192. Using the two-lane 40 MPH graph, a left-turn lane is not warranted.

Appendix D includes the intersection analysis and turn-lane data.

CONCLUSION

The Walsh Kings Highway RV Storage with 184 daily trips, 12 net AM peak hour trips and 21 net PM peak hour trips will have insignificant impact on the network. All links and intersections operate at acceptable levels of service. Therefore, the project meets the requirements for concurrency.



	IN	OUT
AM	7	5
PM	10	11

Figure 3
Driveway Volumes
 Walsh

Legend
 XX (XX) = AM (PM)
 = Project Location



22 SE Seminole Street
 Stuart, FL, 34954

Date: 10-28-20



NTS

Job Number: SR20103.0

APPENDIX A

SITE PLAN

APPENDIX B

**ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT FALL/WINTER
2019/2020,
ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT 2014**

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	8,300	2019	1,710	535	C	0.695	489	C	0.635
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	16,233	2016	3,170	1,008	C	0.326	865	C	0.280
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	24,500	2020	3,170	1,290	C	0.417	1,244	C	0.403
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	25,000	2020	3,170	1,299	C	0.420	1,395	C	0.451
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	26,500	2019	3,170	1,256	C	0.406	1,307	C	0.423
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	30,500	2019	3,170	1,502	C	0.486	1,556	C	0.504
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	25,000	2020	3,170	1,320	C	0.427	1,384	C	0.448
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	5,400	2016	3,170	348	C	0.118	297	C	0.101
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	6,400	2016	3,170	344	C	0.117	360	C	0.122
CROSSTOWN PKWY	FLORESTA DR to US 1	66	25,500	2019	3,170	1,967	C	0.637	1,723	C	0.558
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,142	2017	790	108	C	0.277	107	C	0.274
DARWIN BLVD	BECKER RD to PAAR DR	235	7,298	2018	630	728	F	1.156	642	F	1.019
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,298	2018	920	728	C	0.837	642	C	0.738
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	13,500	2019	920	673	C	0.774	708	C	0.814
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	8,100	2019	920	633	C	0.728	570	C	0.655
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	8,400	2019	880	512	C	0.617	508	C	0.612
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,800	2017	880	281	C	0.339	294	C	0.354
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,667	2016	600	259	C	0.863	208	C	0.693
DELAWARE AVE	33RD ST to 25TH ST	500	3,118	2017	1,710	207	C	0.269	237	C	0.308
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	3,122	2017	1,220	144	C	0.197	144	C	0.197
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	12,000	2020	790	657	D	0.832	611	D	0.773
DELAWARE AVE	13TH ST to 10TH ST	664	7,402	2017	750	497	D	0.663	411	D	0.548
DELAWARE AVE	10TH ST to 7TH ST	664	7,402	2017	600	497	D	0.828	411	D	0.685
DELAWARE AVE	7TH ST to US 1	665	7,200	2020	750	390	D	0.520	402	D	0.536
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	11,500	2020	830	716	C	0.918	653	C	0.837

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

* Counts with an ID format of 6 digits have data extracted from FDOT count stations.

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	1.0	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

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

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

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

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 * AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
 * Counts with an ID format of 6 digits have data extracted from FDOT count stations.

Traffic Counts and Level of Service Report Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
CAMEO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	4,600	710	299	C	0.854	286	C	0.817
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	7,633	790	528	D	0.668	448	D	0.567
CAMPBELL RD	PICOS RD to ORANGE AVE	600	510	44	C	0.176	39	C	0.156
CANE SLOUGH RD	US 1 to LENNARD RD	9,178	1,710	510	C	0.662	528	C	0.686
CITRUS AVE	7TH ST to US 1	900	750	129	C	0.349	129	C	0.349
CITRUS AVE	US 1 to 2ND ST	4,020	790	239	C	0.613	244	C	0.626
CITRUS AVE	2ND ST to INDIAN RIVER DR	3,050	510	166	C	0.664	172	C	0.688
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	3,300	1,470	233	C	0.353	209	C	0.317
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	2,600	1,710	162	C	0.210	143	C	0.186
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	4,400	510	233	C	0.932	261	D	0.512
CORTEZ BLVD	35TH ST to 25TH ST	4,300	710	0	B	0.000	0	B	0.000
CORTEZ BLVD	25TH ST to SUNRISE BLVD	2,400	710	159	C	0.454	148	C	0.423
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	6,000	1,710	336	C	0.436	318	C	0.413
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	10,167	3,170	589	C	0.191	559	C	0.181
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	14,333	3,170	899	C	0.291	868	C	0.281
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	12,667	3,170	692	C	0.224	620	C	0.201
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	14,500	3,170	743	C	0.240	677	C	0.219
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	16,667	3,170	779	C	0.252	792	C	0.256
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	10,500	3,170	550	C	0.178	533	C	0.172
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	7,233	3,170	410	C	0.133	406	C	0.131
CROSSTOWN PKWY	SANDIA DR to MANTH LN	5,333	920	269	C	0.309	292	C	0.336
CROSSTOWN PKWY	MANTH LN to FLORESTA DR	4,567	510	259	D	0.508	242	C	0.968
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	1,300	790	81	C	0.208	74	C	0.190
DARWIN BLVD	BECKER RD to PAAR DR	5,080	590	462	C	0.825	407	C	0.727
DARWIN BLVD	PAAR DR to TULIP BLVD	5,080	920	462	C	0.531	407	C	0.468
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	13,000	920	653	C	0.751	667	C	0.767
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	10,000	920	605	C	0.695	544	C	0.625
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,567	840	202	C	0.256	218	C	0.276
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	4,300	840	237	C	0.300	277	C	0.351

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic

APPENDIX C

GROWTH RATE

Historical Growth Rate Calculation

Segment	From	To	2014 AADT	2017 AADT	3 Year Historical Growth Rate
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	1,800	2,142	5.97%
		Total	1,800	2,142	5.97%

*Source: St Lucie TPO Traffic Counts and Level of Service Report Fall/Winter 2019/2020

Traffic Counts and Level of Service Report Fall 2016

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
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	20,500	2016	3,170	1,257	C	0.407	1,379	C	0.446
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	19,500	2016	3,170	1,184	C	0.383	1,224	C	0.396
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	20,500	2016	3,170	1,036	C	0.335	991	C	0.321
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	20,000	2016	3,170	971	C	0.314	954	C	0.309
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	16,000	2016	3,170	840	C	0.272	854	C	0.276
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	5,800	2016	3,170	374	C	0.121	319	C	0.103
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	5,900	2016	920	318	C	0.366	331	C	0.380
CROSSTOWN PKWY	MANTH LN to FLORESTA DR	658	4,700	2016	540	264	C	0.978	247	C	0.915
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	1,800	2014	790	113	C	0.290	103	C	0.264
DARWIN BLVD	BECKER RD to PAAR DR	235	6,160	2015	630	576	C	0.960	522	C	0.870
DARWIN BLVD	PAAR DR to TULIP BLVD	235	6,160	2015	920	576	C	0.662	522	C	0.600
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	12,000	2016	920	646	C	0.743	620	C	0.713
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	11,103	2015	920	592	C	0.680	612	C	0.703
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	8,700	2016	880	524	C	0.631	453	C	0.546
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,500	2014	880	248	C	0.299	290	C	0.349
DELAWARE AVE	HARTMAN RD to 33RD ST	662	2,000	2016	600	311	D	0.518	250	C	0.833
DELAWARE AVE	33RD ST to 25TH ST	500	3,472	2014	1,710	256	C	0.332	260	C	0.338
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	4,800	2015	1,220	-	-	-	-	-	-
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	10,500	2016	790	564	D	0.714	579	D	0.733
DELAWARE AVE	13TH ST to 10TH ST	664	7,100	2014	750	396	D	0.528	377	D	0.503
DELAWARE AVE	10TH ST to 7TH ST	664	7,100	2014	600	396	D	0.660	377	D	0.628
DELAWARE AVE	7TH ST to US 1	665	6,900	2016	750	443	D	0.591	413	D	0.551
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	6,086	2014	830	419	C	0.537	350	C	0.449
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	11,500	2016	880	797	C	0.960	742	C	0.894
EASY ST	US 1 to BUCHANAN DR	106	5,900	2016	750	530	D	0.707	409	D	0.545

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

* Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	8,300	2019	1,710	535	C	0.695	489	C	0.635
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	16,233	2016	3,170	1,008	C	0.326	865	C	0.280
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	24,500	2020	3,170	1,290	C	0.417	1,244	C	0.403
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	25,000	2020	3,170	1,299	C	0.420	1,395	C	0.451
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	26,500	2019	3,170	1,256	C	0.406	1,307	C	0.423
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	30,500	2019	3,170	1,502	C	0.486	1,556	C	0.504
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	25,000	2020	3,170	1,320	C	0.427	1,384	C	0.448
CROSSTOWN PKWY	AIROSO BLVD to SANDJA DR	656	5,400	2016	3,170	348	C	0.113	297	C	0.096
CROSSTOWN PKWY	SANDJA DR to MANTH LN	657	6,400	2016	3,170	344	C	0.111	360	C	0.117
CROSSTOWN PKWY	FLORESTA DR to US 1	66	25,500	2019	3,170	1,967	C	0.637	1,723	C	0.558
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,142	2017	790	108	C	0.277	107	C	0.274
DARWIN BLVD	BECKER RD to PAAR DR	235	7,298	2018	630	728	F	1.156	642	F	1.019
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,298	2018	920	728	C	0.837	642	C	0.738
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	13,500	2019	920	673	C	0.774	708	C	0.814
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	8,100	2019	920	633	C	0.728	570	C	0.655
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	8,400	2019	880	512	C	0.617	508	C	0.612
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,800	2017	880	281	C	0.339	294	C	0.354
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,667	2016	600	259	C	0.863	208	C	0.693
DELAWARE AVE	33RD ST to 25TH ST	500	3,118	2017	1,710	207	C	0.269	237	C	0.308
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	2,700	2019	1,220	124	C	0.17	124	C	0.17
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	12,000	2020	790	657	D	0.832	611	D	0.773
DELAWARE AVE	13TH ST to 10TH ST	664	7,402	2017	750	497	D	0.663	411	D	0.548
DELAWARE AVE	10TH ST to 7TH ST	664	7,402	2017	600	497	D	0.828	411	D	0.685
DELAWARE AVE	7TH ST to US 1	665	7,200	2020	750	390	D	0.520	402	D	0.536
FAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	11,500	2020	830	716	C	0.918	653	C	0.837

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

* Counts with an ID format of 6 digits have data extracted from FDOT count stations.

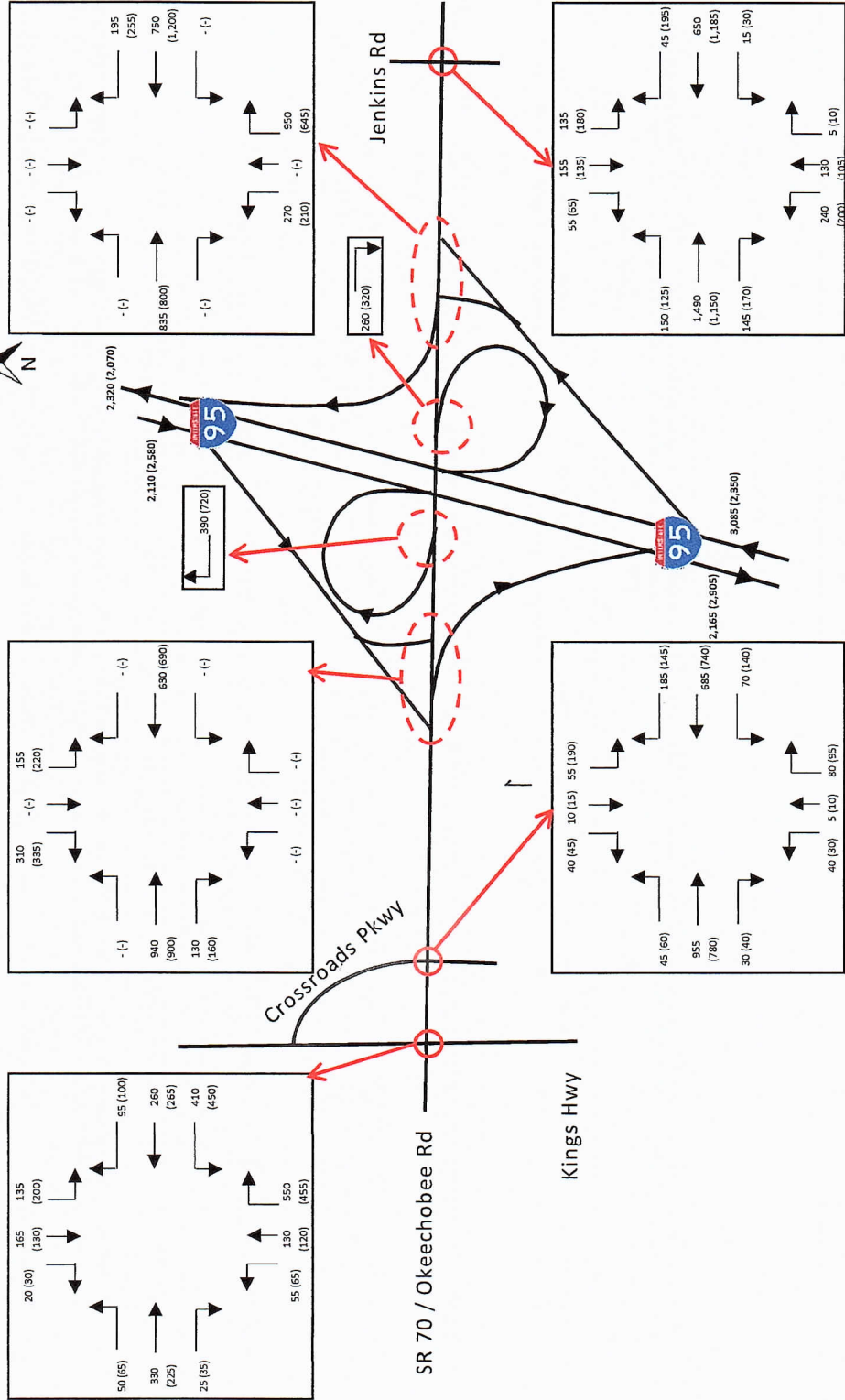
APPENDIX D

**INTERSECTION DATA
AND ANALYSIS**

SR 70/Okeechobee Road Interchange

2017 Peak Hour TMCs (Balanced) - July 3, 2018

xxx (yyy) - AM (PM) Peak Hour Volume



Estimated 2017 Turning Movement Volumes based on data collected for the Master Plan study in Oct. and Nov. 2017.

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Crossroads Parkway **E/W STREET:** Okeechobee Rd **CONTROL:**
FILENAME: COUNTYDATE: 2017 **CITY:** Fort Pierce **INTERSECTION:**
REPORT DATE: **DAY:** **ANALYSIS YEAR:** 2017

15 Min Period	Northbound			Southbound			Eastbound			Westbound		
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EDT	EBR	WBL	WBT	WBR
7:00-7:15												
7:15-7:30												
7:30-7:45												
7:45-8:00												
8:00-8:15												
8:15-8:30												
8:30-8:45												
8:45-9:00												

AM PEAK HOUR IS FROM: 7:00AM TO 8:00AM

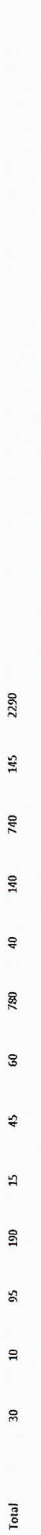
Volumes	40	5	80	55	10	45	45	955	30	185	685	70	0
Season Factor	40	5	80	55	10	45	45	955	30	185	685	70	2205
Growth	40	5	80	55	10	45	45	955	30	185	685	70	2205
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	-
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0

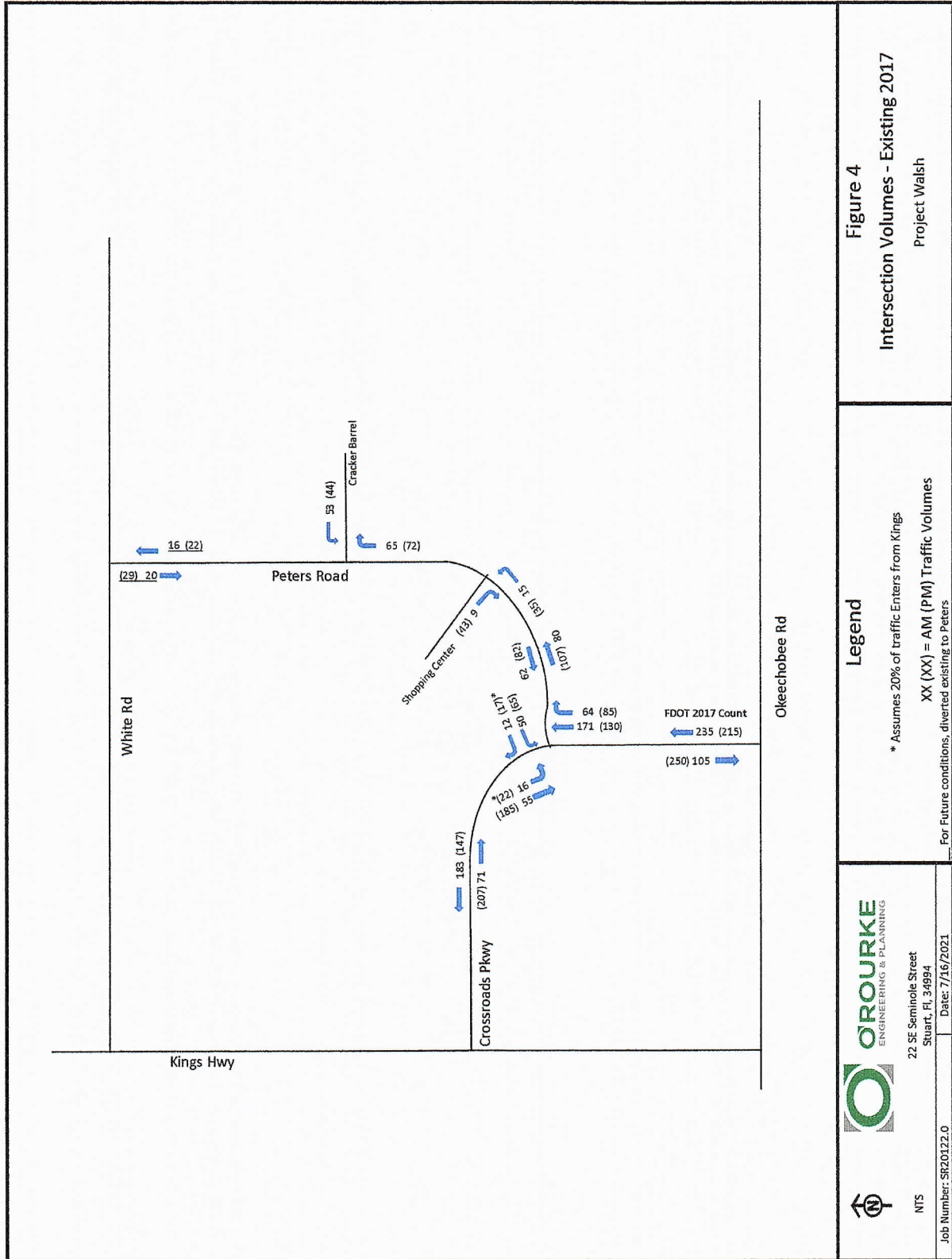


15 Min Period	Northbound			Southbound			Eastbound			Westbound		
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EDT	EBR	WBL	WBT	WBR
4:00-4:15												
4:15-4:30												
4:30-4:45												
4:45-5:00												
5:00-5:15												
5:15-5:30												
5:30-5:45												
5:45-6:00												

PM PEAK HOUR IS FROM: 4:00PM TO 5:00PM

Volumes	30	10	95	190	15	45	60	780	40	140	740	145	0
Season Factor	30	10	95	190	15	45	60	780	40	140	740	145	2290
Growth	30	10	95	190	15	45	60	780	40	140	740	145	2290
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	-
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0





TURNING MOVEMENT VOLUME COUNTS

N/3 STREET: Project Driveway
 FILENAME: ERW STREET: Crossroads Parkway
 CONTROL: TWSC
 COUNT DATE: 6/18/2021
 DAY: ANALYSIS YEAR: 2023
 CITY: Fort Pierce
 REPORT DATE: 6/18/2021

15 Min Period	Northbound			Southbound			Eastbound			Westbound			ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	
7:00-7:15													0
7:15-7:30													0
7:30-7:45													0
7:45-8:00													0
8:00-8:15													0
8:15-8:30													0
8:30-8:45													0
8:45-9:00													0

AM
 ← 273 3 121 0 124 →
 ↑ ↓ ↓ ↓ ↓ ↓
 4 271 0 123 →
 ↓ ↓ ↓ ↓ ↓ ↓
 0 0 0 0 0 0

PM
 ← 271 5 346 0 351 →
 ↑ ↓ ↓ ↓ ↓ ↓
 11 10 6 271 4 403
 ↓ ↓ ↓ ↓ ↓ ↓
 5 0 0 0 0 0

Seasonal Factor: 1
 Trips In: 7
 Trips Out: 5
 Growth Rate: 1.0597
 Years Grown: 6

(1) From Figure 4: Intersection Volumes

Total

15 Min Period	Northbound			Southbound			Eastbound			Westbound			ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	
4:00-4:15													0
4:15-4:30													0
4:30-4:45													0
4:45-5:00													0
5:00-5:15													0
5:15-5:30													0
5:30-5:45													0
5:45-6:00													0

PM
 ← 271 5 346 0 351 →
 ↑ ↓ ↓ ↓ ↓ ↓
 11 10 6 271 4 403
 ↓ ↓ ↓ ↓ ↓ ↓
 5 0 0 0 0 0

Seasonal Factor: 1
 Growth Rate: 1.0597
 Trips In: 10
 Trips Out: 11
 Years Grown: 6

(1) From Figure 4: Intersection Volumes

Total

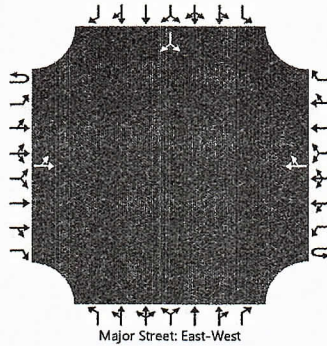
HCS7 Two-Way Stop-Control Report

General Information

Site Information

Analyst	Jean Garcon	Intersection	Crossroads & Driveway
Agency/Co.	O'Rourke Engineering	Jurisdiction	Fort Pierce
Date Performed	7/14/2021	East/West Street	Crossroads Parkway
Analysis Year	2023	North/South Street	Project Driveway
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Walsh Crossroads		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6	7	8	9			10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0	0	0	0			0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		3	121				271	4						3		2
Percent Heavy Vehicles (%)		15												15		15
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.25												6.55		6.35
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.34												3.64		3.44

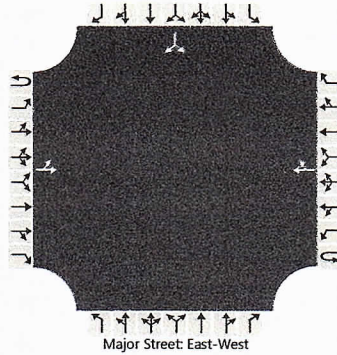
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3														5	
Capacity, c (veh/h)		1192														608	
v/c Ratio		0.00														0.01	
95% Queue Length, Q ₉₅ (veh)		0.0														0.0	
Control Delay (s/veh)		8.0														11.0	
Level of Service (LOS)		A														B	
Approach Delay (s/veh)		0.2												11.0			
Approach LOS														B			

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	Jean Garcon			Intersection	Crossroads & Driveway		
Agency/Co.	O'Rourke Engineering			Jurisdiction	Fort Pierce		
Date Performed	7/14/2021			East/West Street	Crossroads Parkway		
Analysis Year	2023			North/South Street	Project Driveway		
Time Analyzed	PM Peak Hour			Peak Hour Factor	0.92		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Walsh						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0	0	0	0		0	1	0	
Configuration		LT						TR							LR	
Volume (veh/h)		5	346				266	5						6		5
Percent Heavy Vehicles (%)		15												15		15
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.25												6.55		6.35
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.34												3.64		3.44

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5														12	
Capacity, c (veh/h)		1196														497	
v/c Ratio		0.00														0.02	
95% Queue Length, Q ₉₅ (veh)		0.0														0.1	
Control Delay (s/veh)		8.0														12.4	
Level of Service (LOS)		A														B	
Approach Delay (s/veh)		0.2												12.4			
Approach LOS														B			

When Not to Consider Exclusive Right-Turn Lanes

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- Context classifications C2T, C4, C5, or C6

When Exclusive Right-Turn Lanes are Beneficial

There are instances when adding an exclusive right-turn lane for unsignalized driveways are beneficial to traffic operations and safety. **Table 27** provides some guidance for this situation based on the speed limit of the roadway and how many right turns occur per hour. Locations where the Auto and Truck Modal Emphasis is "High" may be appropriate for consideration of Exclusive Right Turn Lanes.

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway¹⁰

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125 ¹
Over 45 mph	35 – 55 ²
<i>Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.</i>	
<i>Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.</i>	
¹ 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).	
² The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

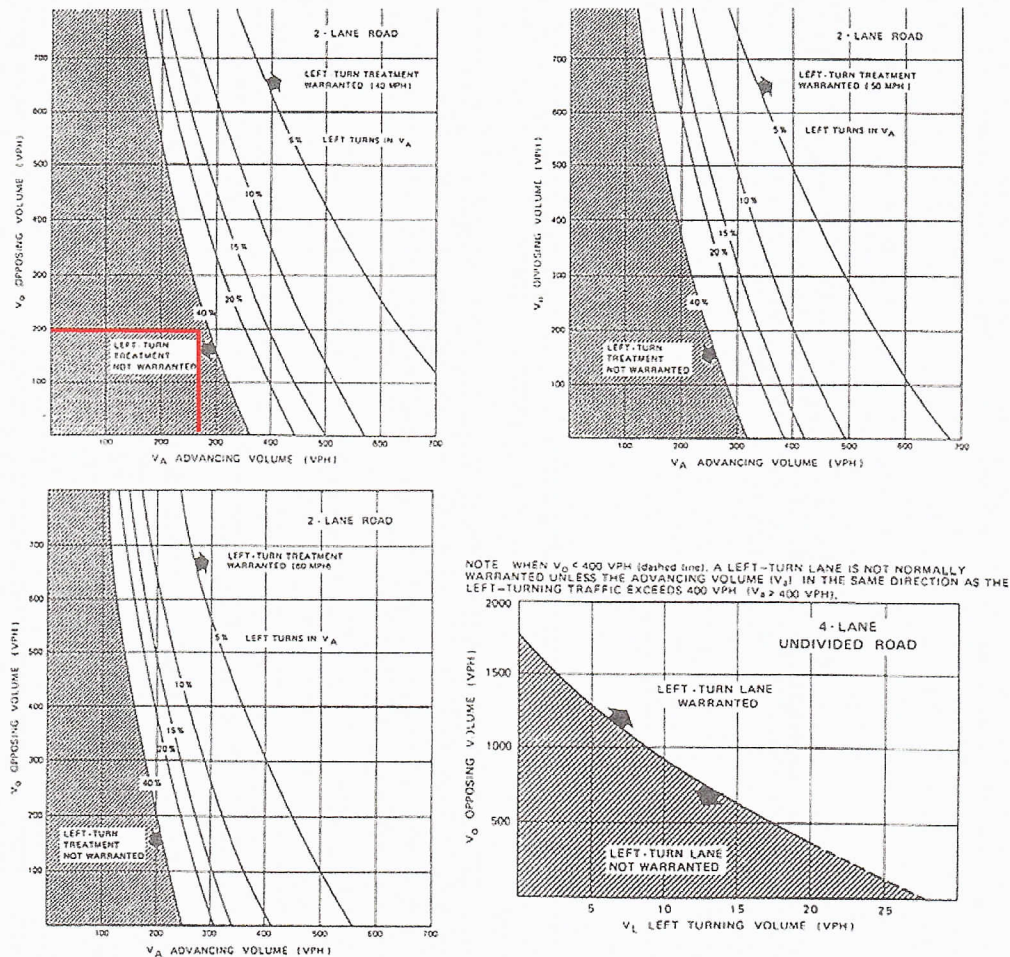
Source: *NCHRP Report 420 (Impacts of Access Management Techniques)*

These recommendations are primarily based on the research done in [NCHRP Report 420, Impacts of Access Management Techniques, Chapter 4 – Unsignalized Access Spacing \(Technique 1B\)](#), and [Use of Speed Differential as a Measure to Evaluate the Need for Right-Turn Deceleration Lane at Unsignalized Intersections](#).

In the *NCHRP Report 420*, the observed high-speed roads, 30 to 40 right-turn vehicles per hour caused evasive maneuvers on 5 - 10 percent of the following through vehicles. For lower speed roadways, 80 to 110 right-turn vehicles caused 15 - 20 percent of the following through vehicles to make evasive maneuvers. The choice of acceptable percentages of through vehicles impacted is a decision based on reasonable expectations of the different roadways.

In this study, by modeling speed differentials, a better understanding of the impacts of through volume and driveway radius was discovered.

¹⁰ May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.



Source: Neuman, T., *Intersection Channelization Design Guide*, NCHRP Report 279. Copyright, National Academy of Sciences, Washington, D.C., 1985.

Figure 3. NCHRP Report 279 (10) left-turn lane guidelines, 1985.

NCHRP Report 279 also provides guidance for reconstruction/rehabilitation. The report states:

Addition of left-turn lanes at existing intersections should be considered if safety or capacity problems occur, or if land-use changes are expected to produce significant shifts in local traffic patterns (such as increases in left-turn demand). Left-turn lanes can often be added within existing street widths by removing parking, narrowing of lanes or a combination of the two.

The traffic volume guidelines described for new intersections are also appropriate for evaluating the need for left-turn lanes at existing intersections. In terms of safety, the following guidelines are suggested:

- Left-turn lanes should be considered at intersection approaches that experience a significant number of left-turn-involved (rear-end, left-turn angle, or same direction sideswipe) accidents. A total of four or more such accidents in 12 months, or six or more in 24 months, is considered appropriate.

FLORIDA DEPARTMENT OF TRANSPORTATION
 2020 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST. LUCIE

SITE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT	"K" FCTR	"D" FCTR	"T" FCTR
TYPE				TWO-WAY			
0086	MCCARTY RD- SOUTH OFTWIN CREEKS DR	N 200E S	150E	350 F	9.5	54.3F	12.2P
0088	C-24 CANAL RD, 0.87 MI N OF GLADES CUT OFF RD	N 200E S	250E	450 S	9.5	54.3F	23.3F
0089	MCNEIL RD- NORTH OFGARNER ST	N 1800E S	1800E	3600 S	9.0	51.3F	31.5F
0090	KIRBY LOOP RD- EAST OFROGERS RD	E 2100E W	2100E	4200 S	9.0	51.3F	31.5F
0106	SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (INCLUDE EB	E 13500 W	13000	26500 C	9.0	54.3F	9.7A
0107	SR 5/US 1 - ST LUCIE/IRC LINE (COUNTY 107)	N 13000E S	11000E	24000 F	9.0	52.6F	6.2P
0114	SR A1A / N - E END OF ICWW BR,ST LUCIE CO	E 3900 W	3900	7800 C	9.0	52.6F	7.0A
0115	SR A1A/S - E END OF S BRIDGE	E 7600 W	7400	15000 C	9.0	52.6F	11.6A
0116	SR A1A/S - S OF BLUE HERON BLVD,FT PIERCE (COUNT	N 1800E S	1700E	3500 F	9.0	52.6F	9.4P
0118	SR 5/US 1 - S OF SR 68/ORANGE AVE	N 15000 S	15000	30000 C	9.0	52.6F	5.6A
0123	SR 5/US 1 - S END OF TAYLOR CREEK BRIDGE (COUNTY	N 14500E S	14500E	29000 F	9.0	52.6F	6.5P
0128	SR 614/INDRIO RD-W OF SR 9/I-95	E 400 W	450	850 C	9.5	54.3F	57.8A
0144	CR 68/ORANGE AVE .4 MI E OF JCT CR 609,ST LUCIE	E 1342 W	1358	2700 C	9.5	55.6A	23.3A
0155	SR 68 / ORANGE AVE - W OF 7 ST (COUNTY 155)	E 4300E W	4900E	9200 F	9.0	51.3F	7.8P
0160	SR 707 / CITRUS AVE - E OF SR 5	E 2500 W	2700	5200 C	9.0	52.6F	3.1A
0168	CR 605/OLEANDER AVE - N OF CR 712/MIDWAY RD (COU	N 3600E S	3600E	7200 F	9.0	51.3F	31.5F

2570
 2772
 5342
 2570
 2772
 5342
 15.13%

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
 "K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINNING WITH COUNT YEAR 2011
 AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;
 V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
 "D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

FLORIDA DEPARTMENT OF TRANSPORTATION
 2020 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST. LUCIE

SITE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT	"K" FCTR	"D" FCTR	"T" FCTR
0195	SR 70 , 1.18 MI E OF CR 609-A, ST LUCIE CO	E 2800	W 2784	5584 C	9.5	54.1A	19.0A
0199	CR 607-A/ANGLE RD. - N.W. OF SR 68/ORANGE AVE (C	N 4300E	S 4300E	8600 R	9.0	51.3F	31.5F
0260	SR 9/I-95-0.6 MI S OF SR 68/ORANGE AV, ST LUCIE C	N 30266	S 30120	60386 C	9.0	52.3A	16.5A
0264	SR 5/US 1 - N OF PRIMA VISTA BLVD (COUNTY 0264)	N 20500	S 19000	39500 C	9.0	52.6F	6.9A
0265	SR 5/US 1 - S OF PRIMA VISTA BLVD IN PORT ST LUC	N 26500E	S 25000E	51500 F	9.0	52.6F	5.3P
0266	SR 5/US 1 - S OF EASY ST (COUNTY 266)	N 17000E	S 17000E	34000 F	9.0	52.6F	5.5P
0269	SR 713 / KINGS HWY - SW OF SR 5/US 1 (COUNTY 269	N 5300	S 5900	11200 C	9.0	51.3F	6.2A
0270	SR 608/ST LUCIE BLVD - W OF SR 5 (COUNTY 270)	E 2700	W 2400	5100 C	9.0	51.3F	12.3A
0273	CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (C	N 4400E	S 4400E	8800 F	9.0	51.3F	31.5F
0274	CR 611-B/JENKINS RD. - S. OF SR 68/ORANGE AVE	N 2900E	S 2800E	5700 F	9.0	51.3F	31.5F
0279	CR 709/GLADES CUTOFF RD - S OF CR 712/MIDWAY RD.	N 1800	S 1600	3400 C	9.0	51.3F	31.5A
0281	SR 614 / INDRIO RD - W OF SR 713/KINGS HWY (COUN	E 4400	W 4200	8600 C	9.0	51.3F	11.3A
0703	SR A1A/N - S OF REGAL RD (COUNTY 703)	N 2300E	S 3100E	5400 F	9.0	52.6F	4.4P
0705	SR A1A/N - N OF N BRIDGE CAUSWAY (COUNTY 705)	N 2900E	S 3100E	6000 F	9.0	52.6F	15.7P
0709	SR A1A / N - E OF SR 5/US 1 (COUNTY 709)	E 5000E	W 5400E	10400 F	9.0	52.6F	16.0P
0711	SR A1A/S - E OF SR 5/US 1 (COUNTY 711)	E 5900E	W 5800E	11700 F	9.0	52.6F	9.0P

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
 "K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINNING WITH COUNT YEAR 2011
 AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;
 V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
 "D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF



April 27, 2021

Via: *Electronic Mail*

Brandon Creagan, LEED Green Associate
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34954

**Re: 2564 S. Kings Highway – Development & Design Review
TRC Response to Comments
TRC Project # 20-07000002**

Dear Brandon:

On behalf of our client, please find the attached response to comments received on March 18, 2021 for a project known as Walsh Kings Highway. Each comment is identified below followed by a response in ***bold italics***.

Planning Department

1. The property in the final stages have having the Future Land Use changed to General Commercial (GC) and the zoning changed to General Commercial (C-3).

RESPONSE: Acknowledged.

2. The narrative that was provided with the Design Review package conflicts with the project descriptions that are found in the project narrative that was provided with the Development Review package and the project descriptions on the applications. The Design Review project narrative explains that the project will provide RV storage space and flex space like offices. The applications and the narrative that are part of the Development Review say the project will consist of an RV storage building and an unspecified storage building. Office space is allowed in the C-3 zoning district, but staff is asking that the narratives and applications remain consistent with what is being requested. Review and revised the applications and project narrative to ensure that the project is being described accurately within all submitted material.

RESPONSE: Please find the attached revised application material and the revised narrative which are now consistent with the design review narrative.

3. In regard to the Design Review staff is requesting revisions to the elevations. As this building is being constructed along a major corridor it is expected that the design of the building is above and beyond what would typically be found on non-major corridors.
 - This would include an alternate roof system that departs from the flat roof

type that is currently depicted for the building. Examples of what staff would like to see can include but are not limited to a mansard or gable roof or roofing system that incorporate barrel tiles.

- Some sort of Stonework should be added to the outside building design to further enhance the look of the building. Larger windows are suggested.
- Up-lighting should be incorporated to the outside of the building to enhance the building in the evening hours.
- Provide a materials board.

RESPONSE: *This project is located along an industrial corridor and has a side elevation fronting on Kings Highway and is located away from true commercial general uses. The architectural style of the property is consistent with the newer flex-space uses being constructed in the Treasure Coast. The architectural style in addition to the proposed landscaping will be a positive addition to the area. Included with this resubmittal, please find additional elevations and plan views for review.*

4. The dumpster enclosures shall not be located along the South Kings Highway right-of-way and shall be relocated across the site to the east.

RESPONSE: *Please see revised site plan. The dumpster has been relocated as requested.*

5. With the relocation of the dumpster enclosures the parking area along South Kings Highway shall have a landscape island between every 10 spaces.

RESPONSE: *Please see the revised site plan. A landscape island has been added every 10 spaces.*

6. Sidewalks shall be installed along all rights-of-way and a sidewalk connection shall be made from the external sidewalks to the internal one.

RESPONSE: *Please see revised site plan. The sidewalk has been added.*

7. The site plan mentions compliance with the SLC Land Development Code in multiple places. All site plan elements shall follow the City of Fort Pierce Land Development Code.

RESPONSE: *Please see revised site plan. References to St. Lucie County have been removed.*

8. A tree mitigation plan was not found with the landscape plan, provide this plan to show all trees that will need to be mitigated for based on the site plan. Also calculate the trees that will either be saved, relocated, or planted and come up with the required mitigation calculation if mitigation will be required. Overall, the provided landscape plan appears to be consistent with code.

RESPONSE: *Please find the attached arborist report that calculates the required tree mitigation at \$ 62,998.57.*

9. Provide some landscape design elements to the detention area.

RESPONSE: *Please see revised site plan and landscape plans. The addition of*

buffering by the detention area to screen it from view has been added.

10. Comments we be forthcoming from St. Lucie County Engineering/Public Works and or the Florida Department of Transportation.

RESPONSE: Acknowledged.

Engineering Department

1. The boundary survey has a disclaimer stating that the survey is not valid without an original raised seal. The submitted survey does not have a raised seal. Please have applicant provide the appropriate certified boundary survey.

RESPONSE: Please see signed and sealed boundary survey as requested.

2. A topographic survey was not included in the submittal package; the applicant shall provide a signed and sealed topographic survey in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2(a)(7).

RESPONSE: Please see signed and sealed topo survey as requested.

3. Relocate the detention areas to the rear of the property in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-9(c)(1) or revise the system to a wet retention / detention system and comply with the specifications noted in Section 1190(c)(2) and SFWMD size requirements.

RESPONSE: Additional buffering has been added to screen the detention area from view. Please see revised site and landscape plans.

4. Crossroads Parkway is a St. Lucie County roadway, verification of whether R/W donation and required roadway improvements be directed by the County.

RESPONSE: Acknowledged.

5. The applicant shall provide continuation of the Crossroads sidewalk to the eastern property line.

RESPONSE: Please see revised site plan. A sidewalk has been added to address this comment.

6. Revise the utility notes on plan sheet 1 of 2 to indicate Ft. Pierce Utilities Authority as the wastewater provider; no service provider for reclaimed water; site lighting compliance with the City of Fort Pierce; and landscaping client with City of Fort Pierce specifications.

RESPONSE: Please see revised site plan.

FPUA

FPUA W/WW Engineering: Approved as noted. Water and sewer services are available to serve this property. Please submit 3 complete sets of utility construction plan along with a completed plan review application to the Water and Wastewater Engineering for review, at 1701 S 37th Street Fort Pierce Florida. For more information, please contact

John Biggs at 772 466 1600 ext. 3474.

RESPONSE: Acknowledged.

FPUA Electric & Gas Engineering: Approved. Electric service is available to the site (from the north side Crossroads Pkwy) for the propose self-storage and RV storage facility. Please provide electric load information for the propose structure /new service and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca

Engineering Technician II

Electric and Gas Engineering

1701 S. 37th Street, Fort Pierce, FL 34947

sscimeca@fpu.com

Office: (772)466-1600 Ext. 6957

RESPONSE: Acknowledged. Gas is not proposed for this development.

During the Crossroad Pkwy roadway construction, a utility distribution pole was installed within the site as depicted on the survey plan. The pole was installed based on the direction and staking by other parties. We respectfully ask for a utility easement for the existing pole line within the site. This would require the shifting of the eastern entrance further east. Your cooperation would be greatly appreciated. Please see attached markup consultant plans below.

RESPONSE: A proposed easement has been added to the plan and the driveway has been shifted as requested.

Gas service is available to the site (from the south side Crossroads Pkwy) for the propose self-storage and RV storage facility. Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Ana Johnson.

Ana Maria Johnson

Business Development Officer

Fort Pierce Utilities Authority

206 S. 6th Street

Fort Pierce, FL 34950

Office: 772.466.1600 Ext. 3012

Fax: 772.467.3115 Fax

anjohnson@fpu.com

RESPONSE: Acknowledged.

Utility easement will be required for all propose FPUA electric and gas facilities within the site. If the developer should have any questions, please have them contact the individuals listed above.

RESPONSE: Acknowledged.

SLC Schools

We have 12 students in the area on Andrews Road. The addition of traffic without sidewalks put the students at more risk walking or waiting for a bus. The sidewalk should extend to the east property line of the project along Andrews Road.

RESPONSE: *Please see revised site plan. A sidewalk has been added as requested.*

SLC Engineering Department

1. A Site Development Permit will be required for the driveway connection and any other improvements within the Crossroads Parkway Right-of-Way. The Site Development Permit application can be found on the County's website under the Public Works Department. In accordance with the permit and Land Development Regulations, the applicant shall retain the EOR for inspections and final certification.

RESPONSE: *Acknowledged.*

2. A review of the traffic report by the County's outside consultant may be required.

RESPONSE: *Acknowledged.*

3. For discussion regarding these comments, please contact David Hays, P.E. at 772-462-1491 or haysd@stlucieco.org.

RESPONSE: *Acknowledged.*

We feel the attached adequately addresses staff comments and respectfully request approval of application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

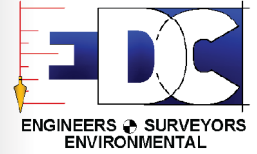
ENGINEERING DESIGN & CONSTRUCTION, INC.



Patricia Sesta
Planner

cc: Michael Walsh

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July 19, 2021

Via: *Electronic Mail*

Brandon Creagan, LEED Green Associate
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34954

**Re: 2564 S. Kings Highway – Development & Design Review
TRC Response to Comments
TRC Project # 20-07000002**

Dear Brandon:

On behalf of our client, please find the attached response to comments received on July 8, 2021 for a project known as Walsh Kings Highway. Each comment is identified below followed by a response in ***bold italics***.

Traffic Comments

1. Please confirm approach and departure volumes at the intersection of Okeechobee Road & Crossroads Parkway utilized within Figure 4. Additionally, please confirm through volumes on Peters Road. Please update the traffic analysis accordingly.

RESPONSE: Please see revised traffic analysis.

2. Please include heavy vehicle percentages within the HCS7 intersection operational analyses for all movements with traffic volumes.

RESPONSE: Please see revised traffic analysis.

We feel the attached adequately addresses staff comments and respectfully request approval of application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Patricia Sesta
Planner

cc: Michael Walsh

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O'Rourke Engineering & Planning has received the comments for the Walsh Parcel dated June 7, 2021. Our response is outlined below.

1. Please provide an intersection analysis for the proposed full access driveway on Crossroads Parkway.

An intersection analysis for the proposed driveway on Crossroads Parkway has been added to Appendix D.

2. Please provide a turn lane analysis at the proposed full access driveway to justify the recommendation of no ingress turn lanes.

A turn lane analysis for the proposed driveway on Crossroads Parkway has been added to Appendix D.